

51 Wentworth Street
Randwick NSW 2031

15 October 2010

Major Project Assessment
Department of Planning
Fax 9228 6455

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 am writing to register my strong objection to the proposed project.

(1) The proposed density and FSR of the project are excessive. The proposal is some 947 sqm in excess of what is permitted in the Residential zone 2c. Randwick North is a low to medium density residential neighbourhood with heritage residences, permitting such a significant expansion of a private facility would set a precedent for over-development.

(2) The height of the proposed development is excessive. I understand is more than 10 metres higher than what is permitted in the 2c zone. Such buildings are completely out of character with the area and would set a precedent for overdevelopment.

(3) Residential parking and road safety. The proposed project would be significantly detrimental to residents' ability to park near their homes. Parking on King and Dangar Streets is already highly problematic, and likewise on Wentworth Street, nearby, with the influx of cars because of the Pindari apartments on the corner of Wentworth & King Streets. The traffic due to employees and visitors caused by additional beds at Montefiore would make parking a very serious issue in the neighbourhood, even with the proposed additional car parking.

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

Yours sincerely,

A handwritten signature in black ink, appearing to be "Paul Watchman".

Paul Watchman

CC Hon. Kristina Keneally, Premier, Hon. Tony Kelly, NSW Minister for Planning
Hon. Paul Pearce, Member for Coogee, Hon. David Shoebridge, Greens MLC
Hon. John Kaye, Greens MLC, Hon. Cate Faehrmann, Greens MLC
Hon. Brad Hazzard, MLA Shadow Planning Minister, Hon. Barry O'Farrell,
Opposition Leader, Randwick Council General Manager
Murray Matson, Mayor, Randwick, Kiel Smith, Deputy Mayor and North Ward
Margaret Woodsmith, North Ward Cr, Paul Tracey, North Ward CR



Premier & Cabinet

CMU10-23781

20 October 2010

M/s Gaby Naher
gaby@naher.com.au

Dear M/s Naher

I write in response to your recent email to the Premier concerning a development proposal for the Sir Moses Montefiore Jewish Home.

As the matter you have raised concerns the administration of the Minister for Planning, The Hon Anthony Kelly MLC, your email has been forwarded to the Minister for attention.

You may be sure that your letter will receive close consideration.

Yours sincerely

David Swain
for **Director General**



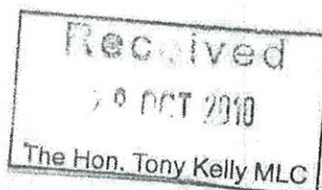
Paul Pearce MP

MEMBER FOR COOGEE

Shopfront Electorate Office: 80 Bronte Road, Bondi Junction NSW 2022
Phone: 9389 6669 • Fax: 9387 8845 • Email: paul.pearce@parliament.nsw.gov.au

25 October 2010

The Hon Tony Kelly MLC
Minister for Planning
Level 34, Governor Macquarie Tower
1 Farrer Place
SYDNEY 2000



Dear Minister

I am writing on behalf of my constituent Ms Gaby Naher of Wentworth Street, Randwick.

Ms Naher has sent me the enclosed email strongly stating her objection to the proposed development at the Sir Moses Montefiore Jewish Home in Dangar and King Streets, Randwick.

Ms Naher comments that her objections include the proposed density and FSR, which are very much in excess in this 2c zoned area.

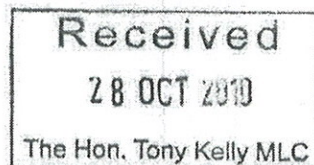
In addition Ms Naher is concerned that such an increase in residents and their visitors will impact on an area already short of parking, this is in despite the proposal providing carparking.

Like many others, Ms Naher is worried that if this concept plan and DA is approved other high density developments will follow.

I would be very grateful if you would carefully consider all the issues raised by Ms Naher when determining this proposal.

Yours sincerely

Paul Pearce, MA., LLB., MP
Member for Coogee



(47)

→ AS
18/1051 Wentworth Street
Randwick NSW 2031AW
19/10
AS

15 October 2010

Major Project Assessment
Department of Planning
Fax 9228 6455

Dear Madam/Sir,

Re: MP09_0188 and MP10_0044

Expansion of the existing Aged Care Facility at Sir Moses Montefiore Jewish Home, 100 0 120 King Street and 30 – 36 Dangar Street, Randwick

I am writing to register my strong objection to the proposed project.

My first objection relates to the proposed density and FSR of the project. I am aware that the proposal is some 947 sqm in excess of what is permitted in the Residential zone 2c. Randwick North is a low to medium density residential neighbourhood and permitting such a significant expansion of a private facility would set a dangerous precedent for the neighbourhood.

In addition I object to the height of the proposed development, which I understand is more than 10 metres higher than what is permitted in the 2c zone. Such tall buildings are completely out of character with the area and would set a disastrous precedent.

I also have grave concerns that approving this project would prove detrimental to residents' ability to park near their homes. Parking on King and Dangar Streets is already problematic, and likewise on Wentworth Street, nearby, with the influx of cars because of the Pindari apartments on the corner of Wentworth & King Streets. The additional beds at Montefiore would make parking a very serious issue in the neighbourhood, even with the proposed additional car parking.

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 sincerely,

Gaby Naher

CC Hon. Kristina Keneally, Premier, Hon. Tony Kelly, NSW Minister for Planning
Hon. Paul Pearce, Member for Coogee, Hon. David Shoebridge, Greens MLC
Hon. John Kaye, Greens MLC, Hon. Cate Faehrmann, Greens MLC
Hon. Brad Hazzard, MLA Shadow Planning Minister, Hon. Barry O'Farrell,
Opposition Leader, Randwick Council General Manager
Murray Matson, Mayor, Randwick, Kiel Smith, Deputy Mayor and North Ward
Margaret Woodsmith, North Ward Cr, Paul Tracey, North Ward CR

9/1 Mulwarree Avenue, Randwick North, NSW 2031
Ph: 0419 460 797

(48)

→ AS
20/10AW
20/10
AS

18 October 2010

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



RE: MPO9_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**

To the assessor,

I write to you with regard to the abovementioned development application by the Montefiore Jewish Home. I do not support to the application.

The reasons why I do not support the application are listed below:

Density – the floor space ratio is substantially above that permitted, even allowing for the 0.5:1 bonus for this type of development. The ratio 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 164x1 bedroom apartments (assuming 50sqm apartments of 85x2-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 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 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 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 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 – at present, a substantial number of Centennial 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

9/1 Mulwarree Avenue, Randwick North, NSW 2031

Ph: 0419 460 797

setback in accordance with the setback controls, exceeds the height limit by over 10m while the degree of excess (over 8000sqm) cannot justify such impact. The length of the 6-storey building facing Centennial apartments is 60 metres, which extends beyond two out of the 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 (approximately 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 sincerely,



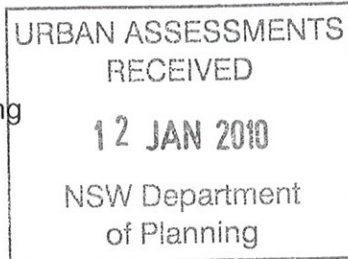
Allayne Woodford



PCU001802

5 January 2010

NSW Department of Planning
Lands Building
23-33 Bridge Street
SYDNEY NSW 2000



5/16 Prince Street
RANDWICK NSW 2031



Dear Sir / Madam

Montefiore Development – Randwick North

In early 2009 Montefiore lodged a DA with Randwick Council, however due to considerable opposition from local residents that call this section of the suburb home, this DA was withdrawn from Council.

Now as I understand it, Montefiore is asking the State Government to take over planning control for the site. I find it totally objectionable that due to the fact they do not accept or care a damn about what the local people feel, they go over our Council's head and that of the people that reside in the area to achieve their desires with total disregard for their neighbours and our local community.

This significant further development was never part of the original masterplan and virtually doubles the development bounded by King, Dangar and Govett Streets.

This section of Randwick North already copes with traffic and parking difficulties related to the bus depot, a large residential development and child care operations all on King Street. Driving in this area has become significantly more dangerous and at times like a game of dodgems.

A development, such as Montefiore already is, generates a huge increase in traffic from their residents, support staff, medical practitioners, families, visitors, taxis let alone the extensive network of support industries and suppliers.

Since the development of Montefiore the increase in traffic in the immediate area has been horrendous. Most of the residents in the immediate area either have no off-street parking or a single garage for a 2 car family. Parking in this area has already become a nightmare.

All these things the local residents already endure. I believe for the State Government to allow Montefiore to further develop this site would be unconscionable and a gross injustice to the local residents.

Yours sincerely

Carolyn Bowen

cc: Randwick North Action Group. PO Box 1366, Bondi Junction NSW 1555

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11 Govett St,
Randwick, 2031
17/11/2010

Major Projects 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)

I would like to lodge an objection to the project MP09_0188 and
MP10_0044.

I object to this project for the following reasons:

- The increased number of vehicle movements will further destroy the ambience of what used to be a quiet area with little through traffic.
- Parking on the site will be inadequate and the overflow will end up on our residential streets.
- Our home prices will fall in value as the quiet environment is destroyed.
- The scale of the proposed development is excessive, and impacts on nearby residences by overshadowing, removal of the existing attractive landscaping and replacing it with ugly buildings, overlooking residences and blocking views of the skyline.
- The increased scale of the Home will result in a massive increase in the number of people who come into this area daily.

Yours faithfully,



Marella Hogan



Premier & Cabinet

CMU10-23957

21 October 2010

Ms Flora Botsikas
toolsandstuff@bigpond.com

Dear Ms Botsikas

I write in response to your recent email to the Premier concerning a development application for Sir Moses Montefiore Jewish Home, Randwick.

As the matter you have raised concerns the administration of the Minister for Planning, The Hon Anthony Kelly MLC, your email has been forwarded to the Minister for attention.

You may be sure that your letter will receive close consideration.

Yours sincerely

David Swain
for **Director General**

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premier

From: "Bill Botsikas" [toolsandstuff@bigpond.com]
Sent: Monday, 18 October 2010 2:34 PM
To: <premier@nsw.gov.au>, <sharon.armstrong@lpma.nsw.gov.au>, <coogee@parliament.nsw.gov.au>, <david.shoebridge@parliament.nsw.gov.nsw>, <john.kaye@parliament.nsw.gov.au>, <cate.faehermann@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>
Subject: Montefiore Concept Plan and DA MP09_0188 and MP10_0044

Dear All,

I live at 103 King St Randwick and iam very dissapointed with all the development that is happening at the Montefiore Site at:

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

No, i do not support further construction of the Sir Moses Montefiore Jewish Home, I do not agree with erecting a 5 Storey Building across the road of my Home, I do not approve of the Child Care increasing numbers and extending for a further 5 years.

Traffic has become unbelievable, Parking is a nightmare there is to much movement in this residential area.

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.

Height- Proposed Building F, the height is 10.7m over that permitted in the 2c zone. The bulk of the proposed Buildings D (on Dangar Street) and Building 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.

Child Care Centre- it is proposed to extend the size of the centre from 60 to 80 children. The applicant's report proposed 13 Car spots, this number is not satisfactory for up to 80 enrolments. working on approx 1 car park to 4 enrolments this number should be 20 car spaces.

As a resident of King St Randwick, I am so angry of what has being proposed in this Residential 2c zone. This Expansion will have a huge impact on the surrounding neighbourhood. All residence have being affected and will be further affected.

I understand we need additional aged care facilities and therefore support an extension. However, this must be done with due consideration to its surrounding neighbours. Reducing the height and adding additional parking onsite will be a better outcome for everyone.

Kindest Regards
Flora Botsikas