



DATE OF DETERMINATION	19 December 2023
DATE OF DECISION	18 December 2023
PANEL MEMBERS	Peter Debnam (Chair), Cinnamon Dunsford and Stephen Murray
APOLOGIES	None
DECLARATIONS OF INTEREST	Hunters Hill Council's local member, Mayor Zac Miles attended the Council meeting of 18 September 2023 where the planning proposal was considered and voted on by Council and was therefore unable to sit on the Panel. Panel members David Logan, Barry Buffier and Stephen O'Connor undertook individual site inspections with the proponent and were therefore removed from the Panel.

REZONING REVIEW

RR-2023-24– Hunters Hill LGA – PP-2023-1109 - Sir Moses Montefiore Jewish Home 116-120 High Street, 2- 20 Gaza Avenue and 45-47 Barons Crescent, Hunters Hill (As described in Schedule 1).

Reason for Review:

- The council has notified the proponent that the request to prepare a planning proposal has not been supported
- The council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal or took too long to submit the proposal after indicating its support

PANEL CONSIDERATION AND DECISION

The Panel considered: the material listed at item 4 and the matters raised and/or observed at briefings and site inspections listed at item 5 in Schedule 1.

Based on this review, the Panel recommends that the proposed instrument:

- should** be submitted for a Gateway determination because the proposal has demonstrated strategic and site specific merit
- should not** be submitted for a Gateway determination because the proposal has:
 - not demonstrated strategic merit
 - demonstrated strategic merit but not site specific merit

The decision was unanimous.

REASONS FOR THE DECISION

The Panel considered the extensive documentation, was briefed by the Department of Planning and Environment (Department) and met with Hunters Hill Council and Urbis (proponent) to discuss the planning proposal.

Strategic Merit

The Panel agreed that the planning proposal has Strategic Merit given that:

- The planning proposal is consistent with applicable strategic planning documents, particularly as they relate to the general objectives for housing. These include the Greater Sydney Region Plan,

2018; Sydney North District Plan, 2018; and the Hunters Hill Local Strategic Planning Statement, 2020 (LSPS).

- The planning proposal is consistent with the Hunters Hill Local Housing Strategy, 2021 which is a relatively contemporary local planning document, and identifies the site as a key strategic site for seniors housing.
- Delivering housing supply is a priority issue for Sydney for all levels of Government.
- In the Council officer report it was noted *“The Planning Proposal will contribute to the realisation of strategic planning priorities in Hunters Hill Local Housing Strategy, which is reinforced in Hunters Hill Local Strategic Planning Statement (LSPS), which provides a firm direction to deliver additional and diverse housing options that allow residents to ‘age in place’ within their communities. The Sir Joseph Montefiore Jewish Home site is identified in the Hunters Hill Local Housing Strategy as a key strategic site capable of responding to the changing population demographics of the Hunters Hill Local Government Area (LGA), and the need for greater housing diversity reflected by an ageing population.”* The Panel agrees with the Council officer report.

Site Specific Merit

The Panel agreed that the proposal had Site Specific Merit, in that:

- the Panel concurs with the proponent that the site is ideally situated for the proposed redevelopment. After several years of planning and consultation with Council and the community, the proposal has evolved from a concept plan to a planning proposal with an associated site specific DCP. As a result, the planning proposal includes a reduction in proposed height and sensitively placed increased density to minimize impacts on surrounding neighbours and also optimize the planning outcome within the site.

Hunters Hill Council has previously refused to progress the proposal. In accordance with Section 3.32(1) of the *Environmental Planning and Assessment Act 1979*, the Planning Panel as delegate of the Minister for Planning has determined to appoint itself as the Planning Proposal Authority (PPA) for this Planning Proposal.

Should the proponent fail to pay the PPA fee by the designated date, then the Panel will no longer proceed with the planning proposal and the making of a local environmental plan amendment.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Cinnamon Dunsford
 Stephen Murray	

SCHEDULE 1		
1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	RR-2023-24 – Hunters Hill LGA – PP-2023-1109 – 116-120 High Street, 2-20 Gaza Avenue and 45-47 Barons Crescent, Hunters Hill
2	LEP TO BE AMENDED	Hunters Hill Local Environment Plan 2012
3	PROPOSED INSTRUMENT	<p>The proposal seeks to:</p> <ul style="list-style-type: none"> • Rezone the site from R2 Low Density Residential to SP2 Infrastructure (Seniors Housing); • Increase the maximum building height on the site from 8.5m to part 8.5m, part 16m, part 18m and part 24m; and • Increase the floor space ratio from part 0.5:1 and part 1:1 to 1:1.
4	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Rezoning review request documentation • Department of Planning and Environment’s Rezoning Review Briefing Report, 8 December 2023
5	BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspections were undertaken individually: <ul style="list-style-type: none"> ○ Peter Debnam – had previously visited the site ○ Cinnamon Dunsford – 16 December 2023 ○ Stephen Murray – 17 December 2023 • Briefing with Department of Planning and Environment (DPE): 9:30am – 9:50am, 18 December 2023 <ul style="list-style-type: none"> ○ Panel members in attendance: Peter Debnam (Chair), Cinnamon Dunsford and Stephen Murray ○ DPE staff in attendance: Brendan Metcalfe, Matt Carpenter, Renee Ezzy, Lisa Kennedy & Adam Williams ○ Key issues discussed: <ul style="list-style-type: none"> • Current LEP controls & seniors housing development and proposed changes • Proposed SP2 Infrastructure (Senior Housing) zoning • Local character and proposed height and built form • Council officer report and recommended updates to technical reports • Briefing with Hunters Hill Council: 9:55am - 10:07am, 18 December 2023 <ul style="list-style-type: none"> ○ Panel members in attendance: Peter Debnam (Chair), Cinnamon Dunsford, Stephen Murray ○ DPE staff in attendance: Brendan Metcalfe, Matt Carpenter, Renee Ezzy, Lisa Kennedy & Adam Williams ○ Council representatives in attendance: Steve Kourepis ○ Key issues discussed: <ul style="list-style-type: none"> • Council officer report • Council meeting - community speakers, height of proposed buildings, & character of locality • Composition of Planning Panel and removal of conflicted members

- **Briefing with Urbis (Proponent) & Hunters Hill Council:** 10:45am – 11:08am, 18 December 2023
 - Panel members in attendance: Peter Debnam (Chair), Cinnamon Dunsford, Stephen Murray
 - DPE staff in attendance: Brendan Metcalfe, Derryn John, Matt Carpenter, Renee Ezzy, Lisa Kennedy, Adam Williams & Taylah Fenning
 - Proponent representatives in attendance: Belinda Thomas, Peter Strudwick, Sarah Fitzgerald, Robert Orié, David Freeman, Damian Barker & Harley Wright
 - Council representatives in attendance: Steve Kourepis
 - Key issues discussed by Proponent:
 - Panel member site inspections
 - Current seniors housing development and proposed changes
 - Site had an Infrastructure zoning for senior housing prior to Hunters Hill LEP, 2012
 - Strategic merit – 1 of 2 sites identified in Council’s Local Housing Strategy
 - Site specific merit – detailed masterplan, minimal impact on neighbours, island site
 - Timing to update technical reports
 - Key issues discussed by Council:
 - Strategic and site specific merit addressed in Council officer report.

- **Panel Discussion:** 11:15am – 11:45am, 18 December 2023
 - Panel members in attendance: Peter Debnam (Chair), Cinnamon Dunsford, Stephen Murray
 - DPE staff in attendance: Brendan Metcalfe, Matt Carpenter, Renee Ezzy, Lisa Kennedy & Adam Williams