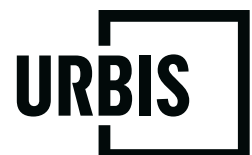




# MONTEFIORE HUNTERS HILL PLANNING PROPOSAL

Community and stakeholder  
engagement outcomes report

Prepared for  
**MONTEFIORE**  
3 February 2023





**URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:**

Director	Dianne Knott
Senior Consultant	Erin Riley
Project Code	P0039427
Report Number	1.0

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# 1. INTRODUCTION

This engagement outcomes report has been prepared by Urbis Pty Ltd (Urbis) for Montefiore Residential Care. It details community and stakeholder engagement undertaken between October 2021 and February 2023 to support a Planning Proposal for redevelopment of the Montefiore Hunters Hills senior living residential care campus at 120 High Street, Hunters Hills. This report is an appendix to and should be read in conjunction with *Planning Proposal Sir Moses Montefiore Jewish Home, Hunters Hill* (Urbis, 2023).

## 1.1. PROJECT CONTEXT

The Hunters Hill Local Government Area (LGA) has one of Sydney's most rapidly aging populations. In its 2020 Local Strategic Planning Statement, Hunters Hill Council noted: *About 22.2% (3,200) of our community are over 65 years and this group will grow to represent more of the future population. About 24.6% by 2021 and 34% (4,800) by 2036.*<sup>1</sup>

There are currently eight senior living and aged care facilities in Hunters Hill, providing housing for around 600 residents. Without significant increases to available seniors housing, the LGA will not be able to realise its vision to be a place where people can age in place.

The significant expected growth of residents over the age of 65 highlights the need for more Independent Living Units (ILUs) to be developed in the area and supports the opportunity for the site. Supply of additional ILUs in the catchment, aligned with demand, will also support residents to transition from larger homes, releasing housing supply for other community members.

In April 2021, Council's Local Housing Strategy identified the Montefiore Hunters Hill site (as shown in Figure 1) as strategic in increasing future capacity in retirement living and aged care. Montefiore has owned and operated the site a specialist aged care facility since 1939. The existing facility is no longer fit-for-purpose and does not meet current design standards or resident expectations.

Montefiore has now prepared a Planning Proposal to update the built form controls on its site and enable the delivery of more housing options for people to stay in Hunters Hill as they age. The intent of the Planning Proposal is consistent with Council's vision to support diverse options for seniors to age in place. It includes an indicative Master Plan which provides:

- high quality, built-for-purpose, modern and accessible ILUs and residential aged care accommodation in buildings that range from two to six storeys, with the tallest buildings located away from street frontages and toward the centre of the site
- enhanced landscaping, including more trees, and open space
- additional onsite site parking for staff, residents and visitors
- allied health facilities that will be accessible to the wider community as well as Montefiore residents.

The proposed master plan has been designed to be sensitive to the site's neighbours and to its parkland setting. Specifically, the design approach for the site focuses on:

- conserving the site's heritage garden and maintaining view corridors to and from neighbouring homes and the adjacent Boronia Park
- maintaining a low scale frontage along Gaza Avenue and a landscaped buffer to the surrounding homes
- preserving significant trees across the site, with strategic positioning and heights of buildings consistent with existing tree canopies
- reducing building footprints to allow more trees and public gathering spaces, access within and around the site and views into the site
- providing basement parking sufficient to house future staff, resident and visitor parking requirements
- consolidating vehicle access points on High Street and Baron Crescent, minimising vehicle movement on Gaza Avenue.

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<sup>1</sup> *Hunter's Hill Council — Local Strategic Planning Statement* (March 2022), page 14





**Figure 1** The existing Montefiore Hunters Hill site

## 2. COMMUNITY AND STAKEHOLDER PARTICIPATION STRATEGY

Urbis worked with Montefiore to proactively engage the community and stakeholders as part of development of the Planning Proposal, through implementation of the engagement strategy outlined in this section.

### 2.1. ENGAGEMENT APPROACH AND OBJECTIVES

The engagement approach was adapted from the International Association of Public Participation's (IAP2) Public Participation spectrum. The spectrum describes goals for public participation and the corresponding promise to the public.

Engagement for the Planning Proposal was aligned to the goal of consulting with the community and stakeholders (as shown in Figure 2), with the following objectives:

- Provide the community and stakeholders with balanced and objective information to build understanding about the proposal
- Encourage and obtain community and stakeholder feedback on the proposal.

	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions	To obtain public feedback on analysis alternatives and/or decisions	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision- making in the hands of the public.
PROMISE	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

Source: IAP2

**Figure 2** Planning Proposal engagement approach aligned with the IAP2 Public Participation spectrum

To achieve these objectives, the engagement approach involved:

- providing clear, consistent and up to date information about the proposal, including potential impacts, benefits, the planning processes and opportunities to provide feedback
- engaging early in the Planning Proposal process
- providing timely responses to questions raised by the community and stakeholders
- ensuring stakeholder and community views and local knowledge are appropriately incorporated into the design of the proposal
- making it clear how feedback has informed the proposal.

## **2.2. PURPOSE OF ENGAGEMENT**

The stakeholder and community engagement process for the Montefiore Hunters Hill Planning Proposal project aimed to:

- provide accurate information about the proposed concept plans
- deliver a transparent and accountable engagement and provide a range of ways for people to engage and give feedback
- document key feedback to inform development of the Planning Proposal
- invite proactive engagement on key community issues and concerns.

## **2.3. STAKEHOLDERS**

The following stakeholders were engaged about the Planning Proposal:

- Hunters Hills Council:
  - Councillors and Council officers
- Residents in the vicinity of the Planning Proposal site.



## 3. FORMS OF ENGAGEMENT

This section provides an overview of the engagement activities delivered. A summary of feedback received via these activities is provided in the following section of this report.

### 3.1. STAKEHOLDER BRIEFINGS

The following briefings were held with Hunters Hill Council:

- 11 October 2021: broad vision and ideas presented to Councillors
- 14 March 2022: draft Master Plan presented Councillors
- 29 March 2022: meeting with Council staff to discuss next steps
- 18 August 2022: Council staff notified of programme
- 12 December 2022: updated Planning Proposal presented to Councillors

### 3.2. NEWSLETTERS

Two newsletters were distributed in 2022 via letterbox drop to around 128 houses and 65 apartments surrounding the site:

1. The **September 2022** newsletter outlined key features of the proposal and how to provide feedback. It included details of the project website as well as an email address and phone number managed by Urbis to answer questions and collect feedback. The fact sheet also included an invitation to attend a community information session on Sunday 25 September 2022.
2. The **November 2022** newsletter provided an overview of the feedback received and next steps. Details of the project email address, phone number and website were once again included.

A third newsletter was distributed in **February 2023** to an expanded distribution area which included around 735 properties. This newsletter provided an overview of how the Planning Proposal responded to feedback received and the next steps in the planning process.

Copies of the newsletters and initial and expanded distribution areas are shown in Appendix A.

### 3.3. COMMUNITY INFORMATION SESSION

A community information session was held on Sunday 25 September 2022 between 10am and 12pm at the Montefiore Hunters Hill campus. The session was an opportunity for the community to learn more about the proposal and ask questions of the project team.

The session was attended by 37 people, mostly nearby residents. The September 2022 newsletter, display boards, and feedback forms were available for attendees to view and discuss with the project team. Copies of the display boards are included in Appendix B.



**Picture 1** Community information session 25 September 2022

### **3.4. WEBSITE**

Information about the Planning Proposal was available on the Montefiore Hunters Hill website (<https://montefiore.org.au/residential-care/our-locations/hunters-hill/>) throughout the engagement period. The display boards used in the information session were also made available to download via this website.

### **3.5. ENGAGEMENT EMAIL AND PHONE NUMBER**

All communications about the proposal included details of a 1800 number and email address managed by Urbis to enable people to provide feedback and ask questions about the proposal. At the time of writing this report, 15 enquiries were received.

## 4. ISSUES RAISED

The following table outlines the issues raised by the community and stakeholders and the project response. Key themes that arose during the consultation period included:

- impact on local traffic and access, including safety concerns related to operation of the proposal
- the built form and scale of the proposal being too large and negative impacts to the visual amenity of the area

Table 1 – Issues raised

Stakeholder	How this group was consulted	Issues raised
Hunters Hill Council	Stakeholder briefings	<b>Built form</b> <ul style="list-style-type: none"> <li>▪ Building height and potential screening</li> <li>▪ Massing of buildings from Gaza Avenue</li> </ul>
		<b>Construction staging</b> <ul style="list-style-type: none"> <li>▪ Timeline for completion and operation</li> <li>▪ Whether construction will be staged to minimise disruption to residents</li> </ul>
		<b>Traffic and access</b> <ul style="list-style-type: none"> <li>▪ Location and capacity of car parking</li> <li>▪ Vehicle access</li> </ul>
		<b>Public benefits</b> <ul style="list-style-type: none"> <li>▪ Accessibility of public services for members of the community</li> </ul>
		<b>Voluntary planning agreement</b> <ul style="list-style-type: none"> <li>▪ Consideration should be made for what could be included in a future voluntary planning agreement</li> </ul>
		<b>Heritage</b> <ul style="list-style-type: none"> <li>▪ Noted that the bunker located on site is a blast-proof communications bunker</li> </ul>
		<b>Consultation</b> <ul style="list-style-type: none"> <li>▪ Dissatisfaction with the consultation process including reach of communications materials</li> </ul>
Local residents	Newsletters  Community information session  Website	<b>Built form</b> <ul style="list-style-type: none"> <li>▪ Concern about height of buildings</li> <li>▪ Visual impact of 4 storey buildings from Barons Crescent and concern about the depth of the setback</li> </ul>

Stakeholder	How this group was consulted	Issues raised
	Engagement email and phone number	<ul style="list-style-type: none"> <li>Support for 2 storey buildings along Gaza Avenue</li> <li>6 and 4 storey buildings are not in keeping with the streetscape</li> <li>General opposition to increasing the height</li> <li>Concern that the setback is inadequate, especially at the corner of Barons Crescent and Gaza Avenue</li> </ul>
		<b>Traffic and access</b> <ul style="list-style-type: none"> <li>Concern regarding the Barons Crescent entry to the basement</li> <li>Concern that additional traffic related to operation of the proposal could exacerbate current safety concerns related to Barons Crescent</li> <li>Support for building an underground car park</li> <li>Opposition to the location of the loading dock off Barons Crescent, due to increased traffic and potential noise associated with delivery and service vehicles</li> </ul>
		<b>Broader planning controls</b> <ul style="list-style-type: none"> <li>Concern that the Planning Proposal may set a precedent for building heights in the surrounding area</li> </ul>
		<b>Heritage</b> <ul style="list-style-type: none"> <li>Concern regarding the scope and protection of heritage gardens</li> </ul>
		<b>Consultation</b> <ul style="list-style-type: none"> <li>Dissatisfaction with the consultation process including reach of communications materials</li> </ul>

## **5. FUTURE COMMUNITY AND STAKEHOLDER ENGAGEMENT**

Montefiore will continue community and stakeholder engagement through the project approval process including exhibition and determination phases. This includes providing information about the proposal and updates on the approvals process; and enabling the community to seek clarification through two-way communication channels.



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This report is dated 3 February 2023 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of MONTEFIORE (**Instructing Party**) for the purpose of to provide a summary of the engagement activities undertaken to support a planning proposal application (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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## **APPENDIX A**

## **COMMUNITY NEWSLETTERS AND DISTRIBUTION MAPS**

# MONTEFIORE HUNTERS HILL PLANNING FOR THE FUTURE

## SEPTEMBER 2022



Artist's impression of the proposed changes

Montefiore has been a proud part of the Hunters Hill community since 1939. It provides important options for local residents to remain in their community while receiving care and support as they age.

Hunters Hill currently needs more seniors housing. Despite an ageing population, there are a limited number of local independent living and aged care options. Montefiore is looking to grow to help provide residents with the care they need while staying in their own community.

In early 2021, Hunters Hill Council adopted its Local Housing Strategy. This Strategy identified the Montefiore site as one that can accommodate additional housing. Council's Strategy provides the basis for changing the existing planning controls.

Montefiore is preparing a Planning Proposal to update the planning controls that determine what can be built on its site. Changing these controls will enable the delivery of more options for people to stay in Hunters Hill as they age, across independent living and aged care.

The plan conserves the site's heritage garden and will maintain views to and

from neighbouring homes and adjacent Boronia Park. It will also preserve well-established trees across the site, with both the height and position of buildings planned to be in harmony with existing trees.

### ABOUT THE PROPOSAL

The Planning Proposal includes new zoning specifically allowing seniors housing, maximum building heights and floor space ratio across the site, compatible with the surrounding area. It is not a development application (DA). A DA would be prepared once the new controls are in place.

The Planning Proposal includes an indicative Master Plan which provides the following:

- Built-for-purpose, modern and accessible independent living units and residential aged care accommodation in buildings that range from two to six storeys
- Planning sensitive to the concerns of local residents, including locating taller buildings away from street frontages and toward the centre of the site
- Buildings that are sized and located to allow more trees and open space

- Removing the existing at-ground carpark and providing additional on-site parking by building substantial basement parking for staff, residents and visitors.

### COMMUNITY OPEN DAY

Montefiore is inviting the local community, existing residents and their family and friends to attend an open day. On this day, you'll be able to find out more about the proposal and offer any feedback.

TIME: 10am-12pm

DATE: Sunday 25 September

WHERE: Montefiore Hunters Hill


You are welcome to stop by at any point between 10am and 12pm.

Please RSVP to attend, by contacting Urbis Engagement at:

[engagement@urbis.com.au](mailto:engagement@urbis.com.au)  
or on 1800 244 863 by Friday, 23 September.





 **Area of Planning Proposal -**  
Subject to future DAs

## RESPECTING OUR NEIGHBOURS

Montefiore appreciates and values its unique parkland setting and understands its neighbours do too. The Planning Proposal seeks to reflect these values and protect what makes the area special.

Montefiore is committed to limiting any tree removal; to retaining mature and significant trees across the grounds; and also to creating additional open space and landscaped areas on the site. Montefiore is also proposing to allow access into its heritage gardens so that it can be enjoyed by its residents and our neighbours.

The buildings proposed along Gaza Avenue will be no more than two storeys and will be designed to complement the existing residential streetscape.

Buildings along Barons Crescent will sit beneath the tree canopy. The tall street trees will be retained and additional trees will be planted within the property along Barons Crescent.

The tallest building proposed for the site will be limited to six storeys and will be located in the centre of the property,

away from neighbours. This is to maintain our neighbours' privacy and limit any overshadowing.

Vehicle access to the site will remain via High Street and Barons Crescent. No vehicle access will be from Gaza Avenue. Instead, the buildings along Gaza Avenue will have deep front gardens and landscaping along the street.

Montefiore has engaged experts to prepare a traffic impact assessment, that will consider any impact the proposal may have on local roads. This report will be part of the Planning Proposal application.

The Planning Proposal is just the first step in this process. Prior to any future developments, Montefiore will prepare and submit a detailed DA to Hunters Hill Council. Community members will have the opportunity to give further feedback when Hunters Hill Council puts the Planning Proposal on exhibition, and again as part of any future DA.

## ABOUT MONTEFIORE

Montefiore is regarded as one of Australia's leading providers of aged-care and seniors living offering support to older members of the community throughout all stages of life. This includes award winning residential aged care services, specialist dementia care, respite care, in-home care and independent seniors living.


As a non-profit organisation with a proud 130-year history, Montefiore offers unparalleled clinical and allied health services and a personal approach to care to people of all faiths who need its support.

## MORE INFORMATION

Montefiore has commissioned Urbis Engagement to collect your feedback and provide further information about the Planning Proposal.

**You can reach the team on:**

 **[engagement@urbis.com.au](mailto:engagement@urbis.com.au)**

 **1800 244 863**





# MONTEFIORE HUNTERS HILL PLANNING FOR THE FUTURE

NOVEMBER 2022

Artist's impression of the proposed changes

**Thank you for the feedback regarding the Planning Proposal at Montefiore, Hunters Hill (the site). We would like to update the community on what we heard at the Community Consultation session on Sunday 25 September and provide information about what happens next.**

Hunters Hill needs more seniors' housing. The NSW Government predicts that by 2041, the number of people in Hunters Hill who are over 75 will double to almost 1 in 5 people. This represents 20% of the Hunters Hill community. Currently, there are limited local independent living and aged care options. Montefiore is looking to update its site to help respond to this challenge.

Montefiore is preparing to lodge a Planning Proposal to request an amendment of the existing *Hunters Hill Local Environment Plan (LEP)* in relation to zoning, height and floor space ratio. Changing these controls will enable the delivery of more seniors housing for people to stay in Hunters Hill as they age, across independent living and aged care accommodation.

The Planning Proposal will be supported by a detailed site-specific development control plan. This will set controls on things like building setbacks, pedestrian and vehicle access and landscaping.

Key features include:

- new zoning for seniors housing, maximum building heights ranging from 8.5m to 18m to 26m and applying the current site floor space ratio of 1:1 to land on the eastern side of Gaza Avenue.
- an indicative Master Plan which provides the following:
  - Built-for-purpose, modern and accessible independent living units and residential aged care accommodation in buildings that range from two to six storeys
  - Planning which is sensitive to the concerns of local residents, including locating taller buildings away from street frontages and located toward the centre of the site
  - Buildings that are sized and located to allow more trees and open space
  - Removing 73 existing at ground car park spaces and building an additional 240 basement parking spaces for staff, residents and visitors, removing parked cars from local streets.

The Planning Proposal seeks changes to the LEP but does not allow buildings to be constructed. It will be subject to further community consultation, led by Hunters Hill Council. Future Development Applications (DAs) will be required to construct buildings, car parking, and other aspects of the proposal and these will also be subject to further community consultation.

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## WHAT WE HEARD

During September and October, Montefiore shared its plans for the site, including at a Community Information Session held on September 25, and listened to community feedback on the proposal. We heard:

- Support for having additional seniors housing in Hunters Hill
- Support for the proposed built form along Gaza Avenue
- Concern about building heights, especially along Barons Crescent, and setbacks
- Concern about the potential impact of the proposed re-location of an existing vehicle entryway from Barons Crescent (near the Gaza Avenue corner) to a position further south along Barons Crescent
- Concern about the visual impact of the project
- Concern the project will set a precedent for further rezoning.

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## WHAT HAPPENS NEXT

Montefiore is actively considering community feedback. We are working with Hunters Hill Council and our team, which includes architects, urban planners, and transport planners.

At this stage, Montefiore expects to lodge the Planning Proposal in late November and will continue to work with Council to refine the details of the project in response to feedback – this is a standard process for Planning Proposals.

Montefiore is also currently working to identify which aspects of the community feedback are best addressed in the Planning Proposal, and which are best addressed in future DAs.



# WHAT'S BEING PROPOSED

## CONCEPT PLAN



## ABOUT MONTEFIORE

Montefiore is regarded as one of Australia's leading providers of aged-care and seniors living, offering support to older members of the community throughout all stages of the ageing experience. This includes award winning residential aged care services, specialist dementia care, respite care, in-home care and independent seniors living. As a non-profit organisation with a proud 130-year history, Montefiore offers unparalleled clinical and allied health services and a personal approach to care to people of all faiths who need its support.

## PLANNING PROCESS

1. The long-term process is outlined below, along with opportunities for community feedback. The Planning Proposal will be lodged with Hunters Hill Council, seeking to amend the Hunters Hill Local Environmental Plan 2012.
2. Council will determine whether the Planning Proposal will proceed to the Department of Planning and Environment (DPE) for further consideration – in what is known as a 'Gateway' determination for approval.
3. Following Gateway Determination, the Planning Proposal and the Development Control Plan will go to public exhibition, where the public can make formal submissions. After the exhibition, Montefiore will review its plans and address all submissions from the community, key authorities and government agencies.
4. Finalisation of the Planning Proposal allows a development application (DA) to be considered. This process will involve consideration and comments from Council as well as further opportunities for community consultation and feedback.

## MORE INFORMATION

To see the information boards presented at the Community Information session, please scan the QR code.

Montefiore has commissioned Urbis Engagement to collect your feedback and provide further information about the Planning Proposal.



You can reach the team on:

✉ [engagement@urbis.com.au](mailto:engagement@urbis.com.au)

☎ 1800 244 863





# MONTEFIORE HUNTERS HILL PLANNING FOR THE FUTURE

FEBRUARY 2023



Artist's impression of the proposed changes

## Thank you to everyone who has provided feedback regarding the Planning Proposal for the Montefiore site at 120 High Street, Hunters Hill.

We have been working through all the feedback received so far to refine our plans, and we aim to lodge the Planning Proposal with Council in the coming weeks.

This update provides an overview of how we have responded to your feedback and what happens next, including further opportunities to provide feedback.

### ABOUT THE PROPOSAL

Hunters Hill needs more seniors' housing. The NSW Government predicts that by 2041, the number of people in Hunters Hill who are over 75 will double to almost 1 in 5 – or 20% of the Hunters Hill community. Currently, there are limited local independent living and aged care options.

Montefiore is looking to redevelop its site to help respond to this challenge and provide more seniors' housing options for the local community.

The Planning Proposal will be supported by a detailed site-specific development control plan (DCP). This will set controls on things like building set-backs, pedestrian and vehicle access and landscaping.

It is important to note that the Planning Proposal is **not** a Development Application (DA). Should Council approve the Planning Proposal and site-specific DCP, a separate DA approvals process, including opportunities for community feedback, would be needed before any work could start.

### THE PLANNING PROPOSAL INCLUDES AN INDICATIVE MASTER PLAN WHICH PROVIDES:



High quality, built-for-purpose, modern and accessible independent living units and residential aged care accommodation in buildings that range from two to six storeys, with the tallest buildings located away from street frontages and toward the centre of the site



Enhanced landscaping, including more trees, and open space



Additional onsite site parking for staff, residents and visitors



Allied health facilities that will be accessible to the wider community as well as Montefiore residents

URBIS



## ADDRESSING COMMUNITY FEEDBACK

In response to feedback from the community and Hunters Hill Council, we have incorporated the following changes to our indicative Master Plan:

- An increased boundary set-back of the four-storey building located on the corner of Gaza Avenue and Barons Crescent
- An amended design of the buildings along Barons Crescent to enable greater set-back of the top floor and reduce visibility from the street.

After carefully considering feedback received about the proposed location of the loading dock on Barons Crescent, this remains the preferred option, for the following reasons:

- The entry to the existing loading dock in Barons Crescent is close to the corner of Gaza Avenue. Relocating the loading dock and basement entry away from corners and intersections will maximise safety and driver sight lines – a matter also raised in the community feedback process.
- The proposed location allows delivery and service vehicles to easily access both the existing residential aged care facility as well as the proposed development.
- The proposed loading dock is not expected to generate any more traffic than that already experienced by the existing loading dock.

- The position of the loading dock in this location and below ground (rather than relying on an above ground route to the aged care facility from the existing access point near the Gaza Avenue corner) will remove traffic movements at the ground level and increase safety and amenity for residents as well as preserve on-site vegetation.
- The proposed location does not require the removal of any high significance trees along Barons Crescent.

To further address the feedback on this issue, Montefiore has committed to the following:

- A requirement to prepare a Loading Dock Operation Management Plan. This has been incorporated within the draft DCP (including a provision for no night-time deliveries). As a result, this requirement will need to be addressed as part of any future DA.
- The proposed loading dock will incorporate an on-site turning bay to enable vehicles to exit in a forward direction. This has been incorporated within the draft DCP, and in turn will be provided for as part of any future DA.

An updated Master Plan will be detailed in the Planning Proposal and accompanying draft DCP to be lodged with Council in the coming weeks.

## UPDATED CONCEPT PLAN



# OTHER KEY FEATURES OF THE PROPOSAL



## 1. BUILDING SCALE:

Building heights ranging from two to six storeys and extending the current site floor space ratio of 1:1 to the areas on the eastern side of Gaza Avenue within the site.

The buildings proposed along Gaza Avenue will be no more than two storeys and will be designed to complement the existing residential streetscape.

The buildings along Barons Crescent will be no more than four storeys, with the upper floor set-back. The set-back and separation of these buildings with housing on the opposite side of Barons Crescent means these buildings will not provide any unacceptable visual impact. Furthermore, they will be largely screened by mature existing street trees which will be complimented by additional deep soil planting within generous boundary set-backs in the site.

The tallest buildings proposed for the site will be limited to six storeys, located in the centre of the property to maintain our neighbours' privacy and reduce visual impacts. These buildings do not cause any overshadowing to neighbouring properties.

## 2. VEGETATION AND OPEN SPACE:

Montefiore is committed to limiting the removal of significant trees, retaining mature and significant trees across the grounds and preserving and enhancing the heritage garden, including allowing public access to this space.

Additional open space and generous landscaped areas will be provided throughout the site.

The Planning Proposal will include a detailed landscaping design which will outline trees that would need to be removed and additional planting that will be provided.

## 3. PARKING:

An increase in onsite parking for staff, residents and visitors from 113 spaces to 280 spaces, to minimise impact on surrounding streets.

This consists of 267 basement parking spaces and 13 on grade parking spaces, freeing up more areas on the ground plane for landscaping and pedestrian movement.

## 4. TRAFFIC AND ACCESS

Vehicle access to the site will remain via High Street and Barons Crescent.

There will not be vehicle access from Gaza Avenue. Instead, the buildings along Gaza Avenue will have deep front gardens and deep soil landscaping along the street.

No increase in service vehicle traffic is expected. Montefiore will manage the hours of operation to reduce impacts on surrounding streets and residents.



## NEXT STEPS

Montefiore aims to lodge the Planning Proposal with Council in the coming weeks. We will continue to keep the community and Council updated about the proposal, once again inviting feedback to help further refine the design. This includes participating in Council-led engagement on the proposal.

### WE ARE HERE

The Planning Proposal will be lodged with Hunters Hill Council in early 2023, seeking to amend the *Hunters Hill Local Environmental Plan 2012*.

Council will determine whether the Planning Proposal will proceed to the NSW Department of Planning and Environment for further consideration. This known as a 'Gateway' determination for approval.

Should the Planning Proposal proceed to Gateway Determination, it will be publicly exhibited along with the site-specific DCP. During the exhibition period, Council will invite the community to make formal submissions on the Planning Proposal.

After the exhibition, Montefiore will review its plans and address all submissions from the community, key authorities, and government agencies.

Council considers whether to approve the Planning Proposal, including whether to apply any amendments and/or conditions.

Should the Planning Proposal be approved, a DA can be developed. This process will involve consideration and comments from Council as well as further opportunities for community consultation and feedback.



### ABOUT MONTEFIORE

Montefiore is regarded as one of Australia's leading providers of aged-care and seniors living, offering support to older members of the community throughout all stages of the ageing experience.

This includes award winning residential aged care services, specialist dementia care, respite care, in-home care and independent seniors living.

As a non-profit organisation with a proud 130-year history, Montefiore offers unparalleled clinical and allied health services and a personal approach to care to people of all faiths who need its support.

### MORE INFORMATION

For more information about the Planning Proposal and Montefiore Hunters Hill, please scan the QR code:



Montefiore has commissioned Urbis Engagement to collect your feedback and provide further information about the Planning Proposal.

**You can reach the team on:**

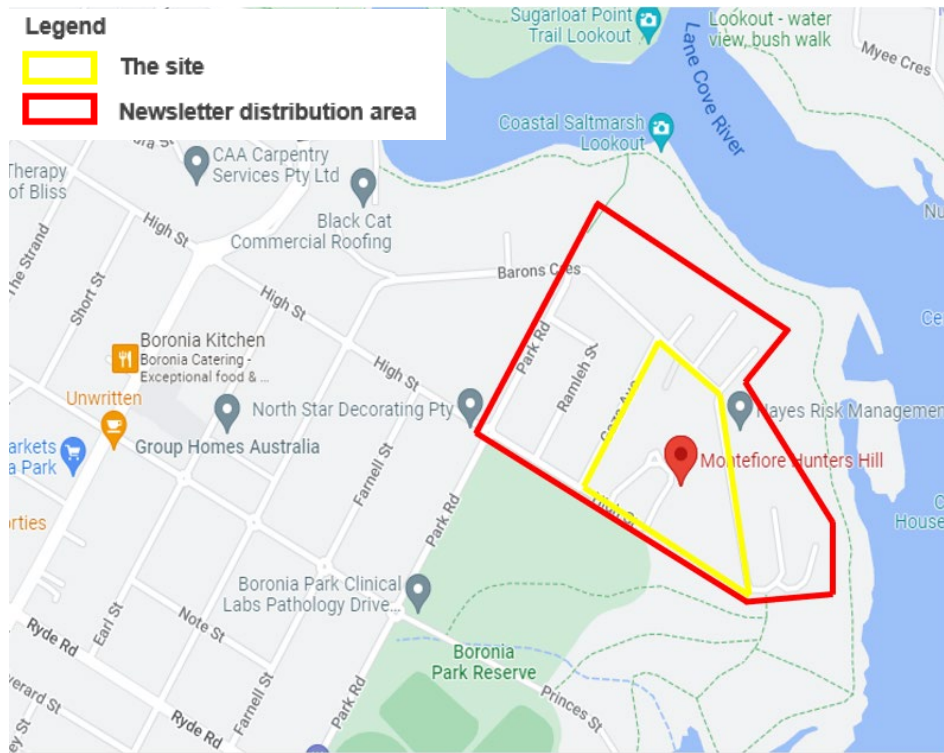
 [engagement@urbis.com.au](mailto:engagement@urbis.com.au)

 **1800 244 863**

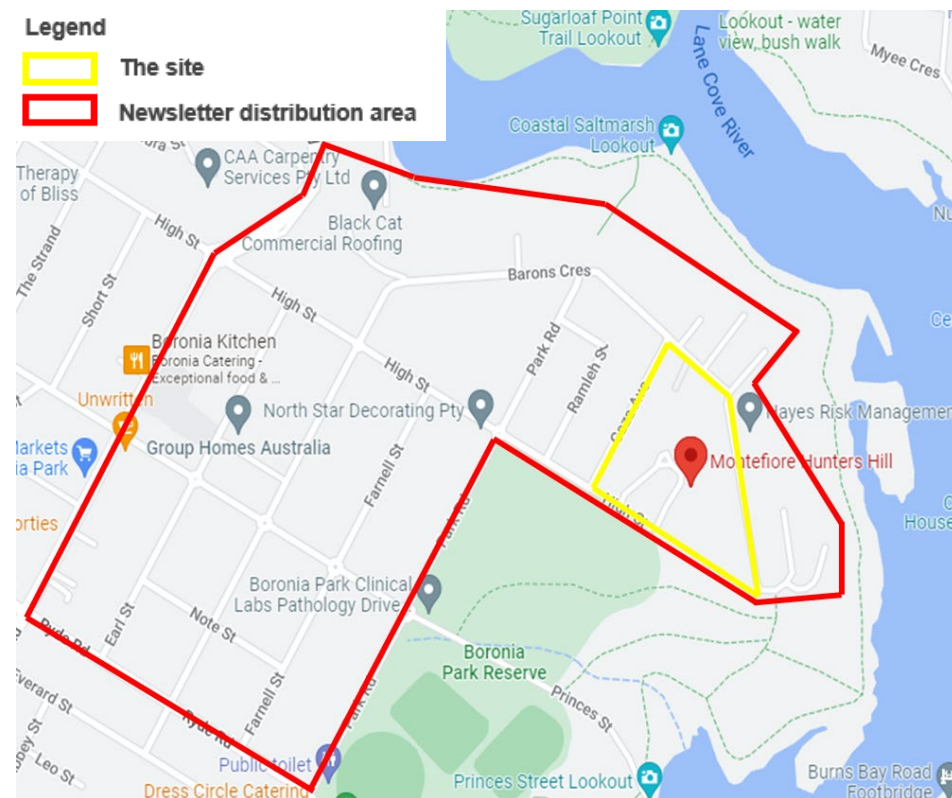




## INITIAL DISTRIBUTION AREA



## EXPANDED DISTRIBUTION AREA



## **APPENDIX B**

## **COMMUNITY INFORMATION SESSION DISPLAY BOARDS**

# Welcome

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## A PROPOSAL TO BRING VITAL NEW SENIORS HOUSING TO HUNTERS HILL

120 High Street, Hunters Hill

### WHAT'S BEING PROPOSED?

Montefiore is preparing a Planning Proposal to update the planning controls that determine what can be built on its site. Changing these controls will enable the delivery of more options for people to stay in Hunters Hill as they age, across independent living and aged care.

**Montefiore has been a proud part of the Hunters Hill community since 1939. It provides important options for local residents to stay in their local area while getting the care they need.**

### WHERE ARE WE NOW?

We are at the early stages of a planning proposal process, and our initial plans seek to amend the Hunters Hill Local Environmental Plan 2012 (LEP). If the planning proposal is supported, separate Development Application (DA) approvals would be needed before any work could start. Montefiore is engaging with the local community throughout each phase of the process.

We look forward to receiving feedback from the community on the proposal.

### WHAT IS THIS SESSION ABOUT?

We'd like you to learn more about the proposal by:



Exploring  
the boards



Asking questions  
of the project team



Sharing  
your feedback

We encourage you to share thoughts and ideas on the planning proposal. Montefiore will consider all feedback and concerns as part of the planning process.



# What's proposed?

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**MONTEFIORE IS PREPARING A PLANNING PROPOSAL, WHICH INCLUDES NEW ZONING SPECIFICALLY ALLOWING SENIORS HOUSING, NEW MAXIMUM BUILDING HEIGHTS AND A CONSOLIDATED FLOOR SPACE RATIO ACROSS THE SITE.**

**The Planning Proposal includes an indicative Master Plan, which provides the following:**

- Built-for-purpose, modern and accessible independent living units and residential aged care accommodation in buildings that range from two to six storeys.
- Planning sensitive to the concerns of local residents, including locating taller buildings away from street frontages towards the centre of the site.
- Buildings that are sized and located to allow more trees and open space.
- Removing the existing at-ground carpark and providing additional on-site parking by building substantial basement parking for staff, residents and visitors.



Artist's impression of the proposed changes, showing Building D and viewed from the Heritage Garden.

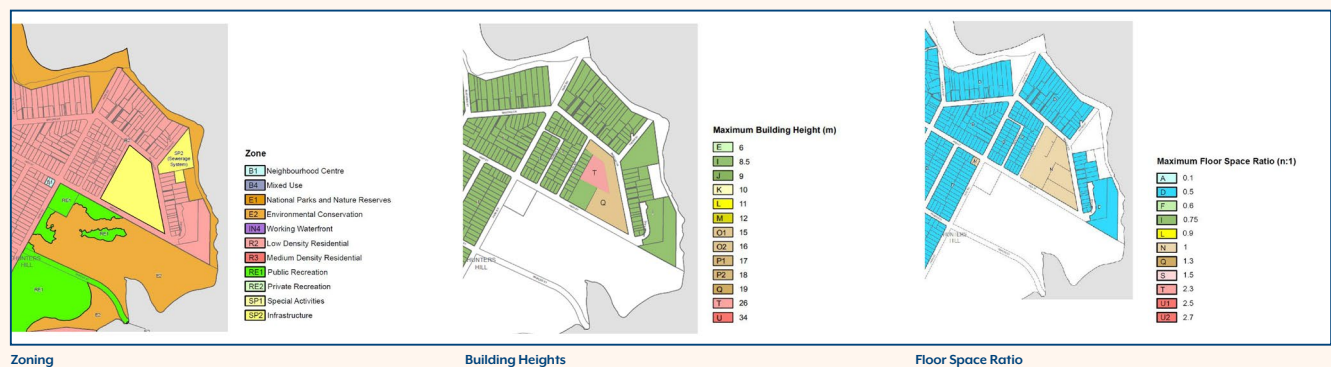
# Proposed changes

## to the Hunters Hill Local Environmental Plan 2012

### Existing controls



### Proposed controls



### ZONING

The proposed changes would change the site zoning to SP2 Infrastructure (Seniors Housing)

Objectives of zone:

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.
- To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.

### BUILDING HEIGHTS

Under the proposed changed, the heights would vary between 8.5m, 19m and 26m.

### FLOOR SPACE RATIO

To future proof the site and make it a 'clean' development standard across the site, it is recommended to increase the FSR to 1:1 across the whole site.



# Masterplan



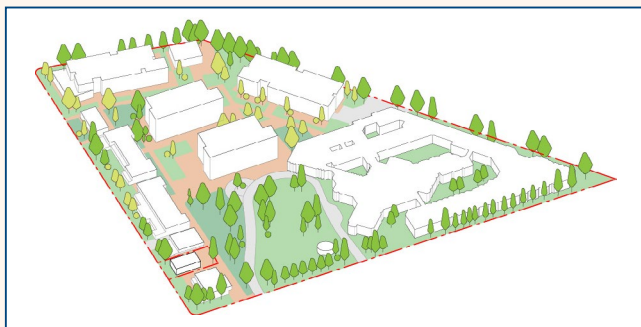
## Design principles



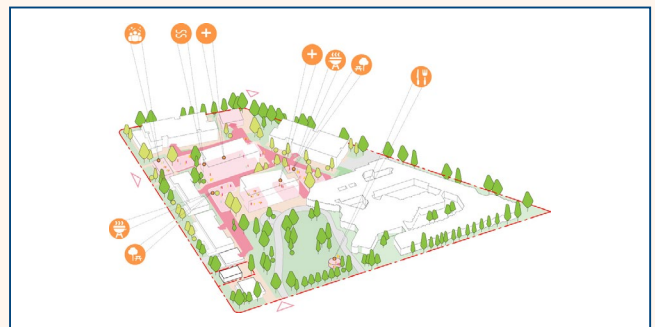
1. Preserve heritage garden and provide additional green space and publicly accessible areas around it.



2. Identify existing views to the site and minimise impact on those views.

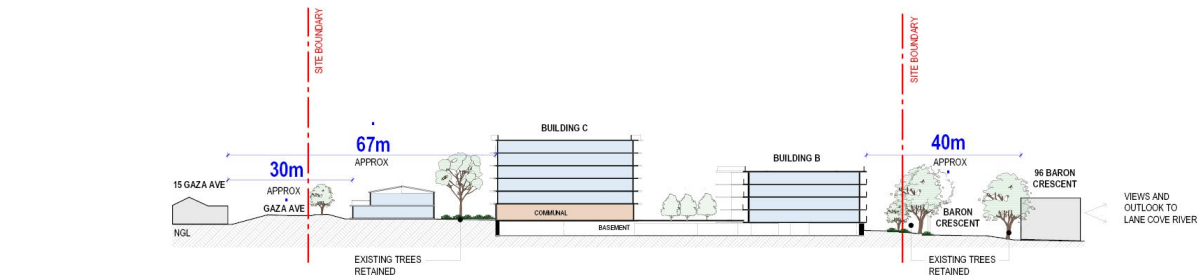
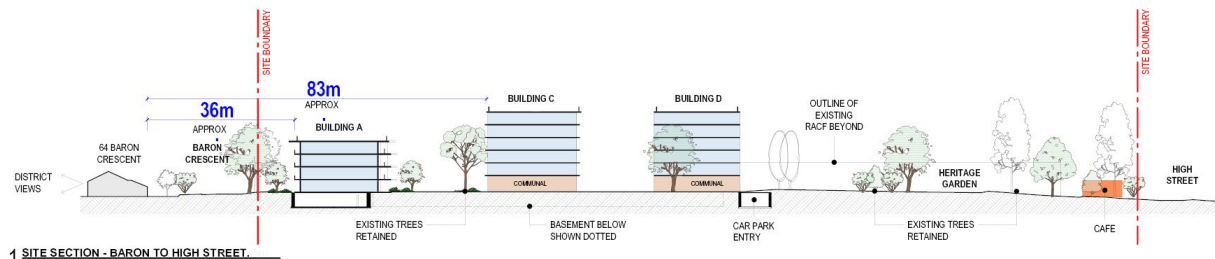


3. Retain and protect existing mature trees and increase complimentary landscape



4. Improve pedestrian access throughout the site.

# Site cross sections



# Protecting heritage trees

MONTEFIORE APPRECIATES AND VALUES ITS UNIQUE PARKLAND SETTING AND UNDERSTANDS ITS NEIGHBOURS DO TOO. THE PLANNING PROPOSAL SEEKS TO REFLECT THESE VALUES AND PROTECT WHAT MAKES THE AREA SPECIAL.

Montefiore is committed to limiting any tree removal; to retaining mature and significant trees across the grounds; and also to creating additional open space and landscaped areas on the site.





# Landscape concept plan

Montefiore has engaged expert landscape design firm Oculus to prepare a detailed landscape design that reflects and complements the beauty of the existing heritage gardens, and improves pedestrian access across the site.





# Minimising potential view impacts

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The Planning Proposal Master Plan has been designed with our neighbours in mind. It will preserve existing significant trees wherever possible, and set the tallest buildings away from nearby streets. The following images compare views today with the a potential future view of buildings.

## Barons Crescent



Current View



Artist's impression of the view with buildings consistent with the planning proposal

## From High Street up Gaza Avenue



Current View



Artist's impression of the view with buildings consistent with the planning proposal

## Within the Montefiore gardens



Current View



Artist's impression of the view with buildings consistent with the planning proposal

# Traffic and access

The Planning Proposal proposes two vehicle access points to the site, one of which is from the existing vehicle entry point on High Street and the other is from a new entry on Barons Crescent. Both entries will provide access to the proposed basement. Vehicles that service the site (except waste vehicles) will access the basement loading area using the proposed Barons Crescent entrance.

The existing northern access near the bus stop off Barons Crescent will be removed.



## Managing traffic on and around the site

The proposal aims to reduce parking demand on surrounding streets such as Gaza Avenue, High Street and Barons Crescent by providing sufficient parking at basement level to accommodate the proposed development.

The existing site is currently dominated by parking. The proposal seeks to relocate the majority of the parking to basement level to free up more areas on the ground plane for landscaping and pedestrian movement.

Additional car parking will cater for staff, residents and visitors, limiting the need for staff and visitors to park on the street.



### Existing on site parking:

- 27 basement parking spaces
- 86 on grade parking spaces



### Proposed parking spaces

- 267 basement parking spaces
- 13 on grade parking spaces



# Public benefits

## Address shortfall in seniors housing

Hunters Hill is a local government area with an aging population and limited senior housing options.

In 2020, Hunters Hill Council released a draft Hunters Hill Local Housing Strategy, this was eventually adopted in 2021. The Strategy identified Montefiore Hunters Hill as a site that presents longer-term opportunities for future housing growth and delivery of in-demand dwelling typologies, including retirement living, aged care, and affordable housing.

The Local Housing Strategy identified the Montefiore site as having potential to undergo master planning and redevelopment to meet the considerable anticipated demand in the area for retirement living.

### FEATURES

- Provision of a range of housing to meet local needs, including specific aged needs
- An integrated care and accommodation model
- Building on existing infrastructure to create efficiency in delivery and avoiding fragmented provision throughout neighbourhoods
- Freeing-up availability for the general housing market
- Provision of allied health facilities on site
- Removing on-street parking to basement
- Cafe and more usable green spaces- exploring the potential for broader community use





# Retaining leafy character

## Retaining and enhancing Hunters Hill's leafy character

The Planning Proposal retains Montefiore's historic gardens. It also expands the total landscaped area, removes a significant amount of at grade parking, and creates complementary new gardens.



## Improves walkability and pedestrian access

The Planning Proposal will create new and improved pedestrian connections throughout the site and within the heritage gardens.

# What is the planning pathway?

## MONTEFIORE IS ENGAGING WITH HUNTERS HILL COUNCIL AND THE COMMUNITY IN RELATION TO ITS PLANS.

All feedback received during this session will be captured and inform detailed plans for the site.

As the Planning Proposal is just the first stage of the planning pathway (setting parameters and a framework for future planning applications), ongoing conversations with the community will be critical to ensuring local views and priorities help shape future planning stages.

**Montefiore will provide a range of opportunities to ensure we hear from the community during the planning process.**

## We want to hear from you

Montefiore is committed to open and transparent communication with the community. We have appointed community engagement consultants, Urbis, to support us as we engage with the community throughout detailed planning.

### PLANNING PATHWAY

#### We are here

Engagement with the community and Council in relation to our plans for the Montefiore site.



#### October 2022

A Planning Proposal will be lodged with Hunters Hill Council, seeking to amend the Hunters Hill Local Environmental Plan 2012. The Hunters Hill Council sets parameters around future plans for the site and takes into account community feedback from Council's strategic process.



#### Late 2022

Anticipated Council determination of the Planning Proposal. Council will determine whether the Planning Proposal will proceed to the Department of Planning and Environment (DPE) for further consideration – in what is known as a 'Gateway' determination for approval. If Council determines the proposal should not proceed, the Hunters Hill Planning Panel can review the decision.



#### Mid-2023

Following Gateway Determination, the proposal will go to public exhibition, where the public can make formal submissions. After the exhibition, Montefiore will review its plans and address all submissions from the community, key authorities and government agencies.



#### Late 2023

Montefiore will begin preparing a local Development Application (DA) if the Planning Proposal is supported. The DA will seek Council consent for the development, and it can take anywhere between 21-90 days for a decision to be made following lodgement with Council.

### STAY IN TOUCH WITH US

Montefiore will continue to engage with the community to inform and influence future planning for the site.



[engagement@urbis.com.au](mailto:engagement@urbis.com.au)



(02) 7202 1239

If you have any specific questions, please find a member of the team here today who will be happy to help you.

