



NSW GOVERNMENT
Department of Planning

COPY

Office of the Director General

Mr Oliver Klein
JBA Urban Planning Consultants Pty Ltd
Level 7, 77 Berry Street
NORTH SYDNEY NSW 2060

Our ref: S09/01356-1

Dear Mr Klein

Subject: Determination of an application for a site compatibility certificate, State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

I refer to your application of 7 July 2009 for a site compatibility certificate under clause 25 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 ('the SEPP'), in relation to the proposed seniors housing development at the corner of Dangar Street and King Street, Randwick.

I have made the determination to issue a site compatibility certificate under clause 25 (4)(a) of the SEPP on the basis that the site of the proposed development is suitable for more intensive development, and that development for the purposes of seniors housing of the kind proposed in the application is compatible with the surrounding environment, having had regard to the criteria specified in clause 25 (5) (b). Please find the Determination of Certificate of Site Compatibility attached.

In assessing the proposed development, the Department is supportive of the public plaza and I am advised that you are discussing its configuration with Randwick City Council to ensure its optimum functioning and integration with on-site and off-site uses. The Department also supports the retention of the existing child care centre on the site as a permanent facility. However, you may wish to discuss further with Council its juxtaposition of uses, access and operating arrangements, given the proposed location directly beneath the new self-care units. In addition, you may also wish to explore with Council the arrangements for outdoor recreation on the site, such that the open space to be provided ensures residents a usable and pleasant experience with good solar access.

Should you have any further enquiries about this matter, I have arranged for Ms Rosalind Louis, Team Leader, Sydney Region East, to assist you. Ms Louis may be contacted at the Department's Bridge St Office on telephone number (02) 9228 6419.

Yours sincerely


Sam Haddad
Director General

14/8/2009

Seniors Housing
Determination of Certificate of Site Compatibility

Part 1A of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

I, the Director-General of the Department of Planning, pursuant to clause 25(4)(a) of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, determine the application made by JBA Urban Planning Consultants on behalf of the Sir Moses Montefiore Jewish Home on 7 July 2009, by issuing this certificate.

I certify that in my opinion :

- the site described in Schedule 1 is suitable for more intensive development; and
- the development described in Schedule 2 is compatible with the surrounding environment, having had regard to the criteria specified in clause 25(5)(b).


Sam Haddad
Director-General
Department of Planning

Date certificate issued:

14th August 2009

Please note: This certificate will remain current for 24 months from the date of issue.

SCHEDULE 1

Site description:

The subject site is located on the corner of Dangar Street and King Street, Randwick (Randwick LGA). The site comprises Lot 202, DP 879576. All property is owned by the Sir Moses Montefiore Jewish Home.

SCHEDULE 2

Application made by: JBA Urban Planning Consultants

Project description:

The seniors living proposal consists of an extension to the existing Sir Moses Montefiore Jewish Home and comprises:

- the construction of new buildings containing 218 Low-level care beds and 65 High-level dementia/special care beds,
 - the construction of a new building containing 41 self-care units;
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- dining rooms, kitchens and serveries;
- a 'wellness centre' for physical therapy;
- a recreation room;
- 135 car parking spaces;
- retail uses (350m2 maximum); and
- a 'public plaza (1,080m2) at the corner of King and Dangar Streets.
- a proposed built form of a stand-alone 5/6 storey building to the west of the site (41 self-care units) and a 4/6 storey extension linked to the existing building. The latter comprises two new buildings located both sides of, and linked to, a redeveloped spine block on the southern half of the site (to be used for new low and high care beds and support facilities).

Requirements imposed on determination:

N/A