



Mr Peter Debnam
Chair
Sydney North Planning Panel
Locked Bag 5022
PARRAMATTA NSW 2124

Via email: enquiry@planningpanels.nsw.gov.au

Dear Mr Debnam

I note the decision made by the Sydney North Planning Panel on 23 September 2020 to issue a Site Compatibility Certificate (SCC) for 26 Crabbes Avenue, North Willoughby (SCC_2020_WILLO_001_00).

Upon review of the certificate, I note that requirement 4 of the determination requires any future development application to deliver on-site support services under Clause 45 of *State Environmental Planning Policy (SEPP) (Housing for Seniors or People with a Disability) 2004*.

This is in fact an error on the certificate as this requirement should only be imposed when an SCC is being sought for the purposes of a vertical village under clause 45 of the SEPP. The subject SCC was instead sought for land that is used for the purposes of an existing registered club under Clause 24 of the SEPP, which does not require on-site support services to be delivered as part of the development.

Therefore, as part of the Sydney North Planning Panel's consideration for any future development application for the subject land, requirement 4 of the SCC is recommended to not apply.

If you have any more questions, please contact Mr Nick Armstrong, Senior Planning Officer, North District at the Department of Planning, Industry and Environment on 8275 1219

Yours sincerely

27 Oct 2020

Luke Downend
Acting Director, North District
Eastern Harbour City

Encl: 26 Crabbes Avenue, North Willoughby SCC

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
Site Compatibility Certificate

The Sydney North Planning Panel has determined the application made by Hyecorp Property Group on 16 January 2020 by issuing this certificate under clause 25(4) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

The panel certifies that in its opinion:

- the site described in Schedule 1 is suitable for more intensive development;
- the development described in Schedule 1 is compatible with the surrounding environment having had regard to the criteria specified in clause 25(5)(b); and
- that development for the purposes of seniors housing of the kind proposed in the development application is compatible with the surrounding land uses only if it satisfies certain requirements specified in Schedule 2 of this certificate.



Peter Debnam
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Date certificate issued: **24 September 2020**

Please note: This certificate will remain current for 24 months from the date of this certificate (clause 25(9)).

SCHEDULE 1

Site description: 26 Crabbes Avenue, North Willoughby (Lots 4-11 Section C DP 6291; Lot B DP 364487; Lots A and C DP 438684; Lot 1 DP 950651; and Lots 1-2 DP 950652.

Project description: Development for the purposes of seniors housing, consisting of a residential care facility, with approximately 36-72 beds, and approximately 99 to 125 self-contained dwellings as serviced self-care housing.

Application made by: Hyecorp Property Group on behalf of Willoughby Legion Ex-Services Club Limited.

SCHEDULE 2

Requirements imposed on determination:

1. The seniors housing development is to be limited to the land as indicated within the SCC application, being land that is currently used for the purposes of an existing registered club;
2. The final layout, building construction and on-site facilities in the proposed seniors housing development is subject to the resolution of;
 - a. a maximum floor space ratio of 1.35:1 over the entire site;
 - b. a transition of building heights from five storeys at the centre of the site, graduating down to three storeys at the northern boundary and two storeys at the eastern and southern boundaries;
 - c. building height to be measured in relation to the RL of the building – the vertical distance from the Australian Height Datum to the highest point of the building; and
 - d. setbacks as indicated in figure 14 of the site compatibility certificate application (8m from the properties in the Horsley Avenue heritage conservation area) and on Penshurst Street to be consistent with the character of surrounding/adjoining development; and
 - e. publicly accessible open space as indicated in site compatibility certificate application.
3. Retention of canopy trees is to be maximised and tree removal is subject to assessment and approval by the consent authority as part of the development application process.