

1

From: "Vickery, Adrian" <Adrian.Vickery@railcorp.nsw.gov.au>
To: "plan_comment@planning.nsw.gov.au" <plan_comment@planning.nsw.gov.au>
Date: 25/06/2012 10:06 am
Subject: Objection to Application Number MP10_0110 Location 74-76 Belmore Street RYDE
Attachments: Objection to MP10_0110.pdf

Dear Sir/Madam,

I am submitting the attached letter of objection to the proposed development and the latest changes by Don Fox Planning on behalf of Achieve Australia Limited relating to Preferred Project Report.

The proposed re-development of 74-76 Belmore Street Ryde NSW is still too many units for the site, the original purpose of Crowle Home was to look after people with disabilities in a community environment with ample supervised care, but with only 15 adaptable units proposed, its far too few, as well as there is not enough open grassed area for residents.

Adrian Vickery
Document Controller
Safety & Environment Group/Safety Systems

NSW Transport - RailCorp
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Level 8 (South Wing), 477 Pitt Street Sydney NSW 2000
Tel: 02 8922 1949 Fax: 02 8922 4150
www.railcorp.info<<http://www.railcorp.info>>

Director
Metropolitan & Regional Projects – South
GPO Box 39,
Sydney NSW 2001

Subject: Objection to Proposed Project Report for Concept Plan Application – Residential Development at 74-76 Belmore Street Ryde NSW Application Number MP10_0110

I still object to the proposed Concept Plan Application – Residential Development at 74-76 Belmore Street Ryde NSW as the changes are only minor in nature the number of apartments now reduced from 460 to 430. It is still over development of the site and with a Greek Orthodox Church currently being built in Junction Road the traffic congestion will be horrific.

The residents of Crowle Home have known this establishment for years and the local community has major concerns for the welfare of these residents with disabilities. The residents of Crowle Home were originally given a guarantee when they first went to live there that they would be looked after and have a bed on the site for life. Achieve has allocated a minimum of 15 adaptable units for these residents which to me is only a token gesture all the residents at Crowle Home should have a unit and proper supervised care.

I feel the stress that major change by the overdevelopment of 74-76 Belmore Street, Ryde would cause the residents of Crowle Home as well as the local community that it is totally unacceptable and would only cause the residents and the families of these people with disabilities a great stress. Crowle Home has been at this site for over 50 years and is welcomed by the local community.

Yours Sincerely



Adrian Vickery
14 Squire St,
RYDE NSW
Mobile: 0411-572-853

2

From: Anne Clements <mail@acabotanic.com>
To: <Simon.Truong@planning.nsw.gov.au>
Date: 26/06/2012 3:28 pm
Subject: Residential development 74-76 Belmore Street, Ryde MP10_0110
Attachments: objection June 2012.pdf

Simon,

My objection (see attached) relates to *the shortage of housing* for persons with a disability. I object to a commercial real estate development on land gifted for care and housing of persons with a disability.

Regards,

Anne

Anne Clements and Associates Pty Ltd
Environmental and Botanical Consultants
PO Box 1623 North Sydney NSW 2059
Ph: 02 9955 9733 Fax: 02 9957 4343
email: mail@acabotanic.com

From: Anne Clements <mail@acabotanic.com>
To: <Simon.Truong@planning.nsw.gov.au>
Date: 26/06/2012 3:37 pm
Subject: Disclosure of no politician donation

Simon,

I disclose that I have not made a political donation in the past 5 years.

Yours faithfully,

Dr AnneMarie Clements

Anne Clements and Associates Pty Ltd
Environmental and Botanical Consultants
PO Box 1623 North Sydney NSW 2059
Ph: 02 9955 9733 Fax: 02 9957 4343
email: mail@acabotanic.com

PO Box 1623
North Sydney 2059

25 June 2012

Att: Simon Truong
Major Projects Assessment
Dept. of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001
Email: Simon.Truong@planning.nsw.gov.au

RE: Objection to Residential Development at 74-76 Belmore St. Ryde (MP10-0110)

Dear Sir,

The preferred project amendments have not addressed by my previous concerns for providing homes for the disabled. The commitment to retain **a minimum of 15 adaptable apartments** to house people living with a disability **of 430 units** in the proposed development is **woeful**, given that:

- The land and Crowle House was for the sole use of children with an intellectual disability, by the very philanthropic Crowle Family on 11th May 1952;
- It housed approximately 300 people with disabilities;
- Crowle House has provided a life-time secure home for people with a disability, including my friend's sister Karen. Karen is nice girl with mental age of about 3 years and an age of about 58. She is not suitable for living independently in an apartment – unable to speak, shop and cook; and
- about 1 in 1000 person have an IQ below 55. Hence, for a population of 3 million, there are about 3000 intellectually disabled "adult children" requiring 24 hour assistance, previously provided by organisations such as the Crowle House.

Life-time care for people with a disability was addressed for the few lucky residents of Crowle House (about 300 person of a potential population of 3000 person in need of care). Achieve Australia's offer of a minimum of 15 adaptable units of 430 proposed apartments is an admission of their failure to provide an appropriate supervised homes for persons unable to cope with independent living. The property at 74-76 Belmore Street was given for the sole purpose of caring for the disabled. It was not given for the purpose of a real estate development.

Where are these disabled residents expected to live? Are they to be street people? The whole of the 430 units should be directed to providing care and housing for the disabled in the Sydney region.

Yours faithfully,

Dr AnneMarie Clements

3

From: <mail@chrisreilly.net>
To: <Simon.Truong@planning.nsw.gov.au>
Date: 26/06/2012 2:11 pm
Subject: Notification of Preferred Project for Concept Plan Application Residential Development at 74-76 Belmore St. Ryde (MP10-0110)

Chris Reilly P.O. 1623 North Sydney NSW 2059 AUSTRALIA

mail: mail@chrisreilly.net

ph +61-42 828-0001 +61-2-99-566665 +61-41-828-0001+1 619-6161962

The Director

Major Projects Assessment

Dept. of Planning & Infrastructure

GPO Box 39

SYDNEY NSW 2001

Email: Simon.Truong@planning.nsw.gov.au

SUBJECT: Notification of Preferred Project for Concept Plan Application

Residential Development at 74-76 Belmore St. Ryde (MP10-0110)

Dear Sir,

Having read the Response to Submissions and Preferred Project Report Part 3A – Concept Plan Application MP10-110 – as above, covering arguments and comments relating to Achieve Australia's proposed development, it appears that no effort has been made to address the issues identified in my previous objection.

Since it is these issues are relevant to the public interest and issues like the number of units and the height of the building near irrelevant to it, it appears that this is a classic case of someone dealing with the level of problem they are capable of solving. If this is not the case, then the only other explanation is that there is some form of improper relationship between the Department of Planning's officers and the applicant.

In this context it should be noted that the applicant is merely the trustee and it is incumbent upon the Department's officers to address the issues previously identified. These of course include the good faith examination of fundamental issues and the Department's power to approve what is obviously a change of use of a property whose use, purpose and zoning has been well established for decades. Facilitating improper dealing in a property is not in the public interest and has consequences.

I am sure your legal department is capable of translating the above into a Latin phrase, which has some resonance for all public servants.

For the sake of completeness it is worth repeating a synopsis of the original objection.

This land and house was given for the sole use of children with an intellectual disability, by the very philanthropic Crowle Family, on 11th May 1952, with approximately 300 people in attendance.

The response by DFP Planning Consultants has many pages devoted to endeavouring to convince families that 430 units, with a token 15 adaptable units for Achieve clients, is fair and acceptable.

This view entirely overlooks the fact that when the merger of the Crowle Foundation and Achieve was mooted, a promise was made to sell off one-third of the land for development, and to use the money to build cluster-housing for our people on the remaining land. Clearly if Achieve's plan to construct multiple high-rise unit blocks on this precious land was disclosed, there would not have been one family in agreement to the merger. Thus the Department's officers are facilitating misleading and deceptive conduct, improper dealing in land and worse, namely the eviction of intellectually handicapped people from this property. The property was bequeathed in perpetuity for their use. It is worth noting that contractual commitments including the payment of bonds exist and constitute a legal constraint on dealing in this property.

A substantive response to these issues, as contained in my original objection, is requested by noon Friday July 6 2012.

Yours Sincerely,

Chris Reilly
PO Box 1623
North Sydney
NSW 2059
AUSTRALIA

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Chris Reilly
P.O. Box 1623
North Sydney
NSW 2059
AUSTRALIA



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12-06-26 12:41

The Director
Major Projects Assessment
Dept. of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

Department of Planning
Received
28 JUN 2012
Scanning Room

Email: Simon.Truong@planning.nsw.gov.au

SUBJECT: Notification of Preferred Project for Concept Plan Application
Residential Development at 74-76 Belmore St. Ryde (MP10-0110)

Dear Sir,

Having read the Response to Submissions and Preferred Project Report Part 3A – Concept Plan Application MP10-110 – as above, covering arguments and comments relating to Achieve Australia's proposed development, it appears that no effort has been made to address the issues identified in my previous objection.

Since it is these issues are relevant to the public interest and issues like the number of units and the height of the building near irrelevant to it, it appears that this is a classic case of someone dealing with the level of problem they are capable of solving. If this is not the case, then the only other explanation is that there is some form of improper relationship between the Department of Planning's officers and the applicant.

In this context it should be noted that the applicant is merely the trustee and it is incumbent upon the Department's officers to address the issues previously identified. These of course include the good faith examination of fundamental issues and the Department's power to approve what is obviously a change of use of a property whose use, purpose and zoning has been well established for decades. Facilitating improper dealing in a property is not in the public interest and has consequences.

I am sure your legal department is capable of translating the above into a Latin phrase, which has some resonance for all public servants.

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This land and house was given for the sole use of children with an intellectual disability, by the very philanthropic Crowle Family, on 11th May 1952, with approximately 300 people in attendance.

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This view entirely overlooks the fact that when the merger of the Crowle Foundation and Achieve was mooted, a promise was made to sell off one-third of the land for development, and to use the

money to build cluster-housing for our people on the remaining land. Clearly if Achieve's plan to construct multiple high-rise unit blocks on this precious land was disclosed, there would not have been one family in agreement to the merger. Thus the Department's officers are facilitating misleading and deceptive conduct, improper dealing in land and worse, namely the eviction of intellectually handicapped people from this property. The property was bequeathed in perpetuity for their use. It is worth noting that contractual commitments including the payment of bonds exist and constitute a legal constraint on dealing in this property.

A substantive response to these issues, as contained in my original objection, is requested by noon Friday July 6 2012.

Yours Sincerely,

A handwritten signature in blue ink, appearing to read "L. Reilly". The signature is written in a cursive, flowing style.

4

Name: Donna White
Address: 17/249 Ernest Street
CAMMERAY NSW 2062

Director
Major Projects Assessment
Dept. of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

Email: plan_comment@planning.nsw.gov.au

SUBJECT: Notification of Preferred Project for Concept Plan Application
Residential Development at 74-76 Belmore St. Ryde (MP10-0110)

Having read the Response to Submissions and Preferred Project Report Part 3A – Concept Plan Application MP10-110 – as above, covering arguments and comments relating to Achieve Australia's proposed development, I wish to **object** to the project.

The Preferred Project Report submitted by Achieve Australia (Achieve) has not attempted to address any of the social impact concerns expressed in my letter nor many of the other previous letters objecting to this project's concept plan last year.

A common theme of many objection letters was around the fact that Crowle Home itself and the surrounding land – the site of the proposed development at Crowle Home - was donated to the (then) SubNormal Children's Welfare Association in May 1952, to use as an educational facility and home for intellectually disabled people.

For the past 60 years this gift – the Crowle Home and land - has been developed to suit the changing needs of the intellectually disabled, and also the community's expectations of how they would like their disabled members cared for. There have been innumerable fund raisers, working bees, meetings, think-tanks etc, all focussed around enabling the intellectually disabled to live fulfilling lives. **Achieve is the first organisation in the 60 year history of this site to not expand on past endeavours to use this gift for the purpose it was intended.**

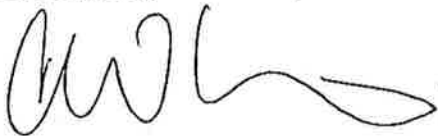
Achieve plan to house all intellectually disabled in isolated community houses. When William Crowle donated his gift, he was concerned about the safety, security and education of a vulnerable part of our community. Most people who listen to the news every day appreciate that the community is not always a safe place for those of us who are 'street-wise'. What chance do the intellectually disabled have out there in isolated community houses?

In recent years the government has realised that isolated community housing does not suit every intellectually disabled person. There are different levels of disability that need to be considered. Family members are also aware that this is the case. They have expressed their wishes to save at least a small part of this land for cluster housing – a model that the government has used in many situations – but to date Achieve has not been prepared to entertain any discussion around this request.

Community involvement? As a sister of one of the few current Crowle Home residents, I have seen my sister involved in community activities almost on a daily basis. She works 3 days a week in the community and attends various activities and events, including the National and International Special Olympics in other Australian cities and overseas. She sleeps at Crowle Home but is an active part of the community – much as most of us who go to work each day, but sleep in our homes.

My objection to this development project centres around **begging** for a small part of this gift which was given to the intellectually disabled – to be used for that purpose. This gift was not for housing general members of the community – it was for a small, vulnerable voiceless part of our community.

Yours sincerely

A handwritten signature in black ink, appearing to read 'DWL', with a long, sweeping horizontal stroke extending to the right.

Donna White CA

From: WHITE Donna <Donna.WHITE@rms.nsw.gov.au>
To: "Simon.Truong@planning.nsw.gov.au" <Simon.Truong@planning.nsw.gov.au>
Date: 26/06/2012 3:56 pm
Subject: MP10_0110
Attachments: Scan Data from FX-95EEC3

From: acabotanic@gmail.com [mailto:acabotanic@gmail.com] On Behalf Of Anne Clements
Sent: Tuesday, 26 June 2012 3:37 PM
To: Simon.Truong@planning.nsw.gov.au
Subject: Disclosure of no politician donation

Simon,
I disclose that I have not made a political donation in the past 5 years.
Yours faithfully,
Dr AnneMarie Clements

Anne Clements and Associates Pty Ltd
Environmental and Botanical Consultants
PO Box 1623 North Sydney NSW 2059
Ph: 02 9955 9733 Fax: 02 9957 4343
email: mail@acabotanic.com<mailto:mail@acabotanic.com>

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Disclosure statement details Name of person making this disclosure <div style="font-size: 2em; font-family: cursive;">Donna White</div>		Planning application reference (e.g. DA number, planning application title or reference, property address or other description) <div style="font-size: 1.5em; font-family: cursive;">MP10-0110</div>		
Your interest in the planning application (circle relevant option below)				
You are the APPLICANT YES / NO OR YES / NO		You are a PERSON MAKING A SUBMISSION IN RELATION TO AN APPLICATION YES / NO		
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<i>* If you are a person making a submission in relation to an application, state below any reportable political donations that you know, or ought reasonably to know, were made by an associate.</i>				
Name of donor (or ABN if an entity)	Donor's residential address or entity's registered address or other official office of the donor	Name of party or person for whose benefit the donation was made	Date donation made	Amount/ value of donation
Please list all reportable political donations—additional space is provided overleaf if required.				
By signing below, I/we hereby declare that all information contained within this statement is accurate at the time of signing.				
Signature(s) and Date <div style="font-size: 1.5em; font-family: cursive;">DW</div> 26.6.12				
Name(s) <div style="font-size: 1.5em; font-family: cursive;">Donna WHITE</div>				

5

From: "Frank Matheson" <fmatheson@iinet.net.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 20/06/2012 5:22 pm
Subject: RE: Crowle Site Plan - Extension of time
Attachments: LynCrowleProjectObjectionJune2012.docx

Please find my attached objection to this Plan.

Frank Matheson

-----Original Message-----

From: Postmaster@planning.nsw.gov.au [mailto:Postmaster@planning.nsw.gov.au]
On Behalf Of plan_comment@planning.nsw.gov.au
Sent: Saturday, 16 June 2012 9:22 AM
To: Frank Matheson
Subject: Re: Crowle Site Plan - Extension of time

Thank you for your submission, it has been forwarded to the relevant planner.

Regards,

Information Officer
Information Centre
Department of Planning & Infrastructure

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<https://www.surveymonkey.com/s/planningsystemfeedback>

What do you think of our customer service? Take our survey

23-33 Bridge Street Sydney
GPO Box 39 Sydney NSW 2001
T 02 9228 6333
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E information@planning.nsw.gov.au

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>>> "Frank Matheson" <fmatheson@iinet.net.au> 06/16/12 09:21 >>>

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1

Major Projects Assessment

NSW Department of Planning and Infrastructure

GPO Box 39

Sydney

NSW 2001

5/55 Albert Road

Strathfield NSW 2135

20.6.12

Dear Sir

Subject : MP10_0110 74-76 Belmore Street, Ryde

I object to the proposed development Plan based on : --

- Too small a provision at less than 3% of buildings as adaptable housing and noting that originally there was 10 % of the site units proposed as adaptable housing
- What is the adaptable housing form to be ?
- How many disabled persons does each unit cater for ?

It seems that only a minimum number of persons would be entitled to adaptive housing facilities under this Plan's suggested quota. It should be of a level for all of the persons at Crowle. I would want my sister to be offered accommodation in any Plan as well as the other entitled persons. Lyn is a current resident in Penney wing, which is under a group managed arrangement for about 10 intellectually handicapped persons there.

Lyn has a signed agreement from 1982 with proof of payment of a permanent bed at Crowle, which site has been bequeathed to disabled people not the least of these being Lyn, a full time long term resident. She has attended Crowle including earlier years as a day attendee, for a total of over 55 years.

If a project is going to be done, Lyn and her friends have to be part of any Plan and Achieve can have a clear conscience that they clearly have provided viable quality accommodation as they boast especially for those who are directly entitled to it at Crowle.

The disabled stakeholders have not been fully considered in the Plan offer.

I also refer to my previous comments of relevance in the social context : -

The Project Plan states that it has the intention " to enable people with disability too live in the community ". Then why does it not cater for the minimum number of disabled person involved - Many able persons will gain from this site development.

Lyn is quite impaired in terms of intellectual capacity and to some extent mobility, she cannot tend for herself in terms of meals or certainly in terms of security issues, she would not even know how to raise an alarm or make a call until it was too late in terms of a would be attacker.

How can Achieve say this would never happen under a house arrangement that sees no supervisor there from mid night until 7 am - I have proven this to be the case with existing situations in Bellmore Street itself where they wish to ensure this all continues by demolition of currently adequate accommodation ?

Unless something toward Lyn's benefit and retention of the accommodation standards she has now can't be guaranteed for her and the other disabled persons, I reject the current Plan and exhibition for redevelopment of the site.

Frank Matheson

CPE #70092

6

From: Joanne Glissan <joanneglissan@hotmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 26/06/2012 3:02 pm
Subject: Margaret Gardiner Objection Letter (MP10_0110)
Attachments: Margaret Gardiners objection letter 2.docx

To whom it may concern Please find attached Margaret Gardiner's Objection Letter in relation to the notification of preferred project report for concept plan application- residential development at 74-76 Belmore Street, Ryde (MP10_0110).

Kind Regards Joanne Glissan

Name: Margaret Gardiner
Address: 5 Lucinda Ave;
Georges Hall 2198
Mobile:0438756712
Email: marg-g@hotmail.com

The Director- Metropolitan & Regional Projects – South
The Department of Planning and Infrastructure (NSW)
GPO BOX 39
SYDNEY NSW 2001

Dear Director,

**Submission Objecting to MP10 _ 0110 – Achieve Australia Concept Plan
74-76 Belmore Street, Ryde**

I refer to the notification of preferred project report for concept plan application for the residential development at 74-76 Belmore Street, Ryde (MP10_0110).

Introduction

After reading the Achieve Australia Limited's Preferred Project report I am still writing this submission **objecting** to the proposed Project, as I do not believe that all of our concerns are being addressed.

Background:

In May 1952, The Crowle Home and surrounding land was given to use as a home and educational facility for intellectually disabled people.

There for the current proposed development and sale of this land to members of the wider community does not comply with the wishes of the Crowle Family back then, or now.

Merger of Crowle Foundation with Achieve Foundation (Nov. 2008)

In 2008 many members of the Crowle Foundation ,after much discussions with the current board regarding cash flow problems and even a possible collapse of the organisation voted on the merger of the two organisations. Many members were very fearful of such a collapse and believed there to be no other option. At the time of the merger, myself and all other members were lead to believe that the merged organisation would continue with the already discussed plans of selling 1/3 of the Crowle Home Site to fund cluster style housing,at 76 Belmore St; Meadowbank for the continued use of our families. Unfortunately at the time Crowle Members had no Legal representation at this meeting which meant this promise was not documented.

Since this merger/takeover we Crowle Foundation members are no longer members and we are very isolated and kept in the dark with regards to the care of our disabled families and their proposed future. The Cluster Housing which we thought we were promised has been seen as being successful in allowing intellectually disabled people to live with their lifelong friends and continue to participate, very actively in the wider community activities and yet be safe and recieve the care and attention as required.

MY STORY

My Twin sisters Beverley and Susan Stott have been residents and currently still are residents of CROWLE HOME . They have been living there for the past 40 years and that is their home. Both sisters are classified as being Moderately intellectually disabled and would compare to an average 8 to 10 year old. They are currently 57 years old.

My mother ,a widow at the time with 6 children made the decision that Crowle home would be the best opportunity for both Beverley and Susan as it gave a **Guarantee that they would always be cared for at 76 Belmore St Meadowbank.** With this guarantee in writing my mother then paid, what was back then a very large amount of money to secure their beds for life. Up until the merger in Nov 2008 there was never any reason to believe that Beverley and Susan wouldn't continue living at Crowle Home and being surrounded by their comrades ,having secure grounds, to be able to relax in, a swimming pool to practice for their carnivals, be able to be involved in the wider community in many activities all the time knowing they were safe and being cared for in the best possible way by caring staff, who are like family to both Beverley and Susan.

This contractual obligation for Beverley and Susan to continue living at Crowle Home was passed on to Achieve Australia at the time of the merger with Crowle Foundation 3 years ago. To date Achieve Australia has completely ignored this obligation which has left Beverley and Susans aged mother in a state of dis belief and a huge worry as to what will happen to her girls?

OBJECTIONS.

Crowle home has provided care and support to the intellectually disabled in very much the same way as aged care residents are cared for in their aged care facilities. Both Beverley and Susan have health issues, just as the aged have facilities to care for their needs , Crowle home provides that care for its disabled residents. Both Beverley and Susan lack many of the basic skills such as literacy, they have difficulty with speech at times, and the most worrying of all is the ability to be able to protect themselves from unwanted advances, if left alone. Would you then want these girls living in a community house with only drop in support?

Beverley and Susan have always participated very actively in their wider community while living at Crowle. Both girls travel 5 days a week off site to work which they love. During the week the play ten pin bowling, attend the local club for Line Dancing and Susan goes to the local community college for drama classes. Weekends are taken up by shopping and lunch at their local shopping centre and on Sundays they both play T ball and used to swim at many carnivals. There is also sailing in the summer and any other activity that is available they will be part of it.

These activities have been enjoyed immensely by Beverley and Sue because of the fact they have shared them all with their friends of over 40 years and the dedicated staff who make sure they are ready to go. Over the last 3 years we have noticed a lack of enthusiasm to attend some events as they no longer have all their friends to travel and join in with. Neither Beverley or Susan can understand why their friends are no longer living with them at Crowle Home or why they don't get to see them at activities, because once they are moved out in to the community it has become apparent they aren't attending all the activities and are becoming isolated in the community with watching television becoming their main entertainment.

Both Beverley and Susan have lead an amazing full happy safe life living as residents at Crowle Home. Their Intellectual disability has been well documented and their health needs have always been met by the most amazing and caring staff , they have been nurtured and supported all the way. So too have the family. We have had every faith in knowing the girls are safe and happy. If this is working so well WHY CHANGE IT. Allow the cluster homes to be built on site and those existing residents, as well as many more in the future will continue to live a rich and fulfilled life , just as I am sure we want for all our children. How do you tell two intellectually disabled girls that they have to pack up and move out of the only home they have known?

An Aging Community:.

A large number of the existing Crowle residents are over 50. Beverley and Susan are 57 years old and along with their intellectual disability they are starting to show signs of aging. There are signs of arthritis and slowing mobility and these are only going to get worse over time .With the sale and development of the Crowle site there is no capacity to cater for the aging population so Beverley and Susan, along with others will be forced to find full time care in an already over stretched aged care industry. Beverley or Susan do not own their own home so will never be able to afford to buy a bed in an aged care facility so they will be needing support from the government. Wouldn't it make sense to

keep the Crowle land for cluster homes and aged appropriate dwellings and that way you are keeping the higher support residents together?

Para 7.15.2 -5th paragraph of the Environment Assessment Report states that while other residents of higher support needs will need to be accommodated in other homes within Achieve Australia's Community living service. This by definition means Crowle residents of higher support, which will include Beverley and Susan will be isolated in a community home or be placed in a nursing home as their needs will be too high for Achieve to support them. Beverley and Susan's aged and unwell mother and the remainder of their family would much prefer that they remain on the Crowle site where we know they will be well cared for and supported, particularly as they become aged.

Accommodation Model:

Para 7.15.2 table - "Other" on page 73 of the Environment Assessment report states that Achieve's concept Plan Application is part of its participation in the NSW Government initiatives to fund closure of large Residential Centres (LRC).

Regarding this statement

1. 31 Residents living at Crowle Home **does not** comply with the definition of a large Residential Centre.
2. In recent years the Government has been instrumental in overseeing purpose built accommodation for intellectually disabled residents. Two such examples of these are Hamlyn Terrace on the Central Coast for ex Peat Island residents and a new village style development for Lachlan residents at Macquarie, Ryde NSW. There are many other examples of village-style or cluster- style developments where the needs of vulnerable intellectually disabled residents' are met and they were able to maintain their lifelong friendships.

Adaptable Housing:

Para 7.15.5 mentions that " 10% of the dwellings will be designated as 'adaptable housing' to suit the needs of individual residents, some of whom may be in supported accommodation".

In other words the percentage of adaptable housing is no higher than any other housing development. It does not take into consideration that any Achieve/Crowle residents who are lucky enough to be able to maintain Crowle as their life long home, may increase the developments requirements for adaptable housing.

Community Involvement:

Para 8.1 of the social impacts Assessment: in the second paragraph it states that people with disability should ,so far as possible, live in and be part of the community rather than live in institutional care.

Ever since Beverley and Susan have been residents of Crowle Home they have been very involved in the local and wider community. During their schooling at Crowle they joined in all community activities and now that they are working, off site 5 days a week they are even busier.

On a weekly basis both girls :play 10 pin bowling at the local bowling alley, attend line dancing at the local club, Susan attends a community college for drama classes. They both go shopping every Saturday to the local community shopping centre where they purchase their goods and have lunch.

Play T ball every sunday

Over the years the both girls have participated in netball carnivals and gala days, swimming carnivals around the state, camps in various locations and T ball carnivals. None of these events were held at Crowle and they all involved the wider community.

As well as this the girls go to the local movie theatre, to shows in town, sailing when available, To the local club, rides on the ferry ,the Royal Easter show , walks around their area for fitness etc. the list goes on and on and this has all been made possible by the support from Crowle Foundation and the caring staff of Crowle Home. Living at Crowle Home has certainly not restricted Beverley or Susan from participating in or being part of the community. In fact on some weekends it's hard to visit the girls as they are busy with a community activity.

Beverley and Susan travel to the far North Coast each year to visit their elderly mother. While there they swim in the local pool on a daily basis, visit the local club and join in all the Christmas celebrations the community has to offer. After being away for a few days both girls are keen to know when they are returning to their home at Crowle and all their friends.

Limited Living Skills:

Para 8.1 of the social impact assessment also discusses limited living skills as a consequence of living in a "congregate care setting"

Do Achieve Australia believe that suddenly and by moving Beverley and Susan out into a community home, with limited supervision, that their living skills will improve. Both Beverley and Susan are 57 years old and have moderate intellectual disability. For 40 years and under the guidance and care of The Crowle Foundation and their caring staff Beverley and Susan have embarked on many training and teaching sessions to improve their living skills and be independent. Some of these have been successful but many have not and these skills will never be learnt no matter where they are living. This is due to their disability not "Living in Congregate Care."

Beverley and Susan love their home at Crowle and help out as much as possible but as far as being able to live independently and care for themselves with very limited supervision is out of the question. Achieve Australia have been in operation for the last 3 years and in this time we have had ONE meeting with them regarding Beverley and Susan and in that time no training or improvements have been made to the girls living skills. How then do they believe that by moving them out of the only home they know and into a community house are these skills going to improve.

As well as improving their living skills Achieve Australia want these disabled residents to be able to make decisions for themselves. Well you ask Beverley and Susan where they want to live and they will tell you that CROWLE IS BEST and that is their home.

Conclusion:

The land at 74- 76 Belmore street, Meadowbank was given for the sole purpose of housing and educating the disabled. Let this continue by objecting to Achieve Australia Pty Ltd seeking approval under the Environmental Planning and assessment Act 1979("the act") for a Concept Plan ("the Project") for the site known as 74-76 Belmore Street, Meadowbank ("the site") and allow Cluster housing or village style accomadation, with aged care appropriate dwellings so that the existiing residents of Crowle Home can continue to live their life in their home and many others in the future.

Kind Regards

Margaret Gardiner

7

From: "Greg Poole" <poole5@bigpond.net.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 24/06/2012 9:12 pm
Subject: Submission.doc
Attachments: Submission.doc

Please find attached submission against the Concept Plan.

Residential Development at 74-76 Belmore Street, Ryde. (MP10_0110)

Kind Regards

Megan Poole

Megan Poole
71 Pennant Parade
EPPING NSW 2121

98764048

Poole5@bigpond.net.au

The Director General
The Department of Planning and Infrastructure (NSW)
GPO BOX 39
SYDNEY NSW 2001

Dear Mr Haddad,

Submission Objecting to MP10-0110-Achieve Australia Concept Plan
74-76 Belmore Street, Ryde

I refer to the Environmental Assessment ("EA") submitted to the NSW Department of Planning and Infrastructure ("the Department") by Achieve Australia Pty Ltd seeking approval under the Environmental Planning and Assessment Act 1979 ("the Act") for a Concept Plan ("the Project") for the site known as 74-76 Belmore Street, Meadowbank ("the Site").

I am writing this submission objecting to the proposed Project.

I disagree with the Concept Plan put forward by Achieve Australia for high rise development on the land known as Crowle Home. This land was left to the people with disabilities in the Ryde Area.

The disabled people in New South Wales have already had land sold out from underneath them, they are now in desperate need of safe, comfortable and purpose built homes to live in. Places like John Williams, Brush Farm and Gladesville Hospital are no longer used for people with disabilities.

We as the members of the Crowle Foundation voted for a Cluster Development to be built on the land known as Crowle Home. The men and women who lived there and called it home could be cared for in purpose built accommodation in the surroundings they love, feel secure and safe and continue to live with their friends. We have been told by management of Achieve Australia that Cluster housing will never be built on Crowle land.

They have been moved out and scattered in small groups, never to see their friends and familiar surroundings again. They were promised the world and are more alone than they have ever been before.

I take my son to Meadowbank every morning at 6.40am to be taken by Achieve Staff to their workshop at Marrickville, I then pick him up at the same place in the afternoon at 3.45pm. I have been doing this 5 days a week for 5 years. There is no communication with the upper management from Achieve, I don't know what is going to happen when they decide to develop the site, where do I take my son to be taken to his work place, is their going to be transport or does that mean he won't have any way of getting to Marrickville. The lack of communication has always been a huge problem, it doesn't matter how many times it is discussed it has never changed.

There has never been adequate consultation with Stakeholders, by Achieve Australia, before or during this Concept Plan.

In my opinion Achieve have not answered the questions put forward in Judith Stubbs Social Impact Report. All they seem to have done is reduce a few apartments.

In conclusion:

The high rise in Meadowbank that is creeping up the hill from the river should stop at the gates of Crowle and let these vulnerable people keep their home.

Yours Sincerely

Megan Poole

8

From: Joanne Glissan <joanneglissan@hotmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 26/06/2012 5:33 pm
Subject: Rebecca Glissan's Objection Letter (MP10_0110)
Attachments: Rebecca Glissan Objection Letter.doc

To whom it may concern

Please find attached Rebecca Glissan's Objection Letter in relation to the notification of preferred project report for concept plan application- residential development at 74-76 Belmore Street, Ryde (MP10_0110).

Kind Regards

Joanne Glissan

20th June 2012

4 Yvonne Crescent
Georges Hall NSW 2198

The Director- Metropolitan & Regional Projects – South
The Department of Planning and Infrastructure (NSW)
GPO BOX 39
SYDNEY NSW 2001

Dear Director,

I refer to the notification of preferred project report for concept plan application for the residential development at 74-76 Belmore Street, Ryde (MP10_0110).

**Submission Objecting to MP10 _ 0110 – Achieve Australia Concept Plan
74-76 Belmore Street, Ryde**

This letter serves as a direct objection to the plan submitted to Ryde council for the redevelopment of the Crowle Home Site at 74-76 Belmore Street, Ryde.

This site was originally willed to the intellectually disabled by a dying compassionate woman, her will stated to the effect that the land be left exclusively for the sole use of social, health and housing of the intellectually disabled. This site is now under litigation as Achieve Australia would like to redevelop the land utilising only 10% of the new accommodation for the original intended purpose, a fact that I find both morally incorrect and inconceivable.

For most intellectually disabled residents living at this site, this has been their home for over 50 years. Friendships have been made, routines and daily activities have been established and ingrained, which provides the foundation of the stability in their lives.

As you are more than likely aware, many intellectually disabled people are childlike in their behavior and perception of the world. Therefore, imagine if you will growing as a child and sitting in a the same chair for 50 years, this chair provides warmth and comfort, this chair provides stability and foundation, this chair is where you feel secure, familiar and safe. One day without your permission or consent an organisation chooses to sell the one thing in your life that is the basis of all that makes you feel safe, the one thing that you love and defines your world, and this organization are selling your chair only for their own financial gain! Imagine what that must feel like and the individual repercussions and impact this will have on each of these intellectually disabled resident's lives and mental stability.

The intellectually disabled rely on their guardians to advocate for them, however in this instance their guardians are being rendered powerless to a greater and larger corporation, Achieve Australia, who with their strategic agenda and bullying tactics exclude these Guardians from any real 'say' in the process and/or outcome of this plan.

Achieve Australia has signed no actual legal document which commits to providing the new housing on the redeveloped site to the intellectually disabled, there is

'reference to' in some documents but no actual legal document to state 'how much housing for the intellectually disabled', no actual legal document signed by Achieve Australia to providing housing to any of the original residents being displaced that they will actually have a place in the new proposed site.

Additionally, there is the claim that Achieve Australia will provide day programs and other ongoing activities, however again no actual legal document signed by Achieve Australia that will hold them to this 'loosely defined concept'.

There is also no legal document signed by Achieve Australia of the standard of follow up care for the residents they have already displaced and will continue to do so, should they not be stopped from implementing this plan.

The purpose and intent of my letter today is to highlight to you the fact that should the re-development of the Crowle Home Site, Ryde, proceed it is not in keeping with the original will of what this land was deeded for and the impact it will have on the lives of the intellectually disabled residents and their families is devastating.

Many of these families purchased life long bed bonds for their children, brothers, sisters, family members and should the Government allow such a re-development to take place and change the will of a dying woman without any consent of any official party, then the NSW Government and it's officials deem themselves a law unto themselves.

In conclusion, in light of all the above I would appeal to the NSW Government to put a stop to the re-development of the Crowle Home Site, Ryde and Achieve Australia's proposed plans. I would ask that you re-assess and re-address the actual needs of the people who have lived on this site for so long and re-develop the buildings for the original willed intended purpose, that of the sole use of social, health and housing of the intellectually disabled.

Yours sincerely

Rebecca Glissan

9

From: Joanne Glissan <joaneglissan@hotmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 26/06/2012 3:08 pm
Subject: Louise Gardiner's Objection Letter (MP10_0110)
Attachments: Louise Gardiner objection 2.docx

To whom it may concern

Please find attached Louise Gardiner's Objection Letter in relation to the notification of preferred project report for concept plan application- residential development at 74-76 Belmore Street, Ryde (MP10_0110).

Kind Regards

Joanne Glissan

Louise Gardiner
92 Lucinda Ave,
Georges Hall NSW
2197

The Director- Metropolitan & Regional Projects – South
The Department of Planning and Infrastructure (NSW)
GPO BOX 39
SYDNEY NSW 2001

Dear Director,

**Submission Objecting to MP10 _ 0110 – Achieve Australia Concept Plan
74-76 Belmore Street, Ryde**

I refer to the notification of preferred project report for concept plan application for the residential development at 74-76 Belmore Street, Ryde (MP10_0110).

I am writing to you to **object** to the proposed development of the Crowle Home site – Ryde.
One of the fundamental points that have been overlooked in the submission is the moral duty to the existing residents at Crowle home. Much mention has been made regarding the new facilities that could be available when some of the residents might return but this probably not going to happen. Once the existing residents have been turfed out there will be no return for them.
I have extended family members who live at Crowle home at this present time.
Their immediate family is devastated by this proposal.
They are not happy with the so called liason between them and Achieve Australia .
The individual needs and preferences of their children have not been met!
Many of the existing residents are in the 50+ age group and will be unable to fit the pipe dream of social workers who think it will work for them ,being uprooted to new areas, new communities, new housing , new work transport issues and away from their familiar surroundings.
They in turn have aging parents who already find it difficult to come to their rescue if things go wrong. While their children have been under the protective banner of the Crowle Home they know that their needs have been looked after.
The community and those that have the power have an obligation to these residents to stop their eviction .

Yours Sincerely,
Louise Gardiner

10

From: Joanne Glissan <joanneglissan@hotmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 26/06/2012 3:06 pm
Subject: Robyn Chapman's Objection Letter (MP10_0110)
Attachments: Robyn Chapman Objection Letter.docx

To whom it may concern

Please find attached Robyn Chapman's Objection Letter in relation to the notification of preferred project report for concept plan application- residential development at 74-76 Belmore Street, Ryde (MP10_0110).

Kind Regards

Joanne Glissan

Mrs Robyn Chapman,
Lot 34, Kirkton Road,
Lower Belford . N.S.W. 2335.
email: rc22kc@hotmail.com

The Director- Metropolitan & Regional Projects – South
The Department of Planning and Infrastructure (NSW)
GPO BOX 39
SYDNEY NSW 2001

Dear Director,

**Submission Objecting to MP10 _ 0110 – Achieve Australia Concept Plan
74-76 Belmore Street, Ryde**

I refer to the notification of preferred project report for concept plan application for the residential development at 74-76 Belmore Street, Ryde (MP10_0110).

I am writing this submission objecting to the proposed Project.

Background

In May 1952, the Crowle Home and surrounding land was given to use as a home and educational facilities for intellectually disabled people. The proposed development and sale of this land to members of the wider community is not in accordance with the wishes of the Crowle family back then, or now.

Merger of Crowle Foundation with Achieve Foundation (Nov 2008)

Many of the members of Crowle Foundation voted for the merger of these two organizations because the current management at the time, instilled fear into the members by talking about cash flow problems within Crowle and the possibility of collapse of the organization if the merger did not go ahead. The members were lead to believe that the merged organization would sell 1/3 of the Crowle Home site to fund cluster housing for our family members. Lack of any legal representation at that time for Crowle members meant that this promise was not documented. Over time the "merger" resembles more of a "takeover" and Crowle Foundation members find that they no longer have a voice in the care of their intellectually disabled family members. (In the past 10 months there has only been 1 meeting of Achieve management with Crowle resident family members). There are many successful examples of cluster housing that have allowed intellectually disabled people a home with lifelong friends, where they can fully participate in community activities and yet stay safe, and receive the nurturing care that they require.

My Story:

My sisters Beverley and Susan Stott have been a resident of Crowle Home for the past **41** years. They are still residents of Crowle Home today. They have been classified as Moderately intellectually impaired and Schizophrenia, there intellectual ability can be compared to a **5 or 6 year old**.

Apon the girls entering Crowle Home in 1971 my mother was a widower with 6 children at that time money was scarce, but she paid what was a large amount so that Beverley and Susan could be

looked after, she signed an agreement which promised to provide them with a home at Crowle Home for the rest of their life. Up until the time of the merger of Crowle Foundation with Achieve in November 2008, living at Crowle Home meant that the girls were provided with safe, secure grounds where they could wander, be surrounded by their friends and a swimming pool for exercise. The care and nurturing from long term staff provided them with a safe and happy living environment much like a real family over the years.

Objections

(1)

Just as Aged Care facilities provide care for the elderly in Nursing Homes to accommodate their mental and physical needs (eg dementia) Crowle Home has provided cared and safe secured grounds supervised to attend to all the intellectual needs that girls require in a safe home like manner (**would you leave your 5 or 6 year old in a house in the community with only drop-in support ?**) **I should think NOT.**

I can only go on what the girls say, and they **are adamant that they are not moving anywhere. they are staying at Crowle Home .**

I feel that most of the residents of Crowle Home are becoming an aging population and I feel that the site of Crowle Home would better suit these clients by providing them with suitable accommodation on the current site to see out their agreement of providing accommodation for the rest of their life, that was the agreement.

(2)

In the past, I spent 5 years working in a Sheltered Workshop for the Intellectually impaired clients of the community, I know first hand that those clients are not provided with supervised and safe supervision on a 24/7 basis regardless of what Achieve say. Intellectual handicapped people require a stable routine, I know for a fact that on many occasions that carers have **Not turned up to escort their client to and from work**, which is very distressing to the client as they either wander themselves to and from work or they stay home. On 2 occasions that I know of 2 were sexually assaulted on their way home from work and 1 was hit by a train. All 3 clients were living in a group home where there was no supervision, at the time there was a lack of communication between staff and the result was on the client that was supposed to be looked after and safe..

(3)

Closure of large residential centres by the NSW Government.

Why is it that there is Over 50's retirement style living in a secured security sites for our retirement population in purposely built accommodation eg; village-style or cluster- style housing of up to 1,000's of sites across Australia but Achieve want to provide their Clients with community housing with a mixed population with the only security is the opening of the front door. I feel that Achieve have their priority's wrong. Just because the surrounding area to Crowle land is all high rise apartments and the dollar value would be better for Crowle land to add to the high rise, in the interest of the residents of Crowle Home would not get any benefit to adding to this high rise trend. It might look good from the air and the money value, but in the interest and safety of the residents would greatly impact on their valuable lives.

Community Involvement

I do agree that the Intellectually impaired clients do contribute in the community, both girls attend a wide range of sporting activities and regularly visit their local coffee clubs swim and shopping centres, none of these were confined to Crowle Home, they were all community activities with the supervision of the great staff.

In their working environment both girls contribute to the community in a wide range of workshop style employment, which from my experience is very hard working people that all they want to do is their very best at what they do, they thrive on praise for a job well done. To the normal working person the tasks are often repetitive and tedious and the pay is not very much for the effort that they put in. (sometimes questionable slave labour)

In my experience from taking the girls on outings in the wider community, the girls themselves are

normal people just wanting to do the normal every day outings, but what they don't understand is that its the community that don't understand the girls or people with intellectual deficient disorder, the looks that you get, the comments you here , Its the community that need the training to accept the intellectually impaired , not the other way round.

In Summary

I strongly object to the Crowle Home site being re-structured to the high-rise appartment blocks just for the money value of the land. I feel the land would be better suited in a total security village-style development where intellectually disabled residents were able to maintain their life-long friendship, incorporating the needs of vulnerable intellectually disabled people, with the security and protection to which they are acustom to on that same site.

Most of the Clients of Crowle would be lucky to have 10 to 20 years life left, yet the site would be there forever, Achieve should let them live out there lives on that land and later the land will still be there in years to come to re-structure for the next generation of intellectual impaired clients.

Yours sincerely

Robyn Chapman.

11

From: Wendy Wei <wendywei85@yahoo.com>
To: "plan_comment@planning.nsw.gov.au" <plan_comment@planning.nsw.gov.au>
Date: 24/06/2012 2:59 am
Subject: Submission against 74-76 Belmore St Ryde Concept Plan PPR report (MP10_0110)
Attachments: Submission against 74 - 76 belmore st Ryde Concept plan (MP10_0110).pdf

To the director of Metropolitan and Regional Projects - South,

I have attached my submission against the 74-76 Belmore St Ryde Concept Plan PPR report (MP10_0110) in PDF format.

I write as a body corporate executive member on behalf of residents in an adjoining building affected by this development.

It would be appreciated if you would acknowledge the receipt of this letter either by emailing back or post as a lot of time has been spent collating information for this submission.

Thank you

Wendy

To the Director – Metropolitan & Regional Projects – South,

My name is Wendy Wei and I am the resident of 5412 / 82 Belmore st, Ryde 2112, in the adjoining complex known as Bay Top. I am also a Body Corporate executive member, speaking on behalf of many residents who have expressed concerns over the proposed changes in the PPR report for the 74 – 76 Belmore St Ryde Concept Plan. (Development application MP10_0110)

We wish to make a submission **against some of the existing forms and proposed changes to block A** which directly affect 82 Belmore St and 6 Porter St (residents of the Bay Top development) and 80 Belmore st which is to be constructed soon.

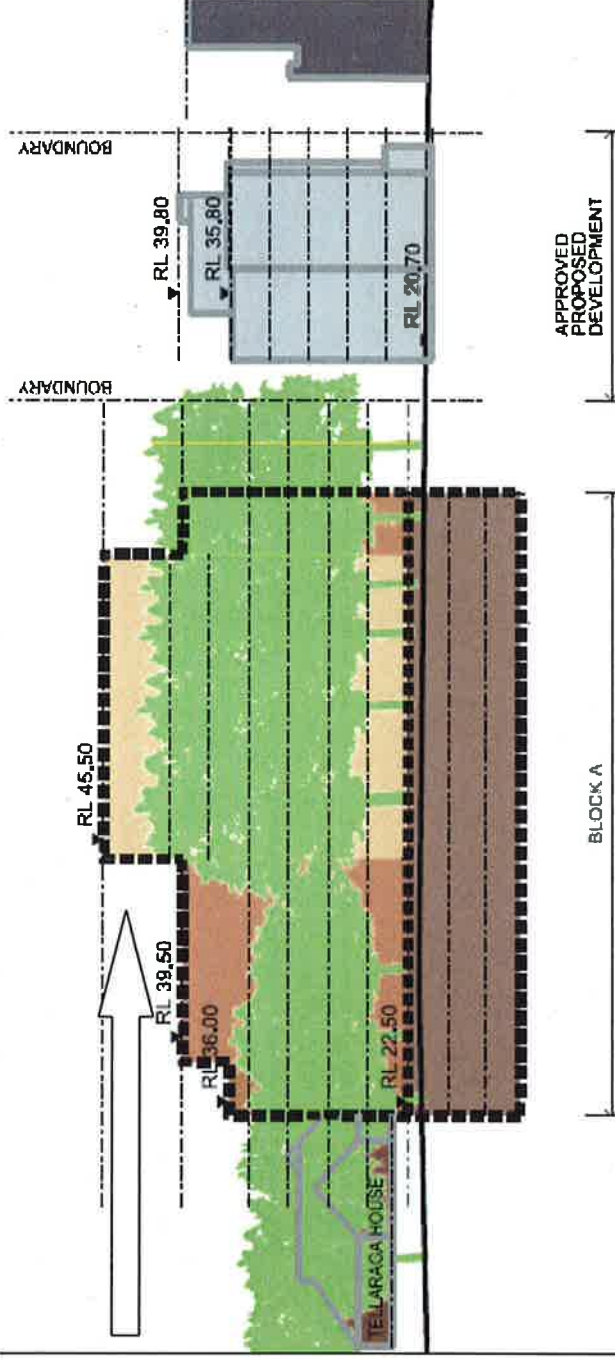
Building A is proposed to have its 7th storey rotated 90 degrees to an east-west alignment. It no longer steps down to lower storeys but maintains a bulky 7 storeys height, cutting through the majority of the land width. As it runs parallel to the 80 Belmore St block and the north front of the 82 Belmore St block, it continues to overwhelm these apartment blocks. See issues below.

This is the front view of building A on Belmore St. We believe the 7th storey **does not blend aesthetically into its neighbouring buildings.**

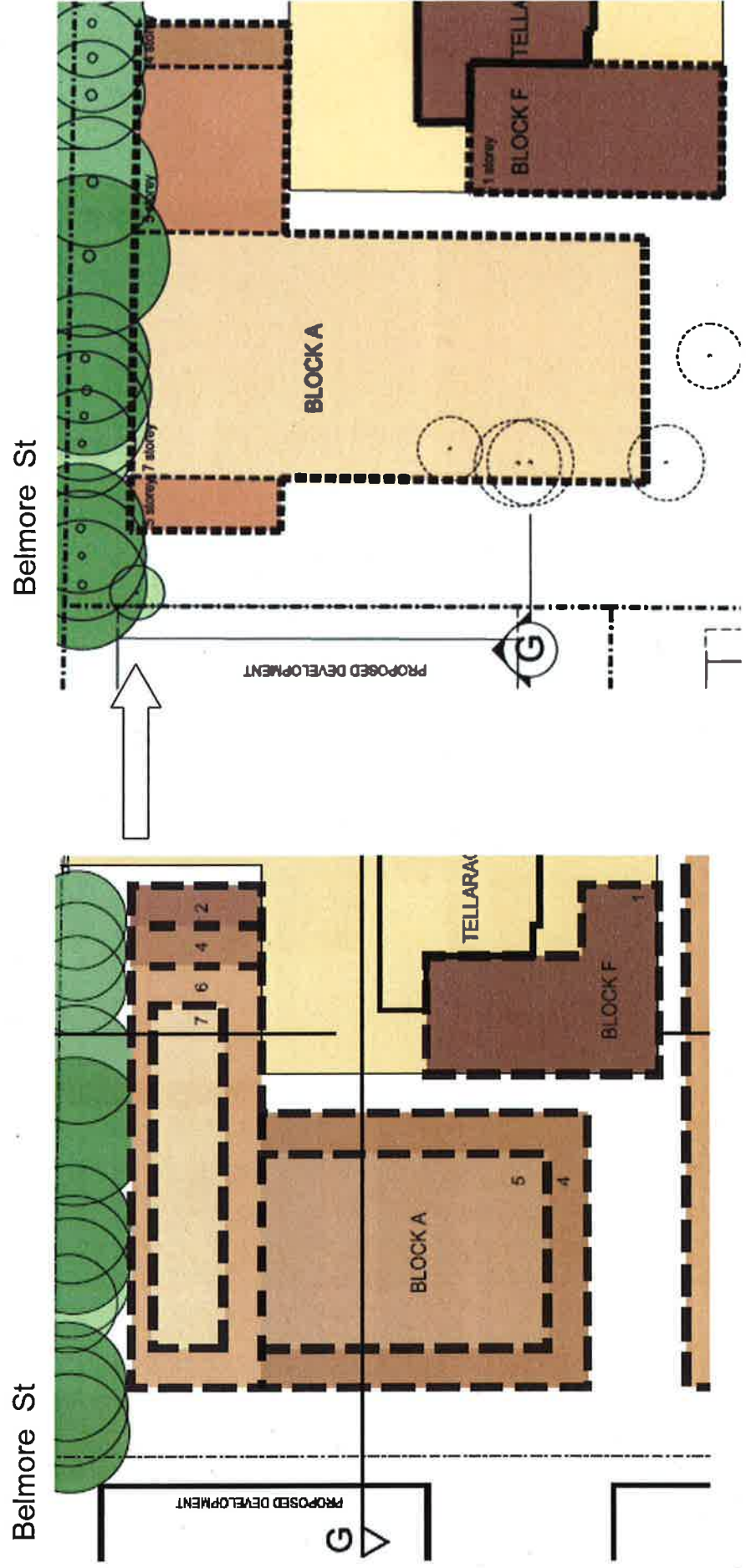
It is 6 metres taller than the highest point of the 80 Belmore st building, **equivalent to 2 extra storeys.**

Because the ground level of building A is already higher, the 7th storey at this height in this position is **likely an eyesore upon construction.**

We recommend the removal of the 7th storey from this position.



These diagrams show the change in the 7th storey element of the building A envelope. In the previous plan, the 7th storey narrowly affects the neighbouring buildings and the building steps down significantly inwards. The new concept plans shows a massive block with a uniform height of 7 storeys. The new orientation of the 7th storey adds significantly to the bulk of the building. Furthermore, its length extends inwards, not along the street, thereby overwhelming more neighbouring residents with its presence at this height.



This is the southern elevation view of building A as it stretches inwards towards Porter St.

This is what residents of 80 and 82 Belmore st as well as 6 Porter st will be exposed to from their windows.

We believe the position and shape of the new 7th storey excessive in nature.

It is highly visible for surrounding residents and covers much more visible sky. Some residents have complained of a resulting claustrophobic feeling about this proposed change.

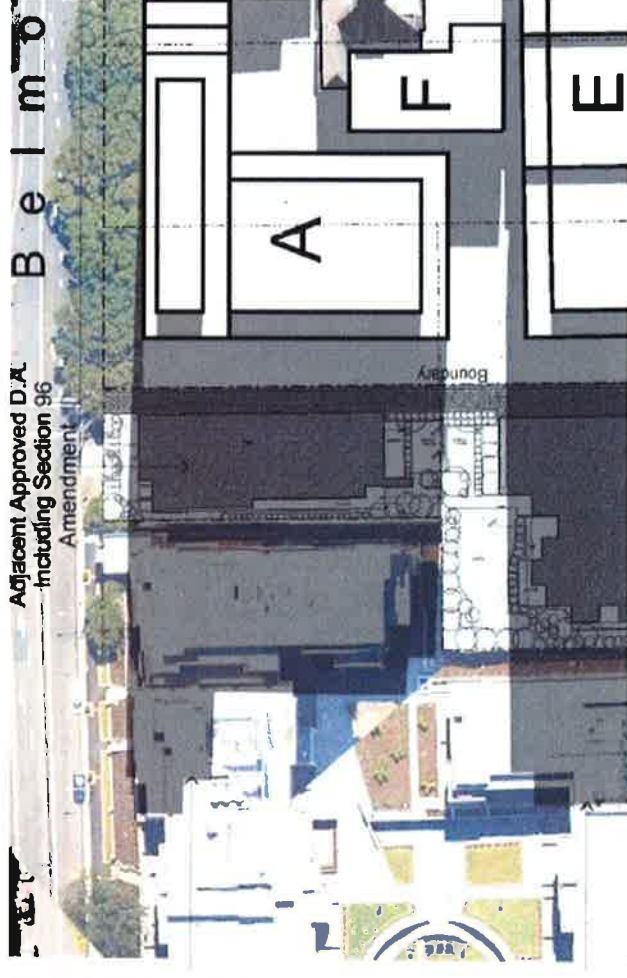


WALKWAY - SOUTH ELEVATION

The shadow diagrams also show higher levels of overshadowing resulting from the full length of the 7 storey building running parallel to both neighbouring buildings.

As the day passes, a longer shadow from building A will continue to affect more neighbouring residents with a NE front.

This is a major concern for residents who have paid a premium on their apartments for solar access.

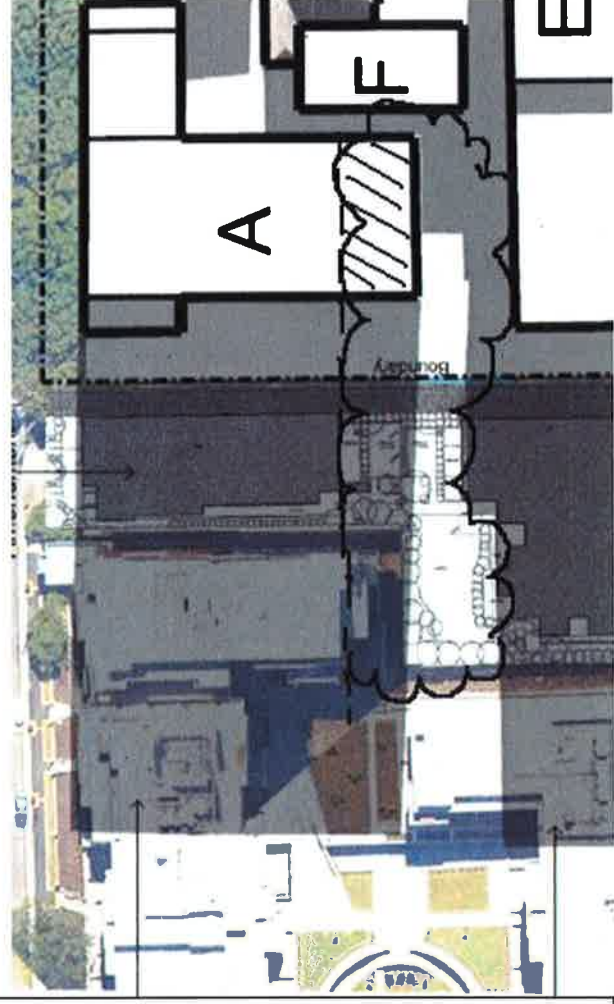


We propose the following alternative to the concept plan:

Bring the SE boundary of Building A in line with the building boundary of 80 and 82 Belmore St. (see picture on the right)

This allows the merging of two small gardens into a large green open space with views to Tellaraga House, also enjoyed by pedestrians and cyclists passing through the new footpath connect Belmore St and Porter St.

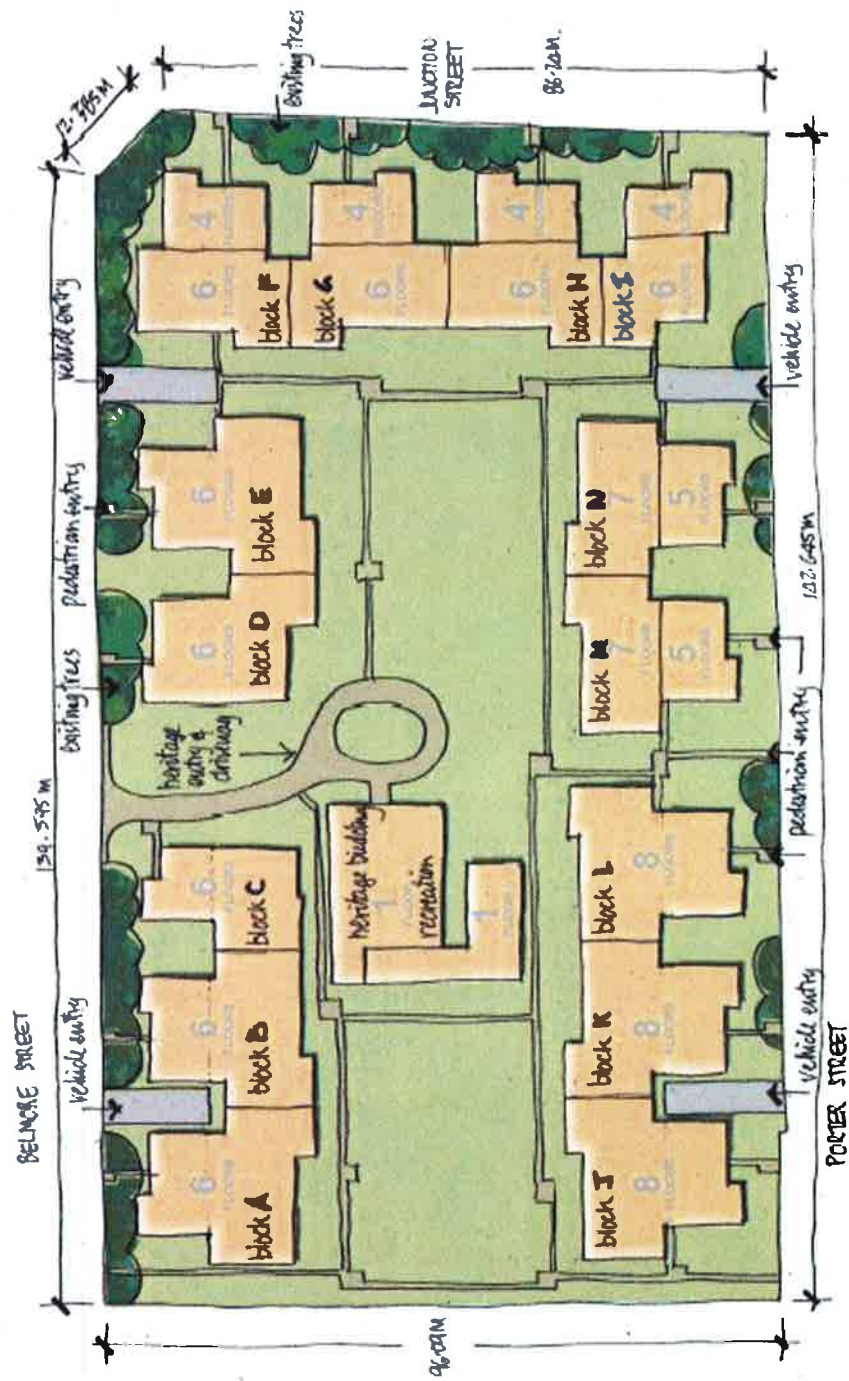
This form blends into the aesthetic design of the Bay One Development keeping a line of sight to the water. (see picture next page)



Line of sight to water through the BayOne complex.



I also draw your attention to a previous concept sketch plan by the architect which also supports the idea of a larger green space to the left of Tellaraga House.



In summary:

- We oppose the change in height and envelope of Building A of the 74 – 64 Belmore St Concept Plan. The resulting form is too high and bulky in its current dense setting. It is also highly intrusive in view to both 80 and 82 Belmore St buildings.
- Thus, we offer an alternative to the proposed plan. **Bring the SE boundary of Building A in line with the building boundary of 80 and 82 Belmore St.**
- This allows the merging of two small gardens into a large green open space with views to Tellaraga House (block F is only 1 storey high) It also enables the concept plan to blend into the aesthetic design of the BayOne Development **keeping a line of sight to the water.**

While we understand that it is in the developer's interest to build more and make more profit, we hope that the Department's best interest lies in its current and future residents. Thank you for considering our concerns.

Wendy Wei
Body Corporate Executive member
BayTop complex, 5412/82 Belmore St, Ryde.