

September 2015



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Report Number Final



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## 1 Introduction

Sir Moses Montefiore wishes to redevelop the Montefiore Randwick Campus to meet changing requirements for enhanced aged care accommodation, facilities and seniors living apartments.

In 2009-10, Montefiore began planning for additional accommodation and facilities. Community consultation informed the development of a Concept Plan, which was approved by the Department of Planning and Environment in July 2011.

Since that time, market research has identified changing community requirements and preferences. As a result, the design approach has been revised, and an amended Concept Plan is being prepared for consideration by the Department.

This report provides a summary of outcomes from community consultation on the proposed amendments to the approved Concept Plan. Community consultation was undertaken between July and September 2015.

The amended Concept Plan includes:

- Seniors Living Apartments, where people can live independently while being closely connected with on-site supports, accommodation and local services and facilities
- Additional basement parking to meet the requirements of residents
- Secure quality accommodation and support for people living with dementia
- High quality residential aged care accommodation
- A civic plaza, offering a landscaped area for community uses and interaction.

The amended Concept Plan includes the following changes:

- The approved 2011 Concept Plan included a long building form along King Street this has now been modified to reduce the visual impact of the development on King Street
- The modified approach has 'broken up' the long building form into separate buildings, separated by landscaped areas that offer views through the site
- Floor space has been redistributed by increasing height in two areas with an additional level setback on Building D and two additional levels set-back on Building E
- Visual and shadow impacts on neighbours are reduced
- There is additional provision for off-street parking
- Landscaped areas have increased
- The overall design is more visually sensitive to location and context.

A summary of consultation outcomes has been provided to the project team to help inform the finalisation of the amended concept plan, prior to submission to the Department of Planning and Environment.

#### The community consultation process 2

#### 21 AN OVERVIEW

Community consultation to seek feedback on the amended Concept Plan was undertaken over 8 weeks between July and September 2015.

Community consultation aimed to:

- Provide factual information about the amended Concept Plan
- Outline the differences between the approved and amended plans
- Invite feedback through a range of channels
- Collate and document consultation outcomes
- Inform the finalisation of the revised concepts.

Consultation activities included:

- A review of previous consultations undertaken in 2009-10
- A review of submissions and objections to the approved Concept Plan
- Analysis and mapping of stakeholders, to define the catchment for consultation
- Advertisement in the Southern Courier
- Distribution of a community newsletter across 2,000 households
- Two Community Information and Feedback Sessions (6 and 9 August), attended by approximately 54 people
- Formal feedback forms, with 9 forms returned
- The offer of a briefing to Ward Councillors, accepted by 2 Councillors
- A presentation to the Randwick Precinct Committee, attended by 12 people
- All information displayed at the Community Information and Feedback Sessions uploaded to the Montefiore website for broader interest and feedback – attracting 40 visitors over 4 weeks.

#### 2.2 COMMUNITY INFORMATION AND FEEDBACK SESSIONS

The Community Information and Feedback Sessions were held on Thursday 6 and Sunday 9 August 2015 at the Sir Montefiore Randwick Campus. Each session was conducted over 3 hours.

The Sessions offered an informal drop-in and display, attended by the architects, planners, traffic consultant, consultation team and the Chief Executive Officer of Sir Moses Montefiore.

In total, approximately 54 people attended the sessions, with 17 attending on the Thursday evening, and 37 on the Sunday.

The event was promoted through:

A community newsletter - to a catchment of 2000 local homes and businesses in Randwick (see Appendix A for distribution catchment area and Appendix C for the newsletter)

- The Montefiore website www.montefiorehome.com.au/Randwick-Campus. There were approximately 40 individual visits to the website during the consultation period.
- Advertisement in the Southern Courier circulation 66,000 homes (see Appendix B for artwork)
- A letter invitation to Randwick North Ward Councillors, Kathy Neilson (ALP), Lindsay Shurey (GRN) and Kiel Smith (LNP).

At the sessions, information about the project was available in a number of different formats, including:

- A1 information display boards (see Appendix D)
- Display boards printed in A4 booklet handouts (as above)
- A4 copies of the community newsletter distributed in the local area
- The opportunity to speak directly with members of the Project Team
- Feedback forms were also provided to all attendees (with a reply paid envelope) so that people could provide written feedback.

In addition, members of the consultant team noted down the key issues and questions raised during discussions, and these were also collated to inform the summary of outcomes.

#### Summary of feedback 3

#### 3.1 COMMUNITY QUESTIONS AND FEEDBACK

Community feedback was invited in a number of ways:

- In discussion with individual consultants and project members at the Community Information and Feedback Sessions, recorded as key issues and comments
- Via feedback forms available on the day
- An online feedback form available on the Montefiore website
- Through email and freecall phone numbers advertised through the community newsletters, newspaper advertisement and Montefiore website
- A presentation to the Randwick Precinct Committee.

Issues and comments noted during discussions with project members at the Community Information and Feedback Sessions included:

- General support for the amended concept plan, particularly regarding design, visual appearance, mix of uses, reduced shadow impacts
- Concerns regarding traffic and parking some of which related to existing concerns about traffic on the local network more broadly, and congestion around changeover times for staff (coinciding with childcare pickups)
- Questions regarding the number of staff, available parking and impacts on street parking (see above)
- Specific concerns from a small number of residents in Centennial Apartments and on Dangar Street regarding potential loss of sunlight, shadowing, privacy, overlooking, facing external balconies
- Clarification regarding building heights and setbacks
- Clarification regarding landscaping treatments and trees (especially along Govett's Lane and the western boundary of the site)
- Questions regarding the nature of any café/retail uses in the civic plaza support for small café/food and beverage offer with public access
- Interest in construction staging, timeframes and management of impacts.

#### 3.2 WRITTEN FEEDBACK

Nine formal feedback forms were received after the Community Information and Feedback Sessions. Specific comments are collated below for each question. They are transcribed as verbatim:

- 1. How did you find out about the Community Information and Feedback Session?
  - By mail 1.
  - Letterbox drop/precinct meeting 1.
  - Local Paper 2.
  - Letterbox drop of community newsletter 5.

- 2. What is your view of the amended Concept Plan overall?
  - Very impressed.
  - [It is] more attractive from the street level with green spaces in between.
  - Don't like any of it.
  - Do not like it.
  - Community concerns regarding the bulk of the development have been addressed on King Street, however Dangar Street has not been addressed but bulk increased.
  - Building E is 3 storeys higher than all existing buildings, F is 1 storey higher. Height excessive and out of scale with all other buildings in area.
  - An improvement. Residential use for much of King Street frontage rather than institutional use.
  - Don't like it at all.
  - Not happy about the expansion plans at all.
- 3. What aspects of the amended plan do you like the most?
  - More green space.
  - Positive green spaces.
  - None 3.
  - The reduction of site coverage area works better from the master planning point of view, because the configuration of blocks E & F considers setbacks from adjoining neighbours.
  - Development of the wall of building along King Av is an improvement.
  - Dividing the building form up. Support the extra ILUs a much better alternative for prospective. residents and the surrounding neighbours.
  - None of it it's too big already.
- 4. What aspects of the amended plan do you like the least?
  - Never enough car spaces the inclusion of preschool, which increases traffic in the area it would be interesting to know where they reside.
  - Height of Block D and E.
  - Extra height of block D and E − 2.
  - The need to compensate the reduction of GFA has been resolved it seems, by proposing a fifth floor to Building D on Dangar Street. This makes Building D completely out of scale in respect to all the neighbouring buildings. The residential townhouses in front of the proposed building are only 2 storeys, maximum 3 on the Pindari development side, not 5.
  - Also the existing Building B is only 2 storeys, so adding a fifth floor to Building D will result in having a building that will create a major impact on the existing streetscape. The proposed height will also block the only source of sunlight to most of the townhouses across the road on Dangar St.
  - Building D design also proposes balconies and a centralised lounge/ share space area, where the residents will easily overlook straight into the private open spaces of the townhouses

across the road on Dangar St. For example, Pindari's Private Open Spaces and living areas face all Dangar street, therefore will be directly impacted.

- Height of Buildings E and F.
- Additional height sought. Revised Building form preferred, particularly E and F.
- Height of new buildings.
- 5. Thinking of your responses to the above, what improvements would you suggest?
  - Happy with the improvements.
  - Where do the staff park? Eliminate the preschool add it to Moriah which already has parking and traffic flow issues rather than increasing the problem on King/Dangar Streets.
  - Reduce height of block's D and E. Go back to original plan.
  - Original height is enough.
  - Building D should be 3 storeys in keeping with existing buildings adjacent and across the road.
  - Reduce the number of balconies facing Dangar Street and increase them on the internal courtyard side.
  - Considerations should be given in regards to noise control measures for noise coming from the Dementia resident accommodation (Building D). In our opinion, a Dementia unit should not be located on a street side that is close to high volumes of external noises from adjoining neighbours, traffic (vehicle and pedestrian) common on Dangar St.
  - Use double glazed windows to the Dangar Street side and provide screening of at least 1.8 m high.
  - Additional landscape should be provided within the boundary line to create noise and visual buffer.
  - Lower building E and F back to height of existing development.
  - Leave it as is 2.
  - Drop the plaza corner of King and Dangar Streets and redistribute the proposed extra height. There are many pocket parks nearby – what is needed here is high quality urban public space – think reservoir Garden Park on Oxford St Paddington (corner Oatley Street) which blends open undercover space, obviously secured at night. A double height undercover area as far as the internal courtyard for Building D (for northern sun) is more appealing.
- 6. Do you have any other comments or suggestions you would like to make?
  - No − 2.
  - Could a clean-up/maintenance plan be incorporated into ongoing problems for Govett Lane dead trees/rubbish etc.
  - [I] would like [to see] a model.
  - Leave as originally approved.
  - Keep the original height.
  - We are concerned with the additional traffic the development will create, especially at peak morning and afternoon times due to staff arrival change over, child care pick up and drop off

and visitors. Additional car parking should further be considered to remove staff and visitors parking in the street, which already is an issue with staff taking up majority of parking spaces in the street needed for residents. Car park could be easily extended under building E and F.

- Dangar St Proposal Side was missing.
- Make sure there is adequate parking.
- Design excellent for buildings E and F single aspects of apartments are concerning. Exterior façade to be respectful of Victorian neighbourhood – Centennial Apartments provide guidance.
- Rubbish Bins on street outside complex for your staff to use.
- 7. Thinking of the session, please respond to the following statements:

STATEMENT	AGREE	DISAGREE
I have been able to find out information about the project	8	1
The information presented was relevant	6	1
The information was clearly presented	6	3
My questions were answered	7	2
I was able to provide my thoughts and feedback on the proposal	9	
I felt that my feedback was listened to	6	3
The project team and facilitators were helpful.	9	

## 3.3 PRESENTATION TO THE RANDWICK PRECINCT COMMITTEE

The project team were invited to present to the Randwick Precinct Committee on 2 September at Randwick Town Hall.

The meeting was attended by 12 people. The presentation was based on the information boards previously displayed and a hard copy handout was also provided to all. Discussions related to:

- An overview of the consultation and planning process
- The need for aged care accommodation in the area
- Changing requirements and expectations for seniors living and facilities
- Existing local traffic and parking issues (outside the scope of the proposal)
- Proposed onsite staff, visitor and resident parking
- The revised design and building form consistent with the streetscape and neighbouring buildings
- Cost and financial arrangements for the proposed new accommodation
- The potential staging, sequencing and timeframes for construction
- Management of impacts during the construction process
- Options to locate the childcare play area partly 'tucked in' under the building, to provide shade and setback from the boundary with Centennial Apartments
- Lighting and privacy treatments from the balconies facing Centennial Apartments

- The increased setbacks from the boundary on King Street and facing Centennial Apartments
- Ground level and building heights
- Changed traffic movements along Dangar Street
- Drop-off and pick-up arrangements for the childcare centre
- Next steps in the planning process, including Public Exhibition.

## 4 In conclusion

Community consultation on a revised Concept Plan for the Sir Moses Montefiore Randwick Campus was conducted over 8 weeks between July and September 2015.

Overall, there was general support for the revised Concept Plan, in particular the amended building form along King Street, improved streetscape, the addition of increased landscaped areas, and the inclusion of additional seniors living apartments.

Seniors living apartments were supported to meet changing consumer preferences and requirements.

A small number of residents in Centennial Apartments raised concerns regarding potential impacts on sunlight, shadowing, privacy and outlook. These concerns related to the approved Concept Plan, noting that some were not resident at the time the Plan was approved.

A small number of residents on Dangar Street were particularly concerned regarding height, scale and potential loss of privacy.

Community feedback has been provided to the project team for their further consideration. The proposed amended concept plan has now:

- Increased the number of child care drop off spaces to 5, up from the two previously proposed
- Decreased the gross floor area across the development by 2.6%, thereby reducing bulk and mass on the site
- Developed landscape plans to enhance screening and buffer between neighbouring buildings
- Prioritised screening and privacy design for the detailed design phase, subject to approval of the amended Concept Plan.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

Appendix A Distribution catchment area



Appendix B Newspaper ad

## SIR MOSES MONTEFIORE RANDWICK



**Updated Concept Plan** 

## Community Information and Feedback Sessions

Come along to a community information and feedback session to review the updated Concept Plan for the Sir Moses Montefiore Randwick Campus. The session is an opportunity to meet the Project Team, ask questions and provide feedback on the revised concepts.

#### Sessions:

Thursday 6th August between 6-9pm (drop in at any time)

**Sunday 9th August** between 2-5pm (drop in at any time)

#### Venue:

Training and Education Room at Sir Moses Montefiore Randwick

Entry is via King Street (near the corner of Dangar Street).

Concept approval for further development of the Sir Moses Montefiore Randwick Campus was granted in 2011. Since then, a revised Concept Plan has been developed, with improvements on the previous plan. The Concept Plan will be submitted to the NSW Department of Planning and Environment for further consideration later in the year.

For more information, please contact Louise Griffiths on:





1800 266 901 Reproperties nontefiore arrivation au



# Appendix C Community newsletter

# **Sir Moses Montefiore Jewish Home Randwick Campus**



#### **MONTEFIORE**

## Community Newsletter July 2015

Sir Moses Montefiore is one of Australia's leading aged care providers with a proud history spanning more than 120 years and a commitment to exceptional levels of care.

Since opening its doors in 2006, the Randwick Montefiore community has experienced very high levels of demand, with full occupancy and a growing waiting list.

There is a need to continue to enhance the quality of accommodation and care, in response to community demands and changing requirements.

## A new Concept Plan for the Randwick Campus

Sir Moses Montefiore is planning to expand and improve the Randwick Montefiore Home. Planning began in 2010, when Sir Moses Montefiore undertook a series of consultations with local residents and community groups.

Community feedback helped to inform the development of a Concept Plan that was lodged and subsequently approved by the Department of Planning and Environment in 2011.

Since then, Sir Moses Montefiore has undertaken additional research to further understand community preferences and requirements.

As a result, the design approach has been revised and an amended new Concept Plan is being prepared.

This newsletter provides an update on the preparation of the new Concept Plan, and invites you to attend a Community Information and Feedback Session to view the plans, and provide your feedback.





# Community Information and Feedback Sessions

For more information, Community Information and Feedback Sessions will be held at Sir Moses Montefiore Randwick Campus on:

- Thursday 6th August between 6-9pm (drop in at any time)
- Sunday 9th August between 2-5pm (drop in at any time)
- Venue Training and Education Room Sir Moses Montefiore Randwick.
   Entry is via King Street (near the corner of Dangar Street).

All are welcome to attend – come along and meet the Project Team, ask questions and give us your feedback.

## For more information:

**\** 1800 266 901

🙉 montefiore@urbis.com.au

• www.montefiorehome.com.au/Randwick-Campus



## The Revised Concept Plan

# A new Concept Plan is being developed to include:

- Seniors living apartments, where people can live independently but closely connected with onsite supports, accommodation and local services and facilities
- Additional basement parking to meet the requirements of residents
- Secure quality accommodation and support for people living with dementia
- A high quality residential aged care accommodation
- A civic plaza, offering a landscaped area for community uses and interaction
- · A childcare facility.

## What's changed?

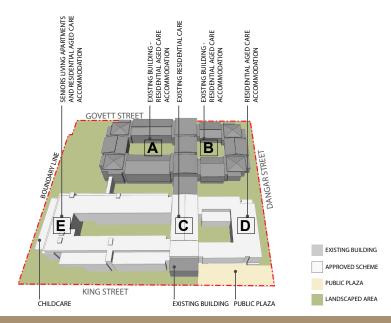
# The revised Concept Plan includes the following changes:

- The long building form along King Street has been 'broken up' into separate buildings, interspersed with landscaped areas that offer views through the site
- There are increased setbacks from the site boundaries in some areas
- To allow for the desired range of uses whilst also reducing the ground footprint, height has increased in two areas – an additional level is proposed on one part of Building D, and two additional levels are proposed on Building E
- The additional height is set-back from the road frontage
- The revised site plan and design reduces visual and shadow impacts on neighbours
- There is increased onsite parking
- There is increased provision of landscaped areas, for a pleasant environment and outlook
- The overall design is more visually sensitive to location and context, to positively enhance the streetscape.

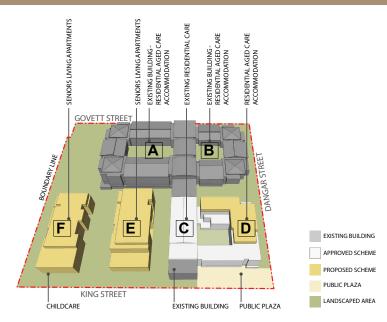
## Your views are important

Come along to a Community Information and Feedback Session and give us your feedback on the revised approach.

#### Approved 2011 Concept Plan



## **Proposed Revised Concept Plan**



## Next steps in the planning process

#### Revised Concept Plan: July - September 2015

Community consultation, design and planning. Lodgement with supporting documentation to the Department of Planning and Environment.

## Public Exhibition & Submissions: September - October 2015

The applicant will respond to any public submissions made during Public Exhibition

#### Assessment of the Application: October - March 2016

Response to public submissions. Review by Department of Planning and Environment

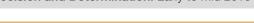
Decision and Determination: Early to mid 2016

#### For more information:

**\( 1800 266 901 \)** 

amontefiore@urbis.com.au

www.montefiorehome.com.au/Randwick-Campus





Appendix D

Community information and feedback session display boards

# **MONTEFIORE RANDWICK**



# Welcome to the Community Information and Feedback Session for the Randwick Montefiore Home.

Sir Moses Montefiore is planning to expand and improve the Randwick Montefiore Home. Planning began in 2010, when Sir Moses Montefiore undertook a series of consultations with local residents and community groups.

Community feedback helped to inform the development of the Concept Plan that was lodged and subsequently approved by the Department of Planning and Environment in 2011.

Since then, Sir Moses Montefiore has undertaken further research to understand community preferences and requirements. As a result, the design approach has been revised and an amended Concept Plan is being prepared.

Today is an opportunity to view the revised design approach and receive an update on the planning process.

All are welcome to drop by, view the plans, speak with members of the project team, and give us your feedback.

Two Community Information and Feedback Sessions are

- Thursday 6th August 2015 6 9pm
- Sunday 9th August 2015 2 5pm

Who is here today?

Robert Orie

CEO, Sir Moses Montefiore

**Damian Barker and Connie Argyrou** Architects, Jackson Teece

**Peter Strudwick** 

Urban Planner, Urbis

**Geoff Higgins** Traffic Consultant, Traffix

Susan Rudland and Sandra Spate Community Consultation, Urbis

## **Planning Process**

Original Concept Plan 2010

Detailed needs assessment, design and planning analysis, and community consultation

Lodgement and Approval

- · Assessment by Department of Planning and Environment
- Public Exhibition
- Feedback from Council, community, Department of Planning and Environment
- Refinement of the Concept Plan

Concept Plan Approved July 2011 Detailed Development Application for Building D approved

We are here

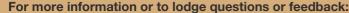


Development of a new Concept Plan

- · Detailed needs assessment, design and planning analysis, and community consultation
- · Considerations by Department of Planning and Environment
- Public Exhibition
- Feedback from Council, community, Department of Planning and Environment
- · Decision by Department of Planning and









# **MONTEFIORE RANDWICK**



## Vision and Rationale

Sir Moses Montefiore is one of Australia's leading aged care accommodation providers with a proud history spanning more than 120 years and a commitment to exceptional levels of care. Since opening its doors in 2006, the Randwick Montefiore community has experienced very high levels of demand, with full occupancy and a growing waiting list.

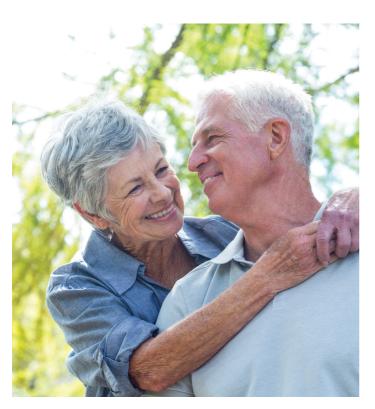
There is a need to continue to enhance the quality of accommodation and care, in response to community demands and changing requirements

- As the population ages and people are living longer, housing requirements are changing
- People are seeking smaller accommodation where they can live independently, with appropriate support and in close proximity to transport, services and facilities
- From 2011–2026, the population of retirees in the eastern suburbs is projected to grow by 44%
- Market research has demonstrated that people in the eastern suburbs prefer to continue living in their local community as they get older
- There is a high level of unmet demand for independent living units in the eastern suburbs
- People are seeking premium accommodation with quality inclusions, onsite facilities, with attractive design and outlook.

Sir Moses Montefiore has therefore revised the Concept Plan that was approved in 2011, to respond to changing requirements and resident aspirations.

#### A new Concept Plan is being developed to include:

- Seniors Living Apartments, where people can live independently but closely connected with onsite supports, accommodation and local services and facilities
- Additional basement parking to meet the requirements of residents
- Secure quality accommodation and support for people living with dementia
- High quality residential aged care accommodation
- A civic plaza, offering a landscaped area for community uses and interaction.



## What's changed?

#### The revised Concept Plan includes the following changes:

- The approved 2011 Concept Plan included a long building form along King Street
- This has now been modified, to reduce the visual impact of the development on King Street
- The modified approach has 'broken up' the long building form into separate buildings, separated by landscaped areas that offer views through the site
- To allow for the desired range of uses whilst also reducing the ground footprint, floor space has been redistributed by increasing height in two areas
- An additional level is proposed on one part of Building D and two additional levels are proposed on Building E
- The additional height is set-back from the road frontage
- The revised site plan and design reduces visual and shadow impacts on neighbours
- It includes additional provision for off-street parking
- Landscaped areas have been increased to provide a pleasant environment and outlook
- The overall design is more visually sensitive to location and context, to positively enhance the streetscape.



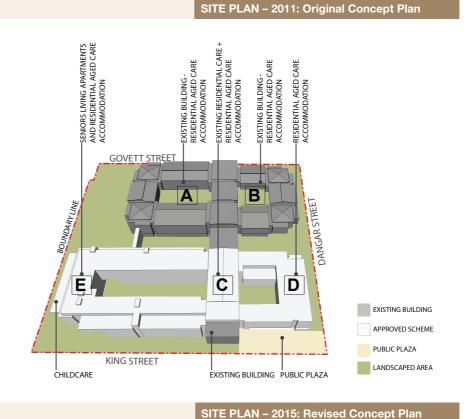
# **MONTEFIORE RANDWICK**



## What has changed

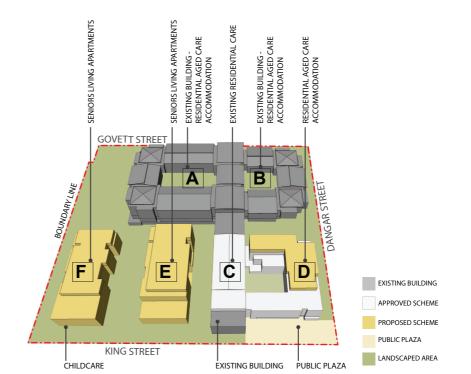
## **Approved**

- Existing blocks A, B & C contain residential aged care accommodation
- Proposed blocks D & E provides additional residential aged care accommodation
- · Bulky building mass
- There is a long continuous building façade along King Street, with little relief
- · Enclosed courtyards.



#### **Proposed**

- Existing blocks A, B & C contain residential aged care accommodation
- Block D and additional level on top of Block E provides additional residential aged care accommodation
- Blocks E and F are Seniors Living Apartments
- Bulky building mass is broken up into three separate buildings, with open spaces in between
- The revised scale of development is in keeping with neighbouring development
- There are large view corridors between buildings
- There are open courtyards between buildings.



PROPOSED SCHEME

For more information or to lodge questions or feedback:

**\**1800 266 901

montefiore@urbis.com.au

Look out for the next community newsletter



