



Planning

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Our ref: MP 09_0029
File: S09/00191-1

Nigel Sharpe
Housing NSW
PO Box K100
HAYMARKET
NSW 1240

Dear Mr Sharpe,

63 - 77 WEST PARADE, WEST RYDE - MP 09_0029

I refer to your Environmental Assessment (EA) for the proposed redevelopment of 63-77 West Parade, West Ryde. As you are aware, the department publicly exhibited the application from 2 September 2009 until 2 October 2009.

I have enclosed a copy of the submissions received to date, pursuant to Section 75H(5) of the *Environmental Planning and Assessment Act, 1979*. These submissions include responses from relevant Government agencies. Ryde City Council, at the meetings held on 6 and 20 October 2009, considered the matter and a copy of the Council planning report and Council's resolution are included with this letter.

The Department has reviewed the submissions received and considered the proposal as detailed in the EA. The Department has identified a number of key issues with the proposal relating to height, building typology and uses, treatment of the frontage to West Parade and setbacks. These issues are outlined in **Attachment 1**.


The Department will also require additional information to complete our assessment as outlined in **Attachment 2**.

The Director General, pursuant to Section 75H(6) of the Act, requires that you provide a response to the issues raised in these submissions. It is considered that a Preferred Project Report (PPR) should be prepared identifying how you have addressed these issues (including those raised by the Department) and how the PPR minimises the environmental impacts of the proposal.

A revised Statement of Commitments is also to be provided incorporating any amendments following your response to the submissions.

It is recommended that you meet with Departmental Officers to discuss the issues raised in the public submissions and in this letter. In this regard, please contact Andrew Smith, Team Leader, Urban Assessments on (02) 9228 6369 or andrew.smith@planning.nsw.gov.au.

Yours sincerely


Michael Woodland
Director
Urban Assessments

ATTACHMENT 1 – DEPARTMENT OF PLANNING KEY ISSUES

1. Height

The Department has concern with the height of the proposed towers, in particular the overall height of Tower A located at the southern end of the site.

The Department considers that the Environmental Assessment does not provide sufficient justification to depart from Council's current and draft LEP height requirements or to exceed heights in the immediate urban context. Further building height options should be investigated with particular consideration given to achieving a more appropriate transition from the south to the lower densities and scale in the north, and also recognising the transitional context of the site on the edge of West Ryde town centre.

2. Design Elements

• Streetscape/Public Domain

The Department considers the proposed building massing, which includes a continuous podium level extending the full width and length of the site, will have a detrimental impact on the character of West Parade.

Design options to provide relief to the bulk and scale of the current podium form should be investigated. This may require reconsideration of the building typology over the northern half of the site where an alternate building may be a more appropriate response to the local context.

• Location of landuses

As part of any reconsideration of the podium form, the Department requests that options be investigated for a greater concentration of the non - residential land uses and gross floor area over the southern portion of the site closest to the town centre of West Ryde.

• Setbacks

The Department has concern with respect to the setbacks of the tower buildings above podium level, and the impact of bulk and scale on the local urban context, particularly in respect to Tower A. Further analysis is required including different options for achieving greater tower setbacks to West Parade.

• Northern elevation

The Department is concerned that the proposed building typology at the northern end of the site does not relate well to the immediate urban context comprising lower densities and scale with open space areas at ground level.

The Department requests design options be submitted to demonstrate a more appropriate contextual relationship. However, it is also recognised that the northern end of the site is the gateway to the West Ryde Town Centre, and this context also needs to be given due weight and consideration.

3. Section 94 Contributions

The Department requires a detailed justification for the request that all Section 94 Contributions be waived, particularly in respect of any contributions which would be attributable to the private development component of the proposal.

ATTACHMENT 2 - ADDITIONAL INFORMATION REQUIRED / COMMENTS

In addition to any revised architectural plans and supporting documentation, including analysis of options and designs reflecting the matters raised in **Attachment 1**, the following information is also required:

- A retail economic assessment report providing justification for the amount and location of retail floorspace proposed by the proposal.
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