

# DEPARTMENT OF PLANNING & INFRASTRUCTURE

## Development Assessment

### **SUBJECT: CROWLE HOME / ACHIEVE AUSTRALIA SITE**

#### **PURPOSE**

To determine a modification request (MP10\_0110 MOD1) for the Crowle Home / Achieve Australia Site.

#### **BACKGROUND**

The subject site, known as 74-76 Belmore Street, is located to the south east corner of the intersection of Belmore and Junction Streets, Ryde (within the Ryde Local Government Area). The site is generally rectangular in shape and fronts Belmore Street, Junction Road and Porter Street.

From the 1950's until present the site has been used as a residential care facility, known as Crowle Home, for persons with a disability. The facility is currently in the process of being decommissioned. The site has an area of approximately 16,100m<sup>2</sup> and contains a number of 1-3 storey buildings including (refer to **Attachment A, Figure 1**):

- a federation cottage known as Tellarage House, which is a locally listed heritage item, together with a war memorial garden;
- a two storey 'L' shaped accommodation building; and
- four single storey buildings, located at both northern corner of the site and along the southern boundary;

On 14 November 2012, the Planning Assessment Commission (PAC) granted Concept Plan approval (MP10\_0110) for the redevelopment of the site to provide (refer to **Attachment A, Figure 2**):

- 6 residential building envelopes generally 1-7 storeys in height;
- 35,000m<sup>2</sup> GFA residential (indicatively 430 dwellings);
- commitment to providing a minimum of 15 adaptable apartments;
- retention and adaptive reuse of Tellaraga House and war memorial garden;
- 2 indicative driveways at Porter Street and upgrade of the intersection at Constitution Road and Belmore Street.
- 3 level basement car park envelope providing for 584 car parking spaces (490 residential, 94 visitor);
- provision of a pedestrian/cycle link through the site;

In its consideration, the PAC imposed a future assessment requirement in relation to the timing of a Conservation Management Plan and associated restoration and adaptation works to Tellaraga House, as follows:

#### ***C15. Conservation Management Plan and Restoration of Tellaraga House***

*The restoration of Tellaraga House must be provided for no later than the development for the 150<sup>th</sup> dwelling and may be required as a conditions 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 proposed in accordance with the NSW Heritage Guidelines.*

#### **PROPOSED MODIFICATION**

The modification seeks approval to amend future assessment requirement 15 to increase the number of dwellings (from 150 to 160 dwellings) that creates a trigger point to require a Conservation Management Plan and application for restoration works for Tellaraga House.

## **CONSULTATION**

In accordance with section 75X of the EP&A Act and clause 8G of the EP&A Regulation, the modification request was made available on the Department's website. No public submissions were received on the modification request. The request was referred to Ryde Council, the council responded on 7 March 2013 and confirmed it had no objection to the proposed modification. Due to the minor nature of the proposed modification, the modification request was not exhibited by any other means.

## **DELEGATED AUTHORITY**

On 14 September 2011, the Minister delegated his powers and functions under section 75W of the EP&A Act to Directors in the Major Projects Assessment Division in cases where:

- the relevant local council has not made an objection; and
- a political disclosure statement has not been made; and
- there are less than 10 public submissions in the nature of objections.

The Director may determine the modification request under delegated authority as:

- Ryde Council has responded and confirmed that it does not object to the modification; and
- a political disclosure statement has not been made; and
- there are less than 10 public submissions in the nature of objections.

## **KEY ISSUE**

The Department considers the key issue for the proposed modification to be the appropriate timing of the restoration of the heritage item, Tellaraga House.

## **TIMING OF RESTORATION**

Approved Blocks B and C are linked (sharing a basement level) and represent the first stage of development of the project. In total it is anticipated that there will be 5 Stages:

- Stage 1 – Blocks B and C
- Stage 2 – Blocks D
- Stage 3 – Blocks F and restoration of Tellaraga House
- Stage 4 – Blocks A
- Stage 5 – Blocks E

At the time of Concept Plan approval the Proponent anticipated that the total number of residential units for this first stage of development would fall below the 150 dwelling threshold. Following the detailed design of the first stage, the dwelling mix has been refined and results in a dwelling provision slightly above 150 and therefore invoking the requirements of future assessment requirement 15.

The Department notes that the intent of future assessment requirement 15 is to ensure the Conservation Management Plan and works to Tellaraga House ahead of the completion of the development allowed by the Concept Plan, and that it was not intended to specifically be required as part of the Stage 1 works. However, due to the linked nature of Blocks B and C and the refined dwelling mix the Tellaraga House restoration works requirement would be triggered. The Proponent has not finalised the approach to Tellaraga House and the requirement to provide details during the first stage of development will consequently cause an unexpected delay to the project.

The Department notes that Ryde Council have considered the modification request and have raised no objection to the proposed modification.

The Department considers that the amendment to Condition 15 and the timing for the preparation of a Conservation Management Plan and application for restoration works for Tellaraga House is a minor alteration. The increase of the trigger from 150 to 160 dwellings

will ensure that the requirements of Condition 15 are addressed at the second stage of development. The Department considers that this is consistent with the original intent of the requirement to ensure the restoration works are carried out along with the development allowed by the Concept Plan. The proposed modification would not jeopardise the restoration works to Tellaraga House, or unreasonably delay those works. The proposed modification is therefore considered acceptable.

#### **RECOMMENDATION**

It is RECOMMENDED that the Director:

- note the information provided in this briefing;
- approve the modification request; and
- sign the attached modifying instrument (Tag A).

Prepared by:  
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Approved by:


  
Director 14/3/13  
Metropolitan & Regional Projects South

Figure 1: Aerial photograph of the site and its existing buildings (Base source: Bing Maps)

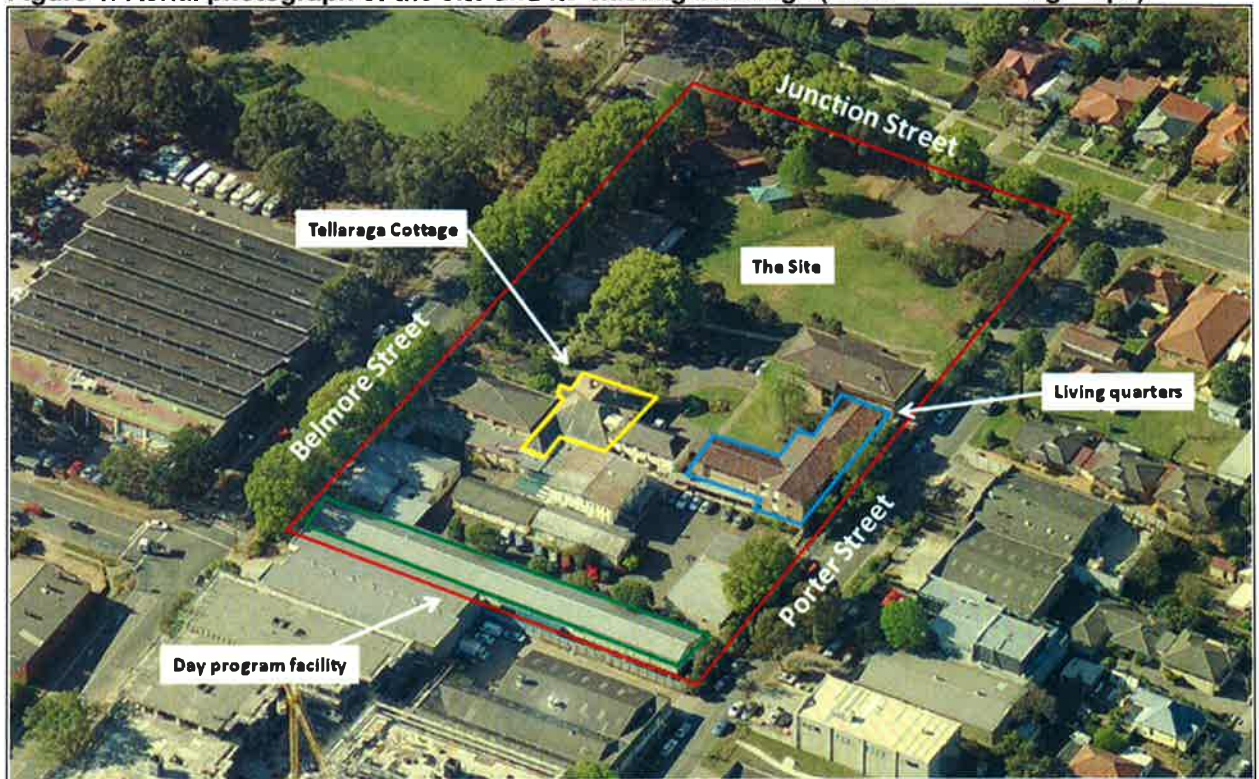


Figure 2: Concept Plan building layout (Source: Environmental Assessment MP10\_0110)

