23 June, 2010

HOUSING CHOICE CLOSE TO TRANSPORT

A $55 million mixed use residential, commercial and retail development in West Ryde will deliver a variety of social and private housing options within metres of West Ryde Railway Station.

Minister for Planning, Tony Kelly, today announced concept plan approval has been granted for the Housing NSW project.

“It will support around 50 jobs during construction and 15 ongoing,” Mr Kelly said.

It involves:

- Up to 138 social and private residential apartments with a dwelling mix of 44% social and 56% private;
- Commercial and retail tenancies and, ground level and basement car parking;
- Three buildings of five, eight and 12 storeys; and
- Total gross floor area (GFA) of up to 13,150 square metres.

Mr Kelly said this approval demonstrates the Government’s commitment to providing a range of housing options for Sydney residents within close proximity to transport services.

“Future residents will be able to walk to the West Ryde transport interchange and village centre and also benefit from easy access to nearby commercial and retail centres of Ryde, Eastwood and Rhodes,” Mr Kelly said.

Minister for Housing, Frank Terenzini, welcomed the announcement.

“Following public exhibition, Housing NSW made considerable amendments to the project in order to address issues raised in community submissions,” Mr Terenzini said.

They include:

- Deleting the continuous podium structure occupying the full width of the site in excess of 100 metres in length;
- Reconfiguring the building envelopes and footprints to better relate to the local context;
- Increasing the setbacks to West Parade and the northern boundary to improve the presentation to the streetscape; and
- Reducing the number of units from 142 to 138.

Further modifications were made to the project as part of the Department’s assessment, which will result in even better planning and amenity outcomes.
These include additional setbacks to the upper six levels of the 12 storey building and upper two levels of the eight storey building to provide a better transition between buildings on-site and to reduce the bulk, scale and visual impact on West Parade.

Mr Kelly said future development applications for approval to commence building works will need to be lodged with Ryde City Council.

A number of requirements for future assessment have also been imposed on the approval, including:

- Demonstrating the highest quality architectural expression in the design of building roof forms and elevations;
- Ensuring adequate privacy between the buildings and adjacent properties;
- Provision of adequate deep soil landscaping; and
- Complying with Council’s energy and water efficiency standards.

Section 94 contributions will be considered in the assessment of future development applications taking into account the project is providing significant public benefits.