

## Appendix O

### Frank Vickery Village Chapter 43 Sutherland Development Control Plan 2015

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## 1.0 Location

This chapter applies to Frank Vickery Village as shown on Map 1. The area shown outlined in red has been rezoned under SSLEP 2015 to a R4 High Density Residential zone. This rezoning is intended to facilitate the renewal of Frank Vickery Village together with a maximum building height of 26.5m (8 storeys) and a maximum floor space ratio of 1.26:1, should the site and individual buildings be predominately used for “seniors housing” as defined by SSLEP 2015.

The site is located in 101 Port Hacking Road, Sylvania at Lot 1, DP1025954. It forms a triangular parcel of land with an area of 5.7 hectares bounded by Port Hacking Road and Bellingara Road. The site is located along Port Hacking Road, approximately midway between Southgate Shopping Centre 1.2km to the north and Miranda Local Centre and Train Station approximately 1.7km to the south.

A number of bus stops are located on the periphery of the site along Port Hacking Road and Bellingara Road making it easily accessible. Sylvania High School is located 100m to the north west of the site.



Figure 1: Extent of Frank Vickery Village

## 2.0 Strategy

The vision for Frank Vickery Village is to create a modern and vibrant medium to high density seniors housing village community for the people of Sutherland Shire, that will set a benchmark for the contemporary renewal of older seniors housing villages in NSW.

The renewal of Frank Vickery Village will reflect the cultural context of Sutherland Shire and promote a healthy and inclusive community providing more opportunities for the local community to age in place and be provided with continuum of care. It will become a destination for a variety of users and demographics including community members, Sylvania school students, staff, visitors and residents, offering a place for everyone. To this end, Frank Vickery Village will provide non-residential uses to support the village and attract visitors for residents, such as limited amounts of retail, food and drink, medical and recreational uses as well as publicly accessible through-site links for the public (during daylight hours).

In order to achieve the maximum building heights and floor space ratio on the site pursuant to SSLEP 2015, the site must be predominately developed with well-designed seniors housing in the form of residential flat buildings in a landscaped setting of varying heights from 9.5m to 26.5m in order to sensitively respond to surrounding land uses and the public domain.

The aim is to develop buildings where all residents have adequate privacy, good light and natural ventilation, and good quality landscaped private and shared open space between buildings. To allow for adequate solar access and privacy for future residents, building separation distances increase with increased building height. The building envelope plan for the site, and many of the design criteria for residential flat development, is based on the guidelines in the Apartment Design Guide 2015 (ADG) which supports SEPP 65 – Design Quality of Residential Flat Development.

In order to ensure continuum of care for the current and future residents of Frank Vickery Village a modern residential aged care facility also will be provided for low and high care residents, as well as those with dementia.

### 3.0 Landscape Strategy, Central Green Space, Permeability and Through Site Link

The landscape intent aims to present a high quality and familiar residential garden setting for the new facilities, with a strong connection to the existing landscape character of the local area. The landscape intent for the proposed development is to reflect the existing qualities of the site while providing an uplifting environment for residents and as well as for visiting family and friends.

#### 3.1 Objectives

1. Encourage a range of community benefit and amenity, with the landscape elements to be an integrated component of the built form environment and contribute to the overall character and identity of Frank Vickery Village as shown generally at **Figure 2**.
2. Special consideration to be given to accessibility to ensure residents can move about the spaces with ease and confidence.
3. Improve the connectivity and permeability of the area with new pedestrian links and clear designation of the Through Site Link.
4. Utilisation of the available site amenity to provide a diversity of external destinations and experiences for visitors, residents and passers-by.
5. Encourage outdoor areas to provide a range of activities to cater for different functions and the specific needs of the facility, recognising that outdoor areas are important social spaces, used for both gatherings and places for quiet reflection.
6. Encourage outdoor environment to be used in an adaptable and flexible way, and will address a variety of objectives including, visual / aesthetic, functional, environmental and social outcomes.
7. The Central Green Space (also called the community lawn) is to be a recreational and outdoor social hub for the village and therefore shall be of high amenity and designed to promote both active and passive recreation.
8. The Through Site Link is intended to be used by both residents and their visitors and also the general public and shall be a defined and recognisable high amenity pedestrian link between Port Hacking Road and Bellingara Road. It will also be not in public use during night time hours.
9. Existing significant trees are to be retained and protected as far as practicable. This is particularly important along the landscaped frontages to Port Hacking Road and Bellingara Road.

#### 3.2 Controls

1. The Through Site Link connecting Port Hacking Road with Bellingara Road shall be provided with appropriate width, entry and wayfinding signage, surface materials and clear edges to designate it as a Through Site Link and make it easily recognisable as such to both residents and the public.
2. All new internal footpaths internal to the site shall be between 1.5m and 2m in width and are to connect with the external street footpath network as appropriate.
3. The Central Green Space is to be an appropriate size and dimension that will facilitate its flexible use as the primary area for passive and active communal recreation within the village. The Central Green Space is to be predominately soft landscaping (ie turf, planting etc).
4. The through site link connecting Port Hacking Road to Bellingara Road shall be restricted from use by the public at night by way of signage.
5. The minimum deep soil landscaped area shall be a minimum of 30% of the site.



Figure 2: Landscape Strategy

## 4.0 Building Envelopes and Layout

A building envelope is a three dimensional zone that limits the extent of a building in any direction. Building envelopes set the appropriate scale of future development in terms of bulk and height in relation to street layout and block and lot sizes in a particular location. Building envelopes identify an appropriate three dimensional volume of space within which the height, bulk, setbacks and articulation of a building is to be contained. A building envelope is not to be seen as the maximum extent of possible development, but the space within which development can occur. The Building Envelope Plan shows the preferred built form layout. Alternate building layouts may be considered provided they achieve better amenity for future and existing residents and better outcomes for the public domain.

### 4.1 Objectives

1. Ensure that developments are designed to an appropriate height, mass and building separation to protect solar access both internally to the site and to adjoining properties to the south of the site.
2. Building envelopes to deliver efficient buildings to facilitate delivery of care and good urban design.
3. Achieve variations in height within developments to provide built form transitions to existing and future adjacent developments. As indicated at **Figure 3** and **Figure 4**, the proposed building envelopes and layout of Frank Vickery Village shall transition from the highest buildings centrally on the site and partially fronting Port Hacking Road, to a substantially lower built form fronting Bellingara Road and the southern boundary of the site.

### 4.2 Controls

1. Maximum height on the site to be 26.5m.
2. The upper most level of all buildings greater than 3 storeys in height is to be appropriately recessed.
3. All building elevations (excluding the residential care facility) greater than 3 storeys in height shall be designed with appropriate modulation to minimise visual bulk and scale and create visual interest.



Figure 3: Indicative Envelope Plan



Figure 4: Indicative Layout Plan

## 5.0 Setbacks

Street setbacks establish the front building line and create the proportions of the street. Setbacks contribute to the public domain by enhancing streetscape character and the continuity of street facades. Street setbacks can also be used to enhance the setting for the building. They provide for landscape areas, entries to the ground floor of buildings and deep soil zones suitable for planting of canopy trees.

In terms of side setbacks, the spatial relationship of buildings is an important determinant of urban form. Building separation relates to urban form because it affects the spatial continuity and the degree of openness in the street. Spaces between buildings also provide opportunities for landscaping and access. Separation between buildings is required to minimise adverse amenity impacts. Buildings which are too close together can create amenity problems, including lack of visual and acoustic privacy, loss of daylight access to dwellings and to private and shared open spaces.

### 5.1 Objectives

1. Define the street edge and create a clear threshold by providing a transition between public and private space.
2. Create opportunities for the planting of canopy trees and landscaping.
3. Ensure new development contributes to the desired future streetscape character.
4. Provide visual and acoustic privacy for existing and new residents and neighbours.
5. Minimise overshadowing of adjacent properties and private open space.
6. Provide opportunities for deep soil zones for tree planting.
7. Reinforce the desired spatial character of an area in terms of openness and density.
8. Mitigate the visual intrusion of building bulk on neighbouring properties.
9. Incorporate architectural detailing and modulation to side elevations to offset building bulk and visual intrusion.

### 5.2 Controls

1. The minimum 7.5 metre street setback to Port Hacking Road and Bellingara Road is required for all development (**see Figure 5**)
2. The minimum 7.5 metre side/rear setback to properties adjoining the site to the south is required for all development (**see Figure 5**)
3. Setbacks are measured perpendicular from the boundary to the closest extent of the building, including balconies, awnings, podiums, sunscreens and the like (excluding eaves).
4. Basements shall not encroach on the minimum 7.5m street setback
5. Where a development has a street setback from Port Hacking Road or Bellingara Road of 7.5m or greater, building elements may encroach 1.5m into the front setback for a maximum of one third of the area of the façade, forming an articulation zone. (**see Figure 6**) Built form encroachments into the articulation zone can include open structure elements such as balconies and hoods, as well as elements which contribute to floor space ratio such as bay windows. Built form encroachments into the articulation zone must not include:
  - Garages,
  - Lift shafts.
6. Built form encroachments into the articulation zone must improve the design quality of the development with good façade articulation.
7. Where private courtyards are located in the front setback, their design must not compromise the potential for large scale indigenous trees that will complement the scale of the building. The large trees are to be provided in areas of common property adjacent to the street where they will not be in conflict with built elements as they mature. Privacy to courtyards is to be achieved through the use of open form fencing and vegetation.
8. Walls are to be articulated to prevent continuous linear walls and promote variation and interest to setback areas and these walls.
9. Levels above two storeys for buildings adjacent to the southern property of the site shall be setback a minimum of 10 metres from the boundary to further protect solar access to adjoining properties.



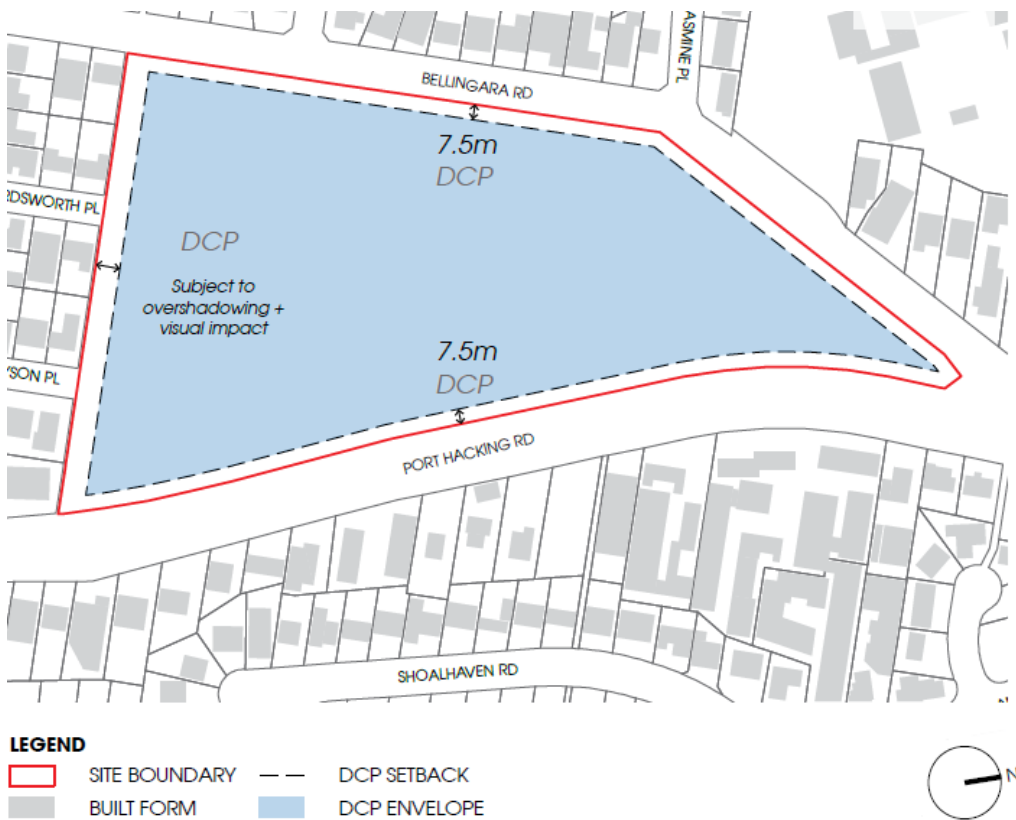


Figure 5 – Frank Vickery Village Setback Map

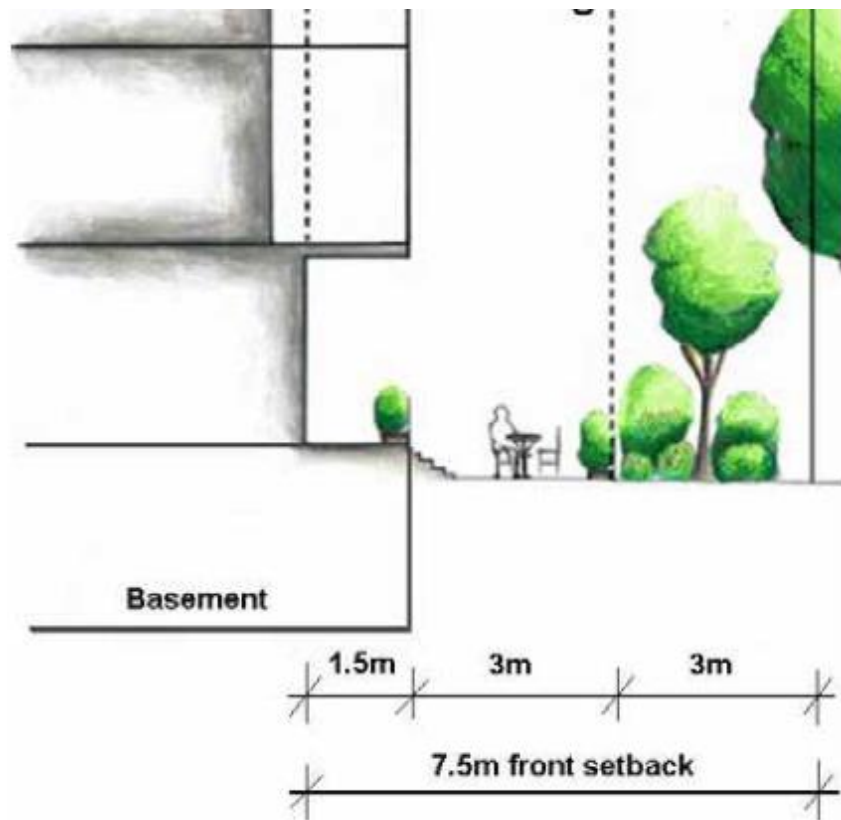


Figure 6 – Section through street setback (possible scenario)

## 6.0 Safety and Security

In April 2001, the NSW State Government introduced Crime Prevention Through Environmental Design (CPTED) to Section 4.15 of the Environmental Planning and Assessment Act, 1979. The guidelines require consent authorities to ensure development provides safety and security for users and the community. If a development presents a crime risk, the guidelines can be used to justify modification of the development to minimise crime risk, or refusal of the development on the grounds that crime risk cannot be appropriately minimised.

### 6.1 Objectives

1. Reduce crime risk and minimise opportunities for crime.
2. Encourage the consideration and application of crime prevention principles when designing and siting buildings and spaces.
3. Encourage dwelling layouts that facilitate safety and encourage interaction and recognition between residents.
4. Ensure pedestrian and vehicle safety.

### 6.2 Controls

1. The design of development is to incorporate the four principles of CPTED,
  - a. natural surveillance,
  - b. territorial reinforcement,
  - c. activity and space management, and
  - d. access control.
2. Development is to be designed to incorporate and/or enhance opportunities for effective natural surveillance by providing clear sight lines between public and private places, installation of effective lighting, and the appropriate landscaping of communal/public areas.