

24th April 2013

The Director General
NSW Department of Planning & Infrastructure
GPO Box 39, SYDNEY NSW 2001

Attention: Mr Sam Hadad

Dear Sir,

Re: CROWLE GARDENS SITE MEADOWBANK – MINOR MODIFICATIONS

As part of the detailed design development of residential buildings for the former Crowle Home Site at Belmore Street Meadowbank, I have reviewed the building envelope drawings prepared by this office for Achieve Australia and approved by the Department of Planning & Infrastructure and Ryde Council for the future residential development of the site.

In order to present a symmetrical and visually balanced appearance to Belmore Street the architects for this development have designed a building for Block B on the site that extends to a small degree out of the prescribed building envelope at its southern end. This is the culmination of detailed planning which has resulted in a building envelope that is substantially articulated in other areas in order to achieve compliance with SEPP 65 requirements and to present a well considered facade treatment to Belmore Street.

Having considered this design proposal and the potential resulting impacts that might arise from this minor change, I am of the opinion that it will have no significant impact on the public perception of the heritage item known as 'Telegara House' or the remnant garden setting set aside on this site as a heritage curtilage. The proposed projection out of the approved envelope which is at the upper levels of the building does not impinge directly on the defined heritage curtilage boundary and will not in my opinion have any significant visual impact on the setting of the heritage item or reduce views to and from the item.

For these reasons I support the current application to modify the building envelope for Block B, by the removal or the second step at its southern end shown on the approved concept plan Issue 'C' and the adoption of the new envelope shown on issue 'D' plans submitted with the Application.

Yours faithfully,
NBRS+PARTNERS



Director / Heritage Consultant