

20 November 2020

2190780

Mr Jay Ng  
Property Development Manager  
Wesley Mission c/- Midson Group  
Stewart Building, 3 Dalmar Place  
Carlingford NSW 2118

Dear Mr. Ng,

## **Urban Design Peer Review, Planning Proposal, Frank Vickery Village, Sylvania**

We write in support of the urban design framework and reference design submitted as part of the planning proposal for Wesley Mission's Frank Vickery Village at 101 Port Hacking Road, Sylvania.

This letter has been prepared as part of an engagement of Ethos Urban by Wesley Mission to prepare a peer review of the urban design underpinning the planning proposal for the site. As part of our engagement we have visited the site and held two meetings with the client and their urban designers, Group GSA (14 July and 4 August 2020). We have also reviewed the initial design report prepared for the pre-planning proposal meeting, as well as, the final urban design report, dated 17 November 2020.

### **Community Building**

The proposal is for a contemporary, best-in-class approach to provide housing for Australia's ageing population creating an integrated facility of independent living units, assisted living and residential aged care permitting residents to age in place. In our opinion, the project will also facilitate community building beyond the site as the reference design has arranged buildings to create an accessible, high-quality public domain incorporating small scale retail, as well as, recreational and medical services. The proposal will create a focal point for the residents of Sylvania and the students of Sylvania High school. In a part of Sydney where often even the trip to the local coffee shop will require a car Frank Vickery Village will provide services and quality open space for the local community within walking distance in accordance with the Greater Sydney Commissions objectives for the future of Greater Sydney.

### **Urban Context**

At 5.7ha the subject site is substantial in size. It sits along Port Hacking Road, one of the main arterial roads in the Local Government Area, and in the context of other large sites between South Gate Shopping Centre and Miranda Town Centre. More immediately it is located within a triangle between Bellingara Road and Port Hacking Road which is being transformed by new development and which includes Hammond Care Miranda and Sylvania High School, as well as further retail and employment uses south of Box Road. We believe that the current zoning, being R2, does not reflect the site's strategic opportunities and only partially reflects the actual physical and use context.

## Heights, density and bulk

The proposed bulk of the built form has been shaped to respond to the immediate context and to be a good neighbour. On the southern interface buildings are generously setback and the built form steps down to two storeys where closest to neighbouring detached dwellings. Along Bellingara Road buildings are four storeys in height with a setback of 12m which protects substantial existing trees and provides a generous landscaped buffer to the single dwellings on the other side of the road. The taller, seven and eight storey, buildings are placed in the centre of the site and along Port Hacking Road. While there are predominantly two storey detached dwellings and townhouses on the opposite side of the road, Group GSA have placed buildings so that, again, there is a substantial landscaped setback is created and a building separation between 50 and 60m is achieved. The scale of the road and this separation create a spatial boundary. Walking along Port Hacking Road the two sides of the road do not seem to be related. Closest to the intersection of Bellingara and Port Hacking Road the subject site appears like an isolated island bound by roads.

With regards to the amenity within the site, provided solar access and cross ventilation diagrams confirm that the reference design is capable of complying with the core controls of the Apartment Design Guide. The sun access diagram confirms that generous solar access to the key open spaces can be achieved on 21 June.

We therefore believe that the proposed density control of an additional 0.71:1 FSR and the proposed height control of an additional 18m can create an appropriate development outcome.

In our opinion, the urban design framework and reference design prepared by Group GSA provide a contextual response for the redevelopment of the site. In addition, the project has inherent social benefits and the potential to create a high-quality place for residents and will offer opportunities for the surrounding community in form of open space, better connections, services, retail and a potential intergenerational exchange with the adjacent high school. We therefore support the urban design rational, framework and reference design put forward in this this application.

Yours sincerely,



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