

Welcome

A PROPOSAL TO BRING VITAL NEW SENIORS HOUSING TO HUNTERS HILL

120 High Street, Hunters Hill

WHAT'S BEING PROPOSED?

Montefiore is preparing a Planning Proposal to update the planning controls that determine what can be built on its site. Changing these controls will enable the delivery of more options for people to stay in Hunters Hill as they age, across independent living and aged care.

Montefiore has been a proud part of the Hunters Hill community since 1939. It provides important options for local residents to stay in their local area while getting the care they need.

WHERE ARE WE NOW?

We are at the early stages of a planning proposal process, and our initial plans seek to amend the Hunters Hill Local Environmental Plan 2012 (LEP). If the planning proposal is supported, separate Development Application (DA) approvals would be needed before any work could start. Montefiore is engaging with the local community throughout each phase of the process.

We look forward to receiving feedback from the community on the proposal.

WHAT IS THIS SESSION ABOUT?

We'd like you to learn more about the proposal by:



Exploring
the boards



Asking questions
of the project team



Sharing
your feedback

We encourage you to share thoughts and ideas on the planning proposal. Montefiore will consider all feedback and concerns as part of the planning process.

What's proposed?

MONTEFIORE IS PREPARING A PLANNING PROPOSAL, WHICH INCLUDES NEW ZONING SPECIFICALLY ALLOWING SENIORS HOUSING, NEW MAXIMUM BUILDING HEIGHTS AND A CONSOLIDATED FLOOR SPACE RATIO ACROSS THE SITE.

The Planning Proposal includes an indicative Master Plan, which provides the following:

- Built-for-purpose, modern and accessible independent living units and residential aged care accommodation in buildings that range from two to six storeys.
- Planning sensitive to the concerns of local residents, including locating taller buildings away from street frontages towards the centre of the site.
- Buildings that are sized and located to allow more trees and open space.
- Removing the existing at-ground carpark and providing additional on-site parking by building substantial basement parking for staff, residents and visitors.

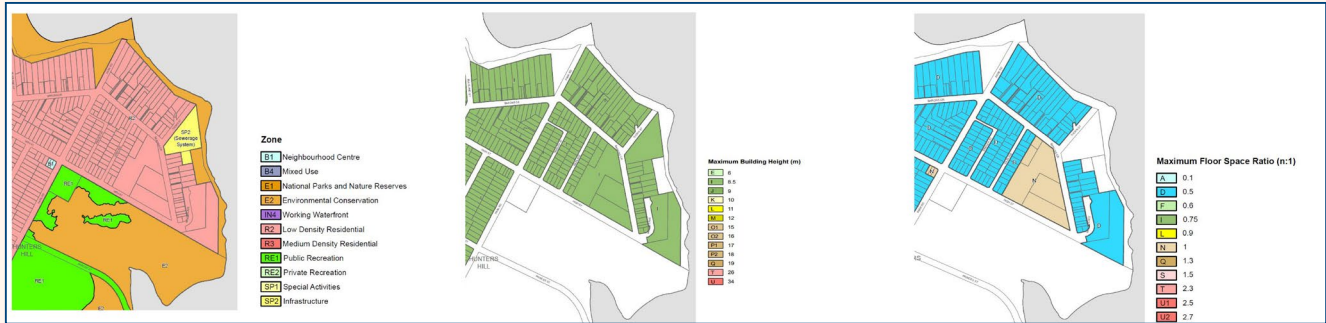


Artist's impression of the proposed changes, showing Building D and viewed from the Heritage Garden.

Proposed changes

to the Hunters Hill Local Environmental Plan 2012

Existing controls

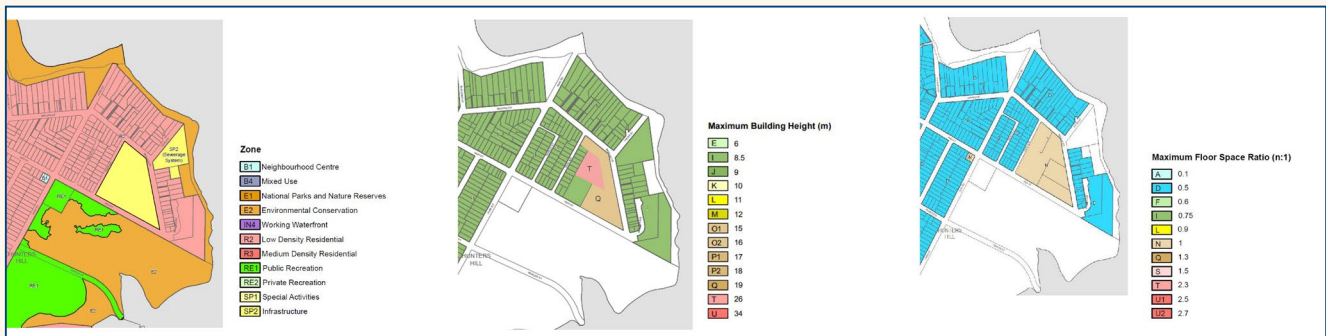


Zoning

Building Heights

Floor Space Ratio

Proposed controls



Zoning

Building Heights

Floor Space Ratio

ZONING

The proposed changes would change the site zoning to SP2 Infrastructure (Seniors Housing)

Objectives of zone:

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.
- To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.

BUILDING HEIGHTS

Under the proposed changed, the heights would vary between 8.5m, 19m and 26m.

FLOOR SPACE RATIO

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

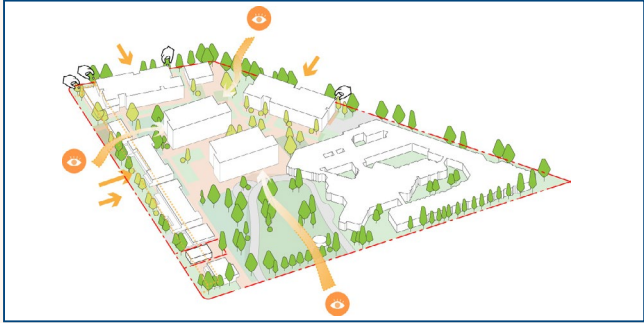
Masterplan



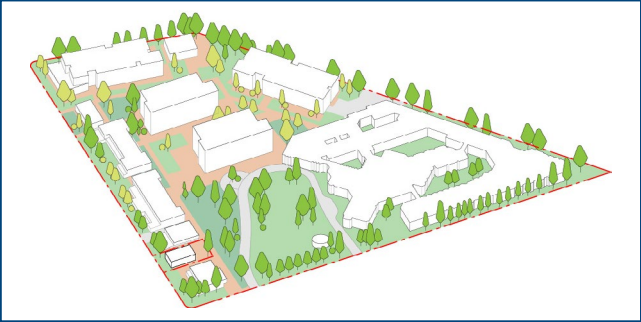
Design principles



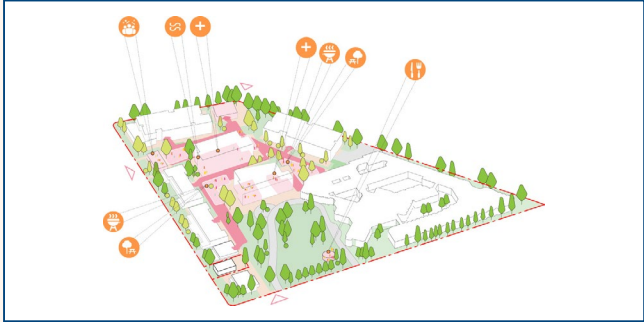
1. Preserve heritage garden and provide additional green space and publicly accessible areas around it.



2. Identify existing views to the site and minimise impact on those views.

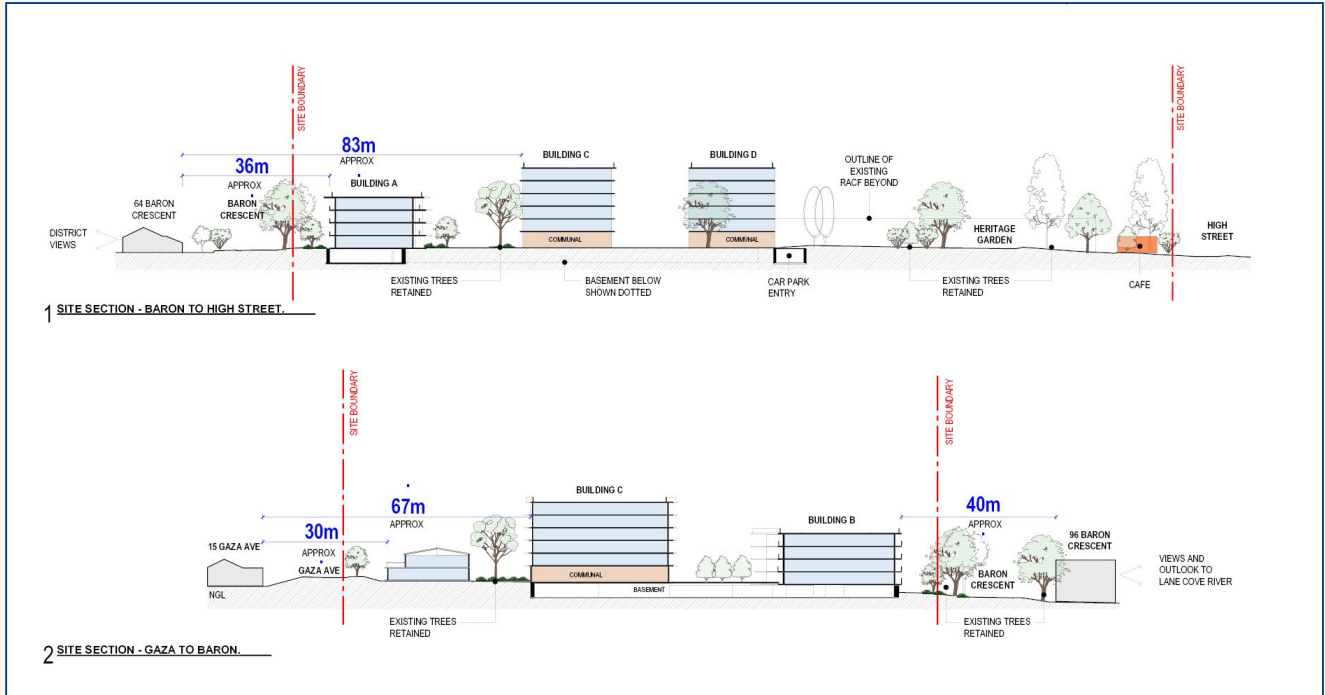


3. Retain and protect existing mature trees and increase complimentary landscape



4. Improve pedestrian access throughout the site.

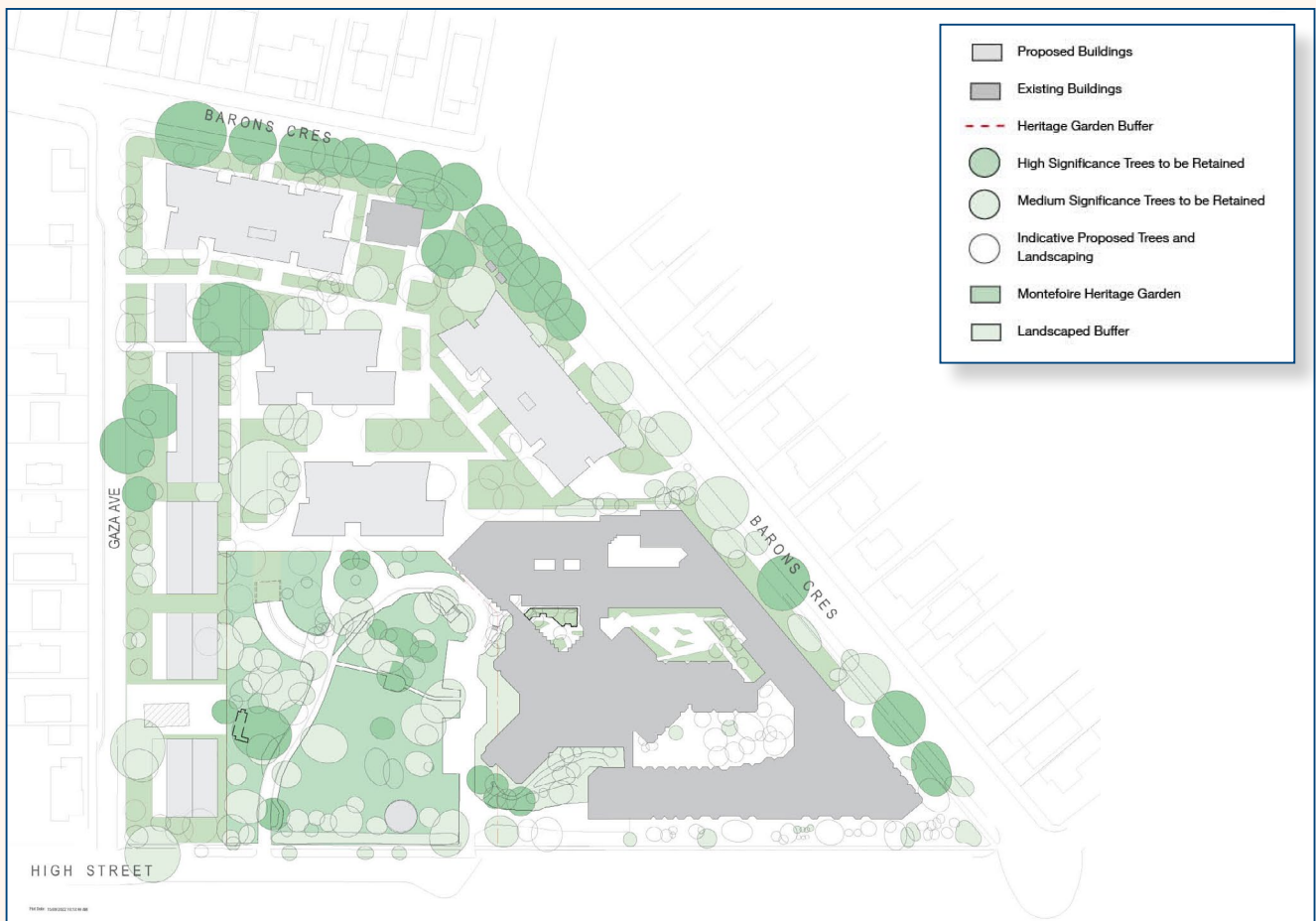
Site cross sections



Protecting heritage trees

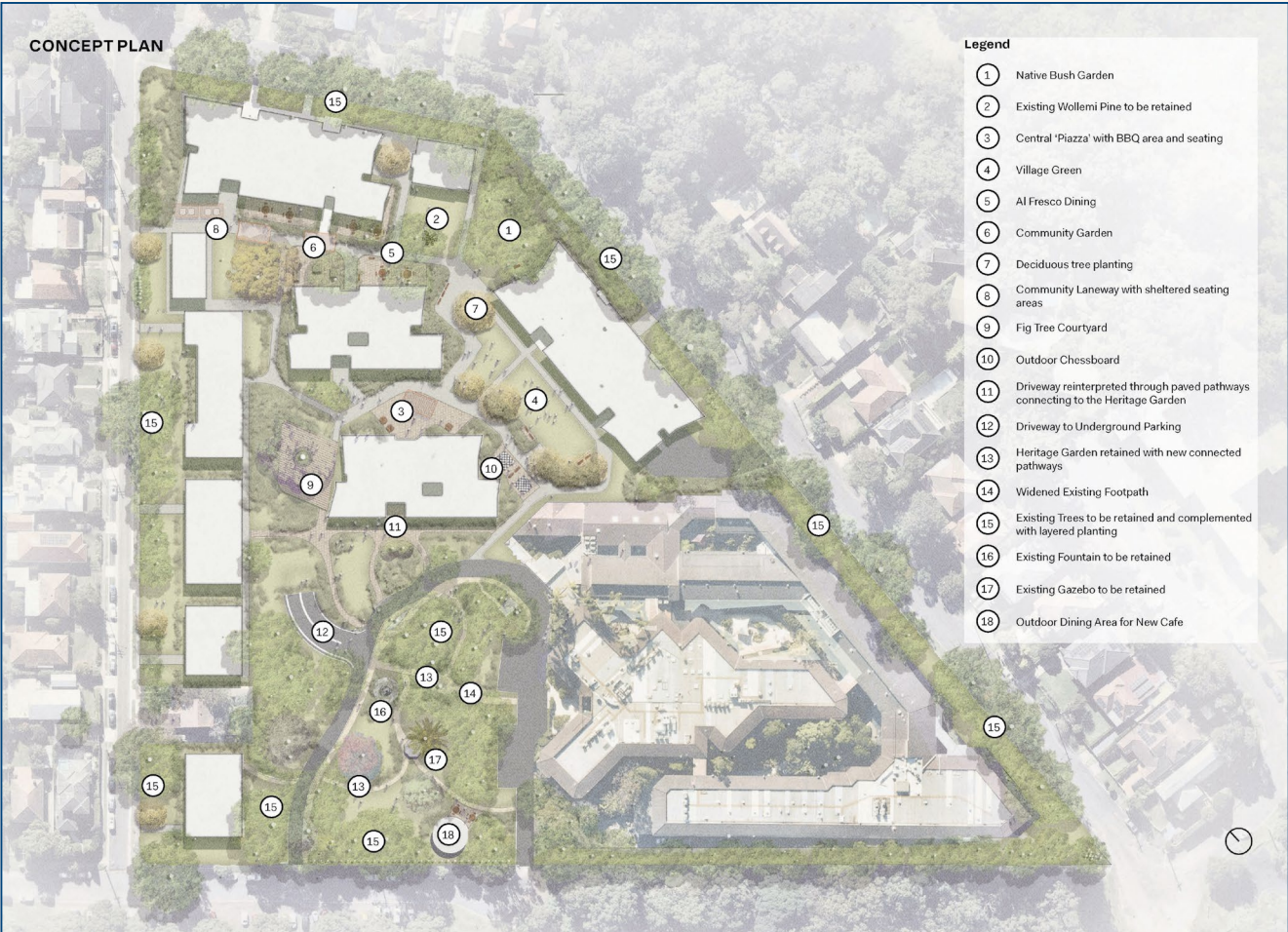
MONTEFIORE APPRECIATES AND VALUES ITS UNIQUE PARKLAND SETTING AND UNDERSTANDS ITS NEIGHBOURS DO TOO. THE PLANNING PROPOSAL SEEKS TO REFLECT THESE VALUES AND PROTECT WHAT MAKES THE AREA SPECIAL.

Montefiore is committed to limiting any tree removal; to retaining mature and significant trees across the grounds; and also to creating additional open space and landscaped areas on the site.



Landscape concept plan

Montefiore has engaged expert landscape design firm Oculus to prepare a detailed landscape design that reflects and complements the beauty of the existing heritage gardens, and improves pedestrian access across the site.



Minimising potential view impacts

The Planning Proposal Master Plan has been designed with our neighbours in mind. It will preserve existing significant trees wherever possible, and set the tallest buildings away from nearby streets. The following images compare views today with the a potential future view of buildings.

Barons Crescent



Current View



Artist's impression of the view with buildings consistent with the planning proposal

From High Street up Gaza Avenue



Current View



Artist's impression of the view with buildings consistent with the planning proposal

Within the Montefiore gardens



Current View



Artist's impression of the view with buildings consistent with the planning proposal

Traffic and access

The Planning Proposal proposes two vehicle access points to the site, one of which is from the existing vehicle entry point on High Street and the other is from a new entry on Barons Crescent. Both entries will provide access to the proposed basement. Vehicles that service the site (except waste vehicles) will access the basement loading area using the proposed Barons Crescent entrance.

The existing northern access near the bus stop off Barons Crescent will be removed.



Managing traffic on and around the site

The proposal aims to reduce parking demand on surrounding streets such as Gaza Avenue, High Street and Barons Crescent by providing sufficient parking at basement level to accommodate the proposed development.

The existing site is currently dominated by parking. The proposal seeks to relocate the majority of the parking to basement level to free up more areas on the ground plane for landscaping and pedestrian movement.

Additional car parking will cater for staff, residents and visitors, limiting the need for staff and visitors to park on the street.



Existing on site parking:

- 27 basement parking spaces
- 86 on grade parking spaces



Proposed parking spaces

- 267 basement parking spaces
- 13 on grade parking spaces

Public benefits

Address shortfall in seniors housing

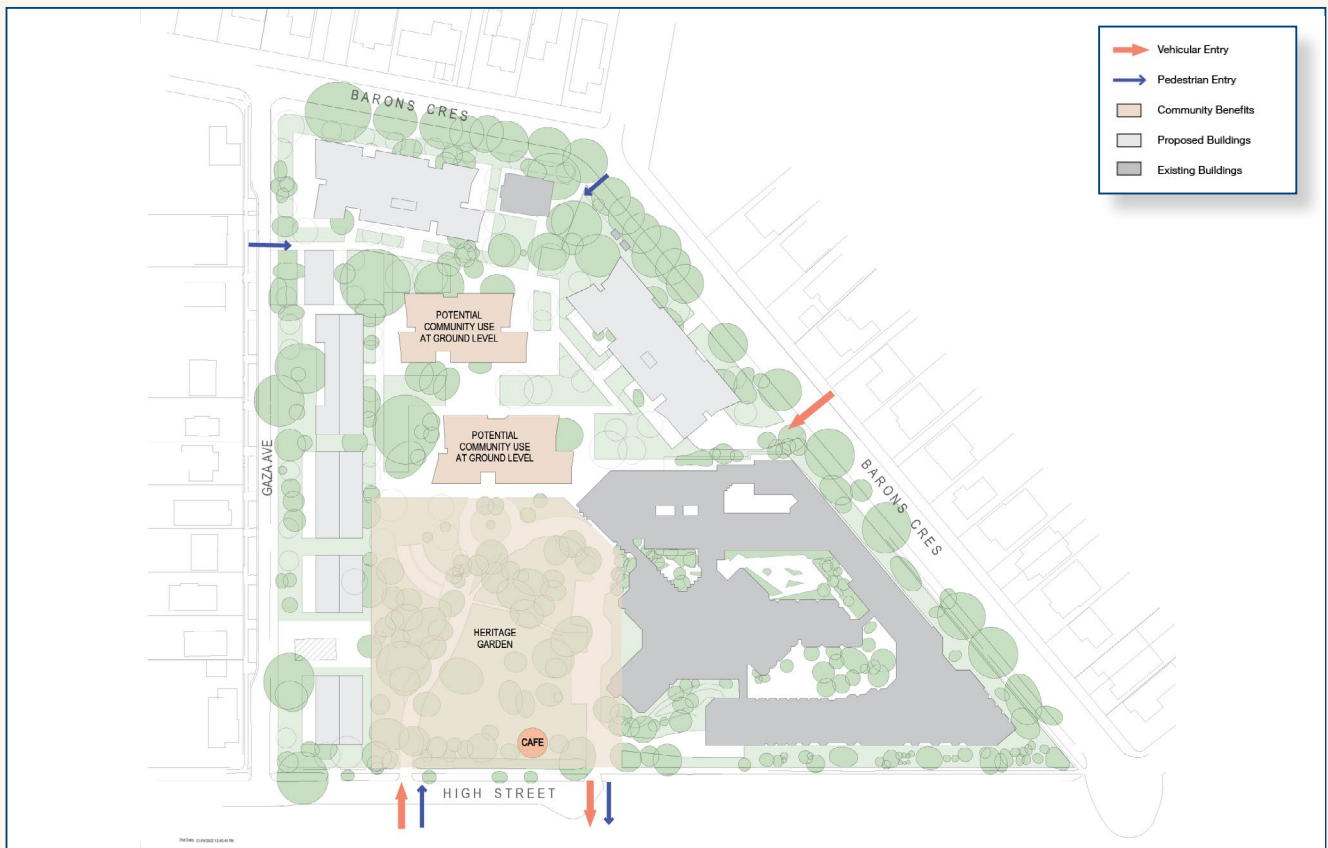
Hunters Hill is a local government area with an aging population and limited senior housing options.

In 2020, Hunters Hill Council released a draft Hunters Hill Local Housing Strategy, this was eventually adopted in 2021. The Strategy identified Montefiore Hunters Hill as a site that presents longer-term opportunities for future housing growth and delivery of in-demand dwelling typologies, including retirement living, aged care, and affordable housing.

The Local Housing Strategy identified the Montefiore site as having potential to undergo master planning and redevelopment to meet the considerable anticipated demand in the area for retirement living.

FEATURES

- Provision of a range of housing to meet local needs, including specific aged needs
- An integrated care and accommodation model
- Building on existing infrastructure to create efficiency in delivery and avoiding fragmented provision throughout neighbourhoods
- Freeing-up availability for the general housing market
- Provision of allied health facilities on site
- Removing on-street parking to basement
- Cafe and more usable green spaces- exploring the potential for broader community use



Retaining leafy character

Retaining and enhancing Hunters Hill's leafy character

The Planning Proposal retains Montefiore's historic gardens. It also expands the total landscaped area, removes a significant amount of at grade parking, and creates complementary new gardens.



Improves walkability and pedestrian access

The Planning Proposal will create new and improved pedestrian connections throughout the site and within the heritage gardens.

What is the planning pathway?

MONTEFIORE IS ENGAGING WITH HUNTERS HILL COUNCIL AND THE COMMUNITY IN RELATION TO ITS PLANS.

All feedback received during this session will be captured and inform detailed plans for the site.

As the Planning Proposal is just the first stage of the planning pathway (setting parameters and a framework for future planning applications), ongoing conversations with the community will be critical to ensuring local views and priorities help shape future planning stages.

Montefiore will provide a range of opportunities to ensure we hear from the community during the planning process.

We want to hear from you

Montefiore is committed to open and transparent communication with the community. We have appointed community engagement consultants, Urbis, to support us as we engage with the community throughout detailed planning.

PLANNING PATHWAY

We are here

Engagement with the community and Council in relation to our plans for the Montefiore site.



October 2022

A Planning Proposal will be lodged with Hunters Hill Council, seeking to amend the Hunters Hill Local Environmental Plan 2012. The Hunters Hill Council sets parameters around future plans for the site and takes into account community feedback from Council's strategic process.



Late 2022

Anticipated Council determination of the Planning Proposal. Council will determine whether the Planning Proposal will proceed to the Department of Planning and Environment (DPE) for further consideration – in what is known as a 'Gateway' determination for approval. If Council determines the proposal should not proceed, the Hunters Hill Planning Panel can review the decision.



Mid-2023

Following Gateway Determination, the proposal will go to public exhibition, where the public can make formal submissions. After the exhibition, Montefiore will review its plans and address all submissions from the community, key authorities and government agencies.



Late 2023

Montefiore will begin preparing a local Development Application (DA) if the Planning Proposal is supported. The DA will seek Council consent for the development, and it can take anywhere between 21-90 days for a decision to be made following lodgement with Council.

STAY IN TOUCH WITH US

Montefiore will continue to engage with the community to inform and influence future planning for the site.



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If you have any specific questions, please find a member of the team here today who will be happy to help you.