

(41)

**Amy Watson - Montefiore Development - Randwick**

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**From:** "Michael Slade" <Michael@greenwaybanks.com.au>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 25/10/2010 5:12 PM  
**Subject:** Montefiore Development - Randwick

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Dear Sir/Madam,

I wish to express my concerns with the size, scale and overdevelopment of the Montefiore Site on King Street, Randwick.

As a resident of the area we are already feeling the effects of the over-population in the area with traffic congestion, truck movements, insufficient parking and loss of open space. The proposed development will result in a dramatic increase in car/truck movements and loss of open space which will result in further traffic hazards, over shadowing and general loss of amenity to the area.

We urge the Planning Department to reject the development and retain what little amenity there is in the Randwick area.

Sincerely,

Mike Slade

(42)

**Amy Watson - Submission for MP09\_0188 and MP10\_0044**

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**From:** Richard Mitchell <mitchellr7@gmail.com>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 25/10/2010 8:48 PM  
**Subject:** Submission for MP09\_0188 and MP10\_0044

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My name is Richard Mitchell, I am the property owner at Unit 5, 4 Burton St Randwick NSW 2031.

I am writing regarding the project titled "Expansion of the existing Aged Care Facility at Sir Moses Montefiore Jewish Home, 100-120 King St and 30-36 Danger St Randwick" with application numbers

MP09\_0188 and MP10\_0044. As a local resident I object to this project, as I have concerns about

The streets around King St down to Alison Rd, up past Cowper St to the other end of Church Public school have an ongoing problem with on-street parking, as do those around Danger St. Increased vehicle traffic requiring more parking spaces, with a minimal car park being built, will put extra pressure on their visitors constantly struggle to find parking spaces, even at "quiet" times of the week. Or impossible. If this development goes ahead, there will no doubt be residents having to walk long distances. It will be much greater. The local council solution will most likely place timed parking around all the problems for the people wishing to visit their relatives in Montefiore.

Similarly, building a new large 5 storey structure with retail space will cast a figurative and literal shadow over the area. It allows every pedestrian to view Montefiore whilst still enjoying the sun shining down on its grounds. A rising to meet it on the other side of the road will be oppressive in the extreme.

I hope that local residents concerns will be considered in the planning decisions regarding this project. Thankyou for your time

Regards

Richard Mitchell

Allison Gallasch  
8/4 Burton Street Randwick NSW 2031  
Secretary/Treasurer Executive Committee SP 13109

Attention: Amy Watson

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18 October 2010

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 St. and 30-36 Dangar St. Randwick.

On behalf of myself (an owner resident of 22 years) and the other 8 owners and residents in our building wanting to maintain our suburban idyllic quality of life, I wish to object to the above proposed development. There are already a lot of problems with the present development and they will be so much worse with an increase in height & density.

**PARKING**

Existing problems caused by staff parking in surrounding streets 24/7.  
Plus visitors and volunteers.

**Traffic Flow**

Existing traffic flow problems being a major bus thoroughfare.

**UTILITIES**

Strain on ageing power and sewerage systems.

**LIGHTING**

Excessive perimeter lighting on all night penetrating blinds and disrupting sleep.

**DENSITY**

FSR 7276 sqm over allowance in 2b zone & 947 sqm over in Residential 2c zone.

**HEIGHT**

Proposed Building F, 3 Storeys (10.7m) above that allowed and proposed Buildings D and E are not appropriate for the area.

**VISUAL IMPACT**

We are concerned that our already impaired stunning district & city views will be completely blocked by the proposed new development.

I have inspected the Models & Plans and note the lack of open spaces and green areas. The Facility is supposed to be serving the Elderly & Childcare but are not providing these.

Therefore in summary my review of the models confirms this proposed ugly development of an already overdeveloped site is not appropriate for our area. It detrimentally affects our Units and their value and the community is also adversely affected by these issues.

Yours sincerely,

Allison Gallasch

A handwritten signature in dark ink, appearing to read "Allison Gallasch".



55 Dangar Street  
Randwick NSW 2031

22 October 2010

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

By fax: 02 9228 6455

**Objection to PM09-0188 and MP-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 Amy

I am writing about the about development in my street as per the letter to me from Michael Woodland, Director, Metropolitan Projects.

At the outset, please note:

1. I do not want my name to be made available to the proponent, the authorities or on the Department's website.
2. I object to the project.
3. I have made no political donations in the previous 2 years.

The reasons I object to the project are:

- A. Since the Sir Moses Montefiore Jewish Home opened some years ago, the availability of parking in my street, and especially outside my home has substantially deteriorated. At times, such as the change over of shifts, and on weekends when visitors attend, I have difficulty parking within 100m metres of my house. There is insufficient parking on the site for the current levels of staff and visitors.

If the project proceeds in anything close to its prosed scale, then parking will become near impossible in Dangar Street. It will not be a question of convenience or nearby parking, but simply none.

- B. Also since Sir Moses Montefiore Jewish Home opened, the traffic level in my street has increased substantially. This has been from staff, visitors, and delivery vehicles. Prior to this, my street was a quiet street. This project will add significant numbers of visitors and staff, and a proportional rise in delivery vehicles. The amenity of the

neighbourhood has significantly degraded because of the traffic level, and as mentioned in point A, the parking when the Sir Moses Montefiore Jewish Home opened. These problems will become much worse if this project proceeds.

- C. The scale of this project dwarfs the homes that face it on Dangar and King Streets. This project seeks buildings 6 stories high. On Dangar and King Streets there are single and 2 storey detached dwellings and semi detached dwellings. The town houses at the southern end of Dangar Street facing the development are 2 stories. Between this and Tramway lane is a recent development approved as 2 stories plus an attic. As constructed it looks like 3 stories, and is a deeply unattractive building, incongruous to the adjoining heritage area. This was a planning mistake. It should not be used as an example, precedent or an argument to support a development on the other side of Dangar Street of a series of tall, bulky buildings up to 6 stories high.
- D. The proposed finishes to be used on the buildings. The Sir Moses Montefiore Jewish Home as constructed contains many large glass and metallic surfaces. Facing federation freestanding and semi detached homes, the structures do not compliment the surrounding area, they clash abrasively with them.
- E. The proposed retail areas are unnecessary. Facing them on King Street is a row of shops, only of one which trades regularly. The others are closed. The area is very close to shops in Clovelly Road, plus those at Randwick along Belmore Road. There is simply no demand for more retail space.

Yours sincerely

[REDACTED]