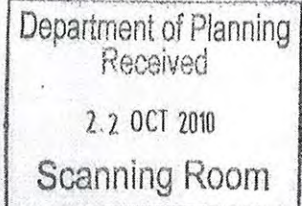




Major Projects Assessment
Department of Planning
GPO Box 39
SYDNEY NSW 2001



Attention: Ms Amy Watson

**Subject: 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 wish to register my objection to the above proposed project on the grounds that it is a gross over-development of the subject site.

After looking at the plans and model available for inspection at Randwick Council, which show the proposed high-rise development in the centre of low-rise residential housing, it is hard to comprehend that the management of Montefiore can claim that this is a reasonable or logical plan.

It is my contention that, if the management of Montefiore wishes to so vastly increase accommodation, it should be looking for another site to satisfy its needs. Implementation of the plans for the existing site would make life intolerable for the local community and impose conditions which resemble those of a ghetto. By this I mean that residents facing the Montefiore Aged Care Facility in King and Dangar Streets and those living in the multi-residential complex, Centennial Apartments, would be facing the walls of high-rise buildings, the complementary loss of privacy and sunlight, and the prospect of 24/7 lighting and alarm systems intruding on their lives. Even a cursory look at the proposed expansion plans in the centre of what is low level residential housing exhibits a mockery of planning principles and an abrogation of the rights of those living in this area. How could anyone believe that the proposal would not create more problems for those residents in its immediate vicinity? Those living close to the Montefiore complex have had to deal with increased noise, increased traffic, and lack of provision for parking within the complex, all of which will dramatically increase if the new expansion is approved.

The proposed doubling of buildings on the Montefiore site would leave the community severely compromised by what would effectively be a huge commercial operation in a pleasant residential area. Any hope of quiet enjoyment or quality of life would be lost if approval is given to this totally inappropriate application.

The proposed retail space and public open space facing King Street would appear to have been designed to mask the intrusiveness, bulk and scale of the new building along the King Street and Dangar Street frontages. In practice, it would never work as a public square because of the roundabout at this intersection, the constant traffic flow and because there appears to be no provision for vehicular parking. The

outcome would be a severe and profound exacerbation of current traffic flow problems in the area.

Finally, and most significantly, once a development of the size proposed is given approval in what is principally a residential area, it will set a precedent for future development and will irrevocably change and damage the character and landscape of north Randwick.

Mary Bowers

Mary T Bowers
111 King Street
Randwick 2031
21st October 2010

Amy Watson - Fw: Montefiore - Part 3A Application: MP 09 0188 and MP10 0044

From: "d hetherington" <laddidah@tpg.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 19/10/2010 4:39 PM
Subject: Fw: Montefiore - Part 3A Application: MP 09 0188 and MP10 0044

APPLICATION NO. 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.

OBJECTION TO THE PROPOSED DEVELOPMENT

BULK- The existing size is 19,024 m²

The proposed extension (DA and concept plan) is 19,370 m².

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 m² equates the proposal to be over by more than 8000 m², or more than 40% over the allowed limit (including the generous bonus FSR of 0.5).

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 Building D (on Dangar St) and E (on King St) is excessive and out of 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 areas within the Monte Fiore complex confirms that there is insufficient parking on site. These real experiences should take precedence over parking surveys with assumed rates. In addition, there are rarely available on street parking spaces for visitors and residents in the area.

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 well in excess of the permitted height limit, while the setback is in accordance with the existing setback controls. If the building is to be higher than permitted, the setback should be increased to accommodate the height. An increased setback will also minimise the visual bulk of the excess floor space (over 8000 sqm) which at present can not be justified. The length of the 6-storey building facing Centennial Apartments is 60 metres, which extends beyond two out of three apartment buildings facing east and is therefore excessively bulky and creates a visual screen.

CHILD CARE CENTRE - it is proposed to extend the size of the centre from 60 - 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 - 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.

TRAFFIC - the doubling in size of the existing facility, additional 35 self-care units (1-3 bedrooms) and quadrupling in size of the existing childcare centre, will create extra traffic from visitors, on site 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. These problem exist and will be exacerbated by the volume of floor space and density of the complex. 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.

35 Self-care Units are proposed in Building F with no specifications of how many bedrooms each unit will contain - up to 3 bedrooms. Use of the site for self-care units is not compatible with the argument for obtaining the bonus floor space of 0.5:1.

OVERSHADOWING - the proposed development above would seriously increase overshadowing and remove all or close to all direct sunlight to the ground floor Units in Building 2 of Centennial apartments and significantly reduce the sunlight to all of the other Units in Buildings 2 and 3.

PRIVACY - the privacy of Units in Building 2 and 3 of Centennial apartments will be significantly impinged. In fact there will be no privacy whatsoever to Units in Building 2 and 3 of Centennial Apartments as the only windows to the Units in Bld 2 (excluding two four corner units) directly face east to the proposed and ill conceived development.

NOISE POLLUTION/SPILLAGE - there is already considerable noise spillage/pollution coming from the existing development from delivery trucks, other vehicles and plant. The existing buildings are a considerable distance away but still result in a significant loss of amenity. If additional buildings are built, particular close to the Boundary of Centennial apartments. This noise spillage/pollution will be considerably increased and will be unbearable, continuously occurring 24 hours a day 7 days a week. Some deliveries already occur as early as 4.50am (the baker) even now and service other facilities operated by Montefiore in other locations in Sydney.

LIGHT POLLUTION/SPILLAGE - As this is a 24 hour facility, the lights are on all the time 24 hours a day. Bright chandliers at the entrance, interior lighting, spotlights, pan rooms lit up, the place is lit up like a Christmas Tree every night and the glow is disturbing causing sleep deprivation. Montefiore are well aware of the light pollution but have done little to rectify the problem.

STRESS TO EXISTING SEWER AND STORM WATER INFRASTRUCTURE - the proposed development would put significant additional load on existing sewer and storm water infrastructure.

ENVIRONMENTAL DAMAGE AND CARBON FOOTPRINT - the proposed development will result in environmental damage from siltation (from material left on the road reserve as well as on site silt getting through any temporary construction controls installed) and air pollution. Significant pollution and environments damage will result from factory made products to facilitate the construction, the actual construction itself, water/rubbish removal from construction and ongoing pollution to maintain and power the development.

BASED ON THE ABOVE EXTENSIVE LIST OF SERIOUS AND SIGNIFICANT REASONS, I STRONGLY OPPOSE THE ABOVE NOTED DEVELOPMENT APPLICATIONS/PROPOSALS. THE ABOVE NOTED DEVELOPMENT APPLICATION/PROPOSALS WILL SERIOUSLY AND SIGNIFICANTLY REDUCE THE AMENITY OF ADJOINING RESIDENTS OF THE CENTENNIAL COMPLEX.

THE SERIOUS IMPACTS WHICH WOULD RESULT FROM THE PROPOSED DEVELOPMENT INCLUDING BUT NOT LIMITED TO REDUCED PARKING, INCREASED OVERSHADOWING AND LOSS OF DIRECT SUNLIGHT, REDUCTION IN PRIVACY AND VIEWS, INCREASED NOISE AND LIGHT POLLUTION, (24 HOURS A DAY) WOULD HAVE LONG TERM AND SIGNIFICANT NEGATIVE EFFECTS FOR LOCAL RESIDENTS.

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.

**D and D HETHERINGTON
'CENTENNIAL'
3603/88-98 KING STREET,
RANDWICK 2031.**

(27)

Amy Watson - 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: "Amelia Lysowec HPL-SIN" <alysowec@sg.hellmann.net>
To: <plan_comment@planning.nsw.gov.au>
Date: 19/10/2010 5:57 PM
Subject: 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
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@randwick.nsw.gov.au>, <margaret.woodsmith@randwick.nsw.gov.au>, <paul.tracey@randwick.nsw.gov.au>

Dear Amy and NSW Planning,

I would like to formally make my submission for the major project MP09_0188 and MP10_0044 for Montefiore Jewish Aged Care Facility.

Name: Amelia Lysowec

Address: Centennial, 88 King Street, Randwick

Application Name and 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

I **strongly object** to the proposed additional building of this aged care facility. My reasons to support the objection is:

Primarily Building F - (density, height, overshadowing, setback from Centennial), parking issues on King and Dangar Streets, and overall bulk.

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 the legal requirement for zone 2B. 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).
- Proposed building bulk to not compatible with the surrounding built forms and heavily impacts on building bulk of nearby houses, apartments, open spaces and streetscape. It is not enhancing the desired future character of the streetscape and the locality of North Randwick Heritage area.
- Equates to **40% over** the allowable bulk in this area.

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 (building F), thus creating overshadowing and loss of privacy and views for residents.
- The bulk of the proposed Buildings D (on Dangar Street) and E (on King Street) is excessive and out of character within this Heritage listed area.

Visual Impact to Centennial Apartments (overshadowing, setbacks) - Zone 2C (next to heritage listed chimney)

- Presently, 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 Centennial. 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) and cannot justify such an impact. The length of the 6-storey building facing Centennial Apartments is 60 metres, which extends beyond two out of three apartment Centennial buildings facing east.
- There are private open spaces (courtyards and balconies) and landscaped areas which flows on from the bedrooms and living areas of Centennial - this will be inhabited by Building F's height, bulk, close setback and overshadowing. Building F is proposed to be built down the length rather than across the site creating overshadowing and inhabiting the outdoor living spaces, recreation use of grass and trees and therefore reducing the residents quality of life and inhabiting their outdoor space.
- Overshadowing Centennial will cast these units into low level solar access therefore reducing solar access in the living and bedroom areas to **less than 3 hours solar per day**. On flow of this will be insufficient outdoor clothes drying time along with the grass, trees, plants, and sustainable vegetation unable to grow by not having enough solar access. The solar access will breach the legal requirement of sun maintained between 9am - 3pm. Currently the sun hits these apartments when it rises therefore losing 3.5 hours+. The shadow diagrams proposed is not a true reflection of the solar access current and proposed.
- The most impacted Centennial apartments face NE where the only source of sunlight is from where the proposed Building F is to be built. Their living space and bedrooms currently look out on the landscaped area of Centennial grounds and Montefiore. This is going to be significantly impacted by the bulk, height and setback killing all plants, trees and vegetables etc that residents grow along with invasion of privacy as Montefiore will be able to look into the living space and bedrooms of Centennial residents.
- External and internal lighting will be intrusive and a nuisance for nearby residents of Centennial, the lights will be on 24/7 as already proven with the current buildings lights (building A & B). It will be worse as the building will be on top of residents and shine into the living rooms and bedrooms of residents.
- Setback and height is insufficient and not enough adequate separation between the buildings for landscaping, visual & acoustic privacy, sunlight penetration and private open spaces. Centennial residents will lose privacy, views, solar penetration, visual privacy, acoustic privacy, landscaping and the use of their outside spaces along with the environmental impact this will have.
- Are they any radioactive, antennas, air conditioning units etc on top of the buildings? This hasn't been identified which will impact on local and Centennial residents.

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 on-site 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.
- Already King Street (and subsequently side streets) is difficult to park on especially with TAFE and Randwick race day and other Randwick Racecourse events (that they are looking to increase on).
- The significant increase in beds, staff, volunteers and visitors will have a major impact on the traffic on King and Dangar Street's. The increase in availability and demand of parking is significant to the bulk and inadequate proposed parking when they currently park on King/ Dangar Street along with on the grass of Montefiore. There will be a significant rise in the number of delivery trucks, ambulances, taxis, cars not including the proposed 35 construction trucks and cranes per day to be on-site and on the streets during construction.
- The double in size in the number of beds is more than the Randwick, Prince of Wales Hospital Teaching Centre. It will take a huge staff list to manage the number of residents along with guests visiting their relatives inside Montefiore. Guests have identified that they no longer try and park in Montefiore and now park on King Street instead let alone for the other residents whose period housing has only street parking.

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 parking 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. Already the parents double park all over King and Prince Street to pick/ drop off their children.
- 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.

The proposed development is within the Heritage listed area of North Randwick - the size, proportion, setbacks, height, floor space ratio and insufficient car park dominates and overwhelms the low to medium density heritage conservation area of North Randwick. If the concept plans and DA are approved without substantial reductions, this will set the precedence for future high-density developments in this low-medium density area.

The site is on a water table land where the water level is raised during winter and lowered during summer. It needs to be addressed that construction will not impact residents by this.

Our area is a relative quiet, low density area. Please don't turn our home into a dark, unenvironmentally friendly (low to no solar access) by being overshadowed and turned it into a massive high density/industrial area.

Thank you for your time. I trust you will make the right decision.

Best Regards

Amelia Lysowec

Amy Watson - Expansion of Sir Moses Montefiore Jewish Home 100-120 King Street and 30-36 Dangar Street Randwick MP09_0188 and MP10_0044

From: philip dart <philipdar@gmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 20/10/2010 1:08 PM
Subject: Expansion of Sir Moses Montefiore Jewish Home 100-120 King Street and 30-36 Dangar Street Randwick MP09_0188 and MP10_0044
Attachments: Sheenah Dart.docx

Please find attached a submission on the above project for the attention of Amy Watson.

Regards

Philip and Sheenah Dart
49 Dangar Street Randwick 2031.

Sheenah Dart
49 Dangar Street
Randwick NSW 2031
October 20, 2010

Michael Woodland
Director, Metropolitan Projects
Major Project Assessment
Department of Planning
GPO Box 39
Sydney NSW 2001

Re: 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 and MP10_0044

By email plan_comment@planning.nsw.gov.au (attention Amy Watson)
coogee@parliament.nsw.gov.au ; david.shoebridge@parliament.nsw.gov.au
brad.hazzard@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

Dear Sir.

I am writing to express our strong objection to this gross over-expansion of an already busy site.

My husband and I and our family have lived at the above address since 1982. This area of Randwick North is designated a Heritage Conservation Area and we live in a 1A residential part of it. If we wish to make any alterations to our property we are required to meet and comply with rigid council requirements to enable us to proceed.

The existing facility's lack of sufficient off-street parking means that street parking for householders is often impossible with staff and volunteers (up to 500 at present, according to Mr Orie the CEO of the Home) and visitors taking up street parking for many hours of the day and night as it is a 24 hour facility. Because of the Home's need for shift workers, residents in Dangar and King Streets have trouble at the present time parking outside their homes and this is before any expansion of the facility.

Currently the facility provides a reasonable amount of green space, it is well landscaped with places for residents to walk and enjoy the outdoors. This proposal will decrease the green space to an unacceptable level, leaving little space for residents and leaving very little green space within the whole facility.

This facility sits adjacent to a Heritage Conservation Area and does nothing to enhance it as it is let alone if this expansion is given the green light.

Along with the extra buildings proposed, and corresponding extra staff, volunteers and visitors (not to mention the expansion of the kindergarten on the site from 60 to 80 children) the local streets and parking will become intolerable for all, not just the residents. The child care facility on the site creates daily problems for the residents of King Street and surrounding streets. Parking by parents is indiscriminate, haphazard and dangerous, particularly for the children, with no regard for local residents. It seems to us that the Montefiore organization pays little genuine heed to the local community.

The floor space ratio (FSR) means that residents will suffer from lack of outdoor space and light and it will obviously affect local residents. The proposed block to the North of the Centennial Apartment complex will overshadow it and those residents will lose their light and outlook.

In conclusion we strongly object to the proposed Bulk, Height and general overuse of the Montefiore site which will virtually double the size of the existing facility. The fact that it abuts a 1A Heritage Conservation Area means that the value of our properties is likely to be adversely affected.

We have never made a donation to any political party.

Sincerely,

Sheenah Dart

Philip Dart

(29)

Amy Watson - Submission Letter re: MP09_0188 and MP10_044 - Expansion of Montefiore Home, Randwick

From: luciano saladino <lsaladino78@hotmail.com>
To: <amy.watson@planning.nsw.gov.au>
Date: 21/10/2010 12:32 PM
Subject: Submission Letter re: MP09_0188 and MP10_044 - Expansion of Montefiore Home, 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@randwick.nsw.gov.au>, <margaret.woodsmith@randwick.nsw.gov.au>, <paul.tracey@randwick.nsw.gov.au>
Attachments: Submission Letter MP09_0188 & MP10_0044.pdf

Hello Amy,
please find attached Submission letter in regards to DA application MP09_0188 and MP10_044 - Expansion of Montefiore Home, Randwick

Regards
Elena Bullo & Luciano Saladino

21st October 2010

Department of Planning
GPO Box 39
Sydney NSW 2001

Attention: Amy Watson

Dear Amy,

MP09_0188 and MP10_0044- Expansion of the existing Aged Care Facility at Sir Moses Montefiore Jewish Home 100-120 King Street , 30-36 Dangar Street , Randwick

Thank you for the opportunity to express our concerns in the regards to the proposed above mentioned development.

We live in front of the proposed Building D at 9/69-87 Dangar Street, Randwick.

We understand the importance and the need for the type of development proposed, however we would appreciate if you would consider the following concerns:

Density:

The proposed FSR is substantially above the ratio permitted from all the planning instruments (SEPP Senior Living Policy, DCP and LEP) for 2b and 2c zones. The high FSR will increase pedestrian and vehicle movements around the surrounding streets creating noise and traffic congestion in an otherwise tranquil suburban residential area. The existing large green open spaces will have to make way for bulky buildings with significant landscaping limited to within front and side setback areas. With the current design the site is over developed.

Height:

The proposed development has external walls higher than what is permitted in the LEP for 2b and 2c zones. Buildings C, D & E are more than 6m (the equivalent of 2 storeys) over that allowed. The proposed building heights, scale and bulk are excessive and out of character for the area.

Privacy:

Building D has East facing open terraces at levels 4, 5 & 6 and a large terrace at the North-East corner of level 5 directly facing 69-87 Dangar Street.

Due to their location, these terraces will create major privacy issues of overlooking into our living areas and private open courtyard spaces located at the front of our dwellings.

The design (East Elevation DA-311) proposes inadequate screening to the north and east of these terraces and causes direct overlooking to our living areas and courtyards.

We would appreciate if consideration could be given to either relocate the terraces away from the Street or enclose the terraces with adequate privacy screening in order to provide privacy.

Parking:

Currently staff, visitors and volunteers of the Montefiore, are parking on Dangar and the surrounding Streets reducing parking for residents for many hours everyday, and more importantly on the weekend when more residents are home.

Therefore, we are extremely concerned that with the proposed development the already limited street parking availability will be further compromised.

We hope you will be able to consider our concerns favourably and that the design of the proposed development will be further developed addressing the concerns of the community.

Yours Faithfully

The image shows two handwritten signatures in black ink. The first signature on the left is 'Elena Bullo' and the second signature on the right is 'Luciano Saladino'. Both signatures are written in a cursive, flowing style.

Elena Bullo & Luciano Saladino
9/69-87 Dangar Street,
Randwick NSW 2031

(30)

Amy Watson - MP09_0188 and MP10_0044 – Expansion of the existing Aged Care Facility at Sir Moses Montefiore Jewish Home

From: polly mc nutt <pollymcnutt@hotmail.com>
To: <amy.watson@planning.nsw.gov.au>, Kevin Lim
 <kevin.lim@sonycentre.com.au>
Date: 21/10/2010 8:41 PM
Subject: MP09_0188 and MP10_0044 – Expansion of the existing Aged Care Facility at Sir Moses Montefiore Jewish Home

Pollyanna McNutt
 2403, 88-98 King Street,
 Randwick,
 NSW 2031.

In Reference 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

Dear Sir or Madam:

I live adjacent to the proposed development site of Montefiore Aged Care Facility on lot 37 and am writing to ask that you vote against this planning application.

Herein are my comments and objections relating to this planning application:

Reasons: Statutory

Existing planning controls in the area surrounding the site are predominantly residential 2C to the south and Residential 2A to the north so that the bulk and scale intended by the planning control under the RLEP is that of low to medium density residential.

There are breaches in density and height in the current proposal.

The proposal is at the upper limit that the site can tolerate relative to the existing and future character of surrounding development under the established Residential 2C and Residential 2A zonings.

Reasons:

1. The block will overlook our property; this will lead to a loss of privacy, light from overshadowing and outlook and will certainly impact on the peaceful enjoyment of our home and balcony.

Our apartment has only one window, which is our only source of natural light and view. Building F will be significantly higher than originally planned and will impact our home greatly.

2. The building will be visually overbearing. The proposed scheme – in terms of its sheer size, height, scale and intensity – is totally out of character with the existing street.

By any reckoning, it is a gross over development of a relatively small site. It will be starkly incongruous to neighbouring properties.

This development will overwhelm King Street and Dangar Street and have an environmental impact.

3. Deliveries will be more regular catering for more people adjacent to our home causing noise, pollution and dust at all times of the day and night.

4. Increased smell from the commercial kitchen they run.

5. King Street is already a busy and congested road; this additional concentration of traffic and roadside parking will cause traffic problems and create a safety hazard for other motorists, school children, their parents and other residents. The amount of extra traffic during staff change over and drop off and pick up of children to the child care centre.

6. The construction work necessitated by this development will create intolerable, long-lasting nuisance problems for the local community.

Inevitably, there will be intense noise, vibration, airborne dust, pollution, increased volumes of vehicular movements and so on.

All this noise and pollution will acutely affect children attending the child care centre. The children's ability to learn and their enjoyment of both classes and play activities will be badly affected by the noise, disruption, pollution and stress generated by this long-term, large-scale development.

7. The proposed expansion of the age care facility will intensify the already intolerable pressures on services/ infrastructure. doctor and hospital facilities, and public transport.

8. We believe that if the proposed development goes ahead, it will have a serious – and negative – impact on the value of homes on the street. Not only will our day to day living be effected, we are left in a situation of possible negative equity which is heart breaking when all our savings and earnings have gone into this property never mind the burden of our mortgage.

9. Increased noise of ambulances, which we hear quite regularly already.

Therefore, we ask you to vote against this expansion and encourage the Architects to resubmit a building design that is smaller, less intrusive on neighbouring properties, and more sensitive to the character of Dangar Street and King Street.

Should you require any additional information, clarification of any comments made, or would like to arrange a visit to our home; please contact me on 0410284952

Yours Sincerely,

Pollyanna McNutt

(30)

Amy Watson - MP09_0188 and MP10_0044 – Expansion of the existing Aged Care Facility at Sir Moses Montefiore Jewish Home

From: polly mc nutt <pollymcnutt@hotmail.com>
To: <amy.watson@planning.nsw.gov.au>, <plan_comment@planning.nsw.gov.au>
Date: 21/10/2010 9:16 PM
Subject: MP09_0188 and MP10_0044 – Expansion of the existing Aged Care Facility at Sir Moses Montefiore Jewish Home
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@randwick.nsw.gov.au>, <margaret.woodsmith@randwick.nsw.gov.au>, Kevin Lim <kevin.lim@sonycentre.com.au>, <paul.tracey@randwick.nsw.gov.au>

Pollyanna McNutt
 2403, 88-98 King Street,
 Randwick,
 NSW 2031.

In Reference 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

Dear Sir or Madam:

I live adjacent to the proposed development site of Montefiore Aged Care Facility on lot 37 and am writing to ask that you vote against this planning application.

Herein are my comments and objections relating to this planning application:

Reasons:

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 1.14:1 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 and excess of 164 x 1 bedroom apartments (assuming 50sqm apartments or 85 x 2 bedroom apartments).

Existing planning controls in the area surrounding the site are predominantly residential 2C to the south and Residential 2A to the north so that the bulk and scale intended by the planning control under the RLEP is that of low to medium density residential.
 There are breaches in density and height in the current proposal.

The proposal is at the upper limit that the site can tolerate relative to the existing and future character of surrounding development under the established Residential 2C and Residential 2A zonings.

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 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 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.

King Street is already a busy and congested road; this additional concentration of traffic and roadside parking will cause traffic problems and create a safety hazard for other motorists, school children, their parents and other residents. The amount of extra traffic during staff change over and drop off and pick up of children to the child care centre.

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.

Ours is one of these apartments and the block F will overlook our property; this will lead to a loss of privacy, light from overshadowing and outlook and will certainly impact on the peaceful enjoyment of our home and balcony. **Our apartment has only one window**, which is our only source of natural light and view.

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 30-50 child care places, in fact Moriah College has lodged an amende 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.

I believe the building will be visually overbearing. The proposed scheme – in terms of its sheer size, height, scale and intensity– is totally out of character with the existing street.

By any reckoning, it is a gross over development of a relatively small site. It will be starkly incongruous to neighbouring properties.

This development will overwhelm King Street and Dangar Street and have an environmental impact.

Deliveries will be more regular catering for more people adjacent to our home causing noise, pollution and dust at all times of the day and night.

Increased smell from the commercial kitchen they run.

The construction work necessitated by this development will create intolerable, long-lasting nuisance problems for the local community.

Inevitably, there will be intense noise, vibration, airborne dust, pollution, increased volumes of vehicular movements and so on.

All this noise and pollution will acutely affect children attending the child care centre. The children's ability to learn and their enjoyment of both classes and play activities will be badly affected by the noise, disruption, pollution and stress generated by this long-term, large-scale development.

The proposed expansion of the age care facility will intensify the already intolerable pressures on services/ infrastructure. doctor and hospital facilities, and public transport.

We believe that if the proposed development goes ahead, it will have a serious – and negative – impact on the value of homes on the street. Not only will our day to day living be effected, we are left in a situation of possible negative equity which is heart breaking when all our savings and earnings have gone into this property never mind the burden of our mortgage.

Increased noise of ambulances, which we hear quite regularly already.

Therefore, we ask you to vote against this expansion and encourage the Architects to resubmit a building design that is smaller, less intrusive on neighbouring properties, and more sensitive to the character of Dangar Street and King Street.

Should you require any additional information, clarification of any comments made, or would like to arrange a visit to our home; please contact me on 0410284952

Yours Sincerely,

Pollyanna McNutt

(31)

Amy Watson - FW: MP09_0188 & MP10_0044 - Expansion of the existing Aged Care Facility at Sir Moses Montefiore, 100-120 King St and 30-36 Dangar St Randwick

From: Thomas Nimac <nimacfamily@hotmail.com>
To: <amy.watson@planning.nsw.gov.au>, <plan_comment@planning.nsw.gov.au>
Date: 22/10/2010 8:35 AM
Subject: FW: MP09_0188 & MP10_0044 - Expansion of the existing Aged Care Facility at Sir Moses Montefiore, 100-120 King St and 30-36 Dangar St Randwick
Attachments: MosesMontefiore.docx

Hi,

Attached is a letter of submission outlining our objection to the expansion of the existing aged care facility at Sir Moses Montefiore, Randwick.

Please note that I have submitted a similar letter to Randwick City Council dated 3 February 2009 and my husband attended a session organised by Randwick City Council at the Facility and expressed these concerns with representatives of the Facility.

Regards

Suzana Nimac

From: nimacfamily@hotmail.com
 To: plan_comment@planning.nsw.gov.au; amywatson@planning.nsw.gov.au
 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.atson@randwick.nsw.gov.au; kiel.smith@randwick.nsw.gov.au; margaret.woodsmith@randwick.nsw.gov.au; paul.tracey@randwick.nsw.gov.au
 Subject: MP09_0188 & MP10_0044 - Expansion of the existing Aged Care Facility at Sir Moses Montefiore, 100-120 King St and 30-36 Dangar St Randwick
 Date: Fri, 22 Oct 2010 08:02:13 +1030

Hi,

Attached is a letter of submission outlining our objection to the expansion of the existing aged care facility at Sir Moses Montefiore, Randwick.

Please note that I have submitted a similar letter to Randwick City Council dated 3 February 2009 and my husband attended a session organised by Randwick City Council at the Facility and expressed these concerns with representatives of the Facility.

Regards

Suzana Nimac

Suzana Nimac
11 Mort Street
Randwick NSW 2031
nimacfamily@hotmail.com

Ms Amy Watson
NSW Department of Planning
23-33 Bridge Street
Sydney NSW 2000

amy.watson@planning.nsw.gov.au

19 October 2010

**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**

Dear Ms Watson

I submit this letter detailing a number of concerns with the proposed further development of the Moses Montefiore Aged Care Facility ("the Facility") situated on Dangar Street, King Street and Govett Lane.

Please note that I have submitted a similar letter to Randwick City Council dated 3 February 2009 and my husband attended a session organised by Randwick City Council at the Facility and expressed these concerns with representatives of the Facility.

From my understanding, the developer has shown no willingness to acknowledge the issues that have been raised previously and is now endeavouring to receive approval for the development at a State Government level. This lack of good faith concerns me.

My concerns are:

- Density

The application lodged has a Floor Space Ratio ("FSR") that is excessive and above those allowed. My understanding is that the FSR of 1.43:1 exceeds the 1.15:1 requirement for a 2b zone for an Aged Care development. This equates to proposed overdevelopment of 7,276 square metres for the 2b zone and 947 square metres for the 2c zone. This is significant above normal requirements and reflects the excessive development that is being proposed by the developer.

- Height

The proposed building F has a height that is 10.7 metres greater than that allowed in a 2c zone. This is equivalent to three storeys above that allowed and three storeys above that of the Centennial Parklands Apartments.

The entire proposed further development is excessive including the proposed buildings D (on Dangar Street) and E (on King Street). They are also out of character for an area that includes the North Randwick heritage conservation area to the north of the site.

The initial Development Application lodged with Randwick City Council discussed the need for appropriate development. The existing buildings on the site were built with a 15 metre setback to allow some level of sensitivity to the single and double storey federation-style residences that occupy the North Randwick heritage conservation area in the surrounding streets such as Mort and Govett Streets. The proposed further development abandons this.

Inappropriate heights and setbacks will lead to privacy and shadowing concerns for residences surrounding the Facility and in my mind will negatively impact property prices. This is particularly the case for the Centennial Parkland Apartments who will suffer a significant visual impact as a result of the development as they would look directly into a six storey building.

- Impact on parking, traffic and noise in local area

Living in North Randwick means that we naturally suffer from over parking stemming from events at Randwick Racecourse and Centennial Park. Since the development of the Facility, residents have seen more traffic and parking concerns. The additional scale of the development will further exacerbate this.

The assumptions underlying the required parking needs do not reflect our experience. It is clear that the onsite parking is insufficient and that employees and visitors park offsite.

The expansion of the Child Care Centre will only increase the demand for parking.

- Precedence

I reside in Mort Street which is located on the north of the Facility. I am concerned that should the development be approved, the developer may seek to expand further in time to the north-west of the property using the current application as a precedent. The developer's previous Development Application lodged with Randwick City Council proposed a significant

building to be constructed on the north-west boundary of the property with little or no setback.

Given that the north-western area of the property is used for stormwater detention and has been landscaped, I request a covenant be placed on this portion of the site to prohibit further development. This would prevent any further development in this portion of the property that borders the North Randwick heritage conservation area.

In summary, the scale of the development is of serious concern to me. The proposed development is excessive and demonstrates no sensitivity to residents. It also is likely to negatively impact property prices.

Living in North Randwick in a heritage conservation area has meant that residents are appropriately cognisant of the its impact when developing their own properties to ensure the character of the area is maintained. The applications (past and present) claim to respond to this but ultimately the scale of the development means it cannot.

I believe that the Department of Planning should reject the application by the developer and ask them to scale back the development. I understand their wish to expand the Facility but the scale of the development is excessive and does not show the same level of care demanded of residents when developing their own properties. A balanced outcome is what is required for the developer and residents and we urge you to seek such an outcome.

I would be pleased to answer any questions you may have. My details are provided below.

Yours faithfully

Suzana Nimac

11 Mort Street Randwick
9398 4025
0410 445 251

32

From: <julesb3@optusnet.com.au>
To: <plan_comment@planning.nsw.gov.au>
CC: <premier@nsw.gov.au>
Date: 21/10/2010 11:31 pm
Subject: MP09_0188 and MP10_0044 - expansion of aged care facility at sir moses montefiore jewish home

Att: The Director, Metropolitan Projects, NSW Department of Planning.

Re: Objection - MP09_0188 and MP10_0044 - expansion of aged care facility at Sir Moses Montefiore jewish home, 100 -120 King Street and 30-36 Dangar Street, Randwick.

From: Julia Broadley (owner), 79 King Street, Randwick.

Dear Director

I refer to your letter of 20 September 2010. I am the owner and resident of 79 King Street, Randwick which is directly opposite the proposed extension. My detailed objection to this proposal follows:

The proposal is for a number of large buildings which will be totally out of character with the local area and a gross over development of the site. The proposal is suitable for a city centre, not for a family suburban area.

The existing King Street residences are low rise, mainly single storey. The area is subject to heritage considerations which has beenh policed by the Randwick council for a number of years which has kept the area a desirable family friendly area.

The character of the area is sunny and airy, low rise and with an historic heritage feel. It is almost unique.

The proposal includes a row of 5 storey high residential units along King Street, the row is approximately 100 metres long. My house is directly opposite this proposal. It would block out light and create shade and have a claustrophobic effect.

King Street is already a busy through street used by the public to avoid the congestion of the main roads in the area. The increase of people to be housed in the proposed development will cause traffic chaos in the street which is already barely coping with the traffic in the morning and evening peak hours. The increase in traffic is dangerous to residents in the area (including the proposed development) and to road users in general. In addition parking is already an issue in this street and even though the proposal includes additional parking for residents within the development, it is difficult to say whether this would cope with their visitors, staff and service people. Currently King Street is 90-100% fully parked 24 hours, seven days a week.

The proposal is to replace large attractive gardens with the large number of high rise buildings almost virtually to the foot path on King Street. This is totally out of character with the area and an environmental desecration.

The residents of King and Dangar Streets have already lived through the turmoil of dust, trucks, noise and traffic for a period of 2 years when the present buildings were constructed, if the proposal is supported we will have to live through this again but on a much larger scale.

Not unaturally a few of our neighbours have recently sold up and left the neighbourhood, no doubt believing they could not beat the wealthy developers. Myself and others will stay and continue to oppose this desecration of the area we love.

Yours sincerely

Julia Broadley

(33)

Amy Watson - Re Application MP09_0188 and MP10_0044

From: "karen soo" <karensoo@tpg.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 22/10/2010 12:13 AM
Subject: Re Application MP09_0188 and MP10_0044

Karen Soo

1201/ 90-98 King St

Randwick NSW 2031

18/10/10

Re Application 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

Dear Sir/Madam

I am writing to object to the above project. Randwick North is currently a low to medium density housing residential area. The proposed project would be out of character for this area. A number of features also appear to be over the limits permitted:

The floor space ratio of 1.43 : 1 exceeds the 1.15 : 1 allowed in the 2b zone, equating to 7276 square meters over the limit. The proposal is also over by 947 square meters in the residential 2c zone.

The height of proposed Building F is 10.7 m over that permitted in the 2c zone. Currently, residents living in those Centennial Apartments whose outlook faces east are able to look over open space and landscaping. The new proposed 6-storey Montefiore building will cause the residents in the adjacent 3-storey Centennial Apartments building to face an apartment block and live in shadow.

I am not sure why developments which exceed legal limits can be allowed to proceed.

Currently staff, visitors and volunteers use the surrounding streets to park their cars. The use of the onsite open grassed areas for parking confirms there is insufficient parking on site. While acknowledging that new parking spaces will be built, these real experiences should take precedence over parking estimates, which will not be able to address the current shortage added to the new requirements for parking spots. Increased traffic and parking congestion will also occur in these currently quiet residential streets if retail premises are built on the site.

Yours sincerely

Karen Soo

(34)

Amy Watson - Montefiore submission

From: "Andrew Cochrane" <andrew@jela.com.au>
To: "Amy Watson" <Amy.Watson@planning.nsw.gov.au>
Date: 22/10/2010 10:13 AM
Subject: Montefiore submission
Attachments: Montefiore submission final.pdf

Hi Amy,

Please see attached submission to the Montefiore proposal. I have uploaded the same via the website. If you can keep me informed I would be appreciative.

Regards,

andrew cochrane

ptl land Pty limited
level 1, 94 - 96 cooper st
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NSW 2010

+61 2 9212 1009
+61 428 662 338
andrew@jela.com.au

18th October 2010

67 Dangar St
Randwick
NSW 2031

Amy Watson
NSW Department of Planning
23 – 33 Bridge St (GPO Box 39)
Sydney, NSW 2001

amy.watson@planning.nsw.gov.au

RE: MONTEFIORE HOMES PART 3A ASSESMENT, 100 – 120 KING ST & 30 – 36
DANGAR ST RANDWICK. MP09_0188

Dear Amy,

I am writing regarding the above proposal, currently with the department. I have lived in the area with my family of 14 years and as a neighbour I have seen Montefiores previous master plan and the construction of their current facility. My understanding was that it was complete except for the proposed Synagogue to the corner of King & Dangar St. However we now have the current proposal.

The proposal details a significant and unprecedented expansion of the facility with cannot be reasonably justified. I have been writing to Montefiore for some time now regarding the effects of their current facility, with little satisfactory response and feel that this proposal will simply aggravate an already unsatisfactory situation. Put simply, the applicant's proposal is too large and cannot; & does not contain its effects within its site. Rather pushes the effects beyond the property boundary upon the surrounding community and this is considered unreasonable.

Whilst permitted under the zoning, the facility is essentially a commercial operation in a residential zone and the effects of this are indeed significant and different to the dominant residential use in the area. Issues such as staff, shift changeovers, parking, traffic, deliveries, operational hours and the like are some of the issues that define the commercial nature of the facility & highlight the stark differences between the facility & the existing residential area.

1. PRIMARY ISSUES

There are a number of issues related to the proposal and these have been detailed below. Whilst not exhaustive, it is considered that these have the greatest negative impact upon the surrounds and include.

1. The breaching of the FSR requirements
2. The effects beyond the site upon the surrounding area
3. Traffic & parking
4. Excessive scale, bulk & height
5. The negative effects of the above
6. Proposed building to the western boundary

2. ZONING & FSR

With the site's split zoning including both 2b & 2c residential, the allowable FSR (& bonuses for aged care) can be determined. Whilst the split zoning is an issue in itself, it is not intended to address it within this submission, rather look at the specific issues related to the proposal; its

breaches & negative effects. The zonings within the site and permitted areas are detailed in table 1 below. From this it can be seen that the proposal provides a significant departure from the planning controls & is not considered reasonable. The excessive scale and associated negative effects are unreasonable & unjustified.

	FSR ALLOWED	FSR PROPOSED	EXCESS
Residential 2B	1.15:1 (including 0.5:1 bonus)	1.53:1	0.38:1 7,276sqm
Residential 2C	1.4:1 (including 0.5:1 bonus)	1.49:1	0.09:1 947sqm
			TOTAL 8,223sqm
	HEIGHT ALLOWED	HEIGHT PROPOSED	EXCESS
Residential 2B	9.5m	20.2m	10.7m
Residential 2C	12m	20.5m	8.5m

Table 1: FSR allowances & proposed

Noting the above it is clear that the proposal is simply too big and will result in unreasonable outcomes for the surrounding community. The proposal is significantly in excess of the planning controls and is not justified in its current form. This is due to a number of negative effects & impacts including dominance, reduced solar access, view loss, inadequate parking and traffic issues amongst others.

The argument has been put in defence of the excess floor space & height and breach of planning controls, that there is a great demand for aged care that needs to be satisfied. Whilst noted, this however is not a satisfactory reason to so comprehensively breach the planning controls and create significant negative effects upon the surrounding community. The controls apply universally and compliance is expected. Whilst with any project there are unique circumstances that sometimes result minor breaches, they must be justified & be shown to rigorously address the aims & objectives of the planning controls. Unfortunately the breaches contained within the proposal are excessive, and will result in significant negative effects upon the surrounding community.

The proposal results in a FSR exceeding that allowable by 8223 sqm (ref table 1). This is considered unreasonable & is unjustified, as it creates a suite of negative effects that go beyond the property boundary and are included in item 1 above. With this breach in FSR taken out of the proposal, it would be more reasonable on all counts and with significantly reduced impacts.

3. TRAFFIC & PARKING

As above, the excessive scale of the proposal will create significant negative effects; one of which is traffic & parking. For some time now I have been writing to Montefiore regarding parking in the surrounding streets and the traffic issues thereto. Currently many of Montefiores staff park in the streets all day making it impossible for local residents & their visitors to find parking. The staff park all day and this has been observed on numerous occasions, documented and provided to the applicant; however with little response, or change.

Every day I go for a run and see staff parking in the street where they remain all day, such that it is not possible for residents to reasonably park near their properties. This is a clear indication that the facility cannot contain its effects and with the proposal including minimal increase in parking, is considered and inadequate response. If parking is such an issue now; the proposal will make the situation significantly worse.

Whilst the applicant is entitled to use street parking, it is not entitled to take up all spaces for the entire day surrounding & beyond the facility; this is an unreasonable & selfish outcome.

Insisting that staff use on site parking would assist, however if it isn't available then it can't be used, illustrating the inappropriateness of the current proposal. A carrot and stick approach can be used to encourage staff to park on site & has been shown to be effective in changing entrenched behaviour. Whilst not exhaustive, some ideas include.

1. Offer free car washing to those who regularly park on site.
2. Offer a better pay rate for those who park on site.
3. Offer further incentives beyond 1 & 2 above, for those who use public transport / mass transit; perhaps provide a transport pass as incentive & / or staff bus.
4. Offer flexible shift & changeover times to reduce intensity.

4. SCALE, BULK & HEIGHT

Taken further the scale & bulk of the proposal is considered excessive, with parking & traffic issues considered a direct effect of this. Additionally dominance, solar access, view & outlook loss are also considered significant issues. With the excessive FSR have come excessive height, bulk and form and unreasonable impacts such as the proposed building to the western boundary of the site. This building is 10.7m (3 stories) beyond the allowable height and contributes significantly to the FSR breach & is considered so unreasonable & unjustified in its impact, that it should be removed from the proposal altogether.

Further to this, the buildings proposed to King & Dangar St are also in excess of the height allowable by 7 – 8.5mtrs (2 -3 stories) creating excessive dominance and this is also considered unreasonable. There is no justification for such a breach of the planning controls and is totally foreign to the locality and is akin to a rezoning. The proposal bears no resemblance to the density envisaged for the site and must not be permitted in its current form.

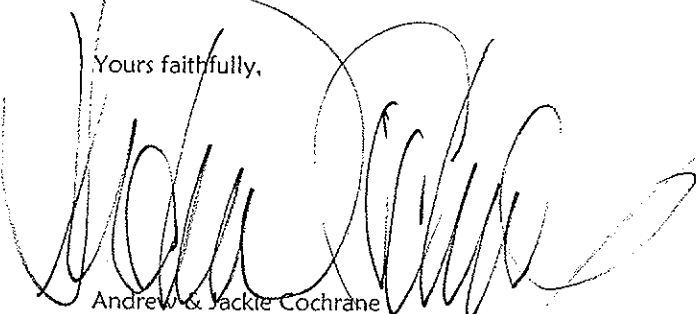
Whilst not against further development on the site per se, the current proposal is considered excessive and unreasonable. It breaches many statutory requirements and in doing so creates significant negative effects beyond the property boundary and upon the surrounding community; which as noted above are considered unreasonable. Accordingly it is requested that the application be refused in its current form with the applicant being required to reconsider its ambitions for the site.

As required under the Environmental Planning Act 1979; I also disclose & confirm that we have not made any political donations to any political party at any time.

In the meantime I look forward to the departments considered response and would request that residents of the surrounding area are informed & kept updated with regards to the proposal, before it is determined.

If you wish to discuss the above or need to contact me, I can be contacted anytime on (w) 9212 1009 or 0428 662338, or via email at andrew@jela.com.au

Yours faithfully,


Andrew & Jackie Cochrane
67 Dangar St, Randwick

47 Govett Street
Randwick 2031
19 October 2010

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

By email: plan_comment@planning.nsw.gov.au

Dear Sirs

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

As a resident of North Randwick I object to the expansion of this Aged Care Facility. My reasons for objecting are set out below:

1. 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 the allowable FSR.

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

Accordingly 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). This is extremely alarming.

2. Height

The proposed Building F has a proposed height which is 10.7m over that permitted in the 2c zone. This is equivalent to 3 storeys above that allowed and 3 is also equivalent to 3 storeys above the roof of the adjacent Centennial Apartments building (proposed RL of 58.53 compared with RL of 49.29 at Centennial Apartments, being a difference of 9.24m in height).

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

3. Parking

It is evident that staff, visitors and volunteers are using the surrounding streets for parking 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' of residents living in the area should take priority over any provided parking surveys with assumed rates.

4. Covenant

Given that the north-western area of the site 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.

5. Visual Impact to Centennial Apartments

At present, the majority of these apartments 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 'natural' landscaping. These units will be facing an apartment block, which although 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 the three apartment buildings facing east.

6. Child Care Centre

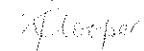
I note that it is proposed to extend the size of the centre from 60 to 80 children. The applicant's report states that the existing 8 car spaces for 30 children is inadequate (approx 1 per 4) yet states that the proposed 13 car spaces will be satisfactory - but still adopts the same rate (1 per 4) as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

The Proposal also refers to an increase from 30 to 50 child care places. I am aware that 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.

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.

Thank you for considering the objections outlined above.

Regards



Kate Cooper

Re Expansion of Montefiore Area Care Facility
100-120 King St & 30-36 Dargatzis Road Randwick.

Application No. MP09 0188 & MP10.0044



10 11 R.E. & J.P. SEE
41 DARGATZIS ST
RANDWICK.
18/10/2010.

To ① NSW PLANNING
② RANDWICK COUNCIL

Department of Planning
Received
22 OCT 2010
Scanning Room

Dear Sir/Madam.

We object to the project.

We live nearby the proposed MASSIVE enlargement of the Montefiore Home. Barely we believe that already our local area has already been degraded by increased traffic, lack of parking & privacy and general amenity of the area due to Montefiore's presence. North Randwick was a good quality, quiet residential area and now deserves more respect & consideration from the Montefiore developers in their submissions.

The density & building heights of ~~one~~ the proposals are EXCESSIVE. Street parking outside our home is often scarce since Montefiore arrived. How much worse will it be when the new development virtually doubles the size of the facility. more patients, more staff, more visitors more volunteers (hardly mentioned in calculating car usage etc), more problems. We need a much more sympathetic & considerate plan from Montefiore!!
Sincerely Richard & See & Jane P. See