



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

I, the Executive Director, Regions, as delegate of the Secretary of the Department of Planning and Environment, determine the application made by Hyecorp Property Group on behalf of Willoughby Legion Ex-Services Club Limited on 31 January 2018 by issuing this certificate under clause 25(4)(a) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

I certify that in my 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.


Stephen Murray
Executive Director, Regions
Planning Services

Date certificate issued: *30 August 2018*

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 to 11 Section C DP6291; Lot B DP364487; Lots A and B DP438684; Lot 1 DP950651; and Lots 1 and 2 DP950652).

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

SCHEDULE 2

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

Requirements imposed on determination:

The final layout, building construction and on-site facilities in the proposed seniors housing development will be subject to the resolution of issues relating to:

1. building height, bulk and scale, including:
 - 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 and two storeys at the north, east and south boundaries;
 - c) supporting information to clarify how the equivalent metre notations match the proposed storeys for building heights across the site;
 - d) 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
 - e) setbacks as indicated in figure 14 of the site compatibility certificate application (8m from the properties in the Horsley Avenue heritage conservation area);
2. traffic, parking provisions, vehicular access arrangements, accessibility of service vehicles;
3. arborist report detailing existing trees, trees to be removed/retained/replaced and proposed landscaping;
4. drainage, including a stormwater plan incorporating on-site detention and water quality measures; and
5. provision of suitable public open space with public access.