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URBIS

SITE SPECIFIC DEVELOPMENT CONTROL PLAN

Montefiore
Hunters Hill

Prepared for
MONTEFIORE
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1. INTRODUCTION

This Site-Specific Development Control Plan (**DCP**) has been prepared by Urbis on behalf of Sir Moses Montefiore Jewish Home (**Montefiore**) (**the Proponent**) in support of a Planning Proposal to amend the *Hunters Hill Local Environmental Plan 2012 (LEP)* as it applies to 116 -120 High Street, 2-20 Gaza Avenue and 45-47 Barons Crescent, Hunters Hill (**the site**).

The **DCP** provides detailed site-specific controls and guidance to support the **LEP** development standards. It provides development controls for the future development of the site and identifies the location of building mass and scale on the site.

The **DCP** distils the principal design parameters of the reference design to set the detailed development objectives and controls for the site and ensure future development achieves the urban design outcomes identified in the Planning Proposal.

This **DCP** should be read in conjunction with the 'Montefiore Masterplan (dated July 2023) prepared by Jackson Teece, which sets out the site and context analysis, the vision and principles, and describes the key features of the reference scheme which represents a preferred future redevelopment option for the site that would be enabled by the Planning Proposal.

1.1. BACKGROUND

The Planning Proposal reference scheme has been designed to address and resolve key site-specific design issues that were raised by Municipality of Hunters Hill Council (**Council**) and the community including:

- The interface with and potential impact on the amenity of the neighbouring sites;
- Certainty regarding the provision of the publicly accessible open space in the proposed controls; and
- Traffic, loading and parking impacts.

As shown in the reference scheme, the Planning Proposal seeks to address and resolve these site-specific design issues by:

- Transitioning the built form massing on the site from the sites boundaries.
- Providing adequate separation from neighbouring sites to maintain privacy and amenity to satisfy SEPP 65 requirements.
- Retaining trees of high and medium level significance where possible.
- Responding with a transition in scale by stepping down to the more sensitive residential uses to ensure their access to sunlight in the middle of winter is protected.

These key outcomes have been addressed in the **DCP** controls further below.

The provisions included in the **DCP** provide a mechanism to ensure that the design principles embodied in the reference scheme guide the future redevelopment of the Site.

1.2. VISION

The vision for Montefiore Hunters Hill is to:

- **Preserve the Heritage Garden and Increase the Landscape Buffer**
 - Preserve and enhance the Heritage Garden.
 - Identify and analyse key elements of the heritage garden to be preserved.
 - Improve access to and views of the heritage garden both from within the site and surrounding public areas.
 - Enhance the existing garden by providing additional green space and publicly accessible areas around it and positioning new building to address the garden as a focal point of the site.

- **Ensure Massing on site preserves the existing view.**
 - Identify existing views to the site and minimise impact on these views.
 - Complement existing dense mature trees along the perimeter of site with additional landscaping within generous setbacks to minimise views of proposed buildings in the centre of the site.
 - Setbacks to all boundaries maximise resident privacy.
 - Maintain setback and maximum two storey buildings to Gaza Street to maintain existing street character.
 - The buildings are orientated to maximise solar access and for articulation of building form.
- **Increase and compliment Landscape**
 - Retain and protect existing mature trees on and around site.
 - Increase and curate complimentary landscape for residents to
- **Pedestrianise the ground plane**
 - Link and expand existing network of pedestrian paths to improve access to amenities within the site.
 - Reduce on grade parking and traffic circulation by locating parking in Basement.
 - Provide communal areas on ground floor and connect them through a series of public spaces and paths within the landscape.
- **Vehicle Entry Points**
 - Provide sufficient parking for proposed Independent Living Units and existing Residential Aged Care facility on site to minimise parking congestion on surrounding streets.
 - Loading/unloading point for vehicles to be accessed off Baron Crescent.
 - Ensure the preparation of a Loading Operational Management Plan to be required as part of any DA submitted for the site.

1.3. OBJECTIVES

The **DCP** is based on the following objectives:

- Deliver a suitable layout and structure that responds to the opportunities and constraints of the site, including protecting the heritage significance of the site and retaining high significant trees and landscaping.
- Improve the access and safety of vehicle movements around the site and provide basement parking on site to remove staff and visitors parking from surrounding streets. Ensure the preparation of a Loading Operational Management Plan to be required as part of any DA submitted for the site.
- Ensure that new development is appropriate to the surrounding and likely future built form context and provides an acceptable transition to the surrounding properties.
- Improve housing diversity, offering existing residents the opportunity to stay close to family and their community, and age in place.

1.4. LAND TO WHICH THIS SECTION APPLIES

This draft DCP applies to the area outlined in red, being 116 -120 High Street, 2-20 Gaza Avenue and 45-47 Barons Crescent, Hunters Hill. The legal property description of the respective allotments that comprise the site is Lot 1 & 2 in DP325793, Lot 2 in DP312298, Lots 9 & 10 in DP724017, and Lots 50-63 in DP16119. as identified in **Figure 1 below**. The site is known as the Montefiore Hunters Hill Campus.

Figure 1 Land to which the DCP Applies



Source: Jackson Teece

1.5. APPLICATION

The purpose of this **DCP** is to provide further detailed controls that support the provisions of the *Hunters Hill Local Environmental Plan 2012 (LEP) (as amended)*. Where a Development Application does not comply with all of the DCP provisions, the applicant should demonstrate to the consent authority how the objectives of the DCP controls have been met.

In the event of any inconsistency with other controls in the Hunters Hill DCP 2013(HHDCP 2013), the controls in this section take precedence.

2. PROPOSED SITE SPECIFIC GUIDANCE

2.1. MASTERPLAN

The vision and principles for the site as identified above are spatially expressed in the urban structure for the precinct as shown in the Masterplan in **Figure 2**. To ensure that development provides key elements, where variations to the masterplan are proposed, the development application is to demonstrate how the vision and principles have been achieved.



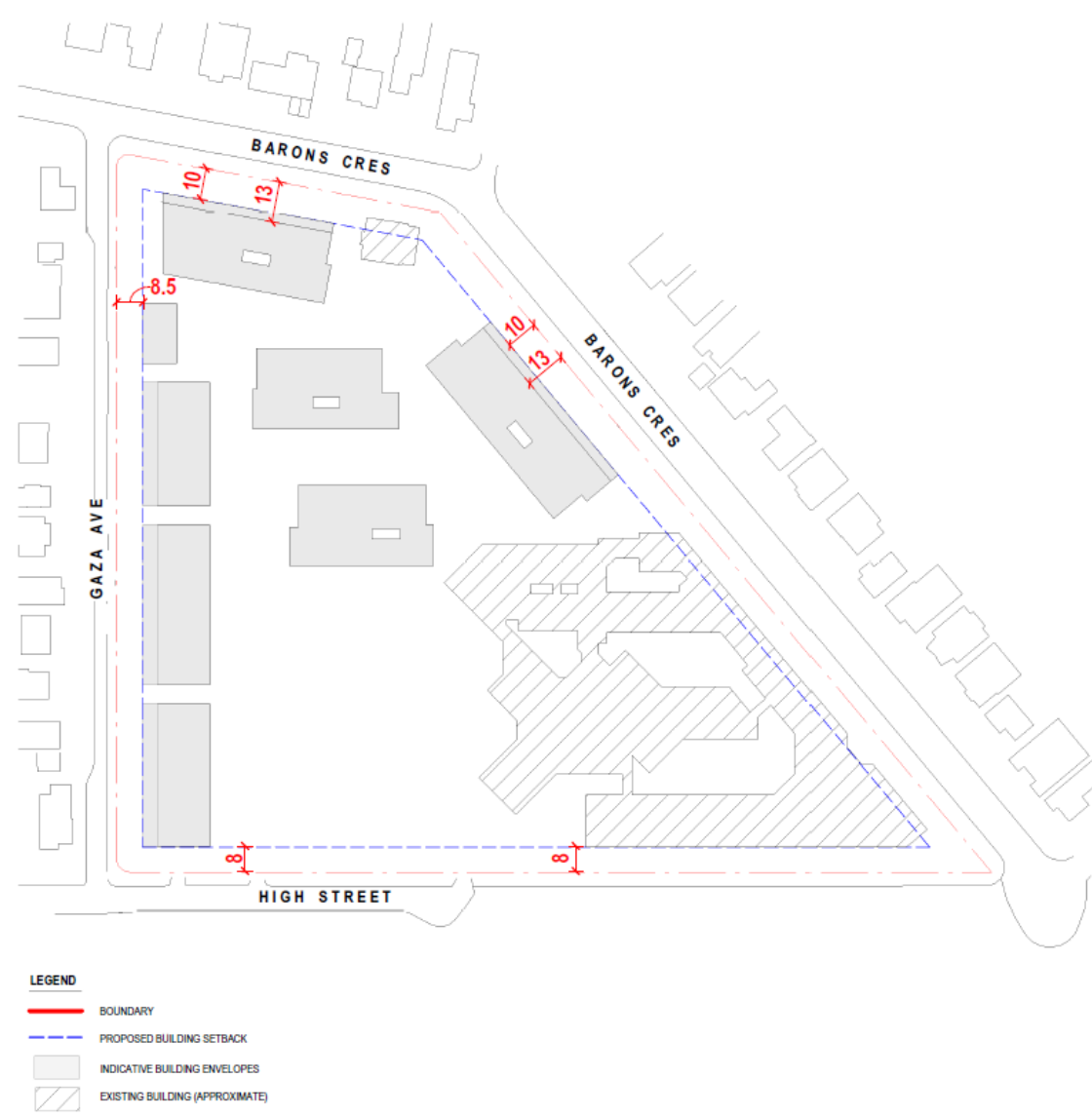
Source: Jackson Teece

2.2. SETBACKS

The proposed masterplan has generous setbacks from the proposed buildings to the site boundaries. Future development application should align with the following setbacks from the boundaries as shown in **Figure 3** and **Figure 4** outlined below:

- 10m setback from the buildings to the northern and eastern boundary at lower levels on Baron Crescent and 13m at upper levels.
- 8m setback from the buildings to the southern boundary on High Street.
- 8.5m setback from the buildings to the western boundary on Gaza Avenue and 13m at upper levels.
- 15m setback from the northern most building footprint to the western boundary on Gaza Avenue.

Figure 3 Setback Plan



Source: Jackson Teece

The image displays architectural drawings for the Barons Court development, including a site plan and two cross-sections.

Site Plan: Located in the top right, it shows the overall layout of the development. A red dashed line indicates the site boundary. Key features include 64 Barons Crescent to the west, 88 Barons Crescent to the east, and Barons Crescent running along the southern edge. The plan also shows the location of Buildings A, B, C, and D, along with communal areas, a car park, and a cafe. A north arrow is present.

Site Cross Section 01: This section shows a longitudinal view of the development. It includes the following details:

- 64 Barons Crescent:** The western boundary.
- Barons Crescent:** The street running along the section.
- Building A:** A multi-story building with a basement and communal areas. Dimensions shown include 40.9 m approx. width, 13 m height, and 10 m depth.
- Building C:** A multi-story building with a basement and communal areas. Dimensions shown include 88.1 m approx. width, 13 m height, and 10 m depth.
- Building D:** A multi-story building with a basement and communal areas. Dimensions shown include 52.2 m approx. width, 13 m height, and 10 m depth.
- Communal Areas:** Shown as orange-shaded regions between the buildings.
- Car Park Entry:** Indicated by a dashed line and an arrow.
- Outline of Existing Race Beyond:** Shown as a dashed line.
- Heritage Garden:** A landscaped area with trees and a cafe.
- 88 Barons Crescent:** The eastern boundary.
- Private Outdoor Space:** Indicated by a dashed line and an arrow.

Site Cross Section 02: This section shows a longitudinal view of the development. It includes the following details:

- 15 Gaza Ave:** The western boundary.
- Gaza Ave:** The street running along the section.
- Building C:** A multi-story building with a basement and communal areas. Dimensions shown include 65.0 m approx. width, 13 m height, and 10 m depth.
- Building B:** A multi-story building with a basement and communal areas. Dimensions shown include 52.2 m approx. width, 13 m height, and 10 m depth.
- Communal Areas:** Shown as orange-shaded regions between the buildings.
- Basement:** Indicated by a dashed line and an arrow.
- Barons Crescent:** The street running along the section.
- 88 Barons Crescent:** The eastern boundary.
- Private Open Space:** Indicated by a dashed line and an arrow.

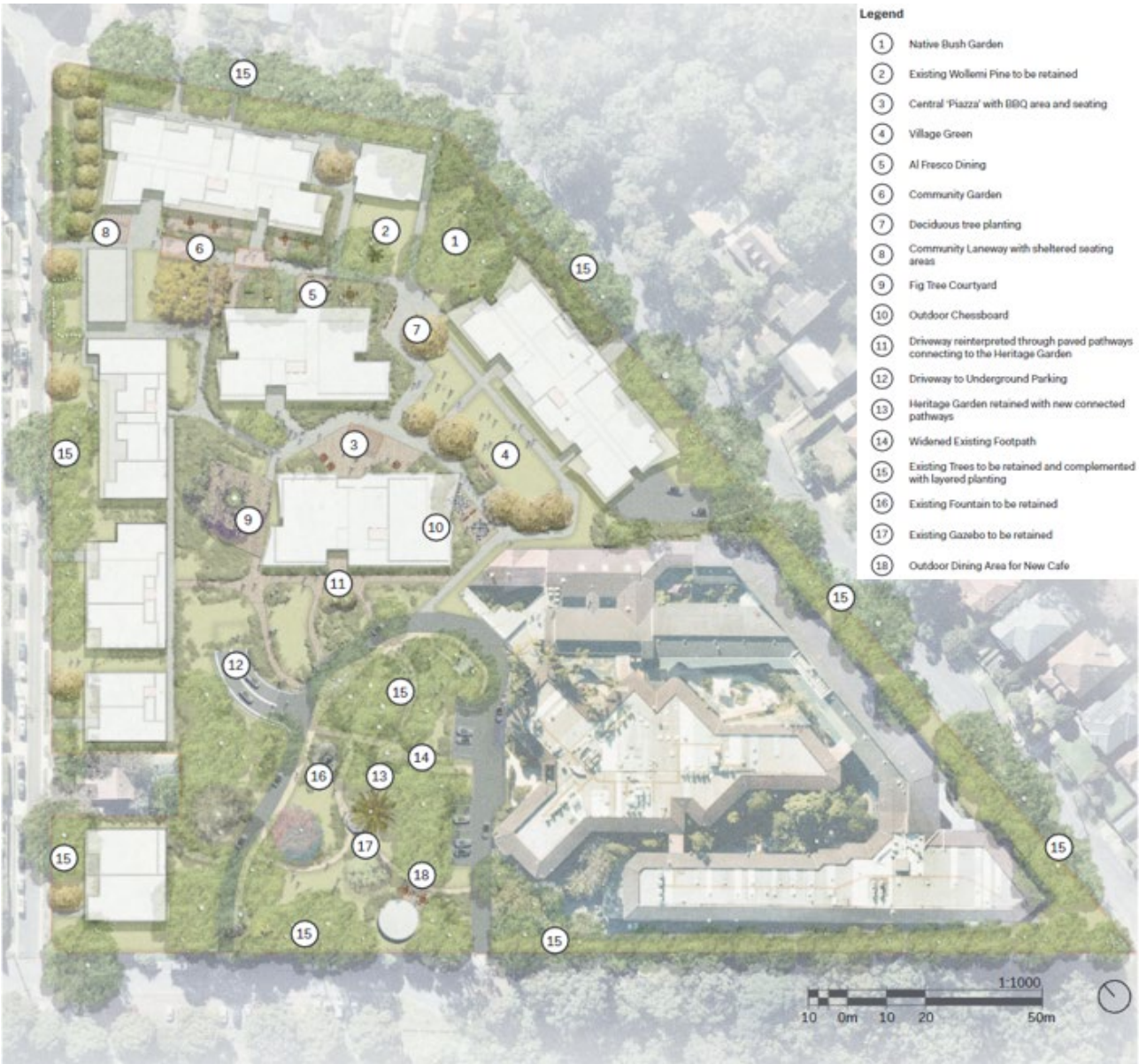
Legend:

- Seniors Housing (Blue shaded area)
- Potential Communal Use (Orange shaded area)

2.3. LANDSCAPE AND PUBLIC DOMAIN

- URBIS
SITE SPECIFIC DEVELOPMENT CONTROL PLAN

Figure 5 Landscape Plan






Source: Oculus

Figure 6 Open Space



LEGEND

-  POTENTIAL COMMUNAL OPEN SPACE
-  INDICATIVE BUILDING ENVELOPES
-  EXISTING BUILDING (APPROXIMATE)

Source: Jackson Teece

Figure 7 Tree Preservation Plan



2.4. PARKING AND VEHICULAR ACCESS

Vehicular movement and directions shall be in accordance with the Access and Movement Network in **Figure 8** and associated indicative street sections.

- A Loading Dock Operation Management Plan is required to be prepared as part of any future DA on the site. This Loading Dock Plan will outline operational details of how the loading dock will work, including hours of operations (no deliveries between 8pm and 7am, seven days a week) and number of deliveries per day.
- If delivery trucks cannot enter and exit the loading dock in a forward direction, the loading dock will incorporate an on-site turning bay to enable vehicles to exit in a forward direction. This should be provided as part of any future DA.

Figure 8 Access Plan



Source: Jackson Teece

2.5. ARCHITECTURAL EXPRESSION

Design of seniors housing shall consider the following for architectural expression as depicted in **Figure 9**:

- Articulation of building façade shall consider:
 - material and detailing.
 - modulation of the facade shall be integral to the design of the building, its setting and not arbitrary
 - corner buildings shall be articulated to reinforce the corner condition by addressing both street frontages.
 - building elements such as balconies, verandahs, pergolas, sun shading, porches and other elements shall be used to articulate the façade.
 - Windows and doors, particularly those that face the street, shall be provided in a balanced manner and respond to the orientation and internal uses.

Figure 9 Building Articulation



Source: Jackson Teece

2.6. HERITAGE

The current Montefiore Hunters Hill campus is identified as a Local heritage item, being ‘Garden –Montefiore Home’ (Item No. I472) under Schedule 5 within the Hunters Hill Local Environmental Plan 2012 and is in vicinity of Boronia Park, which is also identified as a Local heritage item (Item No. I86) under the Hunters Hill LEP 2012. The portion of land within the boundary of the subject site along Gaza Avenue is not identified as having heritage significance.

Figure 10 Heritage Plan



Source: Hunters Hill LEP

Future development shall consider the following aims and objectives:

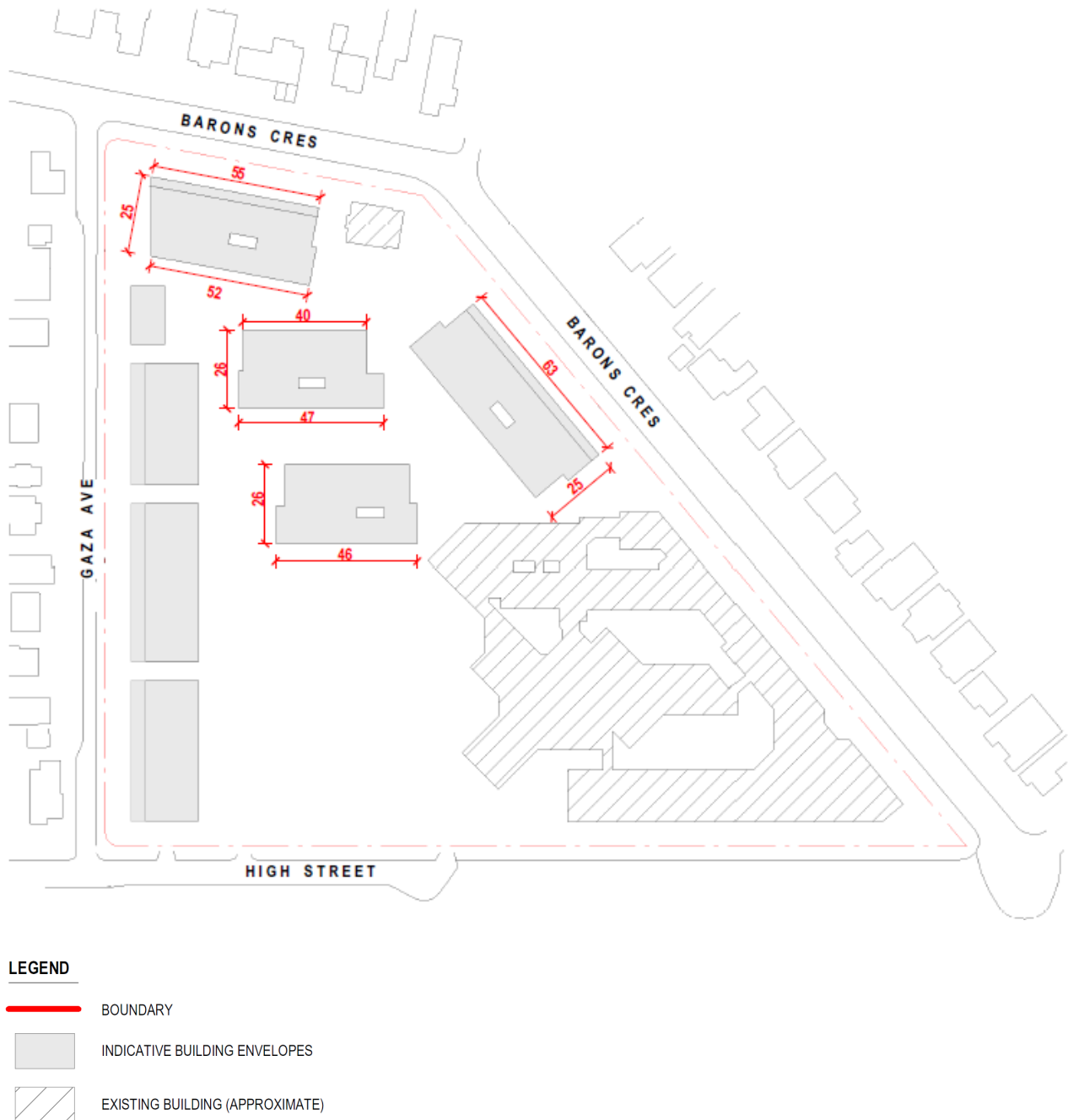
- Conserve and enhance character and environmental identity of the Hunters Hill Municipality by the appropriate use and development of land, existing buildings, and structures.
- Maintain and enhance qualities of existing buildings and structures, tree covered streetscapes and scenically prominent landscape settings which are important elements of this Municipality’s heritage, scenic quality and environmental identity.
- Complement provisions of the Hunters Hill LEP 2012 to ensure that future development does not detract from existing character of landscape settings, streetscapes, residential gardens and buildings which contribute to this Municipality’s heritage, scenic quality and environmental identity.

2.7. BUILDING ENVELOPE PLAN

Objectives in relation to the building envelope plan are:

- Building forms should be consistent with the envelopes according to **Figure 11**.
- Buildings should aim to provide high levels of amenity for residential components of residents and surrounding residents.
- Building forms should be consistent with the Apartment Design Guide in terms of requirements for sunlight, solar access, natural ventilation, and privacy.

Figure 11 Building Envelope Plan



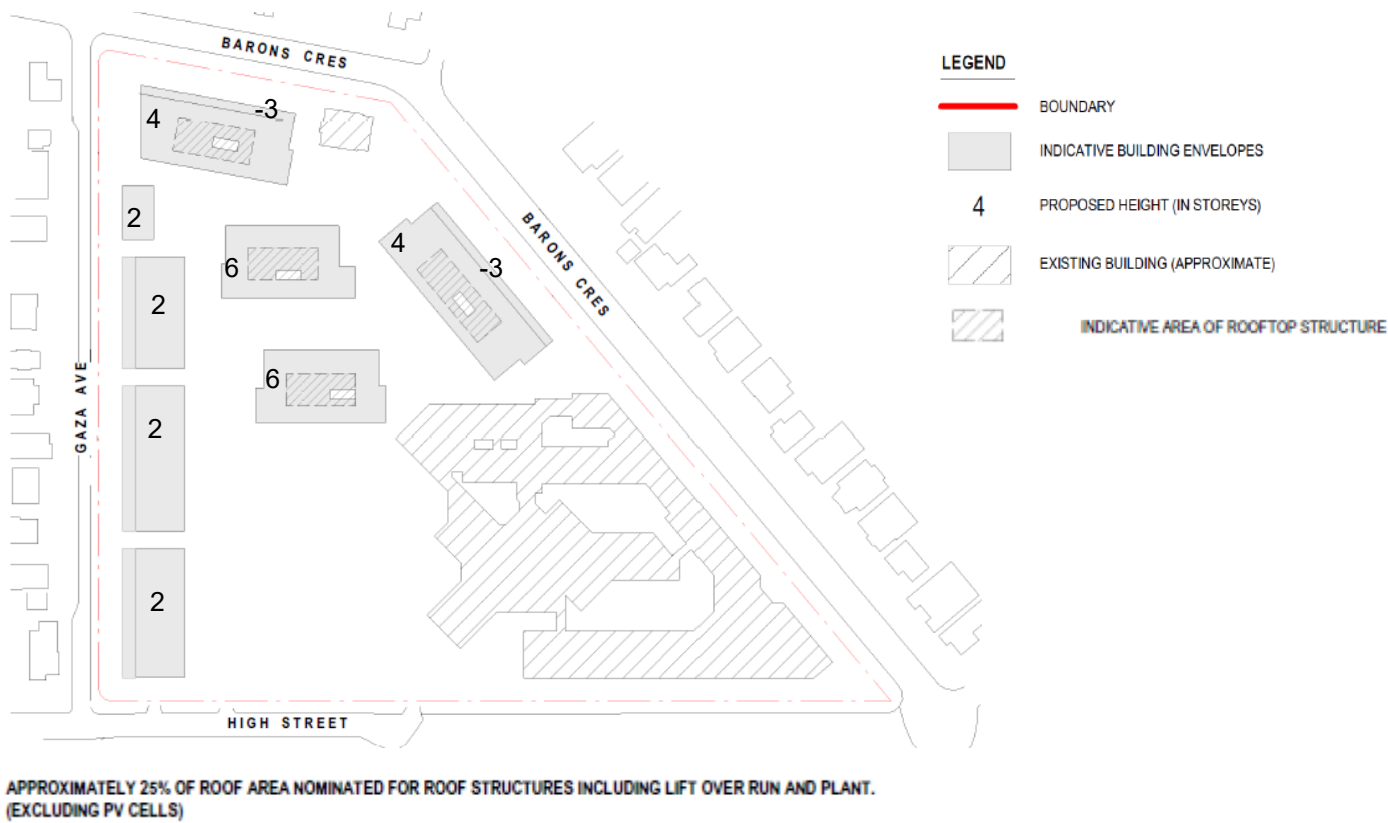
Source: Jackson Teece

2.8. BUILDING HEIGHT

The proposed masterplan has includes a range in building heights in across the site from two (2)- six(6) storeys. Future development applications should align with the following storey heights as shown in **Figure 12**.

Plant and servicing equipment on the roof of a building (including lift overruns) are to be fully integrated into the design of the building and are limited to an area of no more than 25% of the surface area of the roof as shown in **Figure 12**. Note: this excludes PV cells.

Figure 12 Building Height Plan



Source: Jackson Teece

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