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APPENDIX 20 PLANNING CERTIFICATES

APPENDIX 21 EMAIL COMMUNICATION FROM ANDREW BEATTIE TO NATASHA ALFORD
DATED 11 JUNE 2009

APPENDIX 22 LETTER FROM HOUSINGNSW TO NSW DEPARTMENT OF PLANNING
DATED 12 AUGUST 2009

APPENDIX 23 HOUSING NSW DOCUMENT ADDRESSING THE DPT OF URBAN AFFAIRS
AND PLANNING DOCUMENT TITLED 'CRIME PREVENTION AND THE ASSESSMENT OF
DEVELOPMENT APPLICATIONS: GUIDELINES UNDER SECTION 79C OF THE
ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979'.

1. INTRODUCTION

1.1 Overview

This Environmental Assessment (**EA**) has been prepared for Major Projects Directorate, Housing NSW in support of a Concept Application pursuant to Part 3A of the *Environmental Planning and Assessment Act 1979* (**EPA Act**) (MP 09_0029).

Housing NSW is seeking the Minister's approval of this Concept Application pursuant to **Section 75O and 75P** of the EPA Act.

This Concept Application seeks approval for a residential development (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 on a site in West Ryde known as 63 – 77 West Parade, West Ryde:

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

1.2 Project Team

The project team comprises consultancies appointed by Housing NSW including:

- Caldis Cook Group Architects – Architects and Urban Design Experts
- Arup Pty Ltd – Traffic and Access Experts
- Acoustic Logic Consultancy – Noise and Vibration Consultants
- S&N Environmental Engineers & Contractors – Contamination Experts
- BMD Consulting Pty Ltd – Stormwater and Groundwater Experts
- Heggies Pty Ltd – Wind Impact Experts
- Donovan Associates – Registered Surveyors
- SMEC Testing Services Pty Ltd – Consulting Geotechnical Engineers

Additional material has been provided by:

- Ryde City Council
- Planning Certificates

In preparing this EA, WorleyParsons has relied upon information provided by the project team, and Ryde City Council.

WorleyParsons does not, and cannot accept responsibility for any errors or omissions in the materials prepared by the Project Team.

1.3 DGR's Summary Table

Director-General's Requirements	
Key issues	Where these issues have been addressed in the EA?
1. Relevant EPI's policies and Guidelines to be Addressed	Part 6
2. Built Form Urban Design/Public Domain	Part 7 & Appendix 14, 15 & 16
3. Staging	Part 8
4. Environmental and Residential Amenity	Part 9, Appendix 10, 14, 15 & 16
5. Transport & Accessibility Impacts (Construction and Operational)	Part 10 & Appendix 6 & 7
6. Ecologically Sustainable Development (ESD)	Part 11, Appendix 14, 15 & 16
7. Contributions	Part 12
8. Consultation	Part 13
9. Drainage	Part 14 & Appendix 9
10. Groundwater	Part 15 & Appendix 9
11. Noise and Vibration Assessment	Part 16 & Appendix 8
12. Statement of Commitments	Part 18 & Appendix 4
Plans & Documents to accompany the Application:	Where has this been addressed in the EA?
General	
1. Executive Summary.	Part 2
2. A thorough site analysis including site plans, aerial photographs and a description of the existing and surrounding environment.	Part 3
3. A thorough description of the proposed development.	Part 4
5. An assessment of the potential impacts of the project and a draft Statement of Commitments.	Parts 7 - 17
7. A signed statement from the author of the EA certifying that the information in the report is neither false or misleading.	Page ii

8. A Quantity Surveyors Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Projects SEPP).	Appendix 3
9. A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability if the site, and whether or not the project is in the public interest.	Part 20
Plans and Documents to accompany the Application:	Where has this been addressed
Plans and Documents	
1. An existing site survey plan	Appendix 5
2. A Site Analysis Plan	Appendix 14 (page 3)
3. A locality/context plan	Figure 1
4. Architectural drawings	Appendix 15
5. Stormwater Concept Plan	To be provided in Project Specific Application, however refer to Appendix 9
6. Landscape Plan	To be provided in Project Specific Application
7. Shadow diagrams	Appendix 15
8. View Analysis	Appendix 14
9. Other plans and documents (to be required where relevant):	Erosion and Sediment Control Plan to be provided in Project Specific Application
Erosion and Sediment Control Plan	Geotechnical Report at Appendix 11
Geotechnical Report	
10. A massing model	To be provided in Project Specific Application