

# Concept Approval

## Section 750 of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning and Infrastructure under delegation executed on 28 May 2011, I determine:

- (a) to approve the concept plan referred to in Schedule 1, subject to the terms of approval in Schedule 2, the modifications in Schedule 3 and the Statement of Commitments in Schedule 4; and
- (b) pursuant to section 75P(1)(a) of the *Environmental Planning and Assessment Act 1979*, the future environmental assessment requirements for approval to carry out Stage 2 as set out in Schedule 3; and
- (c) pursuant to section 75P(1)(b) of the *Environmental Planning and Assessment Act 1979*, that approval to carry out Stage 2 of the Concept Plan is to be subject to Part 4 as set out in Schedule 3.



MEMBER OF THE COMMISSION



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MEMBER OF THE COMMISSION

Sydney

19 July

2011

### SCHEDULE 1

**Application No.:**

MP09\_0188

**Proponent:**

Sir Moses Montefiore Jewish Home

**Approval Authority:**

Minister for Planning

**Land:**

100-120 King Street and 30-36 Dangar Street, Randwick

**Project:**

The expansion of an existing residential aged care facility including retail space and childcare centre

- Stage 1** A building envelope of 5 levels toward the south-eastern corner of the site providing residential aged care accommodation and support services, a retail unit, parking facilities and a public square.
- Stage 2** A building envelope of between 4-6 levels toward the south western corner of the site providing residential aged care accommodation and ancillary spaces, a new child care centre to replace the existing and associated car parking.

### NOTES RELATING TO THE DETERMINATION OF MP09\_0188

#### Responsibility for other approvals/ agreements

The Proponent is responsible for ensuring that all additional approvals and agreements are obtained from other authorities, as relevant

#### Appeals

The Proponent has the right to appeal to the Land and Environment Court in the manner set out in the Act and the Regulation.

#### Legal notices

Any advice or notice to the approval authority shall be served on the Director General.

NSW Government

Department of Planning & Infrastructure

## DEFINITIONS

<b>Act, the</b>	Environmental Planning and Assessment Act, 1979
<b>Council</b>	Randwick City Council
<b>Department, the</b>	Department of Planning and Infrastructure
<b>Director-General, the</b>	Director-General of the Department of Planning (or delegate).
<b>EA</b>	Environmental Assessment Report Concept Plan and Project Application for the Sir Moses Montefiore Jewish Home dated September 2010
<b>Minister, the</b>	Minister for Planning
<b>Modifications of Approval</b>	The Minister's modifications of approval for the Concept Plan
<b>Preferred Project Report (PPR)</b>	Preferred Project Report for the Sir Moses Montefiore Jewish Home dated January 2011
<b>Proponent</b>	Sir Moses Montefiore Jewish Home
<b>GFA</b>	Gross Floor Area - as defined by the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

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## SCHEDULE 2

### PART A - TERMS OF APPROVAL

#### 1. Development Description

Concept approval is granted to the development as described below:

- a. Two new building envelopes (known as Buildings D and E) of between 4-6 storeys in height and an additional level (level 6) above the existing aged care facility (Building C);
- b. a new child care centre as part of Building E to replace the existing, with associated access and car parking;
- c. use of the Buildings D and E and additional level on Building C for the purpose of a range of residential aged care accommodation and ancillary spaces;
- d. public space/square on the corner of King and Dangar Streets;
- e. a retail space of 350m<sup>2</sup> at the street level fronting onto the public square/space;
- f. a total of provision of 217 car parking spaces; and
- g. associated landscaping and drainage infrastructure.

#### 2. Development in Accordance with Plans and Documentation

The approval shall be generally in accordance with MP 09\_0188 and with the Environmental Assessment, except where amended by the Preferred Project Report and additional information to the Preferred Project Report, and the following drawings prepared by Jackson Teece and Oculus .

Concept Plan Drawings prepared by Jackson Teece (as part of PPR)	
Name of Plan	Date
Site Analysis Plan - Proposed	January 2011
RL Height Diagram	January 2011
Staging Diagram	January 2011
Level 1 Floor Plan	January 2011
Level 2 Floor Plan	January 2011
Level 3 Floor Plan	January 2011
Level 4 Floor Plan	January 2011
Level 5 Floor Plan	January 2011
Level 6 Floor Plan	January 2011
Site Elevations	January 2011
Site Setbacks	January 2011
Detailed Sections	January 2011
Site Sections (1 & 2)	January 2011
Site Sections (3,4 & 5)	January 2011

Landscape Concept Plans prepared by Oculus			
Drawing No.	Revision	Name of Plan	Date
PA L100	C	Level 3 Landscape Plan (Stage 2)	17.01.11
PA L101	D	Level 3 Landscape Plan (Stage 1)	17.01.11
PA – L102	D	Level 4 & 5 Courtyards Landscape Concept Plan	14.01.11
PA – L103	D	Level 6 Courtyards Landscape Concept Plan	14.01.11
PA – L104	B	Carpark Section	14.01.11
PA – L105	C	Plant removal	14.01.11

### 3. Accommodation Provisions

The approved accommodation is limited to the following:

- a. 187 additional hostel beds;
- b. 94 additional special care/ dementia beds; and
- c. 36 serviced self-care apartments (5 x 1 bedroom and 31 x 2 bedroom apartments).

### 4. Inconsistencies between Documentation

In the event of any inconsistency between modifications of the Concept Plan approval identified in this approval and the drawings/documents including Statement of Commitments referred to above, the modifications of the Concept Plan shall prevail.

### 5. Approval Time Limit

Approval of the Concept Plan shall lapse 5 years after the determination date shown above in this Instrument of Approval, unless the development has been physically commenced.

## **PART B – MODIFICATIONS**

### **1. Maximum Gross Floor Area (GFA)**

The maximum GFA for the site (existing development plus Stages 1 and 2) shall not exceed 37,968m<sup>2</sup>

### **2. Maximum Height**

No part of the development shall exceed the following heights:

- a. RL 58.53m (AHD) for the roof of Buildings D and E;
- b. RL 59.00m (AHD) for the roof of Building C; and
- c. RL59.60m (AHD) for any minor projection through the roof plane for the purpose of any plant that is not visible from the public domain or immediately adjoining property.

### **3. Child Care Centre Places**

The child care centre shall provide a maximum number of 80 child care places.

### **4. Affordable Housing**

A minimum of 10% of accommodation across the entire facility shall be provided as affordable places in accordance with the provisions of Part 6 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

## **SCHEDULE 3**

### **FUTURE ENVIRONMENTAL ASSESSMENT REQUIREMENTS**

**1. Building Separation/Setbacks**

Any future application shall indicate that Building E (above Level 1) shall be setback no less than 14 metres from the western site boundary.

**2. Privacy Measures**

Any future application shall ensure that adequate privacy measures are incorporated at the western end of building envelope E to ensure a reasonable level of privacy is maintained to the Centennial Apartments building.

**3. BASIX Requirements**

Any future application for self-care apartments as part of Stage 2 works shall be required to be accompanied with BASIX certification at the time of lodgement.

**4. Green Travel Plan**

Any future application for the Stage 2 works shall be accompanied by a Green Travel Plan as recommended by the Traffic and Transport Assessment report submitted with the EA dated 1 September 2010 prepared by Halcrow MWT and addendum report submitted with the PPR.

**5. Stormwater Concept Plan**

Any future application for the Stage 2 works shall be provided with a Stormwater Concept Plan that demonstrates compliance with Council's Stormwater requirements.

## SCHEDULE 4

### STATEMENT OF COMMITMENTS

MP 09\_0188

#### CONCEPT PLAN FOR THE EXPANSION OF THE EXISTING AGED CARE FACILITY

#### SIR MOSES MONTEFIORE AGED CARE FACILITY

Subject	Commitments	Approved by Whom	Timing
Approved Project	<b>Concept Plan:</b> Development on the site will be implemented in accordance with the Concept Plan entitled 'Montefiore Concept Plan' prepared by Jackson Teece Architects and dated July 2010.	Department of Planning	No timing. General Statement of Commitment
Preliminary Construction Management Plan	<b>Concept Plan:</b> A detailed construction management plan will be prepared for each stage that addresses the following matters: <ul style="list-style-type: none"> <li>▪ Noise and vibration impacts from demolition and construction activities, particularly on the existing Montefiore facility</li> <li>▪ Dust from demolition and construction works</li> <li>▪ Storm water runoff</li> <li>▪ Removal of Hazardous Materials</li> <li>▪ Waste Water</li> <li>▪ Air Quality</li> <li>▪ Construction Traffic</li> </ul>	Department of Planning	Prior to the issuing of a construction certificate
	<b>Stage 1 Project Application:</b> In accordance with McLachlan Lister's recommendations (July 2010), construction on site will be carried out in accordance with the following recommendations: <p><i>Construction Requirements</i></p> <ul style="list-style-type: none"> <li>▪ Fences and hoarding will be provided to prevent unauthorised access to the site during construction</li> <li>▪ Site offices and amenities will be provided on site in the most suitable location to minimise disturbance to Montefiore's current operations</li> </ul> <p><i>Montefiore Residents</i></p> <ul style="list-style-type: none"> <li>▪ Residents on the eastern side of Building C will be relocated elsewhere within the facility during construction to ensure residential amenity is</li> </ul>	Department of Planning	Prior to the issuing of a construction certificate

Subject	Commitments	Approved by Whom	Timing
	<p data-bbox="507 241 638 268">maintained</p> <p data-bbox="475 286 708 313"><i>Traffic Management</i></p> <ul data-bbox="475 336 1059 994" style="list-style-type: none"> <li data-bbox="475 336 1059 425">▪ The contractor will provide appropriate RTA standard traffic control plans during construction</li> <li data-bbox="475 448 1059 506">▪ Pedestrian access on King and Dangar Streets will be maintained</li> <li data-bbox="475 528 1059 618">▪ The Contractor will implement a traffic management plan to reduce the amount of time that trucks are in the surrounding streets</li> <li data-bbox="475 640 1059 730">▪ All drivers of site related vehicles will be made aware of the requirement to mitigate disruption to Randwick Bus Depot</li> <li data-bbox="475 752 1059 810">▪ As often as practicable, large truck movements will occur outside peak movement times</li> <li data-bbox="475 833 1059 922">▪ Access and egress to the site will be managed by traffic management staff via the main entrances on King or Dangar Streets</li> <li data-bbox="475 945 1059 994">▪ It is intended that adequate temporary onsite parking facilities will be provided</li> </ul> <p data-bbox="475 1016 715 1043"><i>Pedestrian Footpaths</i></p> <ul data-bbox="475 1066 1059 1155" style="list-style-type: none"> <li data-bbox="475 1066 1059 1155">▪ Pedestrian access will be maintained along the footpaths of King and Dangar Streets during construction</li> </ul> <p data-bbox="475 1178 606 1205"><i>Site Access</i></p> <ul data-bbox="475 1227 1059 1379" style="list-style-type: none"> <li data-bbox="475 1227 1059 1379">▪ Access for emergency vehicles will be provided via the driveway off Dangar Street, which will be undisrupted by site works. In the event of a disruption a temporary access plan for emergency vehicles will be provided</li> </ul> <p data-bbox="507 1402 1059 1491">Site deliveries will continue through Dangar and King Streets in coordination between Montefiore and the Head Contractor</p> <p data-bbox="507 1496 1059 1648">All contractors will be made aware of the child care facility on King Street and its peak times. Large vehicular movements will be coordinated so as not to occur during the child care centres peak times.</p> <ul data-bbox="475 1671 1059 1729" style="list-style-type: none"> <li data-bbox="475 1671 1059 1729">▪ Minibus drop off points will be maintained and temporary parking facilities provided.</li> </ul> <p data-bbox="475 1751 820 1778"><i>Noise and Vibration Mitigation</i></p> <ul data-bbox="475 1800 1059 2024" style="list-style-type: none"> <li data-bbox="475 1800 1059 1953">▪ Environmental Protection Agency guidelines shall be adopted during construction to minimise noise and vibration and compliance will be verified by appropriately licensed and experienced contractors</li> <li data-bbox="475 1975 1059 2024">▪ Works will occur only between the hours of 7.00am and 5.00pm Monday to Friday and</li> </ul>		

Subject	Commitments	Approved by Whom	Timing
	<p>7.00 to 1.00pm Saturdays</p> <ul style="list-style-type: none"> <li>▪ Noise and vibration sensors and alarms will be installed where necessary</li> <li>▪ Where practicable, piling will be bored rather than impact driven and equipment will be fitted with noise suppression devices where possible</li> <li>▪ Regular correspondence will be maintained with local residents and Montefiore residents and staff to inform of timing and any works which may impact on their amenity, and address any ongoing issues or concerns</li> </ul> <p><i>Dust from Demolition and Construction Works</i></p> <ul style="list-style-type: none"> <li>▪ Appropriate mitigation measures will be undertaken to reduce the impacts of dust from demolition works. Including hosing down demolition vehicles; dampening rubble; and crushing precast elements offsite</li> </ul> <p><i>Storm Water Runoff</i></p> <ul style="list-style-type: none"> <li>▪ Silt socks and filter fabric will be used in stormwater runoff pits and gutters</li> </ul> <p><i>Removal of Hazardous Materials</i></p> <ul style="list-style-type: none"> <li>▪ Works will not commence until the hazardous material assessment has been completed and disposal methods developed</li> </ul> <p><i>Waste Water Collection</i></p> <ul style="list-style-type: none"> <li>▪ Waste water will be treated prior to disposal</li> </ul> <p><i>Air Quality</i></p> <ul style="list-style-type: none"> <li>▪ Burning of combustible materials on site is not permitted</li> </ul> <p><i>Complaints</i></p> <ul style="list-style-type: none"> <li>▪ Throughout construction, McLachlan Lister's Project Managers contact details will be displayed on the external facing of the construction site and in correspondence to surrounding residents. Verbal responses to complaints will generally be provided within 1 hour and written responses within 1 day.</li> </ul> <p><i>Safety</i></p> <ul style="list-style-type: none"> <li>▪ The Head Contractor will be required to establish a comprehensive Work Safety Plan before commencement</li> <li>▪ Safety risks will be identified and specific measures developed and implemented</li> <li>▪ Approved work method statements will be strictly adhered to by all site operatives</li> <li>▪ Site inductions for all workers</li> </ul>		

Subject	Commitments	Approved by Whom	Timing
	<p>and frequent visitors will be conducted prior to accessing the construction site</p> <p><i>Waste Management</i></p> <ul style="list-style-type: none"> <li>The demolition contractor will be required to arrange sorting of demolition waste materials and endeavour to achieve a recycling target of 80%. Waste materials from the construction phase will be minimised and recycled as appropriate</li> <li>All hazardous materials will be handled and disposed of in strict accordance with Environmental Protection Agency guidelines</li> <li>All waste management processes will be in accordance with WorkCover's Occupational Health and Safety requirements</li> </ul> <p><i>Environmental Management Plans</i></p> <ul style="list-style-type: none"> <li>An Environmental Management Plan will be prepared to address each stage of the project</li> </ul> <p><i>Erosion and Sediment Control</i></p> <ul style="list-style-type: none"> <li>An Erosion and Sediment Control Plan shall be prepared detailing the location of temporary erosion and sedimentation control measures</li> </ul> <p><i>Tree Preservation and Protection Plan</i></p> <ul style="list-style-type: none"> <li>The contractor is to provide a suitable tree protection plan to ensure any trees located on Dangar and King Streets are protected</li> </ul>		
Construction Traffic	CTMPs will be prepared specifically for each stage of the construction. The CTMPs will incorporate the principles discussed in <b>Section 5.19</b> of this report and the Traffic and Parking Assessment at <b>Appendix O</b> .		
Stormwater Drainage	<b>Concept Plan:</b> Stormwater Drainage Plan prepared by Emerson Associates will be submitted to the Department of Planning for approval Prior to issue of the Construction Certificate for Building E.	Department of Planning	Prior to issue of the Construction Certificate for Building E
Road Design	<b>Concept Plan</b>  The proposed development has been designed in accordance with AS 2890.1 - 2004.	Department of Planning	Prior to the issuing of a construction certificate
Plant Equipment	<b>Concept Plan and Stage 1</b>  Mechanical equipment and plant on the roofs of buildings will be subject to the applicable noise standards	Department of Planning	Prior to the issuing of a construction certificate for each building