

Montefiore Seniors Housing, St Ives

Stakeholder and Community Engagement Report

May 2026

Prepared for: The Sir Moses Montefiore Jewish Home

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Report Number	FINAL

Acknowledgment of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on. We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years. We pay our respects to First Nations Elders, past and present.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her



The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

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Abbreviations

Table 1 Abbreviations

ABBREVIATION	DEFINITION
ACHA	Aboriginal Cultural Heritage Assessment
CMP	Construction Management Plan
DPHI	Department of Planning, Housing and Infrastructure
EIS	Environmental Impact Statement
EP&A Act	Environmental Planning and Assessment Act 1979
ILU	Independent Living Unit
IPC	Independent Planning Commission
LGA	Local Government Area
RACF	Residential Aged Care Facility
SEARs	Secretary's Environmental Assessment Requirements
SSD	State Significant Development
SSDA	State Significant Development Application
VIA	Visual Impact Assessment

Executive Summary

This Engagement Report has been prepared by Urbis Ltd to accompany a State Significant Development Application (SSDA) for a proposed integrated seniors housing and aged care campus located at 19–25 College Crescent, St Ives.

The SSDA seeks approval for redevelopment of the site to deliver an integrated seniors housing and aged care campus, aligned with local and state priorities for housing diversity, ageing in place, and community wellbeing.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-98363228).

This report has been prepared with reference to the Department of Planning, Housing and Infrastructure's (DPHI's) *Undertaking Engagement Guidelines for State Significant Projects* and the Engagement Institute Public Participation Spectrum.

This report provides an overview of the engagement activities undertaken, the outcomes of those activities, and project responses to feedback provided from stakeholders.

1 Legislative context

In NSW, the preparation and evaluation of environmental assessments for State Significant Developments is legislated through the Environmental Planning and Assessment Act 1979 (EP&A Act).

The EP&A Act outlines a series of statutory requirements for proponents seeking development approval. The EP&A Act includes specific requirements to provide community members and stakeholders with opportunities to participate in the planning process.

As such, this report has been prepared in line with the following guidelines and requirements:

- The industry specific SEARs issued for this project
- DPHI's *Undertaking Engagement Guidelines for State Significant Projects* (March 2024) (Undertaking Engagement Guidelines)
- DPHI's Community Participation Plan (April 2024)
- The Engagement Institute (formerly IAP2) Public Participation Spectrum.

1 Legislative context

In NSW, the preparation and evaluation of environmental assessments for state significant developments is legislated through the Environmental Planning and Assessment Act 1979 (EP&A Act). The EP&A Act outlines a series of statutory requirements for proponents seeking development approval. The EP&A Act includes specific requirements to provide community members and stakeholders with opportunities to participate in the planning process.

As such, this report has been prepared in line with the following guidelines and requirements:

- The industry specific SEARs issued for this project
- DPHI’s *Undertaking Engagement Guidelines for State Significant Projects* (March 2024) (Undertaking Engagement Guidelines)
- DPHI’s Community Participation Plan (April 2024)
- The Engagement Institute’s Public Participation Spectrum.

1.1 Response to Secretary’s Environmental Assessment Requirements (SEARs)

The engagement activities and outcomes detailed within this report address the Secretary’s Environmental Assessment Requirements (SEARs), as issued by DPHI. The SEARs require demonstration of how the engagement to be undertaken for this project is consistent with DPHI’s *Undertaking Engagement Guidelines for State Significant Projects*.

Table 2 provides the industry-specific SEARs that are relevant to the delivery of community and stakeholder engagement for this project.

Table 2 Response to SEARs for SSD- 98363228

SEARs item	Project response
4. Engagement	
Demonstrate that engagement and consultation activities have been undertaken in accordance with the <i>Undertaking Engagement Guidelines for State Significant Projects</i> and identify how issues raised, and feedback received have been considered in the design of the project. ▪ If the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation must be consulted.	This strategy has been prepared in line with the Department of Planning and Infrastructure’s (DPHI’s) <i>Undertaking Engagement Guide: Guidance for State Significant Projects</i>. This includes: ▪ engagement early in the planning process ▪ a variety of channels to enable effective engagement ▪ engagement that considers the potential impacts and reach of the proposal. ▪ Section 4 of this strategy outlines stakeholders to be engaged; and Section 5.2 outlines the proposed engagement program. The outcomes of these activities will be detailed in an outcomes report that will be lodged as part of the SSDA.

1.2 Alignment with *Undertaking Engagement Guidelines for State Significant Projects*

This engagement outcomes report has been prepared in line with DPHI's *Undertaking Engagement Guidelines*, which provide guidance for the effective delivery of engagement to support the development of state significant projects in NSW. The *Undertaking Engagement Guidelines* provides a series of objectives for effective engagement. These community participation objectives are detailed in Table 3. This table also outlines where each objective has been addressed within this report.

Table 3 Community participation objectives

	Objective	Where has this been addressed
1	Identify the people or groups who are interested in or are likely to be affected by the project.	For identification of the community and key stakeholders, see Section 3.3.
2	Use appropriate engagement techniques. This includes: 1. considering the accessibility of how information is delivered 2. the avoidance of technical language and jargon so information can be easily interpreted by the audience 3. the adoption of non-written forms of engagement, where needed. <i>Appropriate engagement techniques are particularly important when engaging with specific groups, such as Aboriginal and Torres Strait Islander groups, where engagement should be a discrete, planned activity undertaken by and with experienced Indigenous engagement specialists.</i>	For an overview of engagement activities, see Section 3.
3	Ensure the community are provided with safe, respectful and inclusive opportunities to express their views	For an overview of engagement activities undertaken for the project, see Section 3.
4	Involve the community, councils and government agencies early in the development of the proposal, to enable their views to be considered in project planning and design	For details of the approach to engagement with key stakeholders, such as community, council and government agencies, see Section 3.3.
5	Be innovative in their engagement approach and tailor engagement activities to suit the: 4. context (e.g. sensitivity of the site and surrounds) 5. scale and nature of the project and its impacts 6. level of interest in the project.	For an overview of the project context, see Section 2.2.
6	Provide clear and concise information about what is proposed and the likely impacts for the relevant people or group they are engaging with.	For a clear description of the project, see Section 2.3.
7	Clearly outline how and when the community can be involved in the process.	For details of how community members will be invited to

8	Make it easy for the community to access information and provide feedback.	participate in the planning process, see Section 3.
9	Seek to understand issues of concern for all affected people and groups and respond appropriately to those concerns.	For an overview of engagement activities undertaken for the project, see Section 3.
10	Provide feedback about how community and stakeholder views were used to shape the project or considered in making decisions.	For community and stakeholder feedback on the project, see Section 5.
11	Be able to demonstrate how the demography of the area affected has been considered in how and what engagement activities have been undertaken.	For the demographic profile of the local area, see Section 3.3.2.

Source: DPHI's Undertaking Engagement Guidelines for State Significant Projects – March 2024

2 Project detail

This section provides detailed information about the development site and the SSDA.

2 Project detail

2.1 The site

The primary area of the site is located at 19–25 College Crescent, St Ives, within the Ku-ring-gai Local Government Area and is approximately 10 kilometres north of Chatswood and 19 kilometres north of Sydney CBD. This primary site is legally described as Lot 3 in DP 616326.

A small part of site to be developed is the adjoining lot upon which the Masada College is located at 9–15 Link Road, St Ives (legally described as part of Lot 2 in DP 616326). This part of the development site will specifically be used for access purposes and provide a direct connection from the proposal to the Link Road frontage.

On this basis, the site (for the purpose of this SSDA) comprises:

- the (primary) residual land, being 14,480 square metres (accommodating the proposed buildings and associated spaces); and
- part of the adjoining land, being 1,060 square metres (accommodating the proposed access driveway and pedestrian link from the proposed buildings to the Link Road frontage)

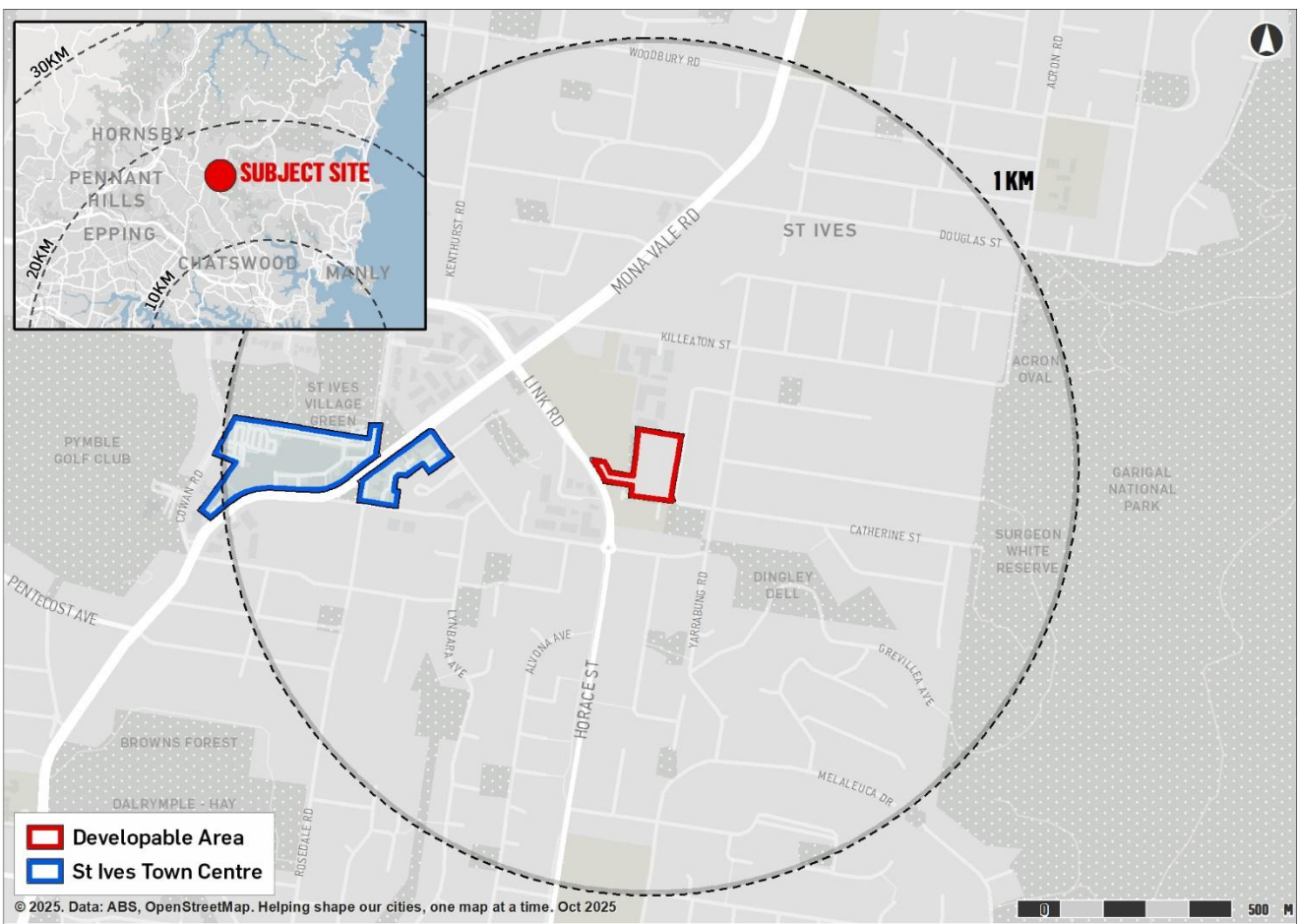
The site is zoned SP2 Infrastructure under the Ku-ring-gai LEP 2015.

The surrounding area is characterised by residential flat buildings, aged care facilities, educational uses and commercial/retail uses within St Ives Town Centre, which is located approximately 400 metres west of the site on Mona Vale Road.

- To the north of the site is 132–138 Killeaton Street, which comprises a residential development with six residential flat buildings.
- To the east of this development (at 142 Killeaton Street) comprises town houses and further east (at 144–146 Killeaton Street on the corner of Yarrabung Road) exists an aged care facility (Estia Healthcare). The site is bounded to the east by College Crescent, with tall street trees providing partial screening of the site. On the eastern side of College Crescent are detached houses, set back from the road and generally below street level, with significant street-front planting.
- To the south of the site is Chabad North Shore. Further south are large, detached houses along Stanley Street and Lancaster Avenue, and residential flat buildings to the south-west along Stanley Street
- To the west of the site is Masada College, which includes early learning, junior and secondary schools. An easement will be created on the edge of the campus to provide vehicle access from Link Road for the development. Link Road, a four-lane regional road, runs west of the school campus and connects to Mona Vale Road. West of Link Road are residential buildings along Newhaven Place, and further west are medium and higher-density housing and commercial premises in St Ives Town Centre. This includes five–six –storey buildings along Porters Lane, St Ives Shopping Centre and St Ives Village Green. The shopping centre precinct is expected to be subject to future major redevelopment.

A map of the regional context of the site and an aerial of the site is shown in Figure 1 and Figure 2.

Figure 1 Regional context



Source: Urbis

Figure 2 Aerial photograph



Source: Urbis

2.2 Project description

The proposal seeks approval for the development of a contemporary seniors housing community, designed to provide high-quality residential aged care and independent living opportunities within an integrated setting.

Specifically, the proposal seeks approval for:

- Site preparation and demolition of existing structures.
- Four buildings ranging in height from 5–8 storeys, with approximately (subject to change):
 - 126 Independent Living Units
 - 48 residential care beds
- Resident amenities and facilities
- Basement parking providing 260 car spaces
- Access from Link Road and College Crescent
- Landscaping works.

3 Community and stakeholder engagement approach

This section outlines the approach to engagement for the 81 Byron Road SSDA, and how it is consistent with DPHI's *Undertaking Engagement Guidelines for State Significant Projects* and the Engagement Institute's Public Participation Spectrum.

3 Community and stakeholder engagement approach

This section outlines the engagement activities delivered from November 2025 to May 2026 to inform and consult community and stakeholders about the proposal. This engagement methodology and its outcomes have been informed and are consistent with DPHI's *Undertaking Engagement Guidelines for State Significant Projects*.

3.1 Purpose of engagement

The engagement approach and objectives were informed by the Engagement Institute's (formerly IAP2's) Public Participation spectrum, and DPHI's Community Participation Plan. IAP2's spectrum describes goals for public participation, and the corresponding promise to the public (see Figure 3).

The engagement approach was determined based on the anticipated level of impact of the project on the surrounding community and stakeholders. The objective of engagement was to inform and consult stakeholders and the community, providing clear and transparent information and the opportunity to make enquiries and provide feedback.

Figure 3 Engagement Institute Public Participation Spectrum

	Inform	Consult	Involve	Collaborate	Empower
Goal	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
Promise	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision. We will seek your feedback on drafts and proposals.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will work together with you to formulate solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

Source: Engagement Institute

3.2 Engagement objectives

Engagement for this SSDA aimed to:

- Provide consistent, relevant, jargon-free and up-to-date information on the project (including potential impacts and benefits), and the planning process through accessible, tailored open lines of communication
- Provide methods and opportunities for the community to give feedback to help inform the planning process
- Respond appropriately and in a timely manner to concerns or questions raised by the community and stakeholders
- Manage expectations by closing the feedback loop and sharing how stakeholder and community views could influence the project.

Figure 4 shows the objectives of DPHI's *Community Participation Plan*, and Table 4 shows the alignment of the engagement approach with these objectives.

Figure 4 DPHI's *Community Participation Plan* objectives



Table 4 Engagement approach and alignment with objectives

Approach	Alignment with objectives
Providing consistent, relevant, jargon-free and up-to-date information on the proposal, impacts, benefits, and the planning report process through accessible, tailored open lines of communication.	  
Identify potential impacts on stakeholders and the community, as well as measures to enhance potential positive impacts and minimise potential negative impacts, through genuine and consistent consultation.	  
Providing methods for monitoring and opportunities for the community to give feedback to help inform the planning process.	 
Responding appropriately and in a timely manner to concerns or questions raised by the community and stakeholders throughout the lifecycle of the project.	   
Facilitating information flow to the project team by establishing working relationships to ensure stakeholder and community views and local knowledge are appropriately incorporated into the design of the project.	 
Managing expectations by closing the feedback loop and sharing how stakeholder and community views influenced the proposal.	  

3.3 Community and stakeholders

Stakeholders are individuals, groups of individuals or organisations that could influence or affect a project. Described in DPHI's *Undertaking Engagement Guidelines for State Significant Projects*, the community is anyone (including individuals, community groups, Aboriginal and Torres Strait Islander communities, culturally and linguistically diverse communities, peak bodies or businesses) interested in or likely to be affected by the project.

Based on analysis of the surrounding community and potential project impacts, stakeholders consulted included government agencies, elected officials and members of parliament, and the surrounding community.

3.3.1 Stakeholder categories

Within this context, the stakeholders for this project were categorised by group, as shown in Figure 5. The community stakeholders were identified due to their proximity to the site, potential concerns about the project impacts, and general interest in the project

Figure 5 Stakeholder categories

Government authorities and elected officials	Relevant agencies
- Department of Planning, Housing and Infrastructure - Planning and assessment team - Environment and Heritage Branch - State Design Review Panel - Ku-ring-gai Council - General manager - Community department - Development & Regulation department - Strategy & Environment department - Mayor and Councillors - State Member for Davidson - Mr Matt Cross MP - Federal Member for Bradfield - Ms Nicolette Boele MP	Transport for NSW
Community	First Nations stakeholders
- Immediate neighbours, including: - Residents on College Crescent - Masada College - Chabad North Shore - Residents and businesses around the site, including - Those on Link Road, Catherine Street, Stanley Street, Yarrabung Road, Lawson Parade, Horace Street and Killeaton Street - Wider community	- Metropolitan Local Aboriginal Land Council (LALC) - Registered Aboriginal parties (RAPs) as part of the ACHA process

-
- Religious institutions including:
 - Chabad North Shore
 - St Ives-Pymble
 - St Ives Community Church
 - St Ives Uniting Church
 - EFC of Glory Church
 - Sydney We Are Church
 - Local schools including:
 - Ganeimu Long Day Care & Preschool
 - Kelvin Kindergarten
 - Only About Children
 - Shelly Tots Long DayCare
 - St Ives Preschool Kindergarten
 - Lead Early Learning Centre St Ives
 - Orchard Early Learning Centre St Ives
 - Community groups
 - St Ives Progress Association
 - STEP Inc
 - Ku-ring-gai Living
 - Ku-ring-gai Historical Society
-

Figure 6 The site and surrounding community



3.3.2 Community profile

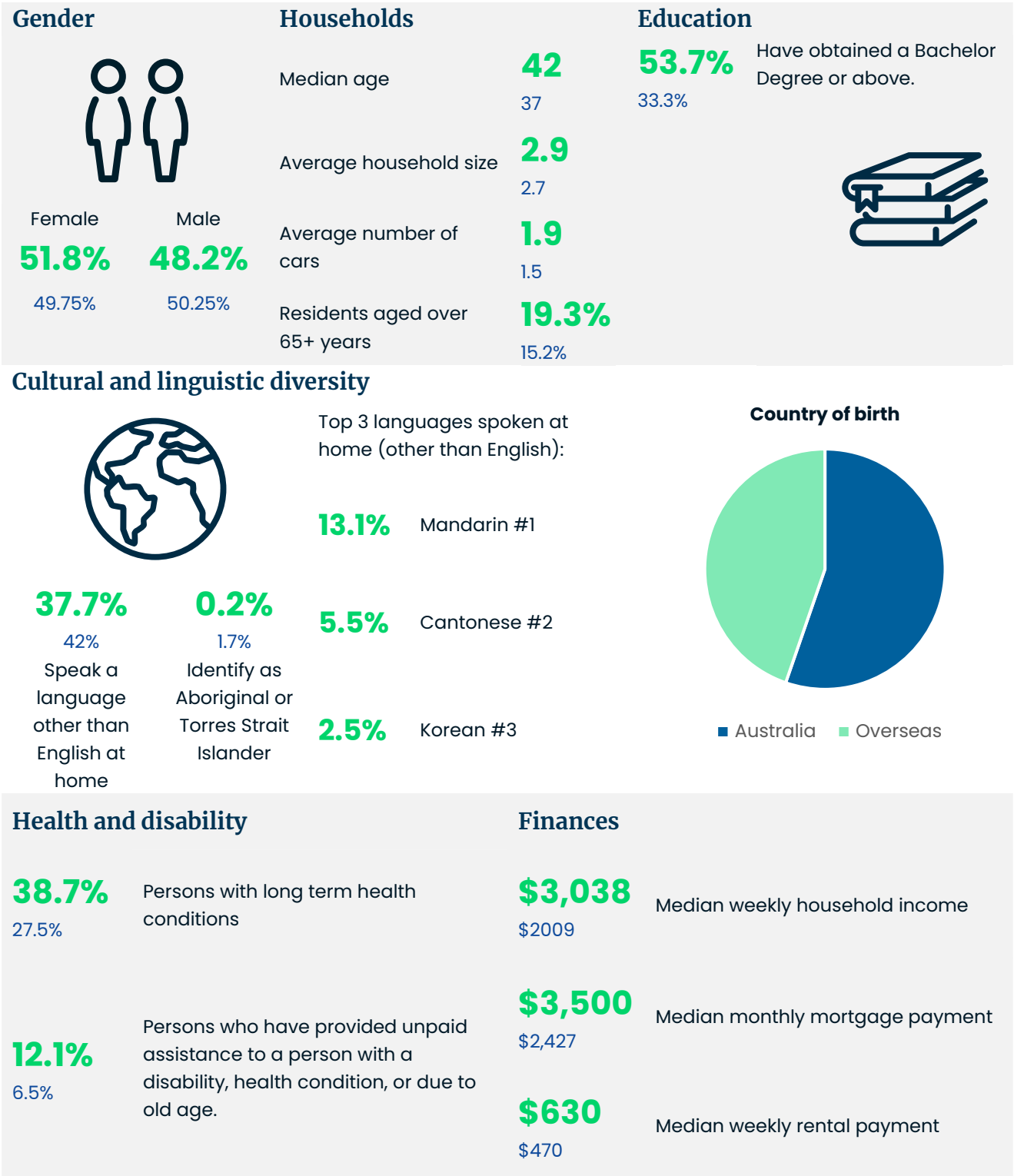
This section provides an overview of the demographic profile of the local community.

Figure 7 provides a demographic snapshot of the local community. The information presented is sourced from the 2021 Australian Bureau of Statistics Census. When compared with the Greater Sydney population, the Ku-ring-gai population is distinct in several ways:

- **More higher education attainment:** The community has a substantial proportion of tertiary qualifications.
- **Older population:** The median age of residents in Ku-ring-gai is 42, which is 5 years older than the Greater Sydney average of 37. Older residents make up a significant proportion of the community, with 23,997 people aged over 65, representing 19.3% of the local population, notably higher than the Greater Sydney average of 15.2%.
- **Higher household costs:** Average mortgage payments are \$1073 more per month, and rental payments \$160 more per week, when compared with Greater Sydney.
- **Greater prevalence of long-term health conditions:** 38.7% of Ku-ring-gai residents have a long-term health condition, compared with 27.5% of people in Greater Sydney. There are also double the amount of people who provide unpaid assistance to a person with a disability, health condition or due to old age (12.1% compared with 6.1% across Greater Sydney).

In consideration of this demographic profile, targeted in-person and written engagement was undertaken for the properties most likely to be affected by the proposed development. This method ensured that the closest residents to the site were directly informed about the project and provided with an opportunity to offer feedback and ask questions. This targeted engagement was complemented by a drop-in information sessions, written information, community webinar and project contact points for the broader community, ensuring the engagement process was inclusive, accessible, and responsive to the needs of the local community.

Figure 7 Community profile



*Greater Sydney Average

4 Engagement activities

This section outlines the activities that were implemented during the engagement process.

4 Engagement activities

Consistent with DPHI's *Undertaking Engagement Guidelines for State Significant Projects*, the approach to engagement was proportionate to the context, scale and impact of the project. Engagement activities undertaken for the project included distribution of two letters to near neighbours and a community newsletter to surrounding residents, emailing key stakeholders, maintaining dedicated project phone and email lines, and collecting feedback through an online survey to inform the Social Impact Assessment (SIA) for the proposal.

Figure 8 Engagement activities



Table 5 Engagement activity summary

Engagement activity	Target stakeholder(s)	Details
	Near neighbour letters Immediate neighbours Key sensitive receivers	On Wednesday 5 November 2025 Urbis distributed a letter to 29 of the closest neighbours surrounding the site. The letter introduced the proposal and Montefiore and noted that more detail of the proposal and engagement activities would be delivered in the coming months. Refer to Appendix A for the near neighbour letter #1 and distribution record. On Tuesday, 17 February 2026 Urbis distributed a second letter to the same distribution area. The second letter provided additional details about the proposal, details of how to find out more and ask questions, and an invitation to a briefing session with the project team. Refer to Appendix B for the near neighbour letter #2 and distribution record.
	Stakeholder emails Key stakeholders	On Friday 7 November 2025 Urbis issued emails to key stakeholders including a copy of the letter delivered to near neighbours. The email introduced the proposal and Montefiore, noted that more details of the proposal and engagement activities would be delivered in the coming months and included an invitation to a project briefing. Emails were issued to: ▪ Ku-ring-gai Council officers and Councillors ▪ State and Federal MPs ▪ Sensitive receivers ▪ Community groups On Tuesday, 17 February 2026 Urbis issued emails to key stakeholders including a copy of the community newsletter and a further invitation to a project briefing.
	Doorknock Immediate neighbours Sensitive receivers	On Thursday 6 November 2025 a doorknock was conducted of properties and sensitive receivers located on: ▪ College Crescent ▪ Kileaton Street ▪ Yarrabung Road

- Stanley Street
- Link Road.

The purpose of the doorknock was to ensure residents received the near neighbour letter, answer any initial questions, understand preliminary feedback, and collect contact details (required for future engagement).

Residents who were unavailable received a *Sorry We Missed You Card* with details on the project and contact information.



Community
newsletter

All stakeholders

On Tuesday 17 February 2026, Urbis distributed a project newsletter to approximately 1,516 properties in the surrounding community (identified in Section 3), including businesses.

The newsletters provided an overview of the proposal and details of how to find out more and ask questions. The newsletter also included a link to an online survey to help inform the project's SIA, and invited the community to attend the drop-in session and register for the community webinar.

Refer to Appendix C for the community newsletter and distribution record.



Key
stakeholder
briefings

Key stakeholders

Key stakeholders or community members with a specific interest in the project were invited to participate in a briefing for the project. Montefiore communicated by letter to the following stakeholders to offer briefings:

- Ku-ring-gai Council officers and Councillors
- State and Federal MPs
- Sensitive receivers
- Community groups
- The briefings conducted included:

An in-person briefing was provided to Ku-ring-gai Council on Tuesday 3 February 2026, and attended by 5 Councillors and 2 senior staff members.

An in-person briefing with Masada College and staff members was held on Monday 20 April 2026, attended by 100 people.

Immediate neighbours

Near neighbours surrounding the project site were invited to participate in targeted briefing sessions. Montefiore communicated by letter to nearby residents to offer opportunities to attend a briefing.

The immediate neighbour engagement included:

- One near neighbour focus session held on Wednesday, 4 March 2026 at Turramurra Seniors Centre and attended by four neighbouring residents.
- One near neighbour focus session held on Thursday, 5 March 2026 at Corpus Christi Catholic Church and attended by two neighbouring residents.
- One near neighbour focus session held on Wednesday, 13 May 2026 at Chabad North Shore and attended by four Chabad staff.

A copy of the briefing presentation can be found in Appendix D.

	Community drop-in session	All stakeholders	A community drop-in session was held on Saturday 7 March 2026 from 10am to 12pm, (2 hours) at Douglas Pickering Pavilion, St Ives Showground. The session was attended by 5 community members. The surrounding community was notified of the session via the project newsletter. Refer to Appendix E for the community information A0 display boards.
	Community webinars	Community and Masada College parents and guardians	On Wednesday 11 March 2026, Urbis held an online webinar, attendance for which was promoted through the community newsletter. The webinar included a presentation about the project and an opportunity for the community to ask questions of the project team. In total, 4 community participants attended the webinar. Refer to Appendix G for the community webinar presentation slides. On Thursday 23 April 2026, Urbis held a second online webinar for parents and guardians of Masada College. This webinar was promoted internally by Masada College and included a presentation about the project and an opportunity for the community to ask questions of the project team. In total, 21 Masada College parents and guardians joined the webinar. Refer to Appendix F and G for the community webinar presentation slides.
	Project enquiry lines	All stakeholders	Throughout the engagement program, Urbis provided the community and stakeholders with a 1800 number and email address to make enquiries and provide feedback. A total of 2 phone calls and 2 emails were received.



SIA survey

Surrounding community

Between Tuesday 17 February 2026 and Friday 13 March 2026 Urbis collected feedback from the community through an online survey, the findings of which informed the SIA for the project. Four respondents completed the survey. Please refer to the Social Impact Assessment for detailed feedback received.

5 What we heard

This section details issues raised by stakeholders and community members throughout the engagement process, and the projects response to this feedback.

5 What we heard

This section of the Engagement Outcomes Report provides a detailed summary of issues raised by key stakeholders and community members throughout the engagement process, and the project response to this feedback.

5.1 Detailed feedback

Table 6 outlines the stakeholders consulted as per figure 5, the method of communication and engagement with these stakeholder groups, any feedback received and the project's response to this feedback including specific dates.

Table 6 Key stakeholders: Issues raised and project response

Stakeholder	How this group was consulted	Feedback received	Project response
Government authorities			
Department of Planning, Housing and Infrastructure (DPHI) - Planning and assessment team - Environment and Heritage Branch - State Design Review Panel	On 3 December 2025 and 18 March 2026 a meeting was held in person with the SDRP to provide an overview of the proposal design. On 15 April 2026 a meeting was held with DPHI via Microsoft Teams.	Height Bulk and Scale With no explicit height controls how does the development responds to its surroundings, including how residential zone expectations are carried across the site. Assessment will focus on height in its broader context: whether it is acceptable, how it addresses the street, and how it is articulated	Height Bulk and Scale Section 6.2 in the EIS discusses how the proposal responds to no planning controls on the site and its surrounding context. Building A has been reduced from 9 storeys to 8 storeys and has also been stepped at its southern elevation to mitigate overshadowing impacts on the Chabad site to the south. Building B has been moved 2m to the north to increase separation to the southern boundary, and the Level 4 massing has been reduced along the southern edge to further minimise overshadowing impacts.

		Internal scale and interface There is not yet a clear sense of scale within the school interface; Landscaping and open space The relocation of open space and communal open space are supported. SDRP Feedback from the State Design Review Panel and detailed project responses are included in Chapter Section 2 of the Design Report (Appendix E of the EIS).	Building D has also been reduced from 9 storeys to 8 storeys, with the southern edge at Level 7 stepped back to reduce overshadowing impacts within the site and to adjoining interfaces. Collectively, the amended built form demonstrates acceptable overshadowing and visual impact outcomes across all surrounding sites, responding to the key concerns raised Internal scale and interface Sections have been provided as part of the Architectural Plans (Appendix D of the EIS) to provide further detail about the interface with the school. Landscaping and open space Noted. SDRP Feedback from the State Design Review Panel and detailed project responses are included in Chapter Section 2 of the Design Report (Appendix E of the EIS).
Ku-ring-gai Council - General Manager - Council officers	On Monday 2 February 2026, a meeting was held via Microsoft Teams with representatives from Ku-Ring-Gai Council, Montefiore, Urbis and Jackson	Traffic and access Council confirmed support for shared site access from both Link Road and College Crescent.	Noted. The estimated distribution splits between both College Crescent and Link Road are shown in Section 6.3 of the TIA (Appendix L of the EIS).

	Teece to discuss traffic and access matters associated with the proposal. The discussion focused on preliminary traffic considerations, including vehicle movements, access arrangements, and potential impacts on the surrounding road network.	Separate access points for the Residential Aged Care Facility (RACF) and Independent Living Units (ILUs) were supported, with access for these uses proposed off College Crescent. Council noted the proposed primary vehicular access from Link Road will reduce pressure on service access. Council also supported left-in / left-out access via Link Road. Council requested that the traffic assessment for the SSDA include likely traffic splits between access points and peak usage times, as well as details of private mini-bus operations, including on-site parking provision.	
		Parking Council queried whether the RACF car park is physically separated from other parking areas. Discussion was held regarding whether the car park will be publicly accessible and what management measures may be required.	The RACF car park is physically separated from the ILU parking area with a roller shutter door. The allied health services (physio and hydrotherapy) are part of the RACF and intended primarily for on-site residents, however these services will also be available to the public. Additional staff and visitor parking spaces have therefore been allowed for in the parking supply.
		Addressing and navigation Council noted that the formal site address is College Crescent and raised potential	A porte-cochère drop-off is provided at the ground floor of Building A, accessed from Link Road via the proposed new access road. Adjacent to the porte-

		issues with navigation directing visitors to this entry.	cohere is the main entry, along with the reception and concierge desk.
		Resident transport options Council requested that the project team investigate car share options for residents, with potential benefits and feasibility to be considered as part of the proposal.	After considering this request, it has been decided not to propose a car share scheme with this development for the following reasons: ▪ Given the older demographic, it is anticipated that a number of future residents may choose to/ not be able to drive or would prefer to use their own private vehicles. ▪ The development proposes a number of secure access points, and it is generally best practice to locate car share spaces in publicly accessible and highly visible locations such as on street. This maximises the number of potential users of a car share vehicle. ▪ Further to the above, it is considered unlikely that a car share company (such as GoGet) would support car share in this location given it is not publicly accessible and therefore may not be economically viable.
▪ Mayor and Councillors	On Tuesday 11 November 2025, Urbis, on behalf of Montefiore, issued an email to the General Manager at Ku-Ring-Gai Council introducing the proposal, providing a copy of the near-neighbour letter, outlining future engagement	Land use and education impact Councillors queried whether the former school land should be retained for future education purposes and whether its use for aged care was appropriate.	Land use and education impact The project team confirmed the land is surplus to the school's needs and not required for education purposes. The SP2 zoning permits aged care and retirement living uses. DPHI will independently assess

	activities, and requesting a meeting with the Mayor and Councillors to brief them on the project. On Tuesday 3 February 2026 an in-person meeting was held. This meeting included Montefiore representatives, Urbis, Jackson Teece and Ku-ring-gai Councillors and staff, including: ▪ Mayor Cr Christine Kay ▪ Cr Matthew Devlin ▪ Cr Sam Ngai ▪ Cr Indu Balachandran ▪ Cr Barbara Ward ▪ David Marshall (Council staff). ▪ Selwyn Segall (Council staff). The meeting provided an overview of the proposal and facilitated discussion on key planning, traffic, design, and community considerations. Presentations covered the model of care, site context, planning controls, access and traffic, built form, landscape, sustainability, and the proposed engagement approach. On Tuesday 17 February 2026, an email with the community newsletter attached was issued to Council's General Manager with a request for the email to be forwarded to Councillors.	Questions were raised about how future education needs would be accommodated if the land were no longer available.	the proposal, including consideration of any education impacts. It was noted that the school intends to pursue a masterplan incorporating underground parking, with sporting activities largely accommodated off site.
		Traffic and access Councillors asked how vehicles would access the site and whether traffic would impact College Crescent.	Traffic and access The project team advised that vehicular site access is proposed from both Link Road and College Crescent. The benefits of providing access from both roads are outlined below: ▪ Reduces traffic volume added to College Crescent, which maintains residential amenity for neighbours. ▪ Removes the need for service and delivery vehicles to access the site from College Crescent, which also maintains residential amenity for neighbours. Minimal impact to the existing peak period traffic flow on Link Road given proposed left-in/ left-out arrangement. It is noted that Council's traffic team has provided preliminary support for this access strategy.
		Construction impact Councillors sought clarification on construction vehicle movements and potential disruption to surrounding streets.	Construction impact Construction access is proposed primarily via Link Road. Some truck movements on College Crescent may be unavoidable, with the frequency and extent to be

	The newsletter provided a summary of the SSDA and invited the community to provide feedback on the proposal. It also included invitations to attend a community information session (scheduled for Saturday 7 March 2026), a community webinar (to be held on Wednesday 11 March 2026), and to complete an online survey to inform the proposal's SIA.		confirmed through detailed construction planning.
		Height Councillors queried the height of the proposed buildings and potential impacts on surrounding residential properties.	Height Building A has been reduced from 9 storeys to 8 storeys and has been stepped at its southern elevation to mitigate overshadowing impacts on the Chabad site to the south. Building D has also been reduced from 9 storeys to 8 storeys, with the southern edge at Level 7 stepped back to reduce overshadowing impacts within the site and to adjoining interfaces. Building B has been moved 2m to the north to increase separation to the southern boundary, and the Level 4 massing has been reduced along the southern edge to further minimise overshadowing impacts. The proposal incorporates stepped upper levels, significant setbacks and separation distances of up to 80 metres from College Crescent dwellings, supported by extensive tree retention to reduce perceived bulk and scale.
		Overshadowing and privacy Questions were raised around whether the proposed development would overshadow neighbouring properties or result in privacy impacts.	Overshadowing and privacy A Visual Impact Assessment has been completed to inform the SSDA. This assessment will demonstrate any visual impact of the development on the surrounding area.

			Initial studies indicate that overshadowing impacts are limited, with no morning adverse impacts to the school playground or biodiversity areas and only limited afternoon adverse impacts. Collectively, the amended built form demonstrates acceptable overshadowing outcomes across all surrounding sites, The overshadowing of internal communal spaces has been reduced, and a high level of solar access is provided to principle usable communal open space, ensuring a high level of amenity it provided within the development. Overlooking is addressed through setbacks, retained trees and façade articulation.
		Security and public access Councillors sought detail on security measures and how public access to allied health facilities would be managed.	Security and public access The project team advised that secure fencing, controlled access points and integrated security measures are proposed. Public access will be limited to specific areas, with residential and recreational facilities remaining private.
		Community engagement Councillors emphasised the importance of clear and ongoing communication with the local community.	Community engagement The project team confirmed that early engagement has commenced and agreed to provide councillors with a

			newsletter update as the proposal progresses. The community newsletter was issued to Councillors via Council's General Manager on Tuesday 17 February 2026.
State Member for Davidson – Mr Matt Cross MP Federal Member for Bradfield – Ms Nicolette Boele MP	On Friday 7 November 2025, Urbis, on behalf of Montefiore, issued an email introducing the proposal, a copy of the near neighbour letter, details on future engagement activities and an invitation to attend a project briefing. On Tuesday 17 February 2026, an email was issued with the community newsletter attached. The newsletter provided a summary of the SSDA and invited the community to provide feedback on the proposal. It also included invitations to attend a community information session (scheduled for Saturday 7 March 2026), a community webinar (to be held on Wednesday 11 March 2026), and to complete an online survey to inform the proposal's SIA.	At the time of writing this report, no feedback has been received from Members of Parliament.	Montefiore will continue to provide updates to Members of Parliament as the project progresses.
Relevant agencies and service providers			
Transport for NSW (TfNSW)	On Monday 1 December 2025 Urbis emailed Transport for NSW to notify them that a SSDA was being prepared for a seniors housing development at 19–25 College Crescent, St Ives.	Access to road network TfNSW noted that the site has frontage to College Crescent, a local road, and advised that vehicular access should be provided via the local road network where practicable and safe, to minimise	Access to road network The project team advised that vehicular site access is proposed from both Link Road and College Crescent. The benefits of providing access from both roads are outlined below:

	The email advised that Urbis is the appointed transport consultant for the project and that the proposal includes vehicular access from Link Road, a classified regional road. TfNSW was informed that scoping information had been submitted to DPHI and was available on the NSW Major Projects website. Summary details of the development, including the proposed access arrangements, were provided. TfNSW was invited to participate in a pre-lodgement meeting and provide feedback on the draft proposal.	additional conflict points on the classified road network.	- Reduces traffic volume added to College Crescent, which maintains residential amenity for neighbours. - Removes the need for service and delivery vehicles to access the site from College Crescent, which also maintains residential amenity for neighbours. Further, there is minimal impact to the existing peak period traffic flow on Link Road given proposed left-in/ left-out arrangement.
		Council as road authority TfNSW advised that Link Road is classified as a regional road under Council's care and control, and recommended that Council be consulted in the first instance regarding the proposed access. TfNSW advised that justification for access to Link Road would be required to Council's satisfaction.	Council as road authority The project team will engage with Council as the relevant road authority to seek endorsement of the proposed access arrangement to Link Road.
		Traffic movements and safety TfNSW advised that, should Council support the proposed access to Link Road, vehicular access should be restricted to left-in / left-out movements only, supported by appropriate traffic management measures.	Traffic movements and safety The proposed left-in / left-out access arrangement will be retained. Traffic management measures to enforce turn restrictions will be investigated and designed in consultation with Council.
		Design approvals and statutory requirements	Design approvals and statutory requirements

		TfNSW advised that any driveway works or traffic management measures within the Link Road road reserve would need to be designed and constructed to Council's satisfaction, with TfNSW concurrence required under section 138 of the Roads Act 1993.	Any works within the Link Road reserve will be designed to Council's satisfaction, with TfNSW concurrence to be sought as required under section 138 of the Roads Act 1993.
Surrounding community			
Immediate neighbours, residents located on College Crescent and sensitive receivers.	On Wednesday 5 November 2025, a letter was distributed to approximately 29 residents and sensitive receivers surrounding the site. The letter included initial summary information about the SSDA, invited the community to provide feedback and provided detail on future engagement activity and next steps in the planning pathway. On Thursday 6 November 2025, a near-neighbour doorknock was conducted with residents and businesses surrounding the site. The purpose of the doorknock was to confirm receipt of the near-neighbour notification letter, respond to initial questions, understand preliminary community feedback, and collect contact details for future engagement. The doorknock included engagement with four nearby businesses and three	Cumulative impact A resident raised questions regarding the cumulative impact of recent and proposed development in the surrounding area. Traffic and access Clarification was sought on the proposed road entrance and exit arrangements, including whether the same access point would be used for both construction traffic and operational traffic. Questions were raised regarding potential traffic generation, access points and parking impacts, particularly on College Crescent. Matters discussed included potential traffic volumes, road width constraints, driveway crossings, existing school pick-up and drop-off activity, parking during school events, child safety, construction traffic and worker parking, and additional vehicle movements	Cumulative impact The Environmental Impact Statement (EIS) will assess not only this proposal but also the combined, or "cumulative," impacts of other existing and planned developments in the area. Traffic and access Access to the site is provided via both Link Road and College Crescent. Link Road is intended to function as the primary access point, including for service vehicles and waste collection. Many ILU residents are expected to access the site via Link Road, although College Crescent access is available. Traffic associated with aged care and seniors housing typically differs from conventional residential development and generally generates fewer peak-hour commuting trips. The RACF comprises 48 beds and is small in terms of traffic generation. Ambulance access is provided at basement level off

	neighbouring residents. Five “Sorry We Missed You” cards were left where occupants were unavailable, and two strata letters were left, providing project information and contact details. On Tuesday 17 February 2026 a letter was distributed to the closest neighbours surrounding the site. The letter contained: ▪ Information about the proposal ▪ Invitation to attend a near neighbour focus session with the project team ▪ Invitation to attend the community information session ▪ Invitation to attend a wider community webinar ▪ Invitation to complete an online survey to inform the SIA ▪ 1800 number and email address. On Wednesday 4 March 2026, one near-neighbour focus session was held at Turramurra Seniors Centre. A total of four neighbouring residents attended, along with representatives of the Montefiore project team and Urbis. On Thursday 5 March 2026, a second near-neighbour focus session was held at Corpus Christi Catholic Church. A total of two neighbouring residents attended from the same household along with	associated with community facilities and the playground. Some residents noted that College Crescent can function as a “choke point,” particularly when vehicles are parked on both sides of the street. Residents also noted increased traffic and pedestrian activity near the Link Road roundabout during school events and synagogue services. Questions were raised regarding whether traffic modelling would consider the broader road network, including Link Road and surrounding intersections. Clarification was also sought regarding access arrangements from Link Road.	Link Road and is for emergency use only. There is no ground floor parking; only drop-off facilities and temporary ambulance access are provided. Building B includes 15 car parking spaces. The Link Road entry will operate as a left-in / left-out arrangement for southbound vehicles. Exact vehicle movements depend on individual travel behaviour. The access strategy aims to distribute traffic and prioritise Link Road where possible. Council and TfNSW require both a major and minor access point. Montefiore has appointed an experienced traffic engineer to prepare a Traffic Management Assessment as part of the SSDA. This assessment will evaluate the potential impacts of the proposal on local traffic and public transport. Council traffic engineers have been consulted during the design process and indicated that the proposed access approach is acceptable. If the proposal is approved, a Construction Traffic Management Plan will be prepared. The plan will outline routes and timing for construction vehicles, ensuring safe access for workers, residents, and other road users throughout the construction period. Best-practice measures will be applied to manage traffic movements and pedestrian safety outside of peak periods,
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	representatives of the Montefiore project team and Urbis. Both sessions included a project presentation followed by a question-and-answer discussion.		including school pick-up and drop-off times.
		Parking Questions were raised about the adequacy of on-site car parking, including appropriate provision for staff. Residents also asked how potential overflow parking associated with the development would be managed and noted existing parking demand during school events.	Parking The proposal includes 260 car spaces across two basement levels, designed to accommodate residents, staff, visitors, and allied health practitioners. The design exceeds the minimum parking requirements for residents alone and provides sufficient spaces for all user groups, reducing potential pressure on surrounding streets. All parking associated with the development is contained on site, which helps protect the amenity of neighbouring properties. The design fully complies with the relevant NSW State Environmental Planning Policy and local parking controls applicable to SSDAs.
		Pedestrian infrastructure One resident noted the absence of footpaths along College Crescent, describing existing conditions as challenging for neighbours and nearby aged care residents. It was noted that Council has previously been contacted regarding this issue, and that the provision of a footpath would be welcomed by the community.	Pedestrian Infrastructure The proposal includes a new footpath along the full length of the site, providing improved pedestrian safety and accessibility for residents and visitors. A secure pedestrian connection will be established along the northern boundary, linking College Crescent to Masada School. This ensures safe and controlled access for students and staff during peak school times. The footpath network also provides a direct connection to Council's proposed

			Bedes Forest, enhancing local amenity and strengthening pedestrian links throughout the surrounding area.
		Engagement One resident expressed appreciation for the opportunity for early engagement and indicated interest in ongoing updates as the proposal progresses in the new year. Two residents noted that the presentation addressed many of their questions and commented that the 3D visualisations assisted in understanding the proposal. Attendees also noted they appreciated the opportunity to engage directly with the project team, including Montefiore representatives and the project architect.	Engagement Montefiore will continue to keep near neighbours updated as the proposal progresses.
		School land and consultation Questions were raised regarding the transfer of Masada College land (the site) and the extent of playground space. Clarification was sought about consultation undertaken with the school community, including whether parents had been formally consulted prior to the proposal being progressed. Information was also requested regarding future school facilities, including provision of an oval.	School land and consultation Masada College will remain on its existing site and has reached an agreement with Montefiore to transfer land that is not currently used. The school has indicated it intends to redevelop and create new recreation spaces and facilities as part of its own planning process. A commercial discussion occurred between the proponent and the school prior to public consultation. The project team presented a webinar to the Masada College parents on 15 April 2024. Decisions regarding Masada's future redevelopment and school facilities, will be determined by the school.

		Montefiore Randwick Residents asked whether the Randwick campus was comparable to the proposal and how it was assessed from a planning perspective.	Montefiore Randwick The project team advised that the initial stage of the Randwick campus pre-dated the SSDA process, with a later stage assessed under SSDA. The Randwick development is seven storeys in height, with upper levels set back from view. The campus includes allied care facilities such as a hydrotherapy pool and a wellness and healthcare centre that is open to the public.
		Basement connectivity Residents queried why basement parking is not connected across all buildings and whether an alternative arrangement had been considered.	Basement connectivity A connected basement arrangement was considered during early design stages. Council and the road authority discouraged this approach. The adopted design avoids creating a potential rat run between buildings and responds to safety considerations for more vulnerable RACF residents.
		Pedestrian access and movement Clarification was sought regarding pedestrian connectivity through the site and management of the secure pathway shown on plans. Questions were raised regarding whether the pathway would be used for school pick-up and drop-off.	Pedestrian access and movement Residents and visitors will be able to move through the site between College Crescent and Link Road. A new footpath will be delivered along College Crescent to improve pedestrian safety and connectivity. The plans show a secure pedestrian pathway for the school at the north of the site linking College Crescent to the school. This pathway was developed in consultation with the school and will be

			managed by security. The pathway will not be used as a school pick-up or drop-off area, as the school has its own dedicated facilities.
		Built form, height and amenity Questions were raised regarding building height, scale, overshadowing, privacy and visual impact, particularly in relation to College Crescent. Some residents provided feedback that the proposed development would be prominent within the streetscape and queried its consistency with the existing character. Feedback was also made provided the extent to which the design could change following consultation. Other residents commented positively on aspects of the design, including the architectural drawings, 3D visualisations, landscaped boundaries and the inclusion of deep soil planting along the site edges.	Built form, height and amenity The design of the proposal has been informed by the surrounding development context. It incorporates generous street and building setbacks, articulated building forms with upper-level step-backs, and 20–25% deep soil zones supporting substantial landscaping, including trees up to 18 metres in height. Building height of two of the proposal's buildings has been reduced from nine to eight storeys on Building A and D. Upper levels are set back from the street, with the eight-storey component located behind lower elements. The layout provides appropriate separation between buildings and neighbouring properties to protect privacy and minimise overlooking. Setbacks and spacing reduce visual impact and create a more comfortable relationship with surrounding homes. Additional landscaping has been included to enhance privacy and overall visual amenity. A Visual Impact Assessment (VIA), including overshadowing and solar

			access studies, has been prepared to evaluate how the proposal may affect the local streetscape and surrounding properties. This assessment considers building heights, setbacks, and landscaping, and examines both short-term impacts during construction and long-term outcomes once the development is complete. Findings from the assessment have guided design decisions to minimise visual intrusion and ensure the proposal is compatible with the surrounding environment. The proposal exceeds required setbacks and complies with overshadowing requirements. Design measures have undergone a rigorous review process with the State Design Review Panel and are considered defensible, with reductions in height not pursued.
		Council and agency consultation Residents sought clarification regarding Council and agency feedback to date.	Council and agency consultation Council and TfNSW have reviewed the proposed access arrangements. All planning documentation will be formally assessed as part of the approval process.
		Construction impacts Residents asked about potential construction impacts, including excavation and noise. Clarification was sought regarding standard construction hours. Questions were also raised	Construction impacts Construction would generally occur in accordance with standard NSW construction hours (typically 7:00am–5:00pm Monday to Friday; and Saturday mornings), subject to approval conditions.

		regarding the anticipated construction timeframe and when works may commence.	The project is anticipated to be lodged in mid-2026. Following public exhibition, assessment and approval processes, detailed design and construction documentation will be prepared prior to commencement of works. Based on the current program, construction could commence between late 2027 and 2028, with excavation and more intensive works expected to occur in the earlier stages of the construction program. If approved, a Construction Environmental Management Plan will be prepared to manage potential impacts such as noise, dust and construction traffic.
		Design evolution One resident noted they had previously seen early scoping documentation showing a driveway located further north on the site and asked whether this arrangement remained part of the design.	Design evolution The project team confirmed that earlier design iterations considered alternative driveway locations. The access point has since been relocated further south to increase separation from neighbouring properties and respond to feedback received during the design process.
Residents and businesses around the site, including on: ▪ Link Road ▪ Catherine Street ▪ Stanley Street ▪ Yarrabung Road	On Tuesday 17 February 2026, a community newsletter was distributed to approximately 1,516 residents and businesses in the surrounding area. The newsletter provided a summary of the SSDA and invited the community to provide feedback on the proposal.	Construction impacts One community member noted that recent core drilling undertaken on the site was audible from nearby properties, and enquired whether this was related to the project. Questions were also raised regarding the anticipated timing of construction	Construction impacts Construction hours and practices will be subject to approval conditions. Should the proposal be approved, construction impacts will be managed through a Construction Management Plan, which will address consultation with surrounding

- Lawson parade - Horace Street - Killeaton Street Wider community as identified in Figure 6.	It also included invitations to attend a community information session (scheduled for Saturday 7 March 2026), a community webinar (to be held on Wednesday 11 March 2026), and to complete an online survey to inform the proposal's SIA. On Saturday 7 March 2026 a community information session was conducted at Douglas Pickering Pavilion at St Ives Showground (450 Mona Vale Road, St Ives). The session was attended by approximately 5 community members, and provided attendees with the opportunity to speak with members of the project team, ask questions, and learn more about the project. To support conversation at the community information session, A0 display boards were provided, detailing key issues. Refer to Appendix G for the community information A0 display boards. On Wednesday 11 March 2026 a community webinar was held via Zoom. The session was attended by 4 community members, together with representatives from Urbis' Engagement and Urban Planning teams and the Montefiore project team. The webinar featured a project presentation followed by an interactive question-and-answer	associated with the proposal, including potential impacts on nearby synagogues or school buildings, particularly in relation to Saturday religious services. Feedback was provided referencing experiences with defects management related to a recent Meriton development in the area, with the view expressed that defects were not addressed efficiently or effectively.	properties and consideration of known sensitive periods and events.
		Provision of hostel accommodation Questions were raised regarding the availability of hostel accommodation for people requiring this form of housing.	Provision of hostel accommodation The proposal is informed by demand and needs assessments, which identify an existing and growing need for seniors housing and residential aged care in the area. These assessments indicate demand for both ILUs and aged care beds, supporting the scale and mix of accommodation proposed as part of the development.
		Apartment pricing One question was raised regarding the cost of the ILUs.	Apartment pricing The cost of ILUs is a commercial matter and is not determined through the planning approval process. Pricing will be established by Montefiore closer to delivery and is influenced by a number of market conditions.
		Height, bulk and scale One community member expressed the view that the proposed building height of nine storeys was excessive and suggested a maximum of four storeys.	Height, bulk and scale The site has no FSR or height control; therefore a merit based assessment has been undertaken, supported by visual impact analysis, detailed overshadowing

	session. Refer to Appendix G for the community webinar slides.	Another community member expressed support for higher density development in the area, noting that additional high-rise buildings could bring more facilities into the area. Questions were raised as to whether the proposal represents a record building height for St Ives. Questions were raised as to whether the proposal represents a record building height for St Ives.	studies, and demonstrated compliance with relevant SEPP and ADG controls. Building height of two of the proposal's buildings, Building A and D has been reduced from nine to eight storeys with other reductions to building mass at the ends of these buildings that have interface with adjoining properties. These changes further mitigate overshadowing and visual impacts within the site and to adjoining properties. The built form along College Crescent has been carefully designed to respond to the established fine-grain residential character of the street. The two proposed buildings fronting College Crescent are viewed as predominantly 4-storey buildings with a recessed top floor to reduce the perceived height of the built forms. This modulation of the massing breaks down the overall scale of the buildings and provides a more considered transition to the surrounding context.
		Traffic and access Feedback was provided regarding site access, with some community members suggesting College Crescent as the primary access point for vehicles, while others noted Link Road could be used.	Traffic and access Access to the site is proposed via both Link Road and College Crescent, with Link Road intended to operate as the primary vehicular access point. This access strategy has been developed in consultation with Council traffic

		Several community members expressed concern about traffic congestion on Link Road and College Crescent, noting existing rat-running, local parking pressures, and limited turning opportunities. Questions were raised about the potential impact of the proposal on traffic circulation, including the entrance location and effects on surrounding intersections. Some community members highlighted that College Crescent may not be able to accommodate additional traffic, while others noted that vehicles might still use College Crescent due to turning restrictions on Link Road. Suggestions were made regarding additional traffic management measures, including the potential for a roundabout near the site access on Link Road.	engineers and responds to feedback received during the design process. A Traffic Management Assessment will be prepared as part of the SSDA to assess the potential impacts of the proposal on the surrounding road network and intersections.
		Site use Questions were raised regarding the proposed occupancy and use of the buildings, including the age profile of residents expected to occupy the ILUs. Some community members expressed the view that additional facilities in the area would be beneficial for both residents and the broader community.	Site use The proposal includes a mix of ILUs and a RACF designed to support older people with varying levels of independence and care needs. The development also includes a range of communal facilities and health and wellbeing services intended to support residents and encourage social connection and active ageing. The allied

		It was noted that new facilities could provide opportunities for residents to participate in community activities and remain active. A suggestion was made to include a coffee shop that could be accessible to the public. Support was expressed for allied health facilities within Building B and the inclusion of a hydrotherapy pool.	health facilities include access to physiotherapy, hydrotherapy and consulting rooms that further supports residents' health needs.
		Visual amenity and privacy Feedback was received regarding potential privacy impacts to the adjacent school, with a view expressed that new ILUs may overlook the school grounds.	Visual amenity and privacy The proposal incorporates setbacks, building separation distances and landscaped boundaries designed to minimise overlooking and maintain privacy between neighbouring properties. A Visual Impact Assessment has been prepared as part of the SSDA documentation to assess potential visual and amenity impacts associated with the proposal.
		Justification for the proposal One community member expressed the view that the proposal may not be necessary, noting the presence of several aged care and retirement living facilities in the surrounding area.	Justification for the proposal The proposal is informed by demand and needs assessments which identify an existing and growing need for seniors housing and residential aged care in the area. These assessments support the scale and mix of accommodation proposed as part of the development.

		Land ownership Clarification was sought regarding the ownership of the site.	Land ownership The project team confirmed that the site is owned by Masada College.
		Consultation Feedback was provided regarding the use of the term “campus” in consultation materials, with one community member noting they did not support its use. Questions were raised regarding the location of the consultation session, with suggestions that other venues were preferable or more accessible.	Consultation The term “campus” is commonly used within the aged care sector to describe integrated facilities. Feedback on terminology has been noted and will be considered in future consultation materials. The consultation location was selected based on availability and suitability at the time. Feedback regarding venue accessibility and preference has been noted for future consultation activities.
Masada College College Board	On Wednesday 11 March 2026, a project briefing was held with Masada College via Microsoft Teams. The session was attended by representatives from Masada College, Montefiore, and the project team. The briefing included a presentation on the proposal, followed by discussion and questions focused on site access and security, traffic management, privacy and overlooking, building height, and opportunities for ongoing collaboration.	Security and site access Questions were raised regarding security arrangements at the Link Road access point, including whether access control would occur at the boundary or within the site. It was noted that the neighbouring school’s access control occurs at the boundary and can result in traffic queuing. A question was also asked how security screening would operate given vehicles would already be within the site before being checked, and whether the location of the security point could be moved further away from the school boundary.	Security and site access The project team advised that locating access control directly at the boundary on Link Road could result in vehicles queuing on the public road network, including near the nearby bus stop. For this reason, access control is proposed to occur within the site so vehicles can be safely managed without impacting traffic flow. The proposed entry point will include controlled vehicle access via an intercom-operated gate. The proposal also incorporates security measures including a secure and solid fence along the boundary with the school, controlled

		Suggestions were also made to explore relocating the driveway closer to the neighbouring Chabad site or adjusting the location of the security booth to maximise separation from the school.	pedestrian access points, and vehicle barriers within the porte-cochère area. The alignment of the access road has been designed to respond to environmental constraints on the site, including the presence of critically endangered trees. The project team confirmed that opportunities to refine the location of the security point and driveway will be reviewed in consultation with the traffic engineer while maintaining protection for significant vegetation.
		Overlooking and privacy A question was raised regarding potential overlooking from balconies towards the neighbouring school grounds and whether Council had raised any concerns about privacy impacts. It was noted that some overlooking currently occurs from existing development.	Overlooking and privacy The project team advised that no concerns regarding overlooking have been raised by Council to date. The proposed building separation distances are greater than those required by the Apartment Design Guide which helps minimise overlooking and maintain appropriate privacy outcomes between properties.
		Design approach Some stakeholders expressed positive feedback about the proposal, noting that the plans appear well designed and that they are interested in seeing the project progress.	Design approach The project team acknowledged the feedback and noted that the design will continue to be refined through the planning process and technical studies prepared for the SSDA.
		Intergenerational opportunities	Intergenerational opportunities

		Stakeholders asked whether there may be opportunities for intergenerational interaction between the aged care facility and the neighbouring school, including potential shared facilities or programs.	The project team confirmed that they are supportive of exploring intergenerational programs and opportunities for collaboration with the school community as the project progresses.
		Café provision A question was raised about whether the development would include a kosher café or publicly accessible café, noting that other aged care facilities in the area include cafés open to the public.	Café provision The proposal currently includes a café at Level 1 intended for residents and their visitors rather than a publicly accessible café.
		School community engagement Representatives from Masada College noted that feedback from school parents raised questions about site security, building height and potential impacts on residents along College Crescent. It was also suggested that additional engagement with the school parent community could be undertaken, such as an online information session or webinar.	School community engagement The project team welcomed the suggestion and indicated that they would be open to holding a webinar or similar engagement activity with the school parent community to provide information and respond to questions about the proposal. This webinar was held on 23 April with Masada parents.
College Staff	On Monday 20 April 2026, an in-person briefing was held with Masada College staff. The briefing provided an overview of the SSDA, including a project presentation, followed by an interactive question-and-answer session to allow staff to seek clarification and provide feedback.	Approval and planning process - Questions regarding the implications if the proposal is not approved. - Enquiries about whether the floor space ratio (FSR), including any associated easements, is being applied from the school site to the proposal.	Approval and planning process The site has no FSR or height control; therefore, a merit-based assessment has been undertaken, supported by visual impact analysis, detailed overshadowing studies, and demonstrated compliance with relevant SEPP and ADG controls. If the proposal is not approved the project team would reconsider their options on the site.

		Timing and delivery - Questions about the anticipated construction timeframe. - Enquiries regarding whether the buildings would be constructed concurrently or delivered in stages.	Timing and delivery If approved, Montefiore anticipates construction will commence in late 2027 to early 2028. It is currently anticipated that the site will be developed in a single stage.
		Access and parking - Questions about whether access from Link Road would be shared with the college or dedicated to the development. - Enquiries regarding the location of ILU basement parking, including whether it is provided beneath both Buildings C and D.	Access and parking In consultation with Council and TfNSW, the proposal includes access predominantly via Link Road. Connection to Masada College does not form part of this application. This access will connect to basement car parking across the whole site.
		Shared facilities Questions about whether the proposal was intended as a shared project, including shared facilities such as a swimming pool.	Shared facilities The proposal includes allied health premises for the use of both residents and the general public with access to physiotherapy, hydrotherapy and consulting rooms that further supports residents health needs.
		Future development opportunities Enquiries regarding whether the design would allow for additional built form or massing in the future, subject to funding.	Future development opportunities The current design seeks to achieve the best possible outcome for the site and the surrounding community, based on the project objectives, planning controls and site constraints. The proposal has been developed as a complete and integrated design, and does not include provision for

			additional massing. Any future changes would be subject to a separate design process and planning approval.
▪ Parents and guardians	On Tuesday 23 April 2026, a webinar was held online via Zoom with Masada College parents and guardians. The webinar provided an overview of the SSDA, including a project presentation, followed by an interactive question-and-answer session to allow participants to seek clarification and provide feedback. Prior to the session, parents and guardians were invited to submit questions for the project team to address in the webinar.	Construction impacts and timing Requests for information on the anticipated construction timeline and potential impacts on surrounding properties, including noise and dust during construction.	Construction impacts and timing If approved, Montefiore anticipates construction will commence in late 2027 to early 2028. Prior to receiving a construction certificate, Montefiore and its appointed contractor will prepare several construction management plans to ensure impacts such as noise, dust, pedestrian and vehicle safety and traffic can be minimised. These plans must be reviewed and approved by the NSW Department of Planning, Housing and Infrastructure before construction can commence.
		Design and built form Requests for detailed plans showing the proposed apartments and common areas.	Design and built form Detailed plans will be available during public exhibition.
		Access and connectivity Enquiries regarding pedestrian access, including whether access will be available from across Link Road.	Access and connectivity The proposal does not include new pedestrian crossing infrastructure across Link Road, as works within the road corridor fall outside the scope of the development and require assessment and approval by the relevant road

			authority. As such, changes to road crossings or traffic controls are not proposed as part of this application. Existing and safe signalised pedestrian crossing across Link Road is provided further north at its intersection with Mona Vale Road. The design instead focuses on improving access to the site itself, including secure resident and visitor entry points from Link Road and College Crescent, a new secure school access pathway along the northern boundary, and a new footpath along College Crescent. Public through-site access is not proposed, to maintain the security and privacy of residents.
		Apartment mix and pricing Requests for early information on the indicative size and pricing of apartments, noting the current stage of the project.	Apartment mix and pricing The cost of ILUs is a commercial matter and is not determined through the planning approval process. Pricing will be established by Montefiore closer to delivery and is influenced by a number of market conditions.
		Facilities and services Questions about whether the development will include a communal dining room and/or provision of meals.	Facilities and services Montefiore St Ives will include a communal dining room. A continental breakfast will also be provided to residents each morning.
Corpus Christi Catholic Church	On Wednesday 5 November 2025, a letter was distributed to approximately 29 near	At the time of writing this report, no feedback has been received from Corpus Christi Catholic Church.	Montefiore will continue to provide updates to Corpus Christi Catholic Church as the project progresses.

Corpus Christi Catholic Primary School	residents, businesses and sensitive receivers surrounding the site. The letter included initial summary information about the SSDA, invited the community to provide feedback and provided detail on future engagement activity and next steps in the planning pathway.	At the time of writing this report, no feedback has been received from Corpus Christi Catholic Primary School.	Montefiore will continue to provide updates to Corpus Christi Catholic Primary School as the project progresses.
Chabad North Shore	On Thursday 6 November 2025, a near-neighbour doorknock was conducted with residents and businesses surrounding the site. The purpose of the doorknock was to confirm receipt of the near-neighbour notification letter, respond to initial questions, understand preliminary community sentiment, and collect contact details for future engagement.	During the Masada College staff briefing, a representative from Chabad North Shore expressed concerns about consultation with its community to date.	Urbis initially contacted Chabad North Shore via the near neighbour letter, door knock and email in November 2025; and via community newsletter, near neighbour letter and email in February 2026. In November 2025 and February 2026, a project briefing was offered, with no response received. Urbis and the project team met with Chabad North Shore on 13 May 2026 for a briefing on the project. Montefiore will continue to provide updates to Chabad North Shore as the project progresses.
Ganeimu Long Day Care & Preschool	A follow-up email was issued on Friday, 7 November 2025 providing a copy of the letter, contact details for future enquiries and an invitation to attend a briefing with the project team.	At the time of writing this report, no feedback has been received from Ganeimu Long Day Care & Preschool.	Montefiore will continue to provide updates to Ganeimu Long Day Care & Preschool as the project progresses.
Kelvin Kindergarten	On Tuesday 17 February 2026, an email was issued to sensitive receivers providing an overview of the proposal and a copy of the community newsletter. The newsletter included invitations to attend a community information session (scheduled for Saturday 7 March 2026), a community webinar (to be held on Wednesday 11 March 2026), and to	At the time of writing this report, no feedback has been received from Kelvin Kindergarten.	Montefiore will continue to provide updates to Kelvin Kindergarten as the project progresses.

	complete an online survey to inform the proposal's SIA.		
Religious institutions including: - St Ives-Pymble - St Ives Community Church - St Ives Uniting Church - Chabad North Shore Local schools including: - Only About Children - Shelly Tots Long DayCare - St Ives Preschool Kindergarten - Lead Early Learning Centre St Ives - Orchard Early Learning Centre St Ives	On Tuesday 17 February 2026, an email was issued to religious institutions and local schools providing an overview of the proposal, a copy of the community newsletter. The newsletter included invitations to attend a community information session (scheduled for Saturday 7 March 2026), a community webinar (to be held on Wednesday 11 March 2026), and to complete an online survey to inform the proposal's SIA.	At the time of writing this report, no feedback has been received from religious institutions or local schools.	Montefiore will continue to provide updates to religious institutions and local schools as the project progresses.
Community groups - St Ives Progress Association - STEP Inc - Ku-ring-gai Living - Ku-ring-gai Historical Society	On Tuesday 17 February 2026, an email was sent with the community newsletter attached. The newsletter provided a summary of the SSDA and invited the community to provide feedback on the proposal. It also included invitations to attend a community information session (scheduled for Saturday 7 March 2026), a community webinar (to be held on	At the time of writing this report, no feedback has been received from Community groups.	Montefiore will continue to provide updates to community groups as the project progresses.

	Wednesday 11 March 2026), and to complete an online survey to inform the proposal's SIA.		
Aboriginal stakeholders			
- Metropolitan Local Aboriginal Land Council (LALC) - Registered Aboriginal parties (RAPs) as part of the ACHA process	Urbis' Archaeology team consulted Aboriginal stakeholders as part of the Aboriginal Cultural Heritage Assessment (ACHA) process. Details of this consultation can be found in Section 2 of the ACHA Report lodged with the SSDA. The ACHA found no known Aboriginal heritage items on or near the site, assessed the area as having low heritage significance due to high disturbance, and concluded the development can proceed with standard unexpected finds and human remains procedures in place.		

6 Future community and stakeholder engagement

This section outlines future community and stakeholder engagement to undertaken for the SSDA.

6 Future community and stakeholder engagement

Montefiore will continue to keep stakeholders, and the community updated during the exhibition and determination phases by:

- Continuing to engage with the community about the project, its impacts, and the approval process.
- Ongoing engagement with agencies to address feedback received during public exhibition of the project.
- Enabling the community to seek clarification about the project through ongoing management two-way communication channels, including an email address (engagement@urbis.com.au) and phone number (1800 244 863).

Disclaimer

This report is dated 14 May 2026 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Montefiore (**Instructing Party**) for the purpose of Stakeholder and Community Engagement Report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

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.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

Appendix A – Near neighbour letter #1 and distribution record

5 November 2025

Dear neighbour,

Proposed new integrated seniors housing and aged care campus at 19–25 College Crescent, St Ives.

Montefiore, a leading provider of aged-care and seniors housing within Australia, is proposing to deliver a new integrated seniors housing and aged care campus at 19–25 College Crescent, St Ives. This is the grassed area adjoining the Masada College, and fronting College Crescent.

The proposal is in very early stages. As a close neighbour, we are writing to you to introduce the proposal and outline the next steps, including when you can expect to hear more and how you can provide feedback and ask questions.

About Montefiore

With 130 years of experience and a personalised, whole-of-life approach to supporting older Australians, Montefiore is committed to creating communities that go beyond traditional aged care. Montefiore is proud to provide choice, dignity and wellbeing, as well as unparalleled clinical and allied health services.

What's being proposed?

Montefiore is proposing to deliver a modern, purpose-built seniors living community across four buildings, ranging in height from 5 storeys, stepping up to 9-storeys within the centre of the site, comprising:

- Residential aged care units
- Independent living units
- Basement car parking
- High-quality landscaped gardens

This project aims to foster a vibrant, connected environment where residents can maintain independence, enjoy meaningful social connections, and access award-winning care and services tailored to every stage of the ageing journey.

The proposal will be lodged as a State Significant Development Application (SSDA) to the NSW Department of Planning, Housing and Infrastructure (DPHI) in mid-2026.

Where are we now?

The first step in the SSDA process is lodging a request with DPHI for the Secretary's Environmental Assessment Requirements (SEARS). The SEARs ensure government agencies and relevant service providers are informed and provided with the opportunity to request specific information to be addressed within the SSDA. The SEARs also list technical reports that must be undertaken to inform the final design and be included within the SSDA.

Montefiore requested SEARS on 3 November 2025.

What's next?

Over the coming months, Montefiore will progress a detailed design for the proposal. Montefiore has engaged award-winning, and experienced seniors living and residential care architecture firm, Jackson Teece to create a high-quality design.



The project team will also commence preparation of an Environmental Impact Statement (EIS). The EIS will form part of the SSDA ultimately submitted to DPHI. It will include technical studies that assesses the potential benefits and impacts of the proposed development, including any proposed mitigation measures. This will include conducting studies on potential impacts such as traffic, parking, noise, solar access and privacy.

As part of these steps, Montefiore will engage with its neighbours, the local community, Council and other key stakeholders.

Montefiore will provide the community more detailed information about the proposal in early 2026, and seek community feedback during this consultation process.

More information

Montefiore has commissioned Urbis to collect your feedback and provide you with information about the proposal.

You can provide your feedback or ask questions about the proposal by:

- **Calling** 1800 244 863
- **Emailing** engagement@urbis.com.au

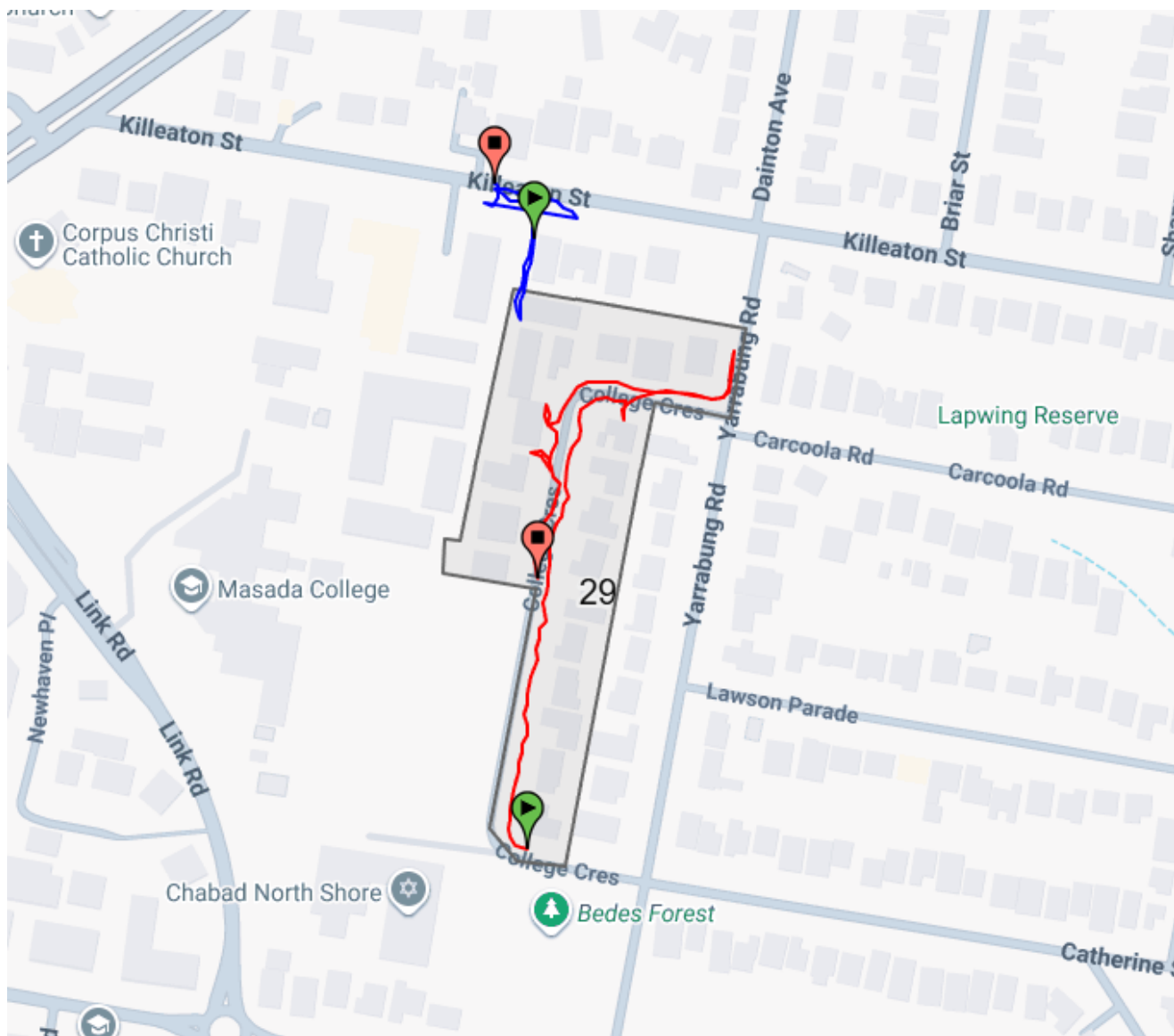
To find out more about Montefiore, please visit our website at:

www.montefiore.org.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'R. Orie', with a large, sweeping loop at the start and a horizontal line extending to the right.

Robert Orie
Chief Executive Officer



Appendix B – Near neighbour letter #2 and distribution record

February 2026

Dear neighbour,

Update on Montefiore's proposed integrated seniors housing and aged care campus at 19–25 College Crescent, St Ives

Last year, we wrote to you to introduce Montefiore's proposal for a new integrated seniors housing and aged care campus at 19–25 College Crescent, St Ives. Since that time, the design has progressed, and we are now able to provide more detail on the proposal and the next steps.

We have attached a community newsletter with more information about the proposal.

What is being proposed?

Montefiore is proposing to deliver an integrated seniors housing and aged care campus at 19–25 College Crescent, St Ives.

In the coming months, Montefiore will be seeking approval for the proposed development from the NSW Department of Planning, Housing and Infrastructure (DPHI) through a State Significant Development Application (SSDA). The proposal includes:

- Four buildings ranging in height from 5 to 9 storeys
- Approximately 140 Independent Living Units and 52 residential aged care beds
- Resident amenities and facilities, including allied health facilities available for community use
- Basement car parking with approximately 283 spaces for staff, residents and visitors
- Access from Link Road and College Crescent
- High-quality landscaping, improving the surrounding streetscape.

About Montefiore

Montefiore has more than 130 years' experience providing aged-care and seniors living across Australia. Montefiore is committed to delivering communities that support independence, wellbeing and meaningful social connection, alongside award-winning clinical and allied health services.

We want to hear from you

Montefiore is currently refining the proposal, and would like to hear from the site's near neighbours to help inform the final design. Montefiore will be hosting a series of near neighbour meetings on Wednesday, 4 March 2026 and Thursday, 5 March 2026.



Invitation to near neighbour meetings

The meetings will provide an opportunity for residents who live in the streets immediately surrounding the site to hear more about the project, ask questions, and provide feedback to the project team, including technical experts.

There are 10 sessions, running between 3.00pm - 7.00pm across two days, with space for up to five residents at a time, and each session will run for 30 minutes.

- Wednesday, 4 March 2026 at Turramurra Seniors Centre, 1 Gilroy Rd, Turramurra NSW 2074
- Thursday, 5 March 2026 at Corpus Christi Catholic Church Boardroom, 263 Mona Vale Rd, St Ives NSW 2075

(30-minute sessions, running between 3.00pm - 7.00pm)

Please register for one session via the QR code provided. Once you have registered, you will receive a confirmation email.



If there are specific areas you would like to know more about regarding the proposal, please submit your questions via the QR code, in advance of the meeting so that we can address these with accurate and thorough information.

Other ways to find out more and provide feedback

Montefiore is also holding a drop-in session and a webinar for the wider community to learn more about the project, ask any questions and provide feedback.

Community drop-in session

When: Saturday 7 March 2026, drop by any time between 10.00am and 12.00pm

Where: Douglas Pickering Pavilion, 450 Mona Vale Road, St Ives 2075 (*Enter via Conway Avenue, veer left and follow the road around until you reach the parking near the Black Knight Café. Douglas Pickering Pavilion is a short walk from the car park.*)

Community webinar

When: Wednesday, 11 March 2026 6.00pm – 7.00pm

Where: Online via Zoom.

If you're interested in participating in the community webinar, please register your interest via the QR code.

We encourage you to submit your questions in advance via the QR code.



Contact the Urbis team

Phone: 1800 244 863

Email: engagement@urbis.com.au

All feedback received will be considered as the design and supporting studies are finalised.



If you require an interpreter, please call TIS National on 131 450 and ask them to call Urbis on 1800 244 863.

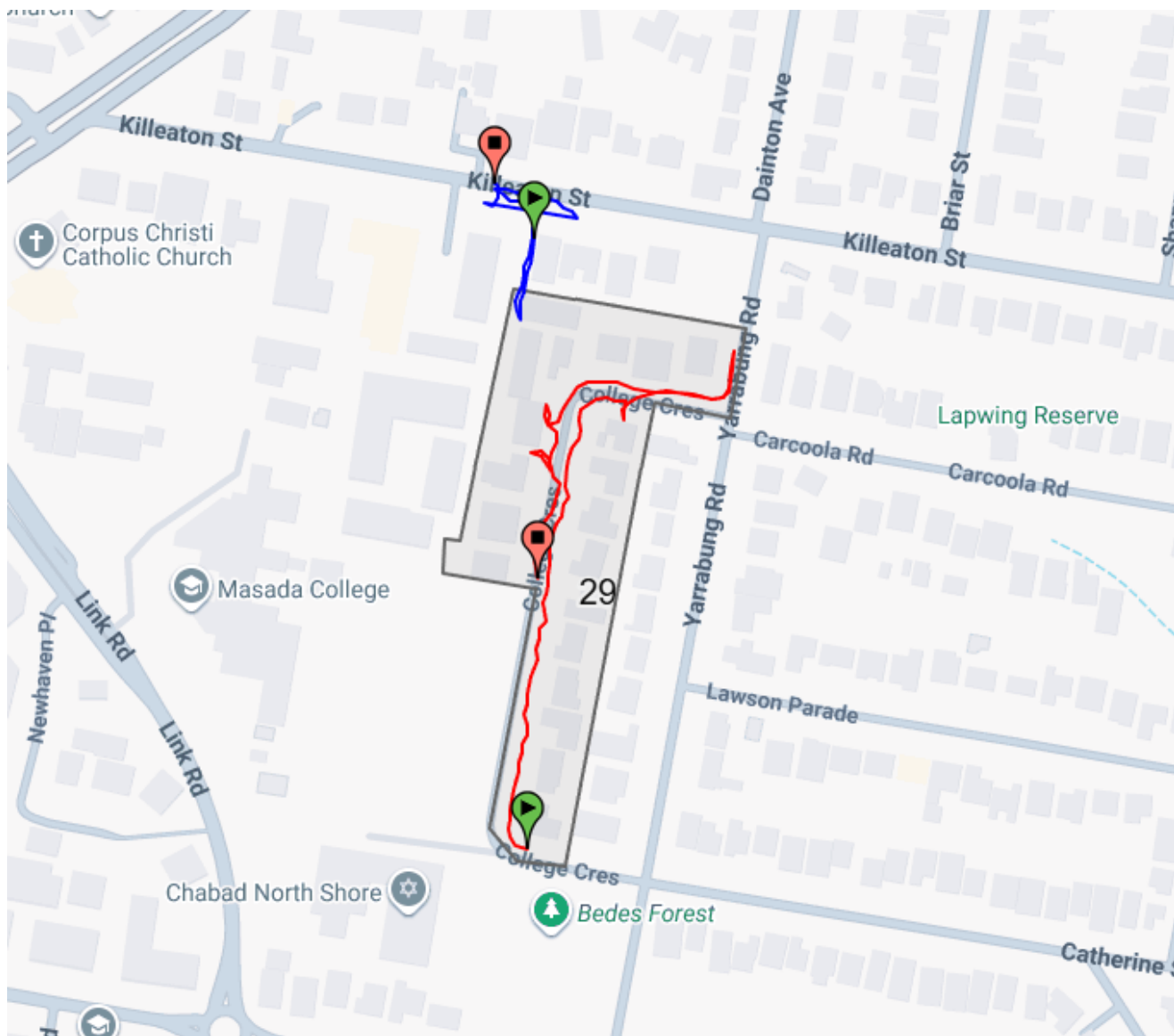
To find out more about Montefiore, please visit our website at:

www.montefiore.org.au

Yours sincerely,

A handwritten signature in black ink, consisting of a large loop followed by a series of smaller, fluid strokes.

Robert Orie
Chief Executive Officer



Appendix C – Community newsletter #1 and distribution record

Proposed integrated seniors housing and aged care campus

19–25 COLLEGE CRESCENT,
ST IVES

FEBRUARY
2026

Montefiore is seeking approval from the NSW Department of Planning, Housing and Infrastructure to deliver an integrated seniors housing and aged care campus at 19–25 College Crescent, St Ives.

The proposed development will provide much needed housing and aged care options for the Ku-ring-gai area.

This newsletter provides an overview of the proposal and the next steps, including how you can provide feedback and where to find out more information.

What is being proposed?

Montefiore is seeking approval for the proposal via a State Significant Development Application (SSDA), which will be assessed by the Department of Planning, Housing and Infrastructure (DPHI).

The proposal seeks to deliver a contemporary seniors housing community, which provides high-quality residential aged care and independent living opportunities within an integrated setting.

Specifically, the SSDA seeks approval for:

- Site preparation and demolition of existing structures
- Construction of four buildings ranging in height from 5–9 storeys, with approximately:
 - 140 Independent Living Units
 - 52 residential care beds
- Resident amenities and facilities, including allied health facilities available for community use
- Basement parking with approximately 283 spaces
- Access from Link Road and College Crescent
- High-quality landscaping, improving the surrounding streetscape.

Montefiore is consulting with the community to help inform the proposal.



Why this proposal?

Montefiore's vision for St Ives is to create a well-designed, integrated campus that brings together independent living and residential aged care in one community. This will allow residents to age in place, maintaining independence while having access to high-quality, compassionate care as their needs change.

Well connected to local services, public transport and the wider St Ives community, the campus will provide modern homes and trusted care in a safe, welcoming place to call home.

About Montefiore

Montefiore is regarded as one of Australia's leading providers of aged care and seniors living, offering support to older members of the community throughout all stages of the ageing experience. This includes award winning residential aged care services, specialist dementia care, respite care, in-home care and independent seniors living.

As a non-profit organisation with a proud 130-year history, Montefiore offers unparalleled clinical and allied health services and a personal approach to care to people of all faiths who need its support.

Montefiore

A considered approach

Montefiore is preparing an Environmental Impact Statement (EIS). This document forms part of the SSDA, which is submitted to DPHI. An EIS is a comprehensive document that assesses the potential impacts of a proposed development.

The EIS will detail the outcomes of technical assessments undertaken as part of the proposal, including recommended mitigation measures. As required, this will include studies of potential overshadowing and visual impacts, as well as noise and traffic considerations.

Should the proposal be approved, Montefiore will prepare a range of construction management plans to ensure potential impacts on neighbours are minimised. These plans will require DPHI approval prior to receiving a construction certificate.

Next steps and the planning pathway

Montefiore is seeking approval for this proposal from the Department of Planning, Housing and Infrastructure (DPHI), through the State Significant Development Application (SSDA) process.

NOVEMBER 2025:

The first step in the SSDA process is lodging a request with DPHI for the Secretary's Environmental Assessment Requirements (SEARs). The SEARs ensure government agencies and relevant service providers are informed and provided with the opportunity to request specific information to be addressed within the SSDA. Montefiore undertook this step and received SEARs in late 2025.

WE ARE HERE:

Montefiore is preparing an Environmental Impact Statement (EIS) to assess the potential impacts of construction and operation of the proposal and propose suitable mitigation measures. The EIS forms part of the SSDA that will be submitted to DPHI for approval prior to receiving a construction certificate.

To help inform the EIS, Montefiore is engaging with the community, Council and key NSW Government agencies. The feedback we receive from the community and stakeholders will be collated into an Engagement Outcomes Report. This report forms part of the EIS.

MID 2026:

The formal SSDA documentation will be submitted to DPHI.

After the SSDA is lodged, DPHI will invite the local community to provide formal comments on the proposal. This process is called 'public exhibition'.

Montefiore is expecting a decision on the proposal within six to nine months of submitting the SSDA.

Find out more and provide your feedback

Montefiore has commissioned Urbis to collect your feedback and provide you with information about the proposal. You can provide your feedback or ask questions about the proposal, by contacting the team:

☎ 1800 244 863

✉ engagement@urbis.com.au

MEET THE TEAM

Saturday 7 March 2026, drop by any time between 10.00am and 12.00pm

Location: Douglas Pickering Pavilion, 450 Mona Vale Road, St Ives 2075 (Enter via Conway Avenue, veer left and follow the road around until you reach the parking near the Black Knight Café. Douglas Pickering Pavilion is a short walk from the car park).

COMMUNITY WEBINAR

We will be hosting a community webinar on Wednesday, 11 March 2026 from 6.00pm to 7.00pm.



To register your attendance, please contact Urbis using the email address provided above or by scanning the QR code.

SOCIAL IMPACT ASSESSMENT – ONLINE SURVEY

A Social Impact Assessment will be prepared as part of the EIS. An SIA is an independent, objective study undertaken to identify and analyse potential social impacts (positive and negative) associated with the proposal. You are invited to inform the SIA by completing an online survey:



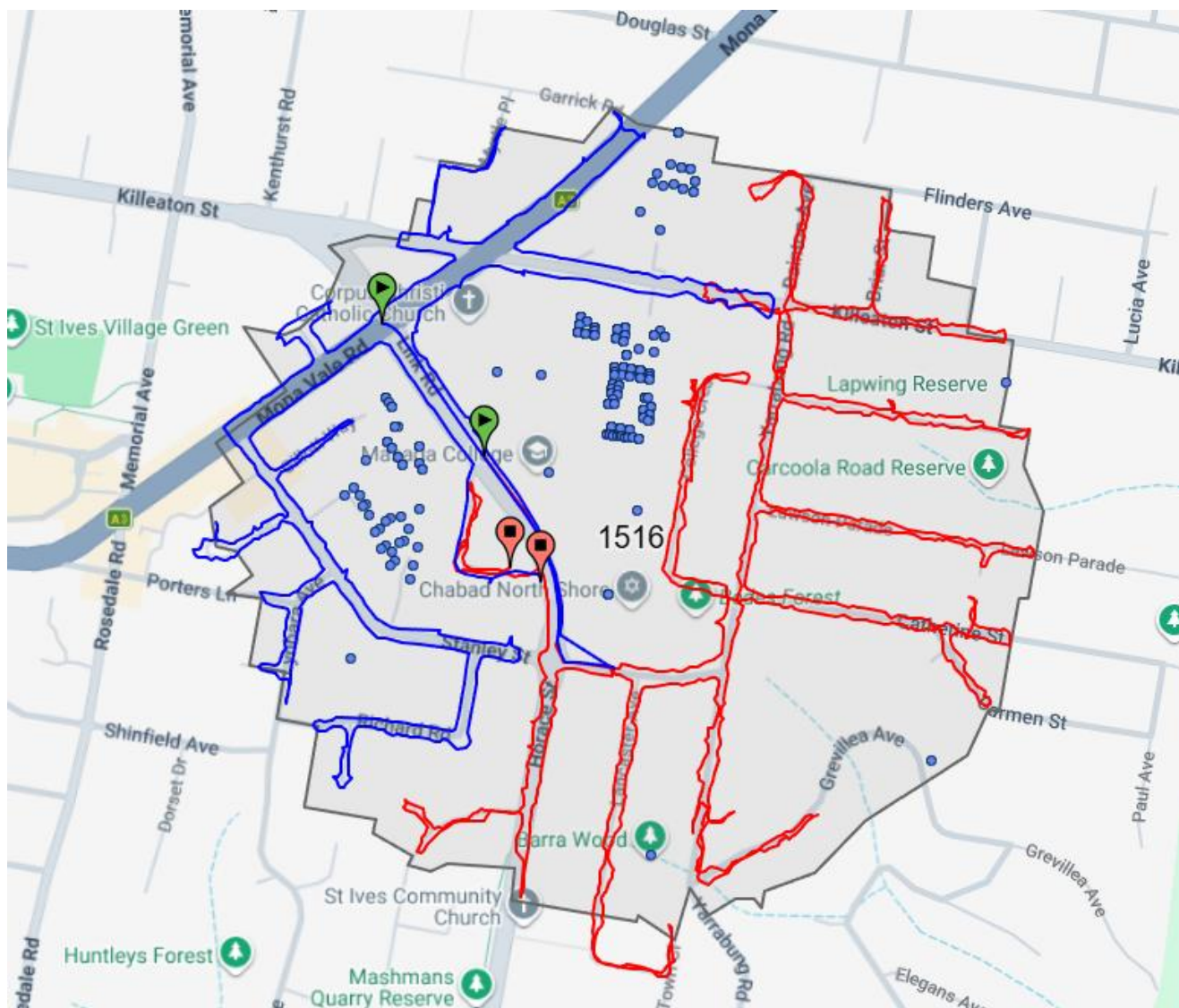
The survey will be open until Friday, 13 March 2026. Scan the QR code with your phone to access the survey.



If you need an interpreter, please call TIS National on 131 450 and ask them to call Urbis on 1800 244 863. Our business hours are 9.00am – 5.00pm, Monday to Friday.

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Appendix D – Near resident project briefing presentation

Proposed Integrated Seniors Housing and Aged Care Campus

19-25 College Crescent, St Ives



Montefiore

Acknowledgment of Country



Montefiore acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Montefiore is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, Hayley Pigram, and to profile her artwork - Sacred River Dreaming.



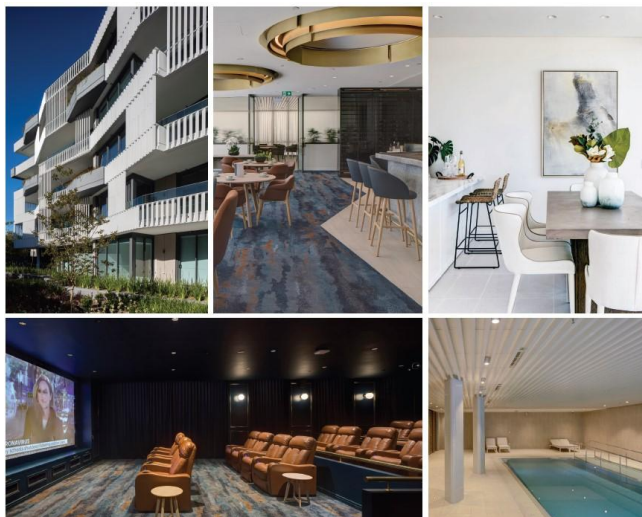
Montefiore

About Montefiore

Montefiore is a leading provider of aged care and seniors living in Australia, supporting older members of the community at every stage of life.

This includes award winning residential aged care services, specialist dementia care, respite care, in-home care and independent seniors living.

As a non-profit organisation with a proud 130-year history, Montefiore offers unparalleled clinical and allied health services and a personal approach to care to people of all faiths who need its support.



Montefiore

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What's proposed?



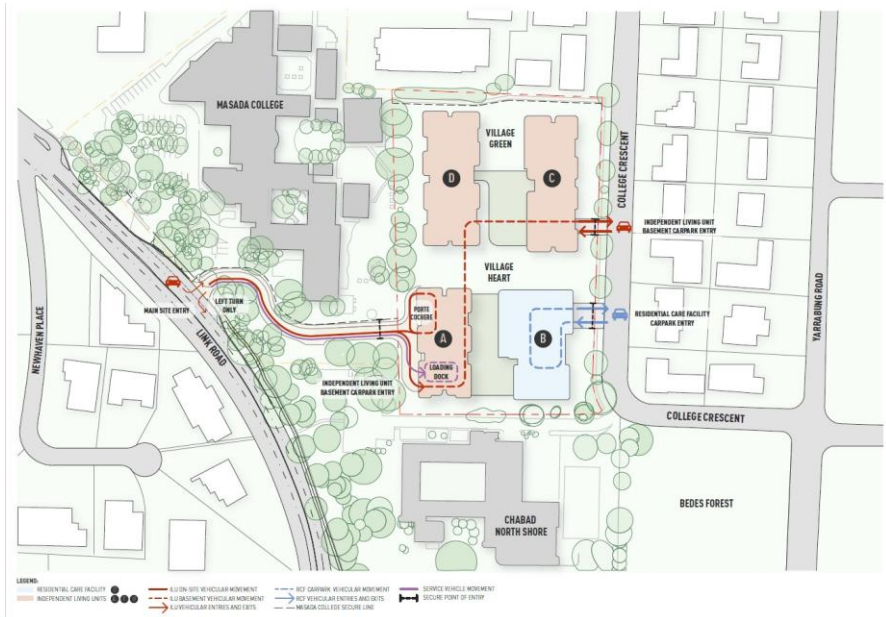
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Landscaping



Montefiore

Vehicle movement



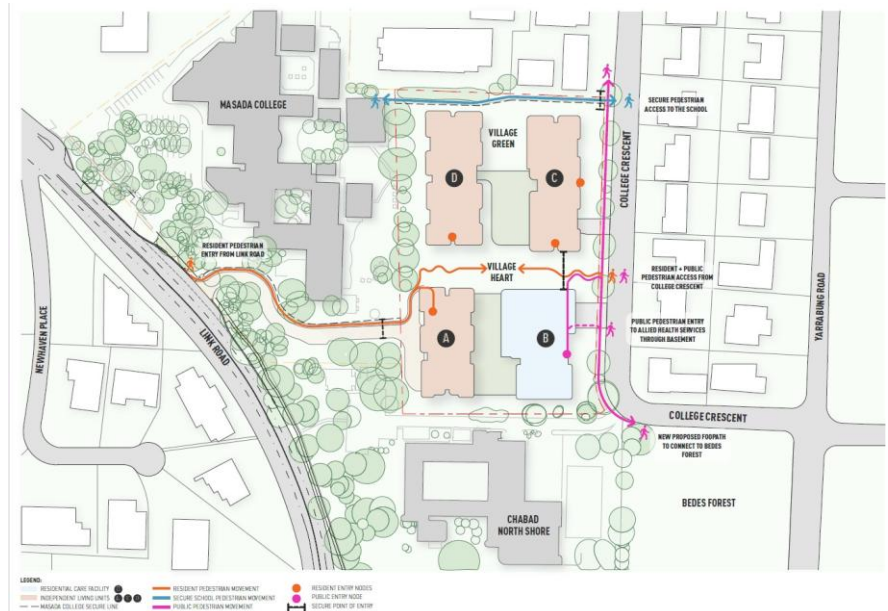
Montefiore

Pedestrian movement



Montefiore

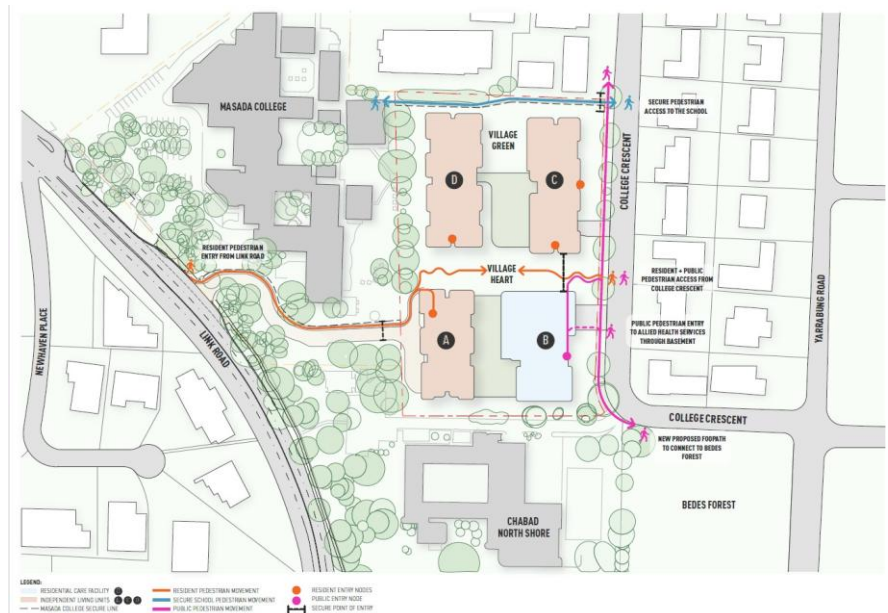
Pedestrian movement



Indicative only, subject to detailed design

Montefiore

Pedestrian movement



Indicative only, subject to detailed design

Montefiore

Indicative views



Indicative only, subject to detailed design



VIEW FROM COLLEGE CRESCENT TO NORTHERN SCHOOL ENTRY



Indicative views



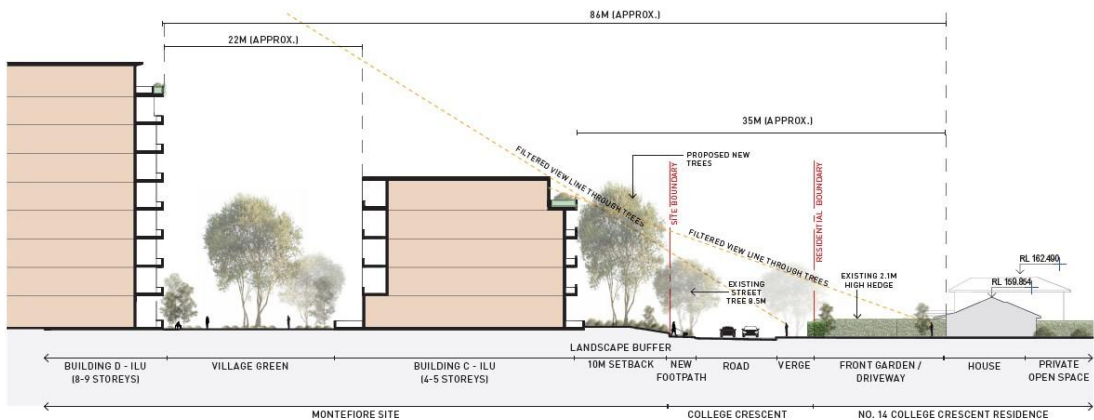
Indicative only, subject to detailed design



VIEW FROM COLLEGE CRESCENT TOWARD RCF BASEMENT ENTRY



College Crescent: Cross section



Shadow study: 9am midwinter

No impact on College
Crescent



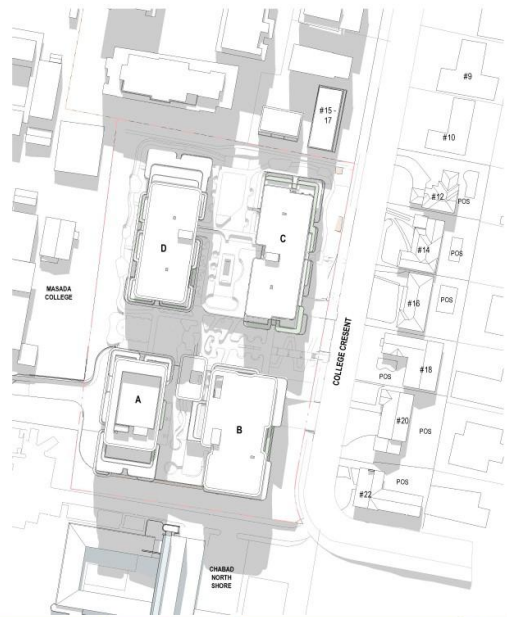
Indicative only, subject to detailed design



Shadow study: 12pm midwinter

No impact on College
Crescent

Indicative only, subject to detailed design



Montefiore

Shadow study: 2.45pm midwinter

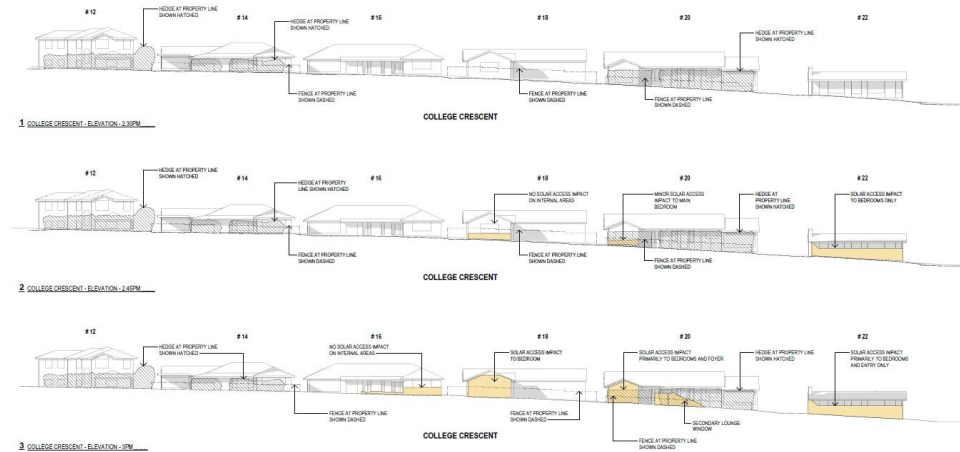
Minimal impact on front
lawn areas of College
Crescent

Indicative only, subject to detailed design



Montefiore

Shadow study: 2.30pm- 3:00pm midwinter



Indicative only, subject to detailed design

Montefiore

Key considerations



Construction

- A Construction Management Plan (CMP) will be developed and implemented if proposal is approved.
- The CMP will set out measures to manage dust, noise, construction hours and traffic.
- Any disruption during construction, including traffic and access changes, will be temporary and carefully managed.

Montefiore

Key considerations



Construction

- A Construction Management Plan (CMP) will be developed and implemented if proposal is approved.
- The CMP will set out measures to manage dust, noise, construction hours and traffic.
- Any disruption during construction, including traffic and access changes, will be temporary and carefully managed.

Montefiore

Key considerations



Social

- Social Impact Assessment (SIA) to analyse the potential positive and negative social impacts of the proposal and recommend mitigation and enhancement measures for both the short and long term.
- An online survey is available for stakeholder and community feedback.

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Planning pathway



Additional ways to provide feedback



Contact Urbis by phone or email

Feedback will be collated in an engagement report and lodged with the application

Phone: 1800 244 863

Email: engagement@urbis.com.au



Complete the Social Impact Assessment online with our team

Responses will inform the Social Impact Assessment that is lodged with the SSDA. Closing Friday, 13 March 2026.



DPHI's formal submission process during Public Exhibition

DPHI will notify the surrounding community once the SSDA is on Public Exhibition



Additional ways to provide feedback



Contact Urbis by phone or email

Feedback will be collated in an engagement report and lodged with the application

Phone: 1800 244 863

Email: engagement@urbis.com.au



Complete the Social Impact Assessment online with our team

Responses will inform the Social Impact Assessment that is lodged with the SSDA. Closing Friday, 13 March 2026.



Powered by Quantisight



DPHI's formal submission process during Public Exhibition

DPHI will notify the surrounding community once the SSDA is on Public Exhibition



Appendix E – Community information session A0 display boards

Indicative image only, subject to detailed design.

Welcome

Montefiore is seeking to deliver an Integrated Seniors Housing and Aged Care Campus at 19–25 College Crescent, St Ives. The proposal seeks to deliver a contemporary seniors housing community, which provides high-quality residential aged care and independent living opportunities.

The proposal will help address both current and future demand for seniors housing in the Ku-ring-gai area, with a particular focus on independent living, enabling residents to remain connected to their local community as their needs and lifestyle evolve.

What is this session about?

We invite you to find out more about the proposal by:

- Exploring the boards
- Asking questions of the project team
- Sharing your feedback thoughts and ideas on the development proposal

Montefiore will consider all feedback received as part of the detailed design process.

You can also provide your feedback after today's session using the contact details below.

About Montefiore

Montefiore is a leading provider of aged care and seniors living in Australia, supporting older members of the community at every stage of life. This includes award winning residential aged care services, specialist dementia care, respite care, in-home care and independent seniors living.

As a non-profit organisation with a proud 130-year history, Montefiore offers unparalleled clinical and allied health services and a personal approach to care to people of all faiths who need its support.

Montefiore

ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the traditional Custodians of the land on which we are meeting today, The Durrumurragal people.

We honour and pay our respect to all ancestors and elders, past, present and future.

CONTACT INFORMATION

Montefiore has commissioned Urbis to collect your feedback and provide further information about the proposal. You can contact the team on:

1800 244 863

engagement@urbis.com.au

About the proposal



What is being proposed?

Montefiore is seeking approval for the proposal as a State Significant Development Application (SSDA), which will be assessed by the Department of Planning, Housing and Infrastructure (DPHI).

The proposal includes:

- ✓ Site preparation and demolition of existing structures
- ✓ Construction of four buildings ranging in height from 5–9 storeys, with approximately:
 - 140 Independent Living Units
 - 52 residential care beds
- ✓ Resident amenities and facilities, including allied health facilities available for community use
- ✓ Basement parking with around 280 spaces
- ✓ Access from Link Road and College Crescent
- ✓ High-quality landscaping, improving the surrounding streetscape.



Montefiore

Why is it being proposed?

Ku-ring-gai's population is ageing, and more local residents are looking for housing and care options that allow them to stay close to the people, services and places they know. Almost one in five Ku-ring-gai residents (around 24,000 people) are now aged 65 and over, which is above the Greater Sydney average. This number is expected to grow as the local population increases to around 134,000 by 2036.

The proposed Montefiore St Ives campus responds directly to this growing need. It will provide a mix of independent living homes and high-quality residential aged care, allowing older residents to downsize, maintain their independence, and remain connected to their local community as their needs change.

By bringing independent living and aged care together on one site, the development supports ageing in place and provides access to compassionate, integrated care over time. Planning for this type of housing now helps ensure Ku-ring-gai remains a community where people can continue to live well, safely and with dignity at every stage of life.

Benefits of the proposal

- ✓ Helps to meet current and future demand for seniors housing and is expected to accommodate up to around 200 residents across 140 independent living units and 52 aged care rooms.
- ✓ Provides both independent living and residential aged care, supporting Ku-ring-gai Council's Housing Strategy, which aims to provide 10,704 new dwellings by 2036, with a focus on housing options for older residents.
- ✓ Responds to market demand of the local population looking to downsize and remain in the local community.
- ✓ Well connected to local services, public transport and the wider St Ives community.
- ✓ Creates employment opportunities for the local community during construction and ongoing operation across nursing, care services and facilities management.

Key considerations



Montefiore is committed to minimising potential impacts of construction and operations on our neighbours and the wider community.

TRAFFIC AND ACCESS

The proposal includes around 280 car spaces across 2 basement levels for residents, staff and visitors, to minimise potential impacts on nearby local roads. This complies with the relevant parking requirements.

All delivery and service vehicles will access the site via Link Road (not College Crescent).

A Traffic Impact Assessment (TIA) is being prepared as part of the EIS to identify further measures to best mitigate potential impacts on the local road network and public transport.

Traffic movements associated with seniors housing are generally spread throughout the day, with less impact during peak times compared to typical residential developments.

Most of the expected additional traffic movements will occur outside peak hours and will be shared between Link Road and College Crescent.

The diagrams below shows entry and exit points for the proposed campus.

CONSTRUCTION

Should the proposal be approved, construction is expected to take around 18 months.

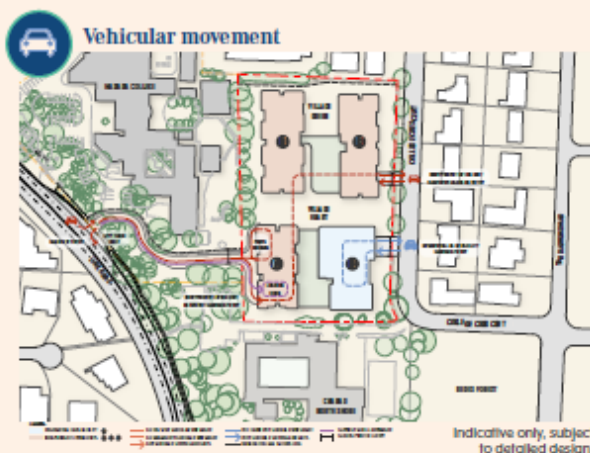
Any disruption during construction, including traffic and access changes, will be temporary and carefully managed.

The preparation of a detailed Construction Management Plan (CMP) will be a requirement of any DA approved. It will be prepared by the appointed contractor prior to the start of works to outline the delivery including how potential construction impacts will be managed.

This will be supported by ongoing communication with surrounding residents.

Works will generally occur within standard hours Monday to Friday (generally 7am to 6pm) and Saturday mornings (generally 8am to 1pm).

At this stage, it is anticipated that construction vehicles will mainly travel to the site via Mona Vale Road and other major roads, and will access the site primarily from Link Road, with any occasional use of College Crescent managed to occur outside of school hours.



Montefiore

A high-quality design

Montefiore has engaged award winning architects Jackson Teece to create a high-quality design that fits in comfortably within the character of St Ives.

The proposal has been carefully planned so that taller buildings are located in the centre of the site, away from neighbouring streets and homes. Buildings along the street will be set back from the boundary, with generous garden areas and deep soil zones to soften the building's appearance.



Indicative Landscape Plan.



Looking west through the site towards Masada College.



Looking east through the site towards College Crescent.



Looking from the College Crescent frontage at Building C and the walkway to Masada College.



Looking from the College Crescent frontage at Building B (on the left) and Building C (on the right).



Looking from the Link Road frontage (outline of proposed development behind the trees).

Montefiore

Shadow studies

The site has been designed to reduce potential overshadowing on the surrounding properties as much as possible.

SUNLIGHT SHADOW ANALYSIS

Minimal shadowing is expected on surrounding properties including College Crescent residents, Masada College and apartments to the North of the site, due to the building's strategic placement.

The diagrams below show the predicted worst case scenario for overshadowing in mid winter, when potential overshadowing is expected to be greatest.

Living rooms and private open spaces of neighbouring dwellings will receive more than the minimum 2 hour direct sunlight requirement in mid-Winter, consistent with the NSW Department of Planning and Environment's Apartment Design Guide.



Indicative overshadowing diagrams shown in June at 9am, 12pm and 3pm (L-R). Indicative only, subject to detailed design.

Montefiore

Next steps



We want to hear from you

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

Montefiore has commissioned Urbis to collect your feedback and provide further information about the proposal.

COMMUNITY WEBINAR

We will be hosting a community webinar on Wednesday, 11 March 2026 from 6.00pm to 7.00pm, to present the information you've seen today.



To register your attendance, please contact Urbis using the email address provided below or by scanning the QR code.

SOCIAL IMPACT ASSESSMENT – ONLINE SURVEY

A Social Impact Assessment is being prepared as part of the proposal. An SIA is an independent, objective study undertaken to identify and analyse potential social impacts (positive and negative) associated with the construction and operation of the proposed development.

You are invited to inform the SIA by completing an online survey. The survey will assist our team in understanding the needs of the local area better, identifying the proposed development's potential positive or negative social impacts, and gathering feedback on how these impacts can be managed.



The survey will be open until Friday, 13 March 2026. Scan the QR code with your phone to access the survey.

STAY IN TOUCH WITH US

If you have any further questions following today's session, you can contact the team by:



1800 244 863



engagement@urbis.com.au

Montefiore

Planning process

Montefiore is seeking approval for this proposal from the NSW Department of Planning, Housing and Infrastructure (DPHI), through the State Significant Development Application (SSDA) process.

There are a number of opportunities for the community to provide feedback on the proposal during the planning process.

DPHI has provided Secretary's Environmental Assessment Requirements (SEARs). The SEARs ensure government agencies and relevant service providers are informed about the proposal and provided with the opportunity to request certain information be addressed within the SSDA.

We are here: Montefiore is preparing an Environmental Impact Statement (EIS) which will assess any potential impacts from the construction and operation of the proposal and suggest mitigation measures. Montefiore is engaging with its neighbours, the community, and stakeholders to ensure public feedback informs design of the proposal.

Feedback from the community will be collated in a consultation outcomes report. The report will be included in the submission to DPHI to inform future planning.

A formal SSDA will be lodged in the coming months. Following the SSDA lodgement, DPHI will publicly exhibit the proposal. At this point, DPHI will invite the community to make formal submissions on the proposal.

Montefiore is expecting a determination on the proposal within six to nine months of lodging the SSDA.

Should the proposal be approved, construction is anticipated to begin within 12 months following approval and take around 18 months to complete.

Appendix F – Community webinar presentation slides

Proposed Integrated Seniors Housing and Aged Care Campus

19-25 College Crescent, St Ives

Community webinar



Acknowledgment of Country



Montefiore acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Montefiore is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country.

To the left is the work of Darug Nation artist, Hayley Pigram, *Sacred River Dreaming*.

Montefiore

The purpose of tonight's webinar

At this evening's session, you will have an opportunity to:



Learn more about the proposal



Hear directly from the project team



Ask questions about the proposal

Montefiore

Session format

- A short presentation followed by Q&A
- You can ask questions by typing in the Q&A function in Zoom

How to ask a question:

The Q&A tool is on the panel at the bottom of your screen. During the presentation, you can ask questions by clicking the speech icon and typing your question.



Our agenda

- 1 Introductions
- 2 What is being proposed?
- 3 Key considerations
- 4 Planning pathway
- 5 How to provide feedback
- 6 Q&A



Montefiore

The project team



Robert Orie
Chief Executive Officer,
Montefiore



Sarah Fitzgerald
Studio Director, Jackson
Teece



Bruce Wallis
Managing Director, EDM



Mario Kamel
Project Manager, EDM



Peter Strudwick
Director, Urbis
Planning



Aparna Casimir
Associate Director, Urbis
Social Outcomes &
Engagement



Leah Boyle
Consultant, Urbis Social
Outcomes & Engagement



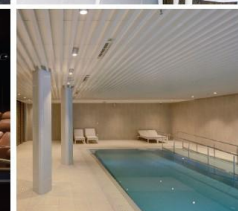
Montefiore

About Montefiore

Montefiore is a leading provider of aged care and seniors living in Australia, supporting older members of the community at every stage of life.

This includes award winning residential aged care services, specialist dementia care, respite care, in-home care and independent seniors living.

As a non-profit organisation with a proud 130-year history, Montefiore offers unparalleled clinical and allied health services and a personal approach to care to people of all faiths who need its support.




Montefiore

Montefiore Randwick



What's proposed?



Design approach

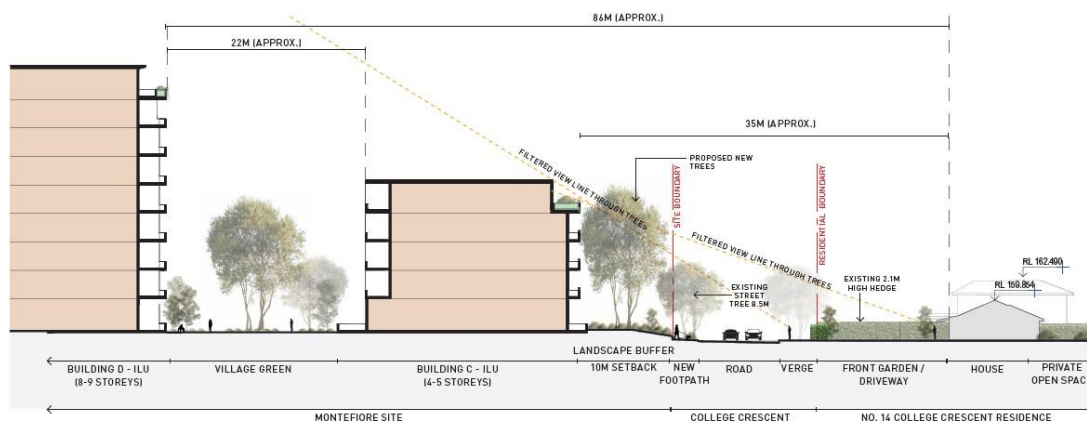
- Generous site layout with set backs and building separation well beyond minimum requirements.
- Generous landscaping within setbacks and within the site.
- Upper levels of all buildings set back to reduce perceived height.



Indicative only, subject to detailed design

Montefiore

College Crescent: Cross section



Montefiore

Landscaping

- The majority of existing trees to be retained.
- Significant deep soil zones to perimeter of development.
- Extensive landscaping, including deep soil areas and mature trees.
- Internal courtyard directs activity inward, enhancing resident amenity while maintaining neighbours' privacy and outlook.

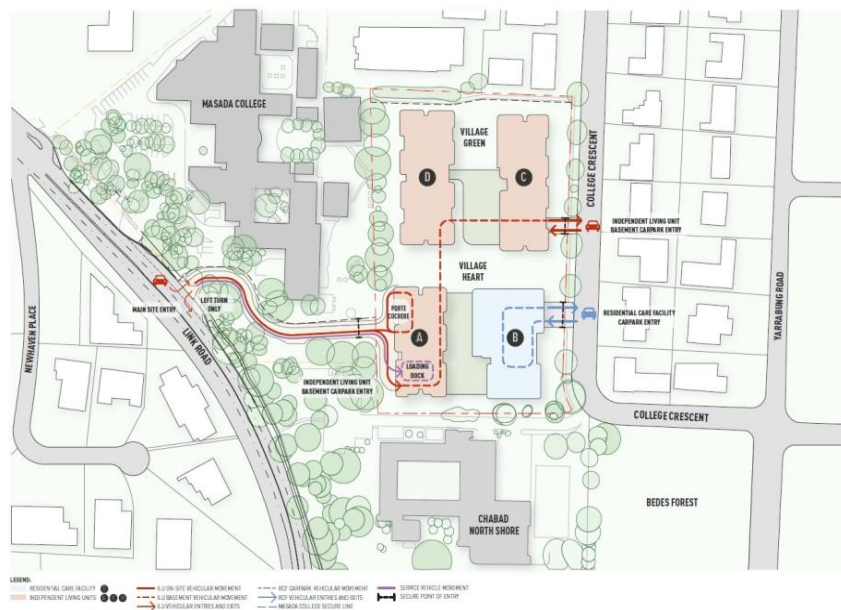


Montefiore

Vehicle movement

- Seniors Housing has a lower traffic impact than typical residential apartment developments.
- Vehicular access is shared between Link Rd and College Crescent.
- College Crescent: Light vehicle access only.
- Link Road: Primary access for residents, visitors, and service vehicles.
- Around 280 on-site parking spaces provided for residents, staff and visitors, exceeding the minimum requirements.

Indicative only, subject to detailed design



Montefiore

Pedestrian movement

- No through-site access for the public, maintaining security and privacy.
- Secure, accessible resident and visitor access provided from Link Rd and College Crescent.
- New secure school access pathway along the north of the site.
- New footpath to Bedes Forest enhance pedestrian connections and local amenity.



Indicative only, subject to detailed design

Montefiore

Design approach



Looking west through the site towards Masada College. Indicative only, subject to detailed design

Montefiore

Indicative views



Indicative only, subject to detailed design



VIEW FROM COLLEGE CRESCENT TO NORTHERN SCHOOL ENTRY



Indicative views



Indicative only, subject to detailed design



VIEW FROM COLLEGE CRESCENT TOWARD RCF BASEMENT ENTRY



Indicative views



Indicative only, subject to detailed design



Shadow study: 9am midwinter

No impact on College Crescent.

Impact on the School before 10am only.

Minimal impact on the Chabad.

Indicative only, subject to detailed design



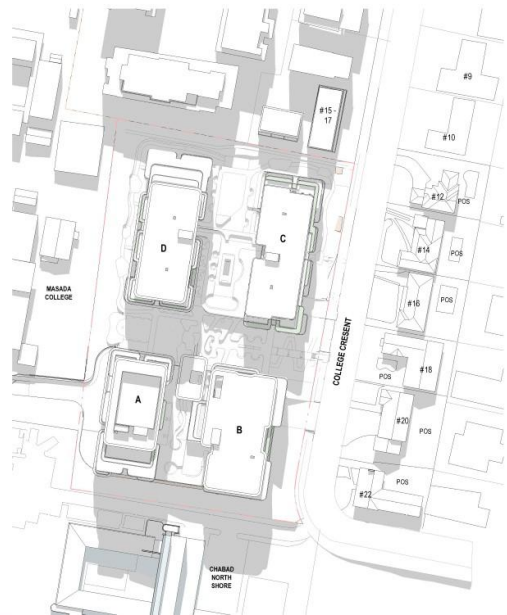
Shadow study: 12pm midwinter

No impact on College
Crescent

No impact on the school

Minimal impact on the
Chabad.

Indicative only, subject to detailed design



Montefiore

Shadow study: 3pm midwinter

Minimal impact on front lawn
areas of College Crescent from
2:30pm.

Indicative only, subject to detailed design



Montefiore

Other key considerations



Construction

- A Construction Management Plan (CMP) will be developed and implemented if proposal is approved.
- The CMP will set out measures to manage dust, noise, construction hours and traffic.
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Montefiore

Other key considerations



Social impacts

- Social Impact Assessment (SIA) to analyse the potential positive and negative social impacts of the proposal and recommend mitigation and enhancement measures for both the short and long term.
- An online survey is available for stakeholder and community feedback.

Montefiore

Planning pathway



Additional ways to provide feedback



Contact Urbis by phone or email

Feedback will be collated in an engagement report and lodged with the application

Phone: 1800 244 863

Email: engagement@urbis.com.au



Complete the Social Impact Assessment online with our team

Responses will inform the Social Impact Assessment that is lodged with the SSDA. Closing Friday, 13 March 2026.

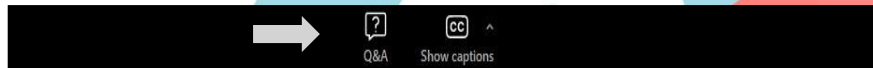


DPHI's formal submission process during Public Exhibition

DPHI will notify the surrounding community once the SSDA is on Public Exhibition



Questions



Montefiore

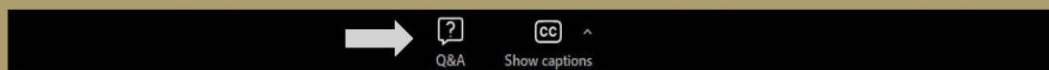
Appendix G – Community webinar (Masada College parents and guardians) presentation slides

Session format

- A short presentation followed by Q&A
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How to ask a question:

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Montefiore

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Robert Orie
Chief Executive Officer,
Montefiore



Sarah Fitzgerald
Studio Director, Jackson
Teece



Belinda Thomas
Associate Director,
Urbis Planning



Aparna Casimir
Associate Director, Urbis
Social Outcomes &
Engagement



Aleena Castanos
Senior Consultant, Urbis
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Montefiore

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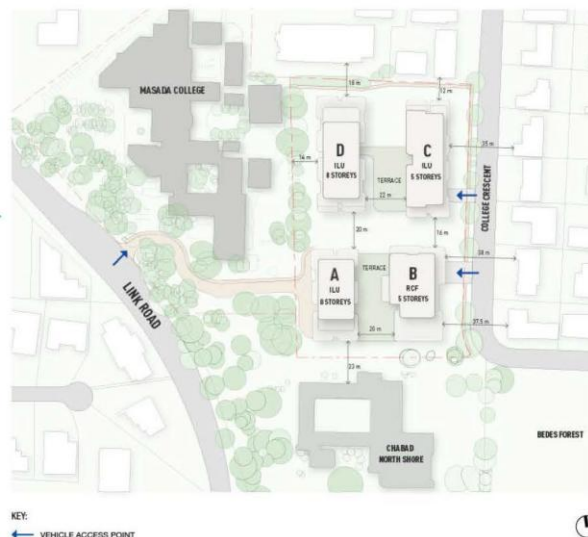
Montefiore Randwick

- Montefiore has delivered a number of high-quality seniors living projects in Sydney including M by Montefiore in Randwick.
- This project was the winner of the 2023 Randwick Architecture and Urban Design Awards for best apartments and the 2022 Master Builders Association (MBA) NSW Excellence in Construction Award.



Montefiore

What's proposed?



Montefiore

Design approach

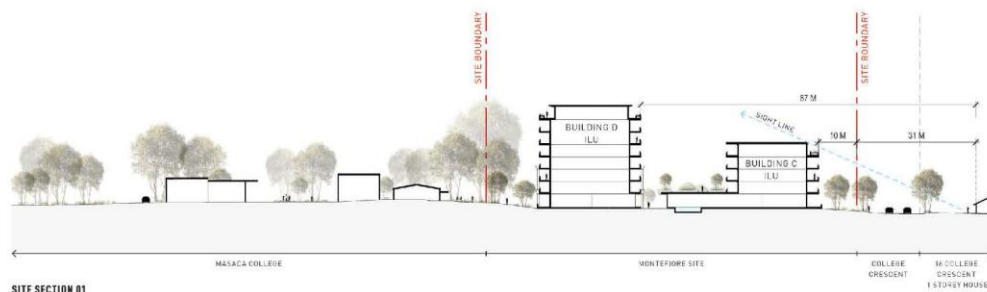
- Generous site layout with set backs and building separation well beyond minimum requirements.
- Generous landscaping within setbacks and within the site.
- Upper levels of all buildings set back to reduce perceived height.
- Intergenerational opportunities

Indicative only, subject to detailed design



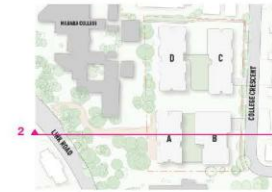
Montefiore

Site cross section



Montefiore

Site cross section



Montefiore

Landscaping

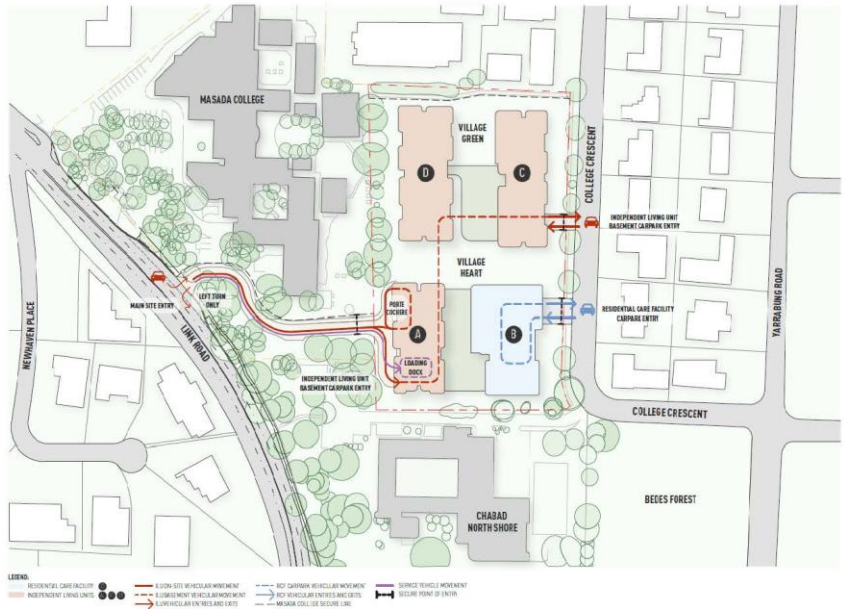
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Montefiore

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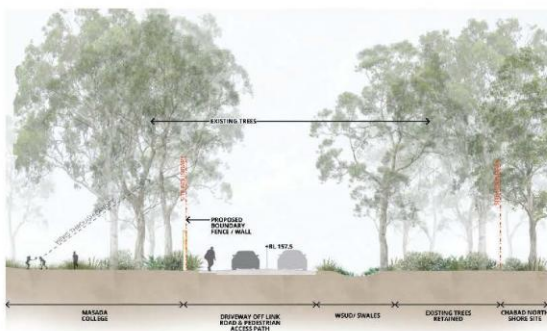


Indicative only, subject to detailed design



Link Road connection

- A driveway will be provided to the Montefiore site from Link Rd providing vehicular and pedestrian access.
- Along the Masada College boundary a secure solid fence will be provided.
- The road weaves between trees to minimise impacts.



Pedestrian movement

- No through-site access will be provided for the public, maintaining security and privacy.
- Secure resident and visitor access will be provided from Link Rd and College Crescent.
- New secure school access pathway to be provided along the north of the site.
- New footpath along College Crescent to be provided.

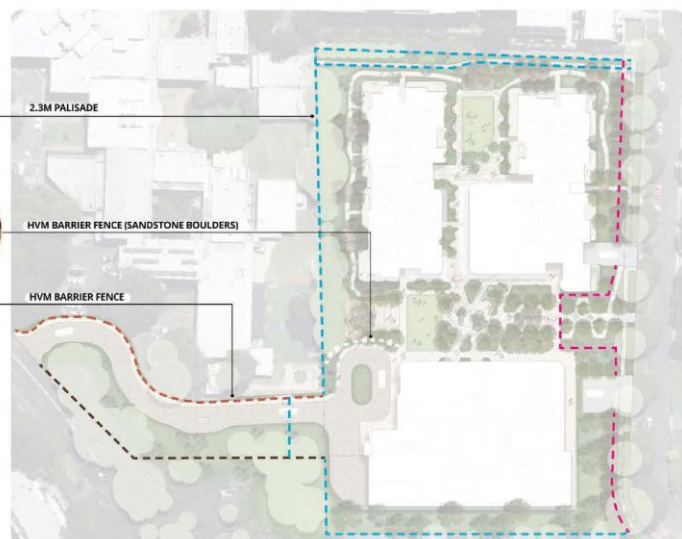


Indicative only, subject to detailed design

Montefiore

Security

- Secure fencing will be provided to the perimeter of the Montefiore site.
- Fencing will be integrated into the landscaping.



Montefiore

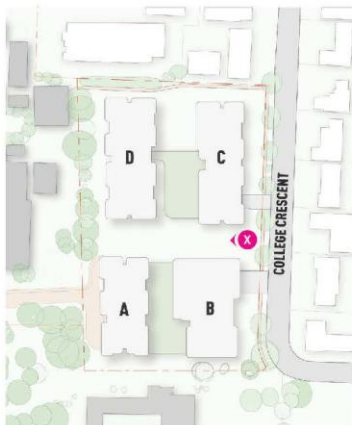
Intergenerational opportunities

- The proposal facilitates opportunities for intergenerational activities with the school and local community groups



Montefiore

Design approach



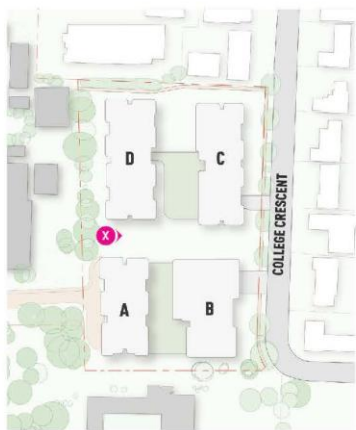
Indicative only, subject to detailed design



VIEW THROUGH VILLAGE HEART FROM COLLEGE CRESCENT ENTRY

Montefiore

Design approach



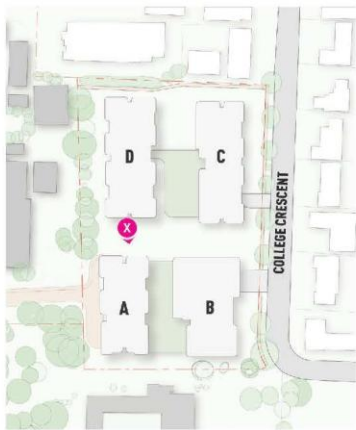
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AERIAL VIEW THROUGH VILLAGE HEART FROM WEST (SCHOOL)



Design approach



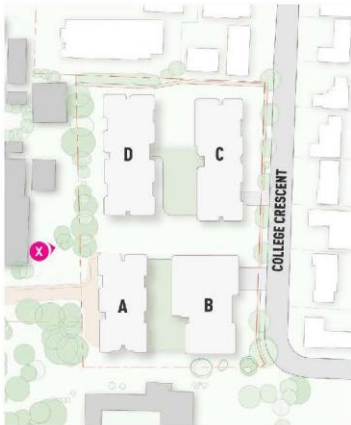
Indicative only, subject to detailed design



VIEW LOOKING SOUTH, TOWARD BUILDING A



Design approach



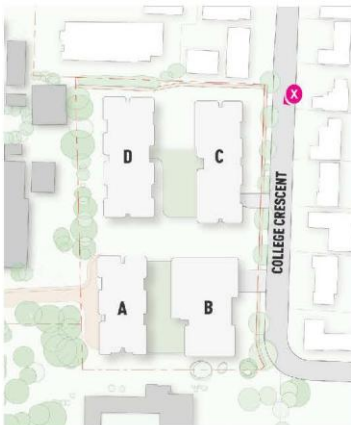
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AERIAL VIEW THROUGH VILLAGE HEART FROM WEST (SCHOOL)

Montefiore

Design approach



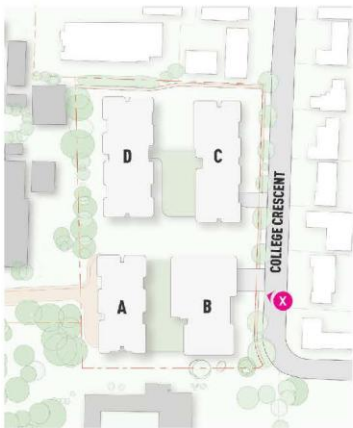
Indicative only, subject to detailed design



VIEW LOOKING WEST, TOWARD NORTHERN SCHOOL LINK

Montefiore

Design approach



Indicative only, subject to detailed design



COLLEGE CRESCENT RESIDENTIAL CARE FACILITY ENTRY



Indicative views



Indicative only, subject to detailed design

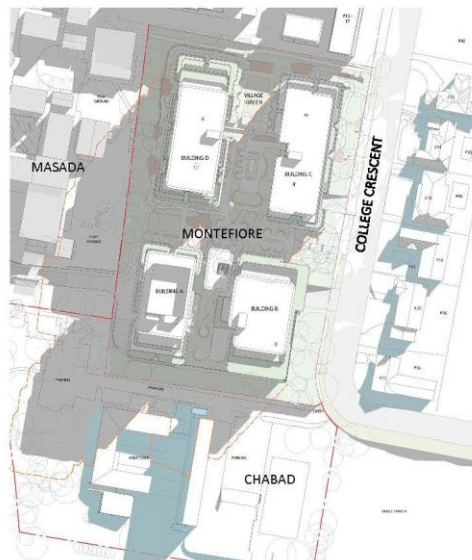


Shadow study: 9am midwinter

No impact on College Crescent.

Impact on the School before 10am only.

Minimal impact on the Chabad, main overshadowing on high biodiversity area.



Indicative only, subject to detailed design

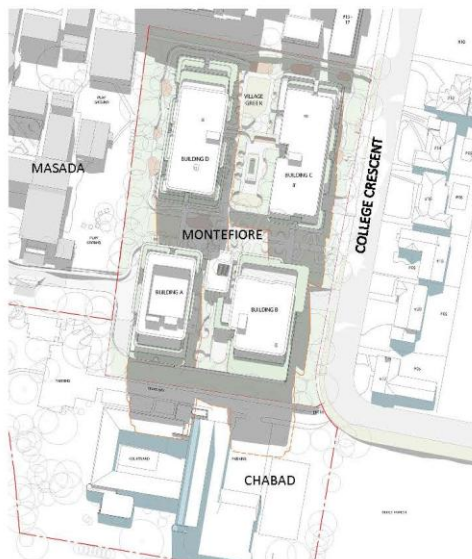
Montefiore

Shadow study: 12pm midwinter

No impact on College Crescent

No impact on the school

Minimal impact on the Chabad, mainly existing driveway and parking area.



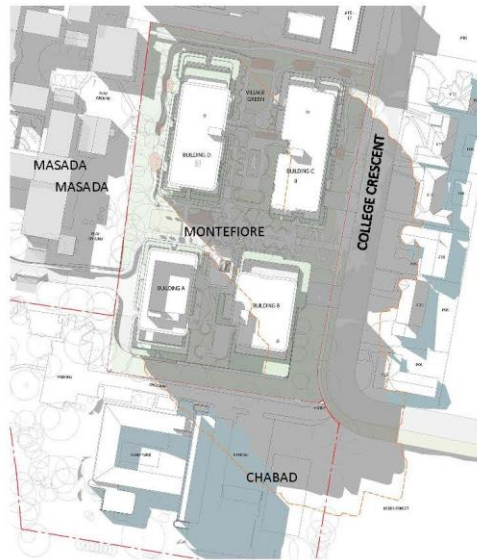
Indicative only, subject to detailed design

Montefiore

Shadow study: 3pm midwinter

Minimal impact on front lawn areas of College Crescent from 2:30pm.

Importantly, they receive a high level of solar access throughout the day.



Indicative only, subject to detailed design

Montefiore

Other key considerations



Construction

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Montefiore

Other key considerations

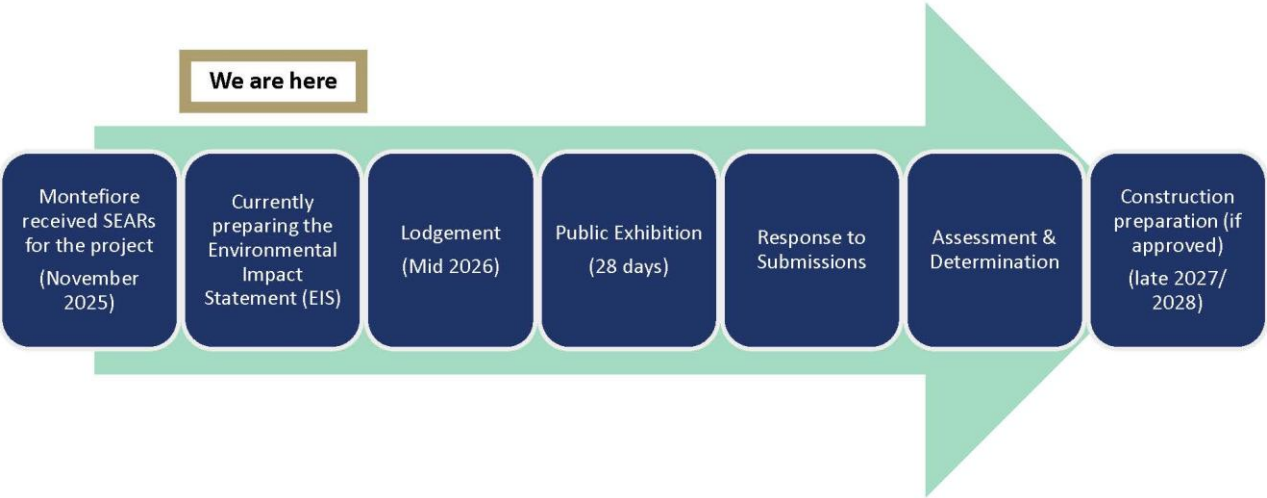


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Planning pathway



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DPHI's formal submission process during Public Exhibition

DPHI will notify the surrounding community once the SSDA is on Public Exhibition

Montefiore

Questions



Q&A



Show captions

Montefiore



**Shaping cities
and communities
for a better future.**

urbis.com.au