

11017/3012

**SIR MOSES MONTEFIORE  
JEWISH HOME**

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Lot 202 King Street  
Corner King and Dangar Streets  
Randwick

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**AMENDED MASTERPLAN**

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## **SIR MOSES MONTEFIORE JEWISH HOME, RANDWICK**

### **AMENDED MASTERPLAN**

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## 1.0 Introduction

### 1.1 Masterplan

The site is subject to a Masterplan adopted by Randwick City Council in June 2001, Council's file reference 98/S/3827. This Masterplan incorporated two sites known as Lots 201 & 202 King Street Randwick. This amended Masterplan is for work on Lot 202 only.

The Sir Moses Montefiore Jewish Home (the Home) did not proceed with the purchase of Lot 201. That site is being studied by a new purchaser and is subject to an application for a revision to the Masterplan.

This application follows closely the adopted Masterplan and is for Stage 1 and part of Stage 2 of the adopted Masterplan.

The Masterplan requires certain matters to be addressed in future Development Applications as noted in Section 7.2 of the adopted recommendations:-

#### 1.1.1

*"7.14 Matters to be addressed in future Development Applications"*

#### *2.0 Demonstrated consistency with all the requirements and variations of the approved Masterplan*

The current application is substantially consistent with the adopted Masterplan. All building heights, setbacks and locations are generally in accordance with the Masterplan. Variations occur in the location of the King Street access road, the orientation of the Synagogue and the service facilities located at level one of the building.

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|---------|---|
| 1.1.1.1 | The King Street vehicular access is located substantially to the east of the adopted Masterplan. This location is temporary and is sited to allow the continued operation of the Moriah preschool during construction of the first phase of the works. The permanent driveway will be located along the west boundary in Stage 2. |
| 1.1.1.2 | The Synagogue had been reoriented approximately ten degrees to the west to enable the Ark to be oriented to the north for liturgical correctness.   |
| 1.1.1.3 | Level One in the Masterplan houses carparking only, whereas this application replaces some of that carparking with utility services; food production, laundry services and storage. This enables easy and convenient access to these utilities which was not afforded in the Masterplan.  |

#### 1.1.2

*3.0 Provision of interpretative material, in the form of a plaque, in relation to the history of the former Randwick tram and bus depot site, including the use of the former Institute building and*

*the chimney. The plaque should be located in a publicly accessible area. Details of the location and form of the interpretative material are to be provided with the development application submission.*

A plaque will be provided and located in the public plaza. A proposed plaque design forms part of the DA application.

#### 1.1.3

- *Submission of an archival recording of the former Institute building to Council's Director of Planning and Environment for approval, in accordance with Section 80A (2) of the Environmental Planning and Assessment Act 1979 prior to a construction certificate being issued for the development. This recording shall be in accordance with the Guidelines for the preparation of archival recordings set out by the NSW Heritage Office and include any historic photographs, which are available. Three copies of the endorsed archival recording shall be presented to Council, one of which shall be placed in the Local History Collection of Randwick City Library.*

The archival recording forms part of the DA application.

#### 1.1.4

- *Implementation of the Conservation Plan for the brick chimney on the site, prepared by Brian McDonald and Associates in 1994, in conjunction with the works proposed in Masterplan.*

The Home did not proceed with the purchase of Lot 201 where the chimney is located and therefore this consideration is outside of the control of the Home.

#### 1.1.5

- *Implementation of a maintenance schedule setting out the required conservation works, the responsibility for organisation and funding of the conservation works. The Body Corporate should take responsibility for the conservation works and that a maintenance fund be established. Alternatively a Section 88E instrument could be prepared to cover the chimney and including the schedule of conservation works.*
- The Home did not proceed with the purchase of Lot 201 where the chimney is located and therefore this consideration is outside of the control of the Home.

#### 1.1.6

- *Demonstrated consistency with the principles of ecologically sustainable development in the design and location of the buildings and private and communal open space, infrastructure and natural and cultural heritage.*

This project incorporates current sustainable technology and considerations as outlined in this report.

#### 1.1.7

- *Demonstrated compliance with Council's DCP in relation to car parking proposed for the relevant components of the development including adequate spaces for ambulance and service vehicles.*

- The Transport Report included in the DA Statement of Environmental Effects describes the conformity with Council's DCP for this application.

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1.1.8

- *Demonstrated compliance with Council's DCP in relation to car parking proposed for the relevant components of the development including adequate spaces for ambulance and service vehicles.*

The Transport Report included in the DA Statement of Environmental Effects describes the conformity with Council's DCP for this application.

1.1.9

- *Resident car spaces are designed for people with a disability with a minimum width of 3.2 metres.*

This first phase of development does not include for any self care accommodation. All residents in this first phase will be in residential care and therefore this consideration does not apply.

1.1.10

- *The proposed STA staff parking area must have its access located within, and directly off, the STA bus depot site with no access to this staff parking area from the proposed development.*

The Home do not own Lot 201 to which this consideration applies, thus this consideration is not relevant to this application.

1.1.11

- *The provision of traffic calming measures to be installed along the frontage of the development on King Street and Dangar Street with details to be submitted with the Development Application. These measures should include, but not necessarily be restricted to:*

These considerations are discussed in the Transport section of the DA Statement of Environmental Effects.

1.1.12

- *In relation to Council stormwater system that burdens the development site, demonstrate that:*
- All stormwater considerations have been addressed and are discussed in the Stormwater section of the DA Statement of Environmental Effects.

1.1.13

- *Demonstrate that all works are to be carried out in accordance with the requirements of Randwick City Council's Contaminated Land Policy 1999, Contaminated Land Management Act 1997, Protection of the Environment Operations Act 1997, environmental planning instruments applying to the site and guidelines made by the NSW EPA and DUAP with any Development Application submission. Details of all preliminary and detailed site contamination investigations (including possibility off site migration of contaminants), validation and monitoring reports shall be submitted with any development application.*

The validation and monitoring reports will be submitted prior to the granting of a DA as agreed with Council's planning staff.

## 1.1.14

- *An acoustical analysis be conducted by an appropriately qualified acoustical consultant to show compliance with the EPA's Industrial Noise Policy 2000 and the provisions of the Protection of the Environment Operations Act 1997 in relation to noise intrusion upon the proposed residential premises and to justify the statements made in section 3.9 of the Masterplan relating to the acoustical environment.*

An acoustic assessment has been conducted and is included in the DA Statement of Environmental Effects.

## 1.1.15

- *A detailed flora and fauna survey and management plan including all vegetation and fauna to be removed or disturbed directly/indirectly. The plan should include methods of protecting and regenerating any significant vegetation and fauna during construction and ongoing management and maintenance. Methods for protecting primary and critical root zones during works, and proposed landscape treatments should be specified.*

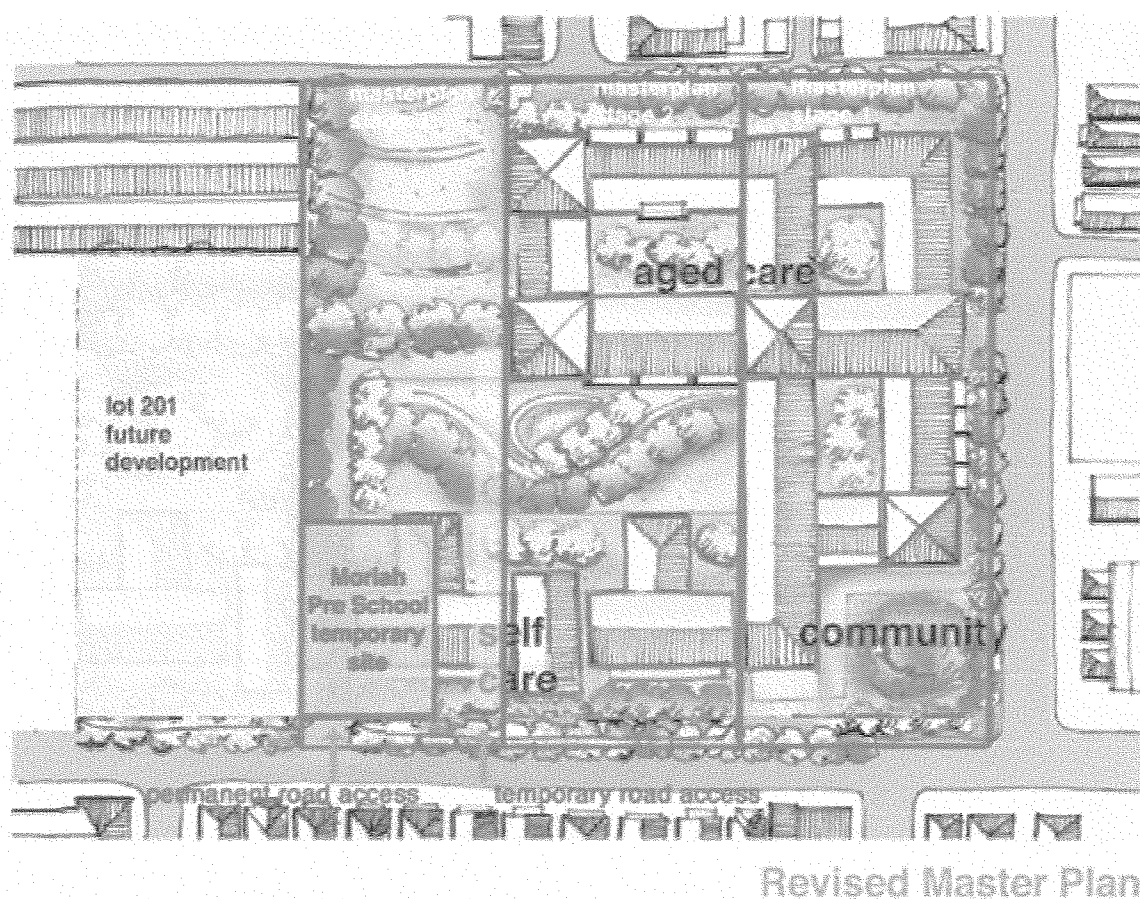
A Flora and Fauna assessment and management plan has been completed and is included in the DA Statement of Environmental Effects.

## 1.2 Revised Masterplan

This application constitutes an application for a revision to the adopted Masterplan. The Masterplan presented by the Sir Moses Montefiore Home and adopted by Council considers both Lots 201 and 202. Since adoption of the plan a new purchaser has submitted to Council a revision to the Masterplan for Lot 201.

This application is for Lot 202 only and the drawing below shows the revisions to the Masterplan for this site.

The key revisions are noted above in clauses 1.1.1.1 -1.1.1.3.



### 1.3 Community Consultation

On Tuesday 14 May 2002 the Home invited neighbouring residents to an open house meeting to exhibit and discuss the proposed development. The meeting was well attended by residents between 3pm and 7pm that day.

During the development of the Masterplan several community consultation meetings were held, as recorded in the Council planner's recommendation for adoption of the Masterplan dated June 2001. The above meeting was a follow up to those consultations to confirm to the neighbouring residents that those things that were discussed at the master planning stage had been considered and where possible incorporated into the design.



## **2.0 Site Location and Description**

### **2.1 Site location and context**

The Site is located in Randwick, approximately 5kms south east of the Sydney CBD. The site is described as Lot 202 of DP 879576 in the Parish of Alexandria and County of Cumberland. The Site is located in Randwick.

The Site is bounded by three streets, namely King and Dangar Streets and Govett Lane in Randwick and is located at the base of a ridge running north south to the east of the 2.935 ha Site.

The uses surrounding the site are predominantly residential with some larger scale service industry buildings to the west of the site including the STA Bus Depot, the University Press Building and UNSW and TAFE campuses. Centennial Park, Queens Park and the Randwick Racecourse are within the local vicinity.

The Site was subdivided from a parcel of land, known as the Randwick Bus Depot, which once extended from Dangar Street in the east to the Sydney Institute of Technology Randwick Campus (Randwick TAFE).

### **2.2 Site description**

The Site has a frontage to King Street of 178.815m to the south; a frontage to Dangar Street of 164.515m to the east; a frontage to Govett Lane of 175.125m to the north, and two western boundaries fronting properties held by the developer of the Lot 201 site and the University of New South Wales.

The Site area is approximately 2.935 ha.

The Site has previously been owned by the State Transit Authority of NSW (STA) and formerly consisted of buildings and facilities forming a bus depot.

The Site currently contains three disused buildings; and a series of demountable buildings. Two of the disused buildings off Govett Lane are partly demolished. The demountable buildings off King Street were recently erected by Montefiore and are being actively used as a temporary Pre-School for Moriah.

The Site has a fall across it of 8m from east to west. There are also substantial depressions and mounds on the site as well as along the northern and southern boundaries relating to its former use.

## **2.3 Site Remediation**

During the 1990's the State Transit Authority commissioned Dames & Moore to prepare EPA Compliance reports. A number of reports were prepared from 1992 - 1998.

Following decommissioning of the former Randwick Bus Depot in 1995 and demolition of some buildings in 1997, Dames & Moore reported (Sept 1998) that Lot 202 was determined to be suitable for residential land use, from an environmental perspective.

The demolition works included the removal of buildings, contaminated materials, underground structures including building foundations, and rubble.

Dames & Moore note in their reports that the materials currently stockpiled on the site are suitable for recycling as crushed gravel or drainage material.

Due to a recent change in legislation a Site Audit Statement is now required for the Site. A Site Validation Report is currently being prepared and will be issued to the Site Auditor for review and preparation of the Site Audit Statement. We note that DA consent will be conditional on the presentation of a Site Audit Statement to Council.

## **2.4 Adjoining development**

King and Dangar Streets are kerbed and guttered however Govett Lane is narrow and is only partly kerbed. Mort Lane is not kerbed.

King and Dangar Streets are of generous widths - both streets are approximately 13m wide between kerbs.

There is a considerable collection of building styles adjacent the Site.

The free standing housing and the unit developments are all established older style buildings. To the south west of the Site the unit buildings are typified by red brick buildings with terracotta tiled roofs.

Adjacent to the southern King Street boundary and similarly to the north of the Site the buildings are typically single or two storey free standing houses.

To the north of the site the houses are typically single or two storey free standing houses within a heritage precinct.

Along Darley Road fronting onto Centennial Park, the houses are larger and are of an older, grander style. They are in the heritage precinct adjoining the Site.

The newest housing in the area are the townhouses on the north east corner of King and Dangar

## Streets.

The University Press building is a significant imposing structure against the north west boundaries of the Site. It also overlooks and overshadows the site. The eastern elevation of this building which fronts onto the site is rusted iron sheeting and the roof ridgeline is 15m above the Govett lane. The southern elevation of this building is also an imposing structure running along a north west boundary of the Site. The south elevation is iron sheeting at ground floor level and face brick at first floor level. There are also doors and windows in this elevation overlooking the Site.

Lot 201 is a barren site apart from the existing heritage chimney. There is currently a proposal for multi-unit residential development on the Lot 201 site.