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9 August 2023

Mr Kieran Metcalfe  
Strategic Planner  
Hunters Hill Council  
Via e-mail: MetcalfeK@huntershill.nsw.gov.au

Dear Kieran,

## **PP-2023-1109 - MONTEFIORE PLANNING PROPOSAL**

### **INTRODUCTION**

Planning Proposal PP-2023-1109, has been prepared by Urbis on behalf of Sir Moses Montefiore Jewish Home (Montefiore) regarding 116-120 High Street, 2- 20 Gaza Avenue and 45-47 Barons Crescent, Hunters Hill (the site).

This planning proposal was formally lodged on the Planning Portal on 26 May 2023 and seeks to support the amendment of the *Hunters Hill Local Environmental Plan 2012* (LEP) as it relates to the site. These amendments are sought to facilitate the delivery of additional seniors housing on the site.

As part of the recent community feedback and consideration by the Council's Local Planning Panel and Council in their meetings in June 2023, there were several matters raised that we wish to clarify and address in the planning proposal documentation.

Our response to these matters provides an increased level of regulation across the site, including a reduction in the potential impacts arising from any future development application (DA).

Please see the attached updated planning proposal documentation. The clarifications and related amendments within this package are summarised below:

### **SUMMARY OF CLARIFICATIONS AND AMENDMENTS**

This letter summaries the key changes including:

- **Height:** A reduction in the numerical maximum building height standard from:
  - 26m to 24m in centre of the site.
  - 18m to 16m in northern part of site.
- **Setbacks:** An increase in building setback from the boundary adjacent to Barons Crescent from:
  - 7m to 10m at lower levels (ground, first and second level)

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- 10m to 13m at the top level.
- **Roof level**
  - Insertion of a new roof-top service equipment control within the Draft Site-specific Development Control Plan (Draft DCP) to restrict roof-top plant to 25% of the roof plane.
- **Land Use Mix**
  - Clarification regarding the proposed land use mix of residential aged care facilities (RACF) and independent living units (ILUs) for the purposes of assessing the proposal.

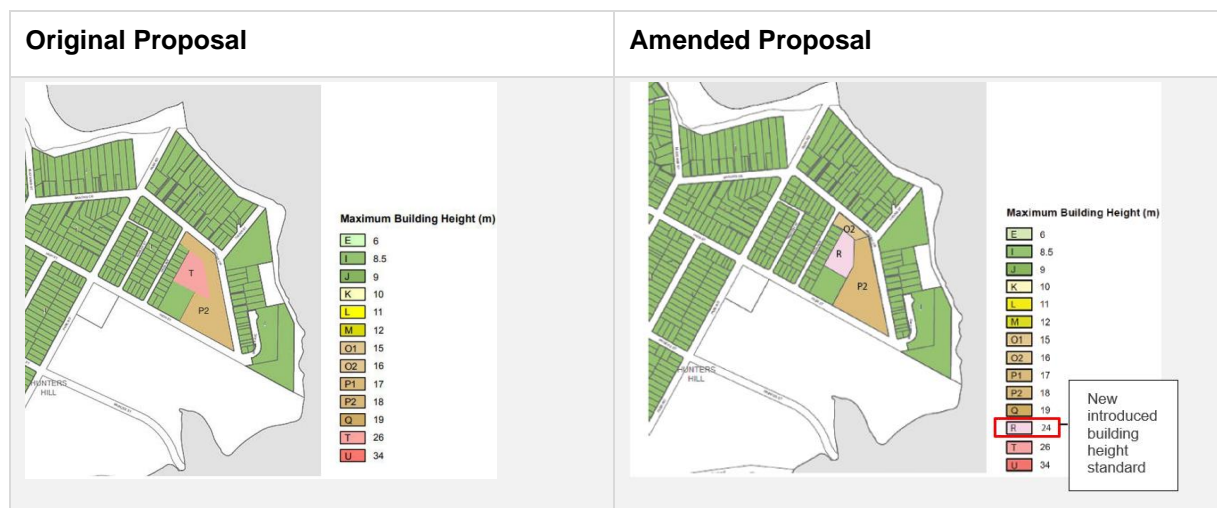
## THE PURPOSE OF THE PROPOSED CLARIFICATIONS AND AMENDMENTS

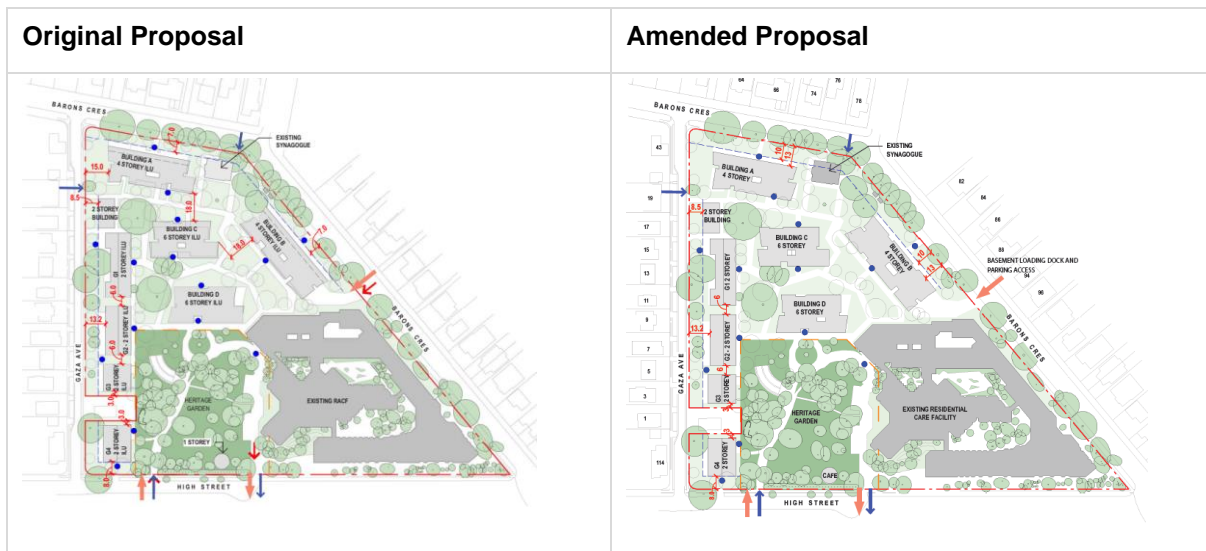
### Reduction in Building Height

The amendments seek to reduce the proposed maximum numerical building heights within the LEP. Originally, the applicable numerical building heights for the site were selected on the basis of the available height categories contained in the map legend of the LEP.

A detailed analysis of the building locations and height contemplated within the Site Masterplan (including appropriate allowances for the varying topography of the site, floor-to-floor heights and roof-top plant) has identified that the numerical heights of certain buildings can be reduced in terms of how they are represented on the LEP map. This has involved introducing a new (reduced) 24m height control to the mapping legend and reducing the footprint of the area that previously applied to this upper height control. It has also involved reducing a portion of the site (previously identified as 18m) to 16m. These changes are shown in Figure 1 below.

**Figure 1: Key Plan Changes**





Criticism has been received at the prospect of a future DA including a greater number of storeys than expressed within the ‘maximum number of storeys’ control identified in the Draft DCP. It is hoped that this added degree of regulation within the LEP will provide greater certainty for Council and the Community, and that the rationale of the Site Masterplan will be translated within a future DA. The revised heights still allow the flexibility of providing residential aged care and/or independent living units.

## Increase in setback from Barons Crescent

The proposed amendments to the Draft DCP seek to increase the setback requirement for the 4-storey buildings (Buildings A and B) from the Barons Crescent boundary (from 7m) to 10m at lower levels and (from 10m) to 13m at the top level.

The reason the setbacks are being increased from Barons Crescent is to minimise the perceived height, bulk and scale from neighbouring residential properties, allow increased opportunity for landscaped setbacks, and to further relate to the low-density character adjoining this part of the site.

## Roof-top Servicing Equipment Control

An additional control has been inserted into the Draft DCP to restrict the area of the roof-top plant to 25% of the roof plane.

The purpose of this control is to further address the (unfounded) perception that this level would include accommodation. In concert with the ‘maximum number of storeys’ control, this control seeks to provide added regulation that the roof-top level contains plant and services and/or lift overruns (and not an additional level of accommodation), and also to reduce the scale of this roof-top level by limiting it to occupy a maximum of 25% of the roof surface area. The proposed Draft DCP control is:

*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.*

## Future Land Use Mix

As per the Site Masterplan, the clear intention of the planning proposal is to retain the predominant RACF on the site. There may be some parts of the northern wing of the RACF that may need to be demolished or repurposed to accommodate the integrated care and accommodation model that Montefiore is seeking on the site. There may also be the opportunity of some residential aged care beds and/or communal services being located in Buildings C and D, however this final mix is the subject of further internal analysis from Montefiore and detailed design that will be included in a future DA. The planning proposal is simply seeking to establish the form of various buildings on the site for seniors housing.

The parking schedule (including the dwelling and bed mix assumed) in the table in Section 2.6 of the Urban Design Report was intended to show maximum parking and traffic scenarios to assist in the assessment of the planning proposal. The ultimate parking requirement and traffic generation associated with the proposed development of the site may be less than represented in Section 2.6. This will ultimately depend on the dwelling and bed mix that will be included in the future DA.

## CONCLUSION

The purpose of the amendments to the planning proposal is to reduce perceived impacts and provide further clarifications that address previous concerns and perceptions raised by Councillors and the Community. The amendments seek to provide tighter regulations regarding the height, bulk and scale of the ultimate development outcome on the site.

We have taken the opportunity of substituting diagrams in all specialist reports (where relevant), so Council has a complete package. These documents now form part of the planning proposal, and we now understand this updated information will be assessed by Council's Officers and its consultants and reported back to the Council in accordance with its recent resolution.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Belinda Thomas".

Belinda Thomas  
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