

2nd February 2009

Team Leader, Urban Assessments
NSW Department of Planning
23 – 33 Bridge Street
Sydney NSW 2000

Attention: Andrew Smith

Dear Sir,

63 – 77 West Parade, West Ryde

Application by Housing New South Wales for a Declaration of a Major Project pursuant to Part 3A of the *Environmental Planning and Assessment Act 1979*

We confirm the Department of Planning, having reviewed a preliminary “Justification Document” submitted in December 2008, has authorised Housing NSW (HNSW) to proceed with a “Clause 6 Request” to the Minister for Planning.

Accordingly we submit the enclosed application to the Minister for Planning to:

- Seek a declaration that the project is a Major Project pursuant to Section 75B of the *Environmental Planning and Assessment Act 1979 (Act)*, and
- Seek the Minister’s authorisation for Housing NSW (HNSW) to apply for the approval of a concept plan pursuant to section 75M of the Act.

The project involves the redevelopment of the land known as 63 – 77 West Parade, West Ryde which presently comprises six single resident dwelling houses and two vacant lots. We note that HNSW currently owns numbers 63 – 73 and 77 and is negotiating for the purchase of number 75. Owners consent in respect of number 75 will be obtained.

The project seeks to demolish the remainder of the existing dwelling houses and construct approximately 140 – 150 housing units upon the land comprising social and private elements, possibly including seniors living, plus some commercial space.

The project can be identified as development that is of a kind described in Group 5 of Schedule 1 of the State Environmental Planning Policy (Major Projects) 2005:

Group 5 Residential, commercial or retail projects

13 Residential, commercial or retail projects

- (1) Developments for the purpose of residential, commercial or retail projects with a capital investment value of more than \$ 50 million that the Minister determines are important in achieving State or regional planning objectives.

The project:

- Is for the purpose of a residential project, comprising of the demolition of the remaining dwelling houses and the construction of 140 – 150 housing units consisting of social and private housing, including seniors living, plus commercial space;
- Has a capital investment value of more than \$ 50M.
- Achieves the objectives of the State Plan and Metropolitan Strategy.

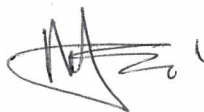
In support of the application we enclose:

- Major Project Application form;
- West Ryde Justification Proposal dated 2nd February 2009, prepared by Worley Parsons incorporating Planning Workshop Australia;
- The undersigned's certification of the capital investment value.

We confirm that Housing NSW has not made any political donations to anyone pursuant to Section 147(3) of the Act.

We look forward to receiving your response to this request.

Yours faithfully,



Nigel Sharpe

Project Director

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