



SITE SPECIFIC DEVELOPMENT CONTROL PLAN

Montefiore
Hunters Hill

Prepared for
MONTEFIORE
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1. INTRODUCTION

This Site-Specific Development Control Plan (**DCP**) has been prepared by Urbis on behalf of Sir Moses Montefiore Jewish Home (**Montefiore**) (**the Proponent**) in support of a Planning Proposal to amend the *Hunters Hill Local Environmental Plan 2012 (LEP)* as it applies to 116 -120 High Street, 2-20 Gaza Avenue and 45-47 Barons Crescent, Hunters Hill (**the site**).

The **DCP** provides detailed site-specific controls and guidance to support the **LEP** development standards. It provides development controls for the future development of the site and identifies the location of building mass and scale on the site.

The DCP distils the principal design parameters of the indicative masterplan scheme (refer Section 2.3-2.6 of the Jackson Teece Urban Design Report). It sets objectives and controls for the site and seeks to ensure future development achieves the urban design outcomes identified in the Planning Proposal

1.1. BACKGROUND

The indicative Masterplan scheme has been designed to address and resolve key site-specific design issues that were raised by Municipality of Hunters Hill Council (**Council**) and the community including:

- The interface with and potential impact on the amenity of the neighbouring sites;
- Certainty regarding the provision of the publicly accessible open space in the proposed controls; and
- Traffic, loading and parking impacts.

As shown in the indicative Masterplan, the Planning Proposal seeks to address and resolve these site-specific design issues by:

- Transitioning the built form massing on the site from the sites boundaries.
- Providing adequate separation from neighbouring sites to maintain privacy and amenity to satisfy State Environmental Planning Policy 2021 (Housing) (Housing SEPP) requirements (previously SEPP No. 65)
- Retaining trees of high and medium level significance where possible.
- Responding with a transition in scale by stepping down to the more sensitive residential uses to ensure their access to sunlight in the middle of winter is protected.

These key outcomes have been addressed in the **DCP** controls further below.

The provisions included in the **DCP** provide a mechanism to ensure that the design principles embodied in the indicative Masterplan guide the future redevelopment of the Site.

1.2. VISION

The vision for Montefiore Hunters Hill is to:

- **Preserve the Heritage Garden and Increase the Landscape Buffer**
 - Preserve and enhance the Heritage Garden.
 - Identify and analyse key elements of the heritage garden to be preserved.
 - Improve access to and views of the heritage garden both from within the site and surrounding public areas.
 - Enhance the existing garden by providing additional green space and publicly accessible areas around it and positioning new building to address the garden as a focal point of the site.

- **Ensure Massing on site preserves the existing view.**
 - Identify existing views to the site and minimise impact on these views.
 - Complement existing dense mature trees along the perimeter of site with additional landscaping within generous setbacks to minimise views of proposed buildings in the centre of the site.
 - Setbacks to all boundaries maximise resident privacy.
 - Maintain setback and maximum two storey buildings to Gaza Street to maintain existing street character.
 - The buildings are orientated to maximise solar access and for articulation of building form.
- **Increase and compliment Landscape**
 - Retain and protect existing mature trees on and around site.
 - Increase and curate complementary landscape for residents to
- **Pedestrianise the ground plane**
 - Link and expand existing network of pedestrian paths to improve access to amenities within the site.
 - Reduce on grade parking and traffic circulation by locating parking in Basement.
 - Provide communal areas on ground floor and connect them through a series of public spaces and paths within the landscape.
- **Provide Appropriately Located Vehicle Entry Points**
 - Provide sufficient parking for proposed Independent Living Units and existing Residential Aged Care facility on site to minimise parking congestion on surrounding streets.
 - Loading/unloading point for vehicles to be accessed off Baron Crescent.
 - Ensure the preparation of a Loading Operational Management Plan to be required as part of any DA submitted for the site.

1.3. OBJECTIVES

The DCP is based on the following objectives:

- Deliver a suitable layout and structure that responds to the opportunities and constraints of the site, including protecting the heritage significance associated with the 'Montefiore Garden' (referred to in the heritage listing) 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 the preparation of a Loading Operational Management Plan to be required as part of any DA submitted for the site.
- Ensure that new development is appropriate to the surrounding and likely future built form context and provides an acceptable transition to the surrounding properties.
- Improve housing diversity, offering existing residents the opportunity to stay close to family and their community, and age in place.

1.4. LAND TO WHICH THIS SECTION APPLIES

This draft DCP applies to the area outlined in red, being 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. as identified in **Figure 1 below**. The site is known as the Montefiore Hunters Hill Campus.

Figure 1 Land to which the DCP Applies

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Source: Jackson Teece

1.5. APPLICATION

The purpose of this **DCP** is to provide further detailed controls that support the provisions of the *Hunters Hill Local Environmental Plan 2012 (LEP) (as amended)*. Where a Development Application does not comply with all of the DCP provisions, the applicant should demonstrate to the consent authority how the objectives of the DCP controls have been met.

In the event of any inconsistency with other controls in the Hunters Hill DCP 2013(HHDCP 2013), the controls in this section take precedence.

2. PROPOSED SITE SPECIFIC GUIDANCE

2.1. DESIRED CHARACTER

Development proposals should be compatible with the objectives and detailed controls for the desired character that apply to the Montefiore Site.

2.1.1. Objectives – Responding to the Character of the Montefiore Site

1. Ensure new development on the Montefiore site is consistent with the established character of Hunters Hill, respecting heritage values, and architectural qualities.
2. Maintain and enhance the Montefiore site as a strategic site for seniors housing community uses.
3. Use materials and finishes that complement the heritage context while allowing contemporary interpretation.
4. Provide façade articulation and variation to avoid monolithic building forms and to create visual interest along key street frontages.
5. Maintain and enhance qualities of the existing heritage garden and landscaped open spaces. Retain existing significant trees where appropriate.

2.1.2. Controls – Built Form, Materials and Finishes

- Façade Articulation:
 - Break up the appearance of larger buildings including smaller, distinct elements to reflect the scale of individual buildings along Barons Crescent and Gaza Avenue.
 - Incorporate vertical and horizontal articulation, recesses, and changes in materials to create the perception of separate buildings.
- Top Storey Treatment:
 - Differentiate the upper level through a change in material, colour, or setback to reduce perceived bulk and assist in breaking down scale.
 - Consider lighter-weight materials or finishes for upper levels to visually recede from the street.
- Materials and Finishes:
 - Use a palette that references traditional materials in the precinct (e.g. masonry, timber, stone) while allowing for contemporary detailing.
 - Avoid highly reflective or visually intrusive finishes.
- Street Interface:
 - Provide generous setbacks from the streets that allow for deep soil planting.
 - Provide landscaping elements along the street edge to soften built form and enhance the public domain.
- Heritage Items and Heritage Conservation Area
 - Comply with the relevant provisions of the Hunters Hill LEP 2012 for heritage conservation.
 - Ensure any new materials, finishes, and detailing are compatible with the heritage context in terms of colour, texture, and scale.

2.2. MASTERPLAN

The vision and principles for the site as identified above are spatially expressed in the urban structure for the precinct as shown in the indicative Masterplan in **Figure 2**. To ensure that development provides key elements, where variations to the masterplan are proposed, the development application is to demonstrate how the vision and principles have been achieved.

Figure 2 Masterplan

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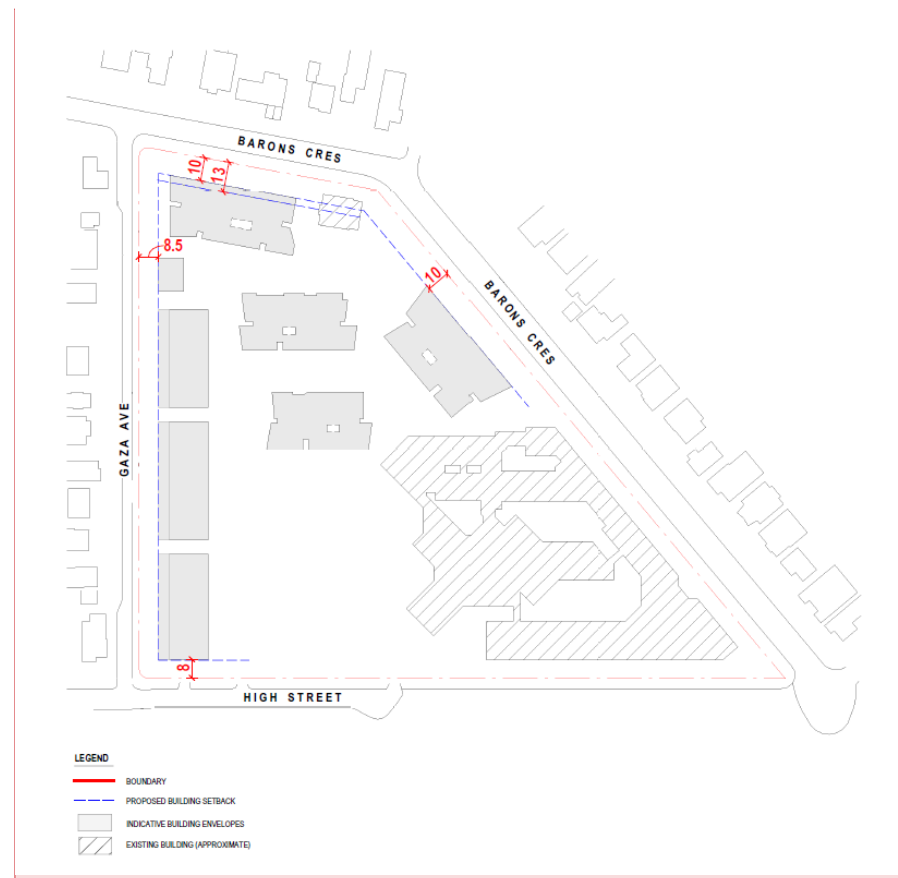
Source: Jackson Teece

2.3. SETBACKS

The indicative Masterplan has generous setbacks from the proposed buildings to the site boundaries. Future development applications should align with the following setbacks from the boundaries as shown in **Figure 3** and **Figure 4** outlined below:

- 10m setback from the ground and 1st storey to the northern boundary (Barons Crescent)
- 10-13m setback from the ground, 1st and 2nd storey (ie first 3 levels) to the north-west boundary (Barons Crescent), noting the exact setback should also consider relevant bushfire considerations.
- 13m setback for the upper (4th level) to the north-west boundary (Barons Crescent)
- 8m setback to the southern boundary (High Street)
- 8.5m setback from the ground floor storey to the western boundary (Gaza Avenue), except for the building at the north-east corner of the site (fronting both Gaza Avenue and Barons Crescent) that is to be setback 13.5m to the western boundary
- 13.5m for the 1st storey (second level) to the western boundary (Gaza Avenue)

Figure 3 Setback Plan

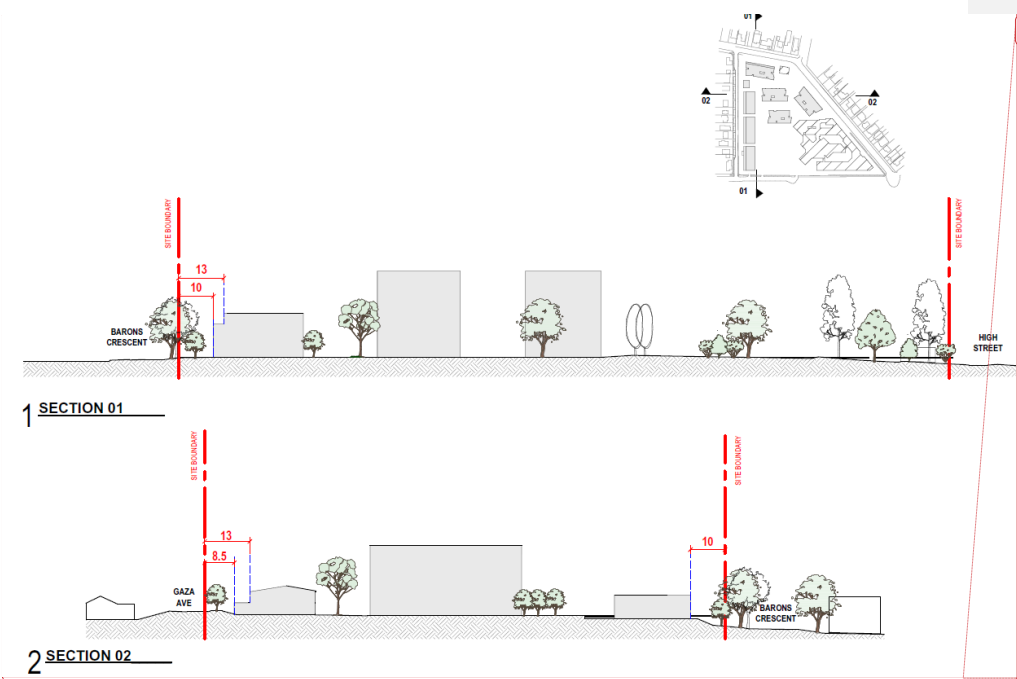


Source: Jackson Teece

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Figure 4 Setback Section



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Source: Jackson Teece

2.4. LANDSCAPE AND PUBLIC DOMAIN

All development is to be consistent with the Landscape and Public Domain Strategy in **Figure 5** and **Figure 6**.

Retention of trees shall be consistent with **Figure 7** and shall consider:

- the safe useful life expectancy (assessed by a qualified arborist) and estimated future lifespan
- the current and future amenity and contribution to the landscape that the tree provides
- management and safety issues associated with retention

Landscape design shall contribute to the landscape amenity of the neighbourhood and precinct landscape framework.

Street patterns and street tree planting shall be strong components of the landscape framework.

Streetscape planting shall ensure the coherence of new plantings and continuity with key elements and themes of the existing landscape and surrounding residential developments.

Communal Space should generally align with the areas identified in **Figure 6**.

Figure 5 Landscape Plan



Source: Oculus

Figure 6 Open Space



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Source: Jackson Teece

Figure 7 Tree Preservation Plan



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Source: Jackson Teece

2.5. PARKING AND VEHICULAR ACCESS

Vehicular movement and directions shall be in accordance with the Access and Movement Network in **Figure 8** and associated indicative street sections.

- A Loading Dock Operation Management Plan is required to be prepared as part of any future DA on the site. This Loading Dock Plan will outline operational details of how the loading dock will work, including hours of operations (no deliveries between 8pm and 7am, seven days a week) and number of deliveries per day.
- If delivery trucks cannot enter and exit the loading dock in a forward direction, the loading dock will incorporate an on-site turning bay to enable vehicles to exit in a forward direction. This should be provided as part of any future DA.

Figure 8 Access Plan



Source: Jackson Teece

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2.6. ARCHITECTURAL EXPRESSION

Design of seniors housing shall consider the following for architectural expression as depicted in **Figure 9**:

- Articulation of building façade shall consider:
 - material and detailing.
 - modulation of the facade shall be integral to the design of the building, its setting and not arbitrary
 - corner buildings shall be articulated to reinforce the corner condition by addressing both street frontages.
 - building elements such as balconies, verandahs, pergolas, sun shading, porches and other elements shall be used to articulate the façade.
 - Windows and doors, particularly those that face the street, shall be provided in a balanced manner and respond to the orientation and internal uses.

Figure 9 Building Articulation



Source: Jackson Teece

2.7. HERITAGE

The current Montefiore Hunters Hill campus is identified as a Local heritage item, specifically involving the "Garden –Montefiore Home" (Item No. 1472) under Schedule 5 within the Hunters Hill Local Environmental Plan 2012 and is in vicinity of Boronia Park, which is also identified as a Local heritage item (Item No. 186) under the Hunters Hill LEP 2012. The portion of land within the boundary of the subject site along Gaza Avenue is not identified as having heritage significance.

Figure 10 Heritage Plan



Source: Hunters Hill LEP

Future development shall consider the following aims and objectives:

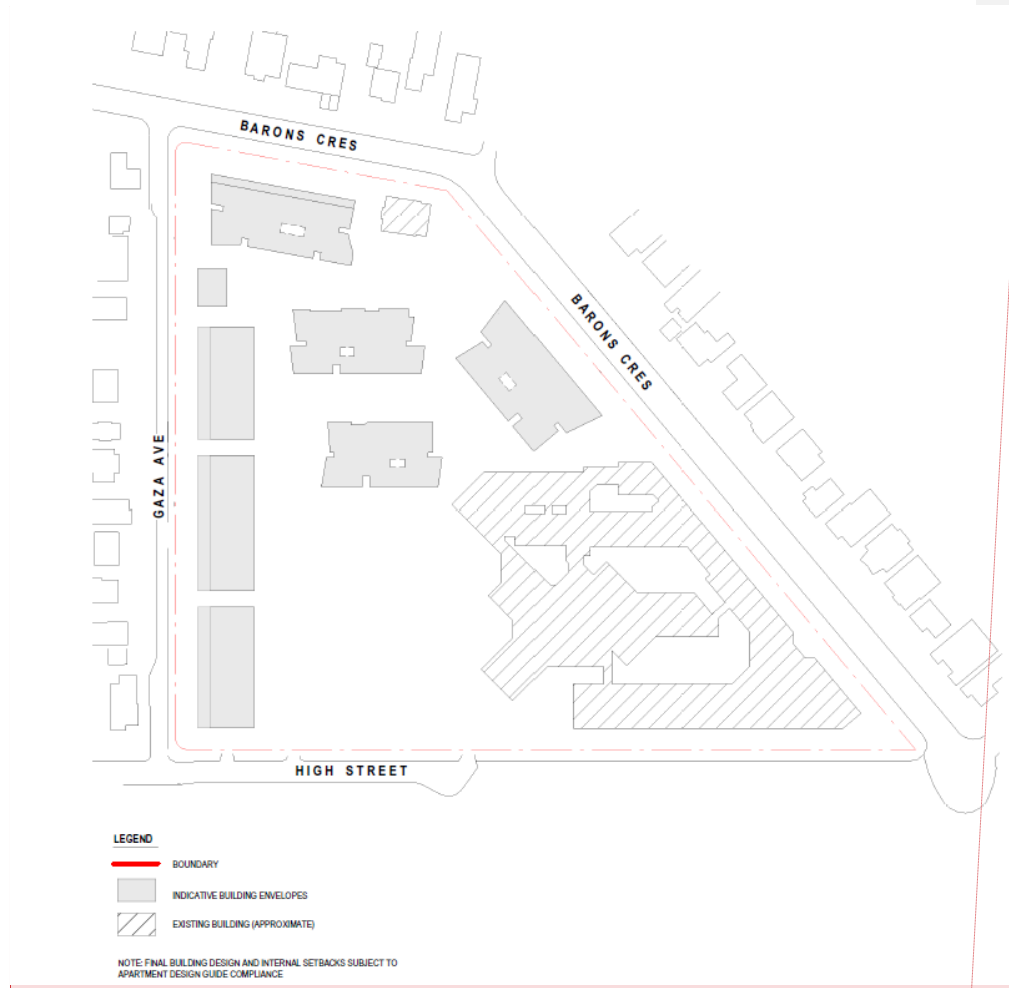
- Conserve and enhance character and environmental identity of the Hunters Hill Municipality by the appropriate use and development of land, existing buildings, and structures.
- Maintain and enhance qualities of existing buildings and structures, tree covered streetscapes and scenically prominent landscape settings which are important elements of this Municipality's heritage, scenic quality and environmental identity.
- Complement provisions of the Hunters Hill LEP 2012 to ensure that future development does not detract from existing character of landscape settings, streetscapes, residential gardens and buildings which contribute to this Municipality's heritage, scenic quality and environmental identity.

2.8. BUILDING ENVELOPE PLAN

Objectives in relation to the building envelope plan are:

- Building forms should be generally consistent with the envelopes according to **Figure 11**.
- Buildings should aim to provide high levels of amenity for residential components of residents and surrounding residents.
- Building forms should be consistent with the Apartment Design Guide in terms of requirements for sunlight, solar access, natural ventilation, and privacy.

Figure 11 Building Envelope Plan



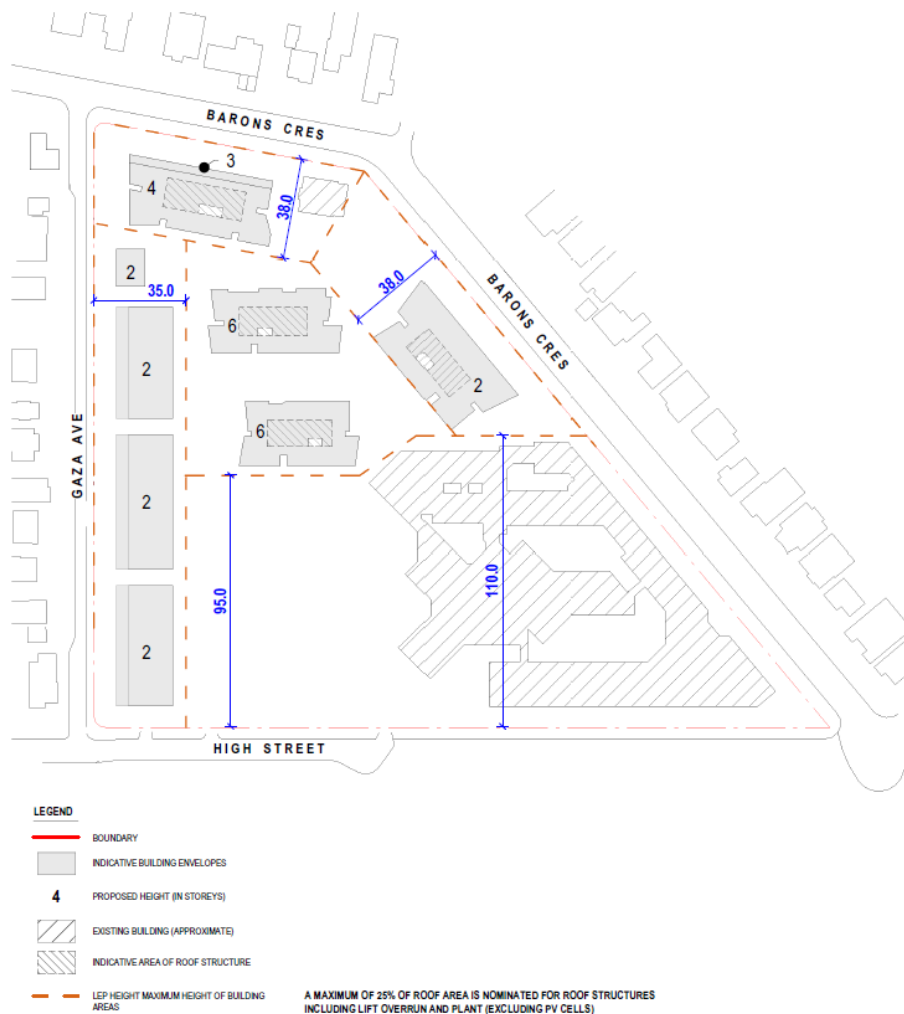
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Source: Jackson Teece

2.9. BUILDING HEIGHT

The indicative Masterplan includes a range of building heights across the site from two (2)- six (6) storeys. Future development applications should align with the following storey heights as shown in **Figure 12**.

Figure 12 Building Height Plan



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Source: Jackson Teece

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