

Name: Mr David Simmons

Job: Part3AMod #8143 Modification to MP10_0044 Project Application for Stage 1 of Seniors Housing and Care Facility

https://majorprojects.affinitylive.com/?action=frameset&frameset_action=view_job&id=8143

Site: Sir Moses Montefiore Jewish Home

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Reason for requesting key:

We refer to requests which we received correspondence via letter from this department on 17 February 2017 and 23 February.

We object to the modification in respect to the additional level to comprise plant room for the following reasons:

- 1) The resultant height of this additional level is above the heights approved by the PAC after taking significant due consideration and concerns from residents regarding the heights of stage 1 residential aged care facility.
- 2) This represents ongoing development creep by the proponent which is not in the interest of residents for the department to support and encourage.
- 3) The proposed increase in height will have a further greater negative impact on our view loss and negative value on our property, all for the benefit of housing plant and equipment. As noted in our December 2015 objections, our clients have significant and unobstructed views from their unit, across the west to the Blue Mountains. These views also incorporate the skyline of the City and Anzac Bridge.
- 4) We maintain our assertions as outlined by our lawyer previously that the tenacity principle applies in respect of views.
- 5) The addition of the plant level is also has a more significant impact across more of our view {David please add the point about how it extends across as you showed me in plans}

We also object to changes impacting building massing, as the mass and scale of this building is significant, and any resulting increase in massing and scale is significant especially when viewed from above and not at street level.

We hope that you do not support the amendments relating to height and massing. We have no comments on the other changes with the exception of the loss of onsite parking spaces, which has a further impact on residents street parking concerns already raised regarding the previous submissions.