

10th February 2010

Proposed redevelopment of 63 – 77 West Parade, West Ryde
PPR Submission – Statement of Commitments

Housing NSW 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 undertakes that the project will be designed with reference to all relevant codes, standards and regulations.
- Housing NSW 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 undertakes that good trade practices and methodologies will be implemented throughout the project.
- Housing NSW 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 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 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 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".
- Housing NSW 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 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 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 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. Such strategy will require continuous assessment and seek improvements where practicable and appropriate.