

ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

DETERMINATION OF CONCEPT PLAN

**CONSTRUCTION OF A MIXED USE RESIDENTIAL, COMMERCIAL
AND RETAIL DEVELOPMENT**

63-77 WEST PARADE, WEST RYDE

(MP No. 09_0029)

I, the Minister for Planning, determine:

- (a) to approve the Concept Plan referred to in Schedule 1, subject to the Terms of Approval in Schedule 2 and the Revised Statement of Commitments in Schedule 3, pursuant to Section 75O of the *Environmental Planning and Assessment Act 1979* (the Act);
- (b) under Section 75P (1)(b), all future stages of the project be subject to Part 4 of the Act; and,
- (c) that future environmental assessment of the project be subject to the requirements set out in Schedule 2, pursuant to Section 75P(1)(a) of the Act.



The Hon. Tony Kelly MLC
Minister for Planning

Sydney,

18 JUN 2010

SCHEDULE 1

PART A — TABLE

Application made by:	Housing NSW
Application made to:	Minister for Planning
Major Project Application:	MP 09_0029
On land comprising:	Lots 1-8 in DP 19985 63-77 West Parade, West Ryde
Local Government Area:	City of Ryde Council
For:	Excavation of the site and the construction and use of a mixed use residential, commercial and retail development
Capital Investment Value:	\$55 million
Type of development:	Concept Plan approval under Part 3A of the Act
Determination made on:	
Date approval is liable to lapse:	5 years from the date of determination unless the development has been physically commenced

PART B—NOTES RELATING TO THE DETERMINATION OF MP No. 09_0029

Responsibility for other consents / agreements

The Proponent is responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.

Appeals

The Proponent has the right to appeal to the Land and Environment Court in the manner set out in the Act and the Regulation.

Legal notices

Any advice or notice to the approval authority shall be served on the Director General.

PART C — DEFINITIONS

In this approval,

Act means the *Environmental Planning and Assessment Act, 1979* (as amended).

Advisory Notes means advisory information relating to the approved development but do not form a part of this approval.

Department means the Department of Planning or its successors.

Director General means the Director General of the Department or his nominee.

Environmental Assessment means the Environmental Assessment prepared by WorleyParsons and dated August 2009.

Minister means the Minister for Planning.

MP No. 09_0029 means the Major Project described in the Proponent's Environmental Assessment.

Preferred Project Report (PPR) means the Preferred Project Report / Response to Submissions prepared by WorleyParsons, dated 16 February 2010.

Proponent means Housing NSW or any party acting upon this approval.

Regulation means the *Environmental Planning and Assessment Regulation, 2000* (as amended).

SCHEDULE 2

PART A – TERMS OF APPROVAL

A1 *Development Description*

Concept approval is granted to the development described below:

- Use of the site for residential, retail, and commercial purposes;
- Excavation of the site for the construction of the basement car parking area;
- Construction of the following:
 - A part 6/part 12 storey residential building with ancillary retail on the ground floor at the southern end of the site (Building A);
 - An 8 storey residential building with commercial on the ground floor (Building B);
 - A 5 storey residential building at the northern end of the site (Building C);
 - Commercial office floorspace;
 - Retail floorspace; and,
 - Car parking;
- Landscaping.

A2 *Development in Accordance with Plans and Documentation*

The approval shall be generally in accordance with MP 09_0029 and with the Environmental Assessment, except where amended by the Preferred Project Report and additional information further to the Preferred Project Report, and the following drawings prepared by the Caldis Cook Group:

Concept Plan Drawings prepared by the Caldis Cook Group			
Drawing No.	Revision	Name of Plan	Date
SK-01	A	Site Plan – Level 2	Undated
SK-02	A	Floor Plan – Level 1 & 2	Undated
SK-03	A	Composite Plans	Undated
SK-04	A	West Elevation	Undated
SK-05	A	Section A-A, B-B	Undated
SK-06	-	Site Analysis	Undated
SK-20	-	Carpark Level 1, 2	Undated

except for as modified by the following pursuant to Section 75O(4) of the Act.

A3 *Building Envelope Modifications*

The plans as described above in A2 shall be modified as follows:

- a) The building envelope of Building A shall be amended by increasing the front setback to West Parade at levels 7 - 12 inclusive by a minimum of 2 metres, between the street boundary and the main building line.
- b) The building envelope of Building B shall be amended by increasing the front setback to West Parade at levels 7 and 8 by a minimum of 2 metres, between the street boundary and the main building line.

Amended plans demonstrating compliance with this modification shall be submitted to, and approved by, the Director General prior to the submission of any future Development Application.

A4 *Maximum Gross Floor Area*

The redevelopment of the site for a mixed use development shall have a maximum Gross Floor Area (GFA) of approximately 13,149sq.m (including approximately 619sq.m of commercial and 71sq.m of retail floorspace).

Note: The maximum floor space may not be achievable within the approved envelope as identified in modification A3.

A5 *Inconsistencies between Documentation*

In the event of any inconsistency between modifications of the Concept Plan approval identified in this approval and the drawings/documents including Revised Statement of Commitments referred to above, the modifications of the Concept Plan shall prevail.

End of Section

PART B - FUTURE ASSESSMENT REQUIREMENTS

Pursuant to Section 75P(1)(a) of the Act the following future environmental assessment requirements apply.

1. *Building Design*

Future Development Applications shall demonstrate that façade design on all elevations and the roof of buildings incorporates high quality architectural expression due to the highly visible location of the proposed development.

In addition, the Applicant shall respond to concerns raised regarding the area of blank façade on the western elevation of Building B and C as indicated on Drawing No. SK-04A. These facades are to be suitably treated with openings, balconies, materials or any other suitable architectural or design feature.

2. *Privacy*

Future Development Applications shall demonstrate that adequate privacy screening/treatment has been provided to minimise privacy impacts between Building A, B and C, and the adjacent West Parade properties.

3. *Driveways*

Future applications shall clearly document the bus zone outside No. 75 West Parade which may need to be relocated as a result of the proposed driveway.

4. *Travel Access Guide (TAG)/Green Travel Plan*

Future Development Applications shall provide details of any Travel Access Guide (TAG)/Green Travel Plan prior to the occupation of any building on site. This should include an investigation of car sharing schemes.

5. *ESD*

Future Development Applications shall demonstrate compliance with the City of Ryde Council's minimum energy performance, water use and stormwater quality standards of the City of Ryde Development Control Plan 2008. A minimum rating of 4.0 stars equivalent to the industry accepted Green Star Multi Residential Pilot Tool of the Green Building Council of Australia is recommended.

6. *Landscaping*

Future Development Applications shall include detailed landscape plans demonstrating that sufficient deep soil can be provided for landscaping, particularly along West Parade.

End of Section

SCHEDULE 3

MP 09_0029

**CONCEPT PLAN APPLICATION FOR CONSTRUCTION OF A MIXED USE
RESIDENTIAL, COMMERCIAL AND RETAIL DEVELOPMENT**

63-77 WEST PARADE, WEST RYDE

STATEMENT OF COMMITMENTS

**(SOURCE: ENVIRONMENTAL ASSESSMENT / PREFERRED PROJECT
REPORT)**



Human Services
Housing NSW

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.