



Planning

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

Our ref: MP 09_0188
File: S09/02002

Dear Mr Klein,

CONCEPT PLAN AND PROJECT APPLICATION FOR EXPANSION OF THE EXISTING AGED CARE FACILITY AT SIR MOSES MONTEFIORE JEWISH HOME, 100-120 KING STREET AND 30-36 DANGAR STREET, RANDWICK (MP09_0188)

Thank you for your request for Director-General's Environmental Assessment Requirements (DGRs) for the above project. The DGRs were prepared from the information provided within your application and in consultation with relevant Government agencies.

Under section 75F(3) of the Act, the Director-General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the Proponent seeking approval for the project.

Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGRs. If the Director-General considers that the Environmental Assessment does not adequately address the DGRs, the Director-General may require the Proponent to revise the Environmental Assessment to address the matters notified to the Proponent.

Following this review period, the Environmental Assessment will be made publicly available for a minimum period of 30 days. Please contact the Department at least two weeks before you propose to submit the Environmental Assessment to determine the fees applicable to the application.

Please also find enclosed with this letter, copies of submissions from other agencies providing their key issues for the proposal. Please note that these responses have been provided to you for information only and do not form part of the DGRs for the Environmental Assessment.

Should you have any questions regarding any of the above, please contact Kim Shaw on (02) 9228 6263 or email kim.shaw@planning.nsw.gov.au.

Yours sincerely

Michael Woodland
Director
Metropolitan Projects
As delegate for the Director-General

21/4/2010

Director-General Environmental Assessment Requirements
Section 75F of the *Environmental Planning and Assessment Act 1979*

Application number	MP 09_0188 (Concept Plan) MP 10_0044 (Project Application)
Project	Concept Plan application for the expansion of the existing aged care facility; and Project Application for the construction and use of Stage 1 of the Concept Plan.
Location	The Sir Moses Montefiore Jewish Home at 100-120 King Street and 30-36 Dangar Street, Randwick
Proponent	JBA Urban Planning Consultants Pty Ltd on behalf of The Sir Moses Montefiore Jewish Home
Date issued	21 APRIL 2010
Expiry date	If the Environmental Assessment (EA) is not exhibited within 2 years after the date of issue, the applicant must consult further with the Director-General in relation to the preparation of the environmental assessment.
Key issues	<p>The Environmental Assessment (EA) must address the following key issues:</p> <ol style="list-style-type: none"> 1. Relevant EPI's policies and Guidelines to be Addressed Planning provisions applying to the site, including permissibility and the provisions of all plans and policies are contained in Appendix A. 2. Built Form and Urban Design Impacts <ul style="list-style-type: none"> The EA shall address the height, bulk and scale of the proposed development within the context of the locality and adjacent North Randwick Heritage Conservation Area and heritage listed chimney stack at 86 King Street, Randwick. In particular, detailed envelope/height and contextual studies should be undertaken to ensure the proposal integrates with the local environment. The EA shall also provide the following documents: <ul style="list-style-type: none"> Comparable height study to demonstrate how the proposed height relates to the height of the existing/approved developments surrounding the subject site; View analysis to and from the site from key vantage points; and Options for the siting and layout of building envelopes. The EA shall address the design quality with specific consideration of the façade, massing, setbacks, building articulation, use of appropriate colours, materials/finishes, landscaping, safety by design and public domain, including an assessment against the CPTED Principles, with particular reference to the Stage 1 Project Application proposal. 3. Public Domain/ Open Space <ul style="list-style-type: none"> The EA must outline the function, landscape character, access rights and legibility of the proposed plaza as a place for passive recreation. The EA must explain the type, function and landscape character of the various open spaces on site. Pedestrian circulation and linkages between

various open areas should be demonstrated in a schematic form, and identify those areas of open space to be developed for use by the Stage 1 proposal.

4. Environmental and Residential Amenity

The EA must address solar access, acoustic privacy, visual privacy and view loss and demonstrate that the proposal will achieve a high level of environmental and residential amenity.

5. Car parking, Transport and Accessibility (Construction and Operational)

The EA must demonstrate the provision of sufficient on-site car parking for the proposal having regard to local planning controls and RTA guidelines. (**Note:** the Department supports reduced car parking rates in areas well-served by public transport).

The EA shall address the following matters:

- Provide a Traffic and Accessibility Impact Study prepared in accordance with the RTA's Guide to Traffic Generating Developments, considering the traffic generation capacity of the various land uses on site, any required road / intersection upgrades and analysis of intersection capacities to ensure adequate levels of services are maintained, access, loading dock(s) including vehicle type and delivery times, car parking arrangements, measures to promote public transport usage and pedestrian and bicycle linkages;
- Provide an assessment of the implications of the proposed development for non-car travel modes (including public transport, walking and cycling), potential for implementing a sustainable travel plan for staff and visitors and provision of facilities to increase non car mode travel; and
- Identify measures to mitigate potential impacts for pedestrians and cyclists and the operation of the Randwick Bus Depot during the construction stage of the project.

6. Ecologically Sustainable Development (ESD)

The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development.

The EA must demonstrate that the development has been assessed against a suitably accredited rating scheme to meet industry best practice.

7. Contributions

The EA shall address the provision of public benefit, services and infrastructure having regard to Council's Section 94 Contribution Plan, and provide details of any Planning Agreement or other legally binding instrument proposed to facilitate this development.

8. Drainage/ Stormwater

The EA shall address drainage / groundwater / flooding issues associated with the development / site, including stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures.

9. Contamination and Geotechnical Issues

Contamination and geotechnical issues associated with the proposal should be identified and addressed in accordance with SEPP55 and other relevant legislation and guidance. This assessment should also include an analysis of any risks/hazards associated urban salinity.

	<p>10. Utilities In consultation with relevant agencies, address the existing capacity and requirements of the development for the provision of utilities including staging of infrastructure works.</p> <p>11. Staging The EA shall provide a detailed staging plan demonstrating how existing services will continue to be provided during the redevelopment if required, and identifying relocation strategies for services and how existing operations will be affected by construction works.</p> <p>12. Housing Choice The EA shall provide an assessment of housing choice and shall identify the mix of 1, 2 and 3 or more bedroom units, and the level of choice of housing stock to be provided on site.</p> <p>13. Resident Facilities The EA is to provide details of any resident facilities, which would provide the opportunity for residents to socialise with other residents and visitors.</p> <p>14. Statement of Commitments The EA must include a draft Statement of Commitments detailing measures for environmental management, mitigation measures and monitoring for the project.</p> <p>15. Consultation Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i>.</p>
Deemed refusal period	60 days

Appendix A

Relevant EPI's and Policies to be addressed:

- Objects of the EP&A Act 1979;
- NSW State Plan 2010,
- Metropolitan Transport Plan 2010;
- Draft East Subregional Strategy;
- Randwick LEP 1998 (Consolidation), Randwick DCP No 18 – Randwick Bus Depot, corner King and Dangar Streets, Randwick Parking DCP, Randwick Child Care Policy 2006, Randwick S94A Development Contributions Plan 2007 and other relevant Development Control Plans;
- Previous approved masterplan for the site;
- SEPP (Building Sustainability Index: BASIX) 2004;
- SEPP 55 - Remediation of Land;
- SEPP (Housing for Seniors and People with a Disability) 2004 and Seniors Living Policy: Urban Design Guideline for Infill Development 2004; and
- SEPP 65 - Design Quality of Residential Flat Development and the Residential Flat Design Code (RFDC);
- SEPP (Infrastructure) 2007; and,
- Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance.

Plans and Documents to accompany the Application

<p>General</p>	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> 1. An executive summary; 2. A thorough site analysis including site plans, aerial photographs and a description of the existing and surrounding environment; 3. A summary of the planning history for the site including a breakdown of the approved existing floor space area, staff numbers, client numbers (adult and children) and parking provisions; 4. A thorough description of the proposed development; 5. An assessment of the key issues specified above and a table outlining how these key issues have been addressed; 6. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project; 7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; 8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Projects SEPP); 9. A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest; 10. The plans and documents outlined below.
<p>Plans and Documents</p>	<p>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted;</p> <ol style="list-style-type: none"> 1. An existing site survey plan drawn at an appropriate scale illustrating; <ul style="list-style-type: none"> • the location of the land, boundary measurements, area (sq.m) and north point; • the existing levels of the land in relation to buildings and roads; • location and ridge height of existing structures on the site; and • location and height of adjacent buildings (at the ridge) and private open space. • all levels to be to Australian Height Datum. 2. A Site Analysis Plan must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc). 3. A locality/context plan drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> • significant local features such as parks, community facilities and open space and heritage items; • the location and uses of existing buildings, shopping and employment areas; • traffic and road patterns, pedestrian routes and public transport nodes.

	<p>4. Architectural drawings at an appropriate scale illustrating:</p> <ul style="list-style-type: none"> • the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land; • concept plans, sections and envelopes for the overall Concept Plan; • detailed floor plans, sections and elevations of the proposed buildings in Stage 1; • elevation plans providing details of external building materials and colours proposed, and details of the maximum height permitted under the Council's LEP; • fenestrations, balconies and other features; • streetscape elevations and perspectives/montages; • accessibility requirements of the Building Code of Australia and the Disability Discrimination Act; • the height (AHD) of the proposed development in relation to the land; • the level of the lowest floor, the level of any unbuilt area and the level of the ground; and • any changes that will be made to the level of the land by excavation, filling or otherwise. <p>5. A Physical Model of the proposed development for the entire site, at an appropriate scale and identifying existing and proposed development, and specifically identifying the Stage 1 works.</p> <p>6. View Analysis - Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas.</p> <p>7. Shadow Diagrams showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm.</p> <p>8. Landscape Concept Plan - illustrating treatment of open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site.</p> <p>9. Stage 1 Environmental Site Assessment/ documentation that demonstrates the land is or can be made suitable for the intended purpose within the project delivery timeframe.</p> <p>10. Stormwater Drainage Concept Plan - illustrating the concept for stormwater management and designed in accordance with the Council's Stormwater guidelines.</p> <p>11. Other plans (to be required where relevant):</p> <ul style="list-style-type: none"> • Geotechnical Report – prepared by a recognised professional which assesses the risk of Geotechnical failure on the site and identifies design solutions and works to be carried out to ensure the stability of the land and structures and safety of persons;
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<p>Specific Requirements – Stage 1 Project Application</p>	<p>In addition to the general assessment requirements specified above, the following specific detailed requirements relate to preparation of Stage 1 – Project Application.</p> <ol style="list-style-type: none"> 1. The EA shall include details of where existing uses within Block C and associated parking, servicing and delivery areas would be relocated during construction; 2. Landscape plans detailing any trees to be removed, existing and proposed planting (for proposed planting documentation on the type of species and their growth at full maturity is needed), retaining walls, garbage enclosures, detention basins, fences and paving. The plans shall also detail the treatment of the proposed temporary at grade parking area at Building E and public plaza including lighting and street furniture; 3. A Schedule of Materials and Finishes and Sample Board, detailing all proposed materials and finishes; 4. Stormwater Drainage Plan - illustrating the concept for stormwater management, designed in accordance with the Council's Stormwater guidelines; 5. A Construction Management Plan to mitigate potential impacts for pedestrians and cyclists and the Randwick Bus Depot during the construction stage.
<p>Documents to be submitted</p>	<p>1 copy of the EA, plans and documentation for the Test of Adequacy (TOA); Once the EA has been determined adequate and all outstanding issues adequately are addressed, 12 copies of the EA for exhibition;</p> <ul style="list-style-type: none"> • 7 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and • 7 copies of the Environmental Assessment and plans on CD-ROM (PDF format), each file not exceeding 5Mb in size. <p>NOTE: All files must be titled and saved in such a way that it is clearly recognisable without the file being opened. If multiple PDF's make up one document/report each must be titled in sequential order.</p>