



Mr Richard Wood
Project Director
Land and Housing Corporation
Locked Bag 4009
Ashfield BC NSW 1800

Our ref: MP 09_0029 MOD 2

Dear Mr Wood

**SEARs for a Modification to a Mixed Use Development Concept Plan,
63-77 West Parade, West Ryde (MP 09_0029 MOD 2)**

Please find attached a copy of the Secretary's environmental assessment requirements (SEARs) for the preparation of an Environmental Assessment (EA) for the above modification application.

The proposed modification will be assessed under Section 75W of the *Environmental Planning and Assessment Act 1979*.

These requirements have been prepared in consultation with relevant public authorities based on the information you have provided to date. I have also attached a copy of the public authorities' comments for your information. Please note that the Secretary may alter these requirements at any time. If you do not lodge a development application (DA) and EA for the development within 2 years, you must consult further with the Secretary in relation to the preparation of the EA.

Prior to exhibiting the EA, the Department of Planning and Environment (the Department) will review the document in consultation with relevant authorities to determine if it addresses the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*. You will be required to submit an amended EA if it does not adequately address the requirements.

The Department wishes to emphasise the importance of effective and genuine community consultation where a comprehensive, detailed and genuine community consultation engagement process must be undertaken during the preparation of the EA. This process must ensure that the community is provided with a good understanding of what is proposed, description of any potential impacts and they are actively engaged in issues of concern to them.

Please contact the Department at least two weeks before you propose to submit your DA and EA. This will enable the Department to:

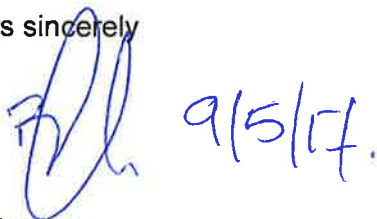
- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- determine the number of copies (hard-copy and CD/DVD) of the DA and EA that will be required for reviewing purposes.

If your development is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection and*

Biodiversity Conservation Act 1999 (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Commonwealth Department of the Environment to determine if an approval under the EPBC Act is required (<http://www.environment.gov.au> or 6274 1111).

If you have any questions, please contact Chris King, who can be contacted on (02) 8289 6646 or via email at chris.king@planning.nsw.gov.au

Yours sincerely

A handwritten signature in blue ink, appearing to be 'BL', followed by the date '9/5/17'.

Ben Lusher
Director
Key Sites Assessments

Secretary's Environmental Assessment Requirements

Section 75W of the *Environmental Planning and Assessment Act 1979*

Application number	MP09_0029 (MOD 2)
Project	Concept Plan for a mixed use residential, commercial and retail development (MP09_0029)
Modification	Modification to the Concept Plan to remove the commercial and retail components from the development and introduce a mix of social and affordable housing.
Location	63-77 West Parade, West Ryde
Proponent	Land and Housing Corporation
Date modified	9 May 2017
General requirements	<p>The modification application must include:</p> <ul style="list-style-type: none"> • An executive summary. • A description of the existing and surrounding environment. • A thorough description of the proposal, including: <ul style="list-style-type: none"> ◦ any proposed increases in height and GFA; and ◦ alternatives considered. • Consideration of any statutory provisions (see below). • A detailed assessment of the key issues specified below, including: <ul style="list-style-type: none"> ◦ a description of the existing environment; and ◦ an assessment of the potential impacts of the modifications, including cumulative impacts. • Consideration of any previous Government responses (where relevant). • An amendment to the approved Statement of Commitments. • A conclusion justifying the proposal, taking into consideration the environmental impacts of the proposal, and the suitability of the site. • A signed statement from the author of the application certifying that the information contained in the report is neither false nor misleading.
Key issues	<p>The modification application must address the following specific matters:</p> <p>1. Statutory Context – including: Address the relevant statutory provisions applying to the site, contained in all relevant EPIs, including:</p> <ul style="list-style-type: none"> • <i>State Environmental Planning Policy (State and Regional Development) 2011;</i> • <i>State Environmental Planning Policy (Infrastructure) 2007;</i> • <i>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;</i> • <i>State Environmental Planning Policy No. 55 – Remediation of Land;</i> • <i>State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development;</i> and • <i>Ryde Local Environmental Plan 2014.</i> <p><i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development.</p> <p><i>Development Standards</i> Identify compliance with the development standards applying to the site and justification for any variations proposed.</p> <p>2. Policies Address the relevant planning provisions, goals and strategic planning objectives in the following:</p>

- *NSW State Priorities;*
- *NSW Long Term Transport Master Plan 2012;*
- *A Plan for Growing Sydney;*
- *Apartment Design Guide;*
- *Draft Towards our Greater Sydney 2056; and*
- *Draft North District Plan.*
- *Sydney's Light Rail Future 2012 / Sydney's Rail Future 2012;*
- *Sydney's Cycling Future 2013 / Sydney's Walking Future 2013;*
- *Development near Rail Corridors & Busy Roads - Interim Guideline 2008;*
- *NSW Water Quality Objectives; and*
- *EPA's Multi-Unit Development Guidelines – waste and recycling.*

3. Concept Plan Modifications

- Outline in detail the proposed changes to the terms of approval of the Concept Plan MP09_0029 (as modified). The existing and proposed areas of all blocks and building envelopes must also be clearly defined (in sqm).
- Any changes to heights, gross floor area, floor space ratio and blocks etc shall be numerically quantified in table form.

4. Built Form Urban Design/Public Domain

- Outline the design process leading to the proposal and justify the suitability of the site for the proposal.
- Address any proposed changes to the height, bulk and scale of the development.
- Matters that must be considered include land use, height, density, building blocks and envelopes, setbacks, topography, streetscape, shadowing, view corridors, view loss, ground floor permeability and connectivity, roof and façade design, streets and lanes, public open space and private open space.

5. Environmental Amenity

- Provide a detailed assessment and justification of how the proposal complies / does not comply with the design principles in SEPP65 and the objectives and design criteria in the Apartment Design Guide (if applicable).
- Provide information detailing the provision of solar access to the building and any overshadowing impacts, acoustic impacts, privacy, view loss and wind impacts. A high level of environmental amenity must be demonstrated.

6. Transport Management and Accessibility Impacts

- Analyse parking provision to justify any resultant changes to parking provision. It should demonstrate a minimalist approach to the provision of on-site parking, and how traffic generation (number of vehicles and time of access) will be managed in response to capacity limitations on the road network.
- Undertake an analysis of the road network, including an analysis of traffic generation and circulation, and service vehicle arrangements as a consequence of the modification; and demonstrate the potential to accommodate additional vehicular movements (including private vehicles, buses, commercial traffic and cyclists) in the surrounding road network.
- Prepare a comprehensive Traffic Management and Accessibility Plan, including an assessment of the above matters and cumulative traffic impacts, including but not limited to, local and regional intersections and road improvements, and vehicular access options.

7. Streetscape and Public Domain

- Outline and justify the changes to the design and use to the streetscape and public domain.
- Outline and justify the changes to public spaces, streets and pedestrian connections.

8. Social Benefits

- Outline the social benefits of the modification, including on housing supply and choice,

	<p>community services and facilities, and passive and active recreation opportunities.</p> <p>9. Contamination</p> <ul style="list-style-type: none"> • Demonstrate compliance with the requirements of SEPP 55. If remediation works are required, the modification application must include a Remedial Action Plan (RAP). <p>10. Noise, Air and Odour Impacts</p> <ul style="list-style-type: none"> • Identify potential air quality, noise and odour impacts, in particular during the construction and operation of the development (as modified) and appropriate mitigation measures. <p>11. Drainage and Stormwater</p> <ul style="list-style-type: none"> • Outline drainage and stormwater management issues including on-site detention, water sensitive urban design and drainage infrastructure. <p>12. Utilities</p> <ul style="list-style-type: none"> • Outline how the modification will be satisfactorily serviced for utility services, including water, sewerage, stormwater, gas, electricity and telephone/internet, and any relocation requirements. <p>13. ESD</p> <ul style="list-style-type: none"> • Identify how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development as modified. <p>14. Updated Statement of Commitments</p> <ul style="list-style-type: none"> • An updated Statement of Commitments shall be provided. It must include an assessment of the existing Statement of Commitments and outline what Commitments have been met since the approval of the Concept Plan. Dates on when Commitments were met and by who shall be provided. Any changes to the existing Statement of Commitments shall be outlined and explained. <p>15. Staging</p> <ul style="list-style-type: none"> • Outline the staging of the proposed development (as modified).
Consultation	<p>During the preparation of the modification application, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular, you must consult with:</p> <ul style="list-style-type: none"> • City of Ryde Council; • Transport for New South Wales; • Roads and Maritime Services; • Sydney Trains; • Department of Primary Industries – NSW Office of Water; • Local Aboriginal Land Council and stakeholders; and • Local Heritage Group/s if relevant. <p>The modification application must describe the pre-submission consultation and community engagement process, issues raised and how the proposed development has been amended in response to these issues. A short explanation should be provided where amendments have not been made to address an issue.</p>

Plans & Documents

Plans and Documents	<p>The following plans and relevant documentation shall be submitted;</p> <ol style="list-style-type: none"> 1. An existing site survey plan drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location of the land, boundary measurements, area (sqm) and north point; • the existing levels of the land in relation to buildings and roads; • location and height of existing structures on the site; • location and height of adjacent buildings and private open space; and • all levels to be to Australian Height Datum (AHD). 2. A locality/context plan drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> • significant local features such as parks, community facilities and open space and heritage items; • the location and uses of existing buildings, shopping and employment areas; and • traffic and road patterns, pedestrian routes and public transport nodes. 3. Drawings at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land; • detailed plans, sections and elevations of the concrete batching plant; • the height (AHD) of the proposed development in relation to the land; and • any changes that will be made to the level of the land by excavation, filling or otherwise. 4. Landscape plan illustrating treatment of open space areas on the site. 5. Shadow diagrams showing solar access to the site and surrounding areas at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm.
Documents to be submitted	<ul style="list-style-type: none"> • 1 hard copy and 1 electronic copy of all the documents and plans for the Test of Adequacy; and • 5 hard copies and 5 electronic copies of the documents and plans (once the application has been determined adequate).
Further consultation after 2 years	If you do not lodge a development application and EA for the development within 2 years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EA.
Deemed refusal period	40 days

Policies & Guidelines

Aspect	Policy /Guideline/Plan
Air Quality & Health	<ul style="list-style-type: none"> Protection of the Environment Operations (Clean Air) Regulation 2002 Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (OEH) Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (OEH) Protection of the Environment operation (Clear Air) Regulation Environmental Health Risk Assessment Guidelines for Assessing Human Health Risks from Environmental Hazards (Department of Health and Ageing and Health Council) Assessment and Management of Odour from Stationary Sources in NSW: Technical Framework 2006
Water	<ul style="list-style-type: none"> Managing Urban Stormwater: Treatment Techniques (OEH) Managing Urban Stormwater: Source Control (OEH) Managing Urban Stormwater: Soils & Construction (Landcom) Technical Guidelines: Bunding & Spill Management (OEH) National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ) Using the ANZECC Guideline and Water Quality Objectives in NSW (OEH) Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (OEH)
Noise	<ul style="list-style-type: none"> NSW Industrial Noise Policy (OEH) Environmental Criteria for Road Traffic Noise (NSW EPA) Environmental Noise Control Manual (OEH) Development Near Rail Corridors and Busy roads – Interim Guideline 2008.
Waste	<ul style="list-style-type: none"> Waste Avoidance and Resource Recovery Strategy (Resource NSW) Waste Classification Guidelines 2008 (OEH)
Transport	<ul style="list-style-type: none"> Guide to Traffic Generating Development (RMS) Road Design Guide (RMS)

