

Contact Officer: David Ongkili - 9093 6793
Your Ref: MP10_0044_MOD2

30 August 2017

Team Leader – Key Sites Assessments
Department of Planning & Environment
23-33 Bridge Street
Sydney 2000

Attention : Ms Emma Butcher

Dear Madam,

SUBJECT LAND: 100-120 King Street and 30-36 Dangar Street, RANDWICK NSW 2031.
APPLICATION NO: MP10_0044_MOD2
PROPOSAL: S 75W Modification To Include FEAR No8 and other amendments

I refer to the Response to Submission (RtS) letter (MP10_0044_MOD2) prepared by Urbis and dated 4 August 2017. Following an assessment of the letter, please be advised that Council maintains its concern regarding the modification to Building D, in particular, the increase in height along King Street and Dangar Street and the potential loss of retail space.

Council's use of the term "additional level" in its earlier submission dated 22 March 2017 is not "mistaken". A reading of Council's submission would indicate that Council's use of the term "additional level (Level 7)" is in the context of this level being approved under Concept Plan amendment (Mod 2) on 9 August 2016.

Respectfully, Council would point out that, if there is any confusion about the status of Level 7, which appears to be the case in the submissions of surrounding residents, it is because of the wording of the proposed modification in Urbis's Section 75W Report. See for example the detailed description of the proposed modifications in page 17 of the Section 75W Report as follows:

4.2. DETAILED DESCRIPTION OF THE PROPOSED MODIFICATIONS

The sections below provide detailed descriptions of the proposed modifications.

4.2.1. BUILDING HEIGHT

The Concept Plan modification approval MP09_0188 MOD 2 allows for a maximum building envelope height of RL 61.63 m, with a provision of RL 0.9 m above the maximum RL building envelope height for any minor projections relating to plant or lift overrun as long as it is not visible from the public domain, neighbouring properties or the streetscape.

The proposed modification will respond to this condition by providing an additional level (Level 7) comprising a plant room, which will increase the height of Building D from the previously approved RL 59.60 to RL 60.748.

Council is fully aware that the additional level (Level 7) was approved under Concept Plan amendment (Mod 2) and, in Council's first submission, clearly acknowledged that Level 7 had an absolute maximum height compliant with the approved maximum building height of RL61.63 for Building D. Council is also cognisant of the role of the current Section 75W for Building D, that is, primarily, to enable the approved modifications under the Mod 2 Concept Plan. It is in this context, that Council stated, and reiterates, its position that the

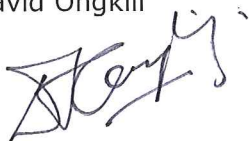
proposed built form for Building D as approved under the modification approval MP09_0188 MOD 2, will be overbearing, dominant and intrusive upon the existing medium density scale of the town houses and apartments in Dangar Street and the two-storey mixed use and residential development in King Street. It was in recognition of this concern that the PAC imposed FEAR No. 8. It is ironic therefore that the visual relief gained by the top-level building setback under FEAR No. 8 will now be negated by the proposed introduction of the 770mm parapet protrusion along King Street and the 515mm façade screen protrusion along Dangar Street. The proponent refers to these protrusions as minor. However, Council maintains that the incremental increase in these areas are unacceptable as they add to the visual bulk of Building D. Specifically, a 770mm protrusion to accommodate a roof element is considered excessive and a much lower roof profile should and can be applied to address the roof drainage issues. Similarly, the introduction of a 515mm façade screen simply to provide "visual interest" runs counter to the PAC's original visual mitigation objective under FEAR No. 8. Its description as a "facade screen" is erroneous because it serves no visual screening purpose given that the proposed plant room on this level will be recessed within the building envelope and not visible from street level. Accordingly, Council's position is that, if the dementia units and their associated terrace areas have now become "redundant" under FEAR No. 8, then Level 7 should be left unoccupied and become a permanent low profile roof level. The parapet and façade screen protrusions serve only to pre-empt and keep alive prospects for further levels to be added in the future and this, precisely, is Council's concern regarding 'development creep' in the Montefiore development.

In relation to concerns regarding the retail layout, the proponent advises that "...the greater flexibility of potential use (including community uses) and specific design of this space provides opportunities for public benefits and activity...". No details of the specific design have been provided to indicate the permanency of the retail component.

The proponent advises that "...non-residential space would be available to the wider Randwick Community". No details of what this means and what process to formalise such an offer has been provided.

Should you have any queries, please do not hesitate to contact the undersigned at david.ongkili@randwick.nsw.gov.au or 9093 6793.

Yours faithfully,
David Ongkili



Coordinator Strategic Planning