

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.

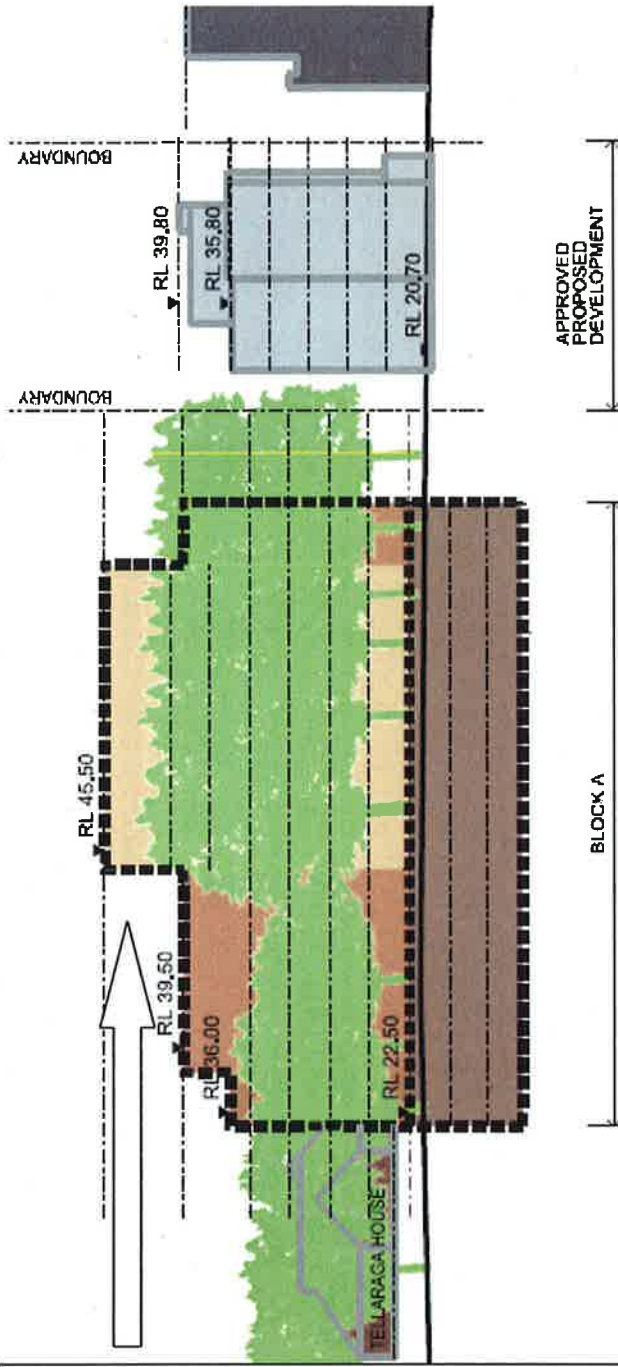
Building A is proposed to have its 7th storey rotated 90 degrees to an east-west alignment. It no longer steps down to lower storeys but maintains a bulky 7 storeys height, cutting through the majority of the land width. As it runs parallel to the 80 Belmore St block and the north front of the 82 Belmore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

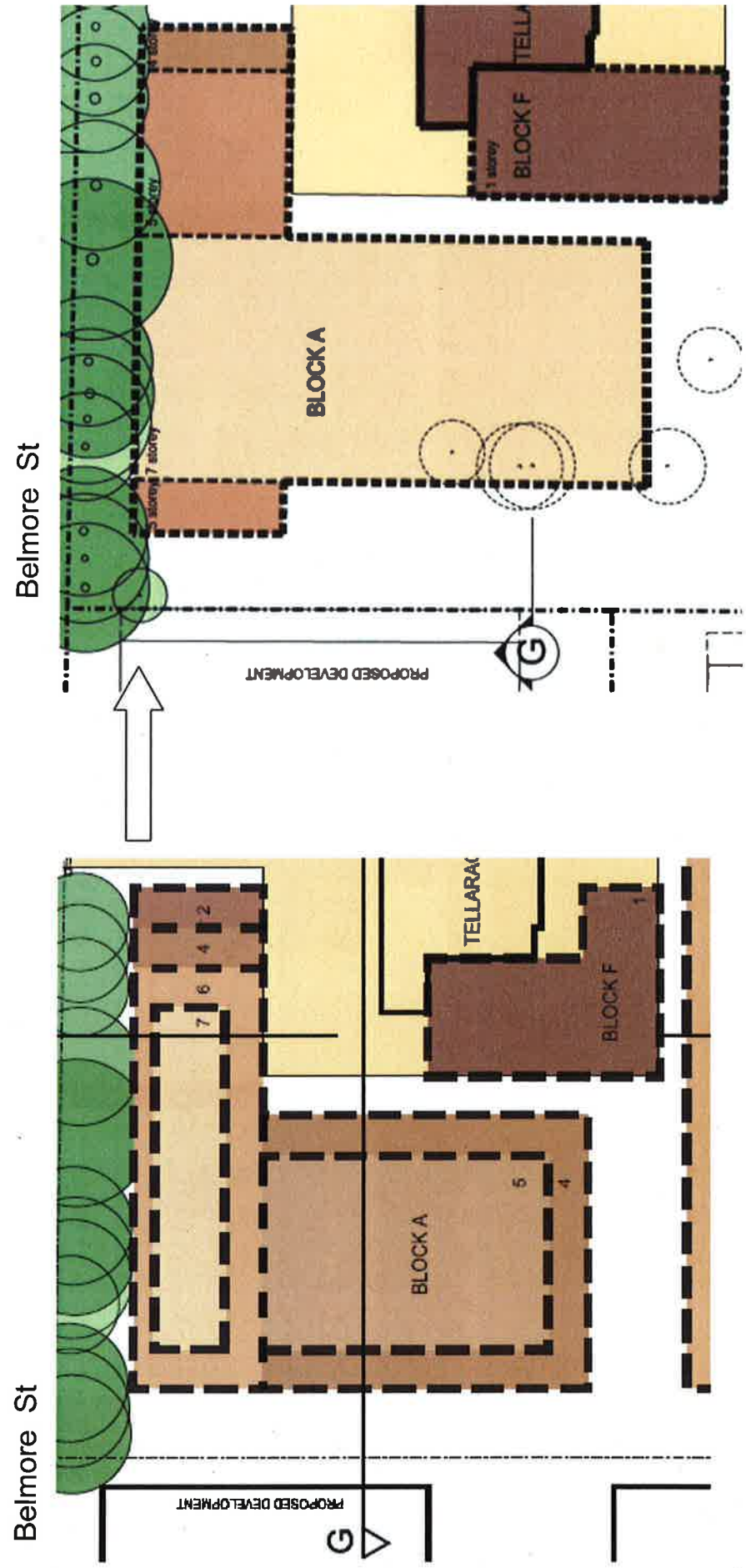
It is 6 metres taller than the highest point of the 80 Belmore st building, equivalent to 2 extra storeys.

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.

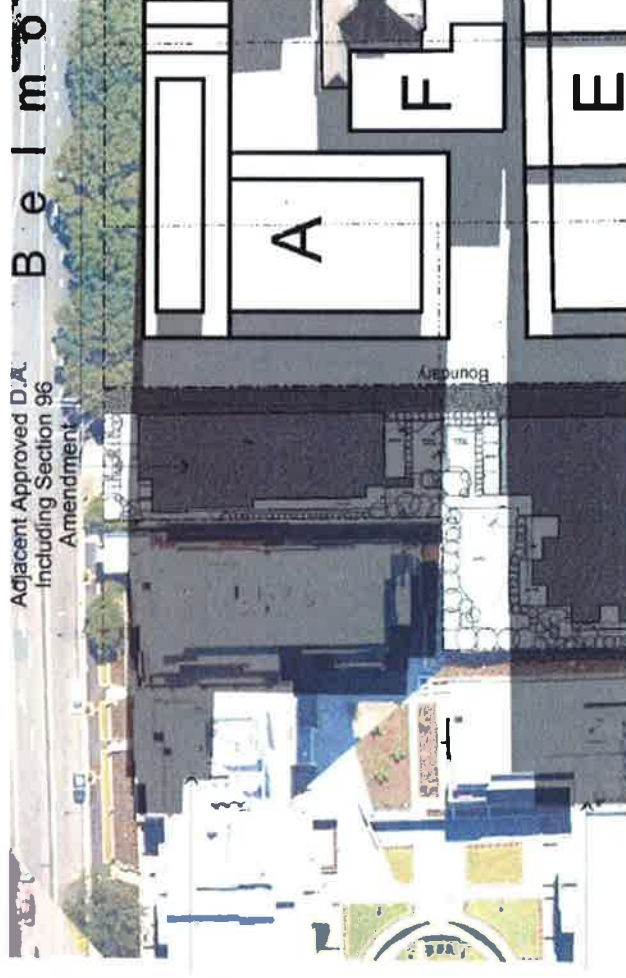


WALKWAY - SOUTH ELEVATION

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.

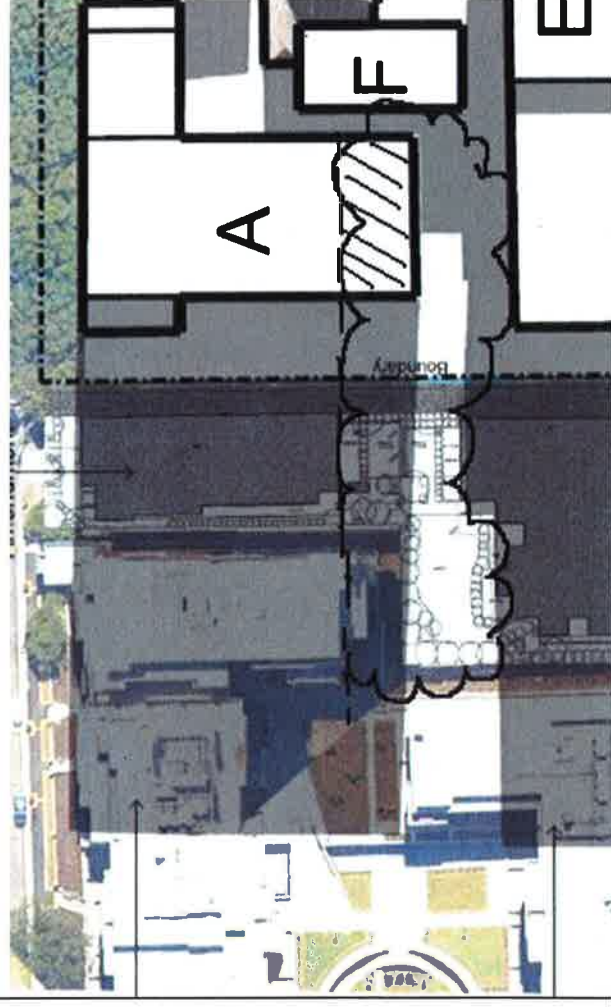


We propose the following alternative to the concept plan:

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.

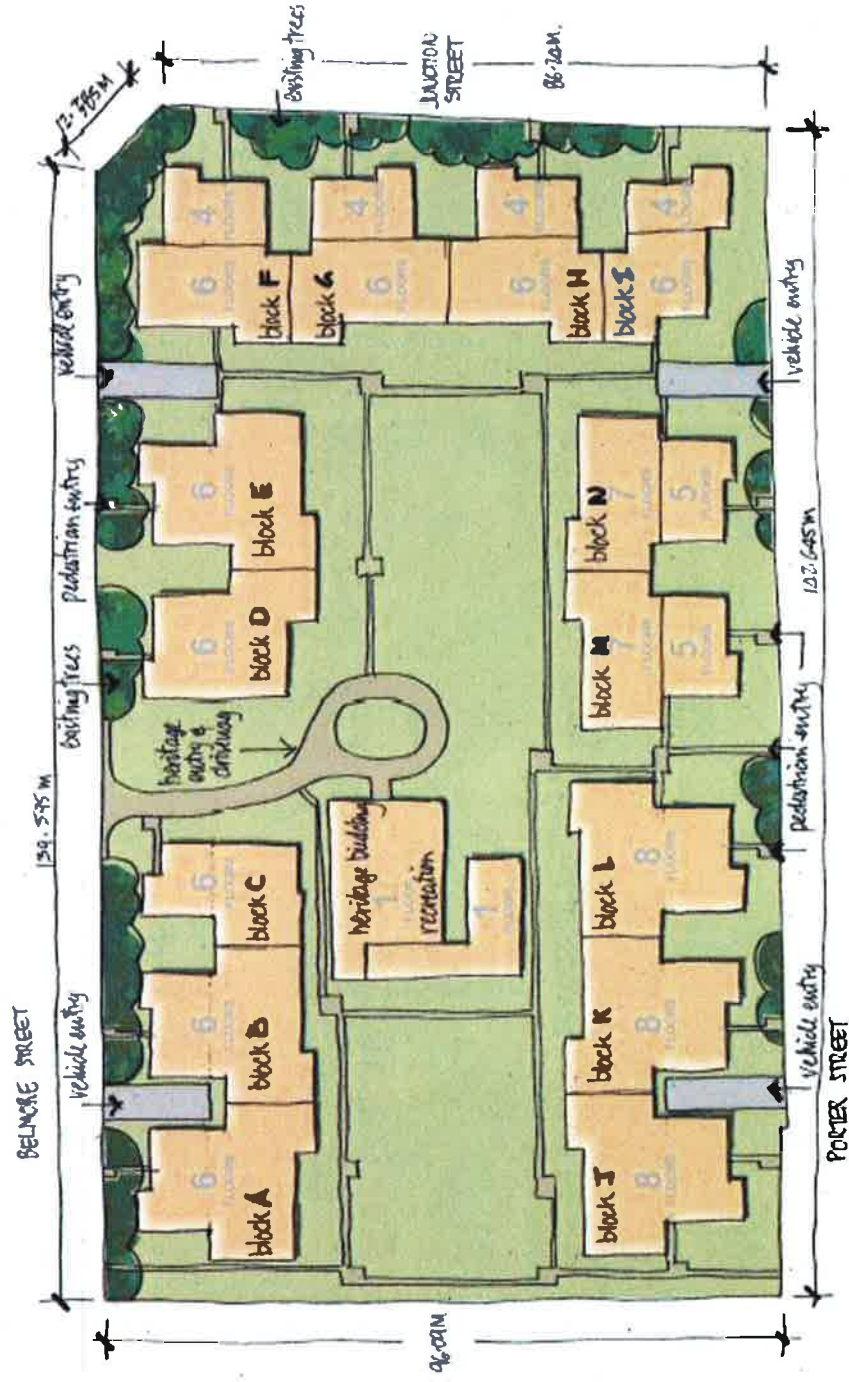
This form blends into the aesthetic design of the Bay One Development keeping a line of sight to the water. (see picture next page)



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.

Major Projects Assessment
Department of Planning
GPO Box 39
Sydney NSW 2001



3 Yerong Street
Ryde NSW 2112

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Dear Sir/Madam

Submission by: Barry Hadaway
Project: Residential Development 74-76 Belmore Street, Ryde (MP10_0110)
Applicant: Don Fox Planning, on behalf of Achieve Australia Ltd
Objection to: Preferred Project Report

I wish to object to the above development proposal and to comment specifically on the failing of the Preferred Project Report to address legitimate resident concerns.

I lodged a submission objecting to the above development proposal on 20 September 2011. My main areas of concern were:

1. Traffic Congestion

- This development along with others recently completed or in the planning pipeline will double the number of units originally envisaged for the Meadowbank Area, by Ryde Council, and will double the number of units used in the original traffic study for the area by Rhodes Thompson and Associates. The staggering increase in density in the Meadowbank area is not addressed in any way in the Preferred Project Report.
- An extract from the Rhodes Thompson Traffic Report was provided. This extract illustrated that key intersections, notably Morrison Road and Church Street, would be operating at failure point with half the number of units in the area to what is now proposed. This fact has been conveniently ignored in the Preferred Project Report. There is no mention of the Morrison Road Church Street intersection even though this is the main intersection by which traffic exits the area.

2. Lack of Public Transport Capacity

It is a fact that the residents of Meadowbank and everyone using the main northern rail line have been waiting for over 30 years for the second half of the Meadowbank Rail Bridge to be built. Until it is built and more trains are put into service there will be no public transport capacity to cater for thousands of extra commuters living at Meadowbank. It is disingenuous for Don Fox Planning to glibly state that their development is consistent with the Metropolitan Strategy and its thrust of locating high density housing close to transport corridors. This is a legitimate issue and should be taken seriously. Even if the proponent is not required to take this matter seriously the Department of Planning certainly should.

3. Road Safety

It is hard to believe that anyone would have the hide to suggest that dumping a large volume of traffic into narrow Porter Street, which is no wider than a laneway, will not cause any safety issues. The suggestion that Porter Street can be made safe by putting up a couple of 'No Stopping' signs cannot be accepted as a sensible solution.

4. The 'Concept Plan' Process

I have no further comment to make on the 'Concept Plan' process in relation to this development.

5. Lack of Useable Open Space

In my earlier submission I quoted reports illustrating the importance of accessible green open space to the cognitive and physical development of young children. These reports were *Children in the Compact City*, Prof. Bill Randolph UNSW 2006 and *Accessible natural greenspace in towns and cities*, English Nature Research Report No.153, 1995. There are two issues that need to be addressed here. The first is that high rise units are an unsatisfactory environment for young children. The second is that children need safe access to adequate areas of green open space. The Preferred Project Report ignores the first issue completely and treats the second concern with contempt. The park at the bottom of Belmore Street, which is now a very busy road, is too remote for young children to safely access. It simply is not good enough for the proponent of this development to say, in Section 5.1.5 "It is common for more active open space areas to be located further away and this applies for most residential developments in urban areas." The proponent is saying that because the community has suffered from bad developments and bad planning in the past they should be allowed to perpetuate this situation. If the proponent wants to put up hundreds and hundreds of units they should be made to set aside an area of land big enough for children to play and to kick a ball around.

6. Facilities for the Disabled


Given the history of Crowle Home and its service to the Ryde community it is a sad situation indeed that day programs have been abandoned or relocated and now only 15 units of 430 are to be set aside for disabled persons. This is a large reduction on the original proposal and should not be accepted.

7. That the development did not constitute Ecologically Sustainable Development

These units will be standing in 2050 by which time we will need to have reduced our greenhouse gas emissions to close to zero to avert dangerous climate change. The proponent should explain how the overall design of this development will allow its occupants to achieve this goal? The truth of the matter is that high rise residential units are one of the least sustainable forms of housing alongside excessively large McMansions.

I note that there were 82 submissions from residents opposing this development and 7 in favour. Surely the weight of resident opinion against this proposal and the objections of parents of disabled children, who will suffer as a result of this development, should be enough to make the Department of Planning realise that the proposal is not sound and should not be allowed to proceed.

Yours sincerely

A handwritten signature in cursive script, appearing to read 'Hadaway'.

Barry Hadaway

24/6/2012

TABLE 7 INTANAL AND SCATES OUTPUT – WEEKDAY PEAK HOUR CONDITIONS PROJECTED JUNCTION EFFICIENCY UNDER BOTH THE DEVELOPER AND COUNCIL PREFERRED OPTION								
Intersection	Scenario 1				Scenario 2			
	Developer Proposed		Council Preferred		Developer Proposed		Council Preferred	
	AM	PM	AM	PM	AM	PM	AM	PM
Victoria Road / Bowden Street								
Delay	32	24	503	26	43	28	573	29
Degree of Saturation	0.95	0.74	1.25	0.71	0.97	0.76	1.28	0.72
Level of Service	D	C	F	C	E	C	F	C
Church Street / Junction Street								
Delay	22	12	23	29	26	19	27	33
Degree of Saturation	0.82	0.78	0.88	0.81	0.85	0.78	0.91	0.84
Level of Service	D	B	C	D	D	C	D	D
Church Street / Morrison Road								
Delay	43	47	55	48	50	50	81	52
Degree of Saturation	0.91	0.90	0.98	0.91	0.94	0.90	1.00	0.93
Level of Service	F	F	F	F	F	F	F	F
Constitution Road / Belmore Street								
Delay	9.5	10.2	11.7	8.1	9.8	10.6	12.1	15.2
Degree of Saturation	0.77	0.76	0.81	0.72	0.77	0.76	0.81	0.82
Level of Service	B	B	B	B	B	B	B	C
Belmore Street / Junction Street								
Delay	2.5	2.5	2.6	3.4	2.8	2.9	2.9	3.8
Degree of Saturation	0.32	0.40	0.33	0.57	0.36	0.45	0.37	0.60
Level of Service	A	A	A	A	A	A	A	A
Constitution Road / See Street								
Delay	0.5	1.0	0.5	1.0	0.5	1.0	0.6	1.1
Degree of Saturation	0.26	0.62	0.26	0.67	0.27	0.62	0.26	0.67
Level of Service	B	B	B	B	B	B	B	B
Railway Road / Railway overbridge								
Delay	0.4	0.9	0.5	1.0	0.8	2.1	0.8	2.7
Degree of Saturation	0.50	0.52	0.55	0.58	0.54	0.71	0.59	0.79
Level of Service	A	C	A	C	A	C	A	D
Belmore Road / Rothesay Avenue								
Delay	0.1	0.0	0.1	0.1	0.9	1.3	1.1	1.4
Degree of Saturation	0.26	0.17	0.30	0.21	0.30	0.41	0.35	0.44
Level of Service	B	A	B	B	B	B	B	B
Porter Street / Parsonage Street								
Delay	50.9	3.1	112	50.6	120	52.6	77	129
Degree of Saturation	1.13	0.95	1.36	1.15	1.34	1.15	1.61	1.43
Level of Service	F	C	F	F	F	F	F	F
Constitution Road / Bowden Street								
Delay	4.0	3.1	6.1	3.9	5.3	3.9	9.8	5.2
Degree of Saturation	0.51	0.51	0.57	0.65	0.54	0.56	0.60	0.69
Level of Service	B	B	B	B	B	B	D	B
Well Street / Porter Street								
Delay	1.9	62.3	2.3	118	2.1	69.2	2.6	134
Degree of Saturation	0.84	1.08	0.91	1.17	0.88	1.09	0.95	1.19
Level of Service	A	F	A	F	A	F	A	F

Table 7 indicates that the proposed development and redevelopment of the Faraday Park site is likely to have some impact on the efficiency of some intersections within the study area whilst other junctions are likely to remain significantly unaffected by the proposal and future works.



PCU034962

(13)

4 Valley View Crescent
North Lapping 2121
18.6.2012.

The Director - Metropolitan & Regional Project - Str

Subject Residential Development @
74-76 Belmore St. Ryde (MP10: 0110)

I wish to re-submit my objection to this plan "browle Home" was meant to be used as direction of Mr browle for use for people with disabilities. - not to be broken up into apartments for monetary gain by "achieve" with only 15 adaptable apartments of 430 on site for disabled.

Families and Friends have worked tirelessly to make browle "home" for our people over the many years and do not wish for this site to be broken up in such a manner

Department of Planning

20 JUN 2012

Scanning Room

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I would also ask for an extension of
time owing to the fact that Archive
has not addressed some matters
raised in the 6mths Nov 11 - May 2012.
that we feel are owed answers.

Yours Sincerely
Elizabeth De Pomeroy

ATTENTION SIMON TRUONG

74

Residential Development 74 to 76 Belmore St, Ryde



PCU035107

Application Number: MP10_0110

I object to the above development for the following reasons:

1. The PPR submitted by Don Fox Planning on behalf of Achieve Australia and written by Tony Gilmore does not remove my previous objections and
2. This PPR
 - A. contains many statements which contradict themselves,
 - B. contains inaccuracies, and
 - C. is extremely biased and does not adequately address the consultation and social impact concerns of present Crowle residents and their families and, in fact, it greatly increases them.

2A.CONTRADICTORY STATEMENTS

Page 11 "It will be possible for all existing residents to remain on site" (while units are being built).

Page 13 "transition planning process ... until devolution is complete end of 2012" This means that every resident will be moved by the end of this year and conflicts with statements quoted from pages 11, 9 and 8.

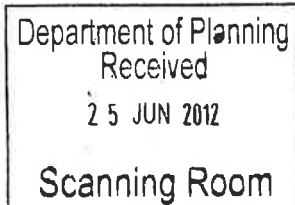
Page 9 New properties will also be acquired for residents exiting Crowle Home. These changes are planned to occur over a number of years, with completion scheduled by 2015-16"

Page 8 speaks only of "a proposal for a number of off site smaller scale cluster homes". There are no concrete plans mentioned for now.

Please note : I have a letter to me dated 15 August 2011 from The Hon Andrew Constance MP Minister for Ageing Minister for Disability Services stating that my brother who is a resident of Crowle Home "will be given the choice to remain onsite throughout the staged redevelopment".

2B. INACCURACIES

- i. Achieve Australia is a community business not a not for profit organisation as claimed in the PPR on page 8. This could lead to a conflict of interest.
- ii. The PPR goes to great lengths to discredit village and cluster developments of more than 2 houses. This is not the view of the department of Ageing , Disability and Home Care stated in its document "Innovative Accommodation Framework" which quotes the



department having built such accommodation for the transition of the elderly disabled residents from Pete Island.(page 4)

iii The PPR claims disruption may be a problem during construction (page 11) carries little weight as this is a staged development on a very large site and Crowle Home residents are offsite during week days.

3.C. BIASED SOCIAL IMPACT AND CONSULTANCY FINDINGS

i. All meetings with Achieve Australia since it took over Crowle home have consisted of its management forcefully stating its mantra of "we believe" and them never listening to families of Crowle residents. I have attended with my husband every meeting I have been invited to. The PPR has not taken the wishes of present Crowle residents or their families into consideration and is therefore biased.

ii. The Wilkott Research (pages 29 and 30) is flawed because it is based on a very small sample of people who appear to have been asked generalised questions which did not take into account the age or the degree of disability of a person living with a disability. It is not known if any of those people have ever been involved with the care of a disabled person or if those canvassed have ever personally known an intellectually disabled person.

I SUBMIT

1. Devolution of Crowle home does not need to be completed before mid 2018 so there is no need for a rush to move present residents from their present home at Crowle.
2. Prior to making a determination of the concept plan application, that your Department take very seriously the request made by City of Ryde Group Manager, Dominic Johnston, of 8 February 2012 including the ceasing of the relocating residents.
3. A condition of approval of any concept plan for 74-76 Belmore Street, Ryde should be that suitable accommodation should be built for those residing there.

Signed

(22 June 2010)

I do NOT give my permission for my name, address or phone number to be placed on the web site or in the public domain or to be given to Achieve Australia or their consultants. This is because my brother is a resident of Crowle Home and I fear that my objection would have negative repercussions for him

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From: Joanne Glissan <joanneglissan@hotmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 26/06/2012 3:04 pm
Subject: Merle Rogers Objection Letter (MP10_0110)
Attachments: Merle Rogers Objection Letter.docx

To whom it may concern

Please find attached Merle Rogers 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

25th June 2012

Name: Mrs Daphne Rogers
Address: 2 Boundary Street
Macksville, NSW, 2447

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 writing this submission **strongly objecting** to the proposed Project

In 1971 I made the heart wrenching decision to place my two 16 year old daughters Beverley and Susan Stott into Crowle home (Which is currently located on the site that Achieve wishes to knock down and re-develop) which offered to care for mentally handicapped children. At the time I was a widowed mother of 6 girls and was unable to provide the necessary care that they so-deservingly required. I entered into this with what I believed was a binding contract called a bed bond, it was an official undertaking carrying the commonwealth seal of the sub-normal children's welfare association. I also had to pay a significant sum of money which I was told would guarantee that both Beverley and Susan will be cared for at "Crowle Home" for the remainder of their lives. I understand that policy has changed and the government no longer believes that group homes are in the best interests of persons with disabilities however that does not change the fact that I entered into a legal contract stating that Crowle would be a home to my children for the rest of their lives. If this building is no longer appropriate then Achieve should redevelop the property at 74-76 Belmore St Ryde to cater for the needs of its current residents as well as make new housing for other people with a disability living in the community under the care of Achieve Australia. Instead of utilising this abundance of land to benefit its residents their plan is kick approximately 20 people with disabilities whom have lived at Crowle Home for an average of 40years out into the community in rental properties all over Sydney and redevelop this site for a significant financial gain into apartments which is unfair for the people with disabilities that they are supposed to be caring for.

Again I would like to restate my position and **strongly object** to this proposed development.

Yours sincerely

D.M. Rogers

Daphne Merle Rogers

25/6/2012

16

From: Joanne Glissan <joaneglissan@hotmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 26/06/2012 5:34 pm
Subject: Joanne Glissan's Objection Letter (MP10_0110)
Attachments: Joanne Glissan Objection Letter2.docx

To whom it may concern

Please find attached my 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

June 2012

Name: Joanne Glissan
Address: 35 Markham St
Holsworthy NSW, 2173
Telephone No: 9731 1093
Email Address: joanneglissan@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

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

In the Preferred Project Report Achieve Australia has committed to retain a minimum of 15 apartments in the finished development on the Crowle Home site. Stating that it will be possible for all 22 existing Crowle Home residents to have the option to remain in the location where they have lived for most of their lives. This option has not been discussed with us at all however, if more details were provided it is a possibility we would consider. Achieve Australia have neglected to explain what is involved? Do residents need to buy these apartments? As I do not believe that any of them would be able to afford it. This option needs to be further investigated as it sounds good in theory though Achieve Australia need to provide more information in regards to the type of apartments, living arrangements during the construction, day to day care to be provided, financial assistance, maintenance and in general whether this is a practical and feasible option. If they think it is practical to have all 22 residents reside on this one property I do not understand why again they cannot just primarily use the land for cluster homes specifically designed for disabled persons.

Background

The site 74-76 Belmore Street, Ryde is currently known as Crowle. This two hectare site contains a historic home known as Crowle Home which was donated to people with a disability by the family of a philanthropist who had allowed disadvantaged children to live there. Currently this house is the home to approximately 31 disabled residents whom Achieve wish to move into community housing. This is the site and a home which Achieve wishes to knock down and redevelop into 470 dwellings and sell off to the public, which goes against the initial proposed usage of the land.

In 2008 The Crowle Foundation merged with the Achieve Foundation to become Achieve Australia against the better judgement of Crowle's stakeholders. Since then the residents and their families' wishes seem no longer to be a priority and this is evident by Achieves plan to redevelop this site. As a condition of the merger and in order to raise some much needed funds there was a proposal to sell off 1/3 of the land which members reluctantly agreed to. However, since the merger has taken place the real development proposals have come to light and Achieve have now announced that they are planning to sell the entire land.

My twin Aunts Beverley and Susan Stott both currently reside at Crowle Home and this has been their home for the past 40 years. Both Beverley and Susan are 57years of age. They have been diagnosed with an intellectual disability and have the mental capacity of an 8-10 year old. Although they are able to provide self-care in regards to dressing, toileting and grooming, they are very reliant on the help of a carer for all other major tasks on a daily basis and require full time care. Beverley and Susan are both very happy and have lived very full and rich lives during their time at Crowle, they have formed some very close friendships with other residents and have a strong bond with many of the long term carers.

2.7 Community living options for residents

This report states that for residents living in a group home the program ranges from the provision of a few hours support each day for people who are relatively independent, through to intensive support 24 hours per day, every day. My aunts are very independent and are able to provide self-care with dressing, toileting and grooming however, they are very reliant on the help of a carer for all other major tasks on a daily basis and require full time care and at least in a cluster environment there would always be a carer close by in case of emergencies. It is not fair or realistic to allow these persons to move from an institutional style facility with 24hour support to a community house with little to no support on a daily basis

Objections

I strongly object to the plan to displace of all current residents from their home at Crowle Ryde in order to re-develop the land and sell it off to the wider community. Crowle home and its surrounding land was donated for the purpose of housing, educating and accommodating people with disabilities and to date that has been the case. This land rightly belongs to people with disabilities and in keeping with the devolution policy this land should be put to better use and redeveloped for disabled persons into purpose built community

housing for the current residents at Crowle as well as many others who have been on a waiting list for years trying to gain access to this facility. Although I believe that devolution may be the best solution for some people with disabilities, I strongly believe that it is not the best case for my Aunts and several other residents at Crowle. Several of these occupants are between the ages of 50 and 70 and require round the clock care. Placing them in community housing within the greater public with only minimal drop in care is downright dangerous and criminal.

Although Achieve Australia have stated that they are working closely with the families, they are unable to give us any clear and accurate information regarding the futures of our loved ones. We have no signed or binding documentation referring to the continuing care of our family members once the development takes place. Achieve have shown that they have no respect for binding documentation as they are refusing to take on the obligations of an official undertaking carrying the commonwealth seal of the sub-normal children's welfare association which was entered into 1971 by my Grandmother who paid a significant sum of money guaranteeing that both Beverley and Susan will be cared for at "Crowle Home" for the remainder of their lives.

In 1999 the then minister for the Department of Community Services Ageing and Disabilities announced the government's plans to devolve institutions and rehouse the residents in smaller community housing in accordance with the Disability Services Act. Achieve Australia own the land on which Crowle Home lies which currently houses 22 residents, if government policy states that it is in the best interests of people with disabilities to move out into group or cluster housing then why are Achieve choosing to rent properties for their remaining residents with no long term guarantees rather than develop purpose built accommodation on this land that they already own.

In the Preferred Project Report Achieve Australia has committed to retain a minimum of 15 apartments in the finished development on the Crowle Home site. Stating that it will be possible for all 22 existing Crowle Home residents to have the option to remain in the location where they have lived for most of their lives. This option has not been discussed with us at all however, if more details were provided it is a possibility we would consider. Achieve Australia have neglected to explain what is involved? Do residents need to buy these apartments? As I do not believe that any of them would be able to afford it. This option needs to be further investigated as it sounds good in theory though Achieve Australia need to provide more information in regards to the type of apartments, living arrangements during the construction, day to day care to be provided, financial assistance, maintenance and in general whether this is a practical and feasible option. If they think it is practical to have all 22 residents reside on this one property I do not understand why again they cannot just primarily use the land for cluster homes specifically designed for disabled persons.

Social Impact Assessment issues

In the original development application The Social Impact Report states that Achieve has had extensive consultation with residents and their families regarding the ongoing care of

residents. This is an outright lie! We have had one meeting in 2010 regarding the possibility of moving my Aunts out into the community and the two members of Achieve who conducted this meeting (both of whom are no longer associated with Achieve) were unable to answer any of our questions and give us any guarantees about the ongoing care of my Aunts. We have since had one other meeting in 2011 where once again we were not given any guarantees nor did we have any of our questions or concerns answered and were given no confidence that moving Beverley and Susan out into the community was the best option for them. In the Preferred project report there are a number of examples shown in 'box 1' of different types of residents and care they require although neither Beverley or Susan fits into either one of these categories, this goes to show that Achieve Australia are once again not looking at the individuals who are going to be directly impacted by this development. Rather than relying on independent assessments to tell them what is in the best interests of the current Crowle Home residents I believe that the staff involved in the development process should sit down personally and explain these options with its residents and their families would give them a greater understanding and appreciation of the lives they are wanting to change so drastically.

Increased community inclusion

Currently both Beverley and Susan have a very full and rich life. Every week Beverley and Susan attend several activities and engage in outings in the community. They both work five days a week, four out of five evenings a week they attend activities of their choosing for a term at a time such as ten pin bowling, line dancing, ballroom dancing and community college, just to name a few. On Saturdays they are taken shopping to one of their three local shopping centres and on Sundays Beverley attends church and Susan plays tee-ball. When my Aunts are moved out in the community we are unsure how this will increase or even be maintained as they will be unable to afford to pay for transport to and from activities and we are unsure when carers would be available to take them shopping for example which is a simple task that they are mentally unable to do themselves without assistance.

Physical environment tailored to the functional needs of the residents

Placing disabled people in a modified house in the community is a far cry from a physical environment tailored to the functional needs of the residents. What these people need is consistency, routine and familiarity for them to function at all. Throughout both Beverley and Susan's medical assessments written by medical professionals including psychologists, psychiatrists and general practitioners, it is clearly stated that they do not cope well with change and any alteration in their routine can result in extremely challenging behaviour as they try to adapt. Keeping them on the land in which they have grown up on in a familiar, and safe environment is in their best interests, functionally, physically and mentally.

Preserve existing relationships

Regardless of Achieves promises to preserve existing relationships it is evident that this is not the case with several previous residents whom have already made the transition into

community living. They no longer regularly attend their weekly activities and have even missed out on large events such as the Crowle annual fete as there are no staff members available to take them. Beverley and Susan have lost contact with almost every resident who has already moved out and this is very sad. In recent months, Bev and Sue have also missed out on several activities due to "staff shortages" and on Friday the 22nd of June 2012 Bev and two other residents were forced to stay home at Crowle and miss work because they were short staffed and only had one carer available to drive the bus to work instead of two buses. At least at Crowle there were two staff members in the office however, if this happens in the community they would be forced to spend an entire day at home alone which is unsafe and scary. Bev and Sue are unable to remember what they had for lunch 10 minutes ago let alone how to get home if they were to walk out the front door.

Allow for and promote ageing in place for those people with high level complex health care needs

The average age of the residents currently residing at Crowle is approximately 60 and with their intellectual disabilities sadly, several of them have a shorter life span than the average person and therefore will age more quickly and require more care. Why would Achieve recommend moving them out to the community in scattered housing when in the not so distant future they will quite possibly need to be moved again to more appropriate housing to accommodate their changing needs as they age and deteriorate? Many of the residents would not be able to afford to buy a bed in a nursing home and will then rely on the government for financial support. Redeveloping the Crowle site would be a much smarter idea, as cluster homes could be set up with ageing in mind with the possibility of creating separate living quarters depending on the level of care required, similarly to that of retirement villages (independent living, partial care and full time care). This would allow Achieve to continue provide quality care and to meet the individual needs of each resident to whom they have a legal moral and ethical responsibility.

In conclusion I wish to restate my position and strongly object to the development proposal to redevelop this land that was originally donated for the use of people with disabilities. Although Achieve Australia have attempted to cover some of the issues we raised in previous objections to their original development application I still believe that they are not looking at the individual needs of its current residents and urge you to please reject this application and reassess the needs of the individual residents who will be displaced as a direct result of this development and consider their needs and best interests.

Yours sincerely

Joanne Glissan

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From: Joanne Glissan <joanneglissan@hotmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 26/06/2012 3:09 pm
Subject: John Glissan's Objection Letter (MP10_0110)
Attachments: John Glissan Objection Letter.docx

To whom it may concern

Please find attached John 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

24th June 2012

Name: Mr John Glissan
Address: 4 Yvonne Cres
Georges Hall, NSW, 2198
Telephone No: 9727 7370

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 as a direct objection to MP10 _ 0110 – Achieve Australia Concept Plan 74-76 Belmore Street, Ryde

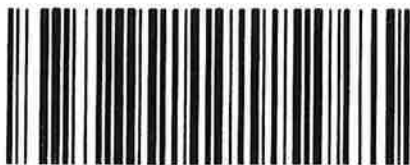
The Site 74-76 Belmore Street Meadowbank also known as Crowle currently provides housing for a number of persons with an intellectual disability many of whom are in their late 50's and have called Crowle their home for more than half of their lives. All of these vulnerable mentally disabled people will be displaced by the proposed development, they will not only lose their home, but they will also lose their sense of security, their friends and carers who have become like a second family to them. I have a personal connection with two of the residents currently living at Crowle home and I believe that will be disadvantaged by the proposed development that Achieve Australia has submitted to "The Department".

The property that houses Crowle Home was specifically willed for the purpose of providing a safe environment, accommodation and education in for its disabled residents, if this development proposal is accepted that will no longer be a possibility. Rather than redeveloping the land and building 470 dwellings that will be sold to the wider community, this site would be better suited to be redeveloped specifically for the use of people with disabilities. This land is large enough to build cluster homes for all of the current residents of Crowle as well as many others, which could also incorporate disabled aged care facilities. This would allow Achieve Australia to meet the individual needs physically and mentally of the current disabled residents as well as other people with disabilities and continue to provide the individually nurturing care that each of them deserve.

In conclusion, I strongly object 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

John Glissan



PCU035645

74 Elgin Street
Gordon 2072
4th July 2012.

Director - Metropolitan & Regional Projects - South
Major Projects Assessment,
Department of Planning & Infrastructure,
G.P.O. Box 39,
Sydney N.S.W. 2001

Department of Planning
Received
11 JUL 2012
Scanning Room

Dear Sir,
Subject: Concept Plan Application
Residential Development
74 - 76 Belmore Street,
Ryde. (MP10-0110)

We have previously made a submission re this project and we still object.

The objectives of my grandfather W.A. CROWLE in 1944 was to provide for the rehabilitation of delinquent boys. Later it was gifted by his trustees to the Sub. Normal Childrens Welfare Association (1952) to provide for children with intellectual disabilities.

We are objecting to the proposal because of:-

- 1) The provisions are inadequate under the Director General's Environmental Requirements for existing and future disabled people.
- 2) The original plan by the Crowle Foundation and Achieve Australia, was to sell 1/2 of the land and provide cluster development to support older residents. This is what is required in the Ryde area. Unit living is not suitable for older residents and new residents (disabled) will be disorientated in a 430 unit complex.
- 3) 430 units on this site is a complete over development & not in the spirit of providing for the disabled as was W.A. CROWLE'S intention.
- 4) The Achieve Australia, Part 3A Concept Plan Application MP10-110 is only concerned with making money for Achieve Australia (10 million plus). As Achieve Australia states "freeing up capital" for them.

The Social Impact Statement makes the

point that it will meet "18.5 per cent of the target for new developments in the meadowbank employment area. The current target is for an additional 2539 dwellings by 2031. This proposal provides 470 (now 430)." Is this what it is, about? How will this help the disabled or not?

This is a beautiful peaceful haven within Ryde & should remain so for the disabled as intended.

The removal of 70% of the trees on the site will impact on the visual & acoustic amenity of local residents.

Yours sincerely
Robin G. Leonard (Crowle).
John S. Leonard.

Political Donations Disclosure Statement to Minister or the Director-General

If you are required under section 147(3) of the Environmental Planning and Assessment Act 1979 to disclose any political donations (see Page 1 for details), please fill in this form and sign below.

Disclosure statement details

Name of person making this disclosure JOHN & ROBIN LEONARD	Planning application reference (e.g. DA number, planning application title or reference, property address or other description) 74-76 BELMORE ST. RYDE M P10-0110
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Your interest in the planning application (circle relevant option below)

You are the APPLICANT YES / NO OR You are a PERSON MAKING A SUBMISSION IN RELATION TO AN APPLICATION YES / NO

Reportable political donations made by person making this declaration or by other relevant persons

* State below any reportable political donations you have made over the 'relevant period' (see glossary on page 2). If the donation was made by an entity (and not by you as an individual) include the Australian Business Number (ABN).

* If you are the applicant of a relevant planning application state below any reportable political donations that you know, or ought reasonably to know, were made by any persons with a financial interest in the planning application, OR

* 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.

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
<i>No political donations</i>				

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

J. G. Leonard 4.7.2012
John Leonard 4.7.2012

Name(s)

JOHN & ROBIN LEONARD



From: "June Madden" <walsgirlie@bigpond.com>
To: <Simon.Truong@planning.nsw.gov.au>
Date: 26/06/2012 1:00 pm
Subject: SUBMISSION regarding Achieve Aust.

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)

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 make the following comments.

I am the mother of a 55-year old male who has accessed Crowle (and now Achieve) services for 51 years, with almost 34 of this time being a happy, safe and contented resident living on site, and who calls Crowle "home".

No-one can deny that 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.

Now, 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. Dare I say that 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.

As this agreement does not seem to concern either Achieve or DFP, therefore, as a compromise perhaps two-thirds of the land could be made available for Achieve's proposal, with the remaining third being retained for purpose-built cluster housing for our ageing intellectually disabled sons and daughters. Eventually, this housing would fulfil the need of many desperate local families seeking accommodation and care for their loved ones.

This is an equitable solution to this vexing situation. Should this proposal not be considered, it would suggest to me that our intellectually disabled sons and daughters are indeed relegated to the 'BOTTOM OF THE HEAP'.

(Mrs) June Madden

62a Moss Street

West Ryde NSW 2114

Phone: 9858 3760

walsgirlie@bigpond.com

26th June 2010.

20

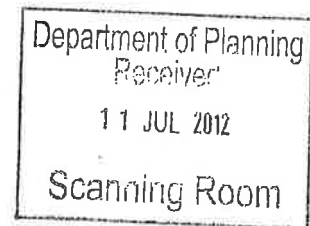


PCU035644

Kaye Henley
P.O. Box 437
Round Corner. NSW
2158

June 2012

Mr Alan Bright
Director – Metropolitan and Regional Projects – South
Major Projects Assessment
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001



Attention: Mr S Truong

Dear Director,

**Notification of Preferred Project Report for Concept Plan Application
Residential Development at 74-76 Belmore Street, Ryde (MP – 0110)**

Thank you for your letter dated 8 June 2012 which I received on # June 2012.

Achieve Australia Limited has submitted a Preferred Project Report prepared by Don Fox Planning and this is available for viewing, among other places, on the Department's website.

Your letter advises that the closing date for making submissions in relation to the Report is 26 June 2012. Given this very short-time frame and the size of the Report, would you please permit an extension of a further two weeks in which to respond; that is, to close of business on 10 July 2012.

Yours faithfully

Kaye Henley

I have a family member with A.A.
all is not as simple as AA makes out
to be - Refer Ombudsman & F. Minister. Andrew
construction

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From: "Nev & Phil Fernandes" <philandneville@bigpond.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 21/06/2012 4:33 pm
Subject: APPLICATION NO MP10_0110 RESIDENTIAL DEVELOPMENT 74-76 BELMORE STREET RYDE

Director- Metropolitan & Regional Projects South

As local residents in Ryde we strongly object to the PPR on the above development, as this development will greatly impact upon future amenity and lifestyle we currently enjoy.

Some of the major concerns we have about this proposed development are as follows.

1. Construction of 430 dwellings will result in over 640 additional cars on our road. This will have a real impact on traffic conditions and congestion in our local area, which is already clogged with recently constructed developments in the surrounding area.
2. Currently residents of nearby dwellings are parking cars on both sides of Belmore Street, which is expected to increase with the construction of the church on Junction /Belmore Street. Traffic flow has already increased significantly in adjacent streets and are likely to lead to school children in Meadowbank Primary School and the Meadowbank Day care centre being exposed to a traffic fatality.
3. There is insufficient clarity around the impact on community infrastructure such as parks, storm water drainage, public transport, child care facilities and schools as a result of this significant development.

This development requires a thorough public and transparent consultation process and should not be rushed. Our genuine concerns regarding the future impact on our roads, parking, public transport, schools, and the environment should be adequately considered or addressed.

Regards
Neville & Philomena Fernandes
7 Thistle Street Ryde
NSW 2112



PCU035404

22

Department of Planning
Received
4 JUL 2012
Scanning Room

30/6/2012

RESIDENTIAL DEVELOPMENT AT
74-76 BELMORE STREET, LYDIE.
(MP10-0110)

DEAR SIR/MADAM

MY APOLOGIES FOR THE
LATENESS OF THIS LETTER AS WE
HAVE BEEN ON HOLIDAYS AND RETURNED
LATE LAST WEEK. THE DEVELOPMENT AT
CROWKE HOME IS OF THE HIGHEST
CONCERN TO MY HUSBAND AND MYSELF.

MY BROTHER PATRICK IS
STILL RESIDING AT CROWKE, HE HAS
LIVED AT CROWKE FOR 38 YEARS
AND JUST LOVES LIVING THERE.

WHEN ACHIEVE AUSTRALIA
WERE SPEAKING AT OUR CROWKE
MEETINGS BEFORE THE MERGER OF
ACHIEVE AND CROWKE WE WERE LED
TO BELIEVE THAT IF WE DIDN'T
AGREE TO THE MERGER CROWKE

HOME WOULD CHASE TO EXIST.
MOST OF THE PARENTS OF THE
RESIDENTS ARE QUITE ELDERLY
AND WERE AFRAID FOR THE FUTURE
OF THEIR SONS AND DAUGHTERS.

WHAT HAS HAPPENED
SINCE THE MERGER IS THE EXACT
OPPOSITE OF WHAT WE WERE USED
TO BELIEVE. THERE WERE 93
RESIDENTS AT PROULX AT THE
TIME OF THE MERGER - THERE ARE
NOW 21. MOST OF THE RESIDENTS
THAT HAVE BEEN MOVED ARE
LIVING IN RENTED PREMISES HAVE
BEEN SEPARATED FROM THEIR FRIENDS
AND SOME ARE QUITE UNHAPPY. I DO
NOT WANT THIS TO HAPPEN TO MY
BROTHER. WE ASK PRAIRIE - WHERE
WOULD THE PEOPLE TO LIVE? THE
ANSWER IS ALWAYS CROOKED HOME.

my HUSBAND PHILLIP AND I.
STRONGLY OBJECT TO THIS PROJECT.
CROWKE HOME HAS AND STILL
IS A WONDERFUL PLACE TO LIVE
WE WOULD LIKE TO SEE CROWKE
RE DEVELOPED WITH THE NEEDS
OF OUR PEOPLE IN MIND - SUCH AS
~~MORE~~ CLUSTER HOMES ON THIS
SITE AND AN UPGRADE OF THE
EXISTING BUILDINGS ON THE SITE.

PATRICK IS 58 YEARS OF
AGE HAS LIVED AT CROWKE FOR
38 OF THOSE YEARS, HE LOVES CROWKE
AND WOULD NOT ADAPT TO LIVING
ANYWHERE ELSE.

I DO HOPE YOU WILL
CONSIDER MY OBJECTION TO THIS
DEVELOPMENT GOING AHEAD AND PLEASE
CONSIDER WHAT IT WILL DO TO
THOSE PEOPLE WHO DO NOT HAVE

A VOICE IN THIS MATTER.

KING REGARDS

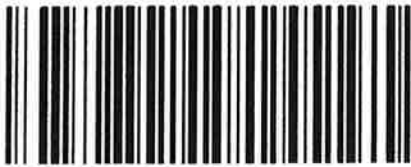
PHILLIP AND MARY ROBERTS

15/158 CROYDON AVE

CROYDON PARK 2133

N.S.W.

(23)



PCU035130

Department of Planning
Received

26 JUN 2012

Scanning Room

28 Charley Ave

Cheltenham

NSW 2119

22 June 2012

Mr Alan Bright

Director, Metropolitan and

Regional Projects - South

Major Projects Assessment

Department of Planning & Infrastructure

GPO Box 39

Sydney NSW 2001

Attention Mrs Truong

Dear Director,

Notification of Preferred Project Report, For

C.P. Application, Residential Development at

74-76 Belmore Street, Ryde (MP-0110).

I have been advised of your letter of 8 June 2012 recently received as to detail of the Active

Australia Ltd Preferred Project Report prepared by Don Fox Planning.

I request an extension of time to make a submission re the report from 26 June 2012 to 10 July 2012 based on the short period between receipt of the details and the original closing date

Yours faithfully

W. Magnusson

W. MAGNUSSEN

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MP10_0110 Proposed development at 74-76 Belmore Street, Ryde

FURTHER SUBMISSION from Jennifer Rollo. 135 Princes Street, Putney, NSW, 2112

To: Simon Truong

Simon.Truong@planning.nsw.gov.au

Re: Crowle Gardens Development Proposal, Social Impact Review

I am responding to the submission from Elton Consulting entitled "Social Impact Review".

Introduction

What strikes me most clearly in Achieve Australia's determined campaign to develop the Crowle Home site is their selective use of events and words. For example, they show a few "ideal" group homes on their web site, including a farewell party for one client who left Crowle Home to go into a group home – staged for the purpose of putting it on the web site. As far as I am aware, the cameras were not to be seen for any other person leaving Crowle. How do we know all clients were happy about their removal? Set out below are some further examples of this selective use which arise from the Social Impact Review.

1.4 Use of Development Proceeds

"The re-development of Crowle Home will generate a cash bonus for Achieve Australia. As a not-for-profit organisation, any surpluses will be used to further their social mission of 'delivering on the right of people with disability to achieve a meaningful and valued life' (Achieve Australia, 2012). Therefore the benefits of Achieve Australia's plans for Crowle Home will be available not only for the residents through moving from an institutional setting, but for a wider range of people with disability"...

Achieve Australia should detail exactly how "a wider range of people with a disability" will benefit from a "cash bonus" from the proposed development. In all three services – residential, day program and work placements, Achieve only accept clients who have recurrent funding from the government. Achieve will not fund these people.

Housing Partnerships

"We understand Achieve Australia is planning to create opportunities for people with disability to invest in ownership of homes within the Achieve Australia supported accommodation program. This is an element of the delivery of improved long term security and peace of mind for families of people supported by Achieve Australia. An opportunity for people to share in asset ownership is an area of benefit for some recipients of accommodation programs. It also increases the degree of choice that can be offered to people with disability."

Many of the residents of Crowle Home have already financially contributed to their residential property by way of a "bed bond". The family of each of the current residents paid a very significant sum of money, known as the "bed bond", at the time their family member was accepted to live at Crowle Home. The conditions of that bed bond included that the residents of Crowle Home would be housed at Crowle Home for life. By moving the residents out of Crowle Home, Achieve Australia are not complying with the terms of the bed bonds. It is not clear whether Achieve Australia is expecting these residents to AGAIN make a financial contribution to their new residences.

Employment

"Achieve Australia already provide employment opportunities for people with disability. The legacy schemes inherited as a result of the merger are being reformed, premises upgraded and new links with employers forged. This process will be expanded further and faster over the next five years as a result of extra capital. Employment is a good way of integrating people with disability in the community, and breaking down barriers"

Achieve Australia do offer employment opportunities for people with disabilities – if the clients are funded. Unfortunately, as two recent examples show, those opportunities are highly unlikely to be in the Ryde local area:

1. Since the merger with Achieve, a business was bought in West Ryde to offer employment for people with disabilities. It was a party hire shop that has since failed and closed business.
2. Just this week (**Wednesday 20th June 2012**) Achieve Australia announced that their sheltered employment at Meadowbank would no longer be supported by Achieve due to being financial unviable. 38 local work places were lost, and those 38 people were clients of Achieve who will no longer be so. Expressions of interest from other NGOs have been sought by FACSIA. There is no guarantee that a successful tender from another NGO will keep the jobs in this local area.
3. It seems to me that it is unlikely that Achieve Australia is planning to expand their employment services in the local area when they are unable to keep the ones they have viable. Not only is Ryde losing housing stock for people with disabilities, but local employment opportunities as well.

Funded Respite

"We are advised that there are plans to launch a funded respite service."

Achieve does not now, nor has it ever, run a respite service. It recently sent a letter asking parents to donate money to support such a service. They have not been successful in applying for funding for such a service to date as far as I am aware. I don't believe they would fund this service themselves out of their own capital. I say this because they have referred to this as a "funded" respite service. There is a very long distance between wanting a funded respite service and actually receiving such funding.

2.1 Achieve Australia's approach

Provide genuine engagement with stakeholders

"Achieve Australia will be open and honest in the way they interact with all stakeholder groups, providing as much information as possible and offering genuine choices. If solutions cannot be agreed at first, engagement will continue. Each individual case is different, and Achieve Australia will take the time to treat all individuals as unique."

I don't believe Achieve Australia has met this principle. In my opinion, Achieve Australia's performance on the night of the display of the concept plan at Meadowbank Primary School and at the subsequent meeting organized by John Alexander (which are discussed in detail below) show they have been reluctant to engage with groups of stakeholders.

2.2 Managing the move to community living

"The steps taken by management were as outlined in the Change Management Plan, with the main points summarised below (Achieve Australia, 2011a):

■ Following the 2009 merger, management have devised and implemented the Strategic Plan 2010-2012 of which the move to community living was the key project."

Shortly before the merger of The Crowle Foundation (the owner of Crowle Home) and The Achieve Australia Foundation in 2009, the members of The Crowle Foundation were led to believe in a letter (**attached**) that if they voted in favour of the merger, the recent decisions of the board of The Crowle Foundation would be honoured – namely that 1/3 of the Crowle land would be sold to finance new buildings on the other 2/3 of the site for the exclusive use of the Crowle residents. The members of The Crowle Foundation would never have voted for a merger if they had known the whole of the land was to be developed for the general public.

2.4 Day program participants and volunteers

Day program participants.

"The transition to a new facility known as 'Araluen' at Epping was well advanced when the Change Management Plan was written, and is now complete. Araluen is a large former residential property previously used for commercial events. Following acquisition by Achieve Australia, the property was modified to give better access to all areas of the building and the site surrounds, including installation of a lift to service the two storey building. There are access ramps throughout, new adaptable bathrooms with electric overhead hoists, improved lighting, new recreational areas, adaptable pathways and a specially modified sensory room."

I believe that Araluen was purchased with the intention of realizing its commercial potential into the future. Senior staff members have said that Araluen is still available for commercial events, namely parties and evening events and the chapel is still available for wedding ceremonies.

The modifications listed above have been made, but there are still a number of dangerous aspects to this property that have been ignored. From my first sighting in May 2011 I have brought to the attention

of senior staff the dangers of the uneven floors on the ground floor of the property – namely an internal step, sloping floors in the corridor outside the kitchen and the difficulty of people who are unsteady on their feet using the internal ramp – even with the hand rail. The tiles on the front verandah are extremely slippery when wet. There is no stair gate at the bottom of the main stairwell, and the gate at the top has rarely been closed when I have been there.

How many clients have fallen, tripped or stumbled since they have been using this property for people with disabilities?

Because of this I believe Araluen is not a suitable property for people with intellectual and physical disabilities.

3.6 Consulting with Neighbours, 2011

" 27 October and 1 November 2011 Woolcott Research conducted 300 telephone interviews of a representative sample of people living in the Ryde area (especially the neighbourhoods of Meadowbank and Putney). We have viewed this research, and summarise key findings below:

- *82% strongly agree with the statement the people with disability have a right to live and be part of the community.*
- *Only 11% strongly agree and 10% slightly agree that people with disability should be placed in purpose built cluster homes where they live together in groups and are not integrated into the community. 46% strongly disagree with locating people with disability in cluster homes.*
- *Of people in favour of the development of the Crowle Home site, the main reason given, by 30% of the respondents, was that it was good that people with disability could live in the community.*

The Woolcott Research survey therefore supports in general the move of Crowle Home residents to living in the community though opposed the idea of moving to larger cluster homes. In our view the survey backs the approach taken by the management of Achieve Australia in the de-institutionalisation strategy."

Telephone surveys are only as reliable as the wording of the questions and the available responses allowed by the survey. I was one of the people telephoned to take part, so I am well aware of how poorly worded this survey was.

For example one of the questions was:

"People with disability should be placed in purpose-built cluster housing sites (where they live together in groups) and not integrated into the community."

This required a "How strongly do you agree or disagree" type response.

The choice of wording is significant: "placed" indicating people have no choice and combined with "not integrated into the community" indicating they have no integration with the community at all. The question assumes that people who live in cluster housing – a perfectly acceptable form of living for all members of our community – are not integrated into the community. There was no option for living in cluster housing AND being integrated into the community. There were many questions along similar lines. Accordingly, I believe Achieve should be required to provide the script of the Woolcott Research telephone interviews to the NSW Government and to the public if they wish to rely on "key findings" of that research.

Every one of the reasons giving approval for "living in the community" can be applied if people are living in cluster housing in the community. The difference is that cluster housing affords more safeguards, better social experiences and better, more economical use of resources. Cluster housing is a model of living accepted and encouraged by the NSW Government for these reasons.

3.9 Consulting with groups

"Supporters of both the Friends and RASAIID have attended a number of the public meetings detailed above. Members have been free to express their opinions at these meetings. In March 2012 Achieve Australia management and ADHC's Executive Director, Contemporary Residential Options, met with representatives of the Friends of Crowle. The meeting was facilitated by John Alexander, Federal Member for Bennelong, and many of the issues raised in the planning discussions on the future of Crowle Home were discussed."

In my experience, Achieve Australia does its best to **avoid** talking to their stakeholders. It is only when we force them to answer questions in public that they talk to us, and then they cite these examples as instances of "community consultation".

For example:

The night of the display of the concept plan at Meadowbank Primary School.

1. As far as I am aware, Achieve Australia did not notify the people most affected by this proposed development – the Crowle/Achieve clients and their families.
2. On the night, locals were spoken to quietly in ones and twos by the senior staff of Achieve, people involved in the concept planning, and the PR company engaged by Achieve Australia. When the locals compared notes we realized that we were being told different stories, sometimes different stories by the same person. For example, the response to questions about how many people with disabilities would be residing in the complex varied from "up to 10%" through "maybe 5%" and down to "probably very few". The locals gathered together and demanded that Anne Bryce answer questions to the group. She seemed to be most reluctant to engage in a public discussion because her body language showed how unprepared and

uncomfortable she was. She refused to answer some questions – about membership, for example. There were many questions she was unable to answer such as questions about staff rosters. She was also asked “why there was no opportunity for the group to ask questions?” and she answered we can ask questions only about the development of the people standing next to the displays. I felt these answers were not satisfactory because Ms Bryce also had David Rafferty on one side and her PR representative on the other. Her PR representative took it upon himself to field questions. He was even advising Ms Bryce not to answer some questions, refusing to allow certain people to ask questions, and in some cases saying that the questions were irrelevant and instructing Ms Bryce not to answer.

The meeting organized by our MP in Bennelong, Hon. John Alexander.

This meeting has been misrepresented in Achieve Australia’s Social Impact Review.

1. This meeting was organized due to representations made to Mr Alexander by the Friends of Crowle Home (**FoCH**), and because of his concern about the large number of Bennelong residents who were signatories to a petition against the proposed development.
2. The meeting had been organised several weeks in advance. The lawyers acting *pro bono* for Friends of Crowle Home were invited to that meeting, as were Achieve’s lawyers. The day before the meeting I was told by Mr Alexander’s office manager, who organized the meeting on Mr Alexander’s behalf, that Anne Bryce would only attend if the Friends of Crowle Home did not bring any professional advisors. The Friends of Crowle Home reluctantly agreed that its lawyers would not attend the meeting. Ms Bryce was accompanied by a senior ADHC bureaucrat and her “note taker” who happened to be a representative from Achieve Australia’s PR company. Mr Alexander and his Office manager were there, and the Friends of Crowle Home were represented by three mothers, including myself (my son attends the Achieve day program), and two other mothers whose children attend Achieve’s work programs.
3. My notes from that meeting clearly state that we were NOT at the meeting representing ourselves, but rather were representing The Friends of Crowle Home (which is comprised of many people including the elderly parents of the residents of Crowle Home).
4. Before the meeting Anne Bryce had been told that Ryde Area Supported Accommodation for Intellectually Disabled (RASAID) was not to be discussed as it has nothing whatsoever to do with Crowle Home. RASAID was not mentioned at all in this meeting. For the avoidance of any doubt, I wish to categorically state that RASAID has NEVER had an interest in the Crowle site, nor will it EVER have an interest in this site. Anne Bryce has been told in person and in writing that RASAID does not wish to be involved with Achieve Australia since RASAID and Achieve Australia have such different goals.

5. Although Mr Alexander and the FoCH were keen to have a follow-up meeting to try to resolve issues, there was no commitment from Anne Bryce, and no follow-up meeting has been organized.

How can such a meeting be described by Achieve as "community consultation" when Anne Bryce dictated its attendees? Furthermore, Achieve Australia says in the Social Impact Review that the views of The Friends of Crowle Home "*are not representative of the view of the Crowle Home residents*". The Friends of Crowle Home is comprised of a group of people who are concerned for the welfare of the current (and recently former) residents of Crowle Home and others who receive services from Achieve Australia. Families of current residents of Crowle Home are members of the Friends of Crowle Home. The families of the residents of Crowle Home, in my opinion, are in the best position to say what is best for their loved ones.

Conclusion:

Both the Social Impact Review and senior staff of Achieve Australia have made it quite clear that they will never build cluster housing on the Crowle land, despite small clusters being an accepted form of housing choice by ADHC. I was told that while Achieve Australia might consider up to 8 people in a cluster if those 8 people indicate their choice to do this, it will not be built in Ryde as the land in Ryde is too expensive. We have plenty of land at the Crowle Home site yet Achieve Australia are not offering cluster housing as a choice to the people who live on the Crowle site.

I am most concerned about the loss of disability housing stock in the Ryde area.

I feel that Achieve Australia's failure to give better consideration to building cluster housing at the Crowle Home site demonstrates this is more about money than about the needs or desires of the people who live at Crowle Home.

Yours Sincerely,

A handwritten signature in dark ink, appearing to read 'Jenny Rollo', with a stylized, cursive script.

Jenny Rollo OAM

OCTOBER
BEHIND

MOVING FORWARD ED2
NOV. 2008

the Proposed Merger

While the Foundations are similar in some respects, there are also differences. How will this work in the new organisation?

It is clear that the philosophy of each Foundation is unique. The philosophy and vision of the new Foundation will seek to build on the legacy of both Foundations in providing excellent, personal care for service users and support for their families.

There is diversity of opinions about disability service provision across both Foundations. It is on these fundamentals that we aim to build a stronger best practice Foundation, that is recognised across the state for its excellent services based on individualised care.

How do you know this will keep the Foundations viable? Aren't both Foundations running at a loss?

Full due diligence has been conducted on Achieve and Crowle's financial position and indicates a successful merger will mean the services offered by both Foundations will continue into the future – see the Scheme Document for more information.

For example, under the combined financial model, a five per cent (5%) efficiency is expected in the first full year of merged operations. On the combined expenditure of the two foundations, this equates to approximately \$1 million.

The potential for savings exists in many areas, not just in duplication of senior management and administration staff, but also in contracts such as telephone, cleaning, insurance and many others where one merged arrangement will be cheaper than two.

What will the changes be for Members?

To comply with the principle of a merger of equals, each Foundation was asked by the Federal Court to nominate eight initial members for the proposed merged foundation.

The number of sixteen members is an interim step. There will be an increase in members of the merged entity in 2009, in line with the constitutional requirements which are broadly similar to the current Crowle and Achieve constitutions.

All other current members of Crowle and Achieve will have their existing memberships discontinued and will automatically become Friends of the new foundation with ability to attend and speak at meetings. Initially, only the sixteen members nominated will be able to vote.

Members and Friends will continue to have a critical role in the new foundation. Both foundations are committed to consult with all stakeholders and will adopt a framework to facilitate participation in the development of new and existing services.

It is imperative that members of both Foundations continue to have a voice and be heard. This is important to ensure things continue to be done in the best interest of service users and their families. The continued involvement of all our Members and Friends will only make the new foundation stronger.

What will happen to staff and volunteers?

Both Foundations are extremely appreciative of their high quality staff and volunteers. These people will continue to play an important role in the stronger, more viable combined foundation. The merged foundation will offer over 280 full time equivalent positions (380 employees) with increased opportunities for training, career progression and enriched job experiences. The role of volunteers in the future will remain crucial to fundraising and foundation support.

The land asset of The Crowle Foundation is a big issue for members. What will happen to this after the merger vote? Also, what will happen to service users' Trusts?

The Crowle and Achieve Boards recognise that the Crowle land underpins the core of The Crowle Foundation's heritage and legacy.

The issues regarding the Crowle site have been considered at length by the Crowle Board and at their August meeting, it was unanimously resolved: "An in-principle agreement to sell approximately up to one third of the southern end of the Crowle site, subject to zoning approval, for the funding of alternative accommodation and other services as identified. A development on the northern end of the site (previously occupied by the German School) will be explored as part of the solution."

Regardless of the outcome of the proposed merger – this land strategy has been agreed upon and will be implemented.

The Crowle Foundation also has a Trust Fund that currently administers the funds of The Crowle Foundation's participating service users. These funds will be transferred to the new foundation for administrative purposes, with the Trust being continued as is. Funds will continue to be treated independently of any other funds or accounts and be used for the sole use and benefit of the participating service users who benefit from the Trust.

NATC 11

BROKEN
ALREADY