

# EVOLUTION PLANNING

ABN 75 153 395 030

Evolution Planning Pty Limited  
PO Box 1593  
Dee Why NSW 2099

e: [tonyrobb@aapt.net.au](mailto:tonyrobb@aapt.net.au)  
m: 0430 007 725



9 July 2015

Department of Planning & Environment,  
23-33 Bridge Street,  
Sydney NSW 2000

Dear Sir or Madam:

## RE: North Ryde Station Precinct - North Ryde Station Precinct VPA

Thank you for the opportunity to provide this submission with respect to the notification of the subject Voluntary Planning Agreement (VPA) made in response to a Condition of Consent associated with *SSD 5093 Concept Plan and Stage 1 Approval for the North Ryde Station Precinct*.

We act on behalf of Caltex Australia (Petroleum) Pty Ltd, who own and operate the existing service station at 41-43 Epping Road, North Ryde, at the junction of Epping Road and Wicks Road. Caltex have a keen interest in the proposed VPA and associated road improvement works, in particular the proposed widening of Wicks Road (southern lane) by 6m. Refer to existing service station Site Plan below.

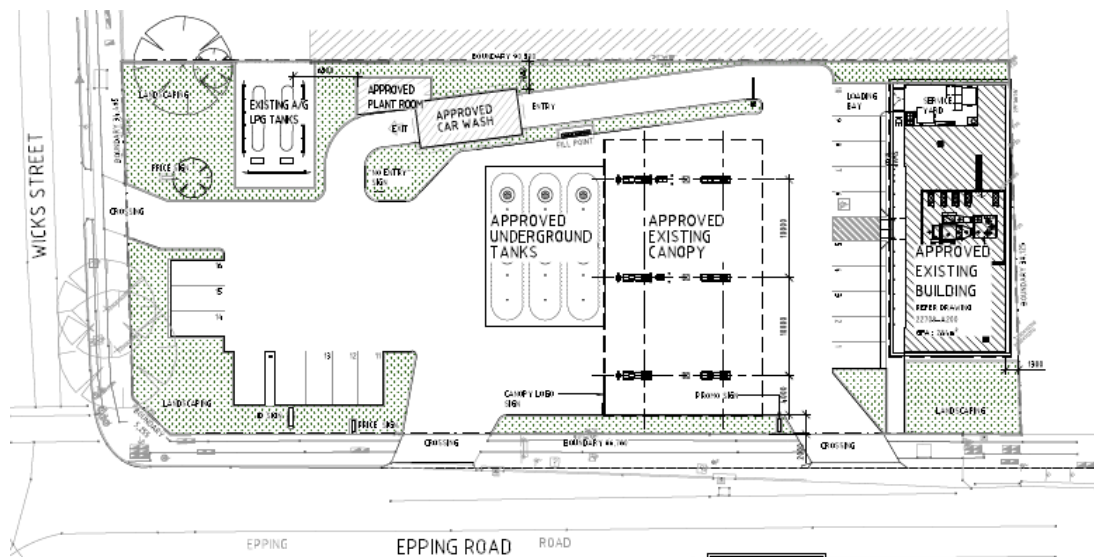


Figure 1: Existing Service Station

The VPA includes attachments showing the proposed work, an extract of which is provided below.



Figure 2: Extract from VPA proposed Wicks and Epping Rd junction upgrade works

We note that since the aerial photograph provided in the VPA was taken in 2011, the service station has been redeveloped in accordance with that shown at Figure 1 above. The implication of this is that there are now car parking spaces either within or in close proximity to the area identified for widening.

Caltex raises no objection in principle to the proposed works subject to:

- Caltex being fully consulted with during all stages of this process;
- Caltex being appropriately financially compensated for the land based on its market value and that all costs associated with this process, including but not limited to changes to land title documentation and legal costs, are covered by the proponent;
- No parking being lost on the service station site.

This may mean alterations to the current layout and potentially the relocation of car parking which would be at the cost of the proponent, including costs associated with any further statutory approvals for any changes to the approved development;

- As well as the aforementioned parking arrangements, the proponent covering all costs associated with the proposed work; and any work to the service station development to reasonably reflect the current approval and state of the site to include, but not necessarily limited to, landscaping, kerbs, driveways, hardstand areas, utilities, and, signage;



- The Wicks Road entry to the service station being retained after the proposed works and being kept in use, where reasonably possible, during the work.

Caltex request that it be notified in advance of any temporary closure of the Wicks Rd access and if there is a noticeable difference in trading during any such closure that Caltex be compensated by the proponent for any loss in earnings.

To minimise any disruption to the business we request that during any closure of the access that an illuminated Variable Message Sign be erected, at no cost to Caltex, to indicate that the service station may be accessed via Epping Rd.

Please contact the undersigned regarding any further progress of this matter or to discuss these issues further.

Yours sincerely,

Tony Robb  
Principal  
BA(Hons).UPS, Dip.UPS (Westminster).