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PLANNING PROPOSAL

**SIR MOSES MONTEFIORE JEWISH HOME,
HUNTERS HILL**

Prepared for

SIR MOSES MONTEFIORE JEWISH HOME

October 2025

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EXECUTIVE SUMMARY

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

Montefiore is one of Australia's leading aged care providers, offering support to older members of the community through aged care at various locations around Sydney. This aged care offering includes specialist in-home care for those living in the community, day centres, and various types of on-site accommodation from high care through to independent retirement living. The site has been owned and managed by Montefiore since 1939. Since then, the existing aged care facility has been expanded and modified over time. However, many of the buildings associated with the existing aged care facility at Hunters Hill are also ageing, not fit-for-purpose, and do not meet all the necessary current design standards or expectations from prospective residents.

This Planning Proposal is submitted to the Municipality of Hunters Hill (**Council**) to support the amendment of the existing *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 accommodation at the site.

The site is bound to the south (front) by High Street, to the north and east by Barons Crescent (side and rear) and to the west by Gaza Avenue (side), with the main access from High Street and a secondary access from Barons Crescent. The site has a fall from north-west to south-east of approximately 10m and area of approximately 40,878m².

The site accommodates several buildings that were all built for the purpose and use of seniors housing, as well as dwelling houses along the Gaza Avenue frontage that are predominantly used staff accommodation. A large garden is located over the south-western portion of the site. Mature trees have an established presence towards the site periphery and an intermittent dispersal across the wider site area. The site is also identified as a Local heritage item, although this significance is contained within the area that includes "Montefiore Home Garden" identified within Schedule 5 of the **LEP**.

The site is identified within the *Hunters Hill Local Housing Strategy 2021* (**the Strategy**) as a key strategic site which presents a significant opportunity for long term future housing growth and the delivery of high-quality retirement living and aged care, including affordable options. This strategic objective is supported by Montefiore.

This Planning Proposal seeks to amend the LEP, by the way of the following:

- Change the zoning of part of the land from R2 Low Density to SP2 Infrastructure (Seniors Housing).
- Increase the maximum height of building control from 8.5m to 16m, 18m and 24m to part of the land.
- Consolidate the FSR control for the properties along Gaza Avenue so that whole site has an FSR of 1:1.

The Planning Proposal is supported by an urban design study, including a draft Indicative Masterplan, that demonstrates the compatibility of the proposal with the surrounding site context. The urban design study establishes that a suitable senior housing development can be delivered on the site that accommodates retention of significant trees, minimises tree removal, locates taller buildings in the centre of the site, increases open space in an accessible location, and provides basement parking on site, which will relocate car parking from surrounding streets to the basement on site.

This Planning Proposal is also accompanied by a Site-Specific Development Control Plan (DCP). This DCP has been informed by the draft Indicative Masterplan. It is noted that this Masterplan represents one potential design outcome for the site, noting that the ultimate (and detailed) design outcome would be the subject of future DA/s.

The Planning Proposal presents an opportunity to increase the diversity of residential accommodation options within Hunters Hill, responding to market demand of both an ageing demographic looking to downsize and remain living in the local community. This is complimentary to the strategic planning theme of 'aging in place'. This Planning Proposal seeks to unlock further potential of the site to deliver additional high-quality seniors housing. The future development of the site will deliver several multi-storey buildings that can complement the existing landscape and surrounding character of the Hunters Hill, while providing essential care for senior citizens in the Local Government Area (**LGA**).

The proposed amendments will make a positive contribution to the growth and revitalisation of the local area in a manner that contributes to housing variety and affordability. This Planning Proposal will facilitate an outcome that will leverage the critical mass of seniors housing and associated services that already exist on site. In this regard, the proposed amendments are considered to facilitate the efficient and orderly use of land.

The amendment of building height and density controls that apply to the site have considerable planning merit. The proposed amendments will reinforce relevant aspects of the local strategic planning framework, including **the Strategy** and the *Local Strategic Planning Statement 2020 (LSPS)*. These strategic plans provide a firm direction to deliver additional and diverse housing options that allow residents to 'age in place' within their communities.

Support for this Planning Proposal is further justified below:

- **Delivers on the Hunters Hill Local Housing Strategy:** this Planning Proposal is consistent with the housing priorities listed within the Local Housing Strategy and Local Strategic Planning Statement. This Planning Proposal supports housing diversity whilst planning for additional housing needs in an appropriate location. The rezoning and future redevelopment would allow for an upgrade of an ageing 1960s facility which is no longer fit for purpose into an integrated, contemporary seniors housing campus.
- **Delivers a design that respects the existing character and heritage items on the site:** Future development will respect and compliment the heritage gardens and 'Montefiore House' located on the site, whilst also being compatible with the local character of the broader Hunters Hill area. The proposal **also allows** the protects significant environmental features on the site, whilst being sympathetic to existing views.
- **Provides a range of housing to meet local needs, including specific aged needs within Hunters Hill:** Future redevelopment provides the opportunity for independent living units (ILUs) and residential aged care (RAC) beds to respond to the area's ageing population and meeting the growing community demand in the Hunters Hill LGA. The Planning Proposal presents an opportunity to provide seniors housing to enable elderly members of the community to 'age in place', with access to hospital-quality care while maintaining a degree of independence.
- **Builds on existing infrastructure to create efficiency in delivery:** The Planning Proposal will help avoid fragmented provision of seniors housing accommodation throughout the Hunters Hill neighbourhood. The proposal allows the consolidation of this facility and has the ability to reduce overall impacts due to the size of the site, rather than create isolated impacts in a variety of other locations.
- **Provides allied health facilities on site:** It alleviates the need to develop additional infrastructure to support the proposed development.
- **Creates usable green spaces:** There is potential to provide broader community use including a café and more useable green spaces, allowing access onto site which can improve the local amenity for neighbours.
- **Deliver increased tree canopy cover at the site,** The Planning Proposal presents an opportunity to expand the total landscaped area and creating complementary new gardens with a built form that embodies the principles of Ecologically Sustainable Development and exhibits Design Excellence.
- **Removes on street parking:** The Planning Proposal seeks reduce parking demand on surrounding streets such as Gaza Avenue, High Street and Barons Crescent by providing sufficient parking at basement level to accommodate proposed development. The existing ground plane of the site is currently dominated by parking. The Planning Proposal and accompanying DCP and Masterplan seek to relocate the majority of the parking to basement level to free up more areas on the ground plane for landscaping and pedestrianisation. The DCP and Masterplan show the removal of individual driveways along Gaze Street to the site and their replacement with deep soil landscaping.

1. INTRODUCTION

1.1. OVERVIEW

This report has been prepared by Urbis Pty Ltd on behalf of Sir Moses Montefiore Jewish Home (**Montefiore**) (**the Proponent**) to initiate a Planning Proposal request to the Municipality of Hunters Hill (**Council**) to amend the *Hunters Hill Local Environmental Plan 2012 (LEP)* in relation to the landholdings set out in **Table 2 (the site)**.

Montefiore has owned and operated the site as a specialist aged care facility since its construction in 1939. As such, the site has an established history in providing a range of local community services for an ageing population. However, many of the buildings associated with the existing aged care facility at Hunters Hill are also ageing, not fit-for-purpose, and do not meet all the necessary current design standards or expectations from prospective residents.

The provision of contemporary ILUs on the Hunters Hill site provides a direct funding source for its aged care building stock and services, and importantly broadens out Montefiore's offer to provide a genuine precinct within the Community to 'age in place'. This funding source will also provide much needed financial support so that seniors can achieve a high quality of life, remain close to their established health and support networks in the area, and be provided with affordable living options.

The intent of this Planning Proposal is to amend the LEP to provide greater certainty for the future re-development of the site for additional seniors housing accommodation. The amendment involves rezoning part of the land from R2 Low Density to SP2 Infrastructure (Seniors Housing), increasing the building heights to part of the land and consolidating the FSR across the whole of the site to 1:1. This proposed amendment will facilitate the redevelopment of an underutilised site that includes underutilised and outdated building stock, to provide high-quality and contemporary seniors housing accommodation.

The future development envisaged for the site aligns with direction and intent of *Hunters Hill Local Housing Strategy 2021 (the Strategy)*. This Strategy identifies the site as a strategic site which presents longer-term opportunities for future housing growth and delivery of in-demand dwelling typologies, including retirement living, aged care and affordable housing. Hunters Hill has a very high proportion of the population aged 55 and over, with 24% of the population aged 55+ in 2021 which is expected to increase to 34% (4,800) of the population by 2036. The Strategy outlines that the site has potential to undergo master planning and redevelopment to meet considerable anticipated demand in the area for retirement living, consistent with Montefiore's ambitions for the site.

1.2. PROPOSED LEP AMENDMENTS

The Planning Proposal requests amendments to the land use zone, height of building and floor space ratio development standards applying to the site under the **LEP**.

A draft Indicative Masterplan has been prepared for the site to demonstrate how the proposed built form responds to site constraints and connects and relates to surrounding sites. The proposed changes to the adopted provisions of LEP are outlined in Parts 2 Explanation of Provisions and Part 4 Mapping, contained within this report.

The amendments to the **LEP** reflect the desired urban design outcomes which have been influenced by several key factors including:

- The orderly and economic use of the land that is under-utilised, given many of the buildings associated with the existing facility are no longer fit-for-purpose and does not meet all the necessary current design standards or resident expectations.
- Demonstrating no additional or new impacts on the ecological sensitivities of the site or the surrounding and adjacent land as the proposal preserves significant trees across the site, with both the height and position of buildings planned to be compatible with existing trees.
- Demonstrating the proposal delivers a range of public benefits and can be delivered at no-cost to Council and government.

- Achieving key directions for the area and locality as expressed in “A Plan for Growing Sydney”, in particular an increase in the quantum of housing and variety of housing typologies to support changing demographics and to support the delivery of infrastructure.
- A masterplan design that has been informed by a consideration of market demands and needs, the physical characteristics of the land, and measures to mitigate visual impacts from surrounding streets. Specifically, the Masterplan reduces building footprints to allow more trees and public gathering spaces, access within and around the site and views into the site.
- Improving parking and access. The proposal will facilitate the removal the current above-ground car park and provide basement parking sufficient to house future staff, resident and visitor parking and reducing parking on surrounding streets. Also consolidating vehicle access points on High Street and Baron Crescent will potentially reduce traffic on Gaza Avenue.

This Planning Proposal is also accompanied by a Site-Specific Development Control Plan (DCP). This DCP has been informed by the draft Indicative Masterplan. It is noted that this Masterplan represents one potential design outcome for the site, noting that the ultimate (and detailed) design outcome would be the subject of future DA/s.

1.3. REPORT STRUCTURE

This report is structured to provide the following information and addresses the key requirements of a Planning Proposal set out in section 3.33 of the EP&A Act:

- Overview of the site history, description of the site and its context.
- Outline of the statutory and strategic planning context.
- Description of the proposed amendment to the existing LEP and intended effects of the amendments.
- Statement of the objectives and intended outcomes of the proposal.
- Explanation of the provisions that are to be included in the LEP.
- Summary of the justification of the proposal, including an environmental assessment.
- Description of the community consultation process that would be expected to be undertaken before consideration is given to making of the planning instrument.
- Indicative project timeline.
- Conclusion and justification.

1.4. ACCOMPANYING DOCUMENTATION

The Planning Proposal is accompanied by the following consultant documentation.

Table 1 Planning Proposal Documentation

Technical Input	Consultant	Appendix
Survey	Geometra Consulting	Appendix A
Urban Design Report, Masterplan and Visual Impact	Jackson Teece	Appendix B
Services Infrastructure Report	Stantec	Appendix C
Detailed Site Investigation Report	Aargus	Appendix D
Preliminary Arborist Report	Arterra Consulting	Appendix E
Traffic and Access Report	Urbis	Appendix F

Technical Input	Consultant	Appendix
Community Needs Assessment	Urbis	Appendix G
Community Consultation Report	Urbis	Appendix H
Heritage Impact Statement	Urbis	Appendix I
Economic Impact Assessment	Urbis	Appendix J
Landscape Concept Plan	Oculus	Appendix K
Archaeology Report	Urbis	Appendix L
Development Control Plan	Urbis	Appendix M
Strategic Bushfire Strategy	Blackash	Appendix N

2. SITE AND SURROUNDING CONTEXT

2.1. SITE DESCRIPTION

The land to which the Planning Proposal relates is made up of multiple individual land parcels. The general location of these land holdings is shown in **Figure 1** and property details are included in **Table 2**.

Figure 1 Aerial View of the Site and Surrounding Context



Source: Urbis

Table 2 Legal Site Description

Address	Allotment
49-51 Barons Crescent, Hunters Hill /120 High Street, Hunters Hill	- Lot 2 DP312298 - Lot 9 DP 724017 - Lot 10 DP 724017 - Lot 1 DP325793 - Lot 2 DP325793
118 High Street, Hunters Hill	Lot 63 DP 161119
116 High Street, Hunters Hill	Lot 62 DP 161119
2 Gaza Avenue, Hunters Hill	Lot 61 DP 16119

Address	Allotment
4 Gaza Avenue, Hunters Hill	▪ Lot 60 DP 16119
6 Gaza Avenue, Hunters Hill	▪ Lot 59 DP 16119
8 Gaza Avenue, Hunters Hill	▪ Lot 58 DP 16119
10 Gaza Avenue, Hunters Hill	▪ Lot 57 DP 16119
12 Gaza Avenue, Hunters Hill	▪ Lot 56 DP 16119
14 Gaza Avenue, Hunters Hill	▪ Lot 55 DP 16119
16 Gaza Avenue, Hunters Hill	▪ Lot 54 DP 16119
18 Gaza Avenue, Hunters Hill	▪ Lot 53 DP 16119
20 Gaza Avenue, Hunters Hill	▪ Lot 52 DP 16119
47 Barons Crescent, Hunters Hill	▪ Lot 51 DP 16119
45 Barons Crescent, Hunters Hill	▪ Lot 50 DP 16119

It is noted that all of the properties fronting the eastern side of Gaza Avenue, Hunters Hill with the exception of No. 2 Gaza Avenue, have been acquired by Montefiore. This planning proposal relates to all properties including No. 2 Gaza Avenue, however will not impede the ability for No. 2 Gaza Avenue to continue its use as a residential dwelling. As Montefiore owns all of the lots listed in Table 2 apart from no.2 Gaza Avenue, an amalgamation plan is not required in this case.

2.1.1. Topography

The highest point of the site is located at the north-western corner of the site at a level of approximately RL46.50m and the lowest point is located along the south-eastern corner at a level of approximately RL 37.0m; a fall of approximately 9.5m. This is an average slope of approximately 3.2%. A detailed survey showing local landform of each of the lots is provided at **Appendix A**.

2.1.2. Stormwater

Stormwater falls along the northern boundary of the site, (Catchment 1), and is directed via Barons Crescent to Lane Cover River. Stormwater falls along the western boundary of the site, (Catchment 2), and is directed via High Street to Lane Cove River through the centre of Boronia Park Reserve and stormwater falls from the remainder of the site (Catchment 3), is directed via High Street and Barons Crescent to Lane Cover River along the north-eastern boundary of Boronia Park Reserve as shown in **Figure 2**.

Figure 2 Existing stormwater sub- catchments



Source: Stantec

2.1.3. Flooding

A flood study has been undertaken for the Hunters Hill Local Government Area (LGA) by GRC Hydro. The flood modelling confirms that the site is not subject to flooding in all storm events up to, and including, the probable maximum flood (PMF) storm event. Shallow flooding from 10mm to 300mm is observed along Gaza Avenue, High Street and Barons Crescent fronting the site in the 1% Annual Exceedance Probability (AEP) and PMF storm events.

2.1.4. Local Geology

Aargus prepared a detailed site investigation report (**Appendix D**) which confirms the local geology of the site as detailed below.

The Soil Landscape Map of Sydney indicates that the site is located within the Hawkesbury and GyMEA landscape areas and typically consists of residual sands associated with rock outcrop and shallow highly permeable residual soil respectively.

The Geological Map of Sydney indicates the residual soils within the site to be underlain by Quaternary Age soils consisting of silty to peaty quartz sand, silt and clay. Ferruginous and humic cementation is located in places with common shell layers.

The site is located within the Class 5 Acid Sulfate category list under the LEP and approximately 300m from Class 2 acid sulfate soils area.

2.1.5. Flora

According to the Arborist Report prepared by Arterra Consulting Arboriculture (**Appendix E**), the site contains trees from a variety of periods during the site's development. There were 398 trees analysed, with 39 trees (10%) identified as high significance, 137 trees (34%) considered moderate significance, 214 trees (54%) considered low significance and 8 trees (2%) very low significance. The most common high retention

trees included Tallowoods and Tulip Trees. Refer to **Figure 3** for the significant tree locations on site as shown in pink circles, corresponding with the photographs of the trees. The majority of significant and well-formed trees within the site are located within the extensive garden area at the south-west corner.

The street trees along Barons Crescent are large, visually significant tree. Some other large trees, include the Morton Bay Fig, The Spotted Gum, Plane Trees and some larger Lemon-scented Gums, which are also visually significant.

Most trees that are closely associated with the existing buildings are small, common place and generally of only fair to poor condition.

Figure 3 Significant Tree Locations

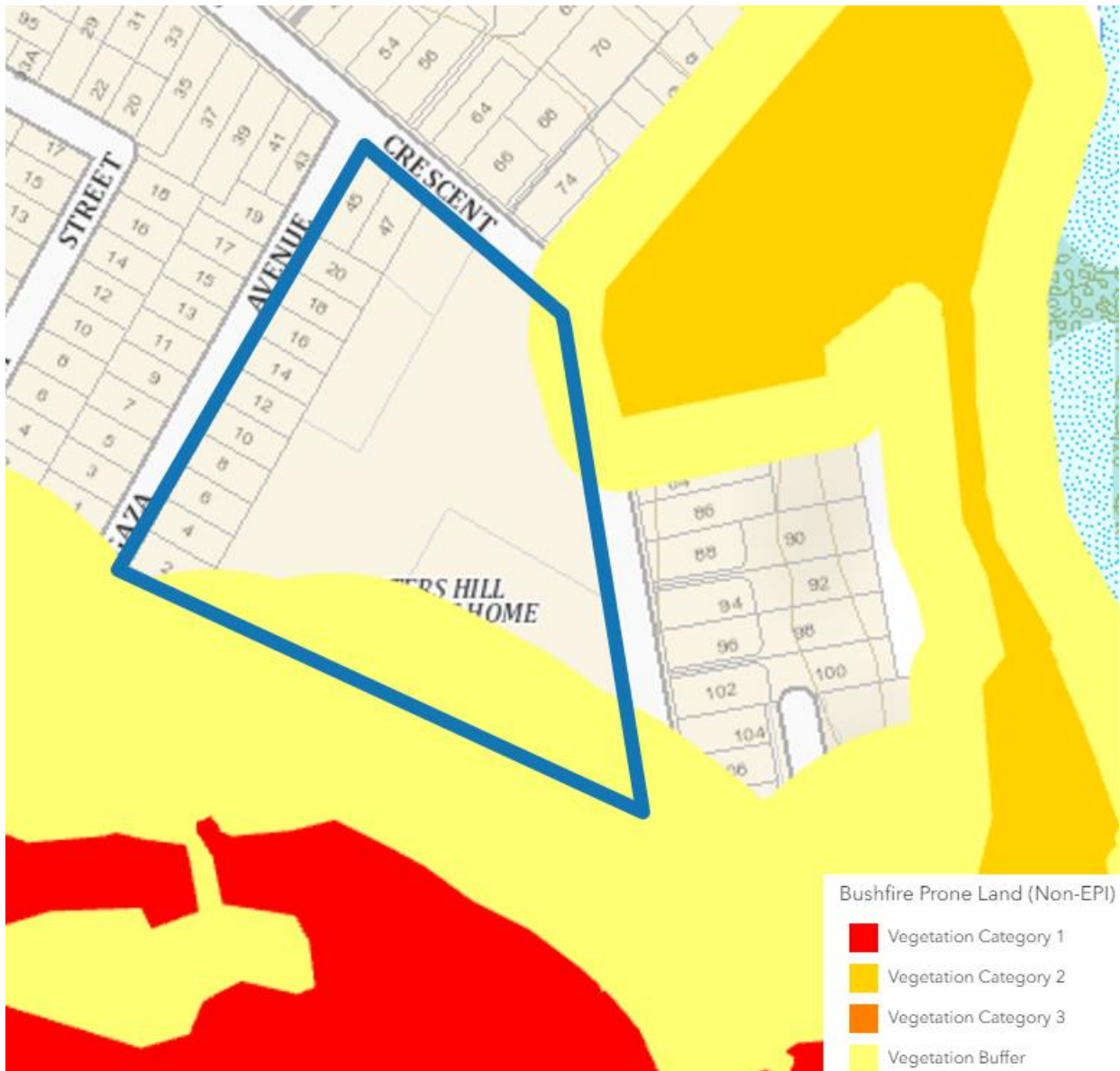


Source: Oculus

2.1.6. Bushfire

The site is affected by the vegetation buffers from the Bushfire Prone Land from a narrow remnant of Category 2 Bushfire Prone Land to the north-east of the site and the buffer from the Category 1 Bushfire Prone Land to the south of the site (refer to **Figure 4**).

Figure 4 Extract of Bushfire Planning Map



Source: NSW Planning Portal

2.1.7. Access and Movement

2.1.7.1. Vehicle Access

Vehicular access to the site is currently from either High Street which is the primary entrance to the site, or Barons Crescent. The surrounding road network is shown in **Figure 5**. The red arrows in the image below represent the existing vehicle entry points for the site, the green arrow represents the existing vehicle exit point for the site.

2.1.7.2. Deliveries to the site

In terms of existing deliveries to the site, waste removal occurs twice per week on a Tuesday and Friday morning. Food deliveries occur in the mornings daily starting from 6:30am. There are occasional afternoon deliveries. There are no deliveries in the evening or over the weekend.

Figure 5 Surrounding Intersections and Roads



Source: Urbis

2.1.7.3. Pedestrian and Cycleway Access

There are footpaths connecting to the site from both the primary entrance on High Street and the secondary entrance of Barons Crescent to the surrounding neighbourhood. The footpath network connects to the Boronia Park town centre which is approximately a one kilometre walk away from the site. The Boronia Park town centre includes local shops and cafes, supermarkets, specialty retail and two supermarkets. Closer to the site, there is Boronia Park Reserve which is across the road from the site.

There is limited cycling infrastructure surrounding the site. While cycling on the street is permitted and the nature of the surrounding road network is that of local streets, residents from the site are seniors and may feel more comfortable being separated from other traffic on the road.

2.1.7.4. Public Transport

There are two bus stops on Barons Crescent that service the site directly. Both stops are serviced by the number 538 bus, which runs between Woolwich and Gladesville. The number 538 bus operates at a one-hour frequency seven days a week, with some increases in frequency during peak hour on weekdays.

Residents at the site also have access to Hunters Hill Village Centre by bus routes 252, 506, these bus stops are located adjacent to Boronia Park.

2.1.8. Social Infrastructure

A social impact assessment was prepared by Urbis, (**Appendix G**) which confirms the following social infrastructure is located within proximity of the site.

- Boronia Park Reserve is located on the opposite side of High Street, across from the site. It provides walking and cycling tracks, a children's playground and playing fields.
- The closest town centre to the site, which is around a two-minute drive or 15-minute walk from the site, is Boronia Park Village located along Pittwater Road. The village provides access to supermarkets including Harris Farm and a Woolworths Metro, speciality retail including food and beverage and a medical centre.
- Residents at the site also have access to Hunters Hill Village Centre by vehicle or public transport (252, 506 and 538 bus routes) which also provides similar retail offerings and amenities to Boronia Park Village.

2.1.9. Services and Utilities

Preliminary investigations into the availability of services and utilities have been undertaken Stantec (**Appendix C**). The investigations identified the following:

- Water services and sewer assets are available within the area to service the site.
- Electricity is available to the site; the utility can be upgraded to meet anticipate additional loads. There are two substations currently located on site.
- Gas is currently available within the area, by Jemena.
- Telecommunications cables are currently available.

2.1.10. Existing Development

The site contains several developments relating to the operation of a residential aged care facility. On the northern boundary, there is a 2-storey development comprising of the Montefiore Hostels as well as a Synagogue located in the north-eastern corner of the site.

Towards the eastern side of the site is the multi-storey aged care facility. This includes 333 en-suite rooms, common areas, dining rooms, recreation rooms, and a library. This section of the site also contains an in-house hairdresser, a café, a boutique, and a computer room.

The Montefiore Heritage listed Garden is located in the south-western quadrant of the site. This garden comprises of multiple mature trees, a circular pond, a fountain, and seating areas. The garden is enclosed by the driveway which provided multiple entrances and exists on the southern boundary.

The western boundary is comprised of multiple 1-2 storey residential buildings owned by Montefiore. These buildings front Gaza Avenue and are not of heritage significance.

All development on the site has been constructed over a number of years, the full historical details can be found within the Heritage Impact Statement located at **Appendix H**.

2.2. LOCAL CONTEXT

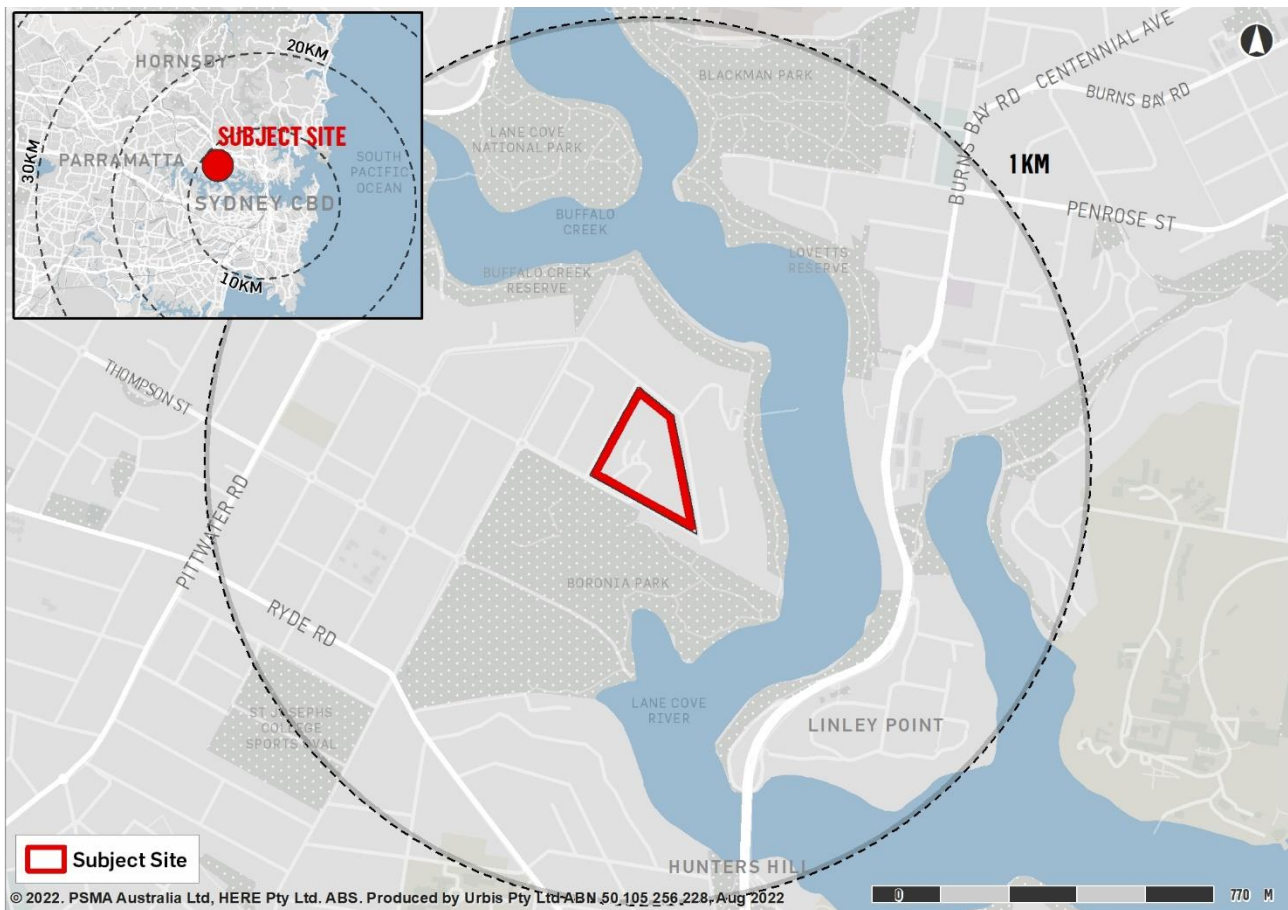
2.2.1. Regional Context

The site is located within the Hunters Hill Local Government Area (**LGA**) within the North District, approximately 10km northwest of the Sydney central business district, refer to **Figure 6**.

The LGA has an area of 6km² and has about 17 kms of irregular shaped shoreline to Lane Cove River and Parramatta River (about 85% of the LGA's boundary). It is the smallest LGA in Greater Sydney, the North District and NSW by geographical area.

The LGA is home to approximately 13,559 people, with 36.6%, 55 years and older (Australian Bureau of Statistics, 2021). The predominant character of residential development across the LGA is low density housing, comprising separate houses with at least three or four bedrooms.

Figure 6 Location Plan



Source: Urbis

2.2.2. Local Context

The subject site is located 1.2km from Hunters Hill Village and 1.8km from Gladesville Town Centre, the primary strategic centres within the LGA.

Low density residential accommodation is located to the north, east and west of the site. Boronia Park is located to the south of the site. The Lane Cove River is located further to the east of the site.

In general, the population of Hunters Hill has remained relatively stable, due to the limited residential land stock and release. The LGA has 71% of homes owned outright or with a mortgage.

2.3. SURROUNDING ROAD, RAIL AND BUS NETWORK

Only local roads surround the site as shown in **Figure 5**. The local bus network is outlined in Section 2.1.7. There are no rail or ferry connections in close promise of the site.

2.4. PHOTOGRAPHIC REVIEW

Photographs of the site and surrounding context are provided in **Figure 7**.

Figure 7 Site photographs



Picture 1 – Heritage Listed Garden



Picture 2 – Synagogue



Picture 3 – Entry Foyer – External



Picture 4 – Entry Foyer - Internal



Picture 5 – Gaza Avenue

Source: Urbis



Picture 6 – Boronia Park

3. BACKGROUND

3.1. HUNTERS HILL LOCAL HOUSING STRATEGY 2021

During 2020 Council exhibited its *Draft Local Housing Strategy*. Montefiore provided a submission to this strategy outlining the future potential for the site to contribute toward future housing needs for the retirement and aged care sector.

In early 2021, Council adopted its Local Housing Strategy. **The Strategy** states that Montefiore Jewish Care owns a large senior living site with potential to undergo master planning and redevelopment to meet considerable anticipated demand in the area for retirement living. **The Strategy** identified the Montefiore site as a strategic site and one that can accommodate additional density.

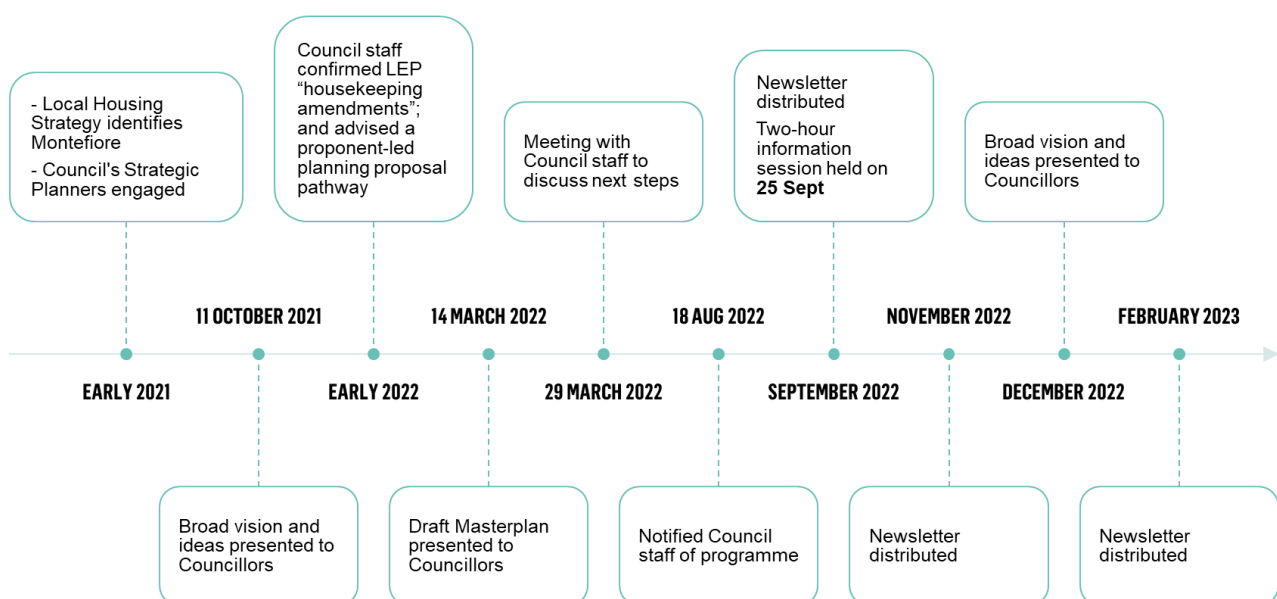
At this time, Montefiore engaged with Council's Strategic Planning Officers, including an on-site meeting and briefing of its ideas for the future development of the site.

Council originally outlined that they were preparing the necessary amendments to their LEP, as well as a more detailed DCP, to facilitate further housing development within the LGA in line with the broad direction identified within the Housing Strategy, and Council outlined that Montefiore was to be included in Council's Planning Proposal for its LEP.

3.2. PRE LODGEMENT CONSULTATION

Non-statutory pre-lodgement consultation with Council and the local community was held from October 2021 to February 2023. **Figure 8** demonstrates the consultation process undertaken by the applicant.

Figure 8 Pre-Lodgement Consultation



Source: Urbis

In October 2021 Montefiore presented their broad vision and ideas to the (former) elected Council and responded to questions by Councillors. Montefiore committed to re-engaging with the newly elected Council in early 2022 before progressing further.

In early 2022, Council's Officers confirmed Council were only preparing "housekeeping amendments" to the LEP and advised a Proponent-led Planning Proposal pathway was necessary to progress the proposed LEP amendments in relation to the future development of the site.

On 14 March 2022, the project team presented a draft Masterplan to the newly elected Council at a Councillor Briefing. The draft Masterplan was well received by Council. Some key issues were discussed in

the meeting which should be carefully considered as part of the future controls for the site including the following:

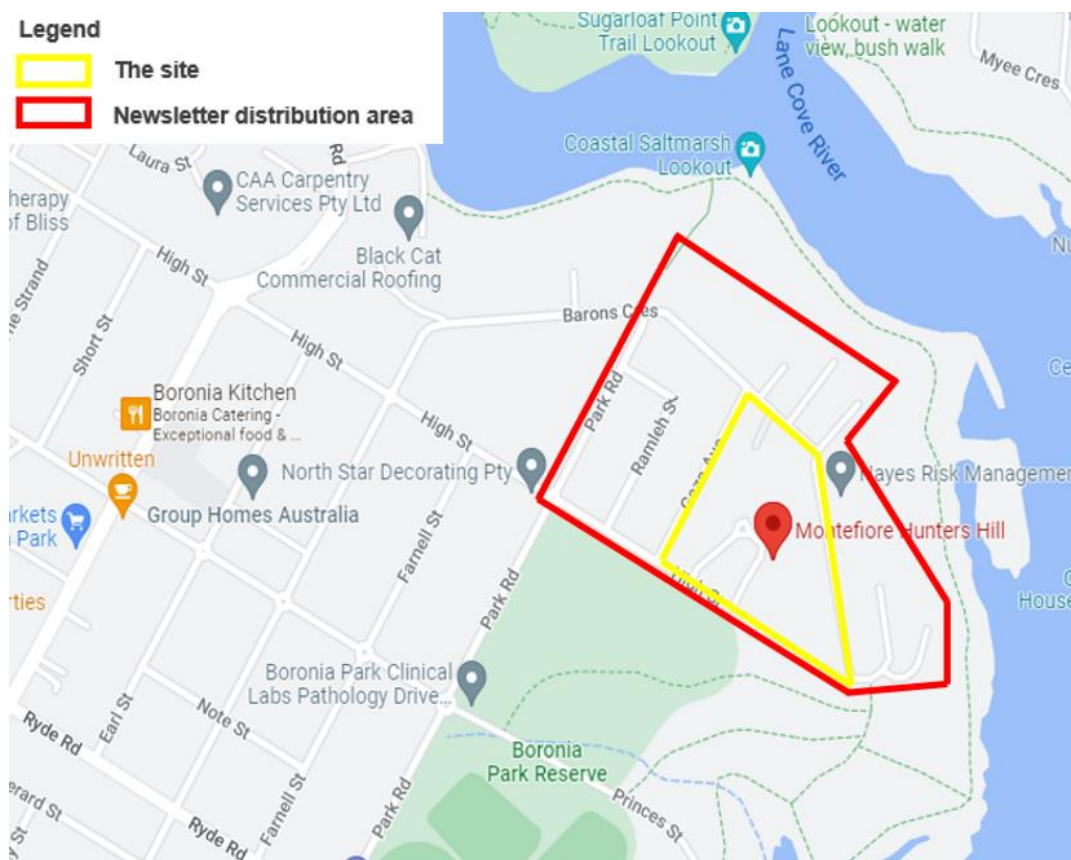
- **Built form and visual impact:** including character around the site and visual impacts of any taller development within the internal areas of the site when viewed from the surrounding neighbourhood.
- **Traffic generation and parking provision:** understanding the traffic generating potential of the proposal and required parking provision and ensuring the site's possible yield and design allows for suitable on-site parking and results in an appropriate traffic condition on the immediately adjoining street network.
- **Tree loss and landscape strategy:** recognising the landscaped character of the area and Council's desire to retain as many substantial trees as possible to retain that character.
- **Heritage conservation:** protecting and respecting the listed heritage attributes of the site. Although the whole of the site is mapped as a heritage item in the Hunters Hill LEP 2012, the key heritage attribute of the site is garden setting fronting High Street.
- **Public Benefits:** Council suggested Montefiore could potentially enter into a VPA to facilitate delivery of infrastructure or local improvements to respond to the demand generated by the future development. No specific details of the inclusions of the VPA were discussed at that stage.

Following the Councillor briefing on 14 March 2022, the project team met with Council's outgoing and incoming General Manager on 29 March 2022 to understand the general feedback from the Councillors and to identify and agree upon the key inputs required within any Proponent-led Planning Proposal. Council's Officers confirmed a site-specific DCP should be provided, refer to **Appendix M**.

Engagement with Local Community

In Sept 2022, local residents were contacted via newsletter about the project, (approx 128 houses and 65 apartments). The newsletter invited residents to an on-site open day on-site aimed to inform the local residents about the project refer to **Figure 9**.

Figure 9 Newsletter Distribution Map



Source: Google and Urbis

Urbis organised a two-hour information session on Sunday 25th September 2022 between 10am and 12pm at the site. The engagement session was attended by 37 people, mostly nearby residents, refer to Figure 10.

Figure 10 Photograph of community information session



Source: Urbis

At the engagement session, a fact sheet, information boards, and feedback forms were available for the community to view and discuss with the project team. Information about the Planning Proposal included the primary amendments to the LEP as well as a draft masterplan that sought to further explain the possible future development outcome on the site (recognising however that this detail would be party of a future DA/s). Information about the project was also available on the Montefiore Hunters Hill website. The display boards used in the information session were available to download.

The community response at the engagement session was generally positive, although some feedback received following the session raised some concerns. Key themes that arose during the session included, traffic and access, built form and scale and access to community facilities. Specifically, there were enquiries regarding the proposed loading dock and height, these topics are addressed below and outlined in further detail below and in the Community Consultation Report (**Appendix H**).

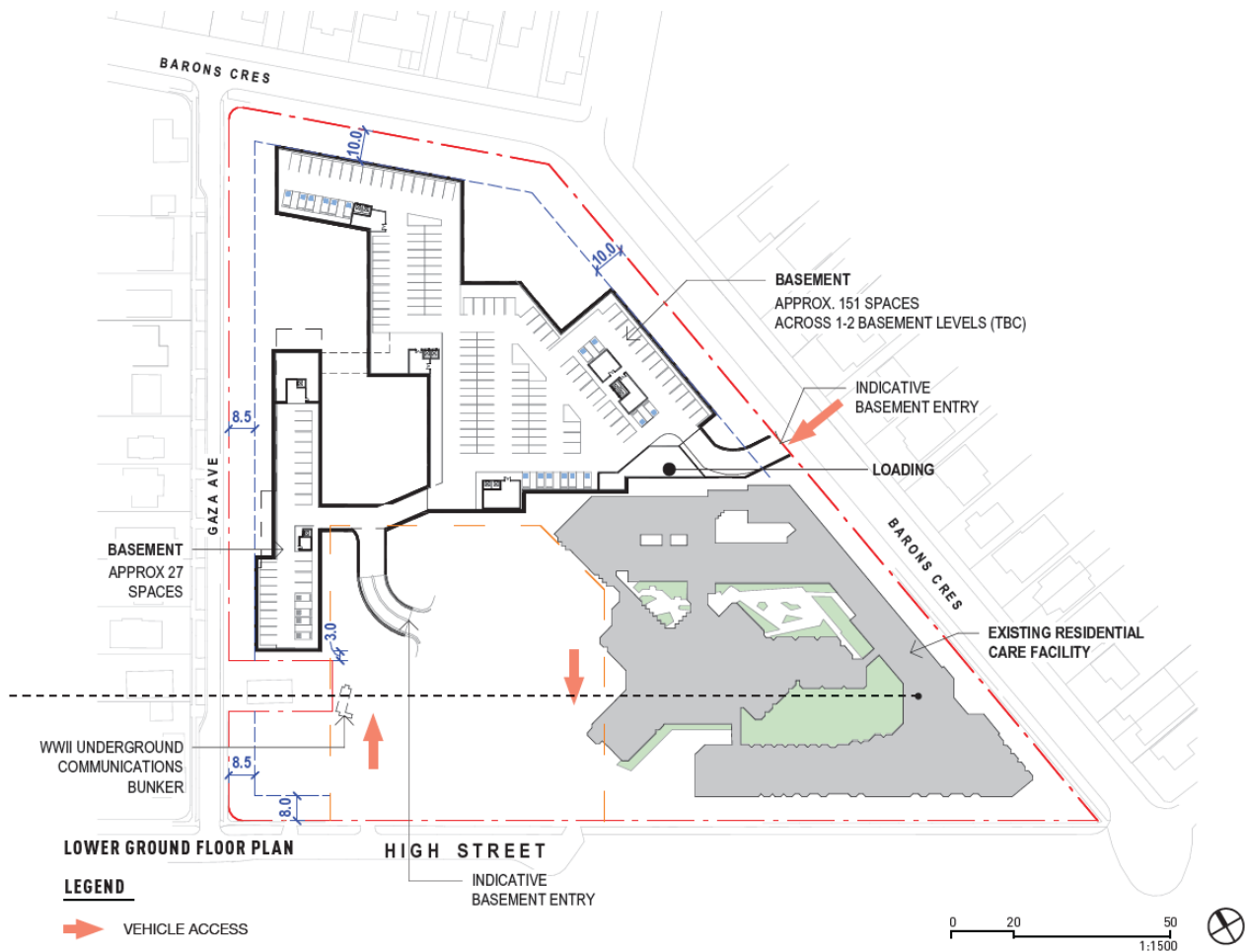
Questions raised about the proposed loading dock mainly related to how the loading dock will operate. The proposed loading dock is located within the middle portion of the site on the lower ground level of the basement. It will be accessed from a new crossover from Barons Crescent on the eastern boundary, refer to **Figure 11**.

The proposed location of the loading dock further south on Barons Crescent (rather than near the intersection with Gaza Avenue) 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.
- The proposed location allows delivery and service vehicles to easily and directly access both the existing residential aged care facility as well as the proposed development.
- The position of the loading dock in this location and below the ground (rather than relying upon 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 loading dock is not expected to generate any more traffic than that already experienced by the existing loading dock and will maintain similar delivery times in the morning, occasionally in the afternoon and never in the evening or weekend.
- The proposed location does not require the removal of any high significance trees along or within the Barons Crescent carriageway.

- A requirement to prepare a Loading Dock Operation Management Plan has been incorporated within the DCP (including a provision for no night-time deliveries). As a result, this matter will need to be addressed as part of any future DA. This Plan would outline operational details of how the loading dock would work, including hours of operations and number of deliveries per day.
- 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 DCP, and in turn will be provided for as part of any future DA.

Figure 11 Proposed Lower Ground Level Plan



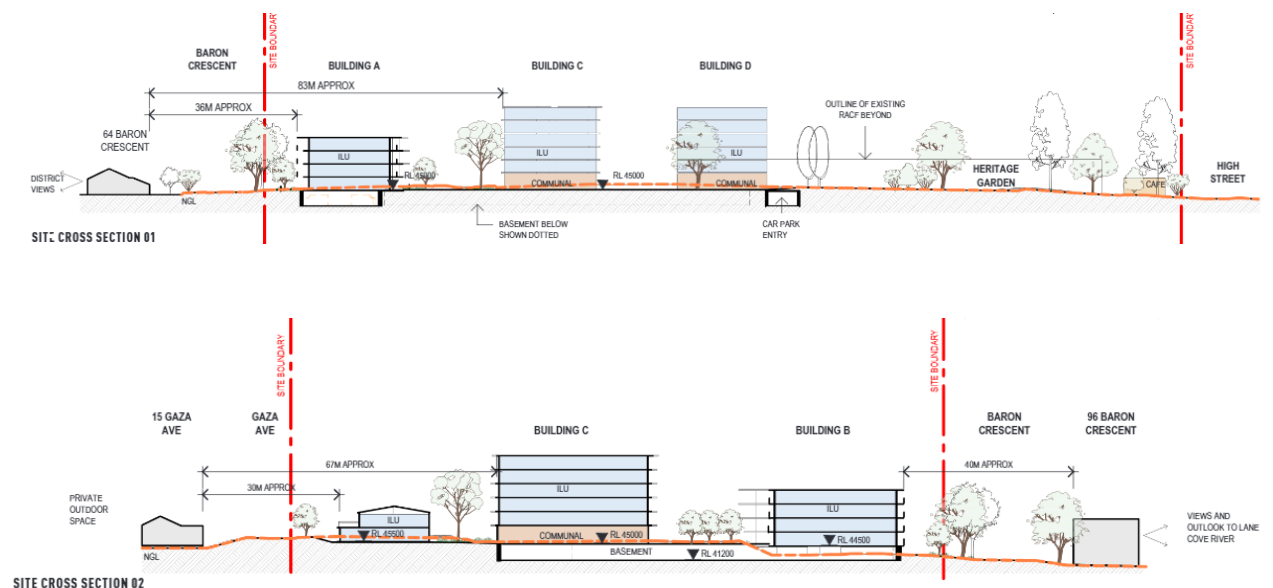
Source: *Jackson Teece*

The proposed built form in the masterplan considers the residential development that surrounds the site and reduces the impact of the proposed building height, by locating the building footprints with increased height (to a total of 24m) in the centre of the site.

In response to feedback from the community and Hunters Hill Council, we have incorporated the following changes to our indicative draft Masterplan that have also been incorporated with the proposed site-specific DCP (refer to the changes as shown from the original **Figure 12** to proposed **Figure 13**):

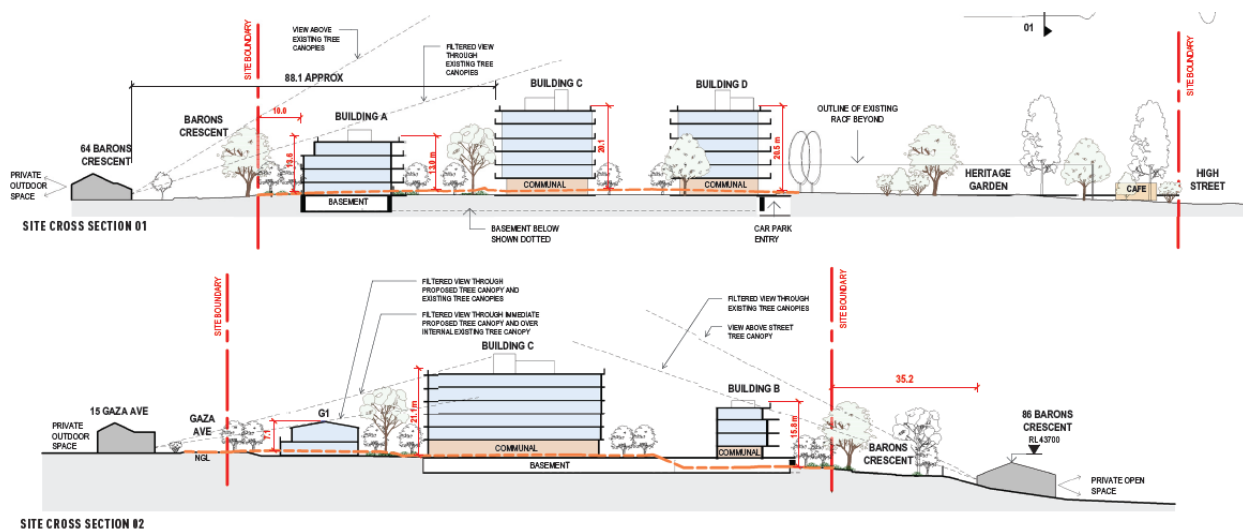
- An increased boundary set-back of the four-storey building located on the corner of Gaza Avenue and Barons Crescent.
- An amended design of the buildings along Barons Crescent to enable greater set-back of the top floor and reduce visibility from the street.

Figure 12 Original Masterplan



Source: Jackson Teece

Figure 13 Amended Proposed Masterplan



Source: Jackson Teece

Further pre-lodgement consultation with the Council was held on 12th December 2022. **Table 3** outlines the comments made by Council and the response.

Table 3 Council Feedback

Councillor Comment	Response
Height, Bulk and Scale	Council supported the setbacks of the upper level of Buildings A and B. The height bulk and scale proposed in the draft Masterplan is justified through this Planning Proposal and supporting documents.
Consultation Process	Montefiore will continue to engage with Council and the community throughout the planning process.

Councillor Comment	Response
Landscaping	The draft Masterplan seeks to retain as many trees as possible and will plant additional trees in accordance with the landscape plan. The Planning Proposal does not rely on vegetation to soften the future buildings. Their impact from the street is mitigated through specific locations, setbacks and design techniques.
VPA	In the event a VPA is progressed, the public benefits and associated VPA will be negotiated with Council at the appropriate stage.
Loading Dock	The loading dock identified in the Masterplan is not expected to generate any more traffic than that already experienced by the existing loading dock and will maintain similar delivery times in the morning, occasionally in the afternoon and never in the evening or weekend. Commitments in respect to the preparation of a Loading Operational Management Plan will be incorporated within the DCP, and in turn required as part of any DA submitted for the site.

Consultation with the Landowner of 2 Gaza Avenue

As mentioned, Montefiore own all properties that front the eastern side of Gaza Avenue, apart from the property at 2 Gaza Avenue. Montefiore have consulted with this Landowner regarding potential acquisition and its intention regarding the broader development of the precinct (which is not reliant upon the acquisition, however would 'make sense' from a whole of street-block viewpoint).

A summary of this consultation is outlined below, noting that further consultation is intended throughout the approvals processes, and ultimately throughout the construction process.

- **29 September 2021**
 - Initial approach to the landowner regarding sale opportunity.
 - Not prepared for sale at that point, however did indicate that it may be an opportunity in the future.
- **25 October 2021**
 - Montefiore issued a letter formalising Montefiore's interest in the property and setting out a process for making an offer.
 - Montefiore confirmed that no construction activity would occur in the immediate term as various approvals needed to be gained from Council.
- **Early November 2021**
 - Landowner contacted Montefiore to confirm receipt of letter, thanking Montefiore for information regarding construction time-frame, and confirming that at that point they were not ready to enter into any formal discussions regarding the sale of the property.
- **19 August 2022**
 - Montefiore called landowner to enquire whether there had been any change in their position, to provide broad details of the Planning Proposal, and to also offer the landowner with the opportunity of hearing from members of the consultant team providing more specifics on the Planning Proposal.
 - The landowner re-confirmed that she was not willing to sell at this point and not to call again as she would contact Montefiore when she was ready to sell.
 - The landowner also noted that a car port on the adjacent property (owner by Montefiore) needed to be repaired. Over the following weeks, these repair works were undertaken by Montefiore as a gesture of good will.

- **Early September 2022**

- A member of Urbis' Engagement team contacted the Landowner to provide details of the Planning Proposal.
- As part of this discussion, the Landowner requested that vines growing on the Montefiore property near her boundary be removed or pruned and that the (damaged) fence dividing her property with the Montefiore property be replaced. These works were undertaken by Montefiore as a gesture of good will.

- **September 2022 – February 2023**

- On open day was held on the Montefiore site on 25 September 2022 (which the Landowner was invited to). This provided various information about the Planning Proposal.
- In September and November 2022, and again in February 2023, newsletters were issued to surrounding property owners (which included the Landowner) advising people of the status of the Planning Proposal.

4. EXISTING STATUTORY PLANNING CONTEXT

4.1. HUNTERS HILL LOCAL ENVIRONMENTAL PLAN 2012

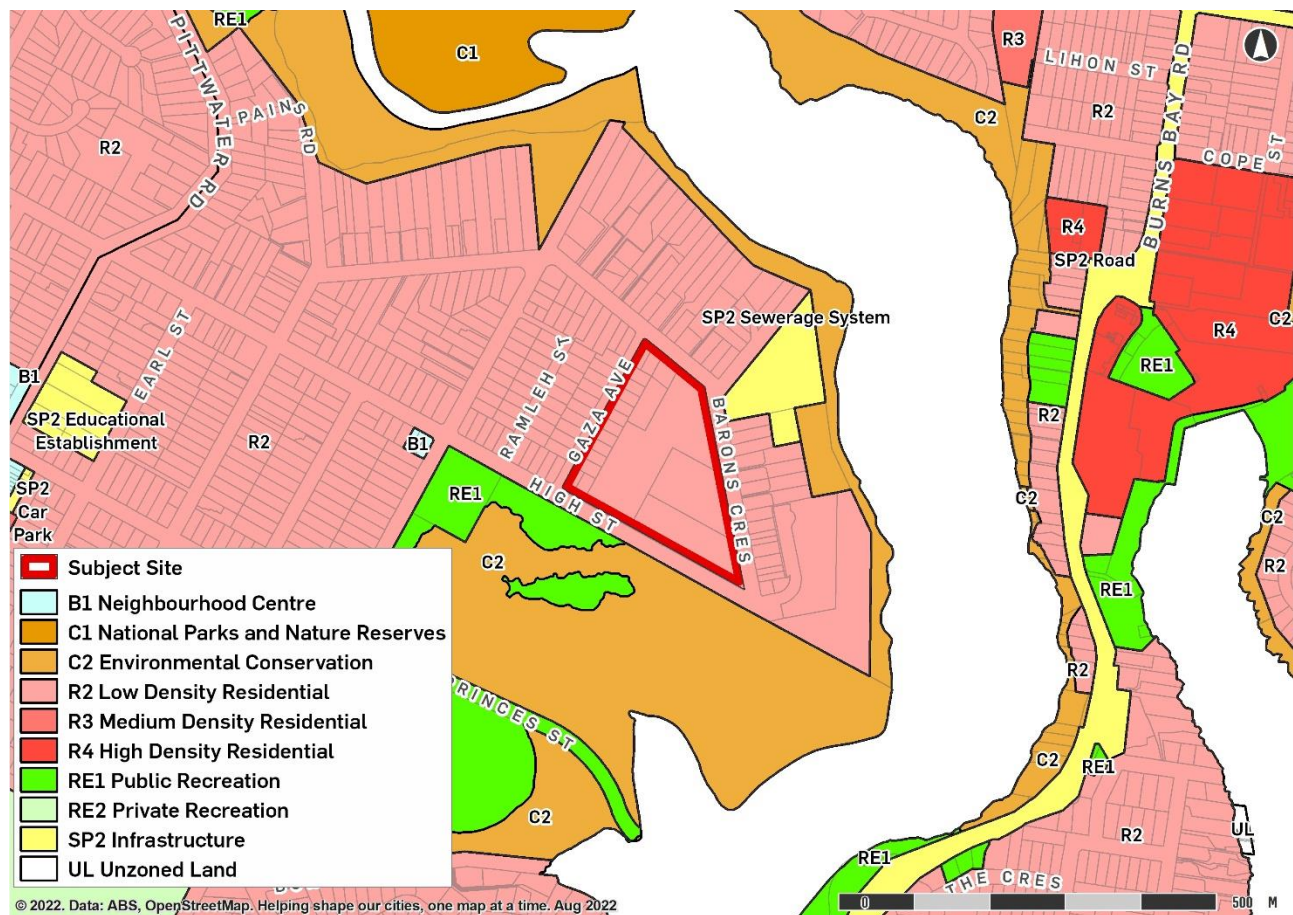
The following clauses of the *Hunters Hill Local Environment Plan 2012* (LEP) are relevant to the land and the proposed amendments.

4.1.1. Land Use Zoning

As shown in **Figure 14**, the site is currently zoned R2 Low Density Residential. Development for the purpose of seniors housing is prohibited under the R2 low density zoning. However, seniors housing is permitted with consent under Schedule 1 (Additional permitted uses) of the LEP at 45 and 47 Barons Crescent, 4–20 Gaza Avenue, 118 High Street, and 49–51 Barons Crescent, Hunters Hill and is also permissible through the *State Environmental Planning Policy (Housing) 2021*.

Land surrounding the site is also zoned R2 Low Density Residential. Boronia Park Reserve to the southern side of High Street is zoned RE1 Public Recreation and C2 Environmental Conservation.

Figure 14 Extract of Land Zoning Map (LEP)



Source: Urbis

4.1.2. Height of Buildings

As shown in **Figure 15**, the height of buildings planning map permits buildings up to 8.5metres on the site. Land surrounding the site also has a maximum height of building at 8.5m, reflecting the R2 Low Density Residential zoning.

Figure 15 Height of Building Map



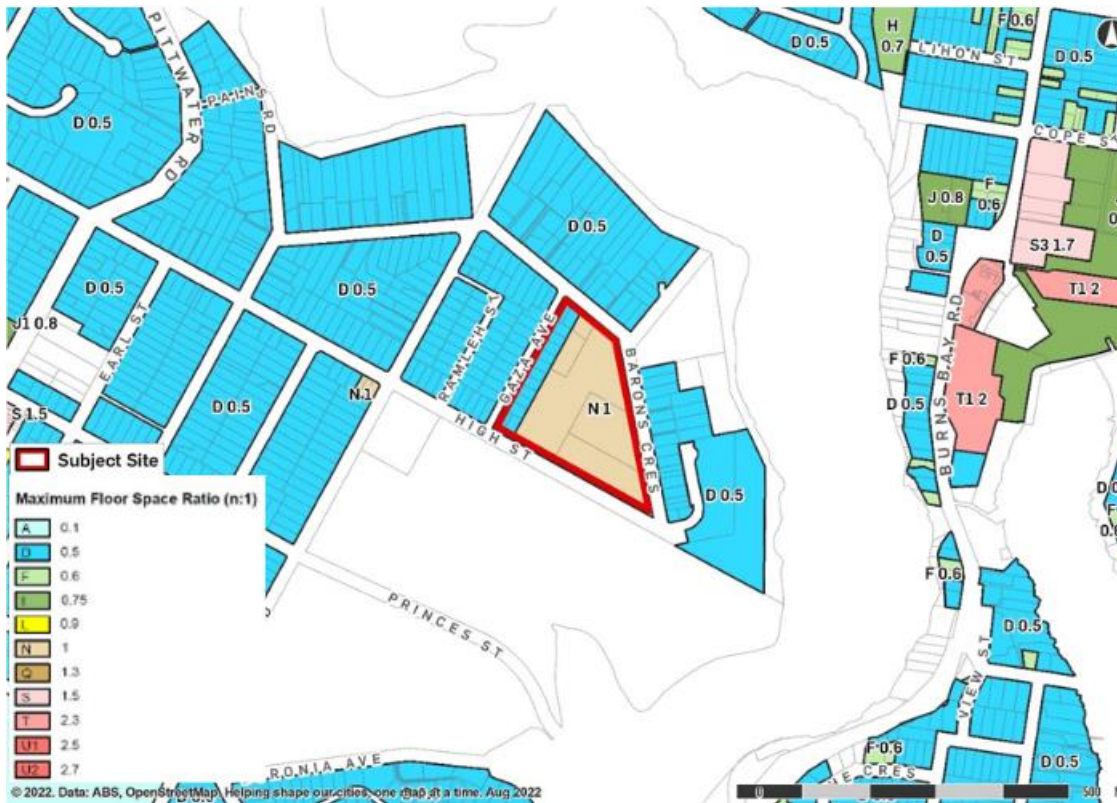
Source: Urbis

4.1.3. Floor Space Ratio

As shown in

Figure 16, the site has a maximum floor space ratio (**FSR**) of 1:1 on most of the site, whilst the properties along the Gaza Avenue frontage have an FSR of 0.5:1.

Figure 16 Floor Space Ratio Map



Source: Urbis

4.1.4. Heritage Conservation

As shown in **Figure 17**, part of the site is identified as a local heritage item. Within this shaded area, part of the site has heritage significance, known as the Garden, 'Montefiore Home'. It is identified as item 472 within the Schedule 5 of the LEP and that part with heritage significance is specifically described within that Schedule. Refer to Heritage Impact Assessment at **Appendix I**.

Figure 17 Heritage Map



Source: Urbis

5. PLANNING PROPOSAL ASSESSMENT

The Planning Proposal has been prepared in accordance with section 3.33 of the EP&A Act and the *Local Environmental Plan Making Guideline (LEP Making Guideline)* published by NSW Department of Planning and Environment (DPE).

Accordingly, the Planning Proposal is assessed in the following parts:

- Part 1 – A statement of the objectives and intended outcomes.
- Part 2 – An explanation of the provisions that are to be included in the proposed LEP.
- Part 3 – The justification of strategic and site-specific merit.
- Part 4 – Mapping.
- Part 5 – Details of community consultation that is to be undertaken for the Planning Proposal.
- Part 6 – Project timeline.

Discussion for each of the above parts is outlined in the following sections.

6. PART 1: OBJECTIVES AND INTENDED OUTCOMES

6.1. OBJECTIVE OF PLANNING PROPOSAL

The primary objectives of the Planning Proposal are to:

- Rezone part of the land from R2 low density residential zone to SP2 Infrastructure (Seniors Housing) to clarify the delivery of additional seniors housing accommodation across the whole site in a manner that provides certainty for Montefiore and the local Community.
- Support orderly and economic use of otherwise underutilised land and upgrade an ageing 1960s facility which is no longer fit for purpose into an integrated, contemporary seniors housing campus.
- Provide a maximum height of building control that responds appropriately to the variable development forms while ensuring compatibility with the transitioning context of the site and locality.
- Improve housing diversity in response to the aging demographic profile of Hunters Hill, and the emerging preference for supportive living environments that do not compromise wellbeing or independence.
- Promote local opportunities for residents to 'age in place' within an established residential context.
- Deliver a suitable layout and structure that responds to the opportunities and constraints of the site, including protecting the heritage significance of the site and retaining high significant trees and landscaping.
- Improve the access and safety of vehicle movements around the site and provide basement parking on site to remove staff and visitors parking from surrounding streets.
- Ensure that new development is appropriate to the surrounding and likely future built form context and provides an acceptable transition to the surrounding properties.
- Provide public benefits including allied health facilities on site, alleviating the need to develop additional infrastructure to support the proposed development.

6.2. INTENDED OUTCOMES

The intended outcomes of the Planning Proposal are to:

- Rezone part of the land from R2 low density residential zone to SP2 Infrastructure (Seniors Housing) to facilitate the delivery of additional seniors housing.
- Amend the relevant development standard maps, for height of buildings and floor space ratio shown at Part 2 of this Planning Proposal.

Much of the existing building stock is ageing, not fit-for-purpose, and does not meet all the necessary current design standards or expectations from prospective residents. The intended outcome of the Planning Proposal is to facilitate the redevelopment of the site to accommodate seniors housing uses which leverages off the current residential aged care facility on the site and its associated services and staff, and that will aid in meeting housing demand and ageing population whilst also contributing to housing diversity within the locality.

The redevelopment presents a significant opportunity for long term future housing growth and the delivery of high-quality retirement living and aged care, including affordable options. This intended outcome is supported by Montefiore.

7. PART 2: EXPLANATION OF PROVISIONS

7.1. LAND TO WHICH THE PLAN WILL APPLY

The land the subject of the Planning Proposal and proposed to be included in the LEP amendment is identified as 116 -120 High Street, 2-20 Gaza Avenue and 45-47 Barons Crescent, Hunters Hill. The legal property description of the respective allotments that comprise the site is Lot 1 & 2 in DP325793, Lot 2 in DP312298, Lots 9 & 10 in DP724017 and Lots 50-63 in DP16119.

7.2. PROPOSED LEP AMENDMENTS

The objectives and intended outcomes of the Planning Proposal will be achieved by amending the zoning, height of building and floor space ratio maps of the LEP as they apply to the site, as detailed below.

This section is to be read in conjunction with **Section 9** of this report, which contains the proposed amended LEP maps for the land use zoning and development standards and controls.

Land Use Zoning

The proposed amendment seeks to rezone part of the site from R2 low density residential zone to SP2 Infrastructure (Seniors Housing). Note the R2 low density residential zoning will be retained for the existing residential care facility in the south east part of the site.

This outcome can be achieved by amending the LEP map Sheet LZN_001 map. Refer to **Figure 20** in **Section 9**.

The intent of the SP2 zoning is to secure the future land use of the entire site for 'seniors housing' and ancillary and associated facilities. Whilst the provisions of the Housing SEPP could also achieve this, the proposed SP2 zoning responds to some of the early concerns raised by residents that the whole site would be converted to conventional residential development.

This SP2 Infrastructure zoning is a typical zoning approach for large site-specific zoning of seniors housing accommodation and has been used in other local environmental plans such as Woollahra and Pittwater. The infrastructure component of the zone name reiterates the seniors housing land use and infrastructure.

The objectives of the existing SP2 Infrastructure zone within the LEP are:

- *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.*

The list of permitted uses within this zone are:

Aquaculture; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose

The Planning Proposal seeks to adopt these objectives and listed permitted uses, together with the additional definitions of 'community facility' and 'restaurant and café' as these uses will allow clear permissibility for some of the community and allied health uses contemplated for the site that will provide public benefits for the broader community.

Building Height

The proposed amendment seeks to increase the maximum permissible height of building from 8.5m to 16m, 18m and 24m height adjacent to Barons Crescent and in the centre of the site. The 8.5m will be retained adjacent to Gaza Avenue and High Street, for low density housing, the heritage garden and the existing residential care facility.

This outcome can be achieved by amending the LEP map Sheet HOB_001 map. Refer to **Figure 21** in **Section 9**.

Floor Space Ratio

The proposed amendment seeks to retain the maximum permissible FSR of 1:1 that exists for the majority of the site, but also to increase the existing strip along the Gaza Avenue frontage to this same limit, thereby providing a uniform FSR across the whole of the site.

This outcome can be achieved by amending the LEP map Sheet FSR_001 map. Refer to **Figure 22** in **Section 9**.

8. PART 3: JUSTIFICATION

8.1. SECTION A – NEED FOR THE PLANNING PROPOSAL

Q1. Is the Planning Proposal a result of an endorsed local strategic planning statement, strategic study, or report?

Yes.

The **LSPS** was adopted as a planning instrument at its meeting of 27 April 2020. The LSPS outlines the 20-year vision for land use in Hunters Hill and shows how the Greater Sydney Regional Plan and the North District Plan's directions are to be implemented locally. It has considered economic, social and environmental matters for the Hunters Hill LGA, along with housing, place making and land supply needs for new and renewal lands. The LSPS includes planning priorities and actions, an implementation program and a structure plan, that visually shows key directions and principles for the area over the next 20-years.

As part of the 20-year vision the **LSPS** identifies that there is a need to ensure housing diversity to enable ageing in place as our community ages and look for opportunities to enable affordable housing for those from a range of income levels.

The **LSPS** outlines that the Council needs to address and plan for its services for an ageing population and work with the various public and private service providers to ensure they deliver services that meet the community's expectations now and in the future. Action 3.2 in the Liveability section in the LSPS seeks to investigate ageing and disability housing needs, to support ageing in place and community health and wellbeing outcomes.

Following the **LSPS**, **The Strategy** was prepared in December 2020. The objective was to identify areas of need for increased housing, and to then guide the delivery of the additional housing in the area. **The Strategy** examines the evidence base for housing needs and population trends in Hunters Hill LGA. It summarises the environmental, physical and economic factors that influence the demand for and delivery of housing growth and analyses the current land capacity under the existing planning regime.

In supporting the Greater Cities Commission's goal of achieving a 30-minute city, **the Strategy** notes that any future housing should be concentrated in and around existing the existing centres within Hunters Hill to maximise utility of existing infrastructure and services as well as presenting opportunities for investment in new infrastructure to create local jobs to improve employment containment. The Strategy outlined three centres for housing growth including Gladesville Town Centre, Hunters Hill Village and Boronia Park.

In addition to these centres, two key strategic sites were identified as presenting longer-term opportunities for future housing growth and delivery of in-demand dwelling typologies, including retirement living, aged care and affordable housing. **One of the key strategic sites was identified as the Montefiore site.**

The Strategy states that:

Montefiore Jewish Care owns a large senior living site with potential to undergo master planning and redevelopment to meet considerable anticipated demand in the area for retirement living.

Q2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes.

The Planning Proposal is the best means of achieving the objectives or intended outcomes. As established in **The Strategy** the site is identified as a key strategic site which presents a significant opportunity for long term future housing growth and the delivery of high-quality retirement living and affordable aged care. The Planning Proposal is consistent with the strategic direction of **The Strategy** and is the most appropriate way to achieve the objectives and intended outcomes.

8.2. SECTION B – RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

Guide to Preparing Planning Proposals – Assessment Criteria

The Planning Proposal demonstrates both strategic and site-specific planning merit in accordance with the Assessment Criteria of the *Local Environmental Plan Making Guideline (Guideline)*. **Table 4** contains an assessment of the Planning Proposal against the Guideline.

Table 4 Assessment against LEP Making Guideline

Assessment Criteria	Response
Strategic Merit	
<i>Does the proposal:</i> ▪ Give effect to the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, and/or corridor/precinct plans applying to the site. This includes any draft regional, district or corridor/precinct plans released for public comment or a place strategy for a strategic precinct including any draft place strategy; or	Yes. The Planning Proposal is consistent with the objectives and actions of the following: ▪ Greater Sydney Region Plan (Table 6); and ▪ North District Plan (Table 7).
<i>Demonstrate consistency with the relevant LSPS or strategy that has been endorsed by the Department or required as part of a regional or district plan; or</i>	Yes. The Planning Proposal is consistent with the objectives and actions of the following: ▪ Hunters Hill Local Housing Strategy ▪ Hunters Hill Local Strategic Planning Statement
Respond to a change in circumstances that has not been recognised by the existing planning framework	Yes. Given the growing demand for seniors housing in the Greater Sydney Region, the proposal will contribute to delivering much needed housing supply that aligns with demand for housing in this locality. The delivery of this additional housing is proposed within a typology that has strong market demand and that can be specifically sited and designed on this large site in a manner that responds to the surrounding low-density character of the local area.
Site-Specific Merit	
Does the proposal give regard and assess impacts to: ▪ the natural environment on the site to which the proposal relates and other affected land (including known significant environmental areas, resources or hazards)	Yes. The Planning Proposal has site-specific merit having regard to the following matters: ▪ the natural environment; ▪ existing, approved, and likely future uses; and ▪ available and proposed services and infrastructure.

Assessment Criteria	Response
- existing uses, approved uses, and likely future uses of land in the vicinity of the land to which the proposal relates - services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision	The site-specific merits of the Planning Proposal are assessed in Section 8.3 of this report.

Q3. Will the Planning Proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

Yes. The Planning Proposal gives effect to the objectives of the following regional and district plans:

- Greater Sydney Region Plan – *A Metropolis of Three Cities*; and
- North District Plan.

Greater Sydney Region plan: A Metropolis of three cities

In March 2018, the Greater Sydney Commission (GSC) finalised the Greater Sydney Region Plan – A Metropolis of Three Cities (Region Plan), as the NSW Government's metropolitan plan for Sydney.

The Region Plan repositions Sydney as a metropolis of three cities, being the Western Parkland City, Central River City and Eastern Harbour City (within which The Hunters Hill LGA is located). The Region Plan presents a strategy for managing growth, change, and infrastructure delivery over the next 40 years and establishes policy directions to achieve identified goals and principles, with each direction underpinned by actions. Consistency of the Planning Proposal with the directions and actions of the Region Plan are provided in **Table 5**.

Table 5 Assessment Against Greater Sydney Region Plan

Planning Priorities	Consistency
Direction 1: A city supported by infrastructure	
<i>Objective 2: Infrastructure aligns with forecast growth</i> <i>Objective 4: Infrastructure use is optimised</i>	The Planning Proposal maximises the use of existing infrastructure by co-locating additional seniors housing in the same location as existing seniors housing infrastructure and therefore supporting the longevity of that infrastructure. The Planning Proposal will deliver a range of seniors housing dwellings that will be connected to local services and infrastructure. The seniors housing development will be accompanied by the provision of or augmentation to water, sewerage and electricity services to meet the needs of the proposed accommodation. The Planning Proposal has demonstrated that existing infrastructure can with augmentation as required supports the proposed residential development on the site. The infrastructure facilitated by the Planning Proposal is site-specific and responds to the needs of the existing and future community.

Planning Priorities	Consistency
	The Planning Proposal which seeks to permit seniors housing within an area of high accessibility to existing cultural, health, transport, and social infrastructure, is entirely appropriate and supports the priority to maximise the use of existing infrastructure. Permitting additional seniors housing on an existing seniors housing site will maximise the use of this infrastructure, that provides services to the local community and improve their long-term viability. The Planning Proposal will deliver seniors housing accommodation to an ageing population growth supported by new infrastructure investment not only to meet demands from the proposed development, but to enhance the existing services and infrastructure within the existing community. The proposal provides local open space, road and pedestrian infrastructure, including pick-up and drop-off facilities and utilities infrastructure which will also service the existing community.
Direction 4: Housing the City	
<i>Objective 10: Greater housing supply</i> <i>Objective 11: Housing is more diverse and affordable</i>	The NSW Government has identified a need for 725,000 additional homes by 2036 to meet demand based on current population projections of an additional 1.7 million people in Greater Sydney. As part of this an unprecedented level of supply, including a range of housing types, tenures, and price points will be needed to meet demand. The 20-year forecast for the North District: is a requirement to deliver 92,000 additional homes. The Planning Proposal will permit new seniors housing dwellings on the site which is supported by existing infrastructure. Notwithstanding the existing land use, the character of the locality is residential which supports residential uses and local service uses. The site's size, single ownership and the site's physical characteristics make it suitable to support seniors housing development that is able to maximise use of existing infrastructure. The Planning Proposal will deliver new housing that meets demand for different housing types, price points, and preferred locations to that available in the immediate locality. The Planning Proposal will accommodate for the ageing population and deliver appropriate and diverse housing to give people choice of accommodation. The proposed Seniors Housing Special Infrastructure zoning (Seniors Housing) and building height limit and setbacks will provide a scale of development which is contextually aligned with the nearby residential neighbourhood.

Planning Priorities	Consistency
	The location of the future housing is consistent with Planning Priority C5 to deliver the right housing in the right locations.
Direction 5: A city of great places	
<i>Objective 12: Great places that bring people together</i>	It is noted that “To create great places, the mechanisms for delivering public benefits need to be agreed early in the planning process”. The Planning Proposal is consistent with this objective, as it has taken a place-based approach to planning, reviewing the actual local characteristics and infrastructure needs of a local place, and proposing mechanisms to secure needed public benefits of the community early, while respecting the desired low-density character of the area.

The North District Plan

The North City District Plan is a 20-year plan to manage growth in the context of economic, social and environmental matters to implement the objectives of the Greater Sydney Region Plan. The intent of the District Plan is to inform local strategic planning statements and local environmental plans, guiding the planning and support for growth and change across the district.

The District Plan contains strategic directions, planning priorities and actions that seek to implement the objectives and strategies within the Region Plan at the district-level. The Structure Plan identifies the key centres, economic and employment locations, land release and urban renewal areas and existing and future transport infrastructure to deliver growth aspirations.

The North District Plan reflects the broader vision of Sydney as a three-city metropolitan, and contains the following key housing metrics:

- Housing target – The North District has a housing target of an additional 92,000 dwellings by 2036, with a total forecast dwelling count of 464,500.

The North District Plan shows that the population is ageing. By 2036, there is expected to be an 85% increase in the number of residents over 85 years old, and the district is expected to see a 47% increase in the 65-85 age group. These demographic changes mean that an additional 92,000 homes will be required in the district by 2036 to meet the needs of the ageing population. The District Plan encourages collaborative responses between industry and government to meet the expected increase in demand for local aged care facilities and response services. This requires coordination between existing services, as well as additional services to allow continued support for seniors and people with a disability.

The district plan identifies several priorities relating to liveability. **Table 6** provides an outline of these priorities and an explanation as to how the Planning Proposal is consistent with them.

Table 6 Consistency with North District Plan

Planning Priorities	Consistency
N1. Planning for a city supported by infrastructure N3. Providing services and social infrastructure to meet people's changing needs	Planning Priority N1 is underpinned by the notion of delivering the right infrastructure, in the right location, at the right time. The Planning Proposal responds to objectives of the Region Plan that infrastructure use is optimised, that infrastructure aligns with growth, and that infrastructure adapts to meet future needs.

Planning Priorities	Consistency
	Planning Priority N1 states that aligning land use and infrastructure planning will maximise the use of existing infrastructure. The Planning Proposal maximises the use of existing infrastructure by locating additional seniors housing on site where existing seniors housing infrastructure is located and supporting the longevity of that infrastructure (e.g. sewerage upgrades, road upgrades). The Planning Proposal will deliver a range of infrastructure and infrastructure upgrades that will support both the proposed residential neighbourhood but also support the surrounding broader community. Planning Priority N3 outlines that the District is expected to see an 85 per cent proportional increase in people aged 85 and over, and a 47 per cent increase in the 65–84 age group is expected by 2036. This means 20 per cent of the District's population will be aged 65 or over in 2036, up from 16 per cent in 2016. The Planning Proposal will deliver more diverse housing types and medium density that will create opportunities for older people to continue living in their community, whilst remaining close to family, friends and established health people in the community. Planning Priority N3 seeks coordinated and additional health, social and aged care services and collaborative responses across government and industry to meet the expected increase in demand for local aged care facilities and respite services, including home care. The Planning Proposal seeks to capitalise on existing infrastructure and provide a coordinated approach to additional aged care services. The Planning Proposal will also cater for additional services on site that will help address care for people with specific needs such as those with dementia and the frail aged.
N5. <i>Providing housing supply, choice and affordability, with access to jobs and services</i> N6. <i>Creating and renewing great places and local centres and respecting the District's heritage</i>	The Planning Proposal will facilitate the delivery of new ILUs with access to public transport. The Proposal can assist Council in meeting the mandated housing targets, which the GSC requiring Council to delivery 3,000 – 3,500 dwellings between the 2022 – 2026 period. The proposed additional seniors housing is in the right place to meet demand for different housing types, tenure, price points, preferred locations and design. Increased housing supply and the provision of an appropriate mix of seniors housing, including 2- and 3-bedroom ILUs will provide greater housing choice and will assist in alleviating the housing pressure faced by the current under supply of available seniors housing dwellings within accessible locations. It will also allow

Planning Priorities	Consistency
	people to vacate their existing dwellings and downsize from their single dwelling houses for free up these houses for other families. The Planning Proposal fulfils the vision for the Local Housing Strategy by creating a built form outcome that responds to the local character and overarching design principles that underpin the Plan.
N19. Increasing urban tree canopy cover and delivering Green Grid connections.	The Landscape Concept Report (Appendix K) outlines the concept for the primary landscaped area which seeks to preserve the existing heritage garden. It also aims to enhance the garden through sensitive design interventions to improve accessibility and amenity. The main goal of the landscape plan is to protect and retain as many existing trees as possible with a focus on high retention value trees, and to ensure that a landscape buffer is retained and increased.

Q4. Is the Planning Proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

Yes. The Planning Proposal is consistent with the following endorsed local strategic plans:

- The Hunters Hill Local Housing Strategy (as detailed in **Table 7**)
- Hunters Hill Local Strategic Planning Statement (LSPS) (as detailed in **Table 8**)

Table 7 The Hunters Hill Local Housing Strategy

Planning Priority	Consistency
Priority 1 –Plan for additional housing in appropriate locations.	Hunters Hill Council will carefully plan for additional housing and future housing growth in the appropriate strategic locations. Strategic locations for additional housing are those that benefit from existing or planned infrastructure that would support increased residential development, as well as locations that offer a good level of residential amenity and connectivity via ready access to transport, shops, services and community facilities.
Priority 2 –Support housing diversity and housing affordability.	Council will continue to support increased housing diversity and housing affordability to meet the changing needs of the Hunters Hill community. This includes housing for seniors and the elderly, affordable and social housing and accessible housing. Housing diversity means ensuring a greater variety of housing typologies are delivered to the market to suit the needs of individual community groups, changing family units and evolving household types.

Planning Priority	Consistency
Priority 3—Protect significant environmental values through sustainable developments and design quality of new developments.	Council will encourage residential and mixed-use development that meets sustainability objectives to minimise the impact of new housing development and building on the surrounding environment.
Priority 4—Encourage compatibility of new housing with existing local character and heritage	Successful new developments will respond to and remain consistent with these unique qualities, including local heritage and conservation areas. The dwelling targets for Hunters Hill outlined within the North District Plan have been similarly informed by the unique conditions that apply to Hunters Hill. The dwelling targets are: ▪ 0-5 years – 150 new dwellings ▪ 6-10 years – 150-200 new dwellings The Strategy highlights that a high proportion of the population in Hunters Hill are aged 55 and over. In comparison to the Greater Sydney Region, Hunters Hill is recognised as having a higher ageing population, particularly 65 years and older. People aged 65 years or older represented 68% of the population growth between 2006 and 2016. In supporting the Greater Cities Commission's goal of achieving a 30-minute city, the Strategy notes that any future housing should be concentrated in and around existing the existing centres within Hunters Hill to maximise utility of existing infrastructure and services as well as presenting opportunities for investment in new infrastructure to create local jobs to improve employment containment. The Strategy outlined three centres for housing growth including Gladesville Town Centre, Hunters Hill Village and Boronia Park. In addition to these centres, two key strategic sites were identified as presenting longer-term opportunities for future housing growth and delivery of in-demand dwelling typologies, including retirement living, aged care and affordable housing. <u>One of the key strategic sites was identified as the Montefiore site.</u> The Strategy states that Montefiore Jewish Care owns a large senior living site with potential to undergo master planning and redevelopment to

Planning Priority	Consistency
	meet considerable anticipated demand in the area for retirement living. The Planning Proposal is consistent with the strategy, given, the site has been identified as a key strategic site for future housing growth. Given the site is an existing seniors housing development; the significant size of the site; the specific location and contextual appropriateness of the proposed changes to the height and FSR within the LEP- it is considered an appropriate location for additional housing. Also noting the Hunters Hill ageing population, the proposal will help facilitate additional housing supply, diversity density that will in turn provide greater affordability for people and allow people to 'age in place' and be supported by their families and the community. The Planning Proposal is seeking to meet the considerable anticipated demand in the area for retirement living and is therefore consistent with the Strategy.

Table 8 LSPS

Planning Priority	Consistency
1. Provide services and facilities within Hunters Hill to meet community needs and aspirations now and into the future by 2040.	The Planning Proposal will facilitate the provision of a RAC and ILUs to support the aging population of Hunters Hill. The proposal will help facilitate additional housing supply, diversity and density that will in turn provide greater affordability for people and allow people to 'age in place' and be supported by their families and the community. The Planning Proposal is seeking to meet the considerable anticipated demand in the area for retirement living and is therefore consistent with the LSPS.
2. Provide infrastructure to support community needs and aspirations.	This Planning Proposal proposes to upgrade the existing residential aged care facility that services the broader Hunters Hill area. This uplift will allow Montefiore to provide additional residential aged care services and facilities which will help meet the future demand for aged care facilities in the Hunters Hill area.

Planning Priority	Consistency
3. Undertake a Housing Strategy to anticipate and provide for the residential growth of Hunters Hill by 2040.	Council undertook a Housing Strategy which identified two key strategic sites as presenting longer-term opportunities for future housing growth and delivery of in-demand dwelling typologies, including retirement living, aged care and affordable housing. <u>One of the key strategic sites was identified as the Montefiore site.</u> The Strategy notes that the Montefiore Jewish Care owns a large senior living site with potential to undergo master planning and redevelopment to meet considerable anticipated demand in the area for retirement living.
4. Provide land use planning framework to support community needs and aspirations.	The proposal provide provides a unique opportunity for infrastructure improvements in an existing seniors housing site which will help support community needs and aspirations.
5. Provide a caring and safe community where healthy activities are encouraged and promote a strong sense of community and connection among residents by 2040.	The Planning Proposal will help create infrastructure by increasing the density on the site that contributes to providing a caring and safe community that encourages healthy activity whilst creating a strong sense of community.
6. Work with community and local stakeholders to develop places for businesses and community interaction.	The Planning Proposal contribute to providing places of community members to develop places of community interactions.

Q5. Is the Planning Proposal consistent with any other applicable State and regional studies or strategies?

Yes. The Planning Proposal is consistent with The Ageing Well in NSW: Seniors Strategy 2021–2031 prepared by the NSW Government. The strategy identifies five principles to guide an approach to planning for seniors. The strategy identifies focus areas and proposes key actions. Those of particular relevance to the proposal and this assessment include:

Living in age-friendly environments

- Work to improve the built environment so older people can live in and enjoy environments that include open spaces, buildings, green infrastructure, natural shade, comfortable walkways, and rest areas, all of which are accessible, safe and easy to navigate
- Work towards increased housing options for older people that are age appropriate, affordable, accessible and close to transport, recreation and community services

Participating in inclusive communities

- Work to encourage social participation so that older people are engaged and active in their communities, doing the things they value and enjoy (recreational, social, cultural, creative, educational and spiritual)

Staying safe, active and healthy

- Continue to support initiatives that improve physical health and mental wellbeing for older people.

The Planning Proposal includes a public benefit offer that proposes improvements to the local community by providing allied health facilities on site. The proposal therefore meets the desires of the Strategy in actively providing a solution to foster improved connections for an ageing population.

Q6. Is the Planning Proposal consistent with applicable State and Environmental Planning Policies?

Yes. The Planning Proposal is consistent with relevant State Environmental Planning Policies (SEPP) as identified and discussed in the following table.

Table 9 Consistency with SEPPs

Relevant document	Consistency
<i>State Environmental Planning Policy (Housing) 2021</i>	The objective of the <i>State Environmental Planning Policy (Housing) 2021 (Housing SEPP)</i> is to incentivise the supply of affordable and diverse housing in the right places. The Planning Proposal does not rely upon the provisions of the Housing SEPP, however this SEPP will continue to apply and be a relevant planning instrument in the consideration of future proposed development.
<i>State Environmental Planning Policy (Industry and Employment) 2021</i>	Assessment of compliance with the relevant provisions of this SEPP as they relate to advertising and signage are appropriately addressed as part of future DA/s.
<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>	Chapter 4 of the SEPP sets out the statutory planning framework to manage the remediation of contaminated land. In the context of a DA, a consent authority is required to consider whether land is contaminated and if it is contaminated whether the site can be made suitable for the proposed development prior to granting development consent. The Detailed Site Investigation prepared by Aagus (Appendix D) demonstrates that the risks to human health and the environment associated with soil contamination at the site are low within the context of the proposed use of the site for the demolition of existing buildings on Gaza Avenue, Barons Crescent and northern and central portion of High Street, and redevelopment into new buildings with basement car parking as part of the existing Aged Care/retirement Facility development. The site is therefore considered to be suitable for the proposed use.
<i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i>	The Planning Proposal does not contain provisions that would contradict or hinder the application of this SEPP.

Relevant document	Consistency
<i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>	The SEPP provides a consistent planning regime for the provision of infrastructure and services and prescribes requirements for consultation with relevant public authorities during a future DA process. The provisions of the SEPP will be addressed in future DA/s.
<i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i>	The provisions of the SEPP will be addressed in a future DA/s.
<i>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</i>	The SEPP supports the <i>Environmental Planning and Assessment Regulation 2021</i> to encourage the delivery of sustainable residential development. The SEPP requires residential development to achieve mandated levels of energy and water efficiency. Demonstration of achieving the sustainability outcomes is required at future DA stage.

Q7. Is the Planning Proposal consistent with applicable Ministerial Directions (Section 9.1 Directions)?

Yes. The Planning Proposal has been assessed against the applicable Section 9.1 Ministerial Directions and is consistent with each of the relevant matters, as outlined in the table below.

Table 10 Assessment against Section 9.1 Directions

Section 9.1 Direction	Consistency
1.1 Implementation of the Minister's Planning Principles	It is understood that the Principles issued by the Minister in December 2021 are no longer applicable.
1.2 Implementation of Regional Plans	The Planning Proposal is consistent with this Direction, as discussed in Question 3 above.
1.3 Development of Aboriginal land Council Land	Not applicable.
1.4 Approval and Referral Requirements	This is an administrative requirement for Council.
1.5 Site Specific Provisions	Where appropriate, site-specific provisions are supported by a site-specific DCP which provides guidance for future development on site (Appendix M)
1.6 Parramatta Road Corridor Urban Transformation Strategy	Not applicable.
1.7 Implementation of Northwest Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable.

Section 9.1 Direction	Consistency
1.8 Implementation of the Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable.
1.9 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable.
1.10 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable.
1.11 Implementation of the Western Sydney Aerotropolis	Not applicable.
1.12 Implementation of the Bayside West Precincts 2036 Plan	Not applicable.
1.13 Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable.
1.14 Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable.
1.15 Implementation of Greater Macarthur 2040	Not applicable.
1.16 Implementation of the Pyrmont Peninsula Place Strategy	Not applicable.
1.17 North West Rail Link Corridor Strategy	Not applicable.
Focus Area 3 – Biodiversity and Conservation	
3.1 Conservation Zones	Not applicable.
3.2 Heritage Zones	The Planning Proposal is consistent with the Ministerial Directions and does not seek to remove existing provisions to protect items of heritage. A Heritage Impact Statement is provided at Appendix I to demonstrate that the proposed development would not impact the significant of heritage items in the locality.
3.3 Sydney Drinking Catchment	Not applicable.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable.
3.5 Recreation Vehicle Areas	Not applicable.
Focus Area 4 – Resilience and Hazards	
4.1 Flooding	Not applicable.

Section 9.1 Direction	Consistency
4.2 Coastal Management	Not applicable.
4.3 Planning for Bushfire Protection	Future development is capable of achieving adequate protection in accordance with the guidelines Planning for Bushfire Protection. A more detailed bushfire assessment has been undertaken to support this Planning Proposal and is supported by the NSW Rural Fire Service. If required, further assessment can be provided as part of the future DA process.
4.4 Remediation of Contaminated Land	Not applicable.
4.5 Acid Sulfate Soils	The site is identified as having Class 5 acid sulfate soils which is further discussed within the Site Contamination Report at Appendix D .
4.6 Mine Subsidence and Unstable Land	Not applicable.
Focus Area 5 – Transport and Infrastructure	
5.1 Integrating Land Use and Transport <i>The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:</i> <i>(a) improving access to housing, jobs and services by walking, cycling and public transport, and</i> <i>(b) increasing the choice of available transport and reducing dependence on cars, and</i> <i>(c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and</i> <i>(d) supporting the efficient and viable operation of public transport services, and</i> <i>(e) providing for the efficient movement of freight</i>	The Planning Proposal demonstrates consistency with the objectives of Direction 5.1 – Integrating Land Use and Transport as outlined below: (a) Improving access to housing, jobs and services by walking, cycling and public transport: The proposal primarily targets an ageing demographic looking to downsize and remain within the local community. Many of these residents are less likely to drive during peak hours, and will rely more on the private bus provided by Montefiore for their daily needs as they age in place. Predominantly, staff members are expected to drive to the site. However, the availability of public transport options can also provide an alternative transport option. While some visitors will drive, the proximity to public transport options provides a convenient alternative, reducing the need for car travel and parking. This supports the objective of improving access to housing, jobs, and services through public transport. (b) Increasing the choice of available transport and reducing dependence on cars:

Section 9.1 Direction	Consistency
	The availability of multiple bus routes (538, 252, and 506) provides staff with a variety of public transport options, thereby increasing the choice of available transport. Residents will have access to on-site bus transport provided by Montefiore to nearby centres, allowing them to leave their cars parked on site. (c) Reducing travel demand including the number of trips generated by development and the distances travelled, especially by car: The majority of residents are older adults who are less likely to drive during peak hours, even if they own cars. Most staff members are expected to drive to the site but can be encouraged to use the public transport routes. Residents will have access to on-site bus transport to nearby centres, allowing them to leave their cars parked. The convenience of accessing essential services and amenities via the Montefiore bus reduces the distances travelled by car, contributing to a decrease in car dependency and travel demand. (c) Supporting the efficient and viable operation of public transport services: Residents will have access to on-site bus transport provided by Montefiore. This is beneficial as it reduces the reliance on personal vehicles, decreases traffic congestion, and promotes a more sustainable and convenient mode of transportation for the community. (d) Providing for the efficient movement of freight: Given the location of the site is in suburbia, and surrounded by local roads, any additional traffic from the scheme will not adversely impact on freight movements. The Planning Proposal aligns well with the principles outlined in the "Improving Transport Choice – Guidelines for planning and development as outlined below: Principle 1. Concentrate in Centres

Section 9.1 Direction	Consistency
	The proposal is located in an existing seniors housing development, this site has good the proximity to the Gladesville/Hunters Hill shops which can be accessed via the Montefiore private bus or local bus. Principle 2. Mix Uses in Centres The proposal allows a mix of seniors housing accommodation, which can complement existing services in the area. This mix of uses within accessible centres supports a vibrant and functional community. Principle 3. Align Centres within corridors The site is an existing seniors housing development and is not located within a centre or transport corridor. Principle 4. Link public transport with land use strategies The proposal integrates the seniors housing development with existing public transport services which staff and or residents could use and also provides a private bus for residents maximising access to and from the site. This alignment supports the efficient use of transport infrastructure. Principle 5. Connect Streets The site's location near multiple bus stops ensures that the street network provides direct connections to public transport services, facilitating efficient access for staff. Principle 6. Improve Pedestrian Access The proposal can enhance walkability by ensuring safe and convenient pedestrian pathways to bus stops, prioritising access for all, including people with disabilities. Principle 7. Improve Cycle Access While the proposal primarily focuses on seniors housing accommodation, it can incorporate features to improve cyclists' accessibility if required. Principle 8. Manage Parking Supply: The proposal identifies the removal of the existing above-ground car park and the provision of

Section 9.1 Direction	Consistency
	basement parking to accommodate future staff, resident, and visitor vehicles, thereby reducing the need for street parking in the surrounding area. Additionally, consolidating vehicle access points on High Street and Barons Crescent is expected to decrease traffic on Gaza Avenue. By also promoting the use of public transport, the proposal effectively manages parking supply, discourages excessive car use and unwanted staff parking on Gaza Avenue, High Street and Barons Crescent. Principle 9. Improve Road Management: By locating parking in the basement and removing on street carparking and consolidating vehicle access points, the proposal can contribute to an integrated transport approach by managing road traffic flow, reducing local traffic congestion on Gaza Avenue and High Street. Principle 10. Implement Good Urban Design The proposal relocates the ground level car park to the basement which is a good design outcome as it reduces traffic impacts on site and surrounding local streets and increases landscaping which creates an attractive urban environment that supports seniors housing. The Planning Proposal is consistent with the principles of improving transport choice The Planning Proposal aligns well with the aims, objectives, and principles of "The Right Place for Business and Services – Planning Policy." as outlined below. Aims: Vibrant, accessible mixed-use centres: The proposal supports the creation of a vibrant community by diversifying the seniors housing options on site with ILUs and RCF, which can enhance the local demographic mix. Public transport, walking, and cycling: The site's proximity to bus stops on Barons Crescent and Boronia Park, serviced by routes 538, 252, and 506, ensures accessibility by public transport which will most likely be utilised by staff rather than residents. This encourages walking and cycling,

Section 9.1 Direction	Consistency
	aligning with the policy's aim to promote sustainable transport options. Responsive planning and good design: The proposal demonstrates responsive planning by addressing the needs of an ageing population and ensuring good design through the provision of accessible and well-integrated housing. Objectives: Locate trip-generating development in accessible places: The proposal reduces reliance on cars by providing a Montefiore private bus, encouraging residents to use the bus instead of their cars. It ensures equitable and efficient access for residents, particularly seniors, to essential services and amenities. Minimise dispersed trip-generating development: By providing a private bus run by Montefiore the proposal minimises the need for car-dependent development. Network of viable, mixed-use centres: The proposal supports the viability of Hunters Hill Village Centre by increasing the local population and potential customer base for businesses and services, closely aligned with the private bus use. Protect and maximise community investment: The development maximises the use of existing seniors housing infrastructure and facilities. Encourage private and public investment: By providing well-designed and managed housing, the proposal fosters continued investment in the area, enhancing investor confidence and supporting local economic growth. Foster growth, competition, and innovation: The proposal supports growth by increasing the seniors housing resident population and ensuring consistent and responsive decision-making.

Section 9.1 Direction	Consistency
	The Planning Proposal is consistent with the aims and objectives of "The Right Place for Business and Services – Planning Policy."
5.2 Reserving Land for Public Purposes	Not applicable.
5.3 Development Near Regulated Airports and Defence Airfields	Not applicable.
5.4 Shooting Ranges	Not applicable.
Focus Area 6: Housing	
6.1 Residential Zones (1) The objectives of this direction are:	The Planning Proposal is consistent with the Direction as outlined below.
<i>To encourage a variety and choice of housing types to provide for existing and future housing needs,</i>	The Planning Proposal would facilitate additional seniors housing on the site. The proposal is consistent with the Local Housing Strategy priorities which demonstrate that the proposed Planning Proposal is consistent with market trends.
<i>To make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and</i>	The Planning Proposal has demonstrated that existing infrastructure can with augmentation if required support the proposed seniors housing development on the site.
<i>To minimise the impact of residential development on the environment and resource lands.</i>	The technical assessment submitted with the Planning Proposal demonstrates the site is physically and environmentally capable of accommodating seniors housing including consideration of, heritage, protection of ecology and biodiversity, and consideration of slope, geotechnical and potential contamination constraints.
6.2 Caravan Parks and Manufactures Home Estates	Not applicable
Focus Area 7: Industry and Employment	
7.1 Business and Industrial Zones	Not applicable
7.2 Reduction in non-hosted short-term rental accommodation period	Not applicable
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable

Section 9.1 Direction	Consistency
Focus Area 8: Resources and Energy	
8.1 Mining, Petroleum Production and Extractive Industries	Not applicable
Focus Area 9: Primary Production	
9.1 Rural Zones	Not applicable
9.2 Rural Lands	Not applicable
9.3 Oyster Aquaculture	Not applicable
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable

8.3. SECTION C – ENVIRONMENTAL, SOCIAL ECONOMIC IMPACTS

Q8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

No. The site is not mapped as an area of high biodiversity significance or an area of biodiversity significance in the LEP Biodiversity Map, therefore it is considered that the Planning Proposal will not adversely impact critical habitat, threatened species, populations, or their habitats. The site has already undergone significant development and there are no major parcels of vegetation or critical habitats that are proposed to be removed as part of this Planning Proposal.

Further, an arboriculture assessment has been prepared (**Appendix E**) by Arterra Design. The report identifies that the majority of significant and well-formed trees within the site are located within the heritage listed garden which is retained as part of the draft Masterplan. The report concludes by suggesting that the retention and incorporation of moderately significant trees should be done if possible, however the removal of smaller scale and less significant trees to facilitate future development and new landscaping outcomes is accepted.

Q9. Are there any other likely environmental effects of the Planning Proposal and how are they proposed to be managed?

The preparation of the Planning Proposal has considered the potential effects of the proposal on the following environmental matters:

- Urban Design and Built Form.
- Tree Retention and Landscaping.
- Heritage.
- Traffic and Transport.
- Water Quality.
- Bushfire.
- Site Contamination.
- Archaeology.

Urban Design and Built Form

An Urban Design Report has prepared by Jackson Teece and provided in Appendix B. This Report includes a draft Indicative Masterplan which represents one potential design outcome for the site, noting that the ultimate (and detailed) design outcome would be the subject of future DA/s.

The Urban Design Report identifies:

- A future potential urban layout and form.
- Building footprint, open space and public domain areas and pedestrian/cycle linkages.
- Building mass and heights.
- Street setbacks.

The detailed Urban Design Report outlines the design approach to the development to demonstrate the capability of the site and the potential connectivity to and consistency with the broader area.

The Masterplan responds to the existing site context, in addition to facilitating future connections within the site and to surrounding sites. As detailed below, the Masterplan and landscaping treatments have been designed to ensure high levels of future residential amenity and to be an extension to the low-density residential neighbourhood, refer to **Figure 18**.

The Masterplan locates increased building heights within the centre of the site plus a significant setback from surrounding dwelling to ensure the proposal retains and reinforces the local character of existing low-density housing within the adjacent urban area, refer to **Figure 18**.

Figure 18 Masterplan



Source: Jackson Teece

Tree Retention and Landscaping

The Landscape Concept Plan **Figure 19 (Appendix K)** prepared by Oculus takes into consideration the outcomes of the Arborist Report (**Appendix E**) and identifies the locations of significant trees **relative to the possible future development**.

The key design principle aims to preserve the existing heritage garden and enhancing the garden through sensitive design interventions to improve accessibility and amenity. The key focus is to protect and retain as many existing trees as possible with a focus on high retention value trees. Also ensuring that a landscape buffer is retained and increased.

Where possible, the removal of trees of significant value has been avoided, however to facilitate **future development** it is required that one (1) high value tree and four (4) moderate value trees be removed. The vegetation buffer along the boundaries will remain and be enhanced where possible and will soften the built form.

Pedestrianising the ground plane by expanding the existing network of pedestrian paths to improve connectivity and access to the site amenities is another key principle. In addition, reducing the amount of above ground parking with the introduction of basement parking and providing communal open spaces with flush transitions from building entries are other key principles.

Providing publicly accessible landscape areas that tie into the proposed facilities within the development and integrated landscape planting and spaces to capture the positive health benefits of nature is also key in the landscape approach.

Figure 19 Landscape Masterplan



Source: Oculous

Heritage

A Heritage Assessment has been prepared by Urbis (see **Appendix I**), identifying opportunities and constraints for the site in regard to the built European heritage on the site.

The report identifies that the 'Montefiore – Garden' is of heritage significant for historical, aesthetic, social, and representative values. The garden reflects the establishment of the Montefiore Home on the Hunters Hill site in 1939. The report suggests that the garden is an intact example of a garden that has been designed in the Gardenesque landscape tradition. The garden features plantings such as the Cook Island Pines and Monterey Pine trees as well as a fountain and turning circle.

The report concluded that the buildings currently on site were not constructed as part of the original development. The buildings on site were constructed between 1955 and 1990 and have been subject to substantial modifications since completion. The report indicates the Cyril Rosenbaum Synagogue constructed in 1964 has some heritage significance and contribution to the site. The report further indicates that the retention or removal of the synagogue will have no impact on the primary significance of the site- identified in the LEP as the Montefiore Garden.

The remaining built structures on the site do not contribute to the heritage significance of the site and therefore, the buildings can be removed or altered in order to facilitate future development on the site provided there is no adverse impact on the Montefiore Garden.

According to the report, future development on site within close proximity to the Montefiore Garden should limit the impact of overshadowing by utilising design devices such as terracing levels. The Heritage Assessment supports the proposed Masterplan that has been prepared by Jackson Teece (**Appendix B**).

Traffic

A Transport Impact Assessment has been prepared by Urbis (see **Appendix F**), assessing the potential transport impacts associated with the development contemplated within the draft Indicative Masterplan, including consideration of the following.

- Existing transport and traffic networks serving the site.
- Existing travel behaviours and land use in the surrounding area.
- The traffic-generating characteristics of the development.
- Trip distribution from the development onto the surrounding road network.
- The transport and traffic implications of the development and mitigation measures required to support the redevelopment.

The Masterplan identifies two vehicle access points to the site, one of which is from the existing vehicle access point on High Street and the other is from a new access point on Barons Crescent, located further south than the existing access point on Barons Crescent. Vehicles servicing the site (except for general waste) will use the new Barons Crescent access point. A turning bay will be provided in the service area to ensure that vehicles access and egress the site in a forward direction. This will be an improvement to the existing situation as service vehicles currently using the existing Barons Crescent access need to reverse into the site. The impact of service vehicles will be negligible as it is unlikely that there would be an increase in service vehicles accessing the site. The Masterplan identifies the existing northern access off Barons Crescent near the bus stop is removed.

The peak periods for the trip generation to and from the site will likely be outside of the general network commuter peak periods given that staff work on a shift-based roster, residents of the ILUs are likely to typically travel outside of network commuter peak periods and the residents of the existing RACF to be retained will not use private vehicles. Trips generated to/from the site will also be distributed evenly between the two entry points to the site based on the location of the car parking spaces relative to the location of elevators in the basement.

The majority of trips away from the site will be towards Ryde Road, based on staff returning home from their shifts and residents departing the site to undertake activities. Some trips during the site peak period have been distributed towards the Boronia Park town centre, acknowledging that residents may choose to shop in this local centre as there are two supermarkets.

The car parking provision provided by the Masterplan complies with the relevant controls in the *TfNSW Guide to Traffic Generating Developments* and the *Housing SEPP*. Car parking sufficiently caters for staff, residents, and visitors within the site, removing the need for staff and visitors to park on Barons Crescent, Gaza Avenue and High Street. This will reduce the existing traffic impact the site has on the local road network and will free up on-street parking for other local residents.

Based on the above, the proposed development contemplated within the draft Indicative Masterplan will have a negligible traffic impact on the surrounding road network because:

- The proposed development will not exceed the environmental capacity limits for local roads set out by TfNSW.
- The impact of parking will be reduced as all parking will be contained on-site.
- The impact of service vehicles will be negligible as it is unlikely that there will be an increase in the number of service vehicles accessing the site. Safety is improved for service vehicles using Barons Crescent due to the addition of a turning bay in the proposed service area, allowing forward-in and forward-out movements.

Accordingly, analysis of traffic and parking matters associated with this Planning Proposal provides an acceptable outcome. Further detailed analysis would be conducted at DA stage, based upon the exact composition of seniors housing and associated facilities, together with detailed access, parking and servicing layouts.

Stormwater

A Services Infrastructure Report has been prepared by Stantec Australia Pty Ltd (**Appendix K**) addressing the likely impact of existing stormwater catchments on the proposed site.

The report indicated that falls from majority of the site are directed via High Street and Barons Crescent to Lane Cove River along the north-eastern boundary of Boronia Park Reserve. Additionally, a flood study has been undertaken by GRC Hydro confirming that the site is not subject to flooding in all storm events.

There is existing stormwater infrastructure within and surrounding the sites which is anticipated to support the proposed development. Further, due to falls across the site, it is understood that the majority of site runoff appears to be directed to the existing stormwater pipe in the south-eastern corner of High Street, eventually being discharged through Boronia Park Reserve.

It can be concluded from the Services Infrastructure Report that the proposed development is unlikely to cause any negative environmental impacts in relation to stormwater.

Bushfire

The site is affected by the vegetation buffers from the Bushfire Prone Land from a narrow remnant of Category 2 Bushfire Prone Land to the north-east of the site and the buffer from the Category 1 Bushfire Prone Land to the south of the site (refer to **Figure 4**).

As part of the gateway determination, consultation was required to be conducted with the RFS prior to public exhibition being commenced, together with the preparation with a Strategic Bushfire Study (SBS).

In response to this consultation process and various correspondence provided to the RFS, including a draft version of the SBS, the RFS concluded by stating:

In summary, the capability to achieve compliance with the PBP pbms is required at this planning proposal stage, we believe that the planning proposal can comply with the specified APZ requirements. If required, the RFS would also be willing to consider additional modelling at the appropriate stage.

The final version of the SBS is provided within **Appendix N**. The following key conclusions are included in this SBS:

- *the development area is not exposed to a high bush fire risk and as a result is viable to the proposed PP. The bushfire risk is not sufficient that development of the site should be avoided;*
- *the development is not likely to be difficult to evacuate during a bushfire due to its siting in the landscape. There are no access limitations and underground protected access and egress is provided by the basement carpark. The site has limited fire history and the potential of any fires to fully develop and impact the site is limited;*
- *the development will not adversely effect other bushfire protection strategies or place existing development at increased risk;*
- *the development is not within an area of high bush fire risk where density of existing development may cause evacuation issues for both existing and new occupants as multiple egress options are available from the site included protected egress via the below ground basement car park.*
- *the site has existing development and there are no known environmental constraints to the site which cannot be overcome.*

On this basis, the Planning Proposal, is acceptable in respect to bushfire matters.

Site Contamination

A Site Contamination Report has been prepared by Aargus (**Appendix D**) identified the potential areas where contamination may have occurred, identified potential contaminants associated with potentially contaminating activities, address the potential for soils to have been impacted by current and historical activities, and

assessed the suitability of the site for the demolition and subsequent redevelopment to support the proposed aged care facility.

The report concludes that the site was not identified as a contaminated site within any of the searches undertaken and there is a low risk to human health if the development proposed within the Masterplan was to proceed.

Archaeology

An Archaeology Report has been prepared by Urbis (**Appendix L**) to investigate the Aboriginal and historical archaeological context of the subject area and to identify any potential constraints to development

The report found there are no registered Aboriginal objects or places within the curtilage of the subject area. An absence of registered Aboriginal sites may indicate a lack of previous archaeological investigation rather than an absence of Aboriginal archaeological remains. The report recommended that Aboriginal Objects Due Diligence Assessment should be undertaken as a minimum prior to any works within the subject area to determine the likelihood of unknown Aboriginal archaeological remains being present and to determine whether further assessment is required.

A World War II blast-proof communications bunker remains extant within the subject area. There is high potential for archaeological remains associated with the northern-most original Montefiore Home building. The report recommended that a Historical Archaeological Assessment should be undertaken as a minimum prior to any works within the subject area to assess the significance of any potential historical relics within the subject area and to determine the potential impact of the proposed works on those relics.

Q10. Has the Planning Proposal adequately addressed any social and economic effects?

The proposed amendment is considered to make a positive social and economic contribution to the immediate locality and broader LGA. The positive implications associated with the amendment and likely future development is outlined in the following section.

The proposal will provide an increase in total dwelling yield and will diversify local housing typologies, contributing to increased housing choice. Seniors Housing redevelopment of the site, as facilitated by this Planning Proposal will deliver a number of social and economic benefits including greater housing choice, ability to let people 'age in place' and provision of allied health facilities for the local community.

Social impact

The social impact assessment prepared by Urbis (**Appendix G**) concluded that the proposal will not generate demand for any additional social infrastructure. However, there are three key considerations which the proposal should focus on which will help to meet the unique needs for the incoming ageing population.

- Social connection.
- Enhancing health and wellbeing outcomes.
- Ease of access to existing social infrastructure and services off site.

Additionally, the proposal will have positive social impacts on the local community and wider LGA as it will provide additional diverse housing to meet the ageing demographic of Hunters Hill. In particular, the provision of Seniors Living in an area within close proximity to a variety of social, commercial, and health care facilities which are easily accessible.

Economic impact

An Economic Impact Assessment (EIA) has been prepared by Urbis (**Appendix J**) outlining the wide variety of economic benefits associated with the proposal:

- Delivering 192 direct and 280 indirect construction jobs to the New South Wales region over the two-year development phase.
- Contributing \$151.8 million in direct and indirect value added to the New South Wales economy over the two-year development phase.
- Supporting a FTE of 177 on-site jobs, equating to an estimated employment headcount of around 300 staff, through the ongoing operations of the expanded facility.

Additionally, the proposed development contemplated by the Planning Proposal will provide a range of economic benefits for Sydney and the broader New South Wales population, including by:

- Supporting opportunities for senior residents to 'age in place'. This strategic planning theme is especially relevant in the context of Hunters Hill LGA, which only offers one existing 'age in place' facility.
- Addressing the expected future shortfalls in seniors housing within the Hunters Hill LGA

The report supports the Planning Proposal from an economic perspective.

8.4. SECTION D – STATE AND COMMONWEALTH INTERESTS

Q11. Is there adequate public infrastructure for the Planning Proposal?

Infrastructure and Utilities

Stantec has prepared a Services Infrastructure Report to determine the capacity of existing infrastructure and utilities at and surrounding the site to accommodate the proposed development envisaged under the Planning Proposal.

Future development of the site will require the expansion, augmentation, and upgrade to existing public infrastructure, including:

- Electricity;
- Telecommunications;
- Sewer; and
- Water.

The Services Infrastructure Report (**Appendix C**) concluded that a new substation is required to support future development. Additionally, a new weatherproof site main switchboard will be required adjacent to the new substation. The site is well serviced in regard to telecommunications and no update is required. There are sufficient hydraulic services located within the vicinity of the site to support future development.

Social Infrastructure

The social impact assessment prepared by Urbis (**Appendix G**) confirmed future residents will have good access to existing community and cultural facilities, libraries, medical centres, a private hospital, sport and recreation centres and a good network of open space including Boronia Park, a 24ha reserve, next to the site. They will also have access to on-site open space and allied health spaces.

The delivery of expanded recreational opportunities to the local and wider community is considered to make a positive social impact.

To further meet the incoming needs of the population it is recommended to:

- Provide a multipurpose and flexible indoor community room on site for residents to gather for a range of events. This space could cater for one off special events, dancing or exercise classes or be set up with tables to cater for group activities (e.g. art or craft activities and lifelong learning classes).
- As part of the allied health offer, consider providing other services that encourage seniors to engage in exercise. This could include a small gym and/or hydrotherapy pool where residents could participate in group classes. Consider also making these spaces accessible to other organisations, services, groups or the wider community to contribute to the provision of social infrastructure for the broader community.
- Also consider shared community use of open space on site to encourage informal social interaction and places for residents and their family and friends to gather. Provision of a play space could also cater to visiting families with children and potentially encourage greater and more frequent visitation.
- Provide a shuttle bus service from the site to Boronia Park and Hunters Hill Village, and Lane Cove for residents to access existing social infrastructure and services and support residents to access and participate within their communities.

Q12. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

Appropriate consultation with relevant Government agencies would be undertaken following a Gateway Determination. A preliminary list of agencies that would be consulted as part of the exhibition of the Planning Proposal is included below.

- Endeavour Energy;
- Telstra;
- Sydney Water;
- Roads and Maritime Services;
- Transport for New South Wales;
- Rural Fire Service;
- Office of Environment and Heritage; and
- NSW Office of Water.

9. PART 4: MAPS

This Planning Proposal seeks to amend the following planning maps contained in the **LEP** as they apply to the site:

- Land Zoning.
- Height of Buildings.
- Floor Space Ratio

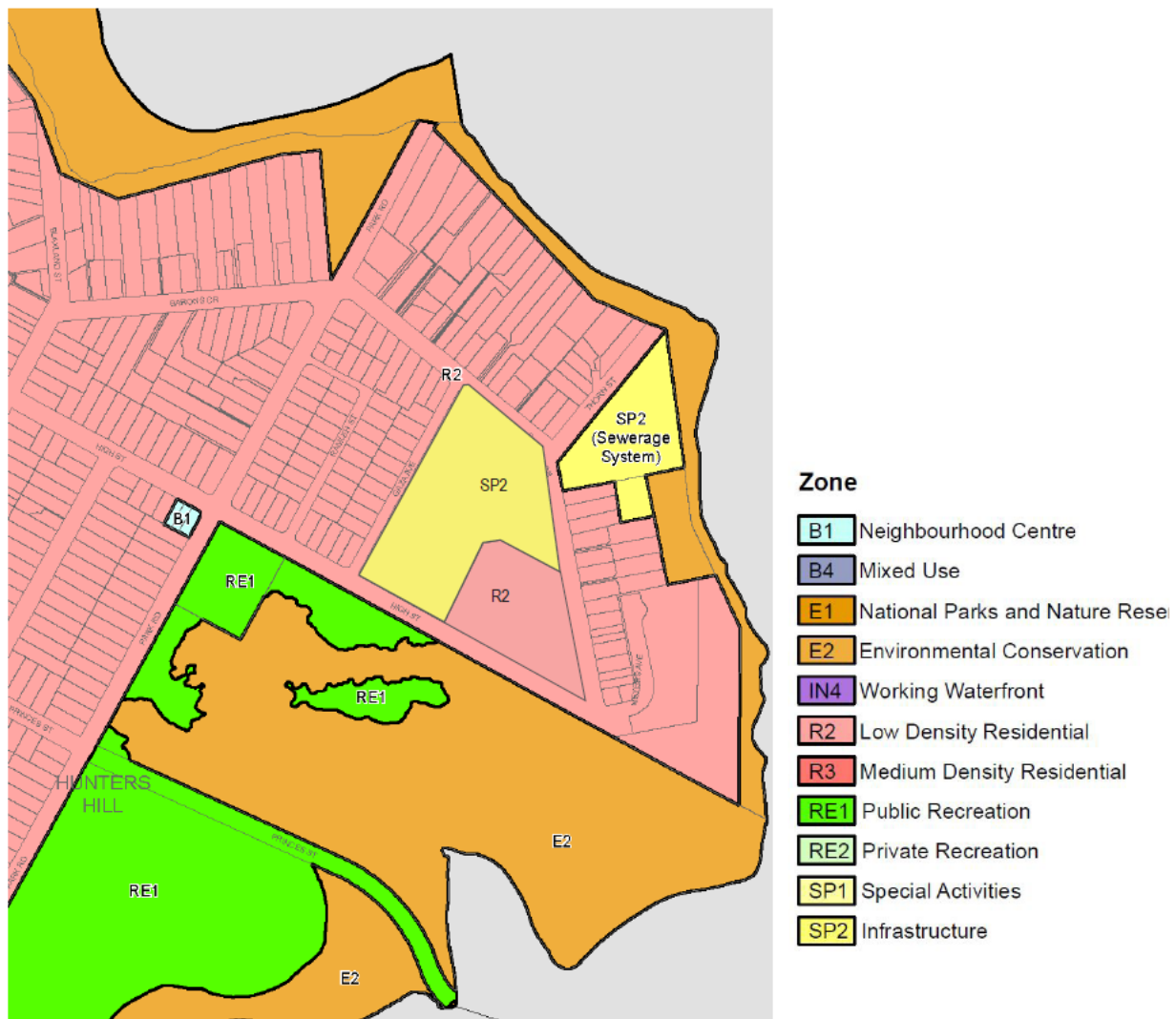
The objectives and intended outcomes of the Planning Proposal will be achieved by amending the zoning, height of building and floor space ratio maps of the LEP as they apply to the site, as detailed below.

Land Use Zoning

The proposed amendment seeks to rezone part of the existing R2 low density residential zone to SP2 Infrastructure (Seniors Housing). Note the R2 low density zoning is being retained for the existing residential care facility in the south east part of the land.

This outcome can be achieved by amending the LEP map Sheet LZN_001 map (refer to **Figure 20**)

Figure 20 Proposed Land Zoning Map



Source: Jackson Teece

Height of Building

The proposed amendment seeks to increase the maximum permissible height of building from 8.5m to 16m, 18m and 24m height adjacent to Barons Crescent and in the centre of the site. The 8.5m will be retained adjacent to Gaza Avenue and High Street, for low density housing, the heritage garden and the existing residential care facility.

This outcome can be achieved by amending the LEP map Sheet HOB_001 map. Refer to **Figure 21**.

Figure 21 Proposed Height of Buildings Map



Source: Jackson Teece

The proposed amendment seeks to retain the maximum permissible FSR of 1:1 that exists for the majority of the site, but also to increase the existing strip along the Gaza Avenue frontage to this same limit, thereby providing a uniform FSR across the whole of the site.

Figure 22 Proposed Floor Space Ratio Map



10. PART 5: COMMUNITY CONSULTATION

Public consultation will be undertaken in accordance with the requirements of the **EP&A Act** and Council's policies for community consultation. It is anticipated that public exhibition of the Planning Proposal would involve:

- Publishing the Planning Proposal and supporting technical reports on Council's website.
- Publishing of a Public Notice in in the Sydney Morning Herald and/or a relevant local newspaper; and
- Direct Notice, in writing to the owners and occupiers of adjoining and nearby properties and relevant community groups.

The Planning Proposal will be publicly exhibited and assessed for a period of 30 days in accordance with the exhibition timeframes as outlined in the NSW Department of Planning LEP Making Guidelines for a complex Planning Proposal. Exhibition material will be made available **on either (or both) the DPE and Council website and administration centre.**

The Proponent would welcome the opportunity to engage with Council and the local Community following the lodgement of this Planning Proposal. This would include briefing Councillors and Council staff to inform the process and to provide for a better understanding of the Planning Proposal prior to it being considered for Gateway determination, as well as providing ongoing updates with the local Community.

A report outlining the findings of the initial community information session can be found at **Appendix H.**

11. PART 6: PROJECT TIMELINE

It is anticipated that the LEP amendment will be completed by late 2025/early 2026. An indicative project timeframe is provided below in **Table 11**.

Table 11 Indicative Project Timeline

Process	Indicative Timeframe
Planning Proposal submitted to the Council	August 2023
Preliminary review and consideration by Council	September 2023
Sydney Planning Panel North recommend the Planning Proposal be submitted to DPE for Gateway Determination	December 2023
Planning Proposal referred to DPE for Gateway Determination	December 2023
DPE issue Gateway Determination	April 2024
Proponent response to matters in Gateway Determination	March 2025
Public exhibition and agency consultation	November 2025 (TBC by DPE)
Post exhibition review of submissions	TBC by DPE
Panel endorsement of Planning Proposal	TBC by DPE
Submission to DPE for finalisation	TBC by DPE
Legal drafting of amendment to LEP	TBC by DPE
Gazettal of amendment to LEP	Anticipated late 2025/early 2026 (TBC by DPE)

12. CONCLUSION

The Planning Proposal has been prepared in accordance with section 55 of the EP&A Act and the relevant guidelines prepared by the NSW Department of Planning including A Guide to Preparing Local Environmental Plans and A Guide to Preparing Planning Proposals.

The Planning Proposal provides a comprehensive justification of the proposed amendment to LEP (inclusive of a draft-Site-Specific Development Control Plan (DCP) and draft Indicative Masterplan), and is supported on the following grounds:

- **Delivers on the Hunters Hill Local Housing Strategy:** this Planning Proposal is consistent with the housing priorities listed within the Local Housing Strategy and Local Strategic Planning Statement. This Planning Proposal supports housing diversity whilst planning for additional housing needs in an appropriate location. The rezoning and future redevelopment would allow for an upgrade of an ageing 1960s facility which is no longer fit for purpose into an integrated, contemporary seniors housing campus.
- **Delivers a design that respects the existing character and heritage items on the site:** Future development will respect and compliment the heritage gardens and 'Montefiore House' located on the site, whilst also being compatible with the local character of the broader Hunters Hill area. The proposal also allows the protects significant environmental features on the site, whilst being sympathetic to existing views.
- **Provides a range of housing to meet local needs, including specific aged needs within Hunters Hill:** Future redevelopment provides the opportunity for independent living units (ILUs) and residential aged care (RAC) beds to respond to the area's ageing population and meeting the growing community demand in the Hunters Hill LGA. The Planning Proposal presents an opportunity to provide seniors housing to enable elderly members of the community to 'age in place', with access to hospital-quality care while maintaining a degree of independence.
- **Builds on existing infrastructure to create efficiency in delivery:** The Planning Proposal will help avoid fragmented provision of seniors housing accommodation throughout the Hunters Hill neighbourhood. The proposal allows the consolidation of this facility and has the ability to reduce overall impacts due to the size of the site, rather than create isolated impacts in a variety of other locations.
- **Provides allied health facilities on site:** It alleviates the need to develop additional infrastructure to support the proposed development.
- **Creates usable green spaces:** There is potential to provide broader community use including a café and more useable green spaces, allowing access onto site which can improve the local amenity for neighbours.
- **Deliver increased tree canopy cover at the site,** The Planning Proposal presents an opportunity to expand the total landscaped area and creating complementary new gardens with a built form that embodies the principles of Ecologically Sustainable Development and exhibits Design Excellence.
- **Removes on street parking:** The Planning Proposal seeks reduce parking demand on surrounding streets such as Gaza Avenue, High Street and Barons Crescent by providing sufficient parking at basement level to accommodate proposed development. The existing ground plane of the site is currently dominated by parking. The Planning Proposal and accompanying DCP and Masterplan seek to relocate the majority of the parking to basement level to free up more areas on the ground plane for landscaping and pedestrianisation. The DCP and Masterplan show the removal of individual driveways along Gaze Street to the site and their replacement with deep soil landscaping.

APPENDIX A SURVEY

APPENDIX B

URBAN DESIGN REPORT, MASTERPLAN & VISUAL IMPACT

APPENDIX C

SERVICES INFRASTRUCTURE REPORT

APPENDIX D

CONTAMINATION ASSESSMENT

APPENDIX E

ARBORIST REPORT

APPENDIX F

TRAFFIC AND ACCESS REPORT

APPENDIX G

SOCIAL IMPACT REPORT

APPENDIX H

COMMUNITY CONSULTATION REPORT

APPENDIX I

HERITAGE IMPACT STATEMENT

APPENDIX J

ECONOMIC IMPACT ASSESSMENT

APPENDIX K

LANDSCAPE CONCEPT PLAN

APPENDIX L

ARCHAEOLOGY REPORT

APPENDIX M

DEVELOPMENT CONTROL PLAN

13. DISCLAIMER

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All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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