**APPENDIX A: AMENDED STATEMENT OF COMMITTMENTS**

**Proposed redevelopment of 63 – 77 West Parade, West Ryde**

**PPR Submission – Statement of Commitments**

~~Housing NSW~~ **The Land and Housing Corporation (LAHC)** as the applicant for the redevelopment of 63 – 77 West Parade, West Ryde, makes the following Statement of Commitments in respect of the project.

General

* ~~Housing NSW~~ **LAHC** undertakes that the project **will assessed for consistency with the NSW Future Directions for Social Housing policy and** be designed with reference to all relevant codes, standards and regulations.
* ~~Housing NSW~~ **LAHC** will undertake the project, the delivery of all permanent social housing structures and elements together with all associated temporary works, in accordance with the conditions of approval and all associated documentation, codes, standards and regulations.
* ~~Housing NSW~~ **LAHC** undertakes that good trade practices and methodologies will be implemented throughout the project.
* ~~Housing NSW~~ **LAHC** will undertake the project in a manner to prevent or minimise harm to the environment resulting from the delivery and operation of the project.
* ~~Housing NSW~~ **LAHC** undertakes to protect public infrastructure which requires protection as a result of the project and to meet the cost of carrying out any repairs thereto which are attributable to the project.
* ~~Housing NSW~~ **LAHC** undertakes to protect private property which requires protection as a result of the project and to meet the cost of carrying out any repairs thereto which are attributable to the project.

Specific Environmental Considerations

* ~~Housing NSW~~ **LAHC** undertakes to incorporate high standards of environmentally sustainable design (ESD) and construction within the project. ~~Particular reference will be made to Housing NSW’s strategic document “Environmental Sustainability in Housing NSW 2008/09 – 2013/14”~~
* **LAHC will implement the strategic priorities and actions outlined in the current Environmental Sustainability Strategy for LAHC during the design, construction and operation phases of the development.**
* ~~Housing NSW~~ **LAHC** will undertake a preliminary environmental site assessment (PESA) and a hazardous materials assessment (HAZMAT).
* Dependent upon the findings of the PESA and HAZMAT, ~~Housing NSW~~ **LAHC** will undertake further studies and if necessary carry out remediation works as are considered appropriate to accord with acceptable industry standards and practices.
* ~~Housing NSW~~ **LAHC** has undertaken preliminary acoustic, drainage and groundwater, geotechnical and wind assessment studies. The findings of such studies are incorporated within the Environmental Assessment. Further assessment studies will be undertaken if recommended or required. The recommendations of all such studies will be implemented to accord with acceptable industry standards and practices.
* ~~Housing NSW~~ **LAHC** as the owner of the project will implement appropriate environmental management strategies and practices to realise and maintain for the benefit of residents and the greater community the advantages resulting from the ESD design and construction principles embodied within the project.

**APPENDIX B: AMENDED TERMS OF APPROVAL**

**SCHEDULE 2**

**PART A – TERMS OF APPROVAL**

**A1 Development Description**

Concept approval is granted to the development described below:

* Use of the site for residential~~, retail, and commercial~~ purposes;
* Excavation of the site for the construction of the basement car parking area;
* Construction of the following:
  + A max 12 storey residential development. and ~~with ancillary retail on the ground floor at the southern end of the site (Building A);~~
  + ~~An 8 storey residential building with commercial on the ground floor (Building B);~~
  + ~~A 5 storey residential building at the northern end of the site (Building C);~~
  + ~~Commercial office floorspace~~
  + ~~Retail floorspace; and,~~
  + Car parking dependent on future mix;
* Landscaping.

**A2 Development in Accordance with Plans and Documentation**

The approval shall be generally in accordance with ~~MP 09\_0029 and with the Environmental Assessment, except where amended by the Preferred Project Report, and additional information further to the Preferred Project Report and and the following drawings prepared by Caldis Cook Group~~  the following plans;

|  |  |  |  |
| --- | --- | --- | --- |
| **Concept Plan Drawings prepared by Architectus** | | | |
| **Drawing No.** | **ISSUE** | **Name of Plan** | **Date** |
| MOD0001 | D | Site Plan and Building Envelope | 11 October 18 |
| MOD0002 | D | West Parade Building Elevation and Building Envelope | 11 October 18 |
| MOD0003 | D | Design Objectives and Controls 1 | 11 October 18 |
| MOD0004 | D | Design Objectives and Controls 2 | 11 October 18 |
| MOD0005 | D | Design Objectives and Controls 3 | 11 October 18 |
| MOD0006 | D | Design Objectives and Controls 4 | 11 October 18 |

|  |  |  |  |
| --- | --- | --- | --- |
| **~~Concept Plan Drawings prepared by the Caldis Cook Group~~** | | | |
| **~~Drawing No.~~** | **~~Revision~~** | **~~Name of Plan~~** | **~~Date~~** |
| ~~SK-01~~ | ~~A~~ | ~~Site Plan – Level 2~~ | ~~Undated~~ |
| ~~SK-02~~ | ~~A~~ | ~~Floor Plan – Level 1 & 2~~ | ~~Undated~~ |
| ~~SK-03~~ | ~~A~~ | ~~Composite Plans~~ | ~~Undated~~ |
| ~~SK-04~~ | ~~A~~ | ~~West Elevation~~ | ~~Undated~~ |
| ~~SK-05~~ | ~~A~~ | ~~Section A-A, B-B~~ | ~~Undated~~ |
| ~~SK-06~~ | ~~-~~ | ~~Site Analysis~~ | ~~Undated~~ |
| ~~SK-20~~ | ~~-~~ | ~~Carpark Level 1, 2~~ | ~~Undated~~ |

Except for as modified by the following pursuant to Section 75O (4) of the Act.

**~~A3 Building Envelope Modifications~~**

~~The plans as described above in A2 shall be modified as follows:~~

* ~~The building envelope of Building A shall be amended by increasing the front setback to West Parade at levels 7-12 inclusive by a minimum of 2 metres, between the street boundary and the main building line.~~
* ~~The building envelope of Building B shall be amended by increasing the front setback to West Parade at levels 7 and 8 by a minimum of 2 metres, between the street boundary and the main building line.~~

~~Amended plans demonstrating compliance with this modification shall be submitted to, and approved by, the Director General prior to the submission of any future Development Application.~~

**~~A4~~ A3 Maximum Gross Floor Area**

The redevelopment of the site for a ~~mixed use~~ **residential** development shall have a maximum Gross Floor Area (GFA) of approximately 13,149sq.m ~~(including approximately 619sq.m of commercial and 71sq.m of retail floorspace).~~

**~~Note:~~** ~~The maximum floor space may not be achievable within the approved envelope as identified as modification A3.~~

**~~A5~~ A4 Inconsistencies between Documentation**

In the event of any inconsistency between modifications of the Concept Plan approval identified in this approval and the drawings/documents including Revised Statement of Commitments referred to above, the modifications of the Concept Plan shall prevail.

|  |  |
| --- | --- |
| **Revised Future Assessment Requirements** | **Comment** |
| 1. **Building Design**   Future Development Applications shall demonstrate that façade design on all elevations and the roof of buildings incorporates high quality architectural expression due to the highly visible location of the proposed development.  ~~In addition, the applicant shall respond to concerns raised regarding the area of blank facade on the western elevation of Building B and C indicated on Drawing No. SK-04A. These facades are to be suitably treated with openings, balconies, materials or any other suitable architectural or design feature~~. | Modify  The revised Concept does not include detailed facade elements. |
| 1. **Privacy**   Future Development Applications shall demonstrate that adequate privacy screening/treatment has been provided to minimise privacy impacts between Building A, B and C and the adjacent West Parade properties. | Retain |
| 1. **~~Driveways~~**   ~~Future Applications shall clearly document the bus zone outside no.75 West Parade which may need to be relocated as a result of the proposed driveway.~~ | Delete  Exact driveway locations are not specified by the revised Concept Plan. A future DA will seek approval for access and provide details on any associated issues.  Note: preferred access locations are situated to the South of the site away from the roundabout and bus stop. |
| 1. **~~Travel access guide~~**   ~~Future Development Applications shall provide details of any Travel Access Guide (TAG)/Green Travel Plan prior to the occupation of any building onsite. This should include an investigation of any car share schemes.~~ | Delete  The commercial component is being removed as part of this modification and therefore a TAG is not required, |
| 1. **~~ESD~~**   ~~Future Development Applications shall demonstrate compliance with the City of Ryde Councils minimum energy performance water use and stormwater quality standards of the City of Ryde development controls Plan 2008.~~  ~~A minimum rating of 4 stars equivalent to the industry accepted Green Star Multi Residential Pilot tool of the Green Building Council of Australia is recommended.~~ | Delete  The Apartment Design Guideline and BASIX now provides guidance on sustainability standards for residential flat buildings. |
| 1. **Landscaping**   Future Development Applications shall include detailed landscape plans demonstrating that sufficient deep soil can be provided for landscaping particularly along West Parade. | Retain |