



**Family &
Community Services**
Land & Housing Corporation

MODIFICATION TO MAJOR PROJECT M09_0029

**Concept plan for construction of a mixed use
residential, commercial and retail
development**

**63-77 WEST PARADE
WEST RYDE**

APPLICANT: NSW LAND & HOUSING CORPORATION

AUGUST 2014

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1 INTRODUCTION

Application is made for modification to Concept Plan M09_0029, approved 18 June 2010, which granted approval for the excavation of the site and the construction and use of a mixed use residential, commercial and retail development at 63-77 West Parade, West Ryde.

Specifically the Concept Plan encompassed the approval of a residential development (including use, building envelopes and staging) comprising approximately 142 residential units (social housing, private housing and potential affordable housing), associated commercial and retail areas, parking and services.

Property details as follows:

- Lot 1 in DP 19985 63 West Parade, West Ryde NSW 2114
- Lot 2 in DP 19985 65 West Parade, West Ryde NSW 2114
- Lot 3 in DP 19985 67 West Parade, West Ryde NSW 2114
- Lot 4 in DP 19985 69 West Parade, West Ryde NSW 2114
- Lot 5 in DP 19985 71 West Parade, West Ryde NSW 2114
- Lot 6 in DP 19985 73 West Parade, West Ryde NSW 2114
- Lot 7 in DP 19985 75 West Parade, West Ryde NSW 2114
- Lot 8 in DP 19985 77 West Parade, West Ryde NSW 2114

NSW Land and Housing Corporation now seeks the Minister's approval to modify the Concept Plan as follows:

- a) Amendment of the *"Date approval is liable to lapse"* as described in Schedule 1 of the Determination of Concept Plan. This modification application seeks approval to extend the lapsing period of the Concept Plan approval from 18 June 2015 to 18 June 2018.

2 DESCRIPTION OF PROPOSED MODIFICATION

Approval is sought for the modification of the *"Date approval is liable to lapse"* as outlined in Schedule 1 of the Determination of Concept Plan. This modification seeks approval to extend the lapsing period of the Concept Plan approval from 18 June 2015 to 18 June 2018.

3 JUSTIFICATION FOR MODIFICATION

Concept Plan (MP09_0029) approval was granted on 18 June 2010 for the development of 138 residential dwellings at 63-77 West Parade, West Ryde (West Ryde). Since West Ryde was approved there has been a significant shift in the way the NSW Land and Housing Corporation manages, plans and develops the land it controls. The need for significant change is highlighted by the findings the Auditor-General's 2013 report *'Making the best use of public housing'* (the Report).

Some of the key findings of the Report highlighted the growing wait list for people in housing need, the financial sustainability of public housing and how to best match the asset base to reflect the requirements of those most in need. In order to determine how to optimise West Ryde, the appropriate Housing Policy needed to be developed and approved and a strategy for its implementation in place.

As a result of the Report, the NSW Land and Housing Corporation has been developing a comprehensive Portfolio Strategy which is being implemented in 2014/15 onwards. West Ryde is a highly significant and strategic site for LAHC, however given the need to undertake a holistic review of the entire asset portfolio via the Portfolio Strategy, the commencement of the West Ryde project was delayed.

As the policy and strategic framework of the Portfolio Strategy is under development and implementation, it is critical to extend the lapsing date (to 18 June 2018) of the approved Concept Plan in order to ensure the many benefits of the current approval are retained. West Ryde is strategically located in proximity to high employment areas and services, and its location supplements other state based initiatives like the Urban Activation Precinct at Macquarie Park.

4 CONCLUSION

This statement concludes that the Minister should be satisfied that the proposed extension to the date approval is liable to lapse will not alter the proposed development, nor give rise to significant adverse environmental impact.

As the delegate for the Secretary Family & Community Services I consent to the making of this application:

Name: Daniel Ouma-Machio
Designation: Director Technical Services
NSW Land and Housing Corporation

Signature:



Date: 13.08.14