

Exhibition of Planning Proposal Montefiore Seniors Living planning proposal (PP-2023-1109)

The planning proposal seeks to rezone part of the site to SP2 Infrastructure and increase both height and floor space ratio to increase the capacity of senior housing

Site description

The site is located at 116-120 High Street, 2-20 Gaza Avenue and 45-47 Barons Crescent, Hunters Hill and comprises multiple land parcels (Lot 2 DP 312298, Lot 9-10 DP 724017, Lot 1-2 DP 325793, Lot 62-63 DP 161119, Lots 50-61 DP 16119). It is a roughly triangular island site with an approximate total area of 40,878m² and frontages Barons Crescent (north and east), High Street (south), and Gaza Avenue (west). The site is currently occupied by a one- and two- storey residential aged care facility (RACF) in the south-east corner, 10 dwelling houses (up to two-storey) that front Gaza Avenue to the west, a synagogue, and a heritage garden, all of which will be retained except the 10 dwelling houses. The existing RACF will retain its current R2 Low Density Residential zoning and existing HOB of 8.5m. The heritage garden, and low-density housing on Gaza Street and High Street will retain their existing HOB of 8.5m.



Figure 1 - Subject site (Source: Nearmaps, 2025)

Fact sheet

What the planning proposal will do

The planning proposal seeks to amend the *Hunters Hill Local Environmental Plan (LEP) 2012* to increase the number of Independent Living Units (ILUs) from 18 to 144 and reduce the number of aged care beds from 334 to 194 on site.

In summary, it seeks to:

- rezone part of the site from *R2 Low Density Residential* to *SP2 Infrastructure (Seniors Housing)*
- increase the maximum height of building (HOB) for part of the site from 8.5m to varying heights of 16m, 18m, and 24m
- increase the floor space ratio (FSR) for part of the site from 0.5:1 to 1:1

The existing RACF will retain its current *R2 Low Density Residential* zoning and existing HOB of 8.5m. The heritage garden, and low-density housing on Gaza Street and High Street will retain their existing HOB of 8.5m.



Figure 2 -Master Plan (Source: Planning Proposal Landscape Package, 2022)

More information about the proposal can be found on the NSW Planning Portal. Go to <https://www.planningportal.nsw.gov.au/ppr/under-exhibition/montefiore-seniors-living-proposal>

Council exhibition of draft development control plan

A site-specific section to the Hunters Hill Development Control Plan (DCP) 2013 will also be prepared in collaboration with Council which seeks to support the above rezoning. The site-specific DCP will provide the concept masterplan and supporting objectives and guidelines for development.

How to make submissions

Submissions on the planning proposal should be made to the Department through the NSW Planning Portal. Go to <https://www.planningportal.nsw.gov.au/ppr/under-exhibition/montefiore-seniors-living-proposal>

Your submission must be lodged by **5pm on Friday, 23 January 2026** and must include:

- if the submission relates to the planning proposal
- a statement on whether you support or object to the proposal; and
- the reasons why you support or object to the proposal.

Persons lodging submissions must declare reportable political donations (including donations of \$1000 or more) made in the previous two years.

Your personal information is protected under the *Privacy and Personal Information Act 1998*.

We may publish any personal information you have included in your submissions on a proposal. Do not include any personal information in your submission that you do not want published. If you do not want your name and address to be made public, please ensure you tick the relevant box and clearly state this on the front page of your submission. Making a submission is entirely voluntary and you are under no obligation to provide us with any of your personal information, except as otherwise required by law.

Who should I direct my Planning Proposal inquiries to?

For questions relating to the planning proposal, please contact the Planning Proposal Authority team at planningproposalauthority@dphi.nsw.gov.au.