



Dear Neighbour,

25th February 2022

INVITATION - Community Information Webinar

LEARN ABOUT THE NEXT STEPS IN THE HEART OF WILLOUGHBY PROJECT.

The Heart of Willoughby (HoW) project was unanimously approved by the Sydney North Planning Panel (Development Application 2019/249) on 18th February 2021. Since receiving approval, Hycorp has collaborated with the Board of Club Willoughby, progressing the detailed design for the new state of the art mixed-use project. Located at 26 Crabbes Avenue, with frontage to Penshurst Street. The HoW project includes:

- A new hospitality club built over three levels;
- Hyegrove Willoughby – a luxury seniors living community with aged care;
- 24 residential apartments built above neighbourhood shops; and
- A 2,000sqm local park with memorial gardens.

We are excited to advise the local community that the detailed design for the project has progressed significantly in the past year. During this stage, we have:

- Planned and staged how the project is being constructed;
- Finalised the materials and finishes for the project;
- Refined and rationalised the external and internal building design;
- Worked out how we will demolish the existing buildings;
- Planned the redirection of power, water and sewer services; and
- Appointed a building certifier.

After working through these steps, Hycorp has identified that it will be necessary to make minor changes to the approved DA plans. To do this, we will make a series of planning applications under Section 4.55 of the Environmental Planning and Assessment Act 1979, seeking formal consent from the Willoughby Council to modify the approved plans. These Applications are called Modification Applications and it is not unusual for a project of this nature to have multiple Modification Applications as the detailed design is developed.

On the 8th February 2022, Hycorp lodged the first Modification Application for this project. Residents will shortly receive a letter from Council advising that the Application will be placed on public exhibition between the 28th February and the 21st March 2022.

A summary of the changes being proposed by this Modification Application are set out in Attachment A to this letter. A copy of the Modification Application can be viewed on Council's website by following this link: <https://eplanning.willoughby.nsw.gov.au/Common/Common/terms.aspx>

Please note, although we may touch on it, this webinar is NOT to discuss the construction process or timing. A subsequent community consultation to specifically discuss construction related matters will be held in the future.

On behalf of Hyecorp and the Board of Club Willoughby, I would like to thank you for your continued interest in this project. Please be assured that we understand the sensitivity of development and construction. We remain committed to working closely with our neighbours and the broader Willoughby community as we take this project forward.

Yours faithfully,

Ziad Zeino

Ziad Zeino
Development Manager for HoW

Mathew Vertzonis

Mathew Vertzonis
Club President, Willoughby Legion Ex-Services Club Ltd

TO REGISTER FOR WEBINAR

To explain the Modification Application while it is on public exhibition, Hyecorp is hosting an online webinar. Details as follows:

Date

Tuesday 8th March 2022

Time

6.00pm to 7.30pm

QR Code

Scan the QR Code to register your attendance.



Topics

- + Clarify the changes being proposed to the approved DA plans
+ Forthcoming stages
- + Opportunity to ask question to the Hyecorp Team

FOR FURTHER INFORMATION ABOUT THE HoW PROJECT.

Visit the HoW website at www.heartofwilloughby.com.au

Email: contact@heartofwilloughby.com.au

Telephone: Hyecorp 9967 9910.

ATTACHMENT A

EXPLANATION OF MODIFICATION APPLICATION CHANGES

The following changes are proposed to be made to the approved DA plans. The changes will not alter the compliance of the development under the seniors housing land use compatibility certificate that was issued for the site by the NSW Government.

1. **The parking layout of the basement level will be altered to make it more efficient.** This includes providing an additional truck parking bay at the loading dock for a small rigid vehicle so that all servicing and deliveries can occur from within the basement. An additional thirteen (13) car parking spaces will also be provided to cater for the staff that will be employed at Hyegrove Willoughby.
2. **An additional storage space and plant servicing area will be provided within the basement level.** These areas will be located in the basement under the residential apartments (Block D) and (Block B) of the Hyegrove seniors housing.
3. **Changes are proposed to the design of the porte-cochere that will function as the pick-up and drop-off area for both Hyegrove residents and visitors to the new Club.** The changes aim to improve pedestrian movement and amenity. They include the removal of a pedestrian ramp that is no longer required, relocation of the motorcycle parking away from the entrance, the addition of twenty-eight (28) bicycle racks and an increase in the size of the pedestrian waiting area. A security monitoring room will be added to this level and minor changes made to the dry and cold storage area, waste room and grease trap arrestor.
4. **There are internal design changes proposed to Hyegrove seniors living apartment Blocks A, B and C.** These changes include an overall reduction in the number of seniors living apartments from one hundred and two (102) to ninety-five (95), the addition of new plant utility rooms and design layout changes to improve the amenity of the individual apartments. One of the resident lifts in Hyegrove Block A has also been deleted from the plans.
5. **The design of the roof top terraces on Hyegrove Block A & B have been revised to include:**
 - Improvements to the landscaping around the perimeter of the roof terrace on Block A. No change is proposed to the setback of the roof terrace from the building edge. Amendments to the lift core, service riser and skylight locations are also proposed reflecting the changes to the internal floor plans detailed at Point 4 above.
 - A unisex accessible bathroom will be added to the terrace on Block B. It is setback from the terrace edge and is being provided to improve the amenity of the outdoor area.
6. **The eastern part of the Hyegrove Block B basement will be adjusted so that the ground floor is level with the adjacent Crabbes Avenue footpath.** This will improve the safety of the footpath for pedestrians and it will also improve ground level stormwater management. This will mean that there can now be a level pathway of travel for future residents between the Crabbes Avenue footpath and the ground level entry to Block B. This modification does not change the number of storeys in the building or its stepped building form.

7. **Changes have been made to the room layout and the external facade treatment of the Hyegrove residential aged care facility (RACF) that is located at the southern end of the site.** The changes include a redesign of the windows to improve light and outlook for the future aged care residents. Along the southern boundary, that has its interface with our Horsley Avenue neighbours, privacy screens have been included to the windows to preserve privacy. To make the building look less institutional, we have added decorative brickwork into the building facade. The overall number of beds in the RACF has also been reduced from forty-nine (49) to forty-seven (47) beds.
8. Other minor and incidental amendments due to the above modification and required to fulfil Council imposed conditions of development consent have also been made.

The plan below illustrates how the site will be developed.

