

27 February 2013

Director General
Department of Planning & Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000
Attention: Matthew Rosel

Dear Matthew,

**MP10_0110 MOD 1 – Concept Approval – 74-76 Belmore Street, Ryde
Request for Modification to Condition C15**

Urbis recently prepared a submission (MP10_0110 MOD 1) pursuant to the provisions of section 75W of the *Environmental Planning & Assessment Act 1979* seeking to modify Condition C15 (MP10_0110) to amend the number of dwellings that may comprise a development application before a conservation management plan is required.

The submission sought to make a minor modification to the 'trigger point' for the delivery of the Conservation Management Plan (CMP) and application for works for Tellaraga House within the phasing of the overall development from the 150th dwelling to the 175th dwelling.

Arising from discussions with Dominic Johnson, Group Manager for Environment and Planning at Ryde City Council, we now propose to further amend our request and reduce the threshold from the 175th dwelling to the 160th dwelling for which the restoration of Tellaraga House and preparation of a Conservation Management Plan must be provided.

The addendum correspondence seeks to amend the wording of Condition 15 as follows:

*The restoration of Tellaraga House must be provided for no later than the development application for the ~~150th~~ **160th** dwelling and may be required as a condition of approval prior to that date.*

The development application providing for the restoration must include a Conservation Management Plan for Tellaraga House and associated garden and curtilage, to be prepared in accordance with NSW Heritage Guidelines.

Importantly, this remains consistent with the original objective of the Concept Approval which is to ensure that works to Tellaraga House are not unreasonably delayed, but equally aligned with the orderly phasing of the overall project.

Yours sincerely,



Angus Halligan
Senior Consultant - Planning & Design