

Philip and Julie Small  
6 Burton St Randwick NSW 2031  
12 October 2010



Major Project Assessment  
Department of Planning  
GPO Box 39  
Sydney NSW 2001

Department of Planning  
Received  
13 OCT 2010  
Scanning Room

Dear Sir/Madam,

Re: MP09 0188 and MP10 0044 – Expansion of the existing Aged Care Facility at Sir Moses Montefiore Jewish Home, 100-120 King St and 30-36 Dangar St Randwick

#### Amenity of the Area

The area around the Montefiore Homes is a residential area of mainly single storey and 2 storey houses with some 2 and 3 storey walk up residential. The size and scale of the proposed development is totally out of scale with the domestic nature of the area and would create significant negative visual, congestion and parking and impact on the whole surrounding area.

#### Visual Impact and View

We have owned and lived at the above address for over 25 years. Burton St is parallel and one street back from King St. For all the time we have lived here we have had a wonderful view of the city and Centennial park from our bedroom which faces to the north and looks across the Montefiore site.

The current application will construct a wall of building down King St which will look straight into our bedroom window. The section of building which currently fronts King St is 3 storeys high but we note that the new extension adds an additional storey to the top of that building and then extends that higher building all the way down King St. Further the new building is closer to the street than the existing building so it appears that there will be a loss of landscaping.

These new changes and additions will completely block our view of the city and will replace that view with a blank wall of building.

#### Parking

Parking has become a nightmare in our area in recent years and it is now rare to come home and find a parking spot in our street, let alone in the surrounding area. It is clear that parking by staff and visitors to the Montefiore

homes contributes greatly to this problem as, every day, we see staff park in the street and then go into the development. There are also frequently cars parked on the lawn in the centre, a clear indication there is inadequate parking. Obviously a major increase in the size of the homes will only make this problem worse

#### The Child Care Centre

There is currently a proposal to increase the number of places in the kindergarten up to 80 places currently being advertised with posters on the fence of the site. During the morning the streets around the kindergarten (including our street) are already choked with cars trying to drop off kids. Parents frequently double park and leave their cars in the middle of the street while they deliver their children into the centre. Increasing the number of spaces will only make this problem worse.

#### Density

The FSR of the proposed development of 1.43:1 exceeds the allowable FSR for the site under the current zoning and is almost 3 times the allowable FSR for domestic developments in the area. If it is considered overdevelopment of my block of land and that of my neighbours to have an FSR above around 0.5:1, why should a FSR above 0.5:1 not also be overdevelopment of the Montefiore site? FSR of the Montefiore site should be set to match that of the surrounding residential areas and the development restricted to that density.

#### In summary

The Proposal is a massive overdevelopment of the site in the middle of what has always been a quiet residential area. It would block views, create visual pollution with blank walls of building facing all surrounding streets, and create traffic and parking chaos. It is critical for the amenity and wellbeing of the area that the proposed development should not be allowed to proceed in it's current, or even in a substantially reduced form.

Your favourable consideration of our submission is requested.

Regards

Julie and Philip Small

A handwritten signature in dark ink, appearing to read 'Philip Small', written in a cursive style.



**From:** Cherry Owen <COwen@sarahlorden.com.au>  
**To:** "plan\_comment@planning.nsw.gov.au" <plan\_comment@planning.nsw.gov.au>  
**CC:** "premier@nsw.gov.au" <premier@nsw.gov.au>, "sharon.armstrong@lpma.nsw.gov.au"  
**Date:** 14/10/2010 6:35 pm  
**Subject:** FW: The Montefiore Concept Plan and DA Application MP09-0188 andMP10-0044  
**Attachments:** untitled1.bmp; untitled1.bmp; untitled1.JPG; untitled1.bmp; untitled1.bmp;  
 untitled1.bmp; untitled1.JPG; untitled1.JPG; untitled1.bmp; untitled1.bmp;  
 untitled1.bmp; untitled1.bmp; untitled1.JPG

Attention: Department of Planning

Re: The Montefiore Concept Plan and DA Application MP09-0188 and MP10-0044 - Expansion of the existing Age Care Facility at Sir Moses Montefiore Jewish Home, 100 - 120 King Street and 30-36 Dangar Street, Randwick

Dear Sir or Madam,

I Cherry Owen of 8/127 King Street, Randwick object to the above project for the following reasons:

**Density** - The floor space ratio is substantially above that permitted, even allowing for the 05:1 bonus for this type of development. The FSR of 1.43:1 exceeds the 1.15:1 allowed in the 2b zone. This equates to 7276sqm over.

In the Residential 2c zone, the proposal is over by 947sqm.

In total this adds up to 8223sqm over which is equivalent to an excess of 164 x 1-bedroom apartments (assuming 50sqm apartments or 85 x 2 bedroom apartments)

**Height** - Proposed Building F, the height is 10.7m over the permitted in the 2c zone which is equivalent to 3 storey's above that allowed and 3 storey's above the roof of the Centennial apartment building (proposed RL of 58.53 compared with RL of 49.29 at Centennial Apts, a difference of 9.24m in height). This is associated with the new building to the east of the Centennial Apartments.

The bulk of the proposed Building D (or Dangar Street) and E (or King Street) is excessive and out of the character for the area.

**Parking** - it is evident that staff, visitors and volunteers are using the surrounding streets and that there is inadequate parking on site. The use of the onsite open grassed area for parking, confirms that there is insufficient parking on site. These real experiences should take precedence over parking surveys with assumed rates.

**Covenant** - given that the north-western area is used for storm water detention and has been landscaped, it is requested that a covenant be placed upon this part of the site to avoid future development expansion. This would prevent any further development in proximity to the Govett Lane properties and the broader heritage conservation area.

**Visual Impact to Centennial Apartments** - at present, a substantial number of apartments have their primary and in the majority of cases, have their sole outlook to the east over open space and landscaping. This is proposed to be replaced with a 6 - storey building, which sits high above the roof of these apartments. The western setback is proposed as a child play area with no opportunity for meaningful landscaping. These units will be facing an apartment block, while setback in accordance with the setback controls, exceeds the height limited by over 10m while the degree of excess (over 8000sqm) cannot justify such an impact. The length of the 6 storey building facing Centennial Apartments is 60 meters, which extends beyond two out of three apartment buildings facing east.

**Child Care Centre** - it is proposed to extend the size of the centre from 60 to 810 children. The applicant's report states that the existing 8 spaces for 30 children is inadequate (approx 1 per 4) yet states that the proposed 13 spaces will be satisfactory yet adopts the same rate as the existing centre which has acknowledged parking problems.

The proposal talks about an increase from 30 to 50 child care places, in fact Moriah College has

lodged an amended DA to Randwick Council requesting an increase from an already approved 60 places to 80. The credibility of the concept plan for Building F is already under question.

If the Concept Plan and Development Application are approved without substantial reductions, the precedence for high-density developments in low to medium density areas such as Randwick North will be the benchmark for any future developments.

Yours faithfully,

Cherry Owen  
0418 338 388

(12)

**Amy Watson - Montefiore Concept Plan and DA MP09\_0188 and MP10\_0044**

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**From:** Catherine Conacher <cc@3dss.com.au>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 15/10/2010 10:08 AM  
**Subject:** Montefiore Concept Plan and DA MP09\_0188 and MP10\_0044  
**CC:** <premier@nsw.gov.au>, <sharon.armstrong@lpma.nsw.gov.au>, <mailto:planning@lpma.nsw.gov.au>, <coogee@parliament.nsw.gov.au>, <david.shoebridge@parliament.nsw.gov.au>, <john.kaye@parliament.nsw.gov.au>, <cate.faehrmann@parliament.nsw.gov.au>, <LOP@parliament.nsw.gov.au>, <general.manager@randwick.nsw.gov.au>, <murray.matson@randwick.nsw.gov.au>, <kiel.smith@randwick.nsw.gov.au>, <margaret.woodsmith@randwick.nsw.gov.au>, <paul.tracey@randwick.nsw.gov.au>, <brad.hazzard@parliament.nsw.gov.au>

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Dear Sir / Madam

Re: Application Number – MP09\_0188 and MP10\_0044

EXPANSION OF THE EXISTING AGED CARE FACILITY AT SIR MOSES MONTEFIORE JEWISH HOME

100-120 KING STREET AND 30-36 DANGAR STREET, RANDWICK

My name is Catherine Conacher and I live at 4 Dangar Street, Randwick.

I am not against the further development of the site, but look for a **reduction in the proposed bulk and scale and additional onsite car parking spaces** to reduce the impact the current proposal would have on the surrounding neighbourhood.

**DENSITY** - The FSR (Floor Space Ratio) is substantially above that permitted, even allowing for the 0.5 : 1 bonus for this type of development. The FSR of 1.43 : 1 exceeds the 1.15 : 1 allowed in the 2b zone. This equates to 7276sqm over.

In the Residential 2c zone, the proposal is over by 947sqm.

**HEIGHT** - Proposed Building F, the height is 10.7m over that permitted in the 2c zone which is equivalent to 3 storeys above that allowed and 3 storeys above the roof of the Centennial Apartments building (proposed RL of 58.53 compared with RL of 49.29 at Centennial Apartments, a difference of 9.24m in height). This is associated with the new building to the east of the Centennial Apartments.

The bulk of the proposed Buildings D (on Dangar Street) and E (on King Street) is excessive and out of character for area.

**PARKING** - It is evident that staff, visitors and volunteers are using the surrounding streets and that there is **inadequate** parking on site. The use of the onsite open grassed areas for parking confirms that there is insufficient parking on site.

Regards

Catherine Conacher

13

**From:** "sarah@sbpc.com.au" <sarah@sbpc.com.au>  
**To:** "plan\_comment@planning.nsw.gov.au" <plan\_comment@planning.nsw.gov.au>  
**CC:** "premier@nsw.gov.au" <premier@nsw.gov.au>, "sharon.armstrong@lpma.nsw.go...  
**Date:** 15/10/2010 2:09 pm  
**Subject:** Montefiore Nursing Home Concept Plan and DA  
**Attachments:** DOP letter 151010.pdf

Please see the attached submission.

Regards,  
Sarah Ballhausen

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12 Burton Street,  
Randwick NSW 2031

15 October 2010

Major Project Assessment  
Department of Planning  
GPO Box 39  
Sydney NSW 2001

Dear Sir,

**Re: Application No: MP09\_0188 and MP10\_0044**  
**Application Name: 100-120 King and 30-36 Dangar Street, Randwick**

As a resident living close to the Sir Moses Montefiore Nursing Home, I am writing to lodge my strong objections and concerns to the proposed Concept Plan and DA Application as lodged with the Department of Planning.

In our local area at present we have what can only be described as a major parking and traffic issue, especially along King Street.

Residents in my immediate area have to contend with:

1. Existing Sir Moses Montefiore Nursing Home – visitors and over 200 staff currently are parking on the street 24 hours x 7 days. It is evident that staff, visitors and volunteers are using the surrounding streets and that there is inadequate parking on site. The use of the on-site open grassed areas for parking confirms that there is insufficient parking on site. The real experiences should take precedence over parking surveys with assumed rates. In addition to this traffic they have a large number of trucks making/picking up deliveries (at all hours) and buses serving the residents.
2. King Street Child Care Centre – staff park on street from before 8 am until after 5pm – not too mention the double parking and traffic we have to contend with at drop off and pick up times.
3. Bus Terminal – drivers and staff parking on street both day and night – not too mention bus traffic!
4. University of NSW – both students and staff parking on street for day and evening classes. King Street near this site is 2 hours parking – so they come and park in streets around Church, Prince and Burton.
5. Randwick Technical College – staff and students parking on street both during the day and well into the evening – Monday to Fridays. King Street near this site is 2 hours parking – so they come and park in streets around Church, Prince and Burton.
6. Randwick Racecourse – the parking and traffic in our area during event days is nothing short of a nightmare!
7. We are in a medium to high density residential area – and a large number of these properties do not have off street parking – many residents are already forced to park hundreds of metres from their homes.

Since the retirement home opened its doors, street parking in the area has been at a premium. The spaces that are provided on site are not enough during peak times and therefore providing only small number of additional spaces would have a huge impact on the local area by further increasing the demand for parking – which leads to security issues at night (parking further from your property), more illegal parking (across driveways, laneways and close to street corners), congested streets, more car accidents which in turn has a major negative impact on property values.

In addition to the increased parking issues and traffic congestion, I am also concerned about: .

- The floor space ratio is substantially above that currently permitted
- The bulk of the proposed Building D (on Dangar St) and Building E (on King St) is excessive and out of character for the area.
- Loss of open space and pressure on existing parks
- Lengthy construction period with site access from all surrounding streets (the DA states that this a 10 year plan!!!)
- Wear and tear on the roads
- The proposed increase in size of the Child Care Centre from 30 to 80 places!!

To accept the plans as currently proposed by the developers will have a negative social impact on our area from parking to traffic to noise, pedestrian safety, rubbish etc. We ask that you reject the plans as they currently stand.

Yours faithfully,

**SARAH BALLHAUSEN**

**Amy Watson - MONTEFIORE NURSING HOME CONCEPT PLAN AND DA - PROPERTY AT KING & DANGAR STREETS, RANDWICK**

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**From:** "Andrew Aitken" <AAitken@aitkenlawyers.com.au>  
**To:** <plan\_comment@planning.nsw.gov.au>, <sharon.armstrong@lpma.nsw.gov.au>, <coogee@parliament.nsw.gov.au>, <premier@nsw.gov.au>, <brad.hazzard@parliament.nsw.gov.au>  
**Date:** 15/10/2010 3:04 PM  
**Subject:** MONTEFIORE NURSING HOME CONCEPT PLAN AND DA - PROPERTY AT KING & DANGAR STREETS, RANDWICK  
**Attachments:** Email re Montefiore.pdf

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Dear All

Please find **attached**.

Yours sincerely

Andrew Aitken

Director | Aitken Lawyers

GPO Box 1520 Sydney NSW 2001 Australia

Level 4, 17 Castlereagh Street Sydney NSW 2000 Australia

P +61 2 8987 0000 | F +61 2 8987 0077

E [aaiken@aitkenlawyers.com.au](mailto:aaiken@aitkenlawyers.com.au) | I [www.aitkenlawyers.com.au](http://www.aitkenlawyers.com.au)

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\*\*\*\* \* \* \* \* \*

45 Govett Street,  
Randwick NSW 2031

M: 0414 922 170  
E: aitken45@tpg.com.au

## EMAIL

**Date** 15 October 2010

**To** plan\_comment@planning.nsw.gov.au **cc:** Sharon.armstrong@lpma.nsw.gov.au

**cc** coogee@parliament.nsw.gov.au **cc:** premier@nsw.gov.au

**cc** brad.hazzard@parliament.nsw.gov.au

---

Dear Sir/Madam

**Re: Montefiore Nursing Home Concept Plan and DA –  
Property at King & Dangar Streets, Randwick**

I wish to make a submission in relation to the consideration by the New South Wales Department of Planning for the above Application No MP09\_0188 and MP10\_0044 at the above address.

I, as a nearby resident, wish to object to the proposal on a number of grounds.

Having lived in the area for over 18 years and while not objecting to natural increase in density, the increase in density of this proposal would have very significant and adverse effect.

That "wedge" of land between Darley and Alison Roads is already very densely populated as a result of the redevelopment of the prior bus depot site, increased density through other development and with the changing demographic of the area, I have noticed over time, with a substantial number of young families with young children entering the area as well as the older residents that currently live there particularly the guests to the Montefiore site.

There is a playground at the corner of Dangar and Govett Streets which must, for its area, be the most highly used playground in all of Sydney. There are numerous children that use the playground as well as mother groups regularly congregating in it and probably two to three birthday parties every weekend.

As it is a playground and small park, it is suitable for very young children who naturally do not have any road sense. Further, the playground is actually on an island surrounded by streets on all three sides so there is always issues of pedestrian safety with young children (and all the rest that comes with this), the increased traffic in the area as well as increased parking because of the use of the playground (which should be encouraged), increased development generally in the area and particularly substantial increase in traffic movements in and around the Montefiore site.

As a regular walker and also walking my dog around the Montefiore site, I regularly see traffic accident "near misses" and minor accidents because of the many elderly drivers that visit and ingress and egress from the Montefiore site, double parking and irresponsible "U" turns for persons trying to "grab" the elusive parking spaces which are rarely found.

With the heavy use of the playground and also the proposed substantial increase in usage for the kindergarten, this situation, if the proposal was approved, could only get worse and become even more dangerous. Already the amount of traffic is such along both Dangar and King Streets that the flow of that out onto the major arterial roads is such that I would anticipate that traffic lights need to be erected at the corner of Dangar and Darley Streets merely to allow reasonable traffic flow (although I oppose this as a matter of principle as it is meant to be a substantially residential area). Traffic lights already exist on John Street which is the main egress from King Street onto Alison Road particularly because of the buses travelling from the nearby bus depot on King Street.

Although it has been submitted there will be increased parking on site this is clearly not enough even currently as evidenced by the double parking and parking on open areas already.

Further, the bulk and height of the building is in appropriate for the area noting that the proposed height exceeds the immediately adjacent Centennial Apartments complex which is the property with the closest proximity to the Montefiore site by over 9 metres (approximately 3 storeys) – not a minor amount.

The floor space ratio further substantially exceeds that permitted for the site being a 2B Zone and also in the Residential 2C Zone area, again, on a very significant and not even minor non-compliance.

It should be fully appreciated that this project, if it proceeds, will have very significant adverse impact on not only the immediate and surrounding properties but even those on the next approximate streets because of the parking, traffic and pedestrian safety issues while it goes without saying the bulk, height and density issues are so in excess of what is reasonable and any compliance should not even be contemplated. Any minor changes or additions attached to the same may appear to be compromises but in this case would not be appropriate so my submission is that the project should be rejected in its entirety and the developer devise a new concept which is more appropriate in all the circumstances.

Yours faithfully



Andrew Aitken

(15)

**From:** Rebecca Craske <rcraske@gmail.com>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**CC:** <premier@nsw.gov.au>, <sharon.armstrong@lpma.nsw.gov.au>, <coogee@parlia...>  
**Date:** 17/10/2010 10:03 pm  
**Subject:** Opposition to Montefiore Development

Dear Sir/Madam

I am writing to express deep concern about and opposition to the planned Montefiore Nursing Home expansion: MP09\_0188 and MP10\_0044 - Expansion of the existing Aged Care Facility at Sir Moses Montefiore Jewish Home, 100-120 King St and 30-36 Dangar St, Randwick.

I am a resident at 13 Dangar St, Randwick.

There are 4 key reasons I oppose the development in its present form.

- 1 Bulk/Density: I understand the proposal to be over permitted Floor Space Ratio by more than 8000 m2, or more than 40% over the allowed limit (including the generous bonus FSR of 0.5)

- 2. Height: In the EA paper that is part of the proposal states that the proposed height is 10.7m over in zone 2B (allowed max 9.5m) and 8.5m (allowed max 12m). The proposed plans omit some important existing building heights making it difficult to give a comparison. However, it is clear that some residents in the Centennial Apartments will be greatly affected by loss of amenity (privacy, solar access, noise (childcare playground proposed between Centennial and Building F). And the bulk of the proposed Buildings D and E is excessive and out of character for our area.

- 3. Carparking: It is clear that staff, visitors and volunteers are using our surrounding streets at present and that there is inadequate parking on site. The use of the onsite open grassed areas for parking confirms that there is insufficient parking on site. We prefer to refer to these real experiences than to rely on parking surveys with assumed rates. We understand the proposal includes a mere 57 additional onsite carapaces bringing the total number to 212. Bearing in mind the existing bed numbers are 276, proposed bed numbers 276, bringing the total number to 552, a doubling in size - with few additional car spaces.

- 4. Childcare: the considerable increase in capacity of the child care centre will compound the congestion and parking issues. We understand the childcare car park already to be inadequate.

- 5. Congestion/traffic: this part of Randwick North is a family area, with many local families and also visitors using the Govett Reserve and surrounding streets for family activities. Vehicular traffic is already heavy for an area with such foot-traffic and especially that of families and children crossing Dangar St to go to the park. The density of the proposed development, and the implication of increased traffic in Dangar Street, is a serious concern given this context. The speeds at which vehicles travel on Dangar St makes it only a matter of time before a child is hit, and increased vehicular traffic proposed by Montefiore significantly compounds this risk.

Finally, if the concept plan and development application are approved without substantial reductions, the precedence for high-density development in low to medium density areas such as Randwick North will be the benchmark for future developments.

Yours sincerely

Rebecca Craske

(16)

**Amy Watson - Objection to the Expansion of the existing Aged Care Facility at SirMoses Montefiore Jewish Home, 100-120 King Street and 30-36 Dangar Street, Randwick**

---

**From:** Belinda and Bill Findlay <bbgtfindlay@mac.com>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 16/10/2010 3:07 PM  
**Subject:** Objection to the Expansion of the existing Aged Care Facility at SirMoses Montefiore Jewish Home, 100-120 King Street and 30-36 Dangar Street, Randwick  
**CC:** <premier@nsw.gov.au>, <sharon.armstrong@lpma.nsw.gov.au>, <coogee@parliament.nsw.gov.au>, <david.shoebridge@parliament.nsw.gov.au>, <john.kaye@parliament.nsw.gov.au>, <cate.faehrmann@parliament.nsw.gov.au>, <brad.hazzard@parliament.nsw.gov.au>, <LOP@parliament.nsw.gov.au>, <general.manager@randwick.nsw.gov.au>, <murray.matson@randwick.nsw.gov.au>, Kiel Smith <kiel.smith@randwick.nsw.gov.au>, <margaret.woodsmith@randwick.nsw.gov.au>, Paul Tracey <paul.tracey@randwick.nsw.gov.au>  
**Attachments:** Department of planning objection - Montefiore 101016.doc

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61 Govett Street

Randwick NSW 2031

16 October 2010

Department of Planning

Major Project Assessment

GPO Box 39

Sydney NSW 2000

To whom it may concern

**Re: MP09\_0188 and MP10\_0044 - Expansion of the existing Aged Care Facility at Sir Moses Montefiore Jewish Home, 100-120 King Street and 30-36 Dangar Street, Randwick**

My husband William Findlay and I have been long-term residents of Govett Street Randwick (for over 10 years) and wish to voice our **strong objections** to the proposed expansion of the Sir Moses Montefiore (Montefiore) Jewish Home.

Before outlining our concerns, please keep in mind that we understand the importance of aged care facilities to the area, and congratulate Montefiore on the understated nature of its facility to date. However, it is the proposed facility's sheer size, proportion, disruption to our neighbourhood and disregard of the local planning rules that have so greatly shocked and astounded us.

Claims in the Environmental Assessment paper that there are no adverse impacts of the proposed development on local residents are entirely false. On the contrary, **the impacts are many:**

### **Excessive magnitude**

The floor space ratio of the proposed buildings is excessive – at 1.43:1 it exceeds the 1.15:1 limit. This equates to approximately 8000 square metres – **and more than 40% – over the allowed limit** for a residential area. How can this be allowed or ignored?

### **Disproportionate height**

The height of the new buildings is completely out of character with the surrounding streets. This is a low density residential area, not a high rise commercial zone.

Proposed Building F is 10.7m over that permitted in 2c zone, at six storeys high. This is three storeys above what is allowed and three storeys above the neighbouring Centennial Apartments. The length of the proposed building will be 60 metres – this extends beyond two out of three apartment buildings facing east.

The potential loss of privacy and solar access will be substantial. It is in no way considerate to Centennial Apartments next door or neighbours across the street who would be looking across to a massive, way out of character development.

### **Extensive traffic increase**

Randwick North is a community full of children. Doubling the size of the existing facility, adding 35 self care units (of one to three bedrooms each) and 276 extra beds, and quadrupling the size of the child care facility will create extra traffic. This will arise from visitors, onsite staff and external staff, delivery and servicing trucks, and parents dropping off children in both Dangar and King Streets, and their surrounds.

The result will be noise, congestion and increased risk of accidents and threat to the safety of our local children. This is a residential area, a quiet neighbourhood, not a commercial zone supporting trucks, delivery vehicles and cars all day and night.

### **Lack of car parking**

The proposed building includes only 57 additional onsite car spaces, bringing the total to 212. The current car park often operates at a maximum and the child care car park is completely inadequate. Surprisingly, Montefiore has acknowledged that eight car spaces for 20 children is inadequate, but that 13 spaces for 80 should be sufficient!

Despite Montefiore's claims, general staff are **not** permitted to park onsite. The only alternative is the surrounding streets which have already been stretched to the limit since the initial Montefiore development, particularly Dangar and King streets. Double the size of the Home and quadruple the child care facility and we have an impossible situation. Where do neighbours park if they have no off street parking? Where do their guests park?

This is not a good solution for the surrounding residents.

### **Misuse of Residential Zone**

Montefiore has created, what is essentially, an industrial facility in a quiet residential zone. The kitchens at Montefiore are being used to make food for its facilities in other areas. Delivery trucks and vehicles are constantly coming and going all day and night to take the food where it is needed. This is in complete disregard to the zoning of the area and is very unfair to the surrounding residents. This should **not** happen in a residential area.

### **Put yourself in our position and consider the rules for a residential area**

We ask that you keep our concerns at the top of your mind when making your decision. Consider them carefully when comparing them to the rules. What's more, put yourself in our position – imagine that you lived next door, across the road, in the next street or even in the vicinity of what is being proposed and imagine how you would feel and how you would decide. The decision you make will affect the lives of many residents and their families in the area.

We worked hard to have this proposal rejected by Randwick Council. Montefiore knew that the local residents were all objecting, so bypassed local council and took it to the State Government. Please don't let the powers of a big corporation bypass the community in which they have to co-exist. Do what is right and just to the people who live here – families young and old, with children and without.

Thank you for your time and careful consideration.

Kind regards

William and Belinda Findlay

Home Owners

61 Govett Street  
Randwick NSW 2031  
16 October 2010

Department of Planning  
Major Project Assessment  
GPO Box 39  
Sydney NSW 2000

To whom it may concern

**Re: MP09\_0188 and MP10\_0044 - Expansion of the existing Aged Care Facility at Sir Moses Montefiore Jewish Home, 100-120 King Street and 30-36 Dangar Street, Randwick**

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Before outlining our concerns, please keep in mind that we understand the importance of aged care facilities to the area, and congratulate Montefiore on the understated nature of its facility to date. However, it is the proposed facility's sheer size, proportion, disruption to our neighbourhood and disregard of the local planning rules that have so greatly shocked and astounded us.

Claims in the Environmental Assessment paper that there are no adverse impacts of the proposed development on local residents are entirely false. On the contrary, **the impacts are many:**

#### **Excessive magnitude**

The floor space ratio of the proposed buildings is excessive – at 1.43:1 it exceeds the 1.15:1 limit. This equates to approximately 8000 square metres – **and more than 40% – over the allowed limit** for a residential area. How can this be allowed or ignored?

#### **Disproportionate height**

The height of the new buildings is completely out of character with the surrounding streets. This is a low density residential area, not a high rise commercial zone.

Proposed Building F is 10.7m over that permitted in 2c zone, at six storeys high. This is three storeys above what is allowed and three storeys above the neighbouring Centennial Apartments. The length of the proposed building will be 60 metres – this extends beyond two out of three apartment buildings facing east.

The potential loss of privacy and solar access will be substantial. It is in no way considerate to Centennial Apartments next door or neighbours across the street who would be looking across to a massive, way out of character development.

### **Extensive traffic increase**

Randwick North is a community full of children. Doubling the size of the existing facility, adding 35 self care units (of one to three bedrooms each) and 276 extra beds, and quadrupling the size of the child care facility will create extra traffic. This will arise from visitors, onsite staff and external staff, delivery and servicing trucks, and parents dropping off children in both Dangar and King Streets, and their surrounds.

The result will be noise, congestion and increased risk of accidents and threat to the safety of our local children. This is a residential area, a quiet neighbourhood, not a commercial zone supporting trucks, delivery vehicles and cars all day and night.

### **Lack of car parking**

The proposed building includes only 57 additional onsite car spaces, bringing the total to 212. The current car park often operates at a maximum and the child care car park is completely inadequate. Surprisingly, Montefiore has acknowledged that eight car spaces for 20 children is inadequate, but that 13 spaces for 80 should be sufficient!

Despite Montefiore's claims, general staff are **not** permitted to park onsite. The only alternative is the surrounding streets which have already been stretched to the limit since the initial Montefiore development, particularly Dangar and King streets. Double the size of the Home and quadruple the child care facility and we have an impossible situation. Where do neighbours park if they have no off street parking? Where do their guests park?

This is not a good solution for the surrounding residents.

### **Misuse of Residential Zone**

Montefiore has created, what is essentially, an industrial facility in a quiet residential zone. The kitchens at Montefiore are being used to make food for its facilities in other areas. Delivery trucks and vehicles are constantly coming and going all day and night to take the food where it is needed. This is in complete disregard to the zoning of the area and is very unfair to the surrounding residents. This should **not** happen in a residential area.

### **Put yourself in our position and consider the rules for a residential area**

We ask that you keep our concerns at the top of your mind when making your decision. Consider them carefully when comparing them to the rules. What's more, put yourself in our position – imagine that you lived next door, across the road, in the next street or even in the vicinity of what is being proposed and imagine how you would feel and how you would decide. The decision you make will affect the lives of many residents and their families in the area.

We worked hard to have this proposal rejected by the local council. Montefiore knew that the local residents were all objecting, so bypassed local council and took it to the State Government. Please don't let the powers of a big corporation bypass the community in which they have to co-exist. Do what is right and just to the people who live here – families young and old, with children and without.

Thank you for your time and careful consideration.

Kind regards

William and Belinda Findlay  
Home Owners

cc. Hon Kristina Keneally, Hon. Tony Kelly, Hon Paul Pearce, Hon David Shoebridge, Hon John  
Kaye, Hon Kate Faehrmann, Hon Brad Hazzard, Hon Barry O'Farrell, Randwick Council,  
Mayor Murray Matson, Deputy Mayor Keil Smith, Cr Margaret Woodsmith, Cr Paul Tracey

17

**From:** Julie <julie@keysoft.com.au>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 16/10/2010 2:28 pm  
**Subject:** Application number MP09\_0188 and MP10\_0044 Sir Moses Montefiore Jewish Home 100-120 King St Randwick.

To whom it may concern,

I am writing to object to the Montefiore development in King St.  
It is HUGE, is asking for 40% MORE than the allowed level of development. I am SO angry that residents have to pay out of their own pockets to try and stop this from going ahead.  
I have read the Townplanners report from RNAG and find it ridiculous that this submission should even be taken seriously.  
WE DO NOT have the funds to compete with Montefiore, WHO WOULD ?  
WHEN are the residents going to be listened to and provided for ?  
We have to pay a high price for this development to go ahead,  
MORE traffic, MORE noise, MORE people. This area is being TAKEN OVER !!!!!

I have lived here for over 20 years, and have followed the 'progress' of this little area from quiet and sleepy,  
when we bought our property, to the constant, maddening noise and disruption that every new development brings.(and there have been a few !) and the attendant issues of parking, noise from neighbours, crowding, and road rage.

And why should residents OPPOSITE, who I'm sure paid a PACKET to live there, now have to put up with a huge development dumped right in their face. These people were under the impression that the Montefiore development was going to be a certain bulk and that it would stay that way. Montefiore agreed to these conditions when they bought the property.  
Why should these people be so let down by the planning laws ?

While it may be convenient for the families of the residents of Montefiore to be close by, it will be a very major inconvenience for everyone who lives around it, and understandably distressing to the most affected residents.  
ALREADY there are REGULAR sirens and loudspeaker noise coming from there, it will only get worse. It is OUTRAGEOUS !!! Please make Montefiore stick to the original agreement !!!!!

regards,  
Julianne Lord and Carl Olsen  
94 Wentworth St  
Randwick.  
julie@keysoft.com.au

18

**Amy Watson - Proposed development of The Montefiore Home Randwick.**

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**From:** "Liz Wright" <ewr66967@bigpond.net.au>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 18/10/2010 4:04 PM  
**Subject:** Proposed development of The Montefiore Home Randwick.  
**CC:** <planning@lpma.nsw.gov.au>, <premier@nsw.gov.au>, <paul.tracey@randwick.nsw.gov.au>, <murray.matson@randwick.nsw.gov.au>, <margaret.woodsmith@randwick.nsw.gov.au>, <LOP@parliament.nsw.gov.au>, <kiel.smith@randwick.nsw.gov.au>, <john.kaye@parliament.nsw.gov.au>, <general.manager@randwick.nsw.gov.au>, <david.shoebridge@parliament.nsw.gov.au>, <coogee@parliament.nsw.gov.au>, <cate.fachrmann@parliament.nsw.gov.au>, <brad.hazzard@parliament.nsw.gov.au>

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Dear Sir/Madam

I live at 1/89-91 Dangar St Randwick, across the road from Montefiore. The thought of the new Montefiore development proposed for the Dangar St and King St area fills me with dread. I dread more traffic, even more parking problems, more hospital visitors trying to park in our private visitors' area. I also dread the size of the new building, an imposing structure which will bring to me more light pollution at night, more delivery trucks, car alarms going off intermittently all day and into the night, noise from staff starting at 6 or 7 am and those who finish at 11pm. This is a huge "industry" which is not in keeping with nor complimentary to our residential area and another huge user of precious commodities such as electricity and gas.

**1 Bulk:** The existing size is 19,024 m<sup>2</sup>; the proposed extension (DA and Concept Plan) is 19,370 m<sup>2</sup>. To put into context the FSR allowed as per RLEP in zone 2B is 0.65:1, zone 2C 0.9:1. Montefiore has been granted a bonus FSR of 0.5, which would bring it up to 1.15:1 in zone 2B, 1.4:1 in zone 2C.

Proposed FSR in zone 2B is 1.53:1 and zone 2C is 1.49:1

Calculated in m<sup>2</sup> equates the proposal to be over by more than 8000 m<sup>2</sup>, or more than 40% over the allowed limit (including the generous bonus FSR of 0.5)

**2. Height:** In the EA paper that is part of the proposal states that the proposed height is 10.7m over in zone 2B (allowed max 9.5m) and 8.5m (allowed max 12m)

The proposed plans omit some important existing building heights making it difficult to give a comparison.

However, it is clear that some residents in the Centennial Apartments will be greatly affected by loss of amenity (privacy, solar access, noise (childcare playground proposed between Centennial and Building F)

**3. Carparking:** The proposal includes a mere 57 additional onsite carapaces bringing the total number to 212. Bearing in mind the existing bed numbers are 276, proposed bed numbers 276, bringing the total number to 552, a doubling in size.

**In addition, the childcare centre currently operating at a capacity of 20 children (as per documents lodged to DoP) will quadruple in size to 80 if the Council approves the DA that was advertised late September 2010. There are already traffic difficulties with parents at morning drop off time. Parents breaking traffic rules and generally causing**

**holdups and confusion.**

In addition, 35 self-care units are proposed in building F with no specification of how many bedrooms each unit will contain. Self-care units can contain up to 3 bedrooms.

**Bear in mind as per documents lodged with the proposal, the existing aged care facility car park at times operates at its maximum and the childcare car park is inadequate.**

**4. Traffic:** The doubling in size of the existing facility, additional 35 self-care units (1 to 3 bedrooms) and quadrupling in size of the existing childcare centre, will create extra traffic from visitors, onsite staff and external staff, delivery and servicing trucks and impact on everyone, especially the amenity and safety of families with young children and many other residents

**The Environmental Assessment paper maintains throughout that there are NO adverse impacts to us residents. This is completely inaccurate.**

It may be of interest to also note that the green area which now softens the area will be destroyed. I have a personal dislike for this in any development in the city as we need all the green areas possible for various reasons. More brick and concrete is conducive to excess heat and allows no possibility of local ecosystems.

Yours sincerely,  
Elizabeth Wright

**Amy Watson - Sir Moses Montefiore Jewish Home, 100-120 King Street and 30-36 Dangar Street, Randwick**

19

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**From:** "E. Au-Yong" <eay@bigpond.net.au>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 18/10/2010 7:48 PM  
**Subject:** Sir Moses Montefiore Jewish Home, 100-120 King Street and 30-36 Dangar Street, Randwick  
**CC:** <premier@nsw.gov.au>, <sharon.armstrong@lpma.nsw.gov.au>, <coogee@parliament.nsw.gov.au>, <david.shoebridge@parliament.nsw.gov.au>, <john.kaye@parliament.nsw.gov.au>, <cate.fahrmann@parliament.nsw.gov.au>, <brad.hazzard@parliament.nsw.gov.au>, <LOP@parliament.nsw.gov.au>, <general.manager@randwick.nsw.gov.au>, <murray.matson@randwick.nsw.gov.au>, <kiel.smith@randwick.nsw.gov.au>, <margaret.woodsmith@randwick.nsw.gov.au>, <paul.tracey@randwick.nsw.gov.au>

---

The Manager,

Major Project Assessment,

Department of Planning,

GPO Box 39,

Sydney NSW 2001

Dear Sir/Madam,

RE: MP09\_0188 and MP10\_0044 - Expansion of the existing Aged Care Facility at Sir Moses Montefiore Jewish Home, 100-120 King Street and 30-36 Dangar Street, Randwick

I refer to the above development application and wish to lodge my concerns of this proposed gross over-development. My objection is based on the following:-

### **Density**

The height and bulk of buildings are in contravention to the current zoning. The FSR (Floor Space Ratio) is substantially above that permitted, even allowing for the 0.5:1 bonus for this type of development. The FSR of 1.43:1 exceeds the 1.15:1 allowed in the 2b zone. This equates to 7276sqm over. In the Residential 2c zone, the proposal is over by 947sqm. In total this adds up to 8223sqm over which is equivalent to an excess of 164 x 1-bedroom apartments (assuming 50sqm apartments or 85 x 2-bedroom apartments).

### **Height**

Proposed Building F, the height is 10.7m over that permitted in the 2c zone which is equivalent to 3 storeys above that allowed and 3-storeys above the roof of the Centennial apartments building

(proposed RL of 58.53 compared with RL of 49.29 at Centennial Apts, a difference of 9.24m in height). This is associated with the new building to the east of the Centennial Apartments. The bulk of the proposed Buildings D (on Dangar Street) and E (on King Street) is excessive and out of character for area.

### **Traffic & Parking**

The traffic management plan is flawed as it does not fully address weekend and evening traffic flows, amongst other things. With increased traffic expected from this development, this will create dangerous conditions for the cyclists who use Dangar Street to ride to Centennial Park. There seems to be no parking allowance for staff who will be working in the restaurant or function hall and for visitors who will be using these facilities.

### **Noise**

There will be increased noise to area from

Ambulances (including overnight)

Delivery vehicles

Visitors and staff arriving and departing

Passing traffic honking and double parked cars especially at the child centre

### **Green space**

Randwick North is a green residential neighbourhood, and the proposed development with its new design appears far more industrial and commercial rather than residential. There is no consideration of the impact that a 6 levels high facility of this grand magnitude would have on this heritage neighbourhood

I trust that these concerns will be addressed before any further action is allowed.

Yours Sincerely,

Edward Au-Yong

57 Dangar Street,

Randwick, NSW 2031

(M) 0409-393785

20

**From:** Angela Denney <Angela.Denney@wotifgroup.com>  
**To:** "amy.watson@planning.nsw.gov.au" <amy.watson@planning.nsw.gov.au>, "plan...  
**CC:** "Robert.belleli@randwick.nsw.gov.au" <Robert.belleli@randwick.nsw.gov.au...  
**Date:** 19/10/2010 9:19 am  
**Subject:** Montefiore development Randwick  
**Attachments:** 20101019055547000.pdf

Please see attached letter of objection.

Thank you

Angela & Graham Denney  
65 Dangar Street  
Randwick NSW 2031

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19<sup>th</sup> October 2010

Major Projects Assessment

Department of Planning

GPO Box 39

Sydney NSW 2001

Dear Sirs

**Re: Application MP09\_0188 and MP10\_0044 – Expansion of the existing Aged Care Facility at Sir Moses Montefiore Jewish Home, 100-120 King Street and 30-30 Dangar Street, Randwick**

We object to the above projects so we are writing again about the proposed changes to the Montefiore Home in Dangar and King Streets. The bulk and height proposed in this new plan are both way over the allowed and we are at a loss to understand why Montefiore is allowed to submit a proposal with these increases.

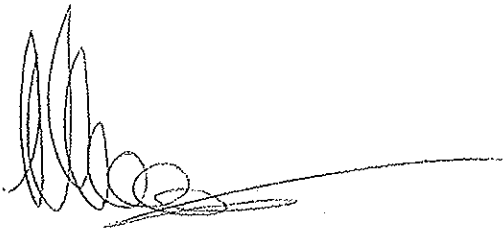
North Randwick is an inner city suburb that does not need any further expansion to the aged care facility already built in our suburban area. Since it has been built the traffic and parking has increased beyond belief, if we did not have a garage on our property we would have gone insane. The staff do not park underneath the aged care facility they park on our streets. There are also relatives visiting and volunteers parking to consider and several times we have seen the grassed areas used for parking so there is obviously not enough parking presently. The light coming from the administration area opposite our house has forced us to change the location of our bedroom to the rear of our house as the light coming in during the night is so bright it keeps us awake. No one turns any lights off in the facility it looks like a five star ballroom of a major hotel at night.

We are shocked that a child care centre and retail floor space is requested. This was never part of the original plan; there is no need for a child care facility or retail areas the concern is with aged care. The garden areas are presently where the residents can walk around in a natural environment does Montefiore really want to take that away from them? We realise that aged care facilities in the Eastern Suburbs are at a premium however Montefiore is big

enough and does not need to be any bigger. There are plenty of other areas in Sydney to build new homes so please ask Montefiore to find them. We do not want any more building works going on in Dangar & King Streets. The roads cannot cope already with the extra cars of employees and relatives; if we have to cope with building workers cars as well it will be a nightmare.

To the councillors reading this letter Randwick is already over built with units blocks being built in every conceivable space please do not allow this monstrosity to go ahead we really are over it all and ask for you support in objecting this project.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Angela & Graham Denney', with a long horizontal line extending to the right.

Angela & Graham Denney

65 Dangar Street

Randwick NSW 2031

Tel: 0401 321449

E: [angela.denney@wofifgroup.com](mailto:angela.denney@wofifgroup.com)

(21)

**Amy Watson - Fwd: FW: OBJECTION TO Montefiore Concept Plan and DA MP09\_0188 andMP10\_0044 - 100 -120 KING ST RANDWICK**

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**From:** Simon Kam <scckam@gmail.com>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 18/10/2010 11:11 PM  
**Subject:** Fwd: FW: OBJECTION TO Montefiore Concept Plan and DA MP09\_0188 andMP10\_0044 - 100 -120 KING ST RANDWICK

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**OBJECTION TO MP09\_0188 and MP10\_0044 - Expansion of the existing Aged Care Facility at Sir Moses Montefiore Jewish Home, 100-120 King Street and 30-36 Dangar Street, Randwick**

**FROM ; SIMON KAM- OWNER OF UNIT 3505 # 88 -98 KING ST RANDWICK TO WHOM IT MAY CONCERN AT PLANNING NSW – MAJOR PROJECT ASSESMENT**

I wish to lodge my objection to the above applications for the same reasons listed in Mr. Brad Mulligan 's email to you on 11/10/2010.

These reasons include but not limited to excessive density and height of buildings,increased overshadowing and loss of direct sunlight, reduction of privacy and view,increased noise and light spillage, loss of open space for all local residents **including residents in Monteforie.**

**I hope you will consider seriously the impact such overdevelopment will have on all residents in this area and support our objection to the proposed development**

**Yours Faithfully  
Simon Kam**

(22)

**Amy Watson - Planned extension to Montefiori development in King St Randwick.**

---

**From:** "Frank Casarotti" <frank.casarotti@magellangroup.com.au>  
**To:** <amy.watson@planning.nsw.gov.au>  
**Date:** 19/10/2010 12:30 PM  
**Subject:** Planned extension to Montefiori development in King St Randwick.  
**CC:** <randwicknorthactiongroup@gmail.com>

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Without having any detailed appreciation of the machination and operation between local council and State planning authorities, I would find it a very disappointing if the planned extensions to the Motefiori nursing / retirement complex on the corner of King and Dangar Sts Randwick were allowed to proceed.

The original plans highlighted the green buffer surrounding the buildings and how aesthetically sensitive the development was for local residents – now that seems to be thrown out the window as the owners / developers want to now do away with that existing green buffer and build more accommodation.

Amy, I can't attend tonight's planned Council meeting but I understand that you are the most appropriate person to communicate with.

**Concerned resident – 37 Dangar St Randwick.**

**Frank Casarotti**

Head Of Distribution

**Magellan Asset Management**

**Phone:** +61 2 8114 1888  
**Direct:** +61 2 8114 1814  
**Fax:** +61 2 8114 1800  
**Mobile:** +61 4 1864 3258

Level 7, 1 Castlereagh Street  
Sydney NSW 2000  
**Email:** frank.casarotti@magellangroup.com.au  
**Web:** [www.magellangroup.com.au](http://www.magellangroup.com.au)

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## Amy Watson - Online Submission from Amanda Davies (object)

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**From:** Amanda Davies <AmandaJ.Davies@bigpond.com>  
**To:** Amy Watson <amy.watson@planning.nsw.gov.au>  
**Date:** 22/10/2010 3:34 PM  
**Subject:** Online Submission from Amanda Davies (object)  
**CC:** <assessments@planning.nsw.gov.au>  
**Attachments:** Montefiore.pdf

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Please see attached PDF File

Name: Amanda Davies

Address:  
2201/88 King Street  
Randwick  
NSW 2031

IP Address: - 203.210.68.145

Submission for Job: #3603 MP09\_0188 Concept Plan for Seniors Housing and Care Facility  
[https://majorprojects.onhiive.com/index.pl?action=view\\_job&id=3603](https://majorprojects.onhiive.com/index.pl?action=view_job&id=3603)

Site: #2147 Sir Moses Montefiore Jewish Home  
[https://majorprojects.onhiive.com/index.pl?action=view\\_site&id=2147](https://majorprojects.onhiive.com/index.pl?action=view_site&id=2147)

-----  
**Amy Watson**

E: amy.watson@planning.nsw.gov.au  
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**PART 3A DEVELOPMENT**

**Sir Moses Montefiore Jewish Home - Randwick – MP10\_0044**  
**100-120 KING ST + 30-36 DANGAR ST RANDWICK**

I object to the proposed concept and project application in its current form as it constitutes a gross overdevelopment of the site and will have an extreme adverse impact to my home and neighbourhood which I feel is unjustifiable. I do not oppose to a degree of development, in fact I acknowledge that there is a need for further development on the site to cater to the needs of our aging population. However this should be in character with the surrounding neighbourhood and have some consideration to its residents.

Despite several meetings with the developers the needs of the neighbourhood have been totally ignored. The Randwick North Action Group therefore engaged a town planner to assess the proposal on our behalf and listed below are some of the findings.

**Density-** the FSR (Floor Space Ratio) is substantially above that permitted, even allowing for the 0.5:1 bonus for this type of development. The FSR of 1.43:1 exceeds the 1.15:1 allowed in the 2b zone. This equates to 7276sqm over.

In the Residential 2c zone, the proposal is over by 947sqm.

In total this adds up to 8223sqm over which is equivalent to an excess of 164 x 1-bedroom apartments (assuming 50sqm apartments or 85 x 2-bedroom apartments).

**Height-** Proposed Building F, the height is 10.7m over that permitted in the 2c zone which is equivalent to 3 storeys above that allowed and 3-storeys above the roof of the Centennial apartments building (proposed RL of 58.53 compared with RL of 49.29 at Centennial Apts, a difference of 9.24m in height). This is associated with the new building to the east of the Centennial Apartments.

The bulk of the proposed Buildings D (on Dangar Street) and E (on King Street) is excessive and out of character for area.

**Parking-** it is evident that staff, visitors and volunteers are using the surrounding streets and that there is inadequate parking on site. The use of the onsite open grassed areas for parking confirms that there is insufficient parking on site. These real experiences should take precedence over parking surveys with assumed rates.

**Covenant-** given that the north-western area is used for stormwater detention and has been landscaped, it is requested that a covenant be placed upon this part of the site to avoid future development expansion. This would prevent any further development in proximity to the Govett Lane properties and the broader heritage conservation area.

**Visual Impact to Centennial Apartments-** at present, a substantial number of apartments have their primary and in the majority of cases, have their sole outlook to the east over open space and landscaping. This is proposed to be replaced with a 6-storey building, which sits high above the roof of these apartments. The western setback is proposed as a child play area with no opportunity for meaningful landscaping. These units will be facing an apartment block, while setback in accordance with the setback controls, exceeds the height limit by over 10m while the degree of excess (over 8000sqm) cannot justify such an impact. The length of the 6-

storey building facing Centennial Apartments is 60metres, which extends beyond two out of three apartment buildings facing east.

**Child Care Centre-** it is proposed to extend the size of the centre from 60 to 80 children. The applicant's report states that the existing 8 spaces for 30 children is inadequate (approx 1 per 4) yet states that the proposed 13 spaces will be satisfactory yet adopts the same rate as the existing centre which has acknowledged parking problems.

The Proposal talks about an increase from 30 to 50 child care places, in fact Moriah College has lodge an amended DA to Randwick Council requesting an increase from an already approved 60 places to 80. The credibility of the concept plan for Building F is already under question.

### **Personal objections**

As I live in The Centennial apartments to the immediate west of the development I will concentrate my objections to proposed Building F although it should be noted that I also object to the scale and height of the proposed buildings D & E and the increased height of building C.

I live on the 1<sup>st</sup> floor of Centennial Building 2 which is effectively the ground floor as viewed from Street level.

My apartment



**Solar Access** - Building 2 has communal hallways which run the length of the western side with apartments facing East. Therefore the only access to sunlight is from the East. I measured the amount of sunlight hitting my windows close to the winter solstice and the only time I receive any sunlight is between the hours of 8.15am and 9.30am. The shadow diagrams have been taken at 9am and I was informed at the meeting in August that the new Building F would take 30mins of sunlight from 9am to 9.30am in winter. Clearly this is not correct – the new Building F will obscure all my sunlight! Not only this, but we have landscaped gardens along the perimeter with the Montefiore site for the enjoyment and wellbeing of the residents. Without solar access the trees and grass areas will die. I note that the proposal includes some internal landscaped areas for the enjoyment and wellbeing of the Montefiore residents – where is the concern for their neighbours? I have been unable to measure the impact on obscuring of summer sunlight but I have no doubt that solar access to both my apartment and the gardens will be even more severely impacted.

**Privacy / Light / Noise pollution** - Secondly, I have concerns regarding privacy. My bedroom faces East with floor to ceiling glass. At present I face the low level Child

care centre and have a vegetated outlook. The child care centre is only in use from around 7.30am to 3.30pm Monday to Friday, so privacy is not so much of an issue. Building F is only 20 meters from the boundary line and has very little, if not no plans for landscaping or screening. Light and noise pollution are also concerns.

The applicant's Statement of Effects even admits to the impact upon Centennial Apartments on Page -61, yet nothing has been done to overcome this.

**Child Care Centre Outdoor area** - Thirdly, the recent application to council to extend the child care centre for a further 5 year period stated that the outdoor area needed to face East and the current situation fulfilled this requirement. It also acknowledged that this would provide adequate privacy to Centennial. So what is the reason for changing the outdoor area to be west facing? It makes no sense at all!

In summary, as I have already mentioned I have no objection to developing the site to provide aging care to the community. However, I find it very surprising that such a gross overdevelopment that has no valid justification has even been presented for consideration. The developers have made no concessions after consulting within the community and show absolutely no consideration for its surrounding neighbors. The proposal should be substantially scaled down particularly in relation to Building F which is detrimental to residents of The Centennial in the extreme.

(24)

**Amy Watson - Objection to development of Montefiore Applicaton #MP\_0188 and M10\_0044**

**From:** "Alison Feletto" <rogalfel@bigpond.net.au>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 19/10/2010 2:55 PM  
**Subject:** Objection to development of Montefiore Applicaton #MP\_0188 and M10\_0044  
**CC:** <premier@nsw.gov.au>, <sharon.armstrong@lpma.nsw.gov.au>, <coogee@parliament.nsw.gov.au>, <david.showdridge@parliament.nsw.gov.au>, <john.kaye@parliament.nsw.gov.au>, <cate.fahrmann@parliament.nsw.gov.au>, <brad.hazzard@parliament.nsw.gov.au>, <LOP@parliament.nsw.gov.au>, <general.manager@randwick.nsw.gov.au>, <murray.matson@randwick.nsw.gov.au>, <kiel.smith@randwick.nsw.gov.au>, <margaret.woodstock@randwick.nsw.gov.au>, <paul.tracey@randwick.nsw.gov.au>

To whom it concerns,

Our names are Alison and Roger Feletto of 61 Dangar Street, Randwick.

We are writing in reference to #MP09\_0188 and MP10\_0044 Expansion of the exiting Aged Care Facility at Sir Moses Montefiore Jewish Home, 100-120 King Street and 30-36 Dangar Street, Randwick.

We object to the project for the following reasons:

**Parking** – it is evident that staff, visitors and volunteers are using the surrounding streets and that there is inadequate parking on site. We are often unable to find street parking within the vicinity of our house as the street parking is taken up by staff, visitors and volunteers of Montefiore. The use of the onsite open grassed areas for parking confirms that there is insufficient parking on site. These real experiences should take precedence over parking surveys with assumed rates.

**Density** – the FSR is substantially above that permitted, even allowing for the 0.5:1 bonus for this type of development. The FSR of 1.43:1 exceeds the 1.15:1 allowed in the 2b zone. This equates to 7276sqm over. In the Residential 2c zone, the proposal is over by 947sqm. In total this adds up to 8223sqm over which is equivalent to an excess of 164 x 1-bedroom apartments (assuming 50sqm apartments or 85 x 2-bedroom apartments)

**Height** – Proposed Building F, the height is 10.7m over that permitted in the 2c zone which is equivalent to 3 storeys above that allowed and 3-storeys above the roof of the Centennial apartments building (proposed RL of 58.53 compared with RL of 49.29 at Centennial Apts, a difference of 9.24m in height) This is associated with the new building to the east of the Centennial Apartments.  
 The bulk of the proposed Buildings D (on Dangar Street) and E (on King Street) is excessive and out of character for the area.

**Child Care Centre** – it is proposed to extend the size of the centre from 60 to 80. The applicant's report states that the existing 8 spaces for 30 children is inadequate yet states that the proposed 13 spaces will be satisfactory yet adopts the same rate as the existing centre which has acknowledged parking problems.  
 The Proposal talk about an increase from 30 – 50 child care places, in fact Moriah College has lodge an amended DA to Randwick Council requesting an increase from an already approved 60 places to 80. The credibility of the concept plan for Building F is already under question.

For these reasons the Concept Plan and Development Application above should be rejected.

Kind Regards  
 Alison and Roger Feletto