



Heart of Willoughby Project Briefing



A new lifestyle project for the young and the young at heart

The History of the Project

- **2013-2022**- 9 years from design to approval.
- Community Consultation integral to the process:
 - **2017** Stage 1 Consultation informed the Concept Master Plan.
 - **2019** Stage 2 Consultation supported the final design and Development Application.
- Approvals to Date:
 - **August 2018** NSW Government Site Compatibility Certificate issued.
 - **February 2021** Sydney North Planning Panel unanimously resolved to approve the project.
- First Modification Lodged 08 February 2022
 - **Community Consultation** Webinar and Q&A held on 8 March 2022.
 - **Today** SNPP briefing.
- Storm water Design approved and Easement registration across 15 Horsley Ave expected on 29 April 2022 which will **activate** the Development Consent.

Site detail



Blue border and line depict R2 zone



Site Zoning Plan



R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP1	Special Activities
SP2	Infrastructure



View from Crabbes Ave (North Elevation Artist Impression)

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Overview of Modification

The **key changes** proposed under this application include:

- Changes to the layout of the **basement levels** with provision of additional car parking.
- **Raising the eastern half of Block B** by 500mm to create an appropriate interface with the footpath level.
- Addition of **storage** and services area within the basement.
- **Removing one lift** in Block A and adding external lift to assist residents' accessibility throughout the village.
- Modifying the residential aged care facility (RACF) **floor plates** for efficiency.
- Rationalising the independent living unit (ILU) layouts including an overall **reduction in number of units**.
- Changes to **landscaping** as a result of the proposed modifications.
- **Stormwater works within approved easement** at 15 Horsley Avenue.

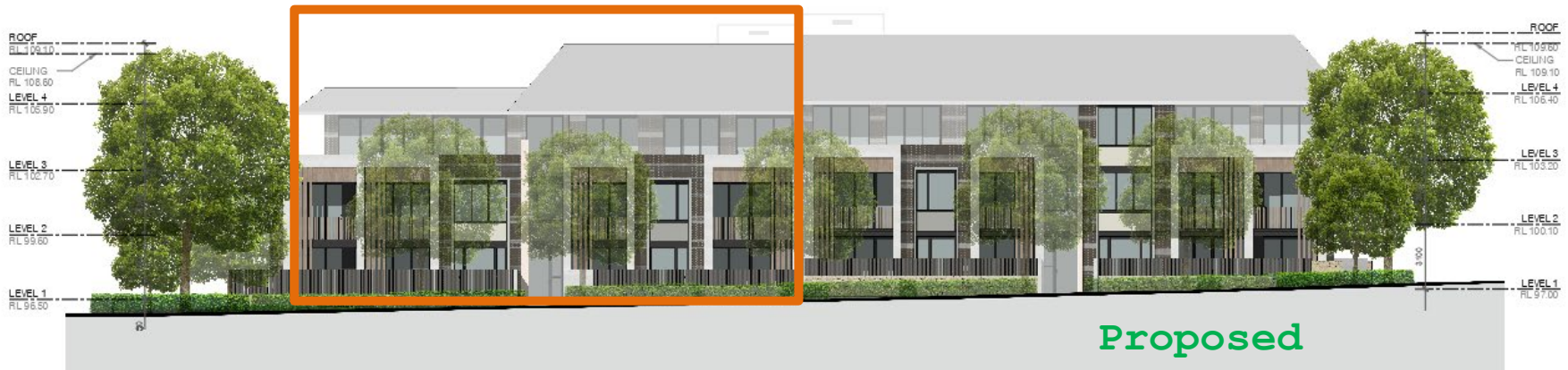
Key Statistical Changes

- **Gross Floor Area** 19,398sqm (increase in GFA by 175.40sqm compared to 16,408.91sqm approved)
- **FSR** 1.3:1 across entire development site
- **Landscaped Area** 6,839sqm (minor decrease in landscaped area compared to 6,920sqm approved)
- **Deep Soil Area** 2,563sqm (decrease in deep soil area by 216sqm compared to 2,779sqm approved)
- **Total ILUs** 95 (7 ILUs removed compared to the 102 approved)
- **Total RACF Beds** 47 beds (2 beds removed compared to 49 approved)
- **Total Car Parking Spaces** 455 and one additional car wash bay (additional 13 parking spaces compared to approved)
- **No Changes** to the Club or The Residential Flat Building or Retail

Reason for Referral to the NSPP

- The eastern part of Block B is proposed to be **raised 500mm** to provide an appropriate interface with the footpath levels.
- Building B is being raised the overall height is **more than 10% variation** to the Seniors SEPP of max 8m to ceiling height (in a residential zone where RFBs are not permitted)
- This will **improve accessibility** in this location to meet the existing street levels and improve stormwater management at ground level.
- The proposed raising of the building results in a reduced change in RL from the Crabbes Avenue footpath to the ground level entry to Block B.
- The change **maintains the step down in the building** from west to east and **no change is proposed in the number of storeys**.
- This will also assist in **improving the outlook** of the ground floor units towards Crabbes Avenue.

Street Elevation



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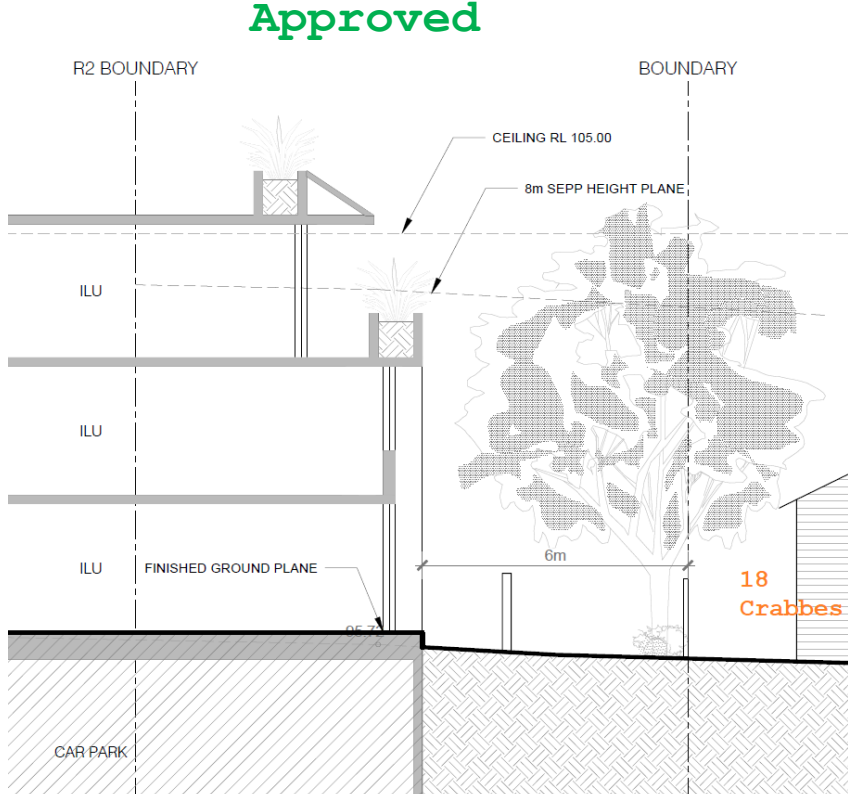
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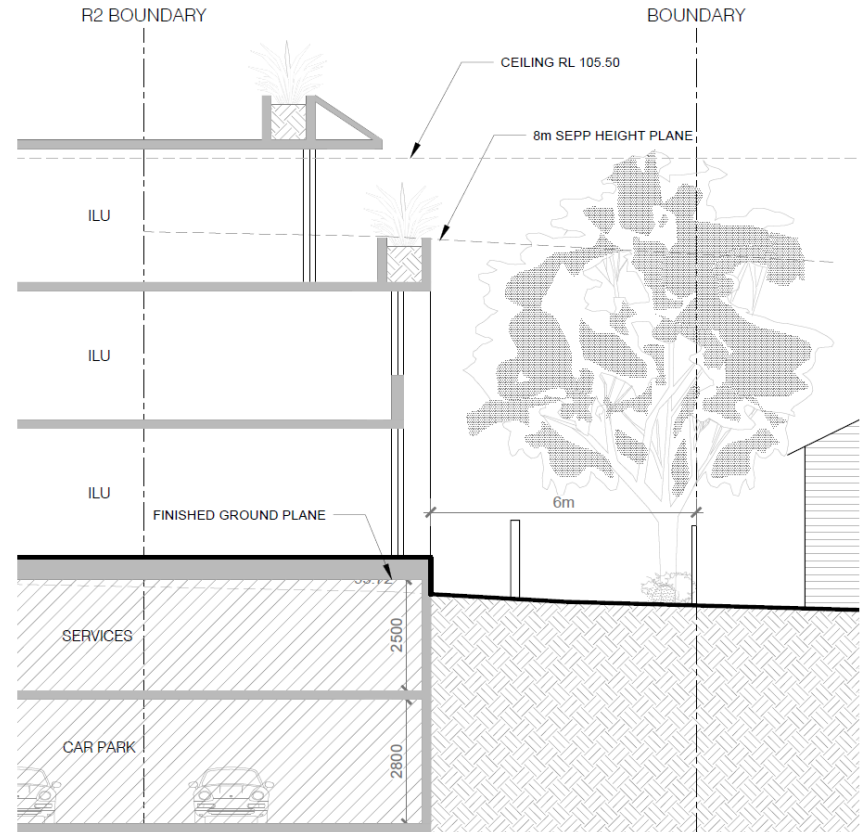
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Section through R2 Zone

Approved



Proposed



Specialist Reports

The following Consultant Reports were prepared for the Modification Application:

- Traffic
- Stormwater
- BCA
- BASIX
- Landscaping
- Heritage statement
- Access
- Remedial Action Plan

Community Exhibition

- The Modification Application was notified and open for Community Notification from 28 February 2022 to 21 March 2022.
- Hyecorp and Urban Concepts completed a Notification letter drop off to neighbours catchment and held an online Webinar on 8 March 2022 to explain the changes proposed and respond to queries.
- No objections were received but 3 submissions were made in the context of seeking clarification to which Hyecorp responded directly.

Potential Impacts

Solar Access:

- 89% all apartments receive min 2 hours solar mid winter
- Apart from Block B, no change in height near side and rear boundaries so overshadowing not altered from approved
- Block B maintains solar between 9am – midday midwinter to 18 & 18 A Crabbes Ave

Landscaping:

- Deep soil requires min 15% of the site – we provide 17.14%
- Total landscaping proposed – 6,839sqm (45.74%)

Potential Impacts

Height and bulk:

- No change to height apart from eastern part of Block B raised 500mm
- No change in number of storeys
- Vertical elements in the RACF façade and spacing at roof level in the form of non-trafficable landscaped areas to break up bulk of building whilst improving natural light and ventilation.

Privacy:

- Where Block B is raised, the windows facing the eastern boundary have been reduced, with the windows setback min 6m and the upper level of the building setback 8.6m from boundary
- Also eastern terraces reduced and a non-trafficable edge provided along the eastern side to reduce overlooking
- RACF – privacy screens are proposed to minimise overlooking