

Simon Truong - RE: MP10_0110 - Achieve Australia - Additional Information Request

From: Ellen Robertshaw <ERobertshaw@donfoxplanning.com.au>
To: Simon Truong <Simon.Truong@planning.nsw.gov.au>
Date: 8/23/2012 8:36 AM
Subject: RE: MP10_0110 - Achieve Australia - Additional Information Request
CC: David Kettle <DKettle@donfoxplanning.com.au>, Ben Lusher <Ben.Lusher@planning.nsw.gov.au>, "abryce@achieveaustralia.org.au" <abryce@achieveaustralia.org.au>, Tony Parker <TonyParker@connectability.com.au>

Dear Simon

In response to the matters raised in your email of 21 August 2012, we provide the following advice:

1. In relation to how the PPR for the Concept Plan has considered housing affordability for the disadvantaged and disabled persons as required under DGR 18:

Although Achieve Australia offers programs to disadvantaged persons (by way of employment and retraining programs), Achieve does not currently provide housing to disadvantaged persons.

One of the core services provided by Achieve is housing for disabled persons. The current accommodation provided at the Crowle site is not of a standard to meet the ADHC Design Standards for disability accommodation, nor Achieves' own standards. Over a number of years, residents of the Crowle site have been transitioned to alternative forms of accommodation in a response to Government policy goals of de-institutionalising disabled persons. This process was commenced by the Crowle Foundation in 1992 and Achieve is continuing the process.

As a result of this, Achieves' clients are now accommodated in a variety of community living housing arrangements, including group homes, clusters homes and individual homes.

As part of the proposed development, Achieve has committed to retaining 15 adaptable dwellings which could provide accommodation for between 25-30 disabled persons.

The Achieve 'model' for providing housing to its clients is based on the Government's public housing rental scheme. Achieves' clients make a contribution towards the rent of a property which is equivalent to 25% of their income. The same arrangement would be applied to the retained housing to be provided within the proposed development.

Therefore, it is considered that the Concept Plan does provide for housing affordability and choice to disabled persons. A commitment (No.21) has been included in relation to the provision of 15 dwellings within the proposed development as adaptable housing retained by Achieve.

2. In relation to the FSR provisions which apply to the site.

We note that Ryde LEP 2010 does not include FSR provisions for the subject site.

In accordance with the Centres and Corridors Study two FSR controls are being considered for the site - 2.3:1 for the majority of the site and 2.0:1 along the northern edge.

Based on the Centres and Corridors Study an FSR of 2:1 applies to Lot 12 DP 51349 and Lot 1 DP1109537. The combined area of these lots is 7,439.74m². The FSR for the remainder of the site (i.e. – 8,923.71m²) could be 2.3:1 based on the Centres and Corridors Study.

I trust this information will assist DP&I and finalizing the assessment for this proposal.

Please contact me should you require any further advice in relation to this matter.

Regards

Ellen Robertshaw | Partner | Don Fox Planning

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From: Simon Truong [mailto:Simon.Truong@planning.nsw.gov.au]
Sent: Tuesday, 21 August 2012 3:02 PM
To: Ellen Robertshaw
Cc: David Kettle; Ben Lusher
Subject: MP10_0110 - Achieve Australia - Additional Information Request

Dear Ellen,

As discussed, the Department requests the following additional information in order to finalise its assessment of the proposal:

- justification of how the Concept Plan has considered housing affordability for the disadvantaged and disabled persons as required under DGR 18; and
- the site areas for the two FSR's prescribed for the site under the draft Ryde Local Environmental Plan 2012.

Please do not hesitate to contact me should you wish to discuss further.

Kind regards,

Simon

Simon Truong | Acting Senior Planning Officer | Metropolitan & Regional Projects South | NSW Department of Planning and Infrastructure www.planning.nsw.gov.au

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