

11 December 2020

Our Ref: P-16261 (TC)

Mr Chris Nguyen
Assessment Officer
Willoughby City Council
PO Box 57,
CHATSWOOD NSW 2057
Christopher.Nguyen@willoughby.nsw.gov.au

Dear Mr Nguyen,

RE: DA2019/247 - PPSSNH-26
ADDRESS: CLUB WILLOUGHBY
26 CRABBES AVENUE & 243-255 PENSHURST STREET, WILLOUGHBY
RESPONSE TO SNPP'S QUESTION REGARDING CONSISTENCY WITH THE SCC

This letter has been prepared by City Plan Strategy and Development (City Plan) on behalf of Hyecorp Property Group as the Applicant, relating to the above-mentioned development application for demolition of existing structures and construction of a new registered club, three seniors living apartments containing self-contained dwellings, a residential aged care facility, shop top housing, basement carparking and ancillary uses including a new park.

This matter was referred to the Sydney North Planning Panel (SNPP) on 3 November 2020; whereby the application was deferred subject to resolving certain issues. Subsequent to that, a virtual Briefing Meeting was held between the SNPP, Council and the applicant on 4 December 2020, where the Panel explained the proposal is to be consistent with the height provisions of the SCC. Specifically, it was requested by the Panel that the buildings needed to present as 2 storeys to the east and southern boundaries and 3 storeys to the northern boundary. The proposal has been resigned to this accordingly.

The height provision of the SCC is listed below:

SCHEDULE 2

2. The final layout, building construction and on-site facilities in the proposed seniors housing development is subject to the resolution of;

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;

The purpose of this letter is to describe changes that have been made to the proposal since that meeting on 4 December 2020; ensuring the buildings are consistent with the height provision of the SCC. Revised architectural plans are attached in **Appendix 1**.

1. CENTRE OF THE SITE - BLOCK A

Block A is the building situated in the centre of the site, being the tallest building. The uppermost level of this building has been reconfigured and now presents as 5 storeys from the built form edge and finished ground level. The building has been stepped in the centre to transition with the natural topography of the site. (Refer to **Figure 1** below).



(Figure 1: Indicative perspective of Block A towards the south - Centre of the site. Source: Hyecorp Property Group)

2. NORTHERN BOUNDARY OF THE SITE - BLOCK B

Block B, which is the building facing the northern boundary, or Crabbes Avenue, has had the upper level units reconfigured. The Gross Floor Area (GFA) in Level 4 has been recessed away from the boundary and a gable roof has been provided from Level 3 parapet line to roof point. The building now appears as 3 storeys fronting Crabbes Avenue, (northern boundary) with the upper level recessed away from the boundary. (Refer to **Figures 2 and 3** below)



(Figure 2: Indicative perspective of Block B northern elevation. Source: Hyecorp Property Group)



(Figure 3: Indicative perspective of Block B north-eastern elevation. Source: Hyecorp Property Group)

3. EASTERN BOUNDARY OF THE SITE - BLOCK C

Block C, which is the building adjoining the eastern boundary, has had level 3 recessed off the boundary. All windows and balconies have been removed from within the roof form, and a pitched gable roof has been provided from Level 2 parapet line to the roof point. The building now appears as a 2-storey building with pitched roof. (Refer to **Figure 4** below).



(Figure 4: Indicative perspective of Block C eastern elevation. Source: Hyecorp Property Group)

4. SOUTHERN BOUNDARY OF THE SITE - RACF BUILDING

The third level of this building has been reconfigured (Refer to **Figure 5** below). The building now presents as a 2-storey building with a pitched roof. The roof has no windows or openings facing the southern elevation.



(Figure 5: Indicative perspective of RACF Building along the southern elevation. Source: Hyecorp Property Group).

5. CONCLUSION

The revised design, we believe, complies with Schedule 2 of the SCC, specifically in relation to height. The building in the centre of the site presents as a 5-storey building, with the buildings graduating down to 3 storeys fronting Crabbes Avenue (northern elevation) and 2-storeys fronting the eastern and southern elevations.

The intent of the SCC is to have the higher bulk and scale of the development in the centre of the site and limit the buildings as the development approaches the boundaries to adjoining lower-scale development.

This proposal achieves this and results in a transition of building heights graduating down to the boundaries, consistent with the SCC.

Yours Faithfully,

A handwritten signature in black ink, appearing to read "T. Christy".

Tina Christy
Associate Director

APPENDIX 1 - REVISED ARCHITECTURAL PLANS