

Matthew Rosel - MP10_0110 MOD3, Achieve Australia/Crowle Home - updated draft conditions

From: Greg Colbran <GColbran@deicorp.com.au>
To: "Matthew Rosel (Matthew.Rosel@planning.nsw.gov.au)"
 <Matthew.Rosel@planning.nsw.gov.au>
Date: 17/04/2014 3:14 PM
Subject: MP10_0110 MOD3, Achieve Australia/Crowle Home - updated draft conditions
CC: Fouad Deiri <FD@deicorp.com.au>, "aludvik@ozemail.com.au"
 <aludvik@ozemail.com.au>, "Steven Nordon (snordon@nordonjago.com)"
 <snordon@nordonjago.com>, Mark Richards <MRichards@nordonjago.com>
Attachments: MP10_0110 MOD3 - draft modifying instrument 15_04_14.pdf; img-417143202-0001.pdf; S.DA020B 140417 - Demolition Site Plan.pdf

Hi Matthew,

After reviewing your email below and attached I wish to confirm that we accept your minor changes as noted in C1,C13 & C15.

We would also like to implement one minor change regarding condition C15 and that being the distance from which no demolition or excavation is permitted to be reduced from 40meters down to **20 meters** (see attached).

The reason behind this change is that Achieve Australia have made a commitment that the final residence will be relocated to their new premises by Friday 30th May 2014.

As you can imagine this will be a very emotional time for the existing tenants, their families and Achieve staff.

Due to the lengthy delays in our DA Submission and approval timeframe we will be in a situation that many of the buildings would not be able to be demolished for several months after they are vacated, leaving Achieve in an awkward and stressful situation regarding why they relocated their tenants so early.

With this in mind we will be seeking demolition approval via a 149A application and CDC approval, but with a 40m restriction in place it would totally hinder our application, with a 20m radius in place, the integrity of the Tellaraga House would still remain intact, but will allow us to carry out demolition to buildings 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12 and possible 13, 14, 15 & 16, (see demolition plan attached), by which time we hope we can proceed with the full construction element of this project.

Should you require further clarification please do not hesitate to contact myself.

Regards,
Greg Colbran
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DC proud support

From: Matthew Rosel [mailto:Matthew.Rosel@planning.nsw.gov.au]
Sent: Tuesday, 15 April 2014 3:52 PM
To: Greg Colbran
Subject: MP10_0110 MOD3, Achieve Australia/Crowle Home - updated draft conditions

Hi Greg,

The report and draft instrument have now been reviewed by my Director, there has been a few minor alterations to the draft instrument (see attached), which include:

- deletion of the infill of corner insets (under requirement C1);
- inclusion of additional wording to requirement C13; and
- replacement of 'submission' with 'endorsement' in the last sentence of requirement C15.

I you could provide any corrections/comments asap, once received the case will go to Executive Director for endorsement of the agency's final recommendation.

Kind regards

Matthew Rosel

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- (b) a minimum of 60% of apartments within each building are capable of being naturally cross ventilated;
 - (c) appropriate building depths in accordance with the objectives of the RFDC; and
 - (d) buildings separations achieve the distances set out in the RFDC. Where any variations to the rules of thumb occur the proposal should demonstrate that the objectives of the building separation control were achieved.
- (h) Schedule 3 Future Environmental Assessment Requirements C6 is amended by the insertion of the **bold and underlined** words/ numbers and deletion of the **~~bold struck-out~~** words / numbers as follows:

C6. Environmental Performance

Future Development Applications shall demonstrate achievement of a minimum of 4 Star Green Star certified rating for Building A, B, C, D **and E** **~~and F~~**

- (i) Schedule 3 Future Environmental Assessment Requirements C13 is amended by the insertion of the **bold and underlined** words/ numbers and deletion of the **~~bold struck-out~~** words / numbers as follows:

C13. Apartment servicing

To allow flexibility in the development of the future waste strategy for the site, all vehicle entry/exit points fronting Porter Street shall be 'car-park entry/exit' points and servicing access shall not be limited solely to the additional vehicular entry/exit point at the southern corner of the site, fronting Porter Street.

Future development applications shall demonstrate that vehicular servicing and waste receptacles and collection for the residential apartments can be accommodated within the basement car park. Such facilities may be alternatively located at ground level within the approved building envelope, subject to an assessment of whether they are:

- a) wholly contained within the building envelope,
- b) appropriately and sympathetically designed; and
- c) accessed in an appropriate manner.

- (j) Schedule 3 Future Environmental Assessment Requirements C15 is amended by the insertion of the **bold and underlined** words/ numbers and deletion of the **~~bold struck-out~~** words / numbers 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 application for the 160th dwelling issue of the first occupation certificate for apartments in the development** **~~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 the NSW Heritage Guidelines. **the Conservation Management Plan shall:**

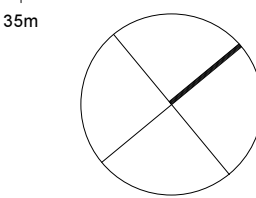
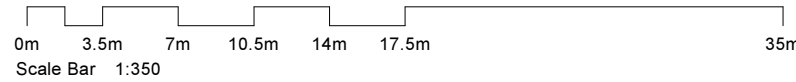
- (a) **be submitted with the first development application; and**
- (b) **include details of the protection of Tellaraga House during excavation, demolition and construction stages of the overall development.**

No demolition or excavation works shall commence, within a radius of ²⁰~~20~~ metres of Tellaraga House, prior to the endorsement of the Conservation Management Plan.

Development Application

Rev	Description	Date
A	Site Demo Plan Issue	17.04.14
B	Demo Radius Added	17.04.14

NOT For Construction



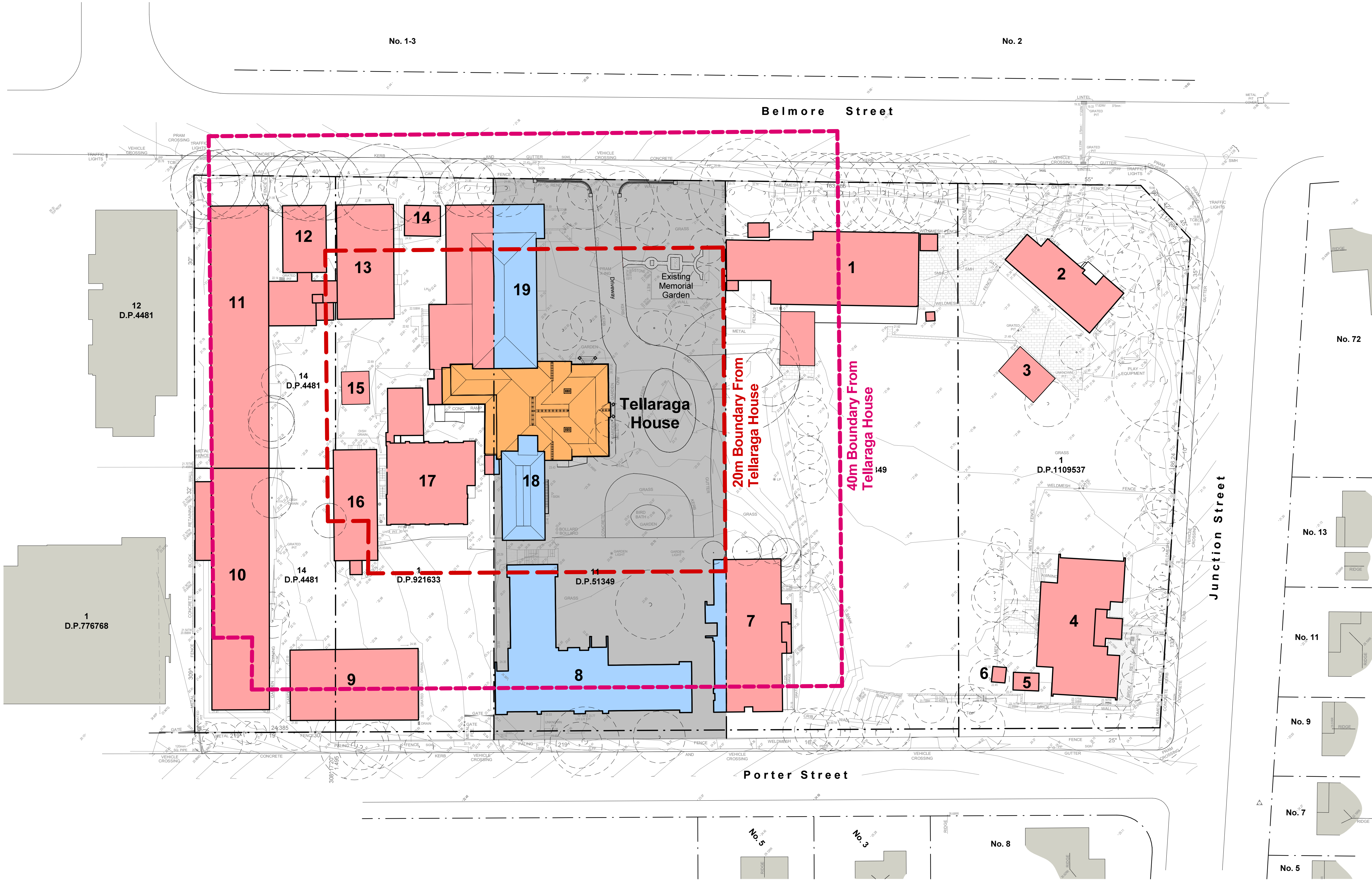
TITLE

Demolition Site Plan

Proposed Residential Development - Crowle Estate, Meadowbank - MASTER PLAN

C:\100_NJA_LOCAL_FILES\DEI00313 Crowle Gardens\DEI00313_DA_Model_MR_Local_Master_Plan_140311.rvt

JOB No.	DEI00313
DATE	17th Sept 2013
SCALE	A1 @ As indicated
DWG No.	S.DA020 B



Demolition Legend

- Existing Tellaraga House
- New Additions To Be Demolished
- Existing Buildings To Be Demolished
- Heritage Lot 11 D.P. 51349

General Notes

Architectural Drawings To Be Read In Conjunction With All Other Design Consultants Detailed Drawings, Reports And Specifications.

All Levels Indicated Taken To Australian Height Datum (AHD)

Site Survey Carried Out By Degolard, Smith & Partners Consulting Surveyors - Refer To Drawing 32708A01.DWG[B]