



JACKSON TEECE

MONTEFIORE HUNTERS HILL CAMPUS

JULY 2023

**APPENDIX B
PLANNING PROPOSAL
URBAN DESIGN REPORT**

1.0

SITE AND CONTEXT ANALYSIS

- SITE CONTEXT AND ANALYSIS
- HERITAGE AND CHARACTER - SITE CONTEXT
- EXISTING TREES AND HERITAGE

2.0

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- KEY DESIGN PRINCIPLES
- DESIGN OBJECTIVES
- SITE SECTIONS
- EXISTING + PROPOSED VIEW ANALYSIS
- PROPOSED PLANS
- SHADOW DIAGRAMS

3.0

ADG AND COMPLIANCE

- ADG - CROSS VENTILATION
- ADG - SOLAR ACCESS
- FLOOR SPACE RATIO (FSR)

4.0

PUBLIC BENEFITS

1.0 SITE & CONTEXT ANALYSIS

The site is located at 120 High Street in Hunters Hill and is within the Hunters Hill LGA.



1.1 SITE & CONTEXT ANALYSIS

The site is bound by High Street to the south, Barons Crescent to the east and north, and Gaza Avenue to the north west.

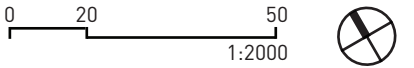
The site is surrounded by predominantly low density residential dwellings that comprise a mix of both aged building stock and recently redeveloped properties.

Boronia Park Reserve is opposite the site on the southern side of High Street which comprises walking and cycling tracks, a children's playground, and playing fields.



LEGEND

VEHICLE ACCESS PEDESTRIAN ACCESS WALKING TRACKS



1.2 SITE ANALYSIS

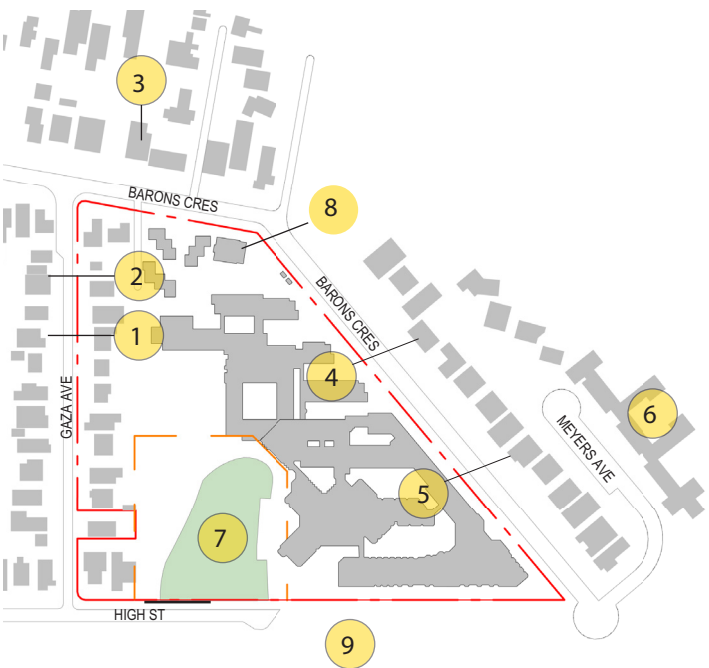
CHARACTER AND HERITAGE - SITE CONTEXT

The site is surrounded by predominantly low density 1-2 storey residential dwellings with a mix of both aged building stock and recently redeveloped properties.

Although the whole of the aged care portion of the Montefiore site is identified as a heritage item it is the Garden associated with Montefiore Home that is specifically referred to within the listing contained on the NSW Heritage Inventory - “Garden, ‘Montefiore Home’”.

Boronia Park Reserve to the south of the site is also identified as a heritage item of local significance (item no. i86).

The site is not located within a heritage conservation area.



1. 15 GAZA AVE



2. 19 GAZA AVE



3. 64 BARONS CRESCENT



4. 88 BARONS CRESCENT



5. 106 BARONS CRESCENT



6. 1 MEYERS AVE
Medium density social housing



7. MONTEFIORE HERITAGE GARDEN
Heritage Item “Garden, ‘Montefiore Home’” No. i472



8. MONTEFIORE SYNAGOGUE



9. BORONIA PARK
Heritage Item No i86

1.3 SITE ANALYSIS
EXISTING TREES AND HERITAGE

The site is home to and surrounded by significant and well established trees including a heritage listed garden.

The heritage listed garden located to the south of the original home building remains intact as a space containing landscape heritage significance and accommodates a number of established and significant trees.

In addition to this there are other significant and well-established trees across the site. In particular, these include a fig (located near the western boundary) as well as trees within the eastern and northern boundary mostly located within the Barons Crescent road reserve.



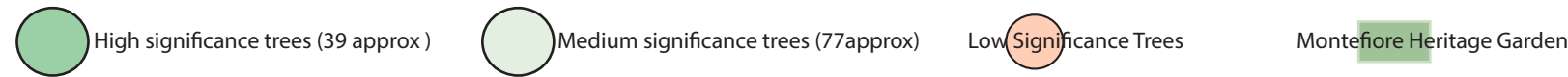
MONTEFIORE HERITAGE GARDEN
Heritage Item “Garden, ‘Montefiore Home’” No. 1472



SIGNIFICANT RETAINED TREE



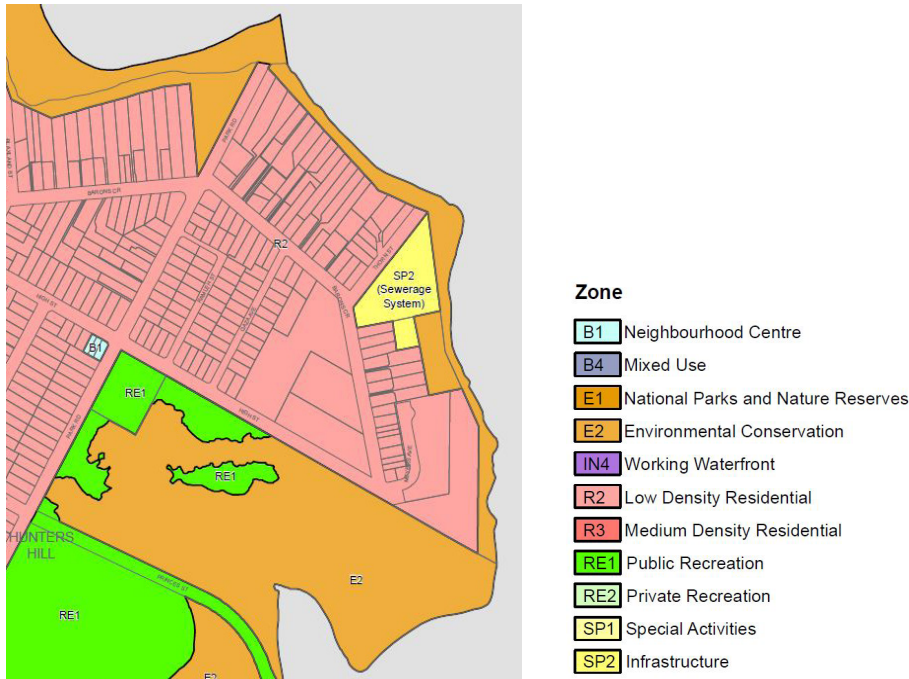
LEGEND



2.0 EXISTING CONTROLS

EXISTING CONTROLS

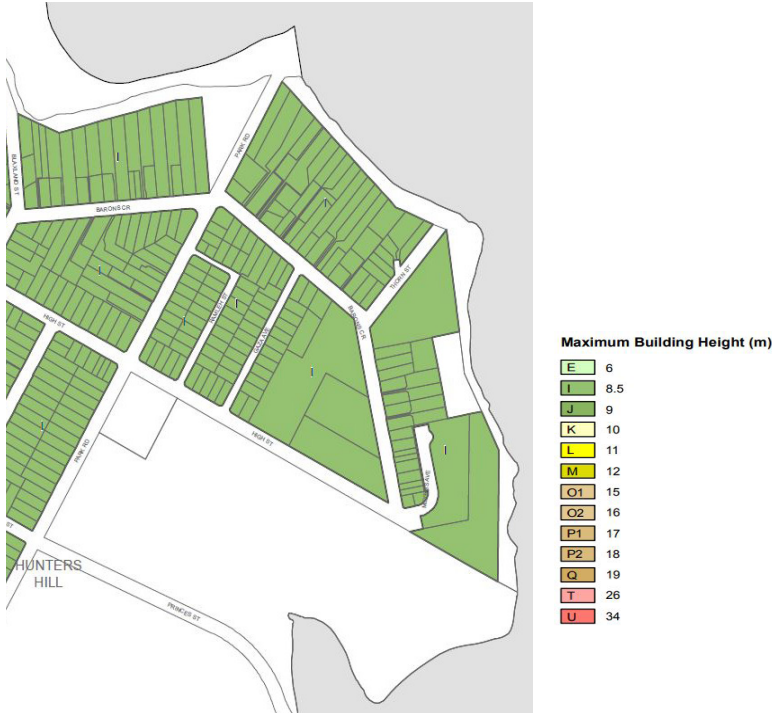
The subject site is located within the Hunters Hill local government area and the principal Environmental Planning Instrument applicable to the site is the Hunters Hill Local Environment Plan (LEP) 2012.



ZONING

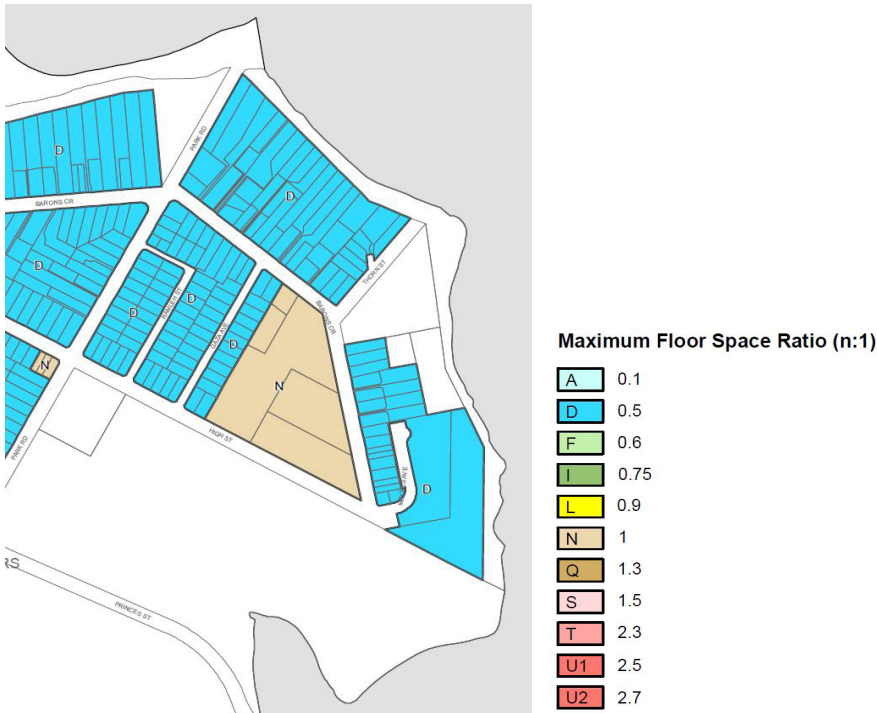
Development for the purpose of seniors housing is prohibited under the R2 low density zoning.

However, development for the purpose of seniors housing is permitted with consent at 45 and 47 Barons Crescent, 4–20 Gaza Avenue, 118 High Street, and 49–51 Barons Crescent, Hunters Hill under Schedule 1 (Additional permitted uses) of the Hunters Hill LEP 2012.



BUILDING HEIGHTS

The maximum permissible building height on the subject site is 8.5 metres.



FSR

The Montefiore Home site has a maximum permissible floor space ratio of 1:1, while the residential properties facing Gaza Avenue have a maximum permissible floor space ratio of 0.5:1.

2.1 PROPOSED CONTROLS

POTENTIAL PLANNING PROPOSAL CONTROLS



Zone	
B1	Neighbourhood Centre
B4	Mixed Use
E1	National Parks and Nature Reserves
E2	Environmental Conservation
IN4	Working Waterfront
R2	Low Density Residential
R3	Medium Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP1	Special Activities
SP2	Infrastructure

ZONING

Zone SP2 Infrastructure (Seniors Housing)

1. 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.
2. Permitted without consent:
- Roads
- 3 Permitted with consent:
- Aquaculture; Community facilities, Environmental protection works; Restaurant or café; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose
- 4 Prohibited
- Any development not specified in item 2 or 3



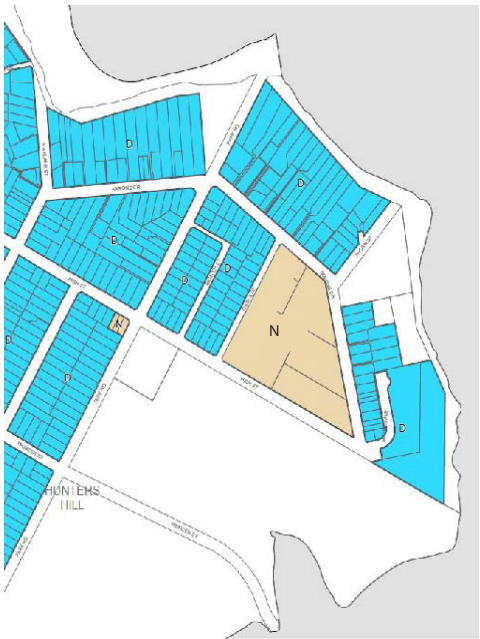
Maximum Building Height (m)	
E	6
I	8.5
J	9
K	10
L	11
M	12
O1	15
O2	16
P1	17
P2	18
Q	19
R	24
T	26
U	34

BUILDING HEIGHTS

Retain 8.5m height to Gaza Ave

Increase heights of buildings along Barons Crescent.

Increase height of buildings in centre of the site.

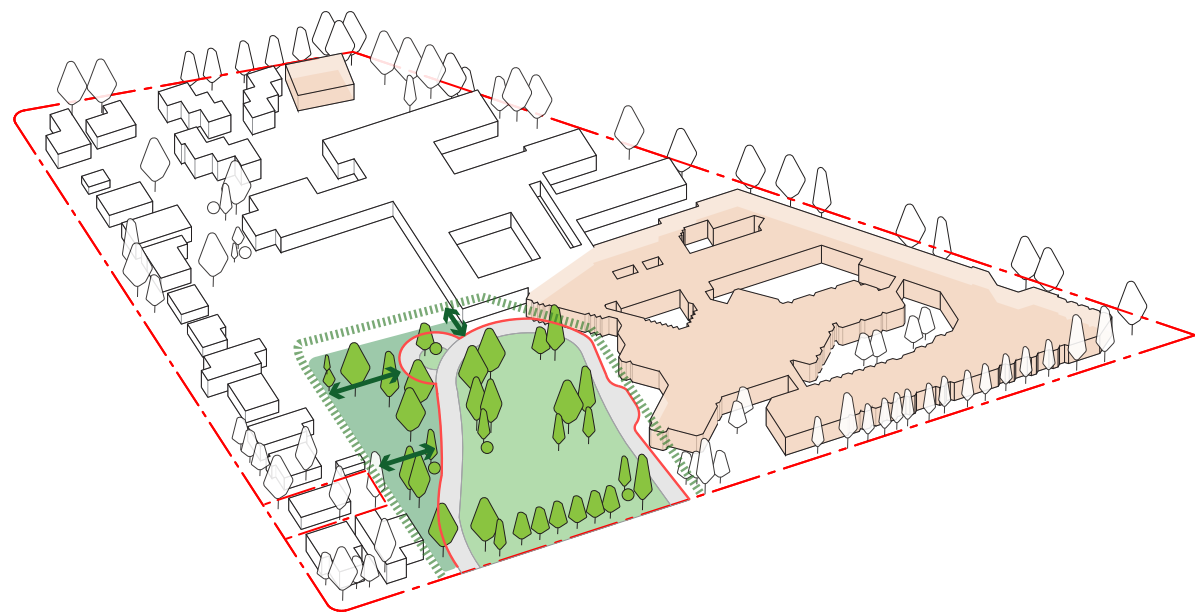


Maximum Floor Space Ratio (n:1)	
A	0.1
D	0.5
F	0.6
I	0.75
L	0.9
N	1
Q	1.3
S	1.5
T	2.3
U1	2.5
U2	2.7

FLOOR SPACE RATIO (FSR)

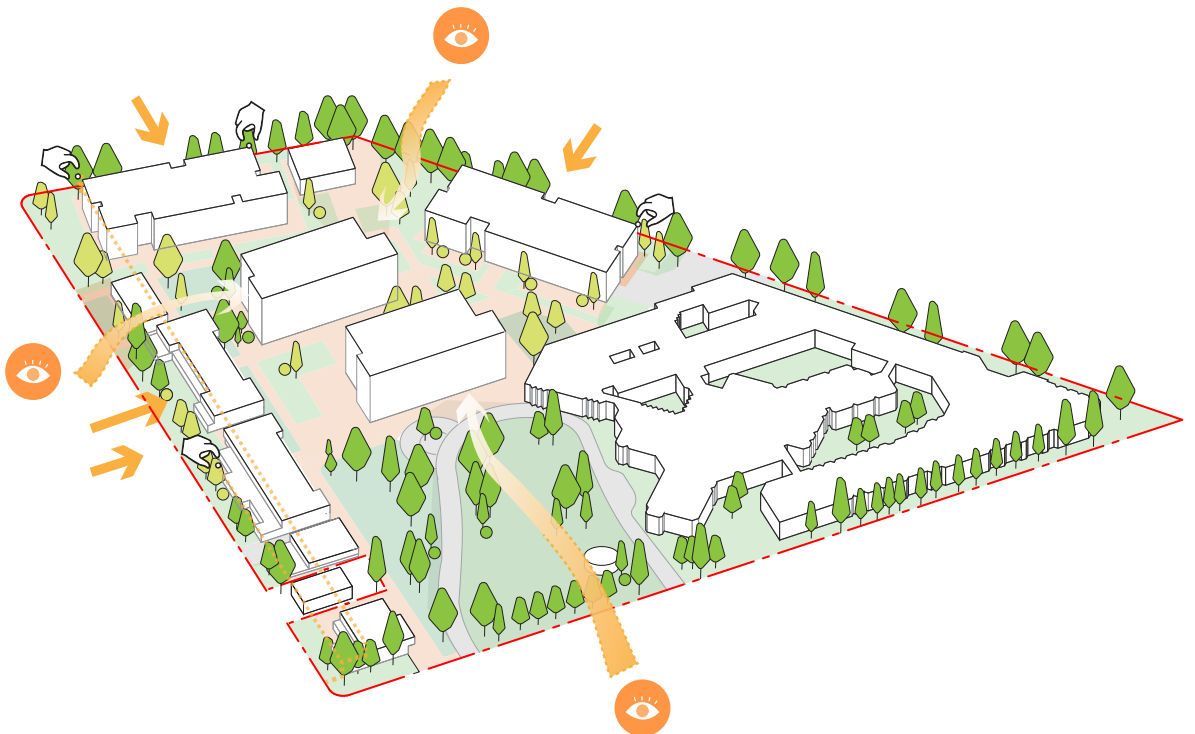
To future proof the site and make it a “clean” development standard across the site, it is recommended to increase the FSR to 1:1 across the whole site.

2.2 PROPOSED DRAFT MASTERPLAN
KEY DESIGN PRINCIPLES



PRESERVE HERITAGE GARDEN + INCREASE BUFFER

- Protect and enhance the Montefiore Heritage Garden and position the new building to address the garden as a focal point of the site.
- Work with the arborist and landscape architects to 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 site by providing additional green space and publicly accessible areas around it.

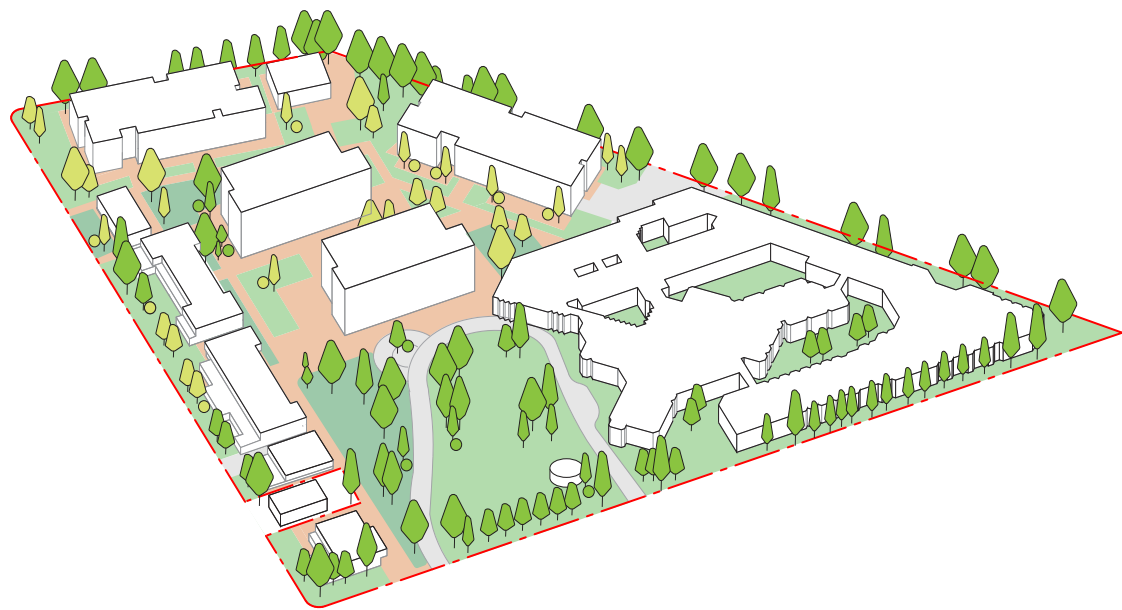


INITIAL MASSING ON SITE TO PRESERVE EXISTING VIEWS

- Identify existing views to the site and minimise impact on these views by locating the higher buildings at the centre of the site.
- Compliment existing dense mature trees along the perimeter of the site with additional landscaping within generous setbacks to soften views of the proposed buildings.
- Generous landscaped setbacks along Gaza Ave and Barons Crescent to maximise resident privacy.
- Maximum 2 storey buildings to Gaza Street to maintain existing street character.
- The buildings are orientated to maximise solar access, cross ventilation and provide an articulated building form.

2.2 PROPOSED DRAFT MASTERPLAN

KEY DESIGN PRINCIPLES

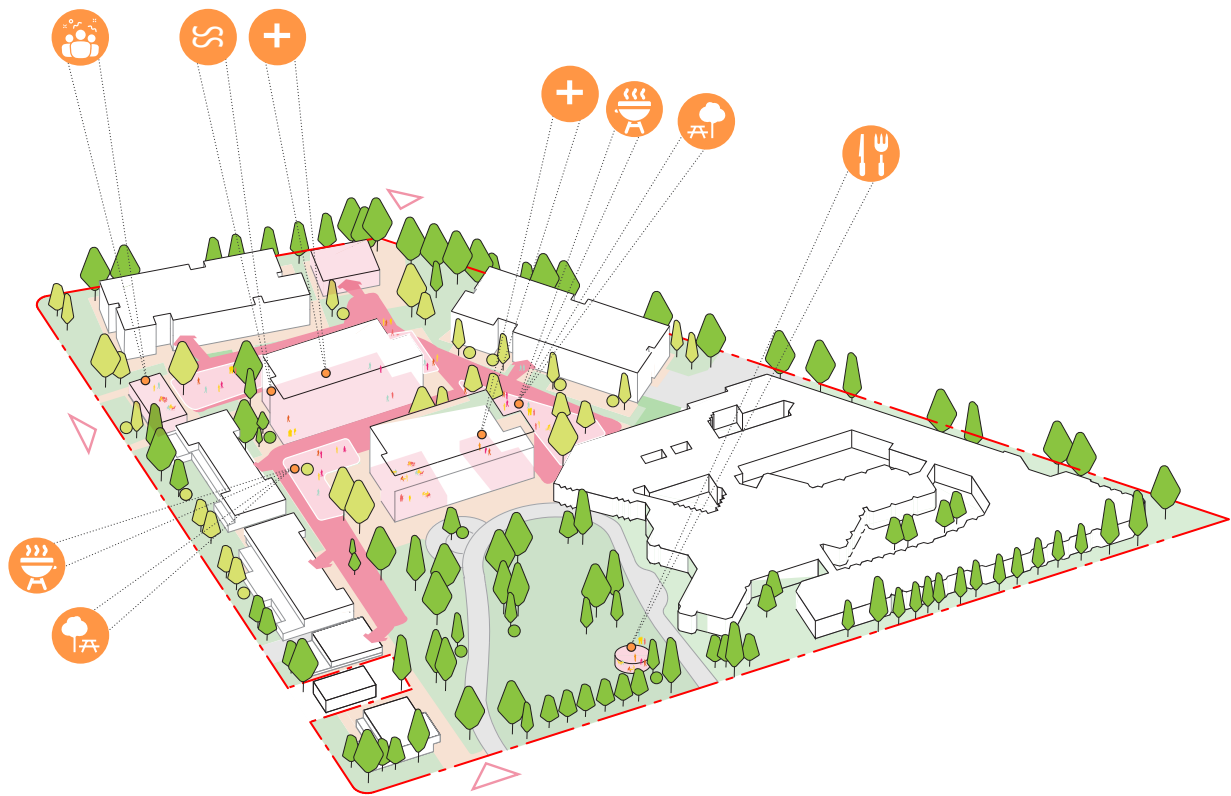


INCREASE AND COMPLIMENT LANDSCAPE

Work with the arborist to retain and protect existing mature trees on and around the site.

Increase and curate complimentary landscaping within the site for residents to experience alongside existing trees and heritage garden.

Generous setbacks from Barons Crescent and Gaza Ave provide opportunity for deep soil planting to compliment existing high significance street trees particularly along Barons Crescent.



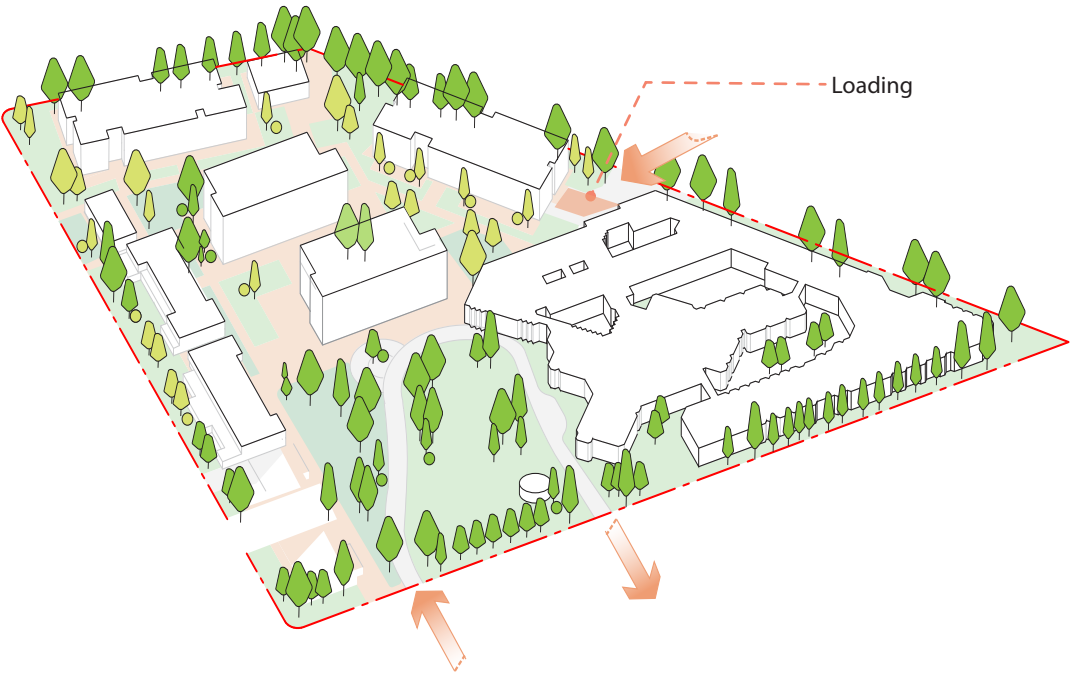
PEDESTRIANISE THE GROUND PLANE

Link and expand existing network of pedestrian paths to improve access to amenities within the site.

Reduce on grade parking and vehicle circulation within the site by locating parking in the Basement.

Provide communal areas on ground floor and connect them through a series of communal spaces and paths within the landscape.

2.2 PROPOSED DRAFT MASTERPLAN
KEY DESIGN PRINCIPLES



VEHICLE ENTRY POINTS

Provide sufficient on site parking for proposed ILU's and existing RC facility in the basement car park to minimise parking congestion on surrounding streets.

Vehicle access to the site and the Basement car park to be provided from High Street and Barons Crescent.

Loading dock in the basement to be accessed from Barons Crescent with all truck maneuvering done within the loading dock to minimise noise and vehicle movement on Barons Crescent.

2.3 PROPOSED SCHEME
DESIGN OBJECTIVES

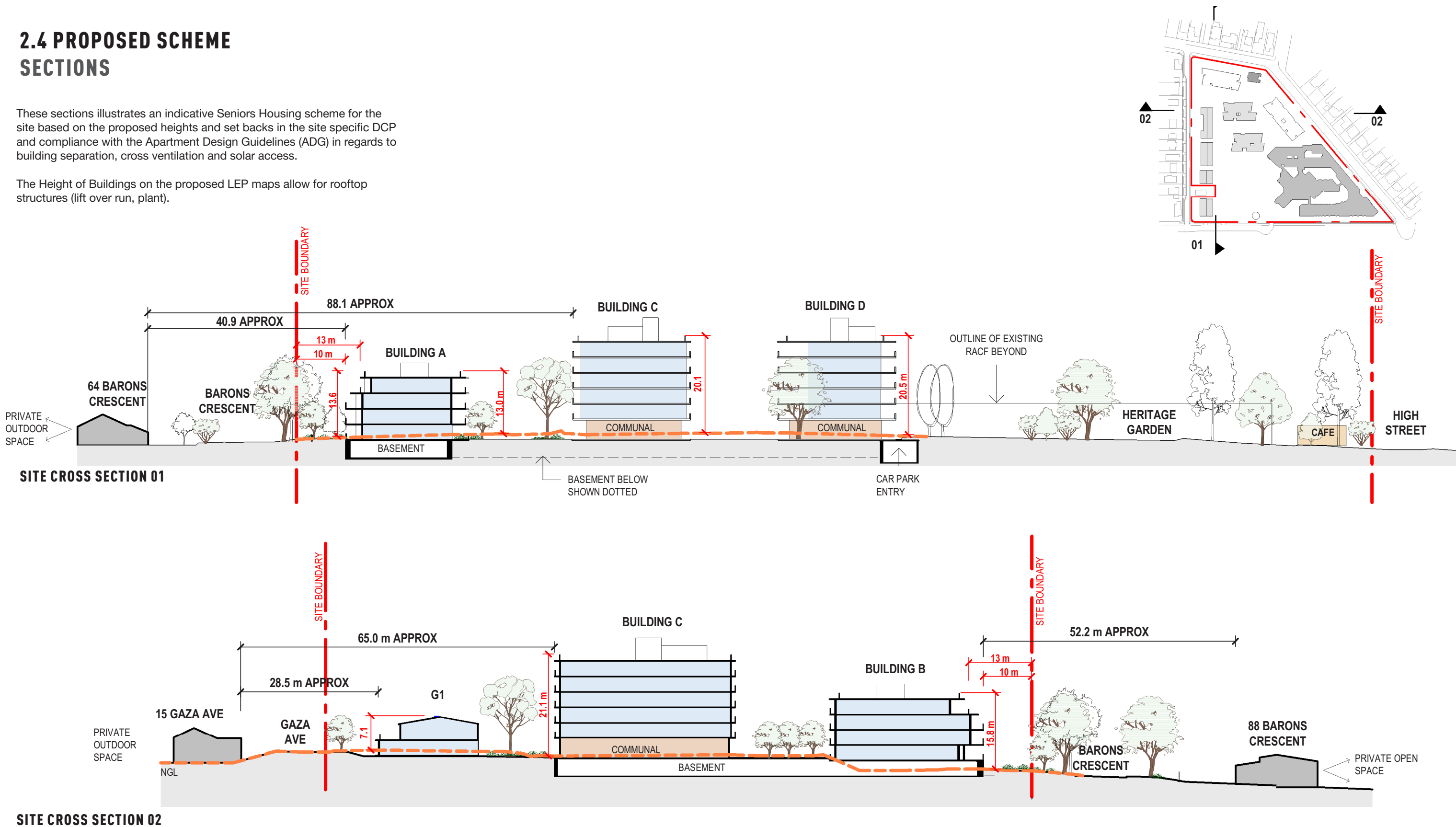
This plan illustrates an indicative Seniors Housing scheme for the site based on the proposed heights and set backs in the site specific DCP and compliance with the Apartment Design Guidelines (ADG) in regards to building separation, cross ventilation and solar access.



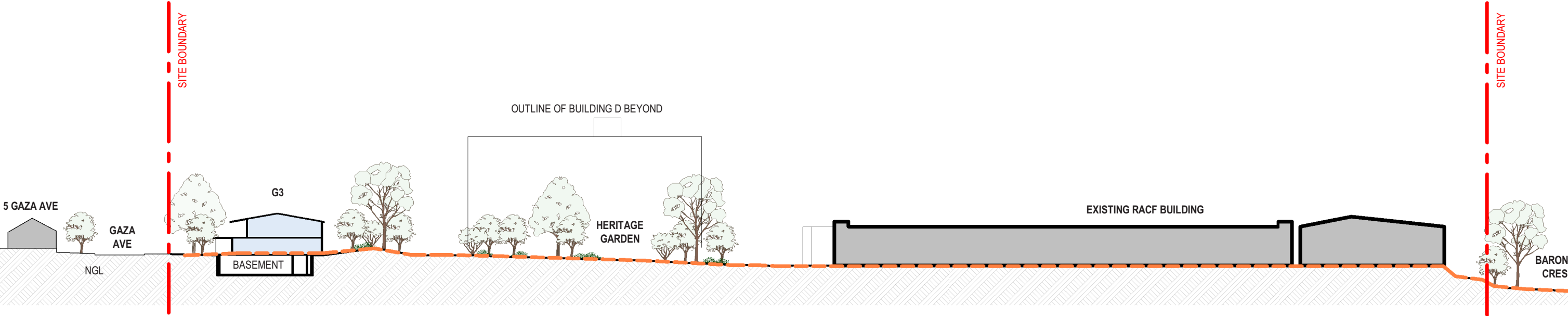
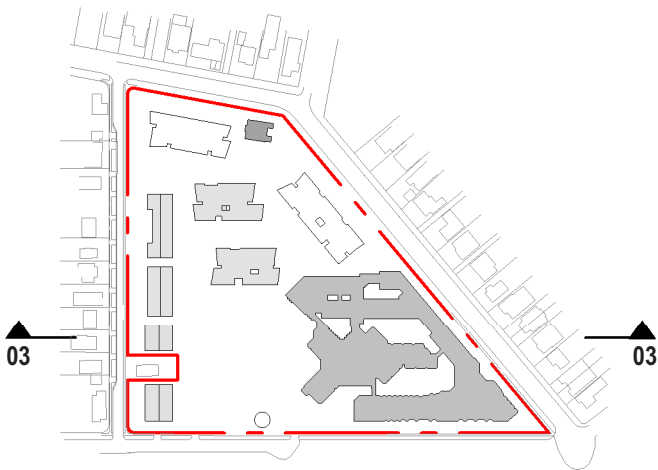
2.4 PROPOSED SCHEME SECTIONS

These sections illustrate an indicative Seniors Housing scheme for the site based on the proposed heights and set backs in the site specific DCP and compliance with the Apartment Design Guidelines (ADG) in regards to building separation, cross ventilation and solar access.

The Height of Buildings on the proposed LEP maps allow for rooftop structures (lift over run, plant).



2.4 PROPOSED SCHEME
SECTIONS



SITE CROSS SECTION 03

2.5 EXISTING
VIEW ANALYSIS



INDICATIVE ONLY - PREPARED WITHOUT SURVEY INFORMATION

1. VIEW ALONG BARONS CRESCENT (EAST)

**2.5 PROPOSED SCHEME
VIEW ANALYSIS**



1. VIEW ALONG BARONS CRESCENT (EAST)



INDICATIVE ONLY - PREPARED WITHOUT SURVEY INFORMATION

**2.5 EXISTING
VIEW ANALYSIS**



INDICATIVE ONLY - PREPARED WITHOUT SURVEY INFORMATION

2. VIEWFROM HIGH STREET UP GAZA AVE

2.5 PROPOSED SCHEME
VIEW ANALYSIS



2. VIEWFROM HIGH STREET UP GAZA AVE



INDICATIVE ONLY - PREPARED WITHOUT SURVEY INFORMATION

2.5 EXISTING
VIEW ANALYSIS



3. VIEW THROUGH HERITAGE GARDEN TO BUILDING D

INDICATIVE ONLY - PREPARED WITHOUT SURVEY INFORMATION

2.5 PROPOSED SCHEME
VIEW ANALYSIS



INDICATIVE ONLY - PREPARED WITHOUT SURVEY INFORMATION

3. VIEW THROUGH HERITAGE GARDEN TO BUILDING D

2.6 PROPOSED SCHEME PLANS

PARKING SCHEDULE

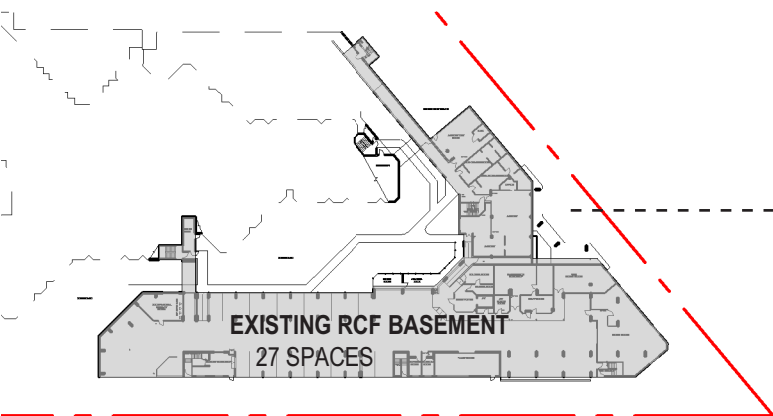
EXISTING ON SITE PARKING	NO. SPACES
BASEMENT/UNDER COVER	27
ON GRADE	85
TOTAL RACF STAFF AND VISITORS	112

PROPOSED ON SITE PARKING	NO. SPACES
BASEMENT/UNDER COVER	248
ON GRADE	13
TOTAL	261

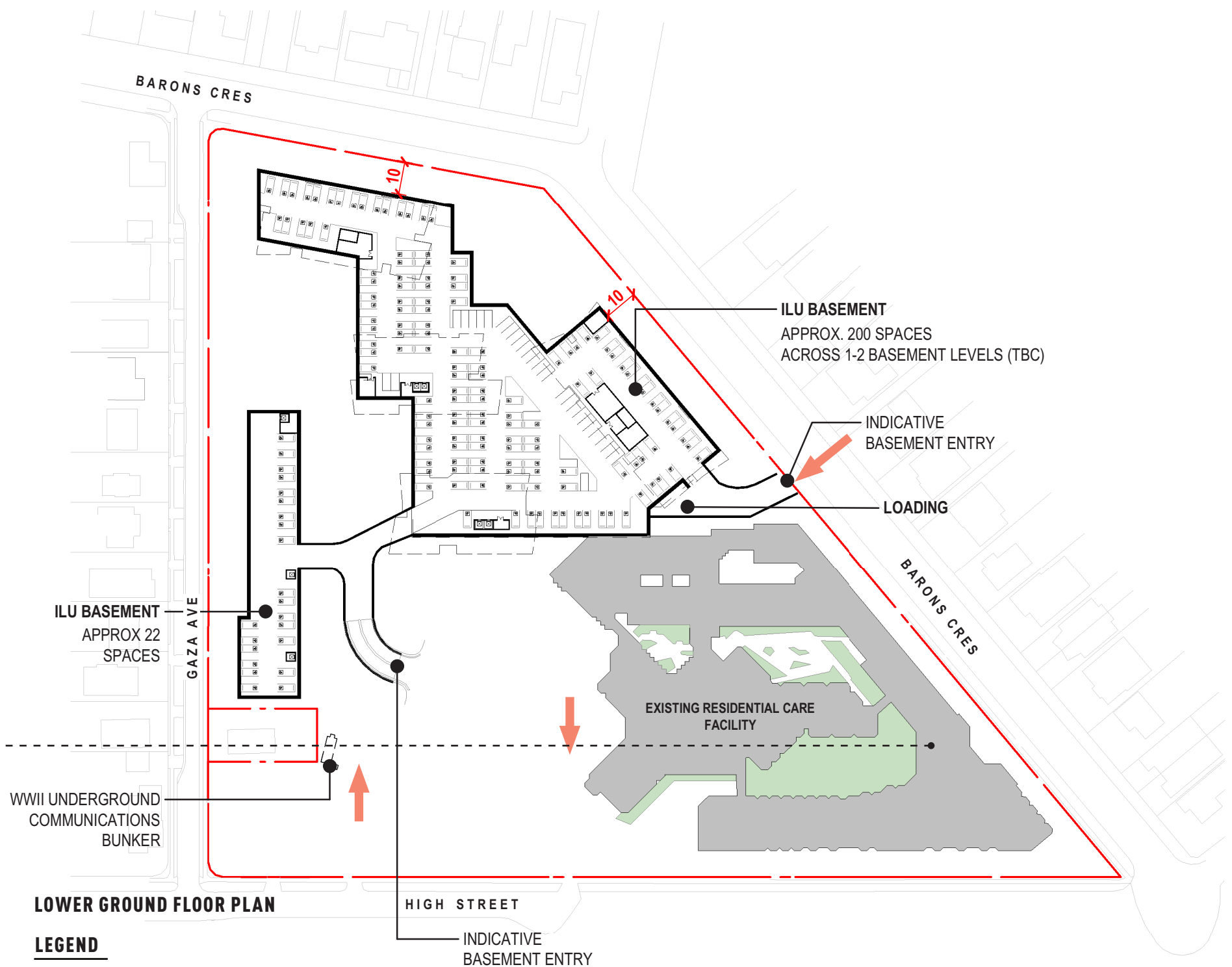
PROPOSED PARKING REQUIRMENTS	NO. SPACES
RACF STAFF	50
RACF VISITORS	14
ILU RESIDENTS	168
ILU VISITORS	29
TOTAL	261

EXISTING AMBULANCE PARKING AT RACF PORT COCHERE TO BE RETAINED

NOTE:
CAR PARKING RATES ARE BASED ON SEPP SENIORS REQUIREMENTS:
RACF: 1 SPACE PER 15 BEDS
1 SPACE FOR EACH 2 PERSONS EMPLOYED IN CONNECTION WITH THE DEVELOPMENT
ILU RESIDENT : 0.5 SPACES PER BEDROOM
ILU VISITOR: 1 PER 4 DWELLINGS (HH DCP 2013)



BASEMENT PLAN



LEGEND

➔ VEHICLE ACCESS

0 20 50
1:1500



2.6 PROPOSED SCHEME
PLANS

The following diagrams illustrate an indicative Seniors Housing yield for the site based on the proposed heights and set backs in the site specific DCP.

The proposed mix of ILU's and RC beds will be refined at Development Application (DA) stage to reflect market need.

CURRENT MONTEFIORE ACCOMODATION

RESIDENTIAL AGED CARE BEDS:	334
ILU'S (DECOMMISSIONED/ NOT USED):	18

INDICATIVE PROPOSED YIELD

INDEPENDENT LIVING UNITS (ILU'S):

BUILDING A	
1 BED	1
2 BED	20
3 BED	10
BUILDING B	
2 BED	16
3 BED	15
BUILDING C	
2 BED	20
3 BED	10
BUILDING D	
1 BED	5
2 BED	10
3 BED	15
TOTAL	
122	

GAZA ST ILU'S	
1 BED	4
2 BED	10
3 BED	8
TOTAL	
22	

TOTAL ILU'S:	
144	

TOTAL RACF BEDS:
194 BEDS



GROUND FLOOR PLAN

LEGEND

- NEW TREES
- HIGH SIGNIFICANCE RETAINED TREE
- MEDIUM SIGNIFICANCE RETAINED TREE
- TREE REMOVED
- 3 BED
- 2 BED
- 1 BED
- EXISTING RETAINED
- POTENTIAL COMMUNAL USE

0 20 50
1:1500



2.6 PROPOSED SCHEME
PLANS



2.6 PROPOSED SCHEME
PLANS



2.6 PROPOSED SCHEME
PLANS

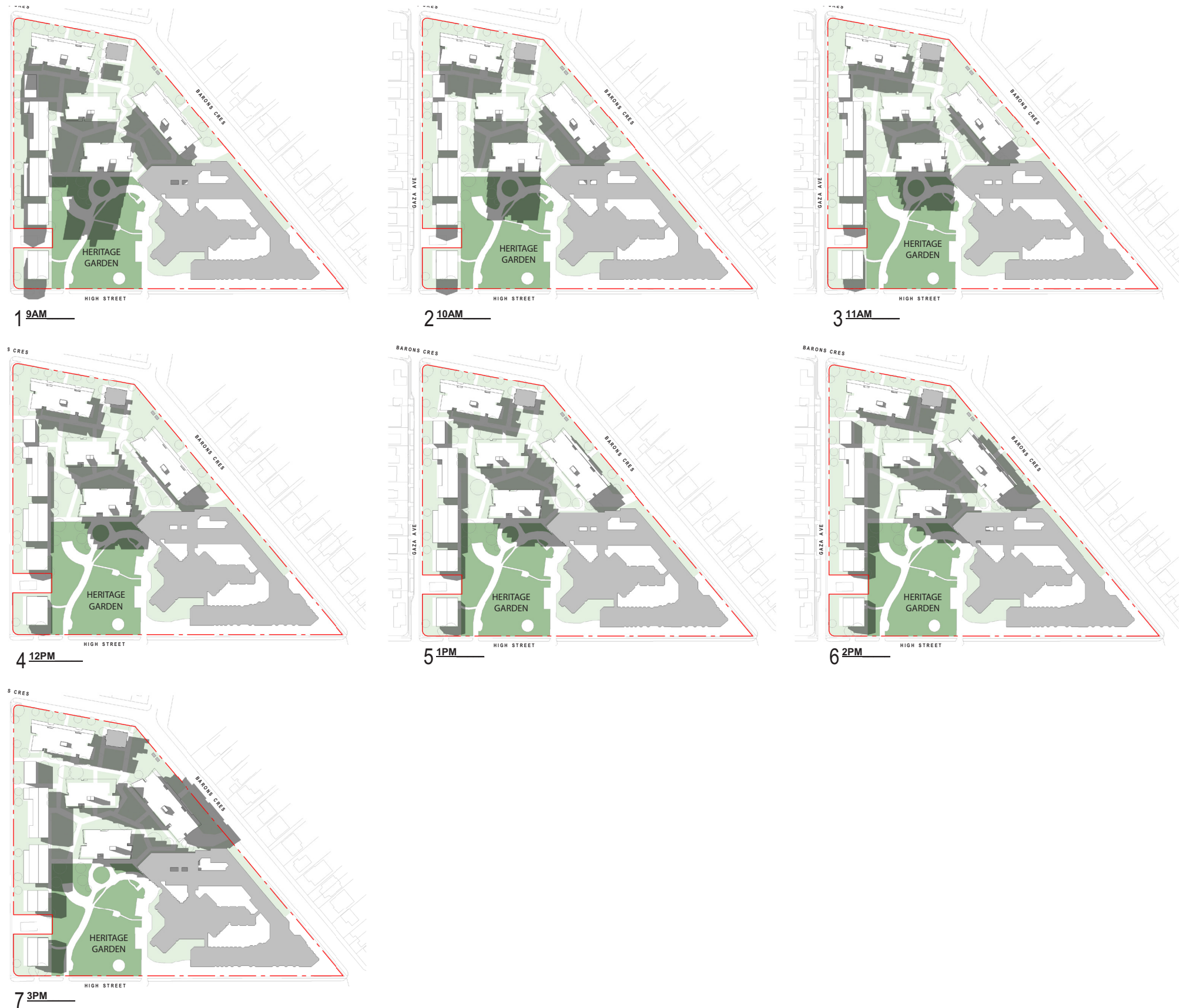


2.6 PROPOSED SCHEME
PLANS



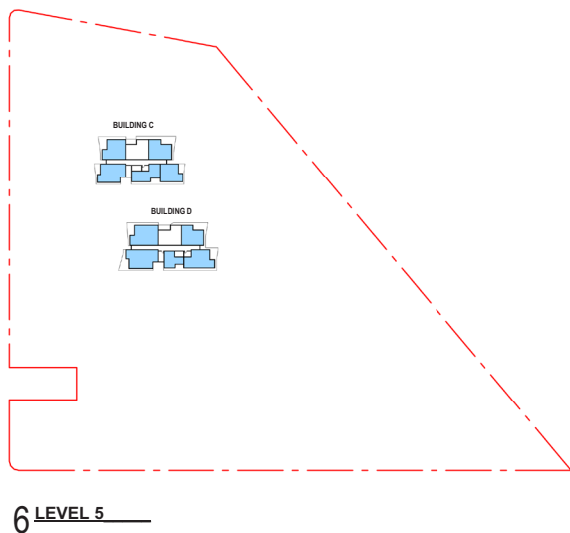
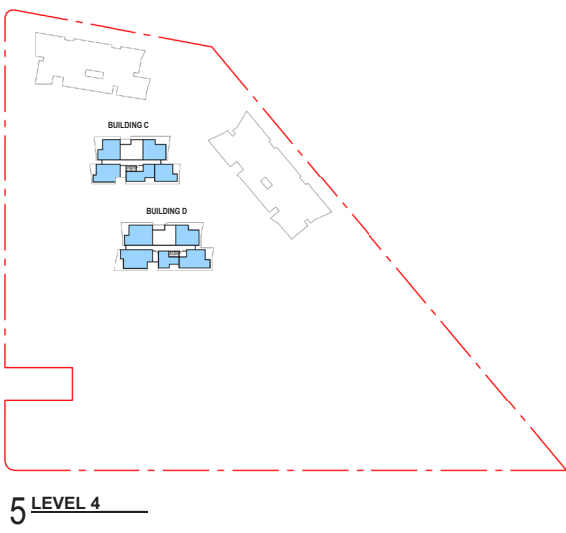
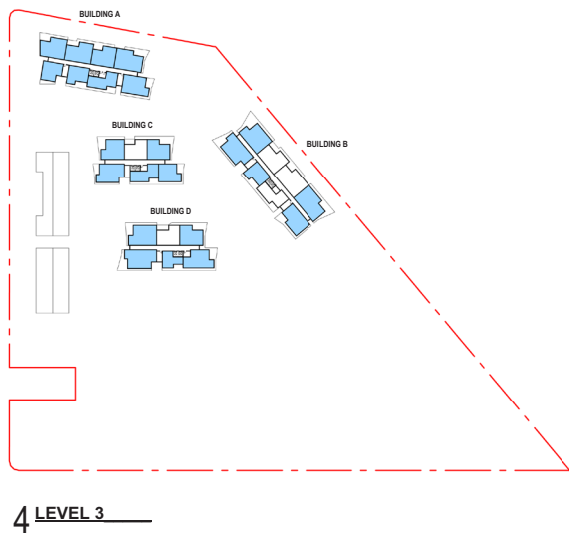
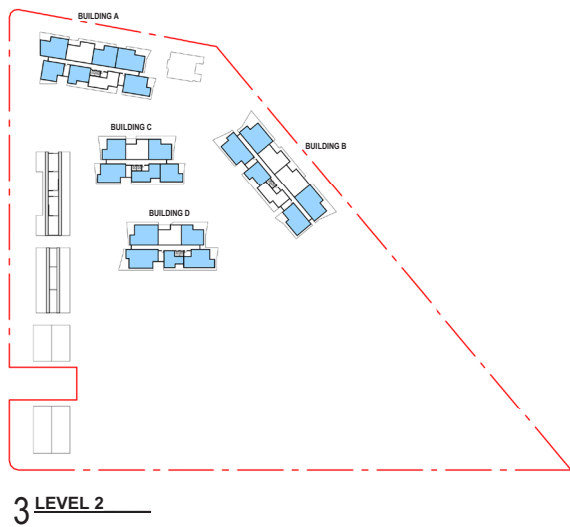
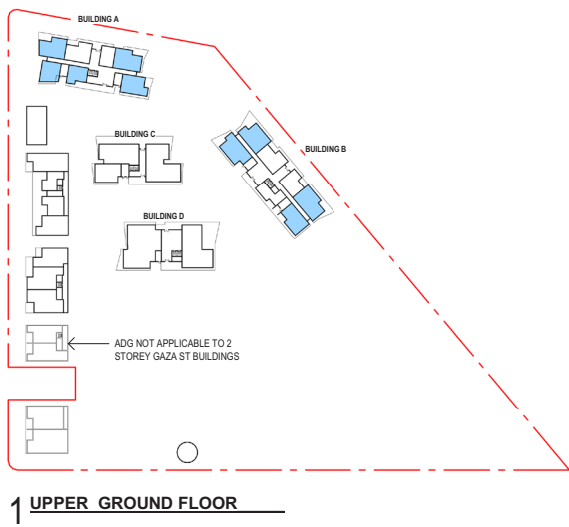
2.7 PROPOSED SCHEME
SHADOW DIAGRAM

The following diagrams illustrate over shadowing on 21st June based on the block massing model



3.0 ADG COMPLIANCE
CROSS VENTILATION

The following diagrams illustrate natural cross ventilation to Independent Living Units.



ADG Design Criteria:

At least 60% of apartments are naturally cross ventilated

LEGEND - CROSS VENTILATION



CROSS VENTILATED ILU'S	TOTAL ILU'S	BaseQTY	Percentage
93	122	122	76.2

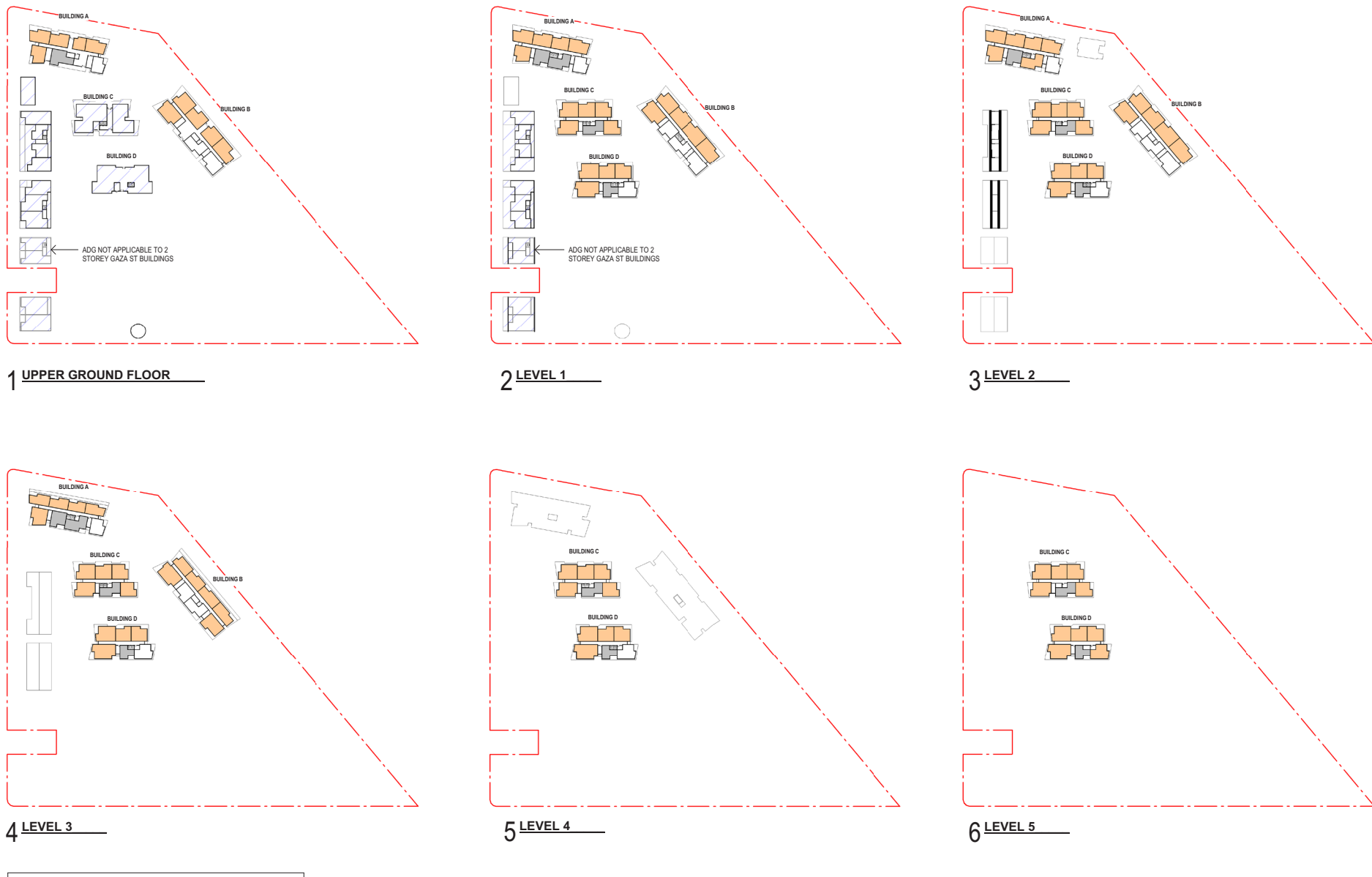
NOTE: GAZA ST BUILDINGS NOT TO ADG REQUIREMENTS



3.1 ADG COMPLIANCE

SOLAR ACCESS

The following diagrams illustrate direct sunlight to Independent Living Units between 9am-3pm on 21st June.



ADG Design Criteria:

Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter.

A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter

ILU SOLAR ACCESS			
	COUNT	TOTAL ILU'S	PERCENTAGE
0HR	16	122	13.1%
2HR	88	122	72.1%

NOTE: GAZA ST BUILDINGS NOT TO ADG REQUIREMENTS

LEGEND - DIRECT SOLAR ACCESS

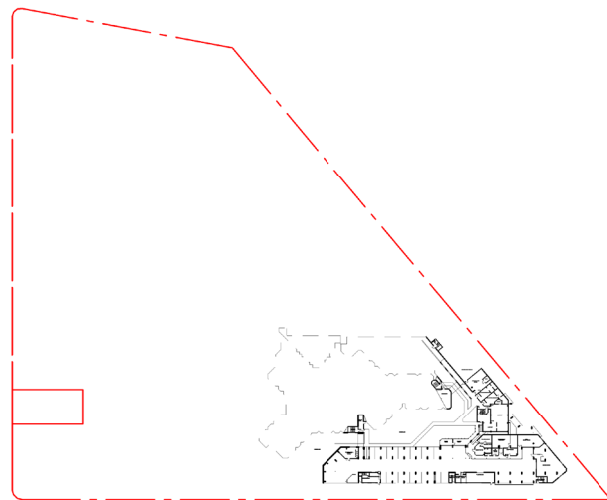
- 0

APARTMENT RECEIVES NO DIRECT SUNLIGHT BETWEEN 9AM & 3PM IN MID WINTER
- MAX 15% OF APARTMENTS
- 2HR

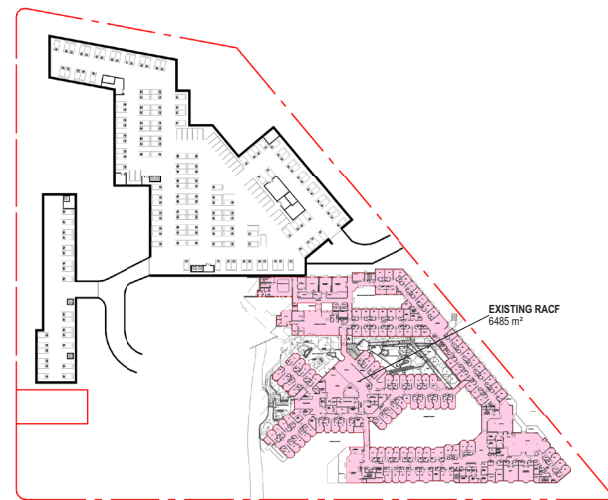
APARTMENT RECEIVES MINIMUM 2HRS DIRECT SUNLIGHT BETWEEN 9AM & 3PM
- AT LEAST 70% OF APARTMENTS

3.2 COMPLIANCE
FLOOR SPACE RATIO

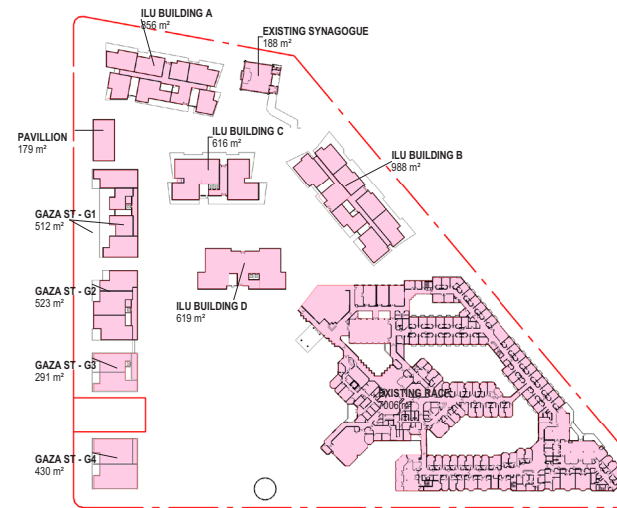
GROSS FLOOR AREA (GFA) PLANS



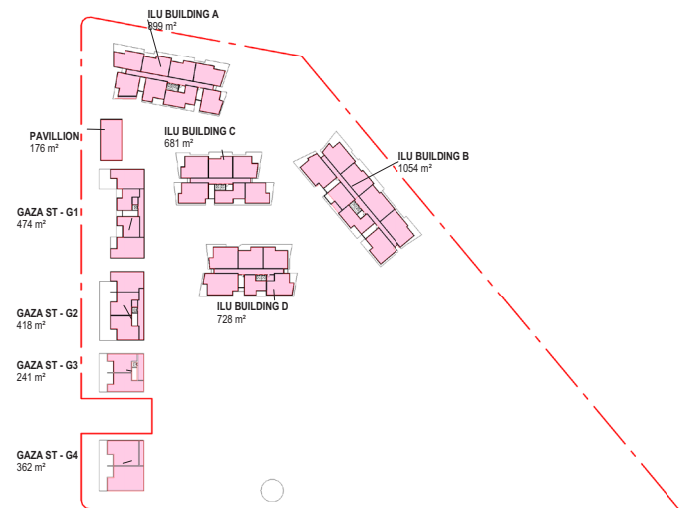
1 BASEMENT



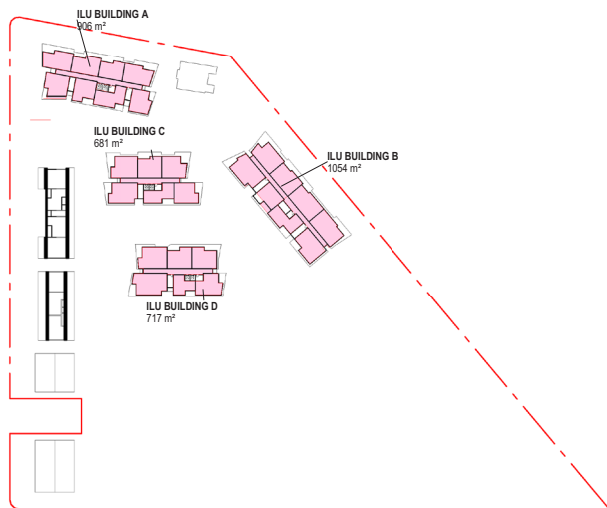
2 LOWER GROUND FLOOR



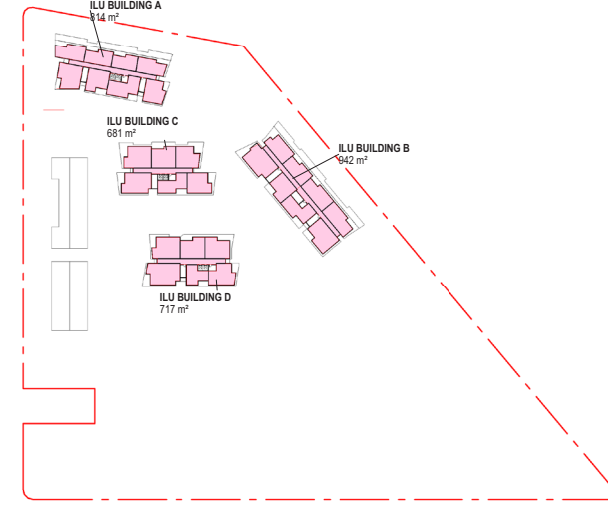
3 UPPER GROUND FLOOR



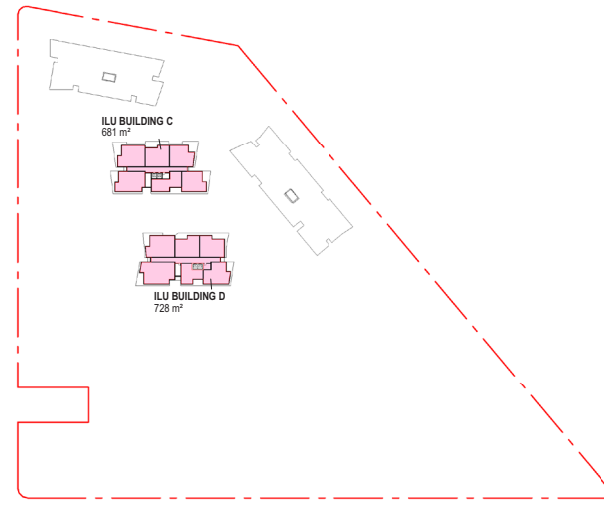
4 LEVEL 01



5 LEVEL 02



6 LEVEL 03



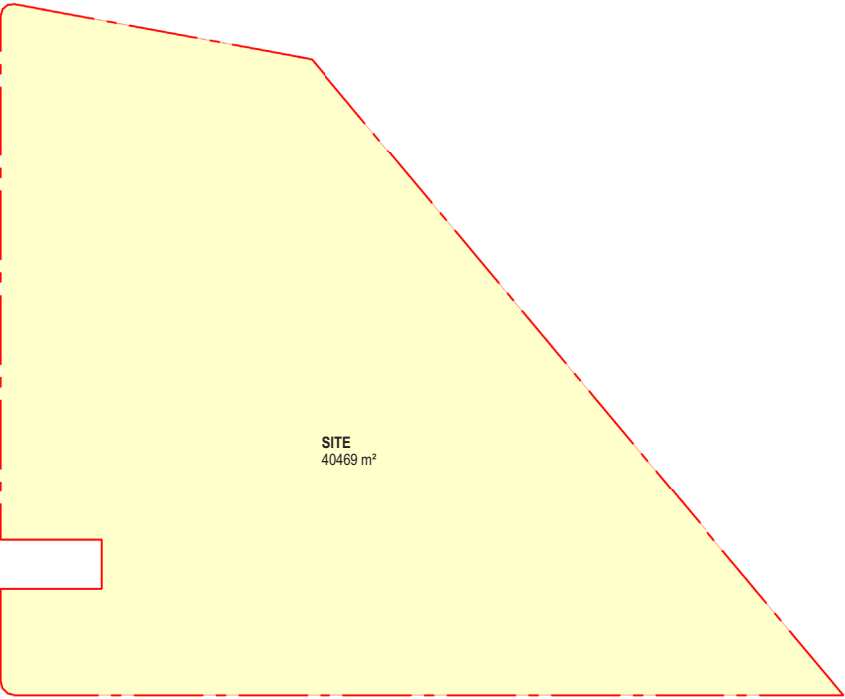
7 LEVEL 04

3.2 COMPLIANCE
FLOOR SPACE RATIO

FSR CALCULATIONS

SITE AREA: 40,469m²
PROPOSED GFA: 33,060m²
PROPOSED FSR: 0.82:1

GROSS FLOOR AREA (GFA)	
BUILDING	AREA
EXISTING RACF	13491 m²
EXISTING SYNAGOGUE	188 m²
GAZA ST - G1	987 m²
GAZA ST - G2	941 m²
GAZA ST - G3	532 m²
GAZA ST - G4	791 m²
ILU BUILDING A	3476 m²
ILU BUILDING B	4038 m²
ILU BUILDING C	4024 m²
ILU BUILDING D	4237 m²
PAVILLION	355 m²
TOTAL GFA:	33060 m²



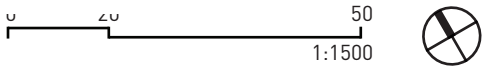
4.0 PUBLIC BENEFITS

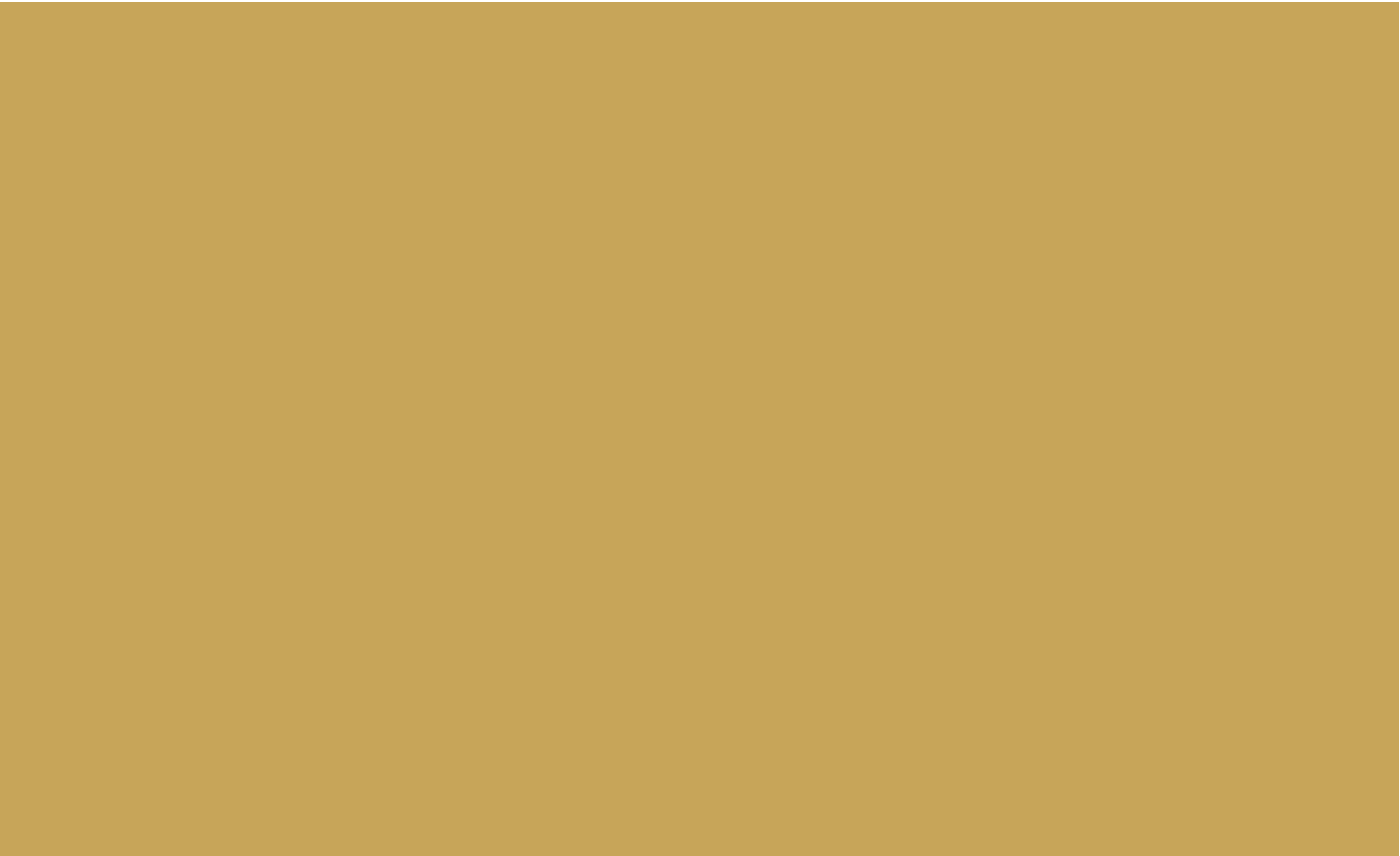
- Provision of a range of housing to meet local needs, including specific aged needs
- An integrated care and accommodation model
- Building on existing infrastructure to create efficiency in delivery and avoiding fragmented provision throughout neighbourhoods
- Freeing-up availability for the general 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



LEGEND

- ILU COMMUNAL EXISTING





5.0 COMMUNITY CONSULTATION

BUILDING POSITIONS

Community Consultation raised the question of if new buildings can be located at the South of the site along High Street instead of Barons Crescent.

The proposed ILU buildings have been located along Barons Crescent instead of High Street for the following reasons:

- The existing Residential Care (RC) facility on the South/East corner of the site is operational and will remain so providing care rooms for over 200 residents.
- The proposed Independent Living Units (ILU's) along Barons Crescent are replacing aged buildings that have been decommissioned as they were no longer fit for purpose.
- Furthermore, on the South of the site is the Montefiore Heritage Garden which is a heritage listed item as well as a WWII Communications bunker. Planning of the site has centred around protecting and enhancing the heritage garden.

NOTE:
THESE DIAGRAMS WERE PREPARED IN RESPONSE TO
COMMUNITY CONSULTATION TO RESPOND TO ISSUES
RAISED AROUND HEIGHTS AND SETBACKS



5.0 COMMUNITY CONSULTATION

PROPOSED LOADING DOCK LOCATION

Community consultation raised resident concern around the location of the proposed loading dock. The proposed loading dock and basement access was selected as the most appropriate location to retain high significance trees along Barons Crescent, avoid corners and intersections with reduced vehicle sight lines to improve safety, preserve the heritage garden and remove traffic from Gaza Ave.


















Properties located on Barons Crescent opposite the proposed loading dock are orientated away from the street towards river views therefore the proposed loading dock will have minimal impact on amenity.

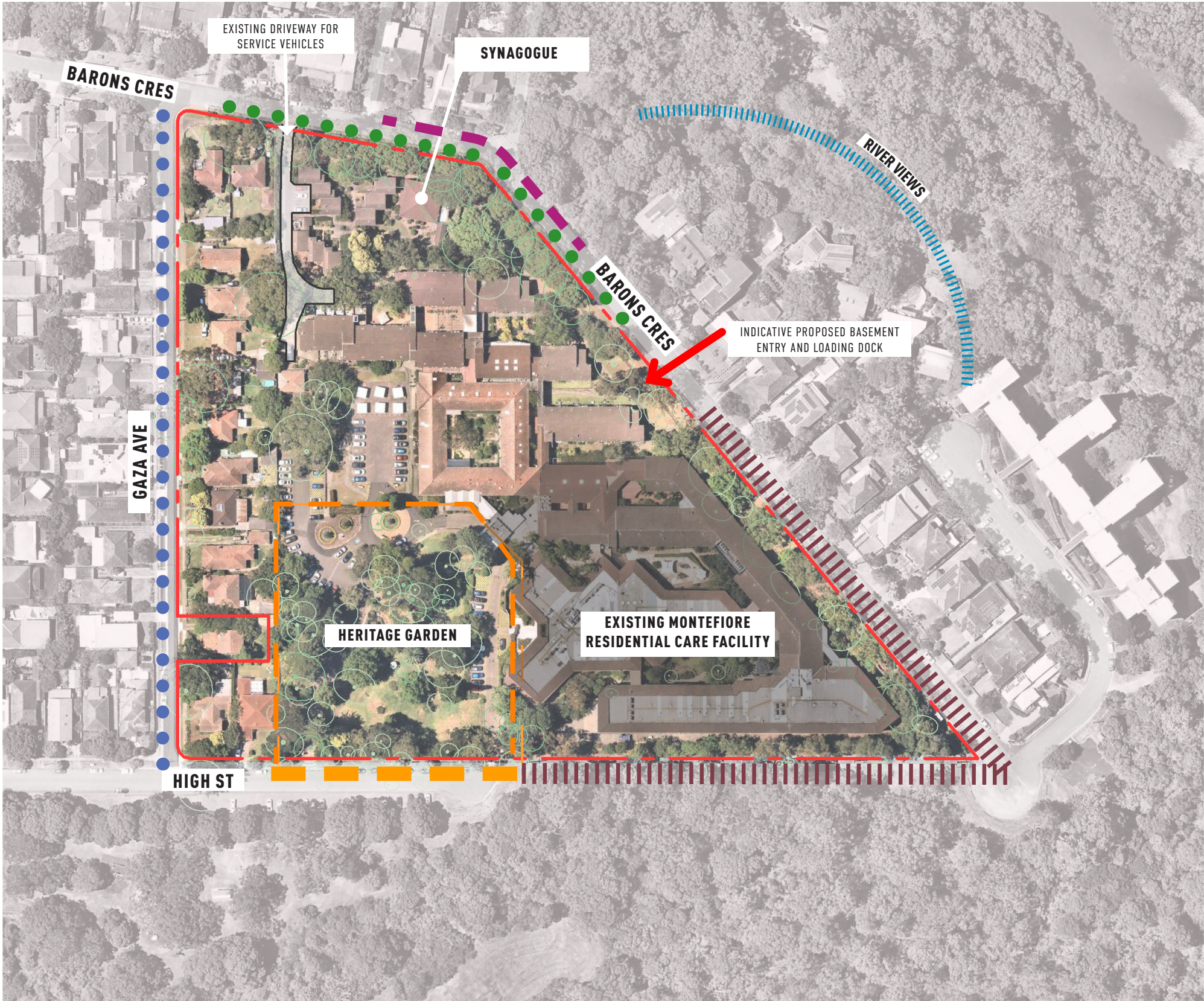
The loading dock will incorporate a turning bay to facilitate service vehicles exiting in a forward direction to reduce truck maneuvering on Barons Crescent.

It is expected that there will be minimal increase in service vehicle traffic associated with the proposed development and the hours of operation will be managed to minimise impact on surrounding residents.

The loading dock is located at a central location to service the existing Residential Care facility as well as the proposed buildings.

LEGEND

-     HIGH SIGNIFICANCE TREES RETAINED
-    REDUCED VEHICLE SIGHT LINES
-     NO VEHICLE ACCESS TO SITE FROM GAZA AVE
-     EXISTING RESIDENTIAL CARE FACILITY
-   HERITAGE GARDEN TO BE PRESERVED



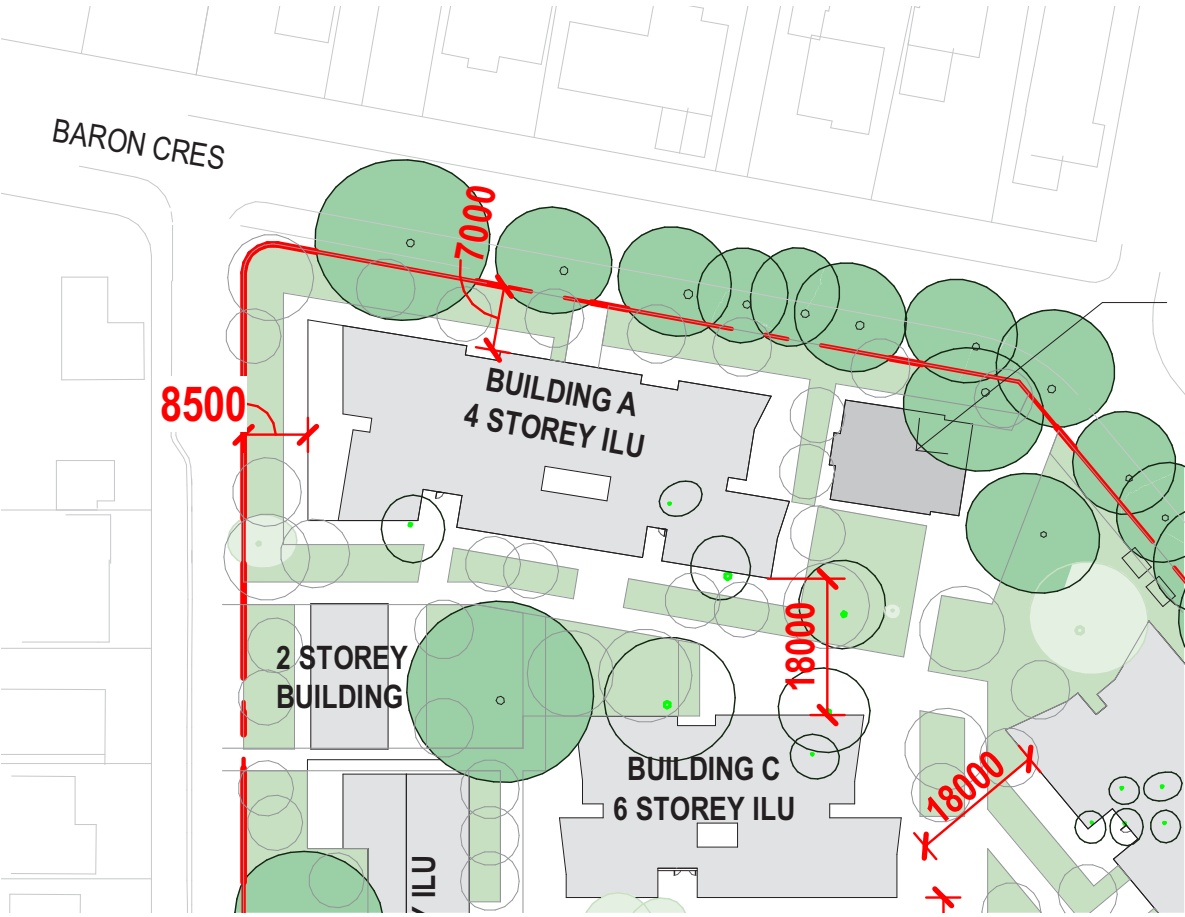
5.0 COMMUNITY CONSULTATION

SET BACK - GAZA AVE AT CORNER OF BARONS CRESCENT

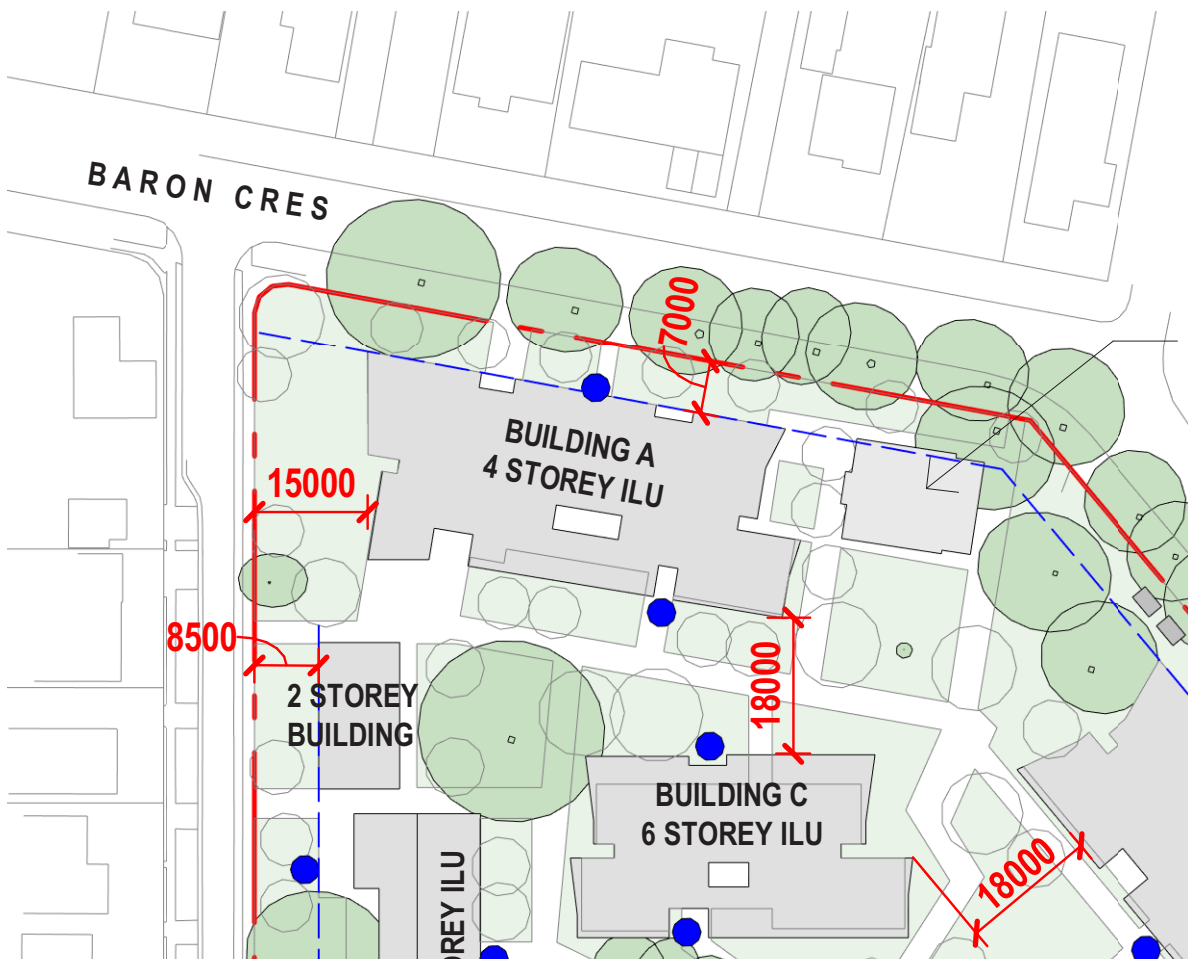
Community Consultation raised concern around the 8.5m set back of the proposed Building A from Gaza Ave on the corner of Barons Crescent and Gaza Ave.

In response to this the set back of Building A from Gaza Ave in this location was increased to 15m.

NOTE:
THESE DIAGRAMS WERE PREPARED IN RESPONSE TO
COMMUNITY CONSULTATION TO RESPOND TO ISSUES
RAISED AROUND HEIGHTS AND SETBACKS



ORIGINAL PLANNING PROPOSAL:



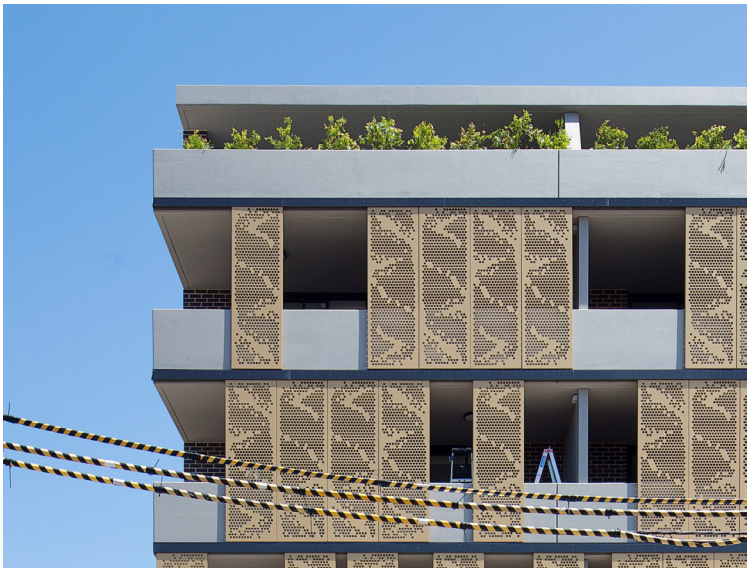
POST COMMUNITY CONSULTATION - INCREASED SET BACK

5.0 COMMUNITY CONSULTATION

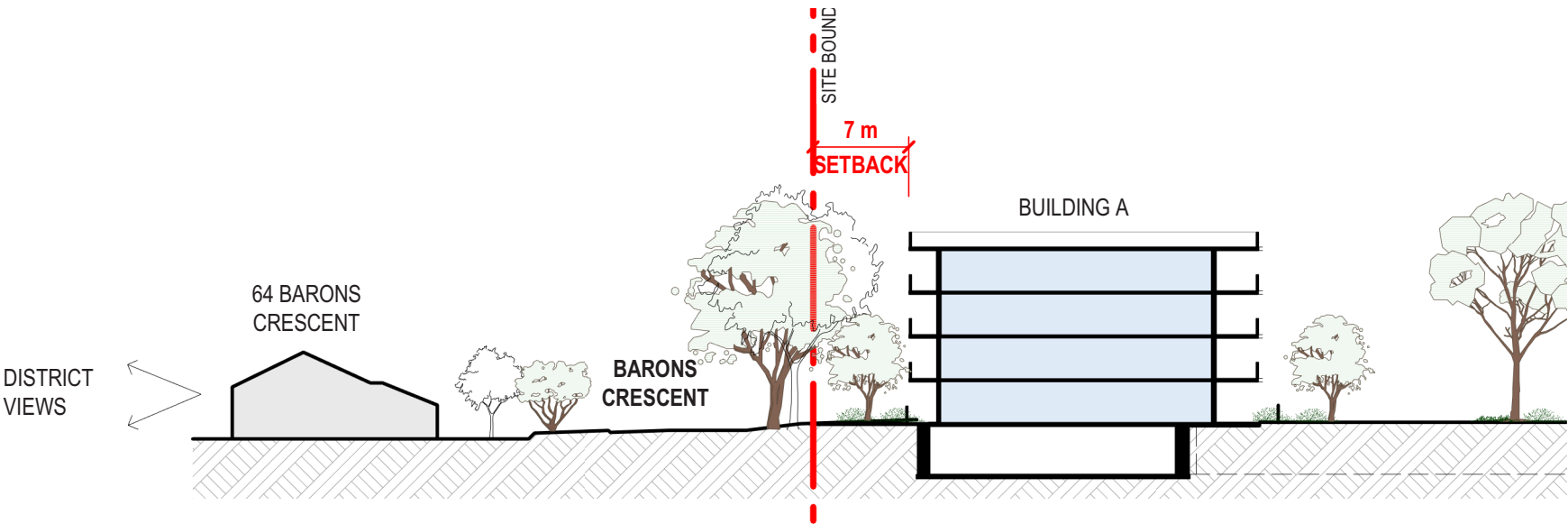
HEIGHT OF BUILDINGS - BARONS CRESCENT

Following community consultation concern was raised about the proposed 4 storey height of the two buildings along Barons Crescent.

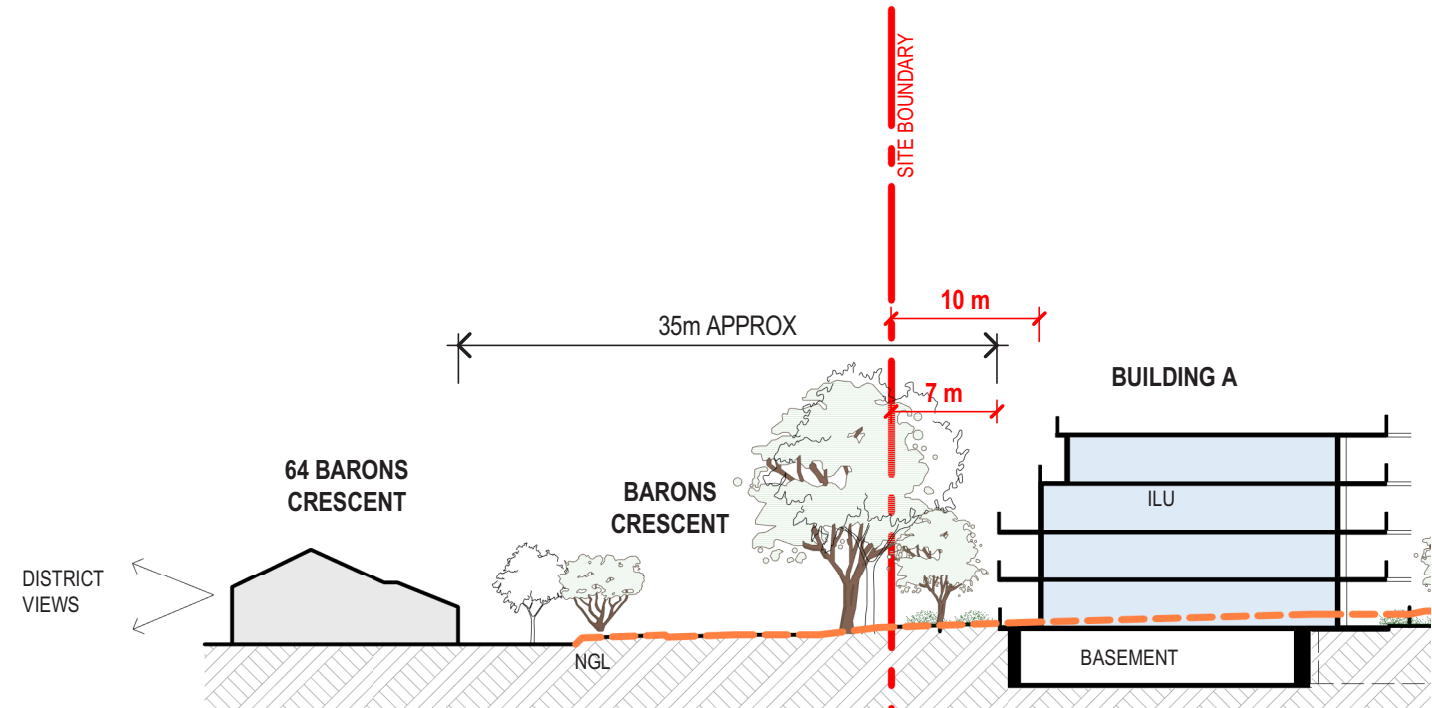
The top level of Buildings A and B can be set back to reduce the visual impact on Barons Crescent. The materiality and colour of the top floor will also aid in recessing the built form.



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ORIGINAL PLANNING PROPOSAL SECTION



POST COMMUNITY CONSULTATION - SETBACK TOP FLOOR

