



JACKSON TEECE

MONTEFIORE HUNTERS HILL CAMPUS

OCTOBER 2025

**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

PROPOSED SCHEME

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

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- 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



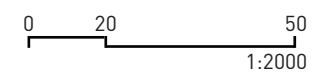
VEHICLE ACCESS



PEDESTRIAN ACCESS



■ ■ WALKING TRACKS



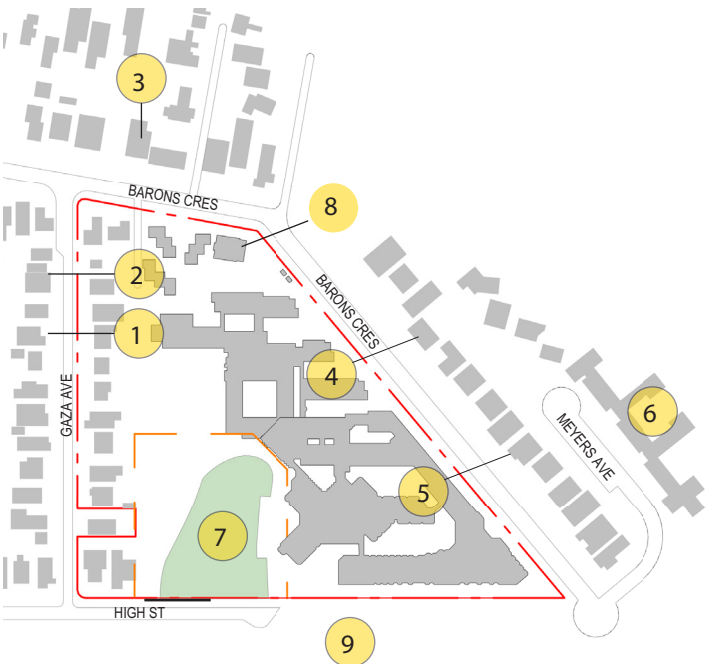
1.2 SITE ANALYSIS
CHARACTER AND HERITAGE - SITE
CONTEXT

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



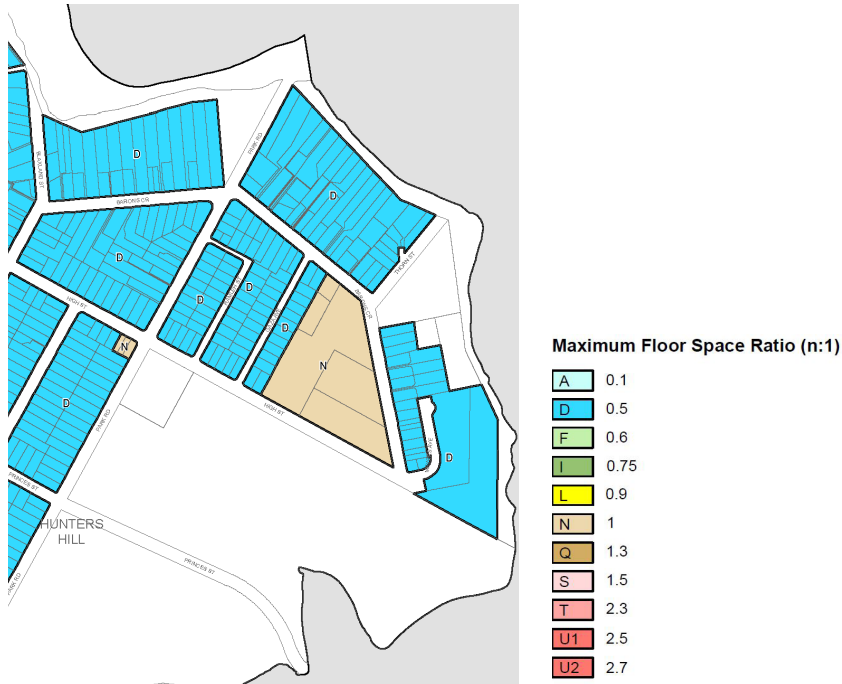
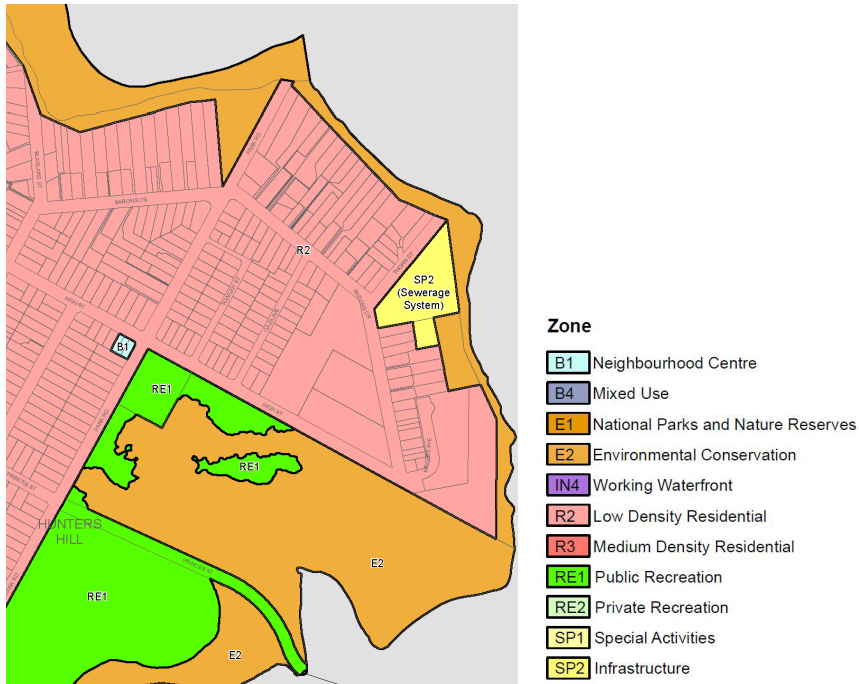
LEGEND

- High significance trees (39 approx)
- Medium significance trees (77approx)
- Low Significance Trees
- Montefiore Heritage Garden

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.

Seniors housing is also permissible through section 79 of the *State Environmental Planning Policy (Housing) 2021*

BUILDING HEIGHTS

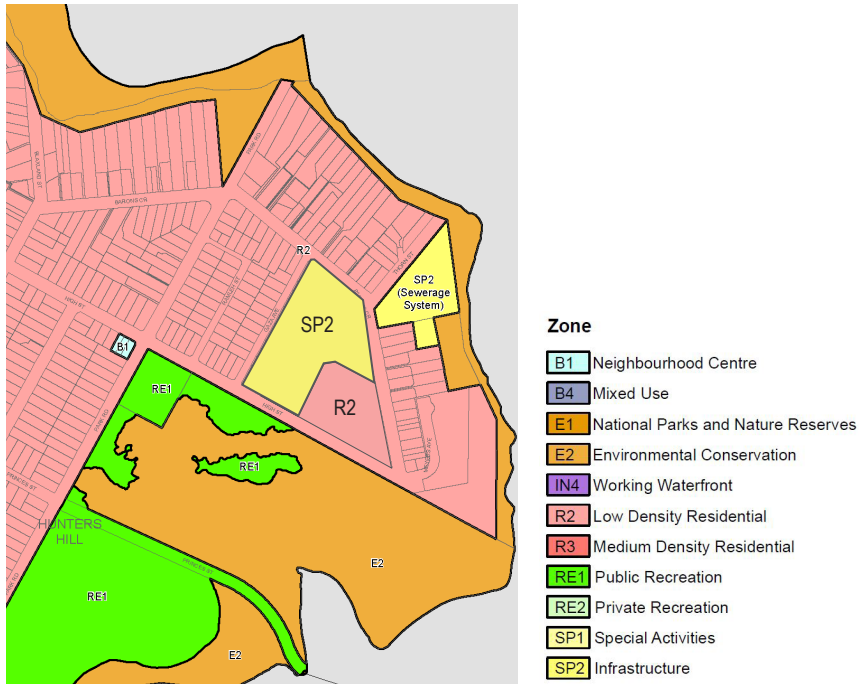
The maximum permissible building height on the subject site is 8.5 metres.

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



ZONING

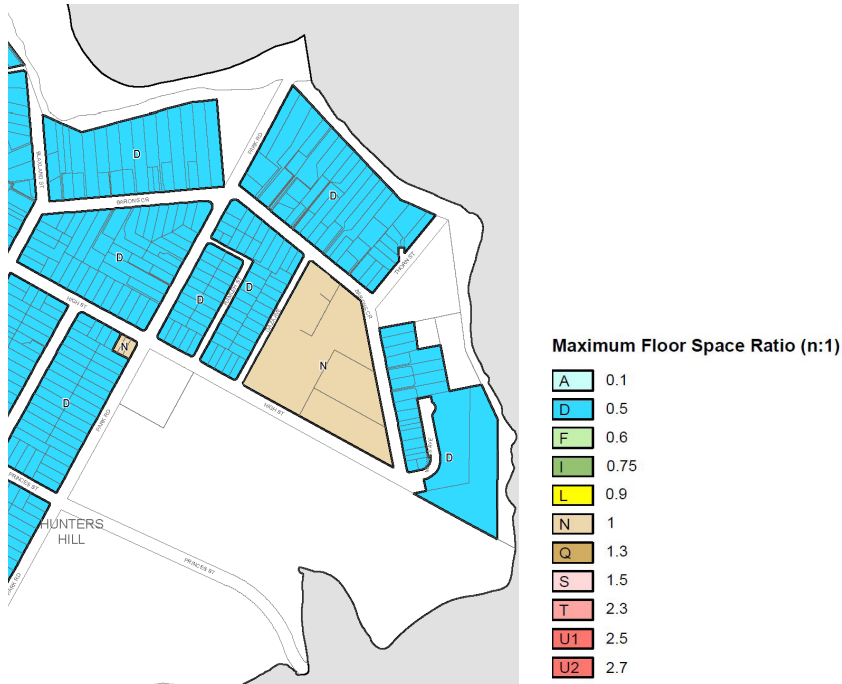
Retain R2 Low Density Residential zoning to the existing RCF.
Change the remainder of the site to Zone SP2 Infrastructure (Seniors Housing)

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 facility; Restaurant or cafe; 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



BUILDING HEIGHTS

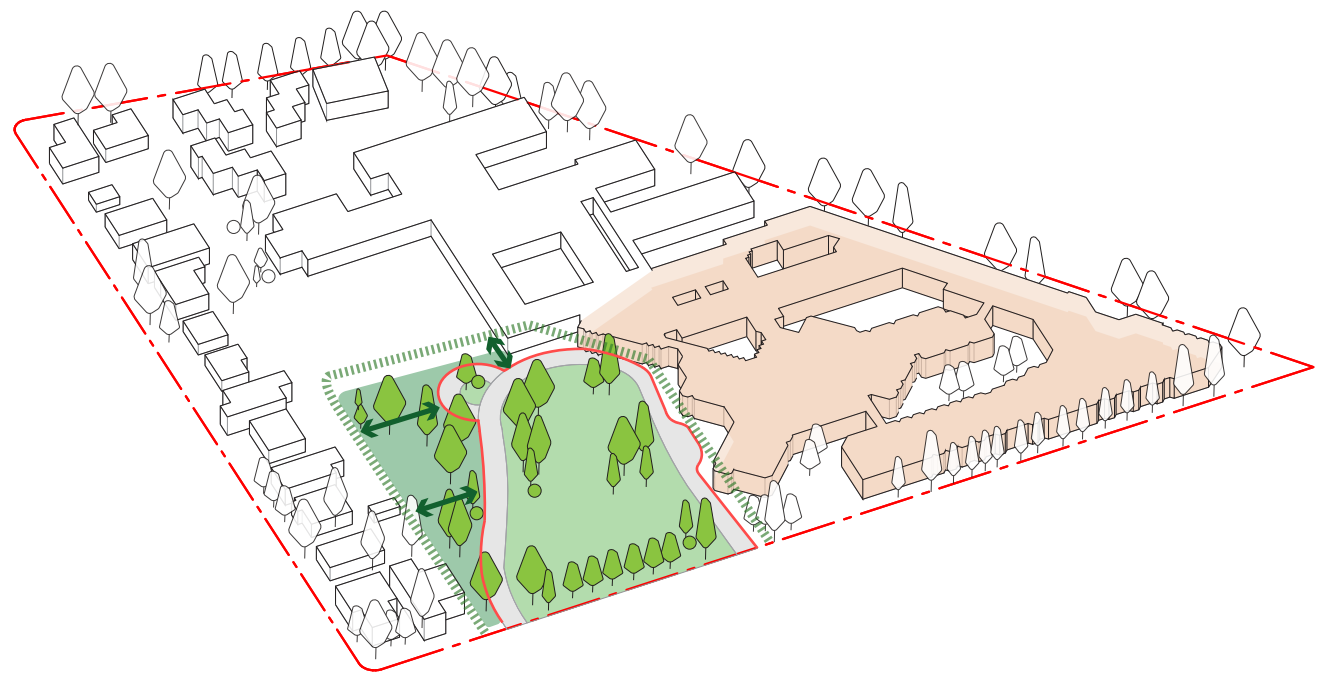
Retain 8.5m height to Gaza Ave and the existing RCF.
Increase heights of buildings along Barons Crescent.
Increase height of buildings in centre of the site.



FLOOR SPACE RATIO (FSR)

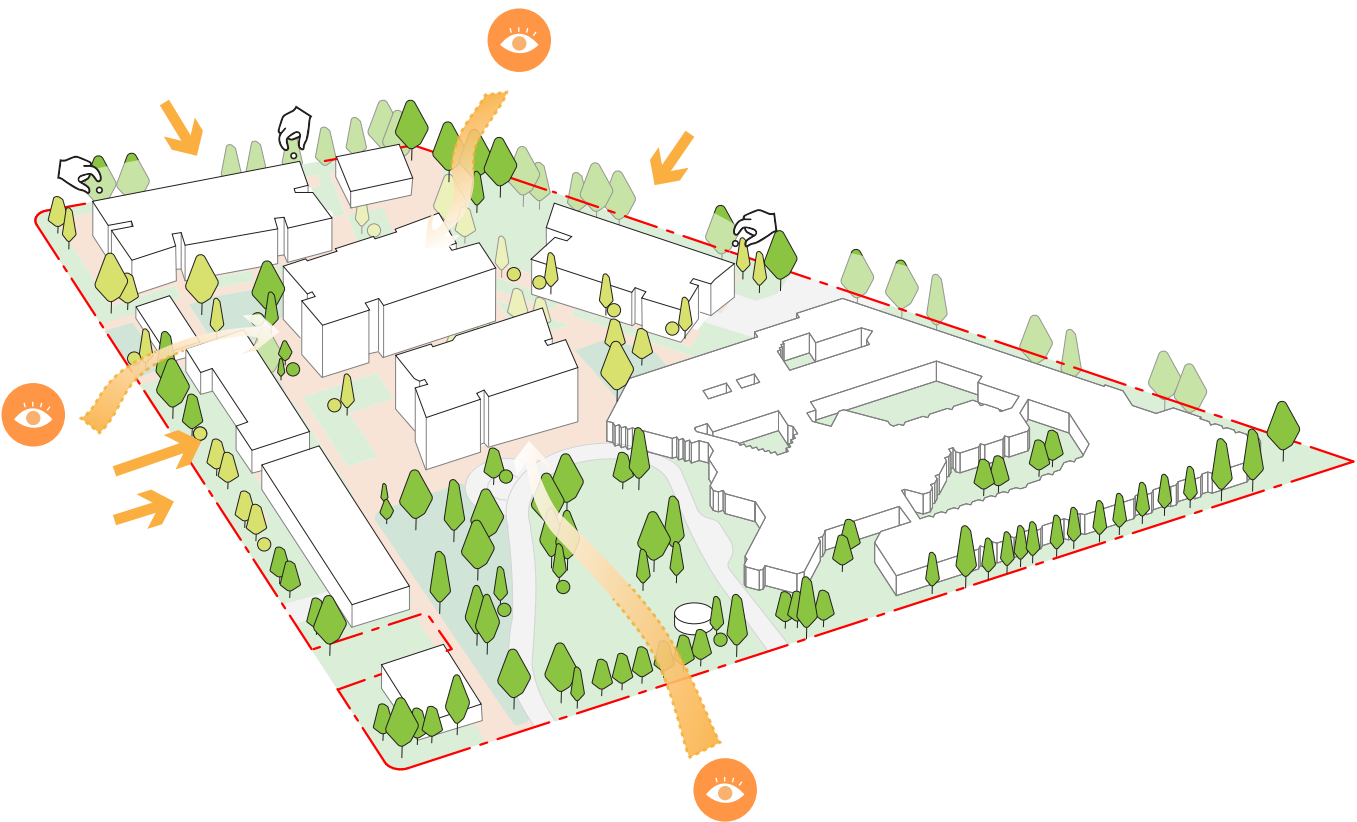
To future proof the site and make it a “clean” development standard across the site, it is recommended to increase the FSR to 1:1 across the whole site.

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.

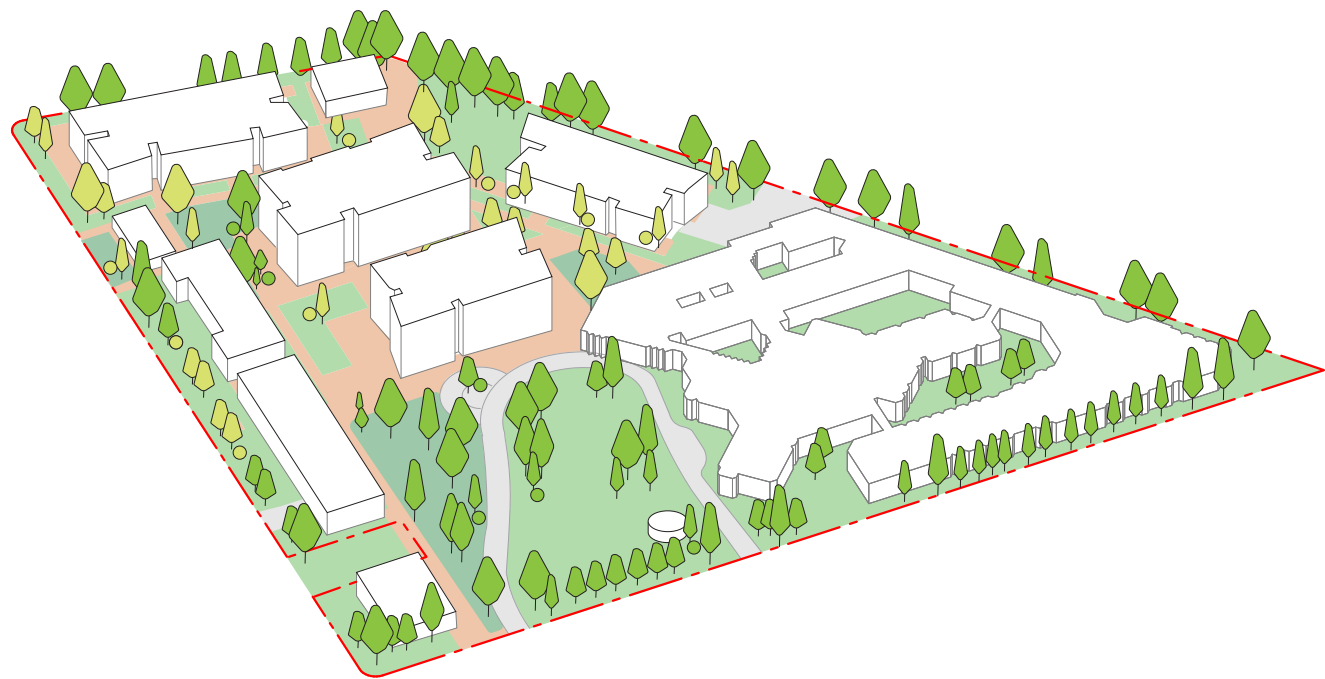


INITIAL MASSING ON SITE TO PRESERVE EXISTING VIEWS

- 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

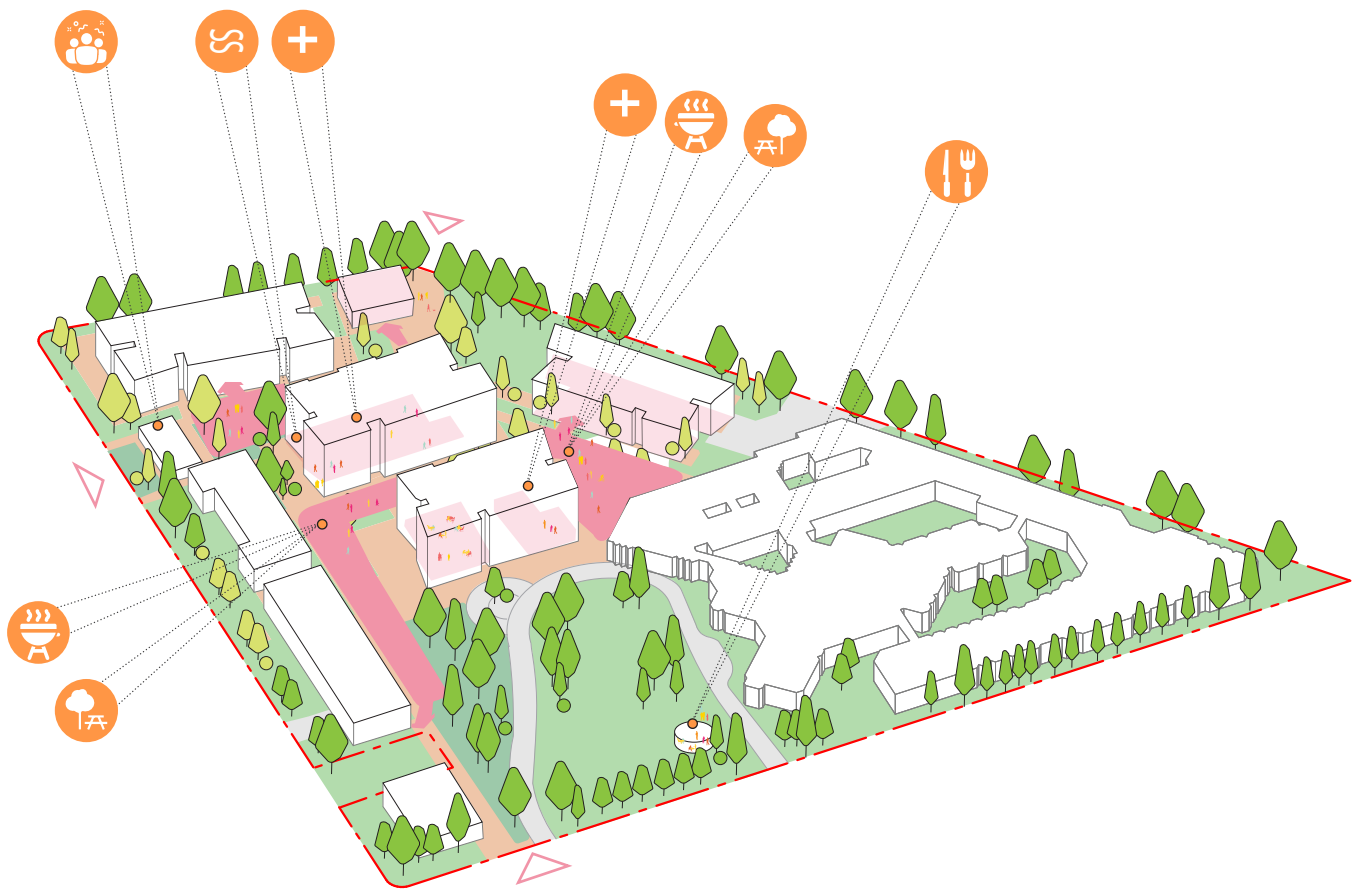


INCREASE AND COMPLEMENT LANDSCAPE

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.



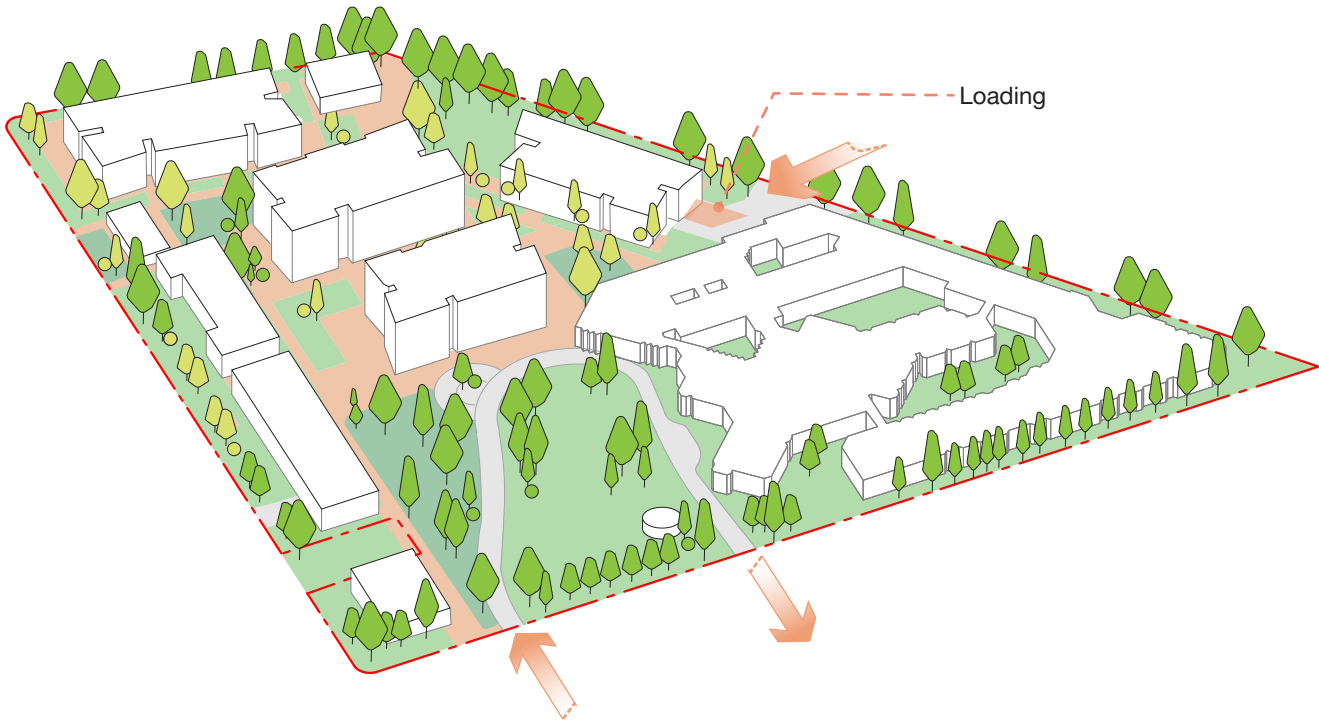
PEDESTRIANISE THE GROUND PLANE

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



PROVIDE APPROPRIATELY LOCATED VEHICLE ACCESS 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.

The proposed use and mix of Building B will be determined at DA stage and could include various communal and ancillary facilities associated with seniors housing.

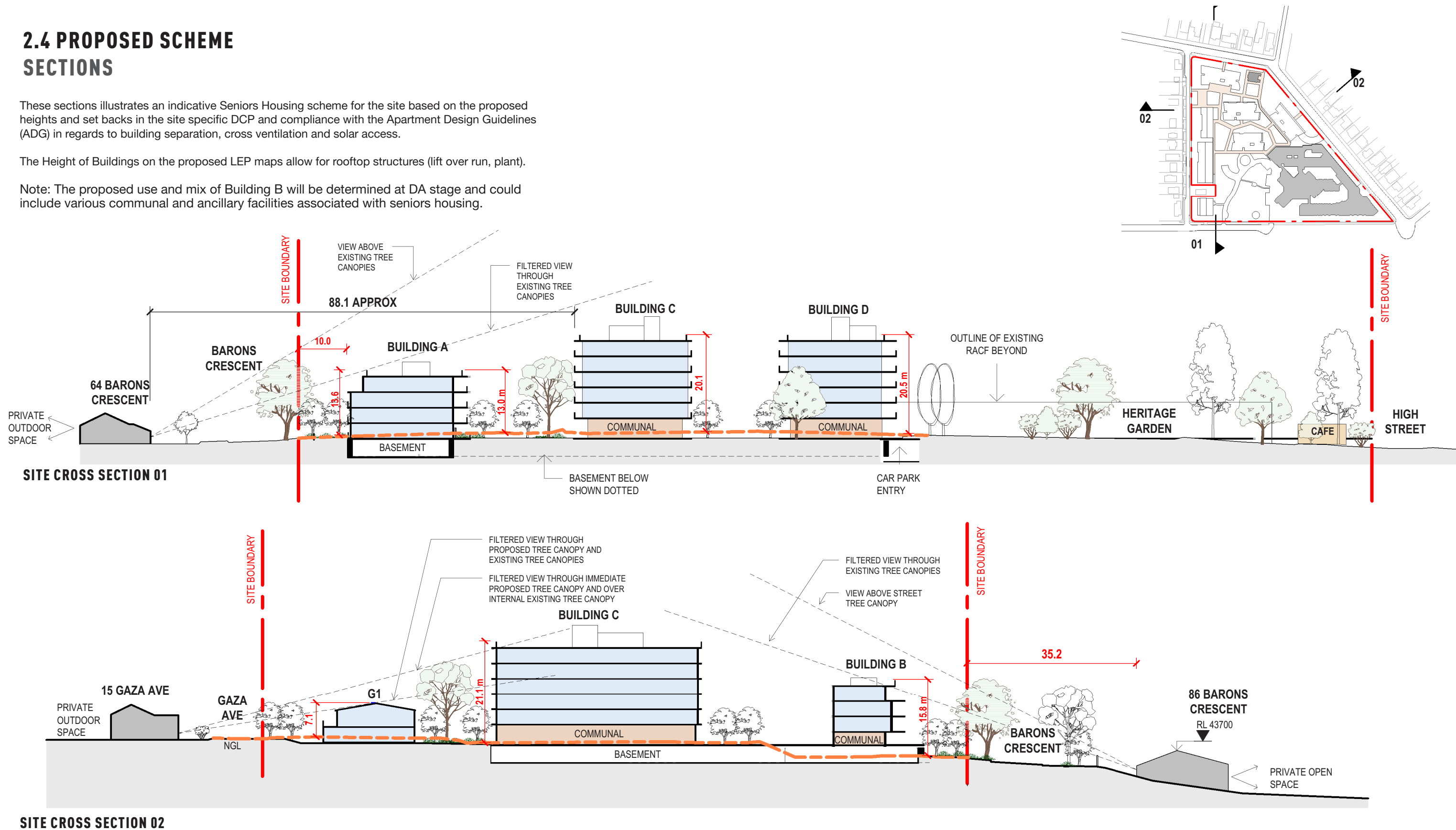


2.4 PROPOSED SCHEME SECTIONS

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).

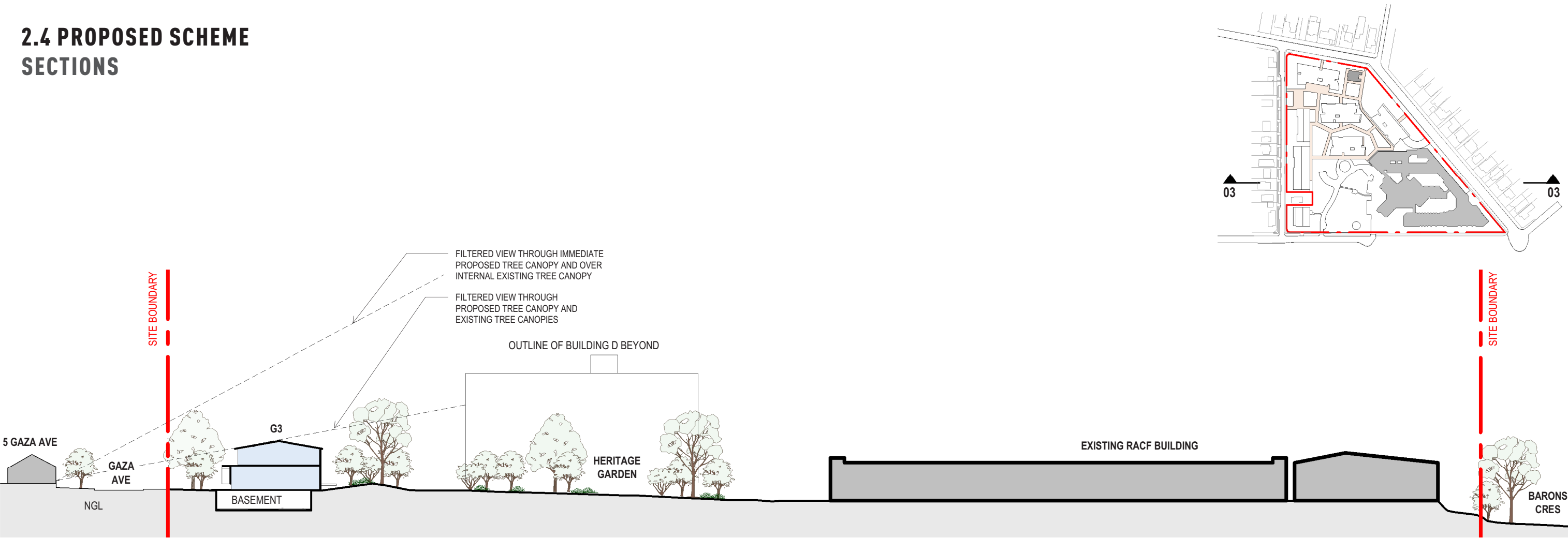
Note: The proposed use and mix of Building B will be determined at DA stage and could include various communal and ancillary facilities associated with seniors housing.



LEGEND

SENIORS HOUSING POTENTIAL COMMUNAL USE

2.4 PROPOSED SCHEME
SECTIONS

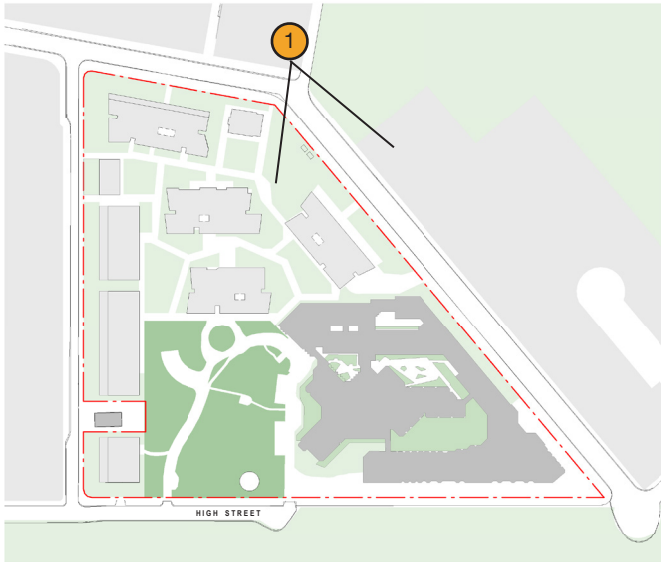


SITE CROSS SECTION 03

LEGEND

SENIORS HOUSING

2.5 EXISTING
VIEW ANALYSIS

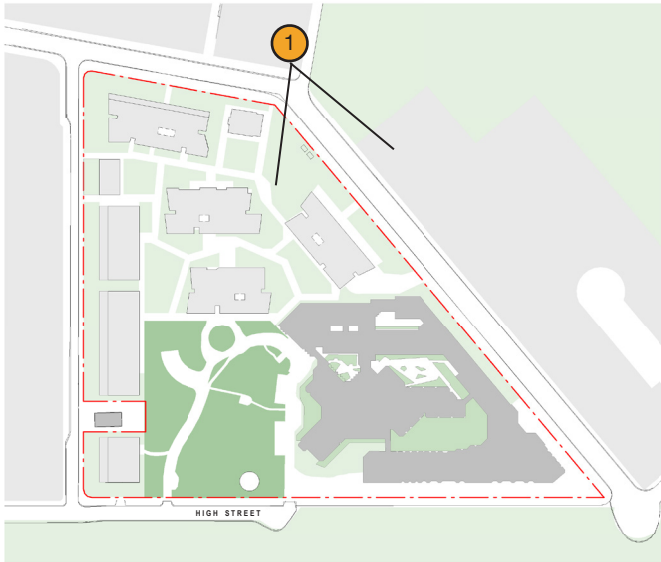


1. VIEW ALONG BARONS CRESCENT (EAST)



INDICATIVE ONLY - PREPARED WITHOUT SURVEY INFORMATION

**2.5 PROPOSED SCHEME
VIEW ANALYSIS**



1. VIEW ALONG BARONS CRESCENT (EAST)

INDICATIVE ONLY - PREPARED WITHOUT SURVEY INFORMATION

**2.5 EXISTING
VIEW ANALYSIS**



2. VIEWFROM HIGH STREET UP GAZA AVE



INDICATIVE ONLY - PREPARED WITHOUT SURVEY INFORMATION

**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



3. VIEW THROUGH HERITAGE GARDEN TO BUILDING D

INDICATIVE ONLY - PREPARED WITHOUT SURVEY INFORMATION
View/Perspective taken from within the site boundary.
Street front landscaping provides screening of proposed buildings from the High Street frontage.

2.6 PROPOSED SCHEME
PLANS

PARKING SCHEDULE

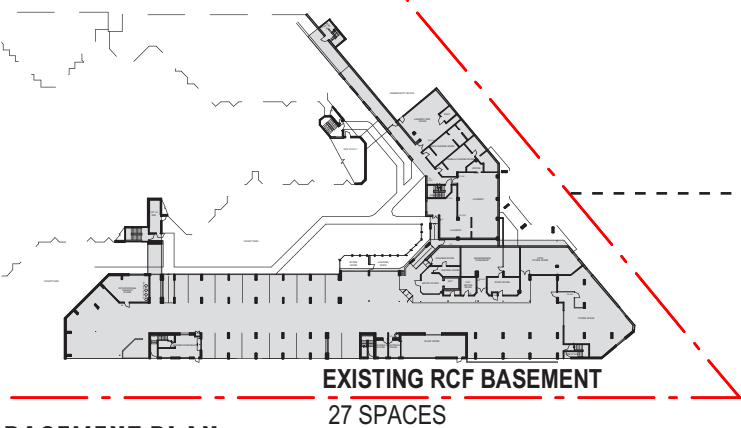
EXISTING ON SITE PARKING	NO. SPACES
BASEMENT/UNDER COVER	27
ON GRADE	85
TOTAL RCF STAFF AND VISITORS	112

PROPOSED ON SITE PARKING	NO. SPACES
BASEMENT	205
ON GRADE	13
TOTAL	218

PROPOSED PARKING REQUIRMENTS	NO. SPACES
RCF STAFF	50
RCF VISITORS	14
ILU RESIDENTS	131
ILU VISITORS	23
TOTAL	218

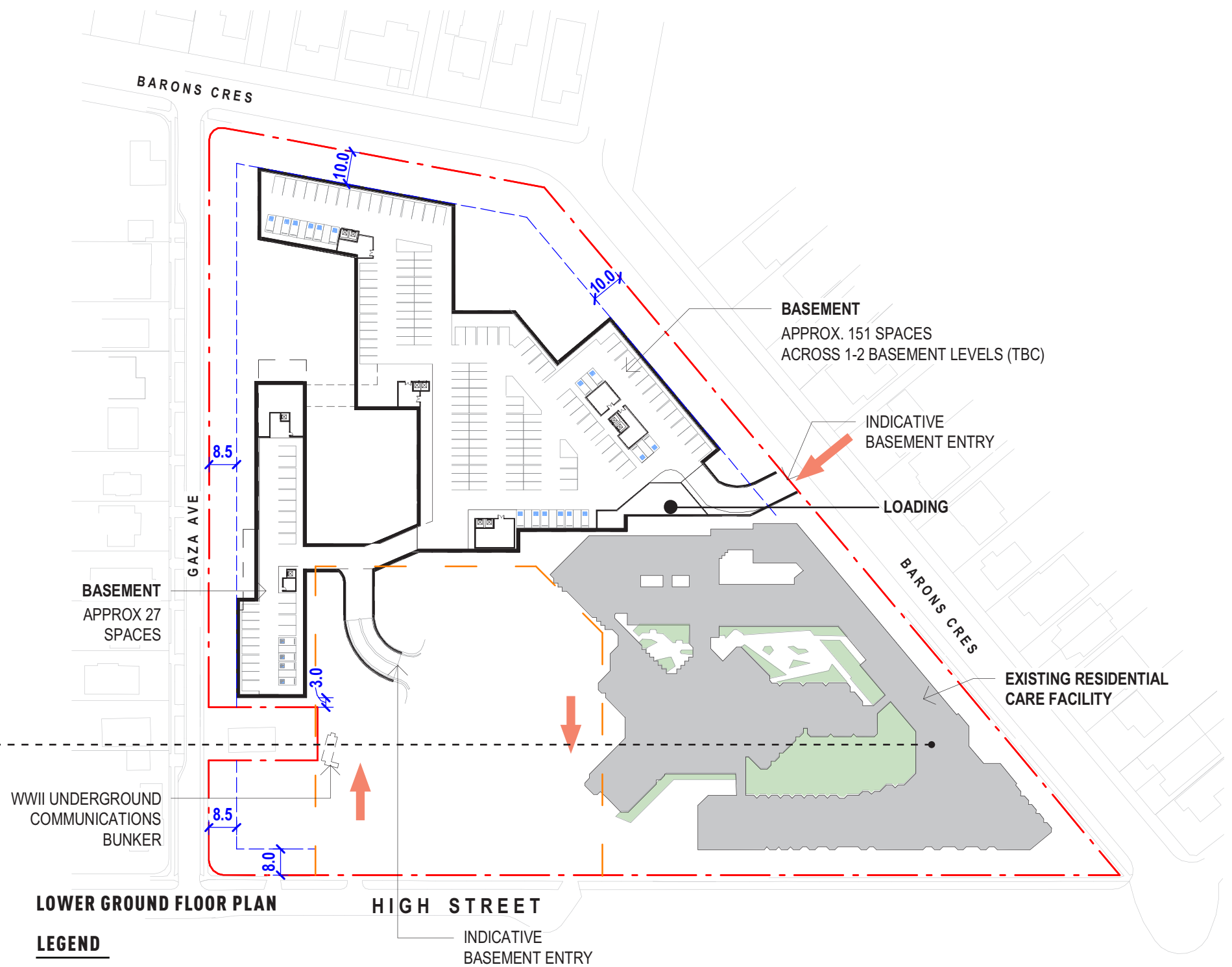
EXISTING AMBULANCE PARKING AT RCF PORT COCHERE TO BE RETAINED

NOTE:
CAR PARKING RATES ARE BASED ON SEPP (HOUSING 2021) REQUIREMENTS:
RCF: 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)



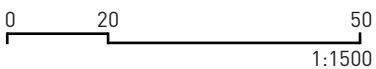
BASEMENT PLAN

NOTE: PARKING FOR ANY COMMUNAL AND ANCILLARY USES TO BE INCORPORATED WITHIN STAFF AND RESIDENT FIGURES SHOWN, OR COULD OTHERWISE BE PROVIDED IN AN ADDITIONAL PART BASEMENT LEVEL, IF NECESSARY.



LEGEND

➔ VEHICLE ACCESS



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.

The proposed use and mix of Building B will be determined at DA stage and could include various ancillary facilities associated with seniors housing.

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	19
3 BED	10
BUILDING C	
2 BED	19
3 BED	11
BUILDING D	
1 BED	5
2 BED	11
3 BED	14
TOTAL	
90	

GAZA ST ILU'S	
1 BED	2
2 BED	9
3 BED	11
TOTAL	
22	

TOTAL ILU'S:	
112	

TOTAL RCF BEDS:
194 BEDS



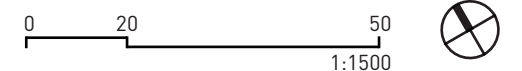
2.6 PROPOSED SCHEME PLANS

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

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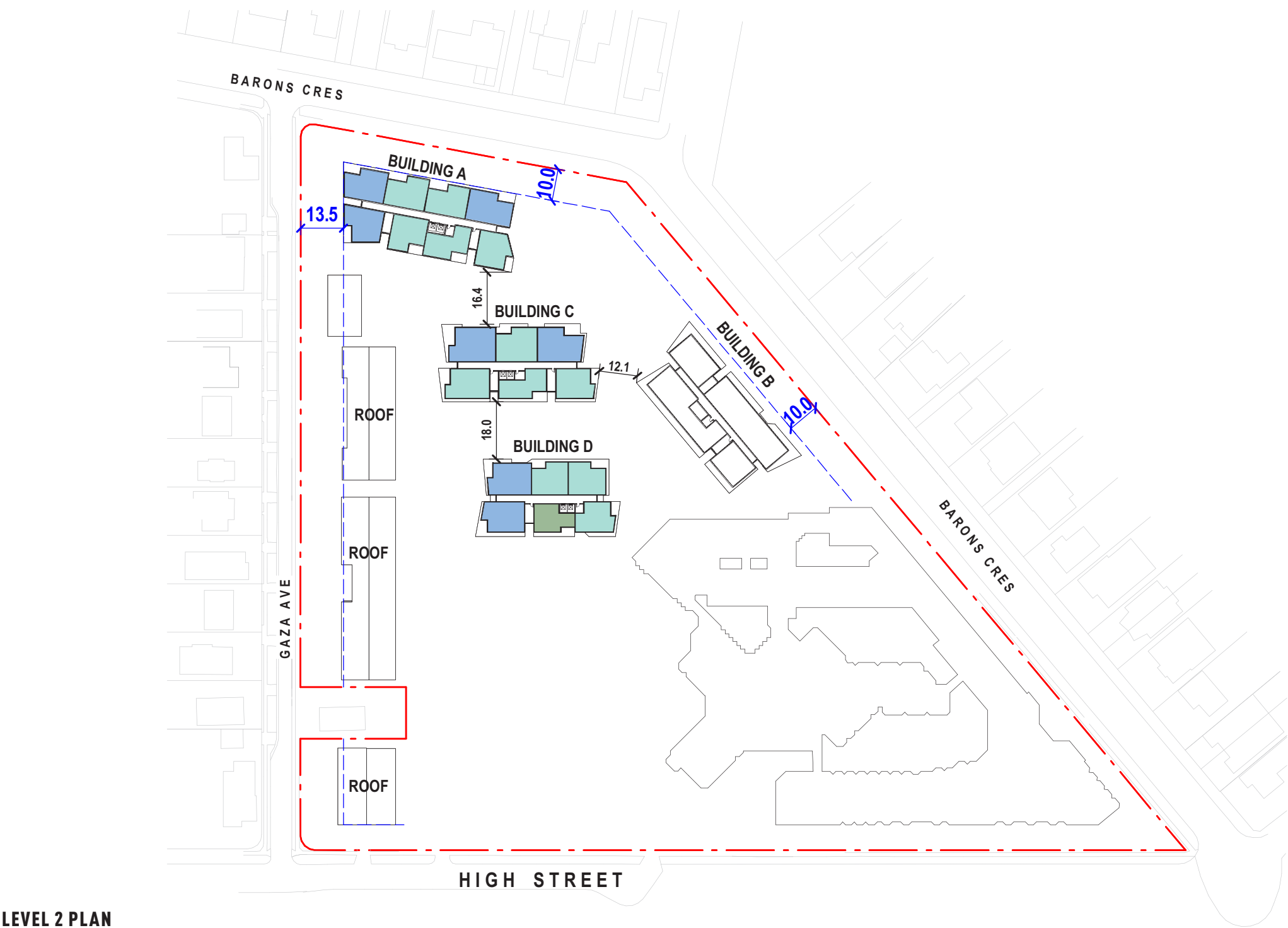
LEGEND



2.6 PROPOSED SCHEME
PLANS

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

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LEVEL 2 PLAN

LEGEND

3 BED ILU 2 BED ILU 1 BED ILU

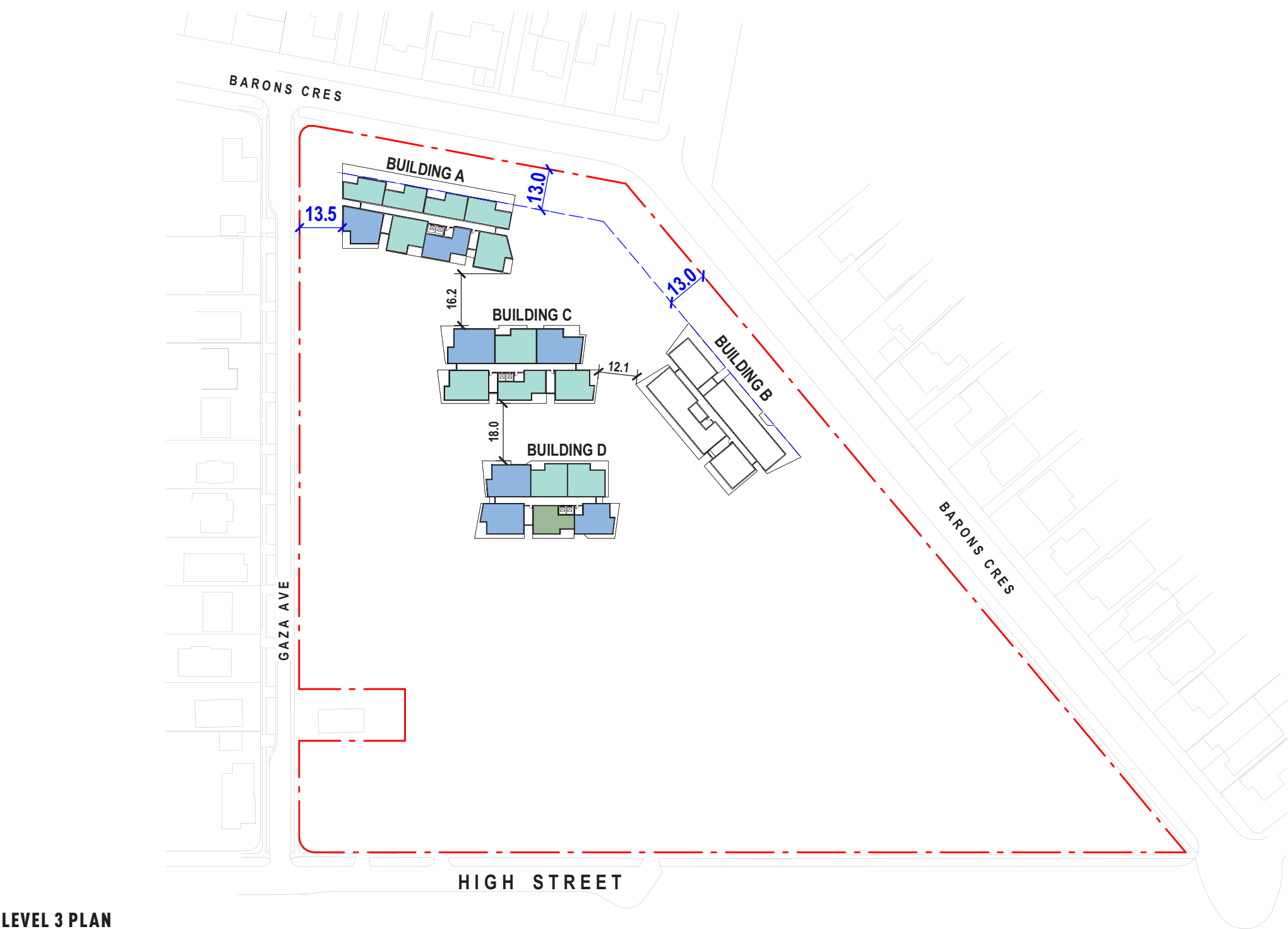
0 20 50
1:1500



2.6 PROPOSED SCHEME
PLANS

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

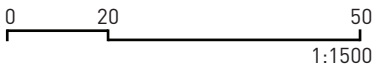
The proposed use and mix of Building B will be determined at DA stage and could include various ancillary facilities associated with seniors housing.



LEVEL 3 PLAN

LEGEND

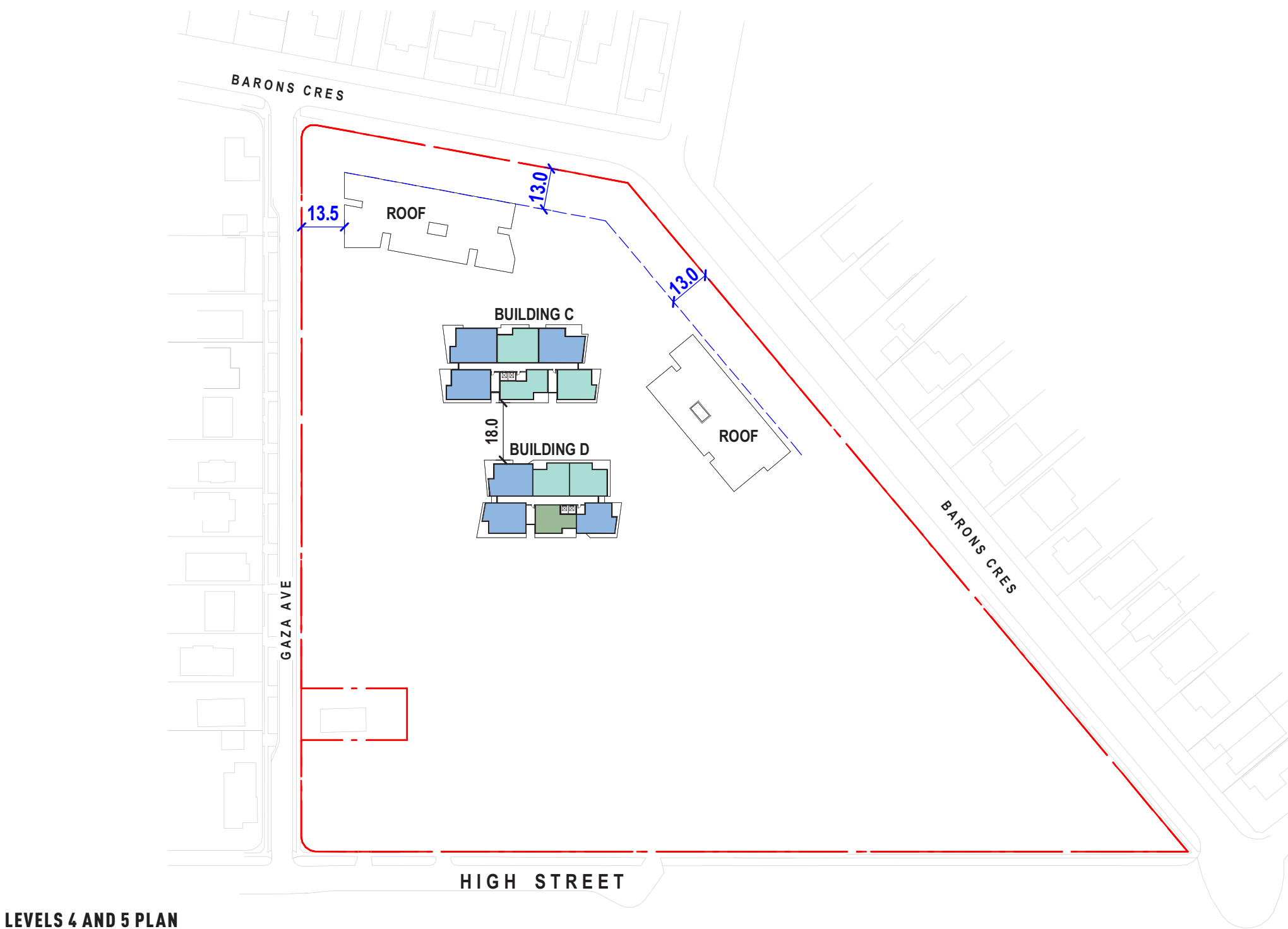
- 3 BED ILU
- 2 BED ILU
- 1 BED ILU



2.6 PROPOSED SCHEME
PLANS

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

The proposed use and mix of Building B will be determined at DA stage and could include various ancillary facilities associated with seniors housing.



LEGEND

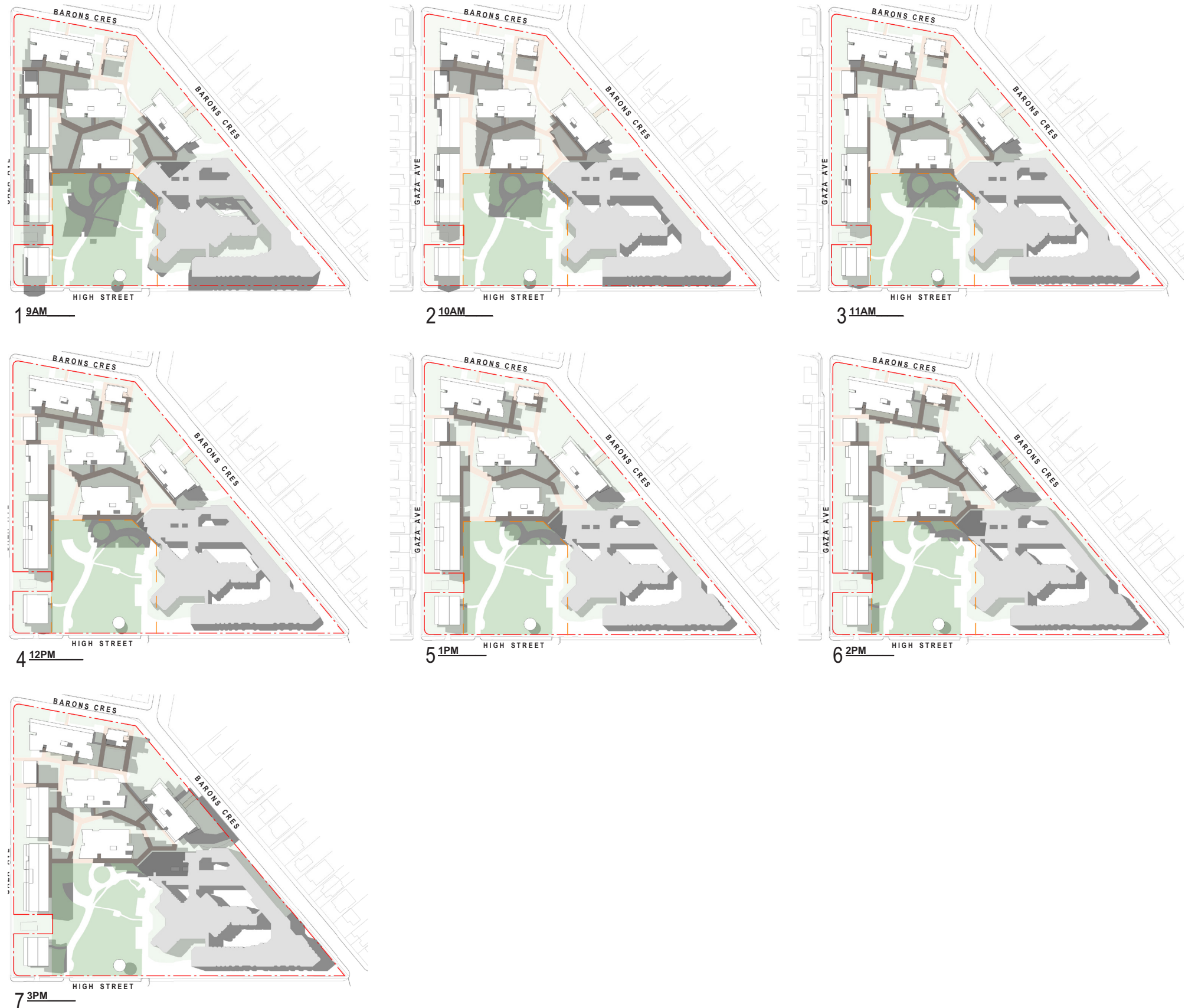
- 3 BED ILU
- 2 BED ILU
- 1 BED ILU

0 20 50
1:1500



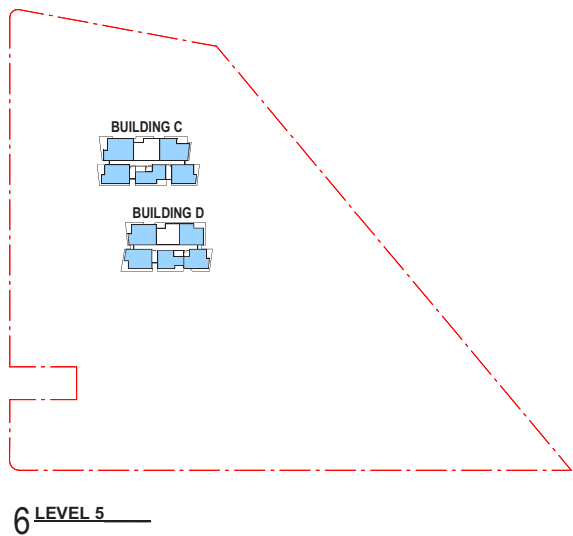
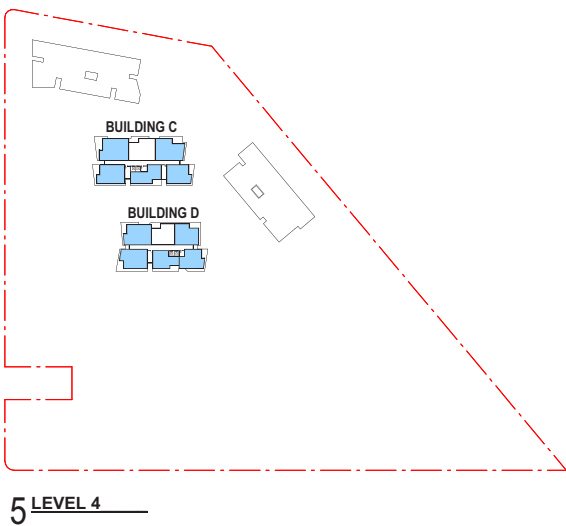
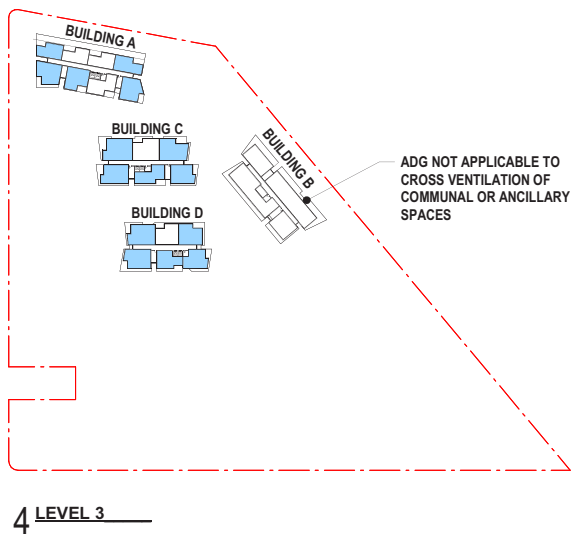
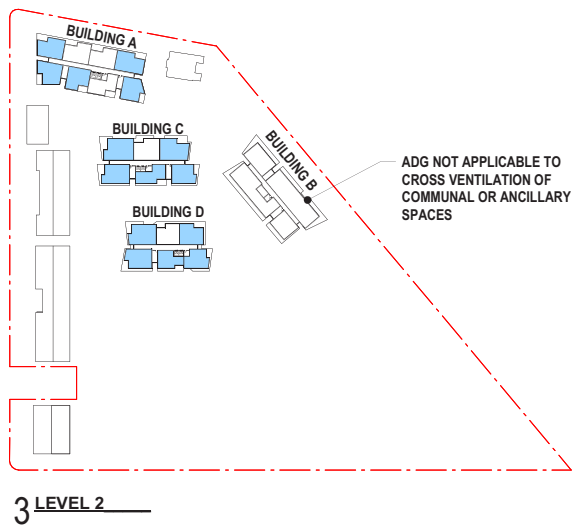
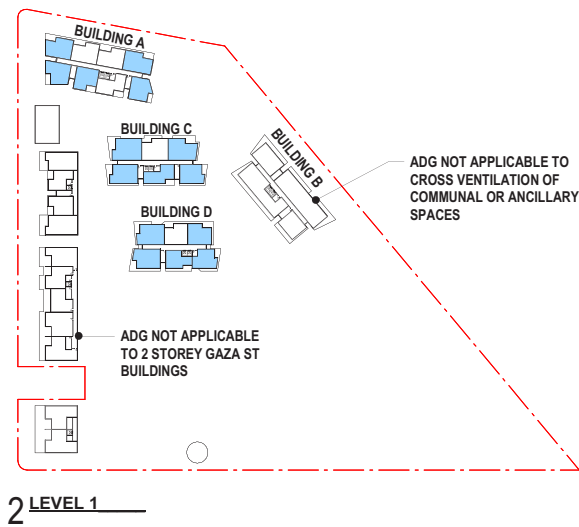
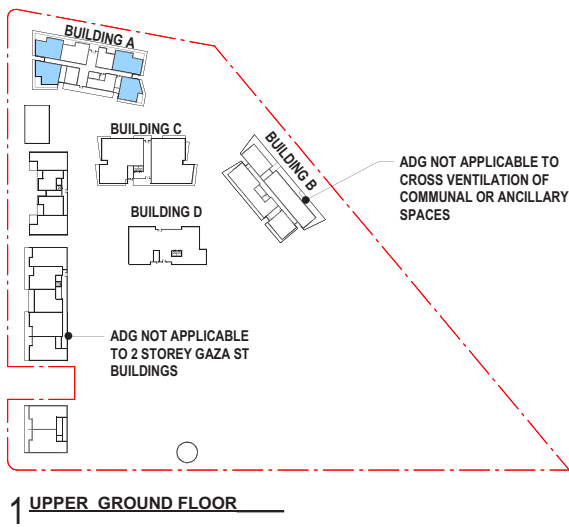
2.7 PROPOSED SCHEME
SHADOW DIAGRAM

The following diagrams illustrate over shadowing on 21st June between 9am and 3pm.



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

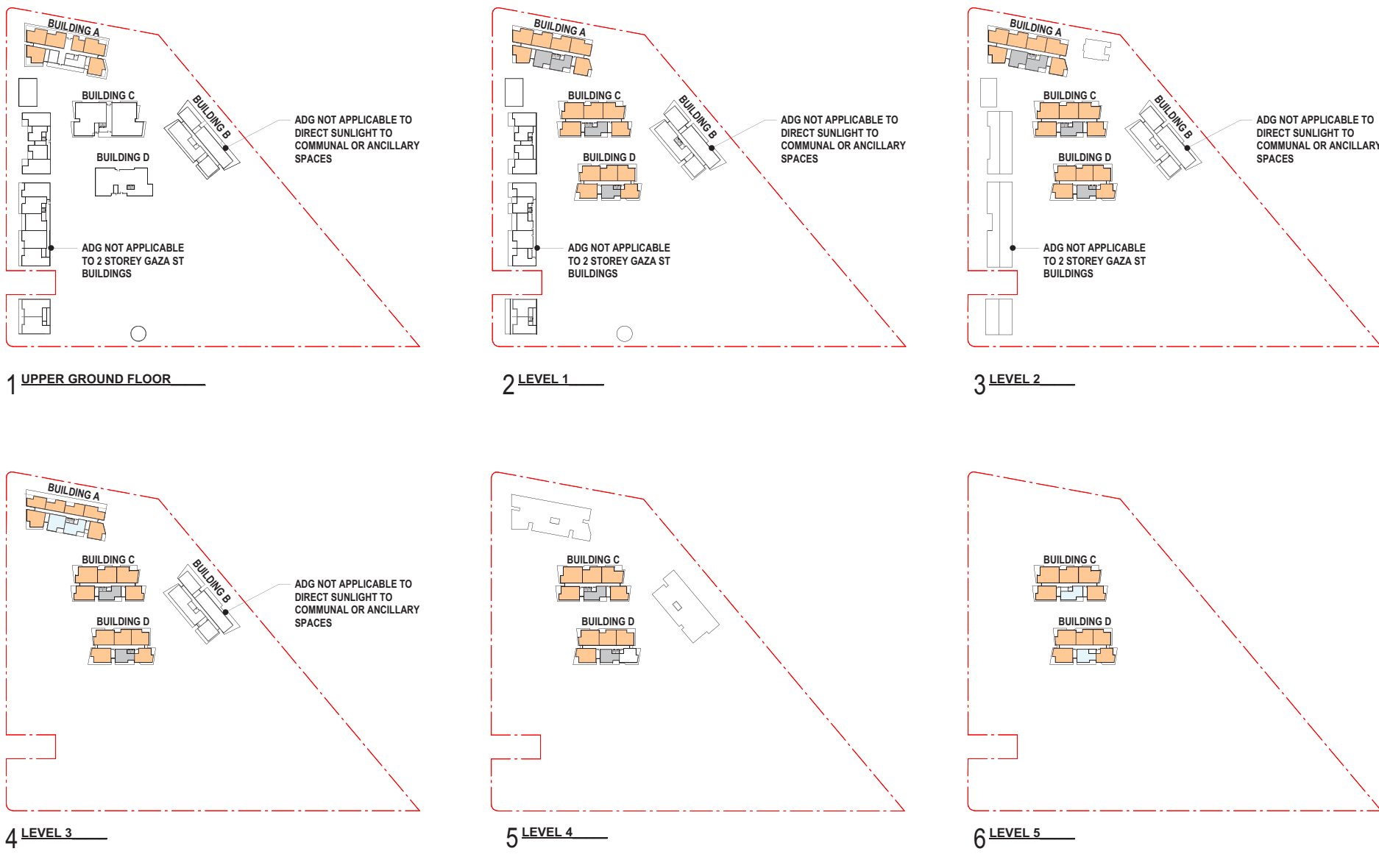
ILU CROSS VENTILATION		
CROSS VENTILATED ILU'S	TOTAL ILUS	%
69	90	76.7

GAZA AVENUE BUILDING AND BUILDING B ARE NOT RELEVANT TO ADG COMPLIANCE, HOWEVER ARE NEVERTHELESS FAVOURABLY ORIENTATED IN TERMS DIRECT SOLAR ACCESS.



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	12	90	13.3%
2HR	73	90	75.6%

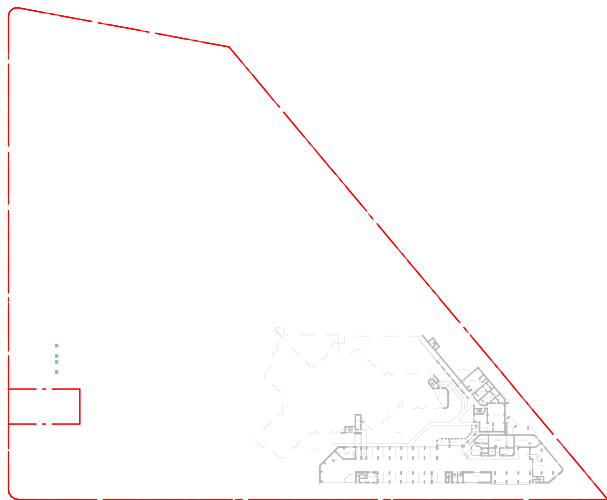
NOTE: GAZA AVENUE BUILDING AND BUILDING B ARE NOT RELEVANT TO ADG COMPLIANCE, HOWEVER ARE NEVERTHELESS FAVOURABLY ORIENTATED IN TERMS DIRECT SOLAR ACCESS.

LEGEND - DIRECT SOLAR ACCESS

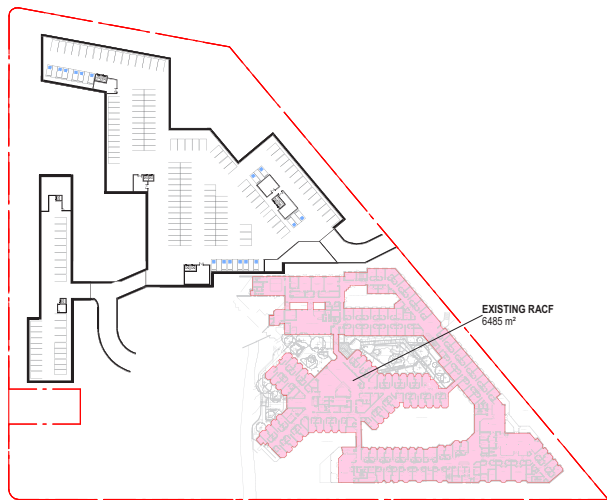
0	APARTMENT RECEIVES NO DIRECT SUNLIGHT BETWEEN 9AM & 3PM IN MID WINTER - MAX 15% OF APARTMENTS
2HR	APARTMENT RECEIVES MINIMUM 2HRS DIRECT SUNLIGHT BETWEEN 9AM & 3PM - AT LEAST 70% OF APARTMENTS

3.2 COMPLIANCE
FLOOR SPACE RATIO

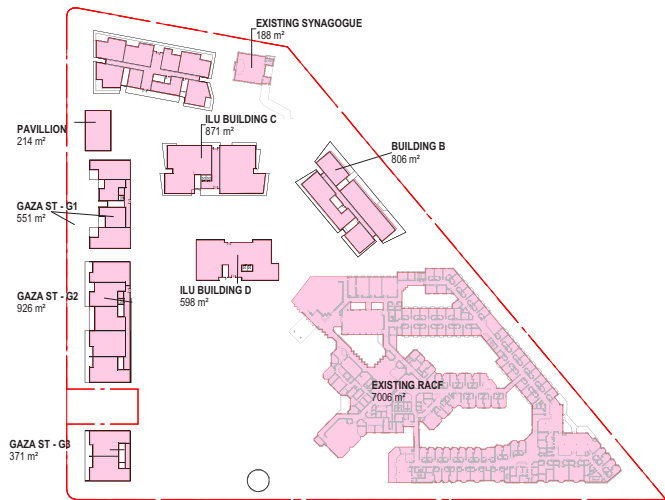
GROSS FLOOR AREA (GFA) PLANS



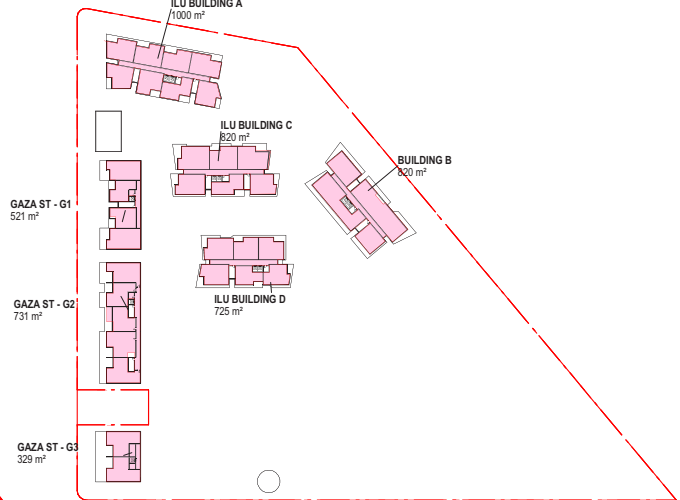
1 BASEMENT



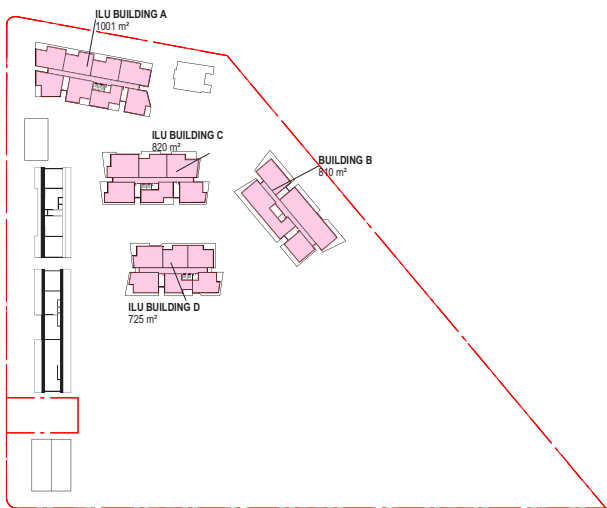
2 LOWER GROUND FLOOR



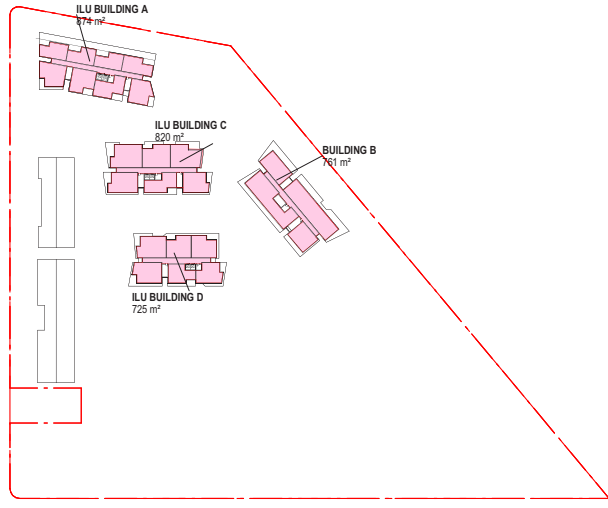
3 UPPER GROUND FLOOR



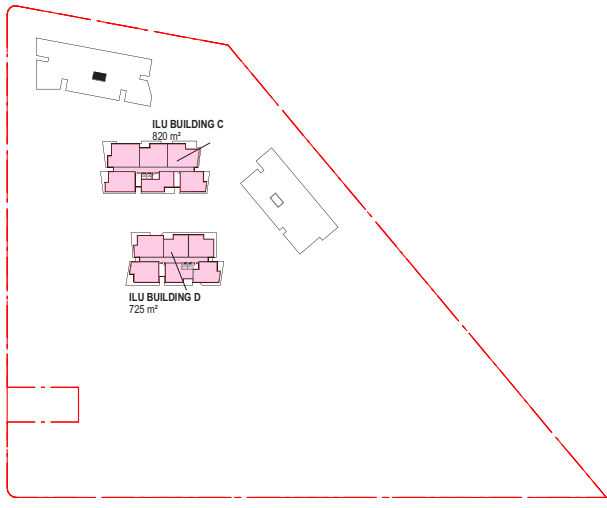
4 LEVEL 01



5 LEVEL 02



6 LEVEL 03



7 LEVEL 04

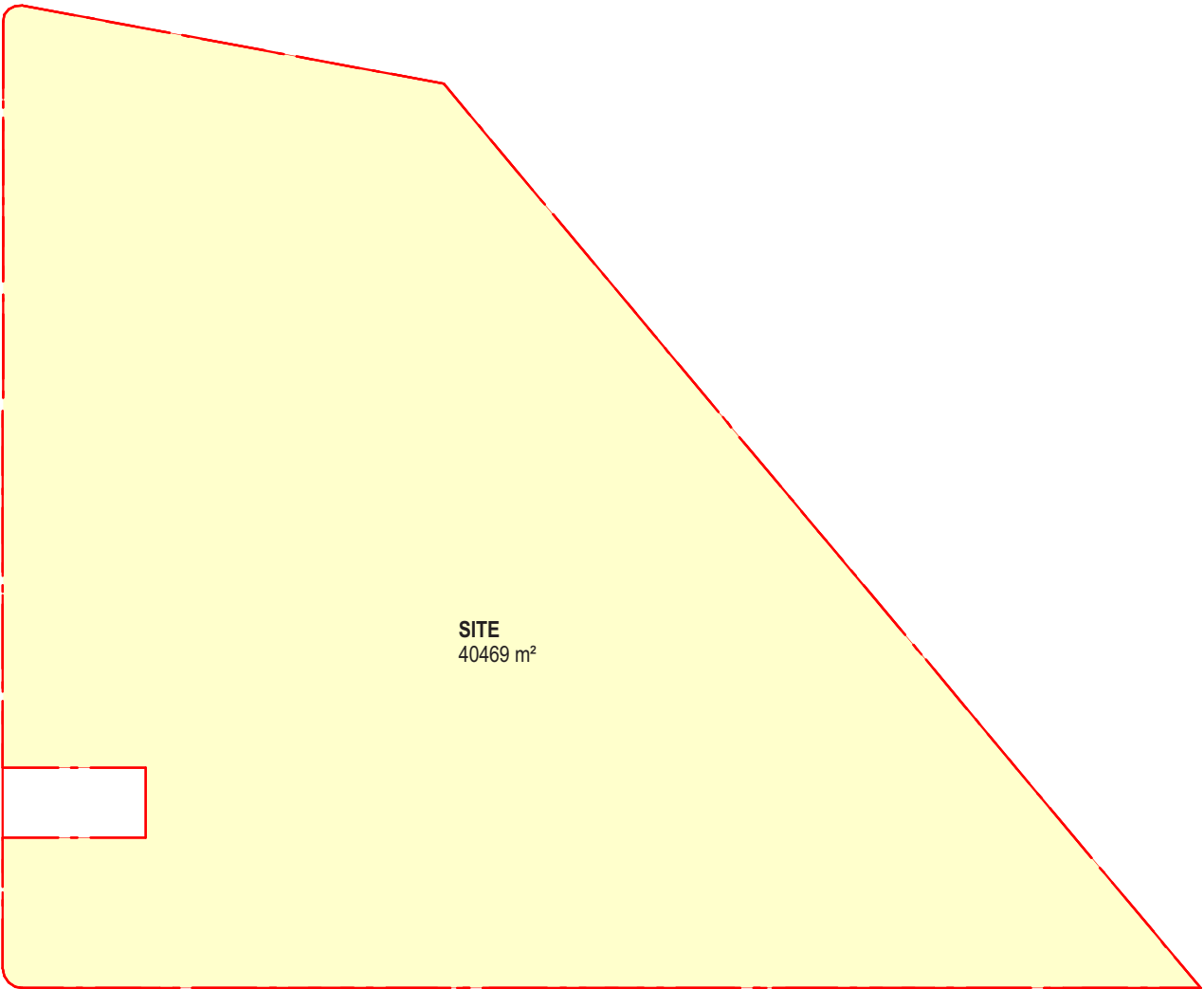
3.2 COMPLIANCE
FLOOR SPACE RATIO

INDICATIVE FSR CALCULATIONS

SITE AREA: 40,469m²
PROPOSED FSR: 0.83:1

FINAL FSR CALCULATIONS TO BE DETERMINED
AT DA STAGE.

GROSS FLOOR AREA (GFA)	
BUILDING	AREA
BUILDING B	3197 m ²
EXISTING RACF	13491 m ²
EXISTING SYNAGOGUE	188 m ²
GAZA ST - G1	1072 m ²
GAZA ST - G2	1657 m ²
GAZA ST - G3	700 m ²
ILU BUILDING A	3831 m ²
ILU BUILDING C	4970 m ²
ILU BUILDING D	4224 m ²
PAVILLION	214 m ²
TOTAL GFA:	33544 m ²



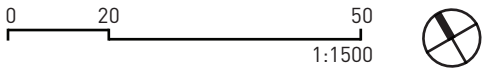
4.0 PUBLIC BENEFITS

- 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

- SENIORS HOUSING COMMUNAL EXISTING



Note: The proposed use and mix of Building B will be determined at DA stage and could include various communal and ancillary facilities associated with seniors housing.

