

plan\_comment@planning.nsw.gov.au

To whom it may concern,

**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.**

I would like to strenuously object to the above proposal on the following grounds:

**Height**

The proposed buildings in some locations are up to 10.7 m higher than permissible. This is equivalent to more than 3 storeys. The buildings on King and Dangar Streets (D and E) are excessive in terms of height in a street where almost all directly adjoining properties are one and two storey residential homes.

**FSR**

44,547m<sup>2</sup> (or 38,394 m<sup>2</sup>) of floor space is completely unsupportable on a site of this size and in this location. It is a breach of over 8,000 m<sup>2</sup> above code after allowing a bonus of 0.5:1 for aged care under the State Environmental Planning Policy for disability housing.

I understand that Council's codes specify densities that are acceptable and sustainable for sites within their jurisdiction and this decision is made after careful consideration and based on the expert opinions of the Council's planners and their detailed understanding of the community and its needs. We also understand that a bonus of 0.5:1 may be considered appropriate on this site given the aged care use and the shortage of such facilities in the state (noting of course that this bonus relates to aged care facilities, not child care facilities). The additional 8,000 m<sup>2</sup> of floor space that the applicant is seeking is however unjustifiable and unsustainable. A fair bonus has already been awarded with the 0.5:1 and represent the absolute maximum that should be allowable on the site.

Put in real terms, the extra space sought by the applicant is equivalent to 164 one bedroom apartments. It is also equivalent to the entire complex of 94 units at Centennial. Surely this can not be reasonable in anyone's terms.

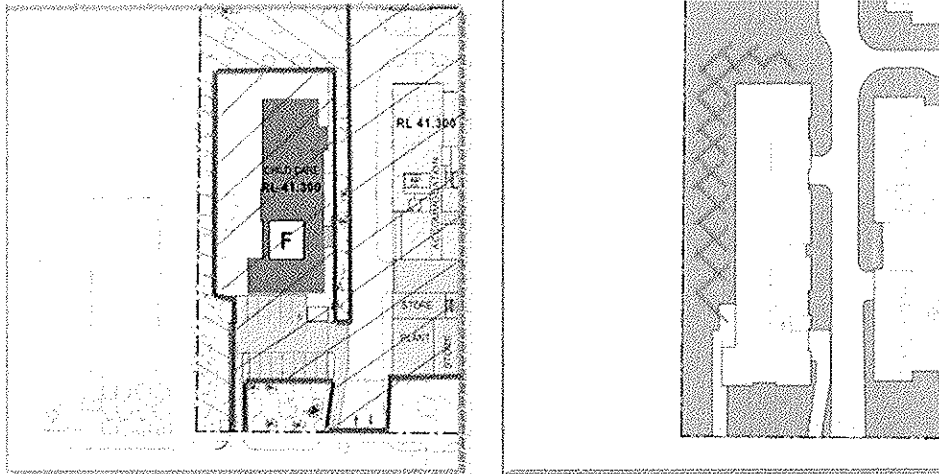
The total floor space in the development when finished is proposed to be 44,547 m<sup>2</sup> (or 38,394m<sup>2</sup> according to the application in different locations in the report). This is equivalent to a Regional Shopping Centre or medium sized hospital with none of the infrastructure or parking facilities required for such a commercial use (i.e. 1 car/50m<sup>2</sup> cars usually required for shopping centres and hospitals, and hospitals and shopping centres are generally on main roads where the use is appropriate). Infrastructure is already at capacity, on street parking is full pretty much 24/7 and another 19,000 m<sup>2</sup> of space being provided with only 57 cars is irresponsible. All proposed in a quite residential area.

In short, the FSR is completely incompatible with the location.

### Landscape ratio

I believe the minimum code requirements are not being adequately met as hard surfaces and active (as apposed to passive) landscaped areas are proposed within landscape areas.

For example, the childcare outdoor play area is proposed within the landscaped setback between Building F and the Centennial apartments. This is an active use yet is included in the landscape ratio (see diagram below).



Building footprint in red

Orange hatch represents childcare play area yet shown green on landscape plan

Paved areas, walkways and entryways are included in Applicant's calculation of LSR and over estimate the real setback, landscaping, deep root planting and landscaping generally.

Most of the landscaping is provided within the building quadrangles that I can only imagine will be dark and un-amenable to residents.

Landscaping in the setbacks on the western, eastern and southern boundaries is not sufficient for the bulk and scale of proposed buildings and should be increased to hide the enormous commercial scale of the buildings, if they remain as proposed.

### Setbacks, privacy & views

The performance of setbacks established in Council's planning codes are not met as a result of the increased height and scale of the buildings. The setbacks do not therefore adequately protect against overshadowing, loss of privacy, loss of amenity and/or noise.

Further the setback between Building F and the Centennial apartments is compromised by use of the area by the childcare facility (as pictured above) and does not provide appropriate separation to existing residents.

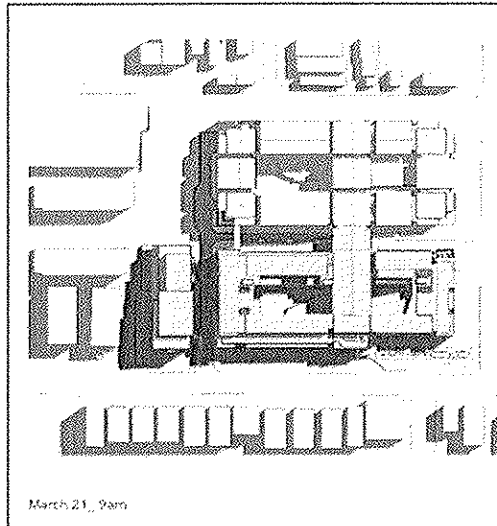
### Solar access

Council's code requires that '*not less than 3hrs of natural sunlight are provided to adjoining properties and, if less exists, no net reduction in the hours of natural sunlight*'. This has in no way been met let alone properly addressed in the application.

Solar access to ground and first floor units in Buildings 2 and east facing units in Building 3 at Centennial currently stands is apparently ½ an hour in winter solstice and 2 to 3 hours in summer solstice, depending on location within the buildings. All direct sunlight is obtained before 9 am in

winter and 10am in summer, given that the units are below street level and with a single level demountable building to the west (current childcare centre).

Shadow diagrams provided in the EA do not consider summer and winter solstice and only include one morning drawing at 9am on the 21<sup>st</sup> March when the sun has passed the ground and first floor units (see below).



*Extract from EA - shadow diagrams*

As mentioned, the only direct sunlight to ground floor units at this time of year is before 9 / 10 am and the height (6 storeys) and length (60 m) of Building F will overshadow the building in its entirety before 9 / 10 am. The result, 100% loss of sunlight to all ground floor units of Centennial, all year round. This is surely unacceptable to unit owners and planning officers.

Higher units in Building 2 and east facing units in Building 3 will be severely impacted and being wholly east facing, see a net reduction of approximately 50% and results in less than 3 hours of natural sunlight. This too must be unacceptable to unit owners and planning officers.

It should be also noted that Building 2 units at Centennial do not have solar access from the west in the afternoon as a circulation corridor flanks the building on this side. Further, ground floor units in this building are 3 m below ground level on the western side.

During the last consultation process, the applicant was made aware of this and JBA representatives commented that they had assumed units ran east west and would get afternoon sun. They agreed that the impact on these units would be more severe than anticipated with the understanding that the units only faced east. They advised that they would look into it and provide us with solar access reports. To our dissatisfaction, they proceeded to lodge plans without change to the bulk and scale of Building F and without further information.

### **Previous Masterplan**

The proposal seeks substantially more bulk, scale and floor space than was envisaged and /or permitted under the former Masterplan.

The departures from the masterplan are enormous in terms of number of beds, height of buildings, scale of buildings and FSR.

It is assumed that Council undertook a fair and reasonable process in approving the former Masterplan and stage 1 was allowed to be constructed as a result. Council's planners and consultants

obviously thought this was an appropriate scale of development for the site. What has changed? Demand for aged care does not mean that double the scale is all of a sudden appropriate for a site when it was not considered appropriate before.

Why should it be appropriate for the applicant to seek such an enormous departure from this approval and how do they believe this is sustainable when all the codes, state and local legislation, indicate that the maximum should be 40% less than what is proposed? It is not justified or sustainable.

## **SEPP 65**

I understand that although the applicant is seeking a departure from Council codes given the 'state significance' of the use and therefore is allowed to proceed under Part 3a, the applicant cannot ignore the basic amenity requirements under SEPP 65 established to protect against these sort of over developments.

Scale – Building F is twice the length and 3 storeys higher than Building 2 at Centennial. Buildings on King St are 4 storeys where residences opposite are 1 and 2 storeys. Buildings on Danger St are 4 storeys when residences opposite are between 1 and 3 storeys. All building on King and Danger Streets are residential buildings and, apart from Pindaric, are single freestanding homes with architectural articulation and broken facades. The proposed scale of the new Montefiore buildings is monstrous and out of keeping.

Density – The proposed density is not appropriate or sustainable and is inconsistent with the density of the area. No other development has exceeded Council's codes yet this seeks not only a 0.5:1 increase but also an additional 8,000 m<sup>2</sup> (or 40%) on top of this. There is nothing sustainable or consistent about this level of floor space. Infrastructure in the area is already at capacity with existing densities as they are, yet the applicant offers no solution to these problems. Roads are currently at capacity and do not function well at childcare drop off times, during staff changeovers and when volunteer attend site (I believe these figures have been ignored in the parking studies yet cause a large proportion of the congestion). Busses returning to the terminal and punters from the racetrack seeking parking on race days worsen the impact. The result is that infrastructure is already at capacity on what are local roads suited to domestic traffic. The proposed densities are not sustainable or consistent with the area.

Landscaping - As noted above however if the buildings are to be higher than code, the landscape buffers need to be increased to accommodate the increased bulk and scale.

Amenity - Although access to sunlight and natural ventilation may be considered to be optimised on site (although a question in my mind), the application does anything but optimise access to sunlight and natural ventilation to adjoining residents. As already mentioned, 100% of all sunlight to units on the ground level of Building 2 in the Centennial apartments will be lost and all other east facing units will see a reduction of approximately 50%. This is not acceptable. The issues are exacerbated by the proximity of the proposed buildings to the boundary, in particular Building F, although this also applies to buildings fronting King & Dangar Street.

Built Form - The built form is excessive and without satisfactory articulation to respect the soft residential nature of the architecture in surrounding streets. The bulk result in façades that are harsh, heavy and overly commercial when they should be sensitive to the residential streetscape and gently articulated. There is nothing that contributes to the streetscape or character of the area. A wall of buildings is simply out of keeping with the area. It will destroy views from Centennial, vistas from the street, views from the top of the King Street hill and outlooks from units in Centennial, especially units on the lower levels that will be dwarfed by the oppressive scale of Building F.

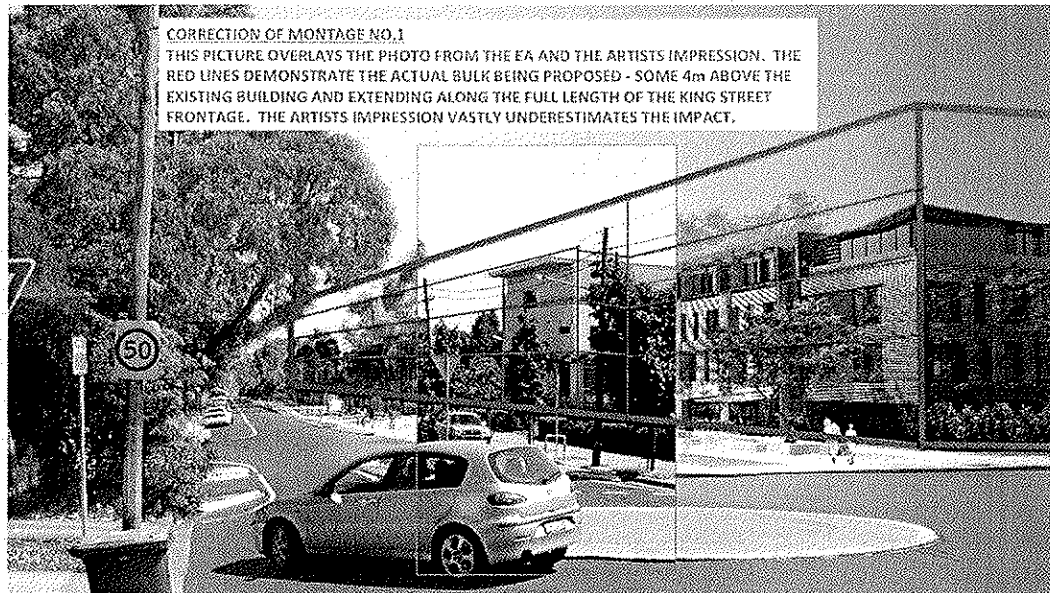
## Built form and Urban Design Impact

The contextual studies included in the application do not adequately demonstrate the context of the new buildings in the streetscape.

We believe the artist's impressions are wrong and misleading.

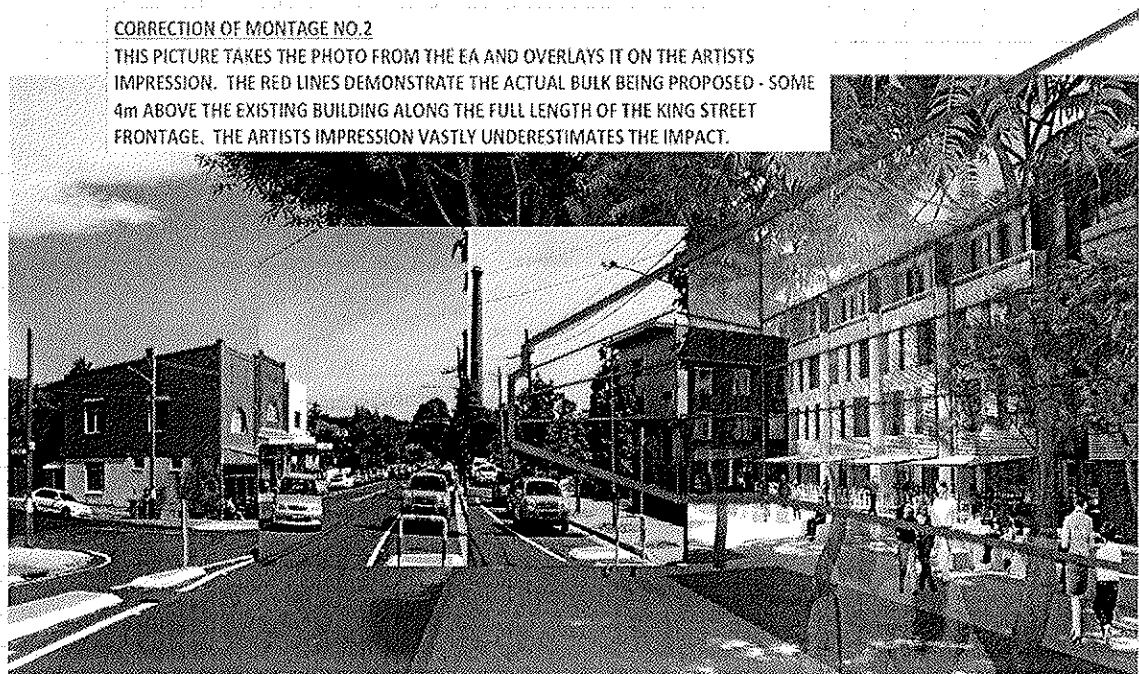
Below are renditions of what it is thought more accurately reflects the true bulk and scale of the buildings on King Street.

Montefiore Aged Care Facility  
Part 3A Concept Plan  
July 2010



Photomontage 1 - View from corner of Dangar Street & King Street looking West along King Street

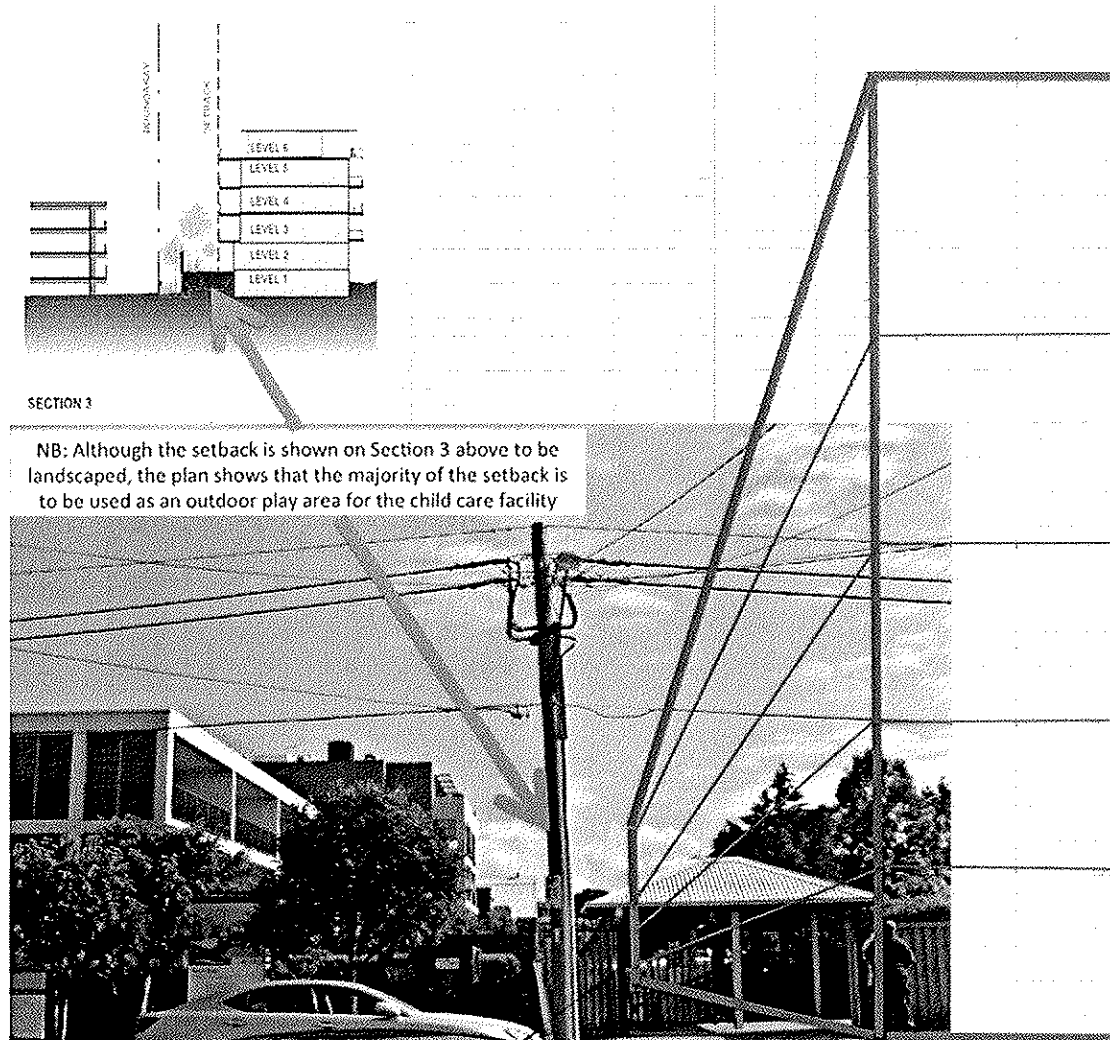
Montefiore Aged Care Facility  
Part 3A Concept Plan  
July 2010



Photomontage 2 - View from pedestrian path on the corner of King Street & Dangar Street looking West

Despite being inaccurate, there are no montages in the EA that show the context of the new buildings in relation to existing residential homes on King St. These homes comprise 99% of the adjoining neighbors on King and Dangar Streets yet they are not depicted on any artist's impression or contextual studies.

Below is a rendition of what Building F might look like in comparison to Building 2 at Centennial.



We note that there are no montages that show the height and scale of Building F in relation to the Centennial apartments. In fact the only relationship analysis of these two building is the section included above – a very small reference to a very big issue.

What the section does however show is the inappropriateness of the height and scale of this building in relation to adjoining buildings. A building with this level of impact on neighbors would ordinarily be the subject an enormous amount of analysis and consideration – a separate application even. Almost no real analysis is provided in the application.

The section above is also misleading in that it shows deep root planting and heavy landscaping in a section that will in fact be used as a childcare play area.

In short, the montages appear to attempt to understate the true bulk and scale of proposed development and the most relevant context comparisons have been omitted.



In terms of views, the built form's impact on views has already been discussed however to reiterate, a substantial number of apartments in Centennial have their primary and, in the majority of cases, their sole outlook to the east over open space and landscaping. This is proposed to be replaced with a 60 m long 6 storey building, which extends high above the roof of these apartments. This is unacceptable and out of keeping with the area. Views from the top of the hill at King Street and adjoining streets will also be severely mitigated.

Suitable options for siting and layout of building envelopes are not provided.

### **Environmental and Residential Amenity**

The Montefiore application does not protect solar access to adjoining neighbors, nor does the application appropriately deal with visual privacy to Centennial or acoustic privacy in the location of the childcare centre.

The proposed childcare centre is extremely noisy as it stands (even with the play area protected from neighbors by the demountable building) and locating it between the setback to Centennial will worsen the impact substantially. The noise will not only be unbearable for those in east facing units, but will also impact on the quite amenity of the Centennial pool area. Between the childcare centre and the bus station, there will be no quite amenity in any outdoor areas at Centennial at all.

It also appears that self care units will be orientated to the west in Building F creating severe loss of privacy to units facing east within Centennial and there is no understanding of how visual privacy will be protected. Building F will also seriously compromise the privacy of the pool area with self care units being able to view onto the pool area. This is out of the question.

It is noted that the primary driveway egressing Building F is proposed to be located in the setback to the Centennial apartments. This will create undue noise and car pollution particularly given the number of car movements to and from the childcare centre during morning and afternoon pick ups.

Although it is essential that all day care drop offs be contained within any new development, it is unfair and unreasonable for the driveway to be located this close to adjoining neighbors when it can easily be accommodated elsewhere on the site.

The location of this driveway and the other major vehicular entry adjacent on the western side of the site on King Street will vastly reduce the number of on street parking spaces in proximity to Centennial apartments where there is already a lack of capacity. Given the number of units in Centennial and the number of visitor movements generated, on site parking in this location should be protected. The main entry should therefore be moved further up the street to a more appropriate location where there is less drain on street parking from residents.

Presumably, this driveway will also be used by service commercial vehicles delivering to and from the childcare centre and possibly the development generally. This is unacceptable and supports the view that the childcare centre should be eliminated.

### **Car parking**

As I read it, the Montefiore Application proposes only 57 additional cars for 19,370 m<sup>2</sup> of space. This must be a mistake?

It represents a ratio of approximately 1/380m<sup>2</sup> for a development proposed to be the size of Regional Shopping Centre or medium sized hospital.

The current assessment of car parking in the EA does not consider the number of volunteers working on site at any given time and the doubling of staff during shift changeovers. What's worse, workers do not use the on site car parking which means parking is full on the street almost 24/7.

Parking and operation of the childcare facility is wholly inadequate. The streets simply do not work in the mornings and afternoons as it is. The childcare drop off is extremely dangerous and ineffective as it stands.

100% of all drops off and pick ups must be made within the site for the streets to function properly and that is with the Montifiore facility at its current capacity.

### **Drainage and storm water**

The building previously proposed the north western corner of the Montefiore site on Govett Lane has been eliminated in the current application. The applicant admitted that this was as a result of the cost of relocating storm water culvert that exists in location and the need for drainage. The density from this building has been 'cut and paste' onto Building F so that Building F is now monstrous. Cost or construction and drainage issues are not acceptable reasons to create unreasonable bulk and scale in other locations and/or seek a 40% increase in density.

There are currently ground water leaks in the Centennial basement and we are concerned that construction of extensive basements will increase ground water levels and exacerbate the problem. Any approval should closely monitor ground water levels and include a dilapidation study before construction commences. The impact should not be worsened.

### **Covenant**

Given that the north-western area is proposed to be used for storm water detention and landscaping, it is requested that a covenant be placed upon this part of the site to avoid future development expansion (which has already been mooted by the applicant). This would prevent any further development in proximity to the Govett Lane properties and the broader heritage conservation area and ensure that all issues of bulk and scale are holistically considered in this application.

The residents require certainty there will be no further development.

### **Community Consultation**

We are unhappy with the consultation process as the applicant is aware of most of the above issues yet has chosen not to improve the design and/or address the communities concerns before lodging the application.

The only changes implemented during the process were those with no material impact on the financial viability of the site. Further, despite voicing our concerns, the applicant has thought it appropriate to keep increasing density. First the Masterplan, then the Council application and now the Part 3a Application. Each time with increased density and worsening impact on neighbors and the local community, to the point where the application is now completely unsupportable.

### **Changes**

We would be happy with an approval at the permitted densities (code plus aged care bonus) if the operational issues were addressed as appropriate and as such seek the following before the application is progressed:

- A full and proper review of the shadow diagrams including summer and winter solstice and analysis of net hours of sunlight where it impacts every adjoining owner
- A review of the application by a design review panel in accordance with SEPP 65
- Provision of photomontages that accurately reflect the height of the proposed new buildings in relation to adjoining residential dwelling, in particular along King and Dangar streets (on grade) and between Building f and the Centennial apartments
- Buildings should be broken up and set back on King and Dangar Streets and the western boundary to provide articulation and integration with existing residential dwellings



- Options should be provided for better siting and layout of building envelopes so there is less bulk and scale further from boundaries
- Provisions in place to protect against worsening ground water issues
- Relocate the western driveway to elsewhere in the development
- Relocate the western entry on King Street further east
- Implement a covenant ensuring there is no further development on the site
- Complete review of car movement and more accurate studies undertaken to appropriately consider the number and operation of on site parking to deal with the existing and future care parking issues
- Complete **elimination of Building F** and greater **setback of buildings on King and Dangar Streets** in order to achieve acceptable levels of residential amenity and privacy to existing residents and to rein in the excessive bulk and scale beyond the permitted planning codes
- **Elimination of the child care facility** as it is incompatible with the use of the site as an aged care facility and is not of state significance. It greatly impinges on the residential amenity of the area

In all reality the application is an over development of the site and well beyond all codes. It would be a travesty for the application to be approved in its current form and appreciate the Department giving fair consideration to the above points and resident's concerns.

Sincerely,

Jim & Anna Potts  
Unit 1102/ 88-98 King St,  
Randwick NSW 2031



## Premier & Cabinet

CMU10-23582

19 October 2010

Mr Paul Chilcott  
paulchilcott@hotmail.com

Dear Mr Chilcott

I write in response to your recent email to the Premier concerning a development proposal for 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

14 October 2010

Received

19 OCT 2010

The Hon. Tony Kelly MLC

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 Mr Paul Chilcott of Randwick.

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

Like many others Mr Chilcott is concerned about the excessive nature of many aspects of the development and the ensuing effect on the surrounding area.

In addition Mr Chilcott also offers suggestions regarding the public plaza, including an alternative location of the retail section, that would benefit residents and the existing shops in King Street.

I would be grateful if you would ensure that Mr Chilcott's objections and concerns receive the utmost consideration.

Yours sincerely

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





**Ben Lusher - Online Submission from Paul Chilcott of Randwick Precinct (object)**

52

**From:** Paul Chilcott <randwickprecinct@gmail.com>  
**To:** Ben Lusher <Ben.Lusher@planning.nsw.gov.au>  
**Date:** 26/11/2010 3:58 PM  
**Subject:** Online Submission from Paul Chilcott of Randwick Precinct (object)  
**CC:** <assessments@planning.nsw.gov.au>

---

The following motion was passed by Randwick Precinct at its meeting on 10 November 2010, unanimously, 23 present: Randwick Precinct lodges a further objection to the Montefiore Nursing Home proposal noting that the proposal is excessive which will have a negative impact on the amenity of the surrounding residential area. In particular, these impacts will be felt through:

- increased traffic and parking demands, in an area where on-street parking is already in demand,
- tall monolithic structures dominating the streetscape in King and Dangar Streets and the area generally as the site adjoins predominantly 1-2 storey residential buildings, many of which are modest freestanding or semi-detached cottages,
- noise through commercial activities (including laundry and food supply services to related facilities) including truck loading, trucks left running and garage disposal and collection, most noticeable early in the morning,
- light spill impacts on the adjoining areas, and
- overshadowing and privacy impacts on the adjoining apartments to the west of the site

Accordingly, as previously submitted, Randwick Precinct requests a reduction in the scale of the proposal, in line with Council's planning guidelines for this area.

In any consent conditions we request:

- a sufficient area for trucks to turn into the site while waiting for access gates to open, rather than queuing across the footpath and onto the roadway as occurs at present, with any gates opening more rapidly than those currently in place,
- noise mitigation measures for the current dock close to Govett Lane, perhaps in the form of an awning over the current loading dock area, together with muffling for all external air conditioning units

Name: Paul Chilcott  
Organisation: Randwick Precinct

Address:  
PO Box 1331,  
Randwick NSW 2031

IP Address: - 218.185.86.135

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

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

-----  
**Ben Lusher**

E: Ben.Lusher@planning.nsw.gov.au  
-----

(52)

**Phil Pick**

**From:** Sharon Armstrong  
**Sent:** Wednesday, 13 October 2010 10:28 AM  
**To:** Phil Pick; Mike Fleming  
**Subject:** FW: Montefiore Nursing Home - Randwick

---

**From:** Paul Chilcott [mailto:paulchilcott@hotmail.com]  
**Sent:** Wednesday, 13 October 2010 4:02 AM  
**To:** premier@nsw.gov.au; Sharon Armstrong; paul pearce; 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  
**Cc:** 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 Nursing Home - Randwick

RE: Montefiore Nursing Home  
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,

I object to this development application on the grounds that it is overscale for the area. This being particularly demonstrated by the height and floor space (FSR) which are over the standards established for the site and even after the bonus FSR for aged care accommodation has been applied.

I live south of the Montefiore site and the most immediate impact of any development will be further competition for on-street parking, which while possibly inevitable in inner Sydney, the scale of development proposed for the site, is excessive the impact a beyond what a more moderated proposal would impose on the surrounding residential community.

The surrounding neighbourhood is primarily low rise residential and establishing such an intense usage of the site will change the nature of this neighbourhood, most evidently in reduction of on-street parking opportunities but also through the large structures, both in height and in continuous building form presented to the street, particularly along the King Street frontage (and also for streets south), where the opposite side is composed predominantly of modest semi-detached cottages built in approximately 1911-15 following subdivision of the site from a horse quarantine station. This application makes no reference to the prevailing streetscape either in terms of design or building form and while the site subject to this application has been used for commercial purposes such as the tramways and later the bus depot (prior to relocation further west along King Street), these uses have been low rise.

The experts report for traffic notes the ability of existing streets to cope with the increase. I must accept this comment at face value as I do not have the technical expertise to provide an alternative scenario. However, I note that the main concerns with traffic for the surrounding residential community are with traffic congestion at peak periods on-street and also with speeding vehicles. For that reason, I request:

1. All site entry to have recessed entry gates so that vehicles entering do not queue across the footpath and onto the street. The application mentions this for the vehicular entry from King Street, but I could not find reference for the main reception entry from Dangar Streets. It is also mentioned that the existing gates are extremely slow to open and accordingly, a secondary method of controlling access, being boom gates should be installed to cope with peak vehicular

19/10/2010

entry demand (being mornings 6-10am and afternoons 2-5pm) as boom gates are able to open more quickly.

2. A pedestrian refuge in Dangar Street, located to one side of the pedestrian and vehicular entry as a means to facilitate safe crossing of Dangar Street at this point and also to better indicate the main reception entry to Montefiore, noting that the vehicular entry on King Street is more likely to be utilized by regular vehicle journeys

3. It is noted that two pedestrian refuges in King Street which were conditions of the previous development consent for the site have not been constructed, some 4 years after occupation. Any consent for Montefiore should be on a deferred commencement basis pending the construction of these pedestrian refuges, as per previous development conditions

4. There is no footpath in Govett Lane which forms the northern boundary of the site. Construction of footpath along this boundary should be a consent condition (notwithstanding the need for removal of the attractive landscaping outside the northern boundary of Montefiore.

On the development proposal for Building D I object specifically on the grounds of:

#### 1. Scale

The same comments regarding scale, particularly height of the proposed buildings, which in turn leads to excess floor space ratio outcomes with impacts for on-street parking demand.

#### 2. The public plaza on King Street

The plaza is apparently in response to requests from Randwick Council will not serve its intended purpose well (understood to provide a suitable treatment at the northern end of Church Street as well as additional convenience shopping for the surrounding residential community).

Prima facie, co-locating the retail component opposite existing neighbourhood shops would seem logical, but this as the aspect is to the south meaning that use for a delicatessen / café would be not viable as a shaded aspect is undesirable for this type of activity. In addition, given the site is at the end of the slope down from Church Street and the 4-5 storey buildings proposed, the view of the site from Church Street is unlikely to be greatly impacted by the street setback for the proposed plaza.

Perhaps this also accords with the (unstated) intention of Montefiore who might later apply for a re-designation of the retail space (and possibly the plaza) which would be unfortunate as liaison / interaction with the surrounding community is beneficial for a facility of the scale of Montefiore.

#### 3. Suggested alternatives to proposed public plaza

Accordingly, I suggest that the proposed retail component be located to the southern side of the existing access road from Dangar Street (that is the ground floor of the north eastern corner of Building D. This would provide a northern aspect for this retail component and also provide a clear reference point for the main entry / reception to the Nursing Home. This retail component would also be sufficiently close to the neighbourhood shops in King Street to provide a coexistence of retail offer.

To provide a suitable interaction to the end of Church Street, I suggest that a gap be maintained for the above ground component, between proposed Building D and the existing Berger Centre (building C). If necessary, the proposed western portions of building D (between the internal courtyard to building C could be build as separate elements attached to Building C. This would provide 'relief' from the massing of buildings along the King Street frontage and allow the wider community to appreciate the site more fully through a view corridor down to the existing internal roadway leading from Dangar Street. A built form up to the corner of King and Dangar Streets would also provide a more robust treatment of this intersection in comparison to the public plaza proposed which seems to 'shield away' from this corner. It is also mentioned that whatever the approved plan, the existing sewer ventilation pipe on this corner should be included in the built structures to improve visual amenity (the same applying for the ventilation pipe on King Street, approximately outside the existing childcare centre).



Regards  
Paul Chilcott  
PO Box 172, St Pauls NSW 2031

12 Oct 2010

19/10/2010

53

**Ben Lusher - Online Submission from Alexander Walker (other)**

---

**From:** Alexander Walker <alecozgenius@gmail.com>  
**To:** Ben Lusher <Ben.Lusher@planning.nsw.gov.au>  
**Date:** 25/11/2010 3:17 PM  
**Subject:** Online Submission from Alexander Walker (other)  
**CC:** <assessments@planning.nsw.gov.au>

---

I am not immediately affected by Montefiore proposals since we live in Govett Street opposite the old tram shed. I do however regularly walk to Cook Street to take the 400 and 410 bus to Bondi Junction. This involves walking east along Govett Lane, turning right and walking south on the footpath on the Montefiore side of Dangar Street. I agree with the submission dated 18 October 2010 by ABC PLANNING and do not find the building B as it fronts Dangar Street objectionable.

I would, however, be upset if proposed Building D to front Dangar Street would have a profile more obtrusive than Building B. The fact that towards the southern end of Dangar Street the buildings opposite become taller is only part of the story. The footpath in Dangar Street outside Montefiore is used constantly by pedestrians, going either to catch a bus or to walk in Centennial Park and that side is used in preference to the eastern side. A sudden doubling of building D as against Building B would be somewhat jarring.

Further nursing homes by their very nature have lights on all night. The residents opposite proposed building D, E and F would have light pollution all night.

Because of security concerns, Montefiore management requires visitors, whether on foot or by car, if they do not have a security card, to identify themselves when they wish to enter. I suspect that many visitors find it easier to park in the street and walk in rather than drive in.

Name: Alexander Walker

Address:

5 Govett Street, Randwick 2031

IP Address: 124-171-15-168.dyn.iinet.net.au - 124.171.15.168

Submission for Job: #3884 MP10\_0044 Project Application for Stage 1 of Seniors Housing and Care Facility  
[https://majorprojects.onhiive.com/index.pl?action=view\\_job&id=3884](https://majorprojects.onhiive.com/index.pl?action=view_job&id=3884)

Site: #2147 Sir Moses Montefiore Jewish Home

[https://majorprojects.onhiive.com/index.pl?action=view\\_site&id=2147](https://majorprojects.onhiive.com/index.pl?action=view_site&id=2147)

-----  
**Ben Lusher**

E: Ben.Lusher@planning.nsw.gov.au  
-----

---

Powered by Internetrix Affinity

16 Govett Street  
Randwick  
NSW 2031

.....

Daniel B Pace

GPO Box 510  
Sydney  
N S W 2001  
Ph (02) 9223 8911  
Fax (02) 9223 3095

24-Nov-10

Private & Confidential

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

Dear Sir,

**Re: Expansion of Montefiore Jewish Home (MP09 0188 7 Mp10 0044)**

As a resident adjacent to the Moses Montefiore Jewish Home ("MF") development, I wish to strenuously object to any further development of this site and certainly strenuously object to the Part 3A Project application.

The reasons for my objection are:

1. Impact on Surrounding Residents

When the present MF development was initially approved at a Council meeting on 29 October 2002 for a 277 aged care beds, 244 seat (later increased to 435 seat) Synagogue, 200 seat function centre, day care centre and 136 car parking, there was no indication that further development of this site was contemplated. Despite the emphatic objection of residents, Randwick Council approved the Development Application ("DA") and subsequent amended DA. The DA in my opinion appears to have been approved despite it being contrary to Randwick Council Master Plan, to the controls normally applied to development and the controls imposed by the State Government through SEPP 5. Reports to Council at the time had in my opinion many erroneous statements, particularly regarding the impact on the surrounding streets, particularly Govett and Mort Street. The impact of the present development on surrounding streets has been devastating and reinforces community concern voiced at the time when the development was approved.

At no time in the more than 25 years I have been a resident of North Randwick has there been any indication that a commercial development of the intensity and scale of MF would be approved on the site. My understanding was the site was supposedly marked for residential development in keeping with that allowed in King Street and to be no more intensive development than two or maximum three storey walk-up units. In my opinion, for MF to be allowed to double the already intensive development on this site by putting further developments up to 6 storey's high is an affront to the



.....

November 26, 2010

Page 2

surrounding community, to the nature of the area and to the so called planning laws which are suppose to govern urban development's and protect us from unscrupulous developers.

The proposed MF development is for the expansion of a non secular luxurious retirement village catering to privileged residents. Accordingly, as this development is not in the nature of a public utility I don't see why MF should be allowed to place an undue burden on surrounding residents.

Further, I have concerns about assurances given by MF when in the past I believe these have not been honored. Apart from issues of traffic, the impact on surrounding streets, overlooking neighboring properties etc, other issues such as the Child Care Centre with child numbers in excess of DA approval, onsite commercial catering and laundry operations being undertaken not only for MF Randwick residents but also for Hunters Hill are of concern.

## 2. Traffic

The proposed development would add further to the congestion surrounding the area. Most of the surrounding streets were quiet residential streets prior to the building of the present MF. During construction and upon completion of the present MF, there was a substantial increase in traffic and substantial increase in competition for on street parking despite assurances these would not occur. For example Govett Lane was used only by local residents to access their garage or for pedestrian access to Centennial Park. Since the completion of the present MF, Govett Lane has become a "rat run" for MF delivery trucks, vans and employee cars seeking to avoid the congestion caused in King Street. Further, because of the MF wall of building along Govett Lane, traffic noise using this lane is amplified. For anyone to suggest as MF commissioned traffic report states that the traffic generated from the proposed new development can be accommodated by the existing surround road network in my opinion beggars' belief.

## 3. Heritage Impact

The MF development has had a devastating impact on the heritage character of the surrounding precinct. Randwick residents and Council have done a lot to protect the heritage character of North Randwick and all of this good work has been subjugated to the demands of MF. To contemplate doubling the size of the existing MF which is at best an eyesore, I find very troubling.

Below is a photograph taken from corner Mort & Govett Street which demonstrates the impact of the MF present development on the streetscape.



#### 4. Overlooking

Despite assurances that the setback of the present MF development would have little impact on surrounding streets, this has proved to be patently incorrect, as the impact of the MF windows and balconies facing north on Govett Lane are acutely felt. In relation to my own home, the balcony, family room and kitchen face south and there is a total loss of privacy. From all aspects of my backyard, the overall impression is of being in a fish bowl. Inside the house, curtains or blinds must be drawn at all times to provide privacy. Similarly for other residents whose rear yards adjoin Govett Lane, or for those residents in Mort Street, they have had a devastating loss of privacy. The proposed development would increase the loss of privacy in my home, but more importantly increase the number of residents whose home would also have to suffer the same fate as my home.

#### 5. Part 3A Major Development?

My understanding is that a Part 3A Development application procedure was brought about to facilitate major developments, particularly those of State significance and where residential or commercial projects are of more than \$100m. The proposed MF development is for the construction of 3 new buildings, construction of each building to occur over a staggered time. Only construction of Building D of 5/6 storey's for essentially residential accommodation is to commence in the near future once approved. As advised by MF management there is no plans to proceed with the construction of the other stages for some considerable time. Accordingly, I would question why MF has applied for a Part 3A development approval, where what is contemplated to be built in the near or medium term is considerably less than \$100m. I note a DA application was originally lodged by MF with Randwick Council and then reeling from the local community outrage at such a preposterous planned development, was withdrawn only to be re lodged through a Part 3A. Further, even if the proposed development was considered to fit within the ambit of Part 3A, I do not understand why this should give the developer carte blanche approval to ignore all planning laws that are normally

November 26, 2010

Page 4

applied to a development of this nature. If the Concept Plan and Development Application are approved, the precedence for high-density developments in low to medium density areas such as Randwick North will be the benchmark for future developments.

6. Overdevelopment of the site

The proposal is a gross overdevelopment of the site and it does not comply with planning laws. The floor space ratio (FSR) and the proposed height of the building are vastly in excess of that permitted for zoning controls and are totally out of character with the adjoining streetscape. If approved with the FSR variance of 0.9:1, this would allow MF to build with a Floor Space Ratio of 2.3:1. Compare this with a FSR of 0.9:1 that is allowed in zone 2C; an FSR of 2.3:1 would be 250% over that limit. Concerning to my mind further is what I perceive to be the inaccurate artistic impressions of the buildings presented by the developer which show the proposed buildings as the same height as surrounding buildings, where in fact they will tower over them. The visual impact of the proposed building will add to the already adverse impact of the current building.

Attached is a report by ABC Planning which highlights in detail the concern of residents and the non compliance of the proposed MF development with planning regulations.

Thank you for considering my submission

Sincerely,

X 

---



55

**Ben Lusher - Montefiore Development - (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:** Christine <kristabelle7@optusnet.com.au>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 26/11/2010 11:49 AM  
**Subject:** Montefiore Development - (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>, Paul Tracey <paul.tracey@randwick.nsw.gov.au>, <john.kaye@parliament.nsw.gov.au>, <david.shoebridge@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>

---

To Whom it May Concern,

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

I wish to strongly object to the proposed expansion of the above complex. Whilst it currently has sufficient green space to assist it to blend into this residential area, the proposed expansion would be nothing but an eyesore and completely out of place in this residential area as well as place undue strain on the already limited street parking.

On a more technical front I oppose this proposed expansion for the following technical 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 1.15:1 allowed in the 2b zone. This equates to 7276sqm over.

In the Residential 2c zone, the proposal is over by 947sqm.  
 In total this adds up to 8223sqm over which is equivalent to an excess of 164 x 1-bedroom apartments (assuming 50sqm apartments or 85 x 2-bedroom apartments).

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

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

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

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

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

**Child Care Centre-** it is proposed to extend the size of the centre from 60 to 80 children. The applicant's report states that the existing 8 spaces for 30 children is inadequate (approx 1 per 4) yet states that the proposed 13 spaces will be satisfactory yet adopts the same rate as the existing centre which has acknowledged parking problems. The Proposal talks about an increase from 30 to 50 child care places, in fact Moriah College has lodge an amended DA to Randwick Council requesting an increase from an already approved 60 places to 80. The credibility of the concept plan for Building F is already under question.

**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.**

Finally I would also like to point out the incorrect FSR calculations on page 53, table 8 and on page 55 first paragraph and again in second last paragraph.

It mentions that the FSR variance is 0.9:1, where in fact it should be 0.09:1 in zone 2C. The allowed FSR is 1.4:1, proposed 1.49:1, correct variance 0.09:1. If approved with the FSR variance of 0.9:1, this would allow Montefiore to build with a Floor Space Ratio of 2.3:1. Compare this with a FSR of 0.9:1 that is allowed for normal homes in zone 2C, an FSR of 2.3:1 would be 250% over that limit.

Thanks and regards

Christine Markus

99 King Street

Randwick NSW 2031