



Date: 3/12/2025

24-28 Campbell St
Sydney NSW 2000
All mail to
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Sydney NSW 2001
T +61 2 131 525
ausgrid.com.au

To whom it may concern,

Re: Ref-4266 - Hunters Hill

Ausgrid would like to thank you for seeking input and feedback regarding this planning proposal. Ausgrid requires that due consideration be given to the compatibility of the proposal with existing Ausgrid infrastructure, including.

- electrocution,
- fire,
- Electric & Magnetic Fields (EMFs),
- noise,
- visual amenity, and
- other matters that may impact Ausgrid or the proposal.

Environmental considerations

As you are aware, the assessment and evaluation of environmental impacts for a new development that requires development consent (or where development consent is modified) is undertaken following the requirements of Section 4.15/ 5.17 of the *Environmental Planning and Assessment Act 1979*. One of the obligations upon consent authorities is to consider the suitability of the proposal including its compatibility with the surrounding land uses and the existing environment.

Proposal considerations

Trying to mitigate such impacts for established developments can be costly and restricted to design. The most cost-effective option is typically a modification of the proposal in the assessment phase. Measures may include buffer distances, screening structures, building design, orientation, and construction methods.

Conditions of approval

Where the consent authority considers that the proposal is suitable and involves a type listed in Table 1, then Ausgrid requires development consent conditions to be imposed to ensure the safety and compatibility of both the development and Ausgrid's assets.

Where the Proposal has the potential to encumber the current or future use of an Ausgrid entity-owned property, it is expected that the Consent Authority or Proponent contacts Ausgrid with site-specific details so additional consideration and subsequent submission can be provided before granting consent.

Ausgrid looks forward to reviewing future Development Application submissions for any development attached to this proposal and will then provide further feedback accordingly.

If you would like further assistance in this matter, please contact Ausgrid's Paul Nakhle via email to development@ausgrid.com.au.

Yours sincerely
Sreenivasa Rao Ella
Asset Protection Officer - Asset Protection

Table 1: Development types and relevant consent conditions

Legislative requirement SEPP 2021	Development type	Consent condition
2.48(1a) T&I SEPP	Penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower.	A, B
2.48(1b i) T&I SEPP	Development carried out within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists).	A, E, D
2.48(1b ii) T&I SEPP	Development carried out immediately adjacent to an electricity substation.	A, C*, D, F
2.48(1b iii) T&I SEPP	Development within 5m of an exposed overhead electricity power line.	A, D
2.48(1c i) T&I SEPP	Installation of a swimming pool any part of which is within 30m of a structure supporting an overhead electricity transmission line, measured horizontally from the top of the pool to the bottom of the structure at ground level.	A
2.48(1c ii) T&I SEPP	Installation of a swimming pool any part of which is within 5m of an overhead electricity power line, measured vertically upwards from the top of the pool.	A
2.48(1d) T&I SEPP	Development involving or requiring the placement of power lines underground, unless an agreement concerning the placement underground of power lines is in force between the electricity supply authority and the council for the land concerned.	A
S4.15 / S5.17 EP&A Act	Where the Proposal has the potential to encumber the current or future use of an Ausgrid entity-owned property (including but not limited to changes to land use zoning, heritage status, and property access)	G

* For development adjacent to a substation, Ausgrid requests that the council seek a noise assessment report from the applicant before the Development Application being determined. The assessment must address, concerning the adjacent substation, the requirements of the amenity noise level in section 2.4 of the *NSW Noise Policy for Industry* (EPA, 2017). Where a noise assessment has not been provided by the applicant, Ausgrid requests that condition C be imposed on any consent that is granted.

Condition A: Before any development is carried out, the plans must be submitted to Ausgrid for approval to determine whether the development will affect Ausgrid's network or easements.

Condition B: The applicant must check the location of underground cables by using *Before You Dig Australia* and comply with the requirements of *NS156 Excavating Near Ausgrid Underground Cables or Conduits*.

Condition C: Before the issue of a Construction Certificate (or an Occupation Certificate where a Construction Certificate is not required), the applicant must provide to council and Ausgrid a noise assessment report. The report must address, concerning the adjacent substation, the requirements of the amenity noise levels in section 2.4 of the *NSW Noise Policy for Industry* (EPA, 2017)¹

Condition D: The development must comply with both the Reference Levels and the precautionary requirements of the *Standard for Limiting Exposure to Radiofrequency Fields – 100 kHz to 300 GHz* (ARPANSA, 2021)

Condition E: The development must comply with the *Tree Safety Management Plan* (Ausgrid, 2023)

Condition F: The development must be carried out following *ENA EG1-2006: Substation Earthing Guide* (Energy Networks Association, 2006).

Condition G: the Consent Authority or Proponent contacts Ausgrid with site-specific details so an informed submission can be considered before any consent is granted

Following a preliminary review, is the detail provided complete and is the case ready for a decision?

Yes, the application is ready for decision

What is the outcome of your review?

Decision not required

Comments

Jemena has reviewed the location of the Planning Proposal and undertaken a review of the documentation provided and as such Jemena has no objection.



RFS



The Council of the Municipality of Hunters Hill
PO Box 21
HUNTERS HILL NSW 2110

Your reference: (PP-2023-1109) Ref-4264
Our reference: SPI20251125000282

ATTENTION: Sarah Jenkins

Date: Thursday 12 February 2026

Dear Sir/Madam,

**Strategic Planning Instrument
Rezoning – Planning Proposal**

The Planning Proposal relates to amendments to the Hunters Hill Local Environmental Plan 2012 (LEP) as proposed:

1. Change the zoning application for the site from R2 low density residential zone to SP2 Infrastructure (Seniors Housing).
2. Increase the maximum permitted height of building from 8.5m to part 18m, part 26m.
3. Increase the maximum permitted floor space ratio (FSR) from 0.5:1 to 1:1 across the site.

I refer to your correspondence dated 25/11/2025 inviting the NSW Rural Fire Service (NSW RFS) to comment on the above Strategic Planning document.

The NSW RFS has considered the information submitted and provides the following comments.

A request has been received from the Department of Planning, Housing and Infrastructure for the NSW RFS to review and provide comments on the Montefiore Seniors Living planning proposal (PP-2023-1109) in relation to amending the *Hunters Hill Local Environmental Plan 2012 (LEP)*, by way of the following:

- Change the zoning of the land from R2 Low Density to SP2 Infrastructure (Seniors Housing).
- Increase the maximum height control from 8.5m to 16m, 18m and 24m (allowing for 2 and 4 storey buildings at the street frontage, and 2 x 6-storey buildings in the centre of the site).
- Consolidate the FSR control for the properties fronting Gaza Avenue from 0.5:1 to 1:1.

The NSW RFS reviewed the following documents:

- *Strategic Bushfire Study Sir Moses Montefiore Jewish Home 116-120 High street, 2-20 Gaza Avenue and 45-47 Barons Crescent, Hunters Hill*, prepared by Blackash Bushfire Consulting, Project No.J3667, V 1.3, dated 30 September 2025;
- *PLANNING PROPOSAL SIR MOSES MONTEFIORE JEWISH HOME, HUNTERS HILL*, prepared by Urbis, Project Code P0029427, Report Number 2, dated October 2025; and

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555
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RFS



- *Fact Sheet: Exhibition of Planning Proposal Montefiore Seniors Living planning proposal (PP-2023-1109), prepared by Department of Planning, Housing and Infrastructure (Planning Panels), Ref: TMP-MC-FS-V1.2.*

The NSW RFS correspondence dated 31 May 2024 identified that the proposed development on site was not supported as infill Special Fire Protection Purposes (SFPP). In the subsequent NSW RFS correspondence dated 8 September 2025 between Lew Short of Blackash Bushfire Consulting and the NSW RFS, Laurence McCoy (Acting Director of the Built & Natural Environment) clearly identified that specific Asset Protection Zones (APZs) were required and that the risk based approaches proposed were not supported.

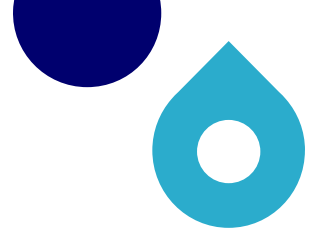
Previous engagement with the NSW RFS led to a 60 metre SFPP APZ from the hazard to the northeast, verified by the NSW RFS using Spark Risk Modelling and Short Fire Run Methodology. This was adequate to allow for the siting of the proposed SFPP Buildings A, C and D. This has been partially reflected in Figure 2 Site Layout Plan including bushfire setbacks of the Blackash Report but has not been reflected in Figure 20 Proposed Land Zoning Map of the document *PLANNING PROPOSAL SIR MOSES MONTEFIORE JEWISH HOME, HUNTERS HILL*, prepared by Urbis (Project Code P0029427, Report Number 2, dated October 2025). BAL-29 setbacks as identified in Table 4 of the Blackash Report are not appropriate to the proposal.

A rezoning outline for the purposes of SP2 Infrastructure (Seniors Housing) subject to relevant SFPP APZs will be supported by the NSW RFS, subject to the proposed APZs for SFPP as identified in Table 3 of the document *Strategic Bushfire Study Sir Moses Montefiore Jewish Home 116-120 High street, 2-20 Gaza Avenue and 45-47 Barons Crescent, Hunters Hill*, prepared by Blackash Bushfire Consulting (Project No.J3667, V 1.3, dated 30 September 2025) identifying the area of the proposed rezoning.

For any queries regarding this correspondence, please contact Joshua Calandra on 1300 NSW RFS.

Yours sincerely,

Nika Fomin
Manager Planning & Environment Srv (Est)
Built & Natural Environment



22 December 2025

Our reference: 230325

Sarah Jenkins

Hunters Hill Council

jenkinss@huntershill.nsw.gov.au

RE: Planning Proposal PP-2023-1109 at 116-120 High Street, Hunters Hill (Sir Moses Montefiore Jewish Home)

Thank you for notifying Sydney Water of planning proposal PP-2023-1109 at 116-120 High Street, Hunters Hill, which proposes to amend the *Hunters Hill Local Environmental Plan 2012* as follows:

- Rezoning of part of the site from R2 Low Density Residential to SP2 Infrastructure (Seniors Housing).
- Amendment of the applicable Height of Buildings limits, from 8.5m to 16m, and from 18m to 24m.
- Amendment of the applicable Floor Space Ratio along the Gaza Avenue frontage to be consistent across the site.

The proposed amendments will facilitate an increase in Independent Living Units from 18 to **144** and reduce the number of aged care beds from 334 to 194 on site. Sydney Water has reviewed the application based on the information supplied and provides the following Sydney Water requirements to assist in understanding the servicing needs of the proposed development.

Critical Assets - Wastewater

- A 2819x2362 critical wastewater main which forms part of the Northern Suburbs Ocean Outflow Sewer system traverses the site.
- Due to the critical nature of the asset in question the proponent is required to engage a Water Servicing Coordinator to liaise with Sydney Water **prior to the Development Application stage**, to ensure that future plans for construction do not impact this asset.
- Detailed information can be provided through an initial **Feasibility application** with Sydney Water. This feasibility application should be made in advance of any Development Applications for this development.

Water and Wastewater Servicing

- Our preliminary assessment indicates that water and wastewater servicing should be available for the proposed development.
- Amplifications, adjustments, and/or minor extensions may be required.
- Detailed requirements will be provided following the feasibility application and subsequent Section 73 application stage after development applications have been lodged.

Growth information

Sydney Water supports government-backed growth initiatives within our area of operations, striving to provide timely and cost-effective water and wastewater infrastructure without undue impacts. To offer robust servicing advice and investigate staged servicing possibilities, we require the proponent to provide anticipated ultimate and annual growth data for this development as outlined in the enclosed Growth Data Form. This should be returned as part of the feasibility application.

Trade wastewater requirement

- If this proposed development is anticipated to generate trade wastewater, the developer must submit an application requesting permission to discharge trade wastewater to Sydney Water's wastewater system. Applicant must wait for approval and issue of a permit before any business activities can commence.
- The permit application can be made on Sydney Water's web page through [Sydney Water Tap in®](#).

Protection of Assets

This letter constitutes high-level initial advice only. Further advice from Sydney Water may be offered during the exhibition, the Feasibility or, Section 73 stages with regards to the protection of our existing and proposed assets/easements and any requirements pertaining to building over or adjacent to Sydney Water assets. These aspects will be investigated as we receive more detail, and specific protection requirements, objections or amendments will be documented as they progress.

Next steps

- Given the scale and complexity of the proposed development, further investigations will be required to determine the servicing requirements for this site. It is required that a Water Servicing Coordinator is engaged as soon as possible, and a **Feasibility application** is submitted with Sydney Water prior to the Development Application stage.
- The proponent should complete and return the enclosed Growth Data Form as part of their **Feasibility application**. The Growth Data Form should be updated promptly with Sydney Water in case of changes.
- Council/The Department of Planning, Housing and Infrastructure (The Department) is advised to forward the enclosed *Sydney Water Planning Proposal Information Sheet (for proponent)* to assist the proponent in progressing their development. This Info Sheet contains details on how to make further applications to Sydney Water and provides more information on Infrastructure Contributions.

The development servicing advice provided is not formal approval of our servicing requirements and is based on the best available information at the time of referral (e.g. planning proposal). It is important to note that this information can evolve over time in tandem with the progression of other development projects in the catchment, changes within the local systems and receiving works. This is particularly important in systems with limited capacity.

Furthermore, **Sydney Water does not reserve or hold capacity for proposed developments**, regardless of whether the area has been rezoned or not. To ensure accuracy and alignment with current conditions, it is best to approach Sydney Water for an updated capacity assessment particularly if a referral response letter is more than 12 months old.

Sydney Water Corporation ABN 49 776 225 038

1 Smith Street, Parramatta, NSW 2150 | PO Box 399, Parramatta, NSW 2124

Telephone 13 20 92 Media (24/7) 8849 5151 sydneywater.com.au



If the proponent has any questions, they should contact their Sydney Water case manager once a Feasibility is lodged. Should Council require further information, please contact Fiona Feng from the Growth Analytics Team at urbangrowth@sydneywater.com.au.

Yours sincerely,



Kristine Leitch

Manager, Growth Analytics and Strategic Partnerships
Growth and Development
Water and Environment Services
Sydney Water, 1 Smith Street, Parramatta NSW 2150

Enclosed:

- Sydney Water Planning Proposal Information Sheet (for proponent)
- Sydney Water Growth Data Form

18 December 2025

TfNSW Reference: SYD25/01444
DPHI Reference: PP-2023-1109



Department of Planning, Housing and Infrastructure
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

Attention: Ian Woods

**PLANNING PROPOSAL FOR SIR MOSES MONTEFIORE JEWISH SENIORS HOME - 120 HIGH STREET,
2 - 20 GAZA AVENUE AND 45-47 BARONS CRESCENT, HUNTERS HILL**

Dear Mr Woods,

Transport for NSW (TfNSW) appreciates the opportunity to provide comments on the above Planning Proposal as referred to TfNSW via the NSW Planning Portal on 25 November 2025. We note consultation is being undertaken under Condition 5 of the Gateway Determination dated 23 April 2024.

TfNSW has reviewed the documentation currently on public exhibition and notes that the purpose of the planning proposal is to amend Hunters Hill LEP 2012 to increase the number of Independent Living Units from 18 to 144 and reduce the number of aged care beds from 334 to 194 in site. This will be facilitated by changes to the following planning controls:

- 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.

TfNSW notes the site is bounded by local roads and has good access to the surrounding local and arterial road network. The local bus network services the site, and TfNSW understands that Montefiore provides a private bus service for residents for their daily needs.

The supporting Strategic Bushfire Strategy (30 September 2025) prepared by Blackash Bushfire Consulting highlights that in the event of a bushfire, the site benefits from unconstrained firefighter access with established road networks providing multiple direct and efficient routes and entry points for emergency response vehicles.

Thank you for the opportunity to provide advice on the subject Planning Proposal. Should you have any questions or further enquiries in relation to this matter, please contact Tricia Zapanta via email: development.sydney@transport.nsw.gov.au.

Yours sincerely

Carina Gregory
Senior Manager, Strategic Land Use – Eastern
Transport Planning
Planning, Integration and Passenger

OFFICIAL