

2. EXECUTIVE SUMMARY

This EA has been prepared by WorleyParsons on behalf of Housing NSW to accompany a Concept Application to be lodged with the Director-General of the Department of Planning in accordance with **Part 3A Division 3 Section 75M(3A)** and **Section 75E** of the EPA Act.

On 25 March 2009, the Minister formed the opinion that the proposal is a development of a kind that is described in Schedule 1 of the *State Environmental Planning Policy (Major Projects) 2005* – namely Clause 13 Residential, commercial or retail projects, development for the purpose of a residential development with associated commercial and community facility uses, and declared the project to be a project to which Part 3A of the EPA Act applies (Appendix 1).

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 in accordance with the following architectural and supporting drawings:

- 'Ground Floor Plan - Concept Application' prepared by Caldis Cook Group dated 22/06/2009
- 'Section A:A – Concept Application' prepared by Caldis Cook Group dated 22/06/2009
- 'Section B:B – Concept Application' prepared by Caldis Cook Group dated 22/06/2009
- 'Typical Level – Concept Application' prepared by Caldis Cook Group dated 22/06/2009
- 'Perspective 1 – Concept Application' prepared by Caldis Cook Group dated 22/06/09
- 'Perspective 2 – Concept Application' prepared by Caldis Cook Group dated 22/06/09

Subject to the Minister granting approval to the Concept Application, two further Project Specific Applications will be lodged with the Director-General of the Department of Planning seeking approval for the proposed two stages of development.

It is considered that the Concept Application:

- Will achieve the aims and objectives of the NSW State Plan, the Metropolitan Strategy and the Draft Inner North Subregional Strategy by providing a mix of housing types in a high density development located within close proximity to a 'Village' and transport centre;
- Is compliant (for the Concept stage of assessment) with the provisions of the relevant State Environmental Planning Policies. The concept layout has sufficient scope to satisfy issues related to internal design such as cross ventilation and solar access during the detailed design process and associated assessment;
- Is permissible within the Residential 2(c5) zone under the Ryde Planning Scheme Ordinance 2006;
- Will achieve the objectives of the local environmental planning instruments;
- Will not have significant adverse environmental impacts on the surrounding locality;
- Will achieve the aims and objectives of Housing NSW by redeveloping existing underutilised housing stock located in strategic locations;
- Will contribute to, and compliment the development of the West Ryde Town Centre; and
- Will generate positive social impacts and public benefits for the locality.

The Concept Application will allow Housing NSW to achieve a yield that delivers private, social and potentially affordable housing, whilst delivering a high quality development that is sympathetic to the surrounding locality.

Environmental assessment will be carried out having regard to those specific design related issues in the subsequent Project Specific Applications. Such applications shall have regard to internal layout, composition, yield, external materials and specific design.

Whilst the proposed development exceeds the present development standards in relation to height, density and parking prescribed by the Ryde Planning Scheme Ordinance 2006, it is considered to be consistent with the proposed objectives of the Draft Ryde Local Environmental Plan 2008. In the circumstances, it has been demonstrated that strict compliance with local development standards would be unreasonable and unnecessary, and hinder the attainment of the objects of the EPA Act, state, regional and future local planning policy. Specifically, the proposed development will:

- Provide for the housing needs of the community within a high density residential environment;
- Provide a variety of housing types within a high density residential environment;
- Allow higher density development around transport nodes; and
- Allow for revitalisation, rehabilitation and redevelopment of residential areas while ensuring that building design does not adversely affect the amenity of the locality.

The Concept Application is considered to have minimal adverse impact on the environment and the locality. Accordingly, it is considered that the Concept Application should be approved.

3. SITE ANALYSIS

The subject site is comprised of eight (8) separate allotments and is described as 63 – 77 West Parade, West Ryde.

Subject Site		
Lot & DP	Description	Owner
Lot 1 in DP 19985	63 West Parade, West Ryde	New South Wales Land and Housing Corporation
Lot 2 in DP 19985	65 West Parade, West Ryde	The Housing Commission of New South Wales
Lot 3 in DP 19985	67 West Parade, West Ryde	The Housing Commission of New South Wales
Lot 4 in DP 19985	69 West Parade, West Ryde	New South Wales Land and Housing Corporation
Lot 5 in DP 19985	71 West Parade, West Ryde	The Housing Commission of New South Wales
Lot 6 in DP 19985	73 West Parade, West Ryde	The Housing Commission of New South Wales
Lot 7 in DP 19985	75 West Parade, West Ryde	Thangarajah Sasitharan & Gayathiridevi Sasitharan
Lot 8 in DP 19985	77 West Parade, West Ryde	New South Wales Land and Housing Corporation

It is noted that Clause 8F(1)(a) of the *Environmental Planning & Assessment Regulation 2000* provides that ... “the consent of the owner of land on which a project is to be carried out is required for a project application **unless** the application is made by **a public authority**.”

Owners consent for Lot 7 in DP 19985 (75 West Parade, West Ryde) must be obtained. Housing NSW is currently in the process of acquiring Lot 7 in DP 19985. As at the date of this EA, the contracts have been exchanged and settlement is anticipated prior to the determination of the application.

It is noted that Clause 8F(2) of the *Environmental Planning and Assessment Regulation 2000* provides that owners consent “*may be obtained at any time **before the determination of the application***” (*emphasis added*). Consequently, the Minister may declare the project to be a Major Project pursuant to Section 75B of the EPA Act, and authorise the approval of a concept plan pursuant to section 75M of the EPA Act at this time.

Site Dimensions		
Prepared using the Survey Plan 'Contour and Detail Plan of Lots 1 – 6 & 8 in DP 19985' prepared by Donovan Associates dated 18/11/2008		
Lot & DP	Length & Width	Area
Lot 1 in DP 19985 63 West Parade, West Ryde	15.455m western boundary 30.48m southern boundary 15.23m eastern boundary 30.48m northern boundary	467.6m ²

Lot 2 in DP 19985 65 West Parade, West Ryde	15.24m western boundary 30.48m southern boundary 15.24m eastern boundary 30.48m northern boundary	464.5 m ²
Lot 3 in DP 19985 67 West Parade, West Ryde	15.24m western boundary 30.48m southern boundary 15.24m eastern boundary 30.48m northern boundary	464.5 m ²
Lot 4 in DP 19985 69 West Parade, West Ryde	15.24m western boundary 30.48m southern boundary 15.24m eastern boundary 30.48m northern boundary	464.5 m ²
Lot 5 in DP 19985 71 West Parade, West Ryde	15.545m western boundary 30.48m southern boundary 15.575m eastern boundary 29.565m northern boundary	466.7 m ²
Lot 6 in DP 19985 73 West Parade, West Ryde	16.46m western boundary 29.565m southern boundary 16.64m eastern boundary 27.125m northern boundary	466.6 m ²
Lot 7 in DP 19985 75 West Parade, West Ryde	18.595m* western boundary 27.125m southern boundary 18.95m* eastern boundary 23.47m northern boundary	467.9m ² * <i>* prepared using the registered DP19985 dated 12 December 1944</i>
Lot 8 in DP 19985 77 West Parade, West Ryde	24.385m western boundary 23.47m southern boundary 25.46m eastern boundary 16.155m northern boundary	483.1 m ²
Consolidated Site Area = 3,745.4m²		

3.1 Site Plans

The Concept Application is detailed in the following architectural and supporting plans (Appendix 15):

- 'Ground Floor Plan - Concept Application' prepared by Caldis Cook Group dated 22/06/2009
- 'Section A:A – Concept Application' prepared by Caldis Cook Group dated 22/06/2009
- 'Section B:B – Concept Application' prepared by Caldis Cook Group dated 22/06/2009
- 'Typical Level – Concept Application' prepared by Caldis Cook Group dated 22/06/2009
- 'Perspective 1 – Concept Application' prepared by Caldis Cook Group dated 22/06/09
- 'Perspective 2 – Concept Application' prepared by Caldis Cook Group dated 22/06/09
- 'Shadow Analysis 9AM: Concept Application' prepared by Caldis Cook Group dated 26/06/09
- 'Shadow Analysis 12PM: Concept Application' prepared by Caldis Cook Group dated 26/06/09
- 'Shadow Analysis 3PM: Concept Application' prepared by Caldis Cook Group dated 26/06/09

A survey plan is located at Appendix 5:

- 'Contour and Detail Plan of Lots 1 – 6 & 8 in DP 19985' Sheet 1 of 2 prepared by Donovan Associates dated 18/11/2008
- 'Contour and Detail Plan of Lots 1 – 6 & 8 in DP 19985' Sheet 2 of 2 prepared by Donovan Associates dated 18/11/2008

If required, further survey work on the existing rail infrastructure may be carried out at the Project Specific application stage.