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Michael Woodland
Director, Metropolitan Projects
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

8 February 2012

Attn: Amy Watson

Our ref: MIN2011/3

Dear Michael,

CONCEPT PLAN APPLICATION – RESIDENTIAL DEVELOPMENT AT 74-76 BELMORE STREET, RYDE (MP10-1001)

I refer to the above application that is currently under consideration by the Department of Planning and Infrastructure. At its meeting on 14 December 2011, Council heard concerns raised by the Friends of Crowle Homes Inc regarding the relocation of existing residents as a result of the future redevelopment of the site.

Following the concerns raised by Friends of Crowle Homes Inc, Council resolved:

- (a) *That, in response to community concerns, the General Manager write to the CEO of Achieve Australia regarding the proposed Concept Plan for the Crowle Homes site at 76 Belmore Street, Meadowbank currently being assessed by the State Government as a Part 3A Development to identify the future plans for the current residents living in the facilities on the site.*
- (b) *That the General Manager contact the Minister of Planning and pass the concern of the residents.*
- (c) *That the General Manager prepare a social impact statement based on the comprehensive social impact assessment prepared by Dr Judith Stubbs on behalf of the Friends of Crowle Homes to submit to the Department of Planning and that the outcome be reported back to Council.*
- (d) *That any correspondence (in relation to Crowle Homes only) from Achieve Australia to Council be reported to Council.*

Council has also written to the CEO of Achieve Australia requesting to provide any details regarding the future plans for the current residents of Crowle Homes at 74-76 Belmore Street, Ryde.

The CEO of Achieve Australia has responded to Council's letter on 10 January 2011 stating the following:

- Achieve Australia did not have any opportunity to make comments or respond to the issues in the Council meeting;
- The NSW Department of Ageing and Disability is supportive of Achieve Australia's efforts to improve the overall conditions of the last remaining residents of the Crowle Homes site;
- It is inappropriate for Council to commence its own Social Assessment based on privately commissioned Social Impact Assessment (prepared by Judith Stubbs); and
- Judith Stubbs's Social Impact Assessment was carried out without any involvement of Achieve Australia and that a number of inaccurate claims have been made.

Council has reviewed the said Social Impact Statement "*Proposed Redevelopment of Crowle Home, Meadowbank: Review of Social Impacts & Consultation*" prepared by Judith Stubbs which has been submitted to the Department of Planning and Infrastructure during the exhibition period of the application.

Council agrees with the following matters raised in the abovementioned Judith Stubbs's Social Impact Statement and Council submits that the Department of Planning and Infrastructure take into consideration these matters prior to making a determination of the concept plan application.

1. The applicant should consider ceasing the relocation of residents until plans are provided in relation to the concept plan application indicating how the relocation issues would be managed in the future;
2. Proposals for appropriate housing choice for existing and recently relocated residents should be provided by the applicant as part of the Concept Plan, and these should be developed, where appropriate, with residents, their families and other key stakeholders. Target groups and mechanisms to achieve genuinely affordable housing as part of the development should also be detailed;
3. Additional information should be provided on service provisions and adequacy of services in the locality. Information should also be provided on the proposed level of support services for existing residents;
4. Details of how the transition will be managed, for those who remain on site and those relocated throughout the process, should be provided to mitigate the high level of anxiety and distress some will experience, and to avoid impacts related to occupational health and safety during the physical redevelopment process;

5. Appropriate accommodation options should be developed by the proponent in close consultation with Crowle Home residents, those recently been relocated from Crowle Home, their families and/or other interested parties to ensure the best immediate and long-term outcomes for residents and their families; and
6. Detailed plans and protocols should be developed and documented by the proponents in close consultation with Crowle Home residents, those recently been relocated from Crowle Home, their families and/or other interested parties in relation to onsite and offsite service arrangements, consultation and community engagement, timing and staging of redevelopment, re-housing and transition arrangements for residents who remain on site and those to be relocated as part of the process, and Occupational Health and Safety during the redevelopment process.

If you wish to discuss this matter further please do not hesitate to contact me on 9952 8190.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'D. Johnson', followed by a horizontal line.

Dominic Johnson
Group Manager
Environment and Planning