

# Frank Vickery Village Urban Design Report

**This report acknowledges the Dharawal speaking people who are the Traditional Custodians of the land of Sutherland Shire. We pay respect to the Elders past and present of the Dharawal nation and extends that respect to other Aboriginal people visiting the Frank Vickery Village site.**



GroupGSA Pty Ltd  
 Level 7, 80 William St  
 East Sydney NSW, Australia 2011  
 T +612 9361 4144  
 sydney@groupgsa.com

Issue	Title	Date	Prepared	Checked
1	Issue for Peer Review	20/07/20	JD	JK
2	Issue for Pre Lodgement Review	27/07/20	JD	JK/AE
3	Issue for Pre Lodgement Review	3/08/20	JD/JK/JH	JK/AE
4	Issue for Pre Lodgement to Council	3/08/20	JD/JK/JH	JK/AE
5	Issue for Pre Lodgement to Council	7/08/20	JD/JK/JH	JK/AE
6	Issue for Pre Lodgement to Council	10/08/20	JD/JK/JH	JK/AE
7	Issue for Final Review	23/10/20	JK	JK/AE
8	Issue for Final Review	7/11/20	JK/DN	JK/AE
9	Issue for Planning Proposal	17/11/20	JK	JK/AE



# CONTENTS

---

<b>/Executive Summary</b>	<b>4</b>				
<b>1 / Introduction</b>	<b>7</b>				
Purpose of this report	9				
Wesley Mission	10				
History	10				
Frank Vickery Village	11				
The Model - Aging in Place	12				
Demographics + Demand for Aged Care	13				
Supply and Demand Assessment	14				
<b>2 / Strategic Context</b>	<b>17</b>				
Metropolitan Planning Context	18				
State Policy Context	20				
Local Strategic Planning Statement (LSPS)	21				
Local Policy Context	22				
Local Environment Plan	23				
Sutherland Shire LEP Controls (2015)	23				
Development Control Plan	24				
Sutherland Shire DCP Controls (2015)	24				
<b>3 / Site and Context Analysis</b>	<b>27</b>				
Site Location	28				
Local Context	29				
Port Hacking Road Corridor	30				
Local Precedent	31				
The Site	32				
Site Photographs	33				
Site Analysis	34				
Opportunities	38				
Challenges	39				
<b>4 / Urban Design Framework</b>	<b>40</b>				
Urban Design Principles	42				
Character Precincts	45				
Precinct 1 - Garden Gateway	46				
Precinct 2 - Heritage Heart	48				
Precinct 3 - Northern Nature	50				
Precinct 4 - Urban Village	52				
Precinct 5 - Neighbourhood Connector	53				
<b>5 / Landscape Master Plan</b>	<b>55</b>				
Pedestrian Circulation	61				
Landscape Area	60				
Street Sections	61				
<b>6 / Illustrative Master Plan</b>	<b>70</b>				
Built Form Envelopes	70				
Indicative Layout - Plan	71				
Site Sections	76				
Site Sections	76				
Area Schedule	78				
Assumptions & Definitions	79				
<b>7 / Indicative Design Scheme</b>	<b>80</b>				
Indicative Parking Strategy	82				
Yield & Parking Summary	83				
Sun Access Diagrams	84				
ADG Solar	85				
ADG Cross Ventilation	86				
Shadow Diagrams	87				
Shadow Details	88				
Staging Strategy	89				

# EXECUTIVE SUMMARY

---

**Frank Vickery Village will create a new vibrant community setting a precedent for retirement living development in Sydney.**

## Overview

**The Planning Proposal is prepared on behalf of Wesley Mission to support an retirement living development at Frank Vickery Village located in the Sutherland Shire.**

The Frank Vickery Village proposes Independent Living Units (ILU), Residential Aged Care Facility (RACF), Community and Recreation Uses. The proposed development supports the need and demand for retirement living facilities in the south district and Sutherland Shire.

The development will create a new community to live, work and play with high levels of amenity and access setting a precedent for retirement living developments in Sydney.

**Frank Vickery Village will reflect the cultural context of the Shire and promote a health and inclusive community.**

It will become a destination for a variety of users and demographics including community members, Sylvania school students, staff, visitors and residents - inviting the community onto the site.

The report outlines the background of the site followed by a strategic and local analysis to support an indicative master plan. The Master Plan delivers the vision for the Frank Vickery Village.

The report recommends amendments to the planning framework that will support the renewal of the site and the delivery of a vibrant new community. The recommendations are based on a thorough understanding of the existing conditions, sound urban design and public domain principles and visual impact assessment from the surrounding context.

## Background

The current site consists of Frank Vickery ILU Village and Wesley Vickery RACF that are jointly located but operate independently except for sharing some common facilities. The ILU village is part of the recent multi-storey built form that offers the main residential facility amongst other wellbeing amenities. A large part of the site remains under-utilised with old building stock, garages and storage rooms.

**The Wesley Sylvania Redevelopment Project aims to renew the site and obtain maximum and highest use to meet the increasing retirement living population, demand and market growth.**

The proposed development will be staged to ensure minimum disruption to the existing residents and operational facilities.

## The Site

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 and Bellingara Road. It falls within the Sutherland Shire LGA. It houses a free standing heritage cottage that is listed as a local heritage item in the Sutherland Shire LEP. It has been used as a Lifeline Support Unit and functions to date.

The site vegetation comprises of mature trees, rocky outcrops and ecologically sensitive zones which form prominent features of the site and design response. The topography presents a sloping site with a level difference of 15metres from the west towards Port Hacking on the east.

## The Future Village

**Wesley Mission intend to master plan and redevelop its Frank Vickery Village at Sylvania to meet the modern needs of current and future residents, while continuing to provide the local and broader community with a range of services. These services include financial guidance, psychiatric support, 24/7 crisis support, family programs and mental health services.**

As such, there is the potential for Wesley Mission to now proactively align with the objectives and actions of the metropolitan and local government strategies to remain a sustainable community service and housing provider in the future through the opportunities presented on its Frank Vickery Village site.

Through exploring the potential development uplift to provide for housing growth, diversity and affordability as well as for community services, Wesley Mission not only has the potential to address community needs for housing but to also generate essential revenue to reinvest in their service delivery. Importantly, its existing site has the characteristics and locality attributes to support additional capacity and development uplift, while responding to the demand for social infrastructure and services.

**To age in place is the the ability to live in one's own home and community safely, independently, and comfortably, regardless of age, income, or ability level.**

When living in an retirement living home, care needs may increase over time. Ageing in place means a resident is not required to move to another facility when their care needs become higher.

Seen as a best practice model, Frank Vickery Village provides this opportunity for its current and future residents and is one of the only Villages in the Sutherland Shire Catchment that does so.

## The Master Plan

**The Frank Vickery Village encompasses five precincts that are connected and locally embedded. They are defined by distinct characters and places that respond to the context and create a liveable Village.**

**Garden Gateway:** The Garden Gateway is the main entry and arrival experience of the Village. It features the central green space that offers a variety of recreational and social amenities for the site.

**Heritage Heart:** The Heritage Heart is the central community place. It celebrates and positions the historic building at the centre of an important through site link and meeting place.

**Northern Nature:** Northern Nature is designed to help residents engage with the outdoors. They have the option to socialise or spend time alone and enjoy the natural qualities of the site. This will encourage activity, mobility, independence and contributing to the community.

**Urban Village:** The Urban Village is the densest precinct, supported by a number of formal outdoor and organised activities. It leverages the proximity to the The Avenue to connect to the rest of the site.

**Neighbourhood Connector:** The neighbourhood connector is characterised by stepped buildings that sensitively interface the local context and a series of smaller open spaces that provide opportunity to interact or sit and rest.







---

# INTRODUCTION

# 01

//

**Do all the good you can,  
by all the means you can,  
in all the ways you can,  
in all the places you can,  
at all the times you can,  
to all the people you can,  
as long as ever you can.**

//

**The Wesley Mission Vision**





# PURPOSE OF THIS REPORT

---

## **This concept urban design report has been prepared by GroupGSA on behalf of Wesley Mission for Frank Vickery Village at 101 Port Hacking Road Sylvania**

The primary purpose of this report is to accompany a Planning Proposal for the subject site. A detailed urban design analysis and indicative concept design has been developed demonstrating the future potential distribution of land uses, massing, building form, and an overall building height and floor space ratio for the site. This has been developed with consideration of adequate building separation, and assessment of solar impacts within the site and neighbouring properties.

To demonstrate that future development on the subject site is feasible, an indicative concept design has been prepared that includes potential basement car parking arrangements, ground level street address, above ground podium including non-residential uses and community benefit, and residential uses above. Similarly, a public domain plan has been developed to demonstrate the place based outcomes articulated in the urban design framework. Considerations of the future internal street network demonstrate the intended village typology.

The indicative concept plan shows one way in which the site could be redeveloped under the controls sought by the Planning Proposal.

## **The Report Objectives may be summarised as;**

- 1 Investigating and understanding the strategic context of Sutherland Shire and Port Hacking Road**
- 2 Demonstrating alignment with the strategic planning context, local character and planning controls**
- 3 Understand in detail, the features and character of the site, its opportunities and constraints and potential for redevelopment**
- 4 Identify appropriate urban design and built form principles that ensure an appropriate contextual fit**
- 5 Develop an urban design framework to ensure implementation of key design moves**
- 6 Test potential development scenarios against the urban design principles and key moves and identify a preferred option**
- 7 Prepare an indicative concept design that demonstrates the development potential of the site and the most appropriate built form and public domain response**
- 8 Provide a preferred planning and urban design recommendation that achieves the best outcome for both the site and the community.**

# WESLEY MISSION

Wesley Mission is a leading not-for-profit seniors housing and residential retirement living provider in Australia and has a long tradition of providing its residents a safe and welcoming community.



Old York Street Methodist Church, 1840. Source: Wesley Mission



Lyceum Theatre. Source: Wesley Mission

## History

**The first Methodist minister, Reverend Samuel Leigh arrived in Australia in 1815 and held the first church service at the Bowden Cottage in the Rocks, Sydney.**

Helping the poor and vulnerable has always been a priority for Wesley Mission and can be traced back to their work in the early 19th century. Programs quickly developed to reach those in Sydney's poorest areas, a timeline of the activity is as follows:

- 1817 - Australia's first Wesleyan chapel opened in Castlereagh, Western Sydney.
- 1819 - a house to accommodate up to 50 poor and unwell people
- 1822 - the running of four Sunday Schools including one that taught 100 convicts to read
- 1866 - continued dedication to the sick and vulnerable with a night refuge for homeless men
- 1890 - Sisters of the People centre opened and workers began helping vulnerable women and children
- 1893 - Waverley House, an accommodation home for children opened in Woolloomooloo
- 1926 - Wesley Mission has grown to 12 chapels in and around Sydney, including the suburbs of Windsor, Liverpool and Parramatta.
- 1928 - the first aged care service, Taylor Village opened in Narrabeen on Sydney's northern beaches.
- 1963 - established the first private Christian psychiatric hospital and the Lifeline telephone counselling services
- 2004 - the Noreen Towers Community opened in Ashcroft for homeless families

## Community Services

**Today Wesley Mission comprises more than 4,000 volunteers and 2,000 staff and offer services for;**

- Families and children
- Teenagers and young adults
- Foster care and adoptions
- Mental health and hospitals
- Disability support
- Seniors and retirement living
- Housing and accommodation
- Home care
- Training and jobs
- Venues and catering
- Worship services

These services encompass all members of the community, from children, youth and families, to older people and carers, to anyone struggling with financial or domestic challenges, homelessness, addiction or mental health issues. Their wide range of mental health services include financial and gambling counselling, family programs, in patient and day patient treatments, psychiatric support, 24/7 crisis support and suicide prevention services. Their state wide services for parents also include psychosocial support, parenting skills training and practical living skills support to mothers living with a mental health condition who have children under five.



Wesley School for Seniors. Source: Wesley Mission

# LIFELINE

**One of the key services offered at Frank Vickery Village is the crisis intervention service, Lifeline, which was created in 1963 by Wesley Mission.**

**The original Lifeline cottage is located on Bellingara Road and still stands on the site today. Its presence represents a considerable potential benefit to celebrating the history, past and present of the Village.**

A key component of Wesley Mission and Frank Vickery Village is Lifeline. It offers hope and comfort to thousands in the community who need help and guidance.

Lifeline are a national charity providing all Australians experiencing emotional distress with access to 24-hour crisis support and suicide prevention services. They are committed to empowering Australians to be suicide-safe through connection, compassion and hope.

Lifeline provide opportunities for connection through digital and face to face suicide prevention crisis support services. Their network of 40 centres receive over 1 million contacts a year. In addition to this, their training programs build community skills and educate people to be suicide safe, while their research foundation creates new knowledge as well as engaging in public education, awareness building and advocacy in relation to suicide prevention.

Lifeline answers more than 40,000 calls each year, is owned and operated by Wesley Mission, and is one of 37 centres accredited by Lifeline Australia.



Lifeline Cottage on Bellingara Road. Source: NBRS Architecture

# FRANK VICKERY VILLAGE

## History

Wesley Mission's Frank Vickery Village originally opened in 1948 and was then known as the 'Sylvania Aged Couples Settlement'. The Village provided self-contained units for couples, with the original concept to assist with the financial needs of the elderly in the community.

The village's namesake, E. Frank Vickery, was the grandson of Ebenezer Vickery, a politician and benefactor of Wesley Mission. At the turn of the twentieth century, E. Frank Vickery went on to further his grandfather's work in providing financial security for Wesley Mission's ministry and philanthropic work.

The original brick orchard cottage which was part of the site during its opening in 1948 and was the birthplace of the Lifeline service, has since been re-modelled as a semi-detached cottage and remains occupied by Lifeline Sydney and Sutherland, providing services to residents and anyone across Australia experiencing a personal crisis.

However, the current housing concept of the village has evolved to provide a mix of Residential Aged Care Facility (RACF) beds and Independent Living Units (ILUs) as well as assistance for those in financial and social need.

**The aerial images show an evolution of the site and its built form since 1943.**

Frank Vickery Village has not undergone any major redevelopment since 1984 when a building program was approved to take place over a number of stages including Stage One for Bellinara Terraces, Stage Two (Grevillea Court), Stage Three (Garden Court) and Stage Four (Sylvania Terraces). A number of additional units (known as Acacia Court) and a Village auditorium was approved in 2000.

Structures on the site have been built up over a long period of time dating back to 1930. Much of the development of the site began in the 1960s, and focused on the northern half of the site to begin with. Development extended to the southern half of the site between the 1980s and early 1990s. The current form of the site was effectively established by 2001, with the newest parts of the site being the Auditorium and the north western quadrant of the Frank Vickery Village ILU complex.

1943



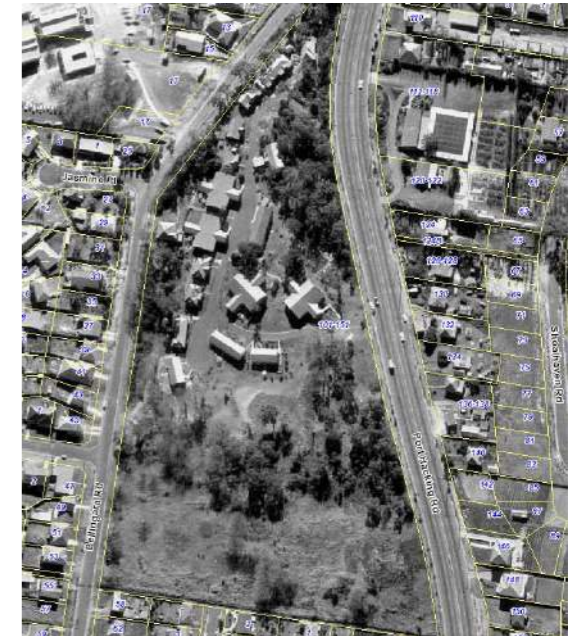
1955



1961



1970



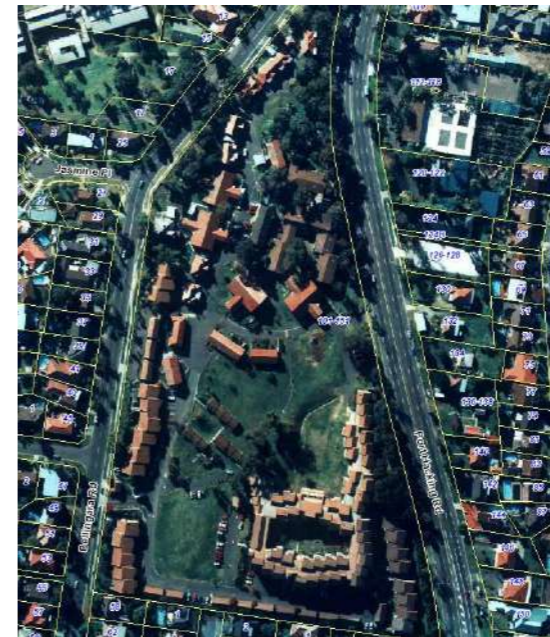
1978



1984



1994



2001



# THE MODEL - AGING IN PLACE

## The Future Village

Wesley Mission intend to master plan and redevelop its Frank Vickery Village at Sylvania to meet the modern needs of current and future residents, while continuing to provide the local and broader community with a range of services. These services include financial guidance, psychiatric support, 24/7 crisis support, family programs and mental health services.

As such, there is the potential for Wesley Mission to now proactively align with the objectives and actions of the metropolitan and local government strategies to remain a sustainable community service and housing provider in the future through the opportunities presented on its Frank Vickery Village site.

Through exploring the potential development uplift to provide for housing growth, diversity and affordability as well as for community services, Wesley Mission not only has the potential to address community needs for housing but to also generate essential revenue to reinvest in their service delivery. Importantly, its existing site has the characteristics and locality attributes to support additional capacity and development uplift, while responding to the demand for social infrastructure and services.

Wesley Mission provides a critical outreach and support role for members of the community facing disadvantage, including physical and mental health as well as providing welcoming and comfortable villages for seniors. Like other not-for-profit organisations, financial sustainability is key to enabling the ongoing delivery and growth of its services to meet the needs of a growing and ageing population. And, like other organisations, existing sites are key to this; they have the site characteristics to provide a critical base for ongoing service delivery as well as the potential for funding and revenue generation to invest back into that service delivery. This is crucial for the Frank Vickery Village where the site has not undergone any recent development and needs an upgrade to enhance the facilities for existing residents and cater for new residents, as a result of population growth and demographic changes.

**To age in place is the ability to live in one's own home and community safely, independently, and comfortably, regardless of age, income, or ability level.**

**When living in an retirement living, care needs may increase over time. Ageing in place means a resident is not required to move to another facility when their care needs become higher.**

Seen as a best practice model, Frank Vickery Village provides this opportunity for its current and future residents and is one of the only Villages in the Sutherland Shire Catchment that does so.

The following pages articulate this need, and identify the reasons why the Sutherland Shire, and the Frank Vickery site are ideal for a new development that offer the potential to age in place.

Beyond a best practice age in place model, the future Frank Vickery Village will also be a generationally inclusive development for the community. This presents opportunities to learn, approach and often bring very different and valuable perspectives and insights for all age groups.

Proximity to the adjacent high school and the potential child care located on site provide opportunities to encourage intergenerational socialisation for shared activities including; reading, gardening, plant propagation, cooking classes, nature walks that educate about the local environment and community.

In chapter 3, the different destinations, places and networks that can be experienced by a variety of community members and stakeholders is explained in more detail.



# DEMOGRAPHICS AND DEMAND FOR RETIREMENT LIVING

## The Sutherland Shire Local Government Area has the fifth largest ageing population in New South Wales.

At a metropolitan scale, the most significant ageing populations are located in the northern areas of Sydney; Hunters Hill, Mosman and Ku-ring-gai. This demonstrates the need for an increased in aged care services in the South District, and in Sutherland Shire in particular.

The adjacent map shows the highest concentrations of aged people at a Metropolitan Scale. The forecast in people over the age of 65 is predicted to increase in the next 15 years by 45%, demonstrating the need for supply in retirement living accommodation to meet the demand.

The information is sourced from Census data at two geographic scales used by the ABS, the Statistical Area (a small area with about 400 people living there) and Local Government Area (LGA) which show Council boundaries. The data is then measured using the aged dependency ratio - this compares the number of people aged 65+ years to the population aged 15-65 years in every area.

## High growth forecast in the aged population:



Source: Market Assessment, Marketability



# SUPPLY AND DEMAND ASSESSMENT

## Wesley Mission engaged Marketability to undertake a Supply and Demand Assessment.

The study further reinforces the growing ageing population, the need for retirement living services, and demonstrates few competitors for an integrated village in the Sutherland Shire.

Frank Vickery Village has the capacity and capability to provide a seniors living development to offer an adaptable independent living accommodation as well as both home care and retirement living services to residents.

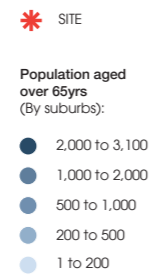
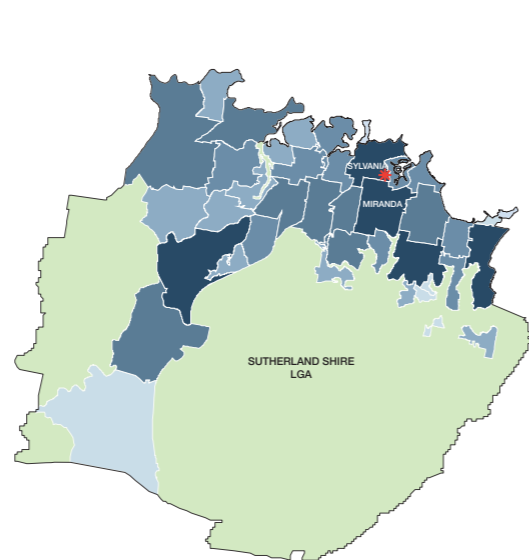
A spatial distribution of the demand and supply in the Sutherland Shire is indicated on the adjacent maps. All information has been taken from the Marketability Supply and Demand Assessment, October 2019.

## Population over 65

Sylvania has one of the highest ageing populations within Sutherland Shire showing a high demand for retirement living.

The market assessment shows that the older people mostly relocate within the local areas they live in and emphasise the desire to age in place.

Wesley Mission has one of the largest development sites in the locality presenting a significant development potential to support the projected retirement living population growth and market demand.

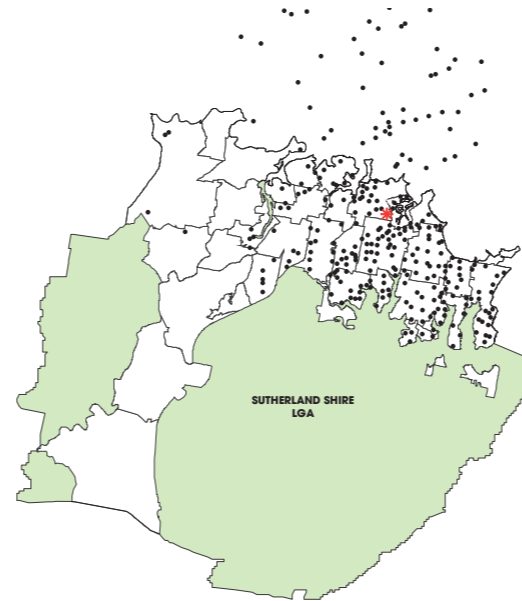


Source: Marketability

## Frank Vickery Village Waiting List

The mapping shows a list of current and wait list for the Frank Vickery ILUs- approximately 40% of which come from within Sutherland Shire.

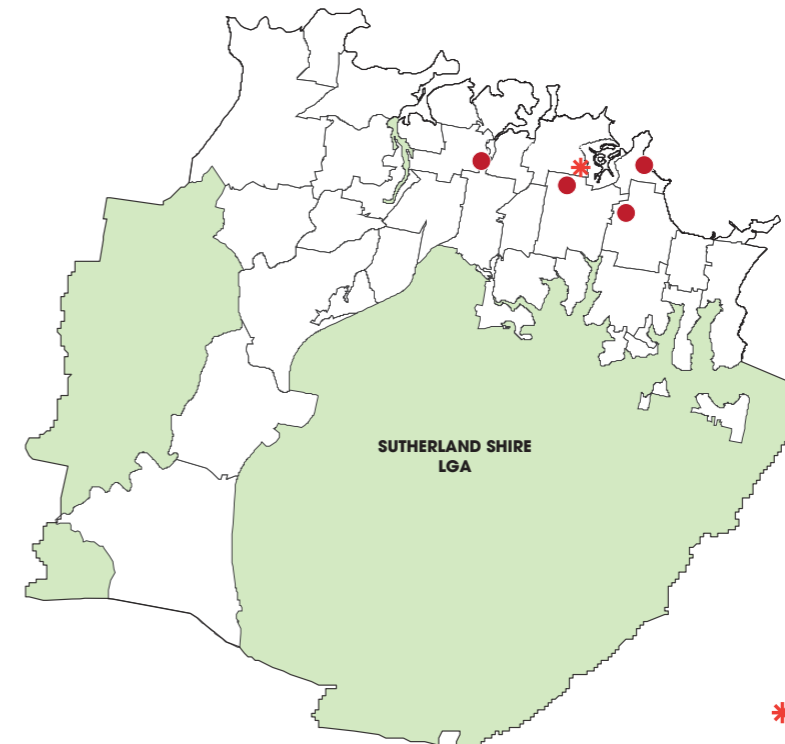
The below map is an approximate representation of the postcode and not actual locations. It again demonstrates the migration pattern of older people within the Sutherland Shire LGA.



## Integrated Model Competitors

Based on our analysis, the below map shows other integrated models within Sutherland Shire. The desire to age in place will not be met with the current supply, and demonstrates the need for redevelopment of Frank Vickery Village.

The study highlights all the existing and proposed ILUs within the LGA and identifies a future shortage. This indicates that the confirmed pipeline is not sufficient to meet market demand due to the strong ageing population growth within the LGA.



# ECONOMIC IMPACT ASSESSMENT

**To support this planning proposal application, Ethos Urban have provided an Economic Impact Assessment of the proposed redevelopment. The assessment includes the supply and demand for both independent retirement living and residential aged care. In addition, it considers the economic benefits of the proposal in terms of investment, employment and strategic land use.**

**The key findings arising from the research and analysis presented in the report include the following:**

## **Suitability of the site for retirement living and aged care**

The site is well suited to a significant integrated senior living development having regard for the variety of locational factors. These include proximity to retail and town centre services; availability of health, recreation and leisure facilities; access to public transport; the natural features of the locality; and proximity to families and friends.

The fact that there is an existing village at the subject site which has been operational since 1948, and has been close to full occupancy over this period indicates strong demand to retire within the local area.

## **Significant growth in the older population**

Significant growth in the older population will drive demand for independent retirement living and aged care. Currently, approximately 40,910 persons aged 65 years or older reside in Sutherland Shire, with this figure forecast to increase to approximately 58,140 persons over the next 16 years to 2036. This represents an average annual growth of 1,080 persons at an average of 2.2% per annum, well above the projected growth rate for the entire population of 0.5% per annum.

Over the 16-year period, the population aged 65 years and over is forecast to increase by a total of approximately +17,230 persons, accounting for 84% of total population growth of +20,540 persons.

## **Demographic characteristics support retirement living**

The site is situated within an area which contains a demographic profile particularly suited to retirement living. For example, a very high proportion (86%) of older residents were born in regions where there is a high propensity to live in retirement village accommodation such as North-west Europe and Oceania (including Australian-born). The average for Greater Sydney is 66%.

## **Existing market penetration of retirement villages**

An estimated 5.0% of persons aged 65 years or over in Sutherland Shire currently live in retirement village accommodation, which is slightly below the national average of approximately 6%. As indicated earlier, the demographic profile of the study area is conducive to a high market penetration and potential exists for the Sutherland Shire to accommodate a higher market penetration rate in the future.

## **Retirement living supply in Sutherland Shire**

Eighteen retirement villages are located in Sutherland Shire providing a total of approximately 1,450 ILUs. The majority (89%) are operated by not-for-profit organisations and with only two villages being resident funded.

Frank Vickery Village is currently the second largest village in Sutherland Shire with 202 ILUs behind on the recently expanded Anglicare Woollooware Shores village in Sutherland which has 410 ILUs. The proposed renewal of Frank Vickery Village to 529 ILUs will make it the largest retirement village in Sutherland Shire. Hammond Grove is the closest village and located to the south-west of the subject site on Bellingara Road and comprises 123 ILUs along with aged care facilities. This retirement village been undergoing redevelopment in recent years, and provides a local example of high-density retirement living units.

## **Forecast demand for retirement living**

Sufficient demand exists to accommodate an expansion of independent retirement living at Frank Vickery Village comprising an additional 317 ILUs.

Assuming this market penetration remains constant, demand for an additional +440 ILUs are forecast for the period up to 2031. This is driven by the aging population in Sutherland Shire, as the number of residents aged 65 years and over increases by more than 12,600 persons over this period.

However, in view of the potential for an increase in the market penetration, a higher level of demand is considered likely. Assuming the market penetration increases to 6%, this would result in demand for an additional +840 ILUs over the 2020 to 2031 period.

## **Forecast residential aged care demand and supply**

The current provision of residential aged care beds of 92 beds per 1,000 residents aged 70 years or over is above national planning benchmark of 78 beds per 1,000 residents aged 70 years or over. However, significant growth in the older age cohort of 70 plus years is forecast over the coming decades which will contribute to the need for additional residential aged care beds.

The population in Sutherland Shire aged 70 years or over is forecast to increase from 29,300 persons in 2020 to approximately 40,460 persons in 2031, representing growth of +11,160 persons. Assuming the national planning benchmark of 78 residential aged care beds remains, demand for a total of 3,160 aged care beds in the study area will eventuate by 2031.

Having regard for the potential future pipeline of 198 aged care beds, including the proposed 57 bed expansion of Frank Vickery Village, there will still be demand for an additional 270 beds in 2031 over and above the planned pipeline. On this basis, sufficient demand for the proposed expansion of residential aged care at Frank Vickery Village exists.

**On the basis of the above excerpt from the report, sufficient demand for the proposed expansion of independent retirement living and residential aged care at Frank Vickery Village exists. Indeed, it is likely the study area will require additional retirement villages and RACFs in order to meet forecast demand.**







---

# STRATEGIC CONTEXT

# 02

# METROPOLITAN PLANNING CONTEXT

## Greater Sydney Regional Plan - A Metropolis of Three Cities (March 2018)

The site is located in the Sutherland Shire LGA towards the southern periphery of Greater Sydney. It sits within the South District. The Plan identifies Sutherland Shire as a strategic centre that is home to environmental and infrastructure of regional significance.

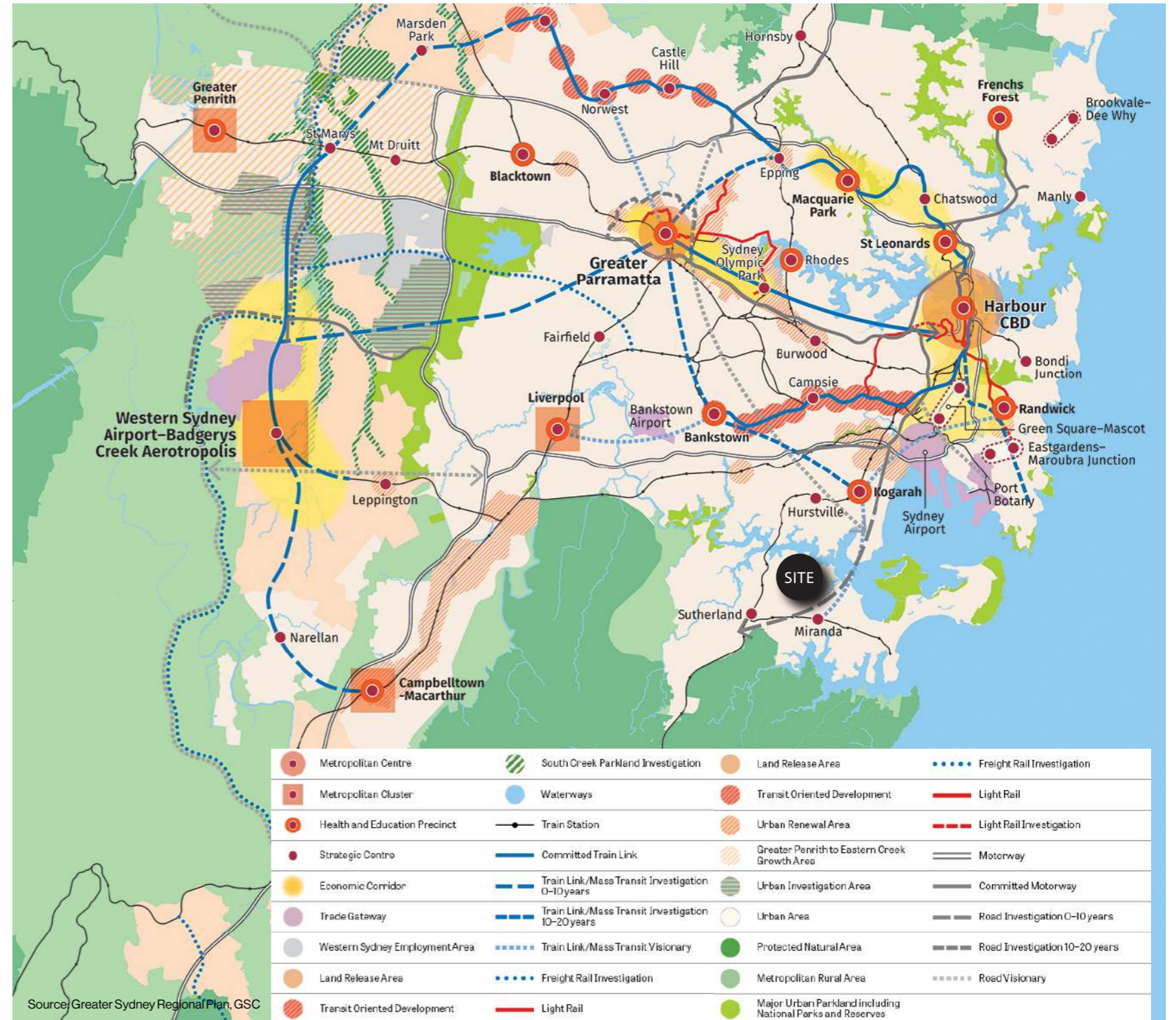
The Greater Sydney Region Plan: A Metropolis of Three Cities is a 40-year vision for Sydney that is framed around three liveable cities – the Western Parkland City, the Central River City, and the Eastern Harbour City. Within these cities, the Plan envisions the majority of people living within 30 minutes of their jobs, education / health facilities, services and great places.

It incorporates a 20-year plan to manage the development of the Greater Sydney region, setting out 'Ten Directions' that collectively form a framework for liveability, productivity and sustainability that underpins the growth of Sydney. They are:

- A city supported by infrastructure: including transport infrastructure that enables access to a metropolitan centre / cluster within 30 minutes.
- A collaborative city: where growth is delivered through collaboration between government, community and business.

- A city for people: that celebrates diversity and is driven by people-centric planning.
- Housing the city: by expanding supply, choice and affordability.
- A city of great places: designed for people, with improved access to open space, and conserves / enhances environmental heritage.
- A well-connected city: more accessible and walkable.
- Jobs and skills for the city: to create a stronger economy.
- A city in its landscape: that values green space and protects landscape.
- An efficient city: that is sustainable and re-uses energy, water and waste.
- A resilient city: that can adapt to a world of climate change and manages exposure to natural and urban hazards.

**Frank Vickery Village is located in the south district. It responds to 30 minute city established by the Greater Sydney Commission and can leverage its environmental assets and proximity to infrastructure as potential opportunities to explore in the master plan.**



## South District Plan

The Plan recognises Sutherland Shire will experience a 50% increase in the 65-84 age group population and the need for aged care housing and services to meet the expected increase in demand.

The South District Plan is a guide for implementing the Greater Sydney Region Plan, A Metropolis of Three Cities, at a district level and sits between regional and local planning. It covers areas of Canterbury-Bankstown, Georges River and Sutherland Shire. The South District Plan is a 20-year plan that outlines growth across economic, social and environmental matters to achieve a 40-year vision for Greater Sydney.

The Plan identifies Sutherland and Miranda as strategic centres and places focus on the housing and economy in these centres. It recognises the need to provide services and social infrastructure to meet people's changing needs. An overall 20 percent of the District's population is expected to be aged 65 or over by 2036.

More diverse housing types and walkable neighbourhoods are identified as opportunities for older people to continue living in their community, where being close to family, friends and established health and support networks improves people's wellbeing.

In addition to the demographic projection and housing needs, the plan also highlights Planning Priorities across the following areas:

- Infrastructure and Collaboration- A city supported by infrastructure, A collaborative city
- Liveability- A city for people, Housing the city, A city of great places
- Productivity- Jobs and skills for the city, A well-connected city
- Sustainability- A city in its landscape, An efficient city, A resilient city

Frank Vickery Village has the potential to respond to the need for diverse, best practice retirement living in a walkable neighbourhood. The redevelopment of the Village will allow the significant growing aged population in Sutherland Shire to age in place.

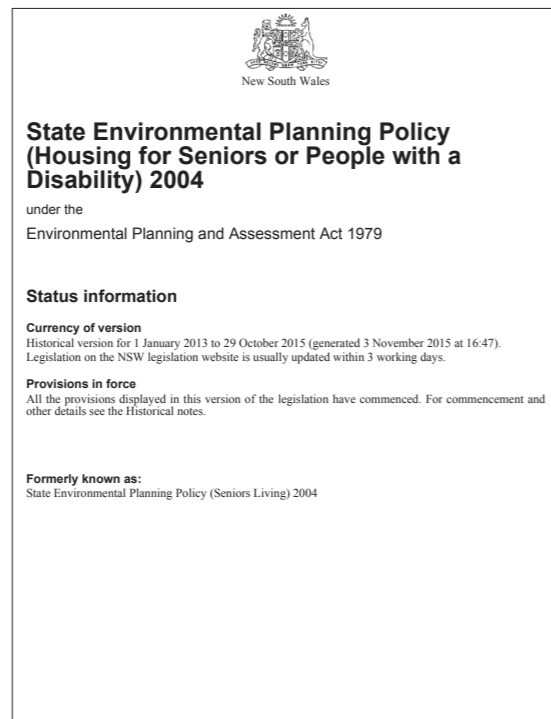
'The Plan recognises Sutherland Shire will experience a 50% increase in it's aging population and the need for aged care housing and services to meet this expected increase in demand'



# STATE POLICY CONTEXT

**The site is subject to a number of state policies and guidelines that have informed the master plan.**

**We have distilled the key information that has informed our master plan structure throughout the design process.**



## SEPP Seniors

**This Environmental Planning Instrument will assist the design to be centred around the needs of the Frank Vickery residents providing high-quality services whilst maintaining the character and feel of the neighbourhood.**

The SEPP encourages housing and residential care facilities to meet the needs of seniors or people with a disability. This will be achieved by setting out site and context responsive design principles and ensuring maximum support services. The SEPP can override any local planning controls that prevents the development of seniors housing.

The policy can be used to create housing for:

- Young people with a disability
- Healthy active seniors
- People requiring a little or a lot of help with their care



## NSW Ageing Strategy

**The Strategy will inform the design objectives of the proposal to ensure a healthy, active and connected community for older people.**

The NSW Ageing Strategy 2016-2020 outlines strategies and priority areas for responding to the opportunities and challenges of the older population. It includes ongoing research on ageing and other case studies to ensure the priorities broadly represent the wider population of NSW including:

- Health and wellbeing
- Working and retiring
- Housing choices
- Getting around
- Inclusive communities



## Better Placed

**The Better Placed Principles will guide our approach to contribute meaningfully to the public vitality, local community and the broader Sutherland Shire area.**

Better Placed is a state mandated document that sets a clear approach to ensure good design across architecture, public places and environments. It articulates seven principles as a means to value and improve our built environment and public domain. They are:

- Better fit - contextual, local and of its place
- Better performance - sustainable, adaptable and durable
- Better community - inclusive, connected, diverse
- Better for people - safe, comfortable and liveable
- Better working - functional, efficient and fit for purpose
- Better Value creating and value adding
- Better Look and feel engaging inviting and attractive

# LOCAL STRATEGIC PLANNING STATEMENT

## Local Strategic Planning Statement (LSPS)

The proposal will respond to the LSPS through the provision of a high-quality aged care facility with a significant public benefit, open space provisions and a communal hub that will cater to the growing community needs.

The LSPS for Sutherland Shire provides an analysis of the area and describes the land use vision, planning principles and decisions for the next 20 years. It identifies priorities to deliver specific land use outcomes for infrastructure, housing, town centres, employment, transport, recreation and the environment. It will also consider how the planning framework including Local Environmental Plan (LEP) and Development Control Plan (DCP) may need to change over time.

The LSPS identifies Sutherland as a vibrant strategic centre with a diverse range of employment and leisure opportunities. Sutherland centre plays an important civic and administrative role. It offers a variety of education, community and recreational services and is considered busiest transport hub.

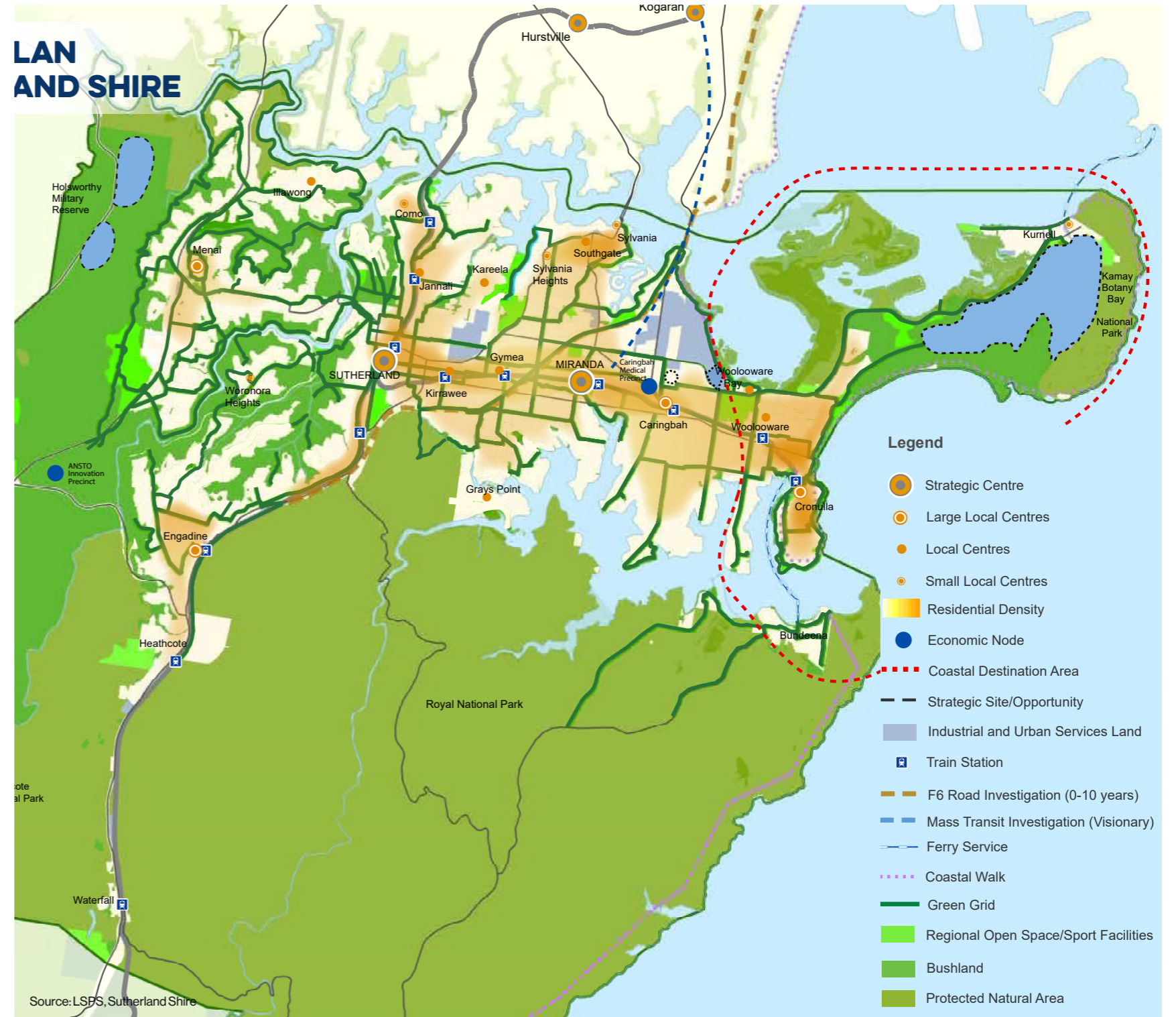
Despite these strengths, the Sutherland centre functions as a lower-order centre.

**In the past decade, the Council has invested in strategies to improve the residential and commercial amenity of the centre. Council has committed to developing Sutherland as a high-density, mixed-use centre that offers high amenities.**

The LSPS also advocates for open space opportunities and community connections by providing a range of open spaces and community activities to bring people together.

In 2019, Ethos Urban made a submission to Council on the draft LSPS on behalf of Wesley Mission. Council. The submission was favourably received, an excerpt below;

**‘The Wesley Missions land holding is well suited to supporting Planning Priority 7 and 8. The submission highlights the suitability of the site for increased density. It is recommended that this be explored further in collaboration with the landowner as part of the preparation of the Housing Strategy’**



# LOCAL POLICY CONTEXT

**The site is subject to a number of state policies and guidelines that have informed the master plan response.**

**The adjacent policies emphasize the need for increased housing for an ageing population, and how to contribute to their ability to age well in Sutherland Shire.**



## Housing Strategy

**The Housing Strategy is intended to create the framework that will deliver housing to meet the needs of today's community and the needs of future generations.**

**Council's goal is to ensure that there is a sufficient supply of housing over time so that residents will have comfortable and lively neighbourhoods with good access to jobs, shops, public transport, health facilities, community centres, and open space.**

## Objective 1: to meet the needs of the current and future ageing population

In common with many communities across Australia, Sutherland's population comprises an increasing proportion of older people who are retired or approaching retirement. The number of mature family households, empty-nesters looking to relocate and older people living alone will continue to grow.

The proportion of residents aged over 65 years was 14.9% of the population in 2011. Population estimates indicate that this proportion will increase to 20% by 2031. Many older people only need occasional support services as they age and prefer to live independently in their existing communities. Many wish to downsize to smaller, more accessible and easier to maintain dwellings, particularly if they are close to public transport, shops and services. This choice is sensible because it allows older people to remain independent longer. Smaller dwellings in existing centres can provide housing for older people and encourage the continued interaction and participation of older people in the broader community.

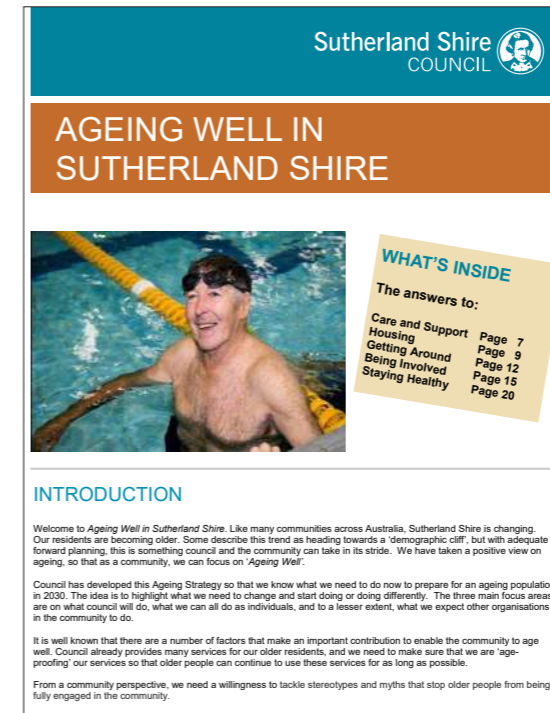
## Objective 2: To Deliver Council's Ageing Strategy

Council's Ageing Strategy expresses Council's undertaking to meet the needs of the ageing population. The Ageing Strategy was developed with input from key stakeholders from a wide range of services associated with older people. Local residents also played a role in its development. Appropriate housing was found to be a crucial need of the ageing population.

The actions adopted in the Ageing strategy are to:

- Increase housing by increasing permissible building heights and densities in centres with good proximity to transport, shopping and facilities,
- Increase aged housing by increasing permissible building heights and densities for aged persons housing in centres with good proximity to transport, shopping and facilities,

**Objectives 1 and 2 of the strategy directly respond to Frank Vickery Village and its desire to increase the number of dwellings across the site.**



## Ageing Strategy

**The strategy highlights increase aged housing by increasing permissible building heights and densities for aged persons housing in centres with good proximity to transport, shopping and facilities.**

Council has developed this Ageing Strategy so that we know what we need to do now to prepare for an ageing population in 2030. The idea is to highlight what we need to change and start doing or doing differently. The three main focus areas are on what council will do, what we can all do as individuals, and to a lesser extent, what we expect other organisations in the community to do. It is well known that there are a number of factors that make an important contribution to enable the community to age well.

Council already provides many services for our older residents, and we need to make sure that we are 'age proofing' our services so that older people can continue to use these services for as long as possible. From a community perspective, we need a willingness to tackle stereotypes and myths that stop older people from being fully engaged in the community.



## Community Strategic Plan

**The current and future demographic projection shows a significant increase in the ageing population implying the need for increased and improved seniors housing in the Sutherland Shire.**

The Community Strategic Plan is a reflection of the community's aspirations and long-term vision for Sutherland Shire. It dictates short-term planning actions and is a collaboration outcome across the 3 tiers of government, local stakeholders and the community of Sutherland Shire.

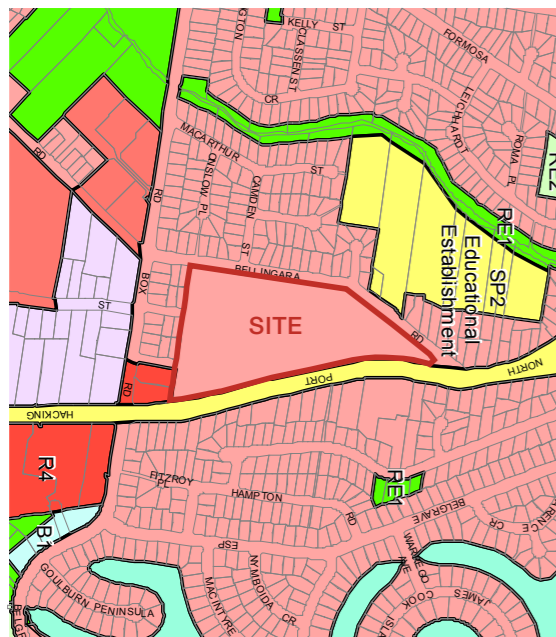
The Plan outlines a set of principles, values and outcomes to assess the effectiveness of the Plan and to guide the ongoing decision-making for the future.

The identified values address and strengthen the local lifestyle, environment and culture aiming to build prosperous communities.

# LOCAL ENVIRONMENT PLAN

## Sutherland Shire LEP Controls (2015)

The Local Environment Plan controls that pertain to the site are shown below;



**Land Zoning**

Legend

R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP2	Infrastructure
E2	Environmental Conservation



**Floor Space Ratio**

Legend

E	0.55
G	0.65
H	0.7
I	0.75
N	1
P	1.2



**Height of Buildings**

Legend

I	8.5
J1	9
M	12
N	13
O	16
Q	20



**Heritage**

Legend

Item - General
Item - Archaeological



**Landscaped Area**

Legend

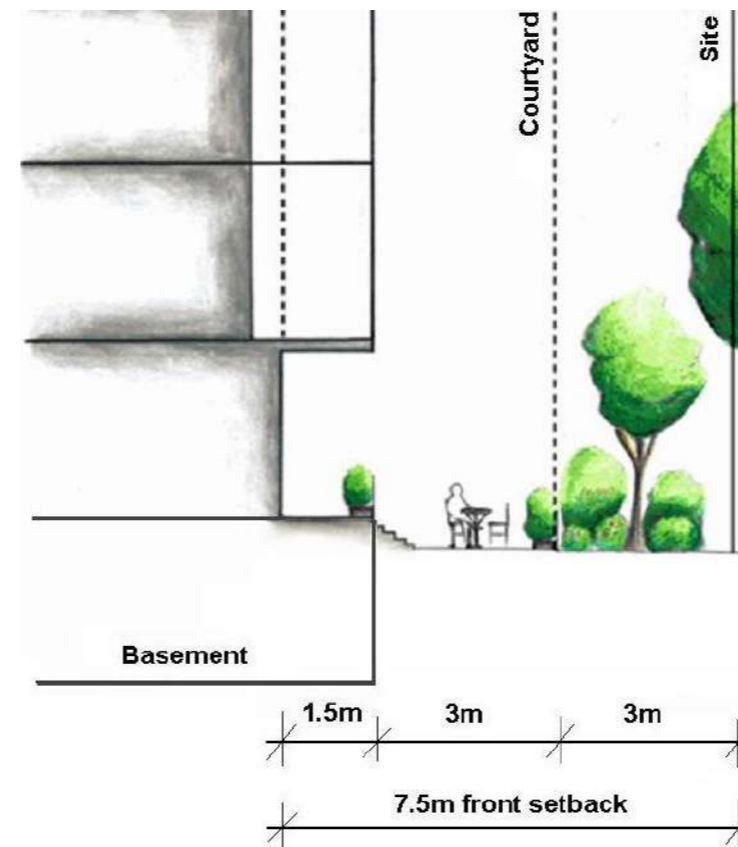
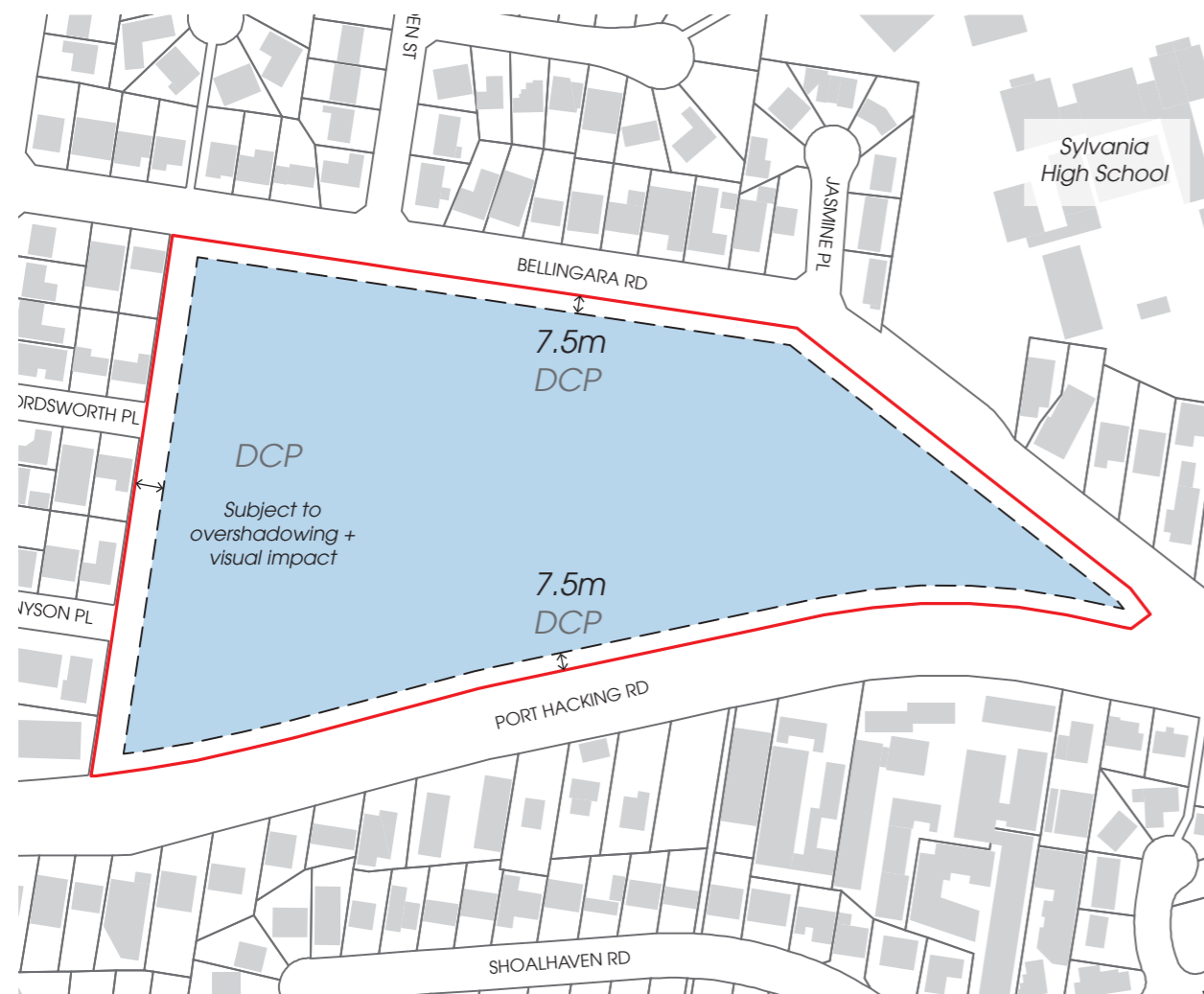
**Minimum Landscape Area (%)**

A	10
E	30
J	35
K	40

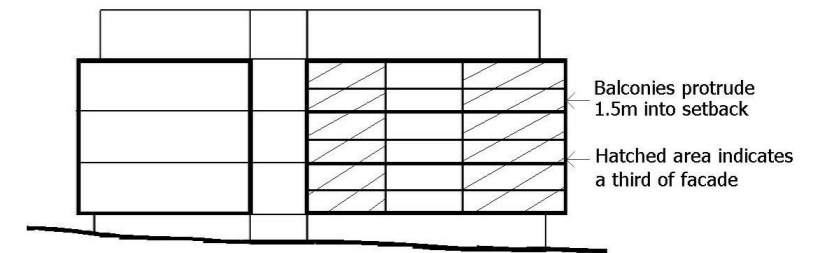
# DEVELOPMENT CONTROL PLAN

## Sutherland Shire DCP Controls (2015)

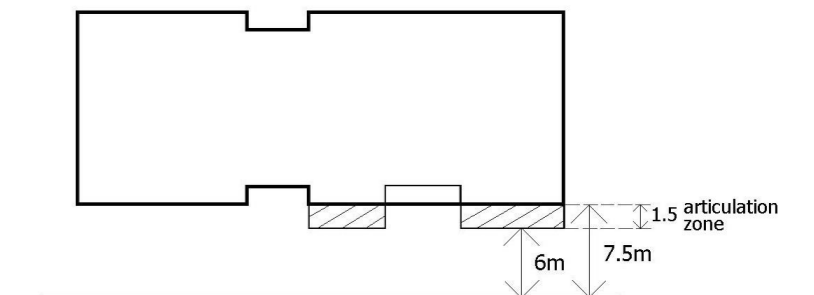
### Residential Flat Buildings in R4 Zone



DCP Section through front setback



Elevation



Plan

DCP Plan showing facade articulation zone

**LEGEND**

- SITE BOUNDARY
- DCP SETBACK
- BUILT FORM
- DCP ENVELOPE









Projectname, Photography by xxxxxx.



---

# CONTEXT AND SITE ANALYSIS

# 03

# SITE LOCATION

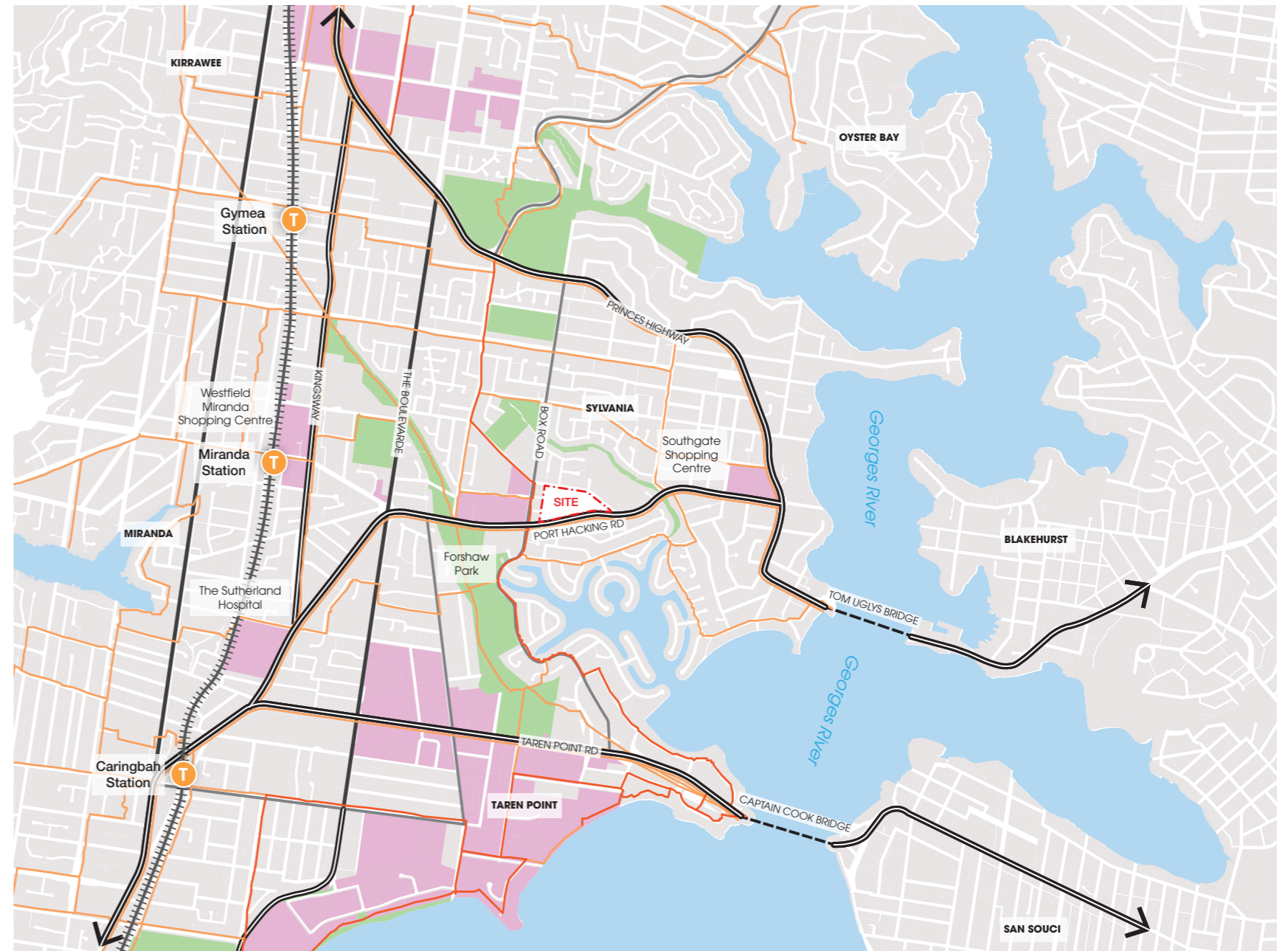
The site is located on one of the three main arterials in Sutherland Shire. Each arterial is defined by local centres and large land parcels.

**Frank Vickery Village presents a unique opportunity to redevelop a large parcel of land along a significant road corridor. It is centrally located, close to transport and amenities and has the potential to address the shortfall in retirement living housing in the South District.**

The adjacent diagram highlights the major arterial roads within the Shire - Princes Highway, Port Hacking and Taren Point Road that are largely defined by local centres, special uses and larger lots.

The site is strategically located along Port Hacking Road, one of the major arterials that connects the site to the broader Sutherland area.

The site is one of the largest lots presenting significant opportunity for future development.



## LEGEND

- |  |               |  |                   |  |                                     |
|--|---------------|--|-------------------|--|-------------------------------------|
|  | SITE BOUNDARY |  | ARTERIAL ROAD     |  | EXISTING BICYCLE NETWORK (DCP 2015) |
|  | LOTS          |  | SUB-ARTERIAL ROAD |  | PROPOSED BICYCLE NETWORK (DCP 2015) |
|  | OPEN SPACE    |  | COLLECTOR ROAD    |  | EMPLOYMENT/ RETAIL USES             |
|  | WATER BODY    |  | RAILWAY LINE      |  |                                     |



# LOCAL CONTEXT

The surrounding context is characterised predominantly by residential along with some schools, public recreation, retail and employment uses.

Sylvania High School is located immediately to the north-west and is connected to the site by a pedestrian crossing along Bellingara Road. The nearest major shopping centre is the Southgate Shopping Centre located approximately within a 15 minute walking distance to the north.

A number of bus stops are located on the periphery of the site making it easily accessible. The nearest medical practitioners and ATM's are located between a 400m and 800m catchment radius of the site.

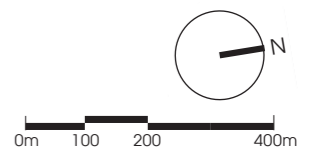
To the east is Sylvania Waters which has been classified as a heritage item under the Sutherland Shire LEP 2015. Low density residential developments lie between the site and the water allowing potential foreshore views from the site.

The HammondCare at Miranda is the only other retirement living facility within a 10 minute walking catchment. Their services include residential care, independent living and sub-acute hospitals specialising in dementia care, palliative care and rehabilitation. The site area is approximately 50,000sqm which is approximately 7,000sqm smaller than the Frank Vickery site area.



## LEGEND

SITE BOUNDARY	ARTERIAL ROAD	HERITAGE (LEP 2015)	HAMMONDCARE, MIRANDA
LOTS	SUB-ARTERIAL ROAD	RETAIL/ EMPLOYMENT	MEDICAL FACILITY
OPEN SPACE	COLLECTOR ROAD	EDUCATION/COMMUNITY	BUS STOPS
WATER BODY		RECREATION	



# PORT HACKING ROAD CORRIDOR

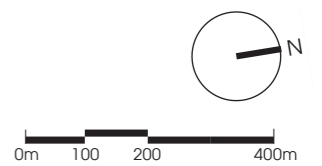
The site sits centrally between the two major local centres. Being one of the largest lots amongst a fine-grain fabric, it has the potential to accommodate higher density and act as a central community place to the surrounding areas.

To the south is Miranda Station, local and community centre which features built form up to 8 storeys. To the north is the South Gate Shopping Centre which is considered as an established sub regional centre anchored by major retail stores.

Port Hacking Road acts as a spine to a mix of retail uses and taller developments within the local context positioning the site to support increased residential amenity.



LEGEND			
	SITE BOUNDARY		ARTERIAL ROAD
	LOTS		SUB-ARTERIAL ROAD
	OPEN SPACE		RAILWAY LINE
	WATER		RETAIL/ EMPLOYMENT
			EDUCATION/COMMUNITY
			3 STOREYS
			4 STOREYS
			5 STOREYS
			6 STOREYS
			7 STOREYS
			8 STOREYS



# LOCAL PRECEDENT

## HammondCare

The HammondCare development is the closest modern independent living and retirement living facility setting local precedence for the proposed built form scale and heights along Bellingara Road.

The facility houses RACF, ILUs, community and ancillary uses developed across multiple stages. The residential buildings are 5-storeys in height with an integrated basement car park with designated community hubs. The site also comprises internal access driveways, landscaping of a village green, internal pool and lawn bowls for the residents.

## Key Characteristics



### Site Area

The site area is approximately 50,000sqm which is approximately 7,000sqm smaller than the Frank Vickery site area.



### Setbacks

The setbacks are approximately 8metres along Bellingara, and 5-10metres along the southern residential interface.



### Building Heights

The built form features up to 5 storey developments and along Bellingara Road, and 6 storeys on the interior of the site.



### Landscape Character

The site has mature trees particularly along the peripheries and Bellingara Road, similar to the Frank Vickery site.



# THE SITE

Located in Sutherland Shire and owned by the Wesley Mission, the site is home to Frank Vickery Village, an retirement living facility housing a retirement village, ILU's, affordable housing and a heritage cottage.

The site is located in Sylvania at the junction of Bellingara Road and Port Hacking Road with a site area of 57,000 sqm. It falls within the Sutherland Shire LGA.

It has a range of community and recreational facilities catering to over 200 residents. One of the first impressions of the site includes the dense vegetation, steep topography and rocky outcrops particularly in the northern part of the site.

**5.7**  
hectares  
**SITE AREA**

**35%**  
landscaped area

**R2**  
**LAND ZONING**

**0.55:1**  
**FSR**

**8.5m**  
**HEIGHT**



Southgate Shopping Centre

in walking distance

13 Mins



101 Port Hacking Rd, Sylvania

10 Mins

Forshaw Park

in walking distance





# SITE PHOTOGRAPHS



# SITE ANALYSIS

## Road Hierarchy

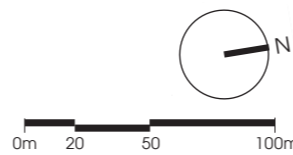
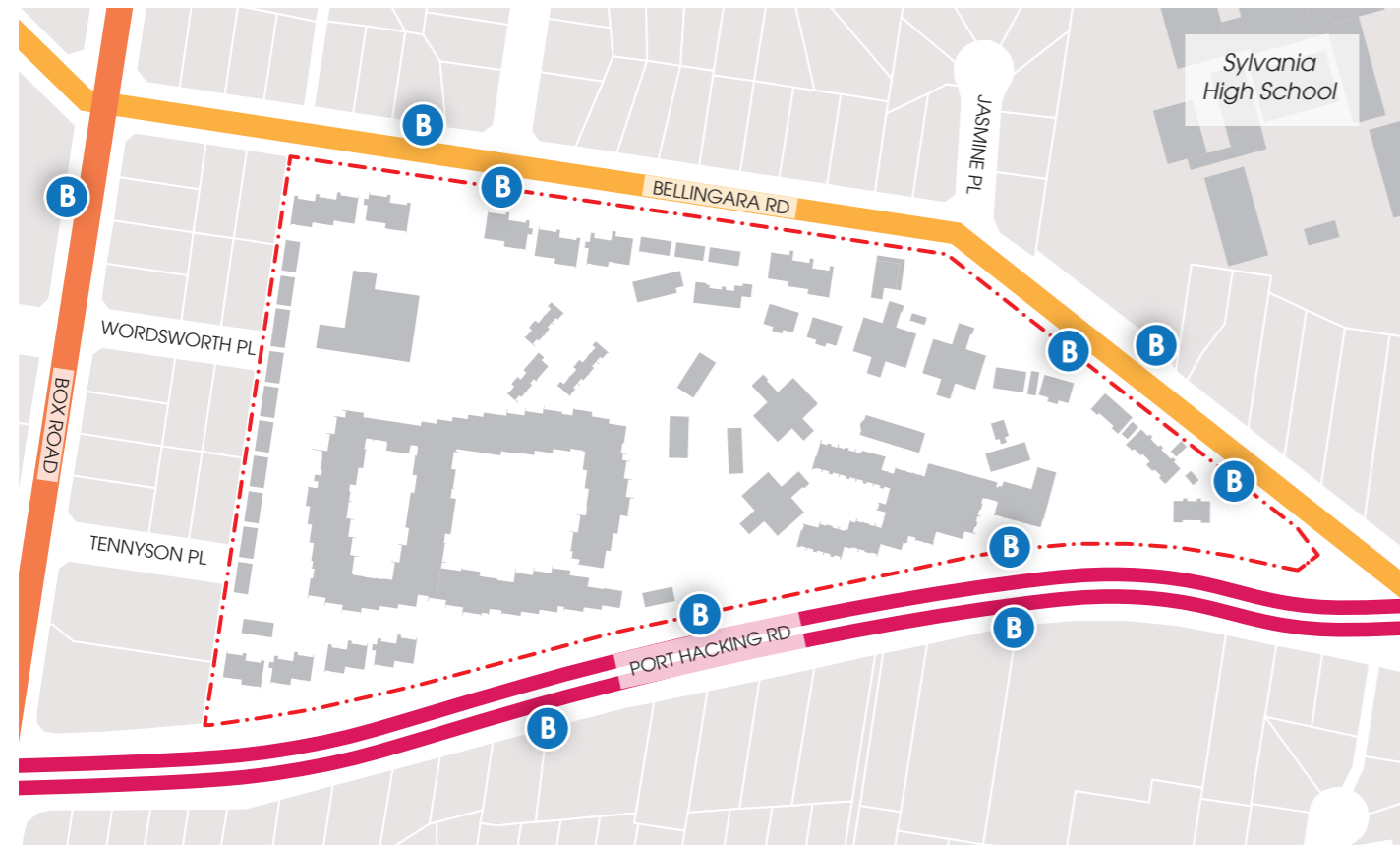
Defined by an arterial road (Port Hacking Road) and a local street (Bellingara Road), the site is an easily accessible destination.

Port Hacking Road is an arterial road with high traffic volumes throughout the day. Bellingara Road is a local street linking the site to the surrounding suburbs and other major roads including Box Road and Port Hacking Road.

The site is served by 3 bus routes, that offer an excellent range of transport options for staff and visitors;

- Route 971 - Cronulla to Miranda, Hurstville via Port Hacking Road
- Route 972 - Miranda to Southgate via Sylvania Waters
- Route 958 - Hurstville to Rockdale Plaza via Carss Park, Kogarah Bay & Kogarah

Overall the sites proximity to major road networks and bus stops with further connections to Miranda Train Station offer staff and visitors a variety of transport options. The best way to access and exit the site given the different road hierarchies will be a design consideration for the future master plan to ensure an improved threshold condition.



## Access + Circulation

The site provides access and circulation from both Bellingara and Port Hacking Roads.

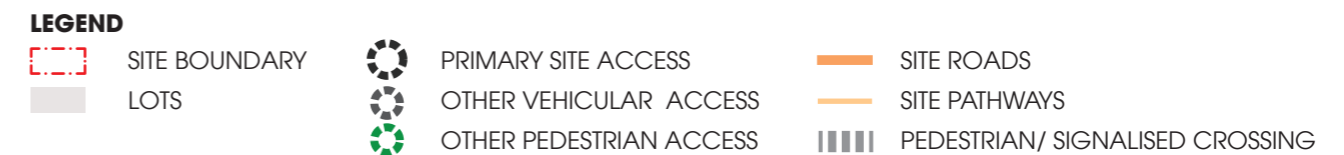
The main entry to the village for vehicles is currently via Bellingara Road. It is well marked but lacks a significant sense of arrival from the adjacent community. The Port Hacking Road exit is not well presented in terms of wayfinding and is steep for pedestrians with no clear footpaths.

The circulation pattern within the site is characterised by an existing North-South spine which acts as the primary road with two East-West connections

branching off the spine and connecting to both Bellingara Road and Port Hacking Road.

In terms of walkability, the site lacks well-defined footpaths and high-quality pedestrian zones. There are numerous informal, minor pedestrian access points into the site (particularly along Bellingara Road). These contribute to an ambiguous definition between private space and the public domain.

Servicing and access can also be improved in the future master plan by utilising the varied adjacent road network to ensure that entry and exits are safe and appropriately managed for pedestrians. Clear paths of movement for pedestrians and vehicles will be a design consideration to improve amenity for residents, staff and visitors.



## Built Form

The existing built form and immediate context is generally low-rise featuring 1-2 storey structures with the exception of the ILU's at 4 storeys.

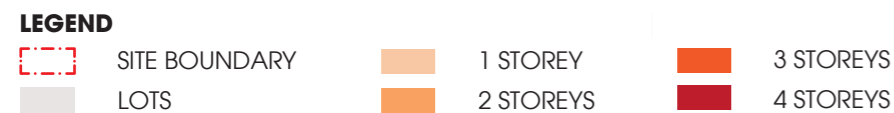
The dispersed arrangement of the buildings, and poorly defined interfaces to Port Hacking Road and Bellingara Road results in an under-utilisation of the available land. The site is longer in the north-south direction relative to the east-west direction, creating opportunities for east-west solar access to future built form.

Structures on the site have been built up over a long period of time (dating back to at least 1930). Much of

the development of the site began in the 1960s, and focused on the northern half of the site to begin with. Development extended to the southern half of the site between the 1980's and early 1990's.

The current form of the site was effectively established by 2001, with the newest parts of the site being the Auditorium and the north western quadrant of the ILU.

**The dispersed built form on site is an indication of the current village being under utilised and having potential for increased density. Transition to adjacent residential and consideration of bulk and massing will need to be considered to ameliorate impact, especially along the Southern Boundary.**



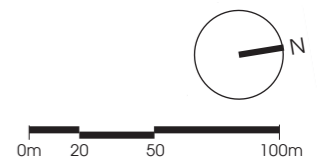
## Site Easements

The site has a number of easements that run in an east-west direction. There is also an existing substation in the centre of the site.

Future master plan options will need to consider services and easements and require coordination with relevant consultants. This will also need to be considered for master plan staging to ensure access to services throughout.

The site consists of the following easements:

- A 2 metre wide easement for electricity purposes running east to west in the centre of the site along with a substation
- A 1.83m wide easement for drainage purposes bordering the southern boundary of the site.



# SITE ANALYSIS

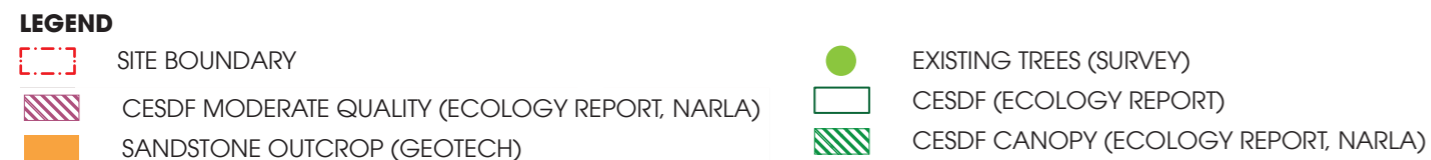
## Vegetation + Flora

Vegetation occurring on site comprises of mature trees and rocky outcrops which are visible landscape features particularly to the north and along the periphery.

Ecological Assessment by Narla Environmental highlights the extent of remnant Coastal Enriched Sandstone Dry Forest (CESDF). The vegetation mapped as CESDF is identified as existing in two different states relative to the vegetation condition.

In certain locations, the landscape buffer to Bellingara Road and Port Hacking Road are augmented by garden plantings, introducing additional visual interest to the streetscapes. Other vegetation communities on site include weeds, native and exotic plants.

The vegetation and flora on the site is a key characteristic of its identity within the Sylvania context. The established trees and rocky outcrop can be integrated into the master plan to maintain the sites character and history.



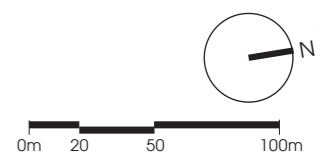
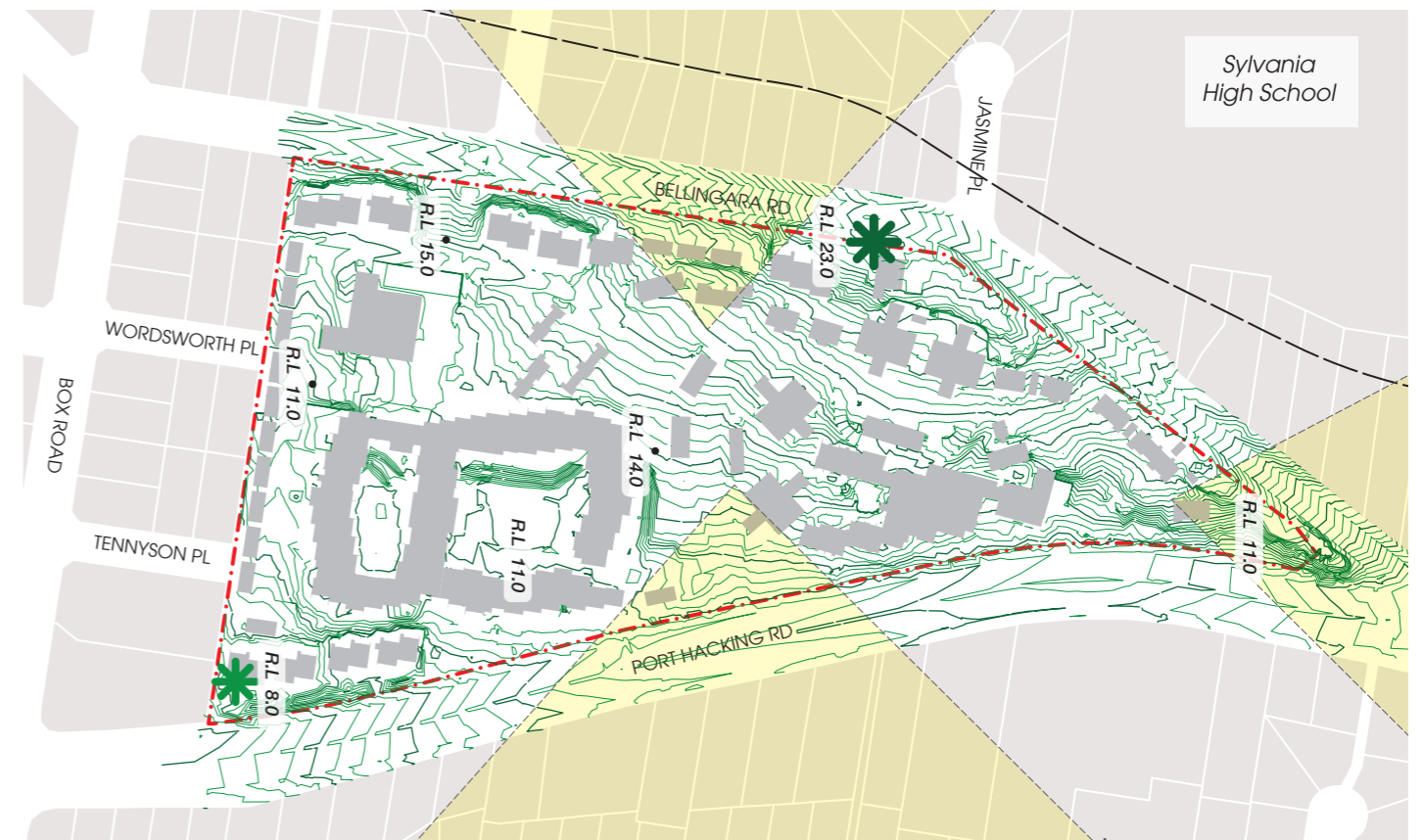
## Topography + Views

The site features steep topography sloping from the west to the east towards Port Hacking with a level difference of approximately 15 metres.

The sites topography can be utilised to distribute density within the proposed master plan. Pedestrian amenity in some areas will need consideration due to its use as an facility and need for ramping. Servicing and access will also require coordination with traffic consultants.

The high points along Bellingara Road could potentially facilitate views and towards the Georges River on the east and distant

A local ridge-line runs north-south just west of Bellingara Road. As a result, many of the residential properties along Bellingara Road opposite the site are somewhat elevated above the street.



## Heritage

The existing heritage cottage dates back to 1930 and is where the Lifeline service originated providing a range of services for the local community.

A cottage along the western periphery of the site is classified as a local Heritage Item under the Sutherland Shire LEP 2015. The cottage is a one storey brick structure located at a high point within the site. The adjacent diagram also highlights other old structures on site that appear in aerial imagery from 1955, 1961 and 1970.

The Lifeline Cottage is an important feature of the sites history and also a part of the Wesley Mission heritage. Retaining the cottage offers the potential to create a destination in the future master plan to accentuate this.



LEGEND			
	SITE BOUNDARY		BUILT FORM (SINCE 1955)
	LOTS		HERITAGE ITEM (LEP 2015)
	OPEN SPACE		BUILT FORM (SINCE 1961)
	EXISTING GARAGE		BUILT FORM (SINCE 1970)



View of the heritage cottage from Bellingara Road

# OPPORTUNITIES

**Based on the site analysis and an understanding of the local context, the site presents a number of opportunities for the design response to the site;**

## Existing features

The site presents a number of built and natural features that are entwined with its local identity and history. Retaining some of these provides the opportunity to build on and transform the future village in the following ways;

- The presence of the heritage cottage on the site is intrinsic to its identity and also tied to the history of Wesley Mission. Consider future uses for the cottage and also the potential to turn it into a feature surrounded by public domain and community activities
- Current substantial setbacks and established trees and vegetation will provide excellent placemaking opportunities and also ameliorate impact to adjacent residential properties
- The substantial flora and fauna at the northern end of the site provides an opportunity to create a unique precinct that will utilise the landscape qualities on the site
- Encourage intergenerational socialisation and interaction with Sylvania High School through shared activities and spaces, drawing students into the site.

## Access and Connectivity

- Improve Bellingara Road access and create a sense of arrival for the precinct
- Enhance connectivity via through-site links between Port Hacking Rd and Bellingara Rd also encouraging high school students to access the bus stops through the site
- Access to multiple bus stops and well serviced bus routes
- Consideration and coordination of improved access to Port Hacking Road
- Clear pedestrian paths and circulation networks across the site to separate vehicles and pedestrians in a safe way.

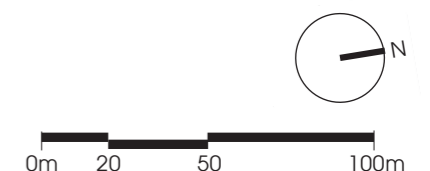
## Built Form

- Utilise topography to locate massing and density so as to minimize impact on adjacent properties
- Potential views to the water and surrounding district (to the east, west and north) from upper levels of development, particularly from the elevated parts of the site.
- Utilise the width of roads around the site, in particular Port Hacking Road. Given its size (approx. 50m) built form is a substantial distance to the Village, therefore the impact of increased height and density will be minimal.
- A large percentage of the site is currently use for storage sheds/ admin/ garages that are relatively easy to dismantle, facilitating the consolidation and staging of new development



## LEGEND

	SITE BOUNDARY		PROXIMITY TO SCHOOL		BELLINGARA INTERFACE
	LOTS		THROUGH-SITE LINK		ARRIVAL ZONE
	BUS STOPS		REVITALIZED HERITAGE		TREES/ LANDSCAPE
	POTENTIAL VIEWS		POTENTIAL HUB ZONE		POTENTIAL NATURE ZONE



# CHALLENGES

**Based on the site analysis and an understanding of the local context, the site presents a number of challenges that will require consideration and coordination to ensure an appropriate design response;**

## Existing features

- Retention of existing trees in some locations will impact building location and placement
- Rocky outcrops on the northern and western ends of the site will impact ability to provide basement parking in some areas
- Acoustic and noise impacts from Port Hacking Road

## Access and Connectivity

- Constrained Site access along Port Hacking Road interface due to high traffic volume
- Challenging topography and steep level changes across the site will require careful design consideration for pedestrians in terms of footpaths, ramps and location of public domain

## Built Form

- Presentation of a building scale on the site edges that is sympathetic to the existing 1 to 2 storey context
- Electricity Easement, Substation and Drainage Easements on site
- Level changes across the site will be challenging to achieve efficient basement parking
- Minimise impacts on eastward views from existing residences on the opposite side of Bellingara Road
- Decanting process and high occupancy rate through the redevelopment phases



## LEGEND

SITE BOUNDARY	TOPOGRAPHY	<b>ECOLOGICAL CONSTRAINTS ASSESSMENT REPORT:</b>	
LOTS	STEEP AREAS	CESDF	CESDF CANOPY (ECOLOGY REPORT, NARLA)
CONSTRAINED ACCESS	EASEMENT (SURVEY)	CESDF MODERATE QUALITY (ECOLOGY REPORT, NARLA)	HIGH CONSTRAINT BIODIVERSITY
BUSY ROAD	SANDSTONE OUTCROP (GEOTECH)		









---

# URBAN DESIGN FRAMEWORK

# 04

# URBAN DESIGN PRINCIPLES

## Key to our urban design approach is the creation of urban design principles specific to Frank Vickery Village.

These principles underpin the identity and vision for the project and provide a foundation to test the brief against the built form outcomes to ensure a robust master plan.

Urban Design principles maintain key place based elements for Frank Vickery Village including but not limited to;

- Streets and connectivity
- Open space networks
- Key Character Precincts
- Public Domain
- Locating height and density

Within these, built form typologies, new and evolving uses, staging and phasing and other development scenarios can be tested and confirmed in a flexible and robust way without altering the overall integrity of the project.

## Establish a Spine

Utilising the level topography in the centre of the site, establish a north-south connection that acts as the Central Avenue and foundation element for the master plan structure.

Leverage its location in the centre of the site to locate the tallest and densest built form to minimise impacts to adjacent properties. This will ensure that view corridors and differences in height to the surrounds are enclosed within the centre of the Village and will have the least impact on neighbours.

The Central Avenue will have a unique street character, with generous footpaths and planting and will be the main connector road that secondary links can bisect. Key activities and destinations will be located at different points along the Central Avenue to ensure its hierarchy as the primary road in the site is reinforced.

The Central Avenue terminates with an exit onto Port Hacking Road, and a potential connection through to Wordsworth Place via a security gate for emergency service vehicles.

## Create a Network of Streets

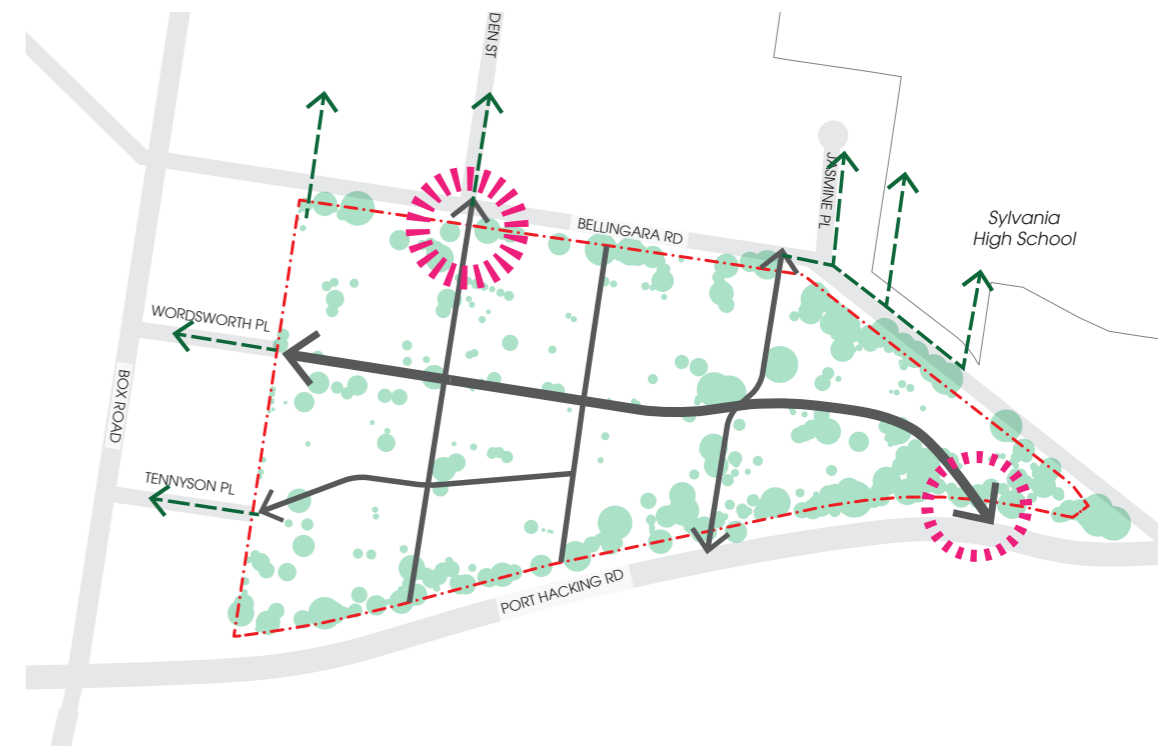
Leverage the existing street grid that surrounds the site to define legible east west connections and an entrance gateway on Bellingara Road.

By extending the surrounding streets into the site, a new urban grid is created for the Village that is both inviting and legible. Within this new grid are a series of street hierarchies that define a character for different parts of the site. The steep east-west topography is mediated through these street types through the careful placement of footpaths and on street parking.

The new entrance on Bellingara Road can be a threshold to the broader community and arrival experience to for residents, staff and visitors.

The new street network is safe, comfortable and characterised by landscape treatments. It facilitates the creation of a Mews typology that is pedestrian friendly and provides building setbacks that have a village character.

Additional streets have been added that extend the existing street pattern to the south to maintain a consistent approach to integrating the village into the site. This improves the boundary condition to the south, which is currently an introverted row of garages.



## Celebrate Heritage

**Celebrate the role of the heritage cottage, by reinforcing its role on the site by making it the centrepiece of a community focussed precinct, and a significant through site link.**

Locate the heritage heart to be in the centre of the Village, where facilities can be strategically located to service all residents within the village and provide a commercial offering to the neighbouring community to encourage interaction and engagement. The Heritage Heart facilitates a through site link, which is a key public benefit of the scheme.

A community hub is envisaged to be located along a central pedestrian corridor within the site, linking Bellingara Road and Port Hacking Road. This recognises and promotes current movement through the site by local school children and parents to access bus services on Port Hacking Road, acting as both a destination and a key path of movement.

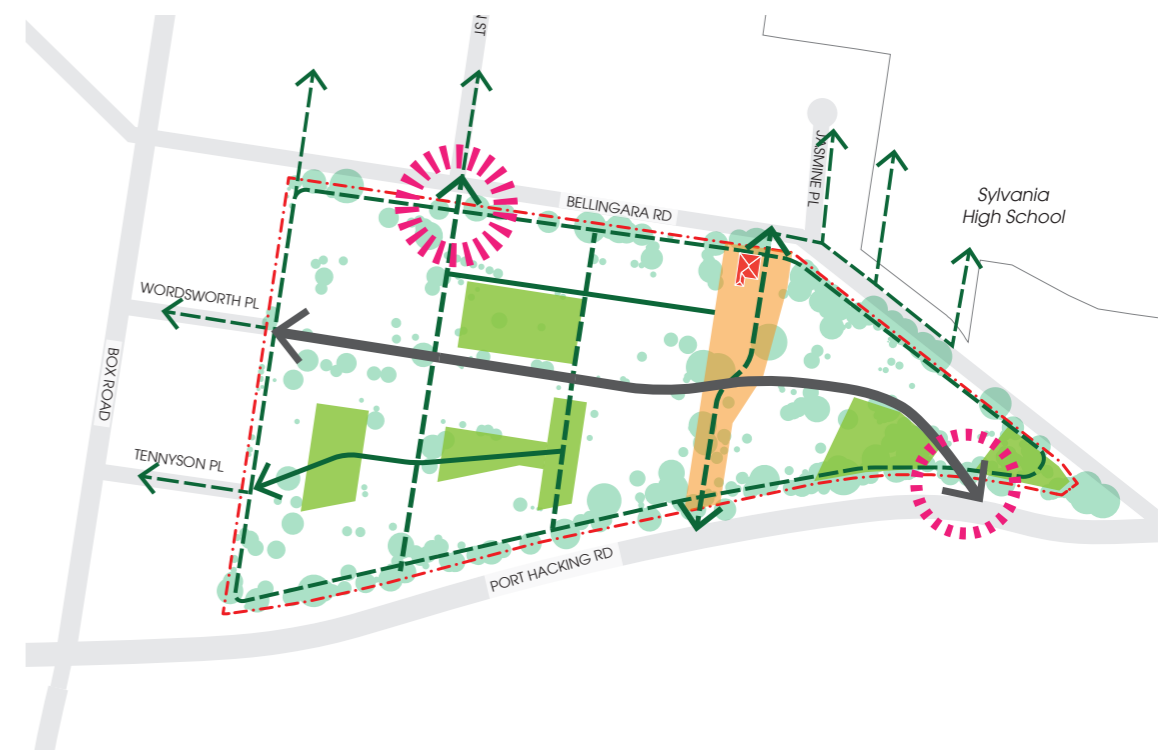
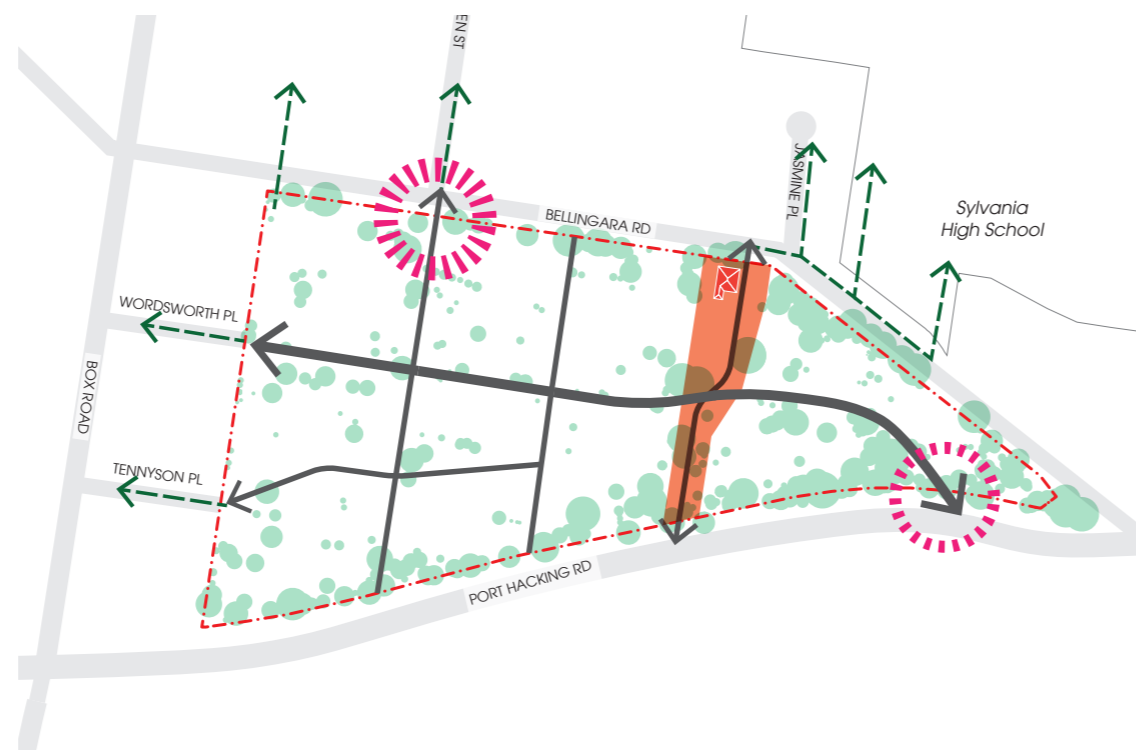
## Embed a Green Network

**Build upon the existing landscape character on the site to provide a network of public domain elements that are opportunities for activities and destinations in their own right.**

The green network can consist of both active connections and convenience based paths that will boost a variety of physical and mental benefits for residents.

A range of scales that respond to the site and its topography can be embedded into the street network to ensure that there is a public domain element within a short walking distance for every resident. These, like other community spaces are located along the Central Avenue.

To take advantage of some of the existing landscape elements on the site, there is also potential for a canopy circuit, a walking path with rest stops to exercise and enjoy the landscape character of the Village.



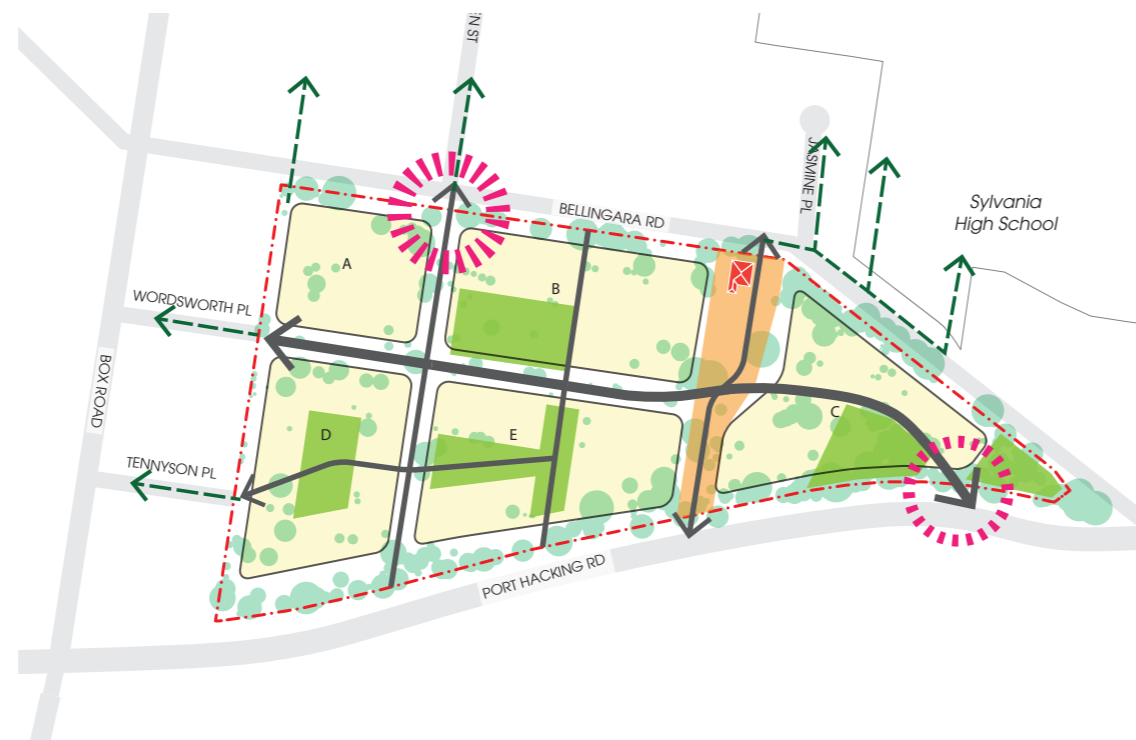
# URBAN DESIGN PRINCIPLES

## Define legible Development Lots

The established street and public domain network breaks the site into appropriate parcels of developable lots setting up a compact urban grain for the Village.

Development lots are aligned with the surrounding street grid and create a permeable site structure that integrates with its context. The proposed street hierarchy reinforces this structure, with public domain also provided within the grid to give a finer grain village character.

The Heritage precinct is central to the urban grain, and provides maximum frontage to adjacent buildings in order to provide the potential for activation and community uses. Intended as a destination, the development lot arrangement supports this principle and provides a significant through site link from the school to Port Hacking Road.

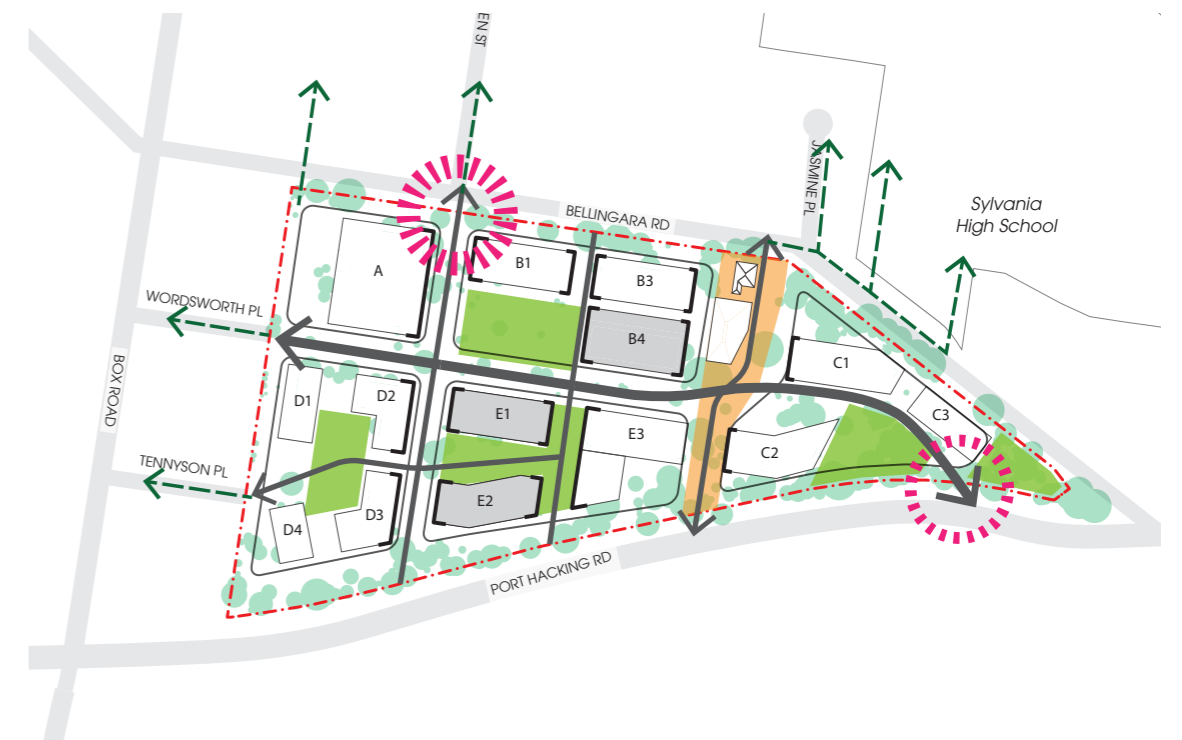


## Locate Height and Density

Take advantage of the natural topography of the site to locate height and density primarily along the Central Avenue and to minimise bulk and scale impacts to adjacent properties.

Leverage its location in the centre of the site to locate the tallest and densest built form to minimise impacts to adjacent properties. This ensures that view corridors and differences in height to the surrounds are enclosed within the centre of the Village and will have the least impact on neighbours.

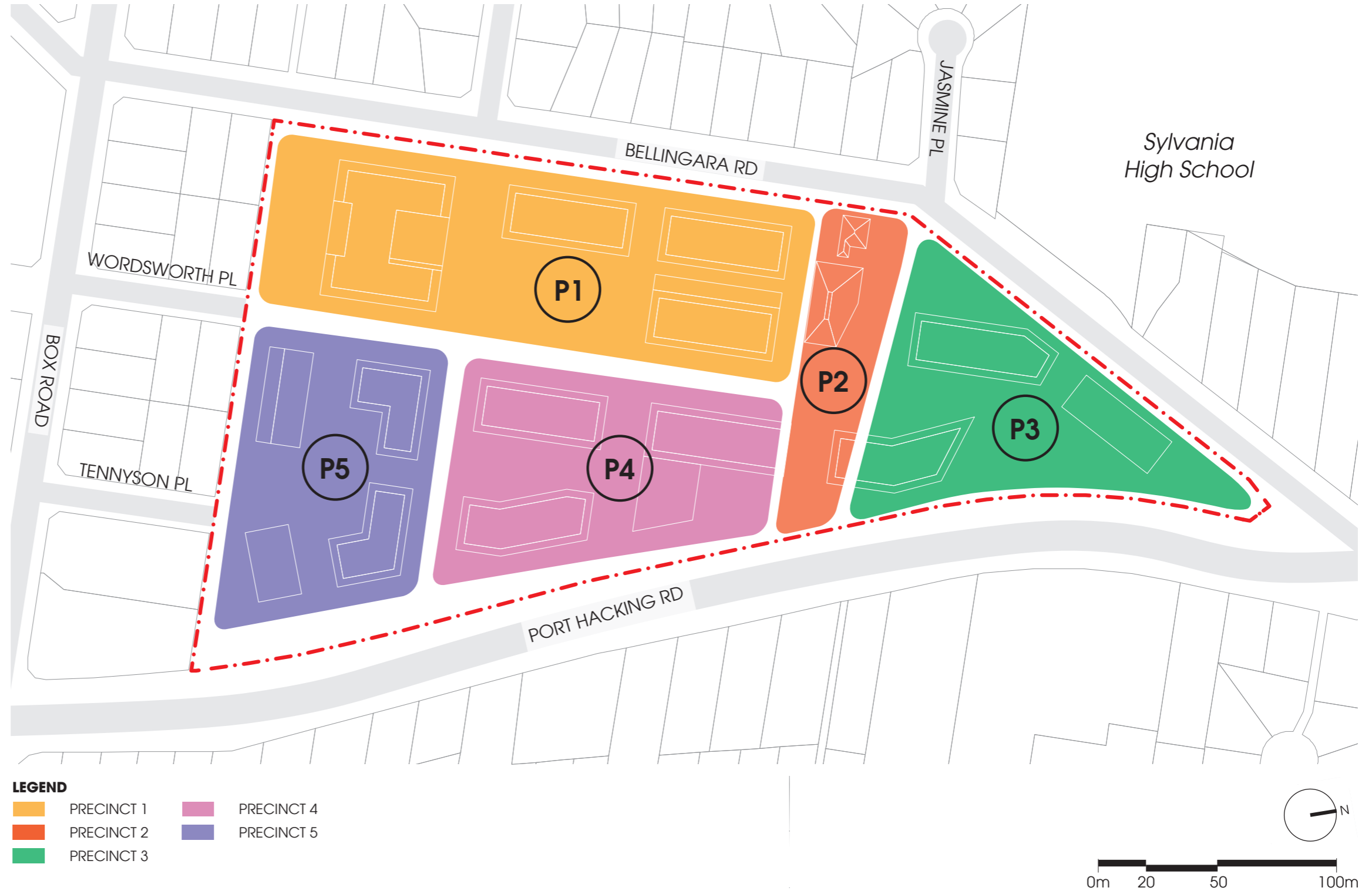
Height and density distribution can demonstrate a development approach to the site that achieves a balanced redevelopment whilst maintaining or exceeding SEPP 65 ADG requirements. Further, the massing responds to the high quality public domain with well defined street edges that extend from the surrounding street grid, a strong central connecting spine road.



# CHARACTER PRECINCTS

**The Frank Vickery Village encompasses various precincts that are connected and locally embedded. They are defined by distinct characters and places that respond to the context and create a liveable Village.**

- P1** Garden Gateway: The Garden Gateway is the main entry and arrival experience of the Village. It features the central green space that offers a variety of recreational and social amenities for the site.
- P2** Heritage Heart: The Heritage Heart is the central community place. It celebrates and positions the historic building at the centre of an important through site link and meeting place.
- P3** Northern Nature: Northern Nature is designed to help residents engage with the outdoors. They have the option to socialise or spend time alone and enjoy the natural qualities of the site. This will encourage activity, mobility, independence and contributing to the community.
- P4** Urban Village: The Urban Village is the densest precinct, supported by a number of formal outdoor and organised activities. It leverages the proximity to the The Avenue to connect to the rest of the site.
- P5** Neighbourhood Connector: The neighbourhood connector is characterised by stepped buildings that sensitively interface the local context and a series of smaller open spaces that provide opportunity to interact or sit and rest.



# PRECINCT 1 - GARDEN GATEWAY

**The Garden Gateway is the main entry and arrival experience of the Village. It features the central green space that offers a variety of recreational and social amenities.**

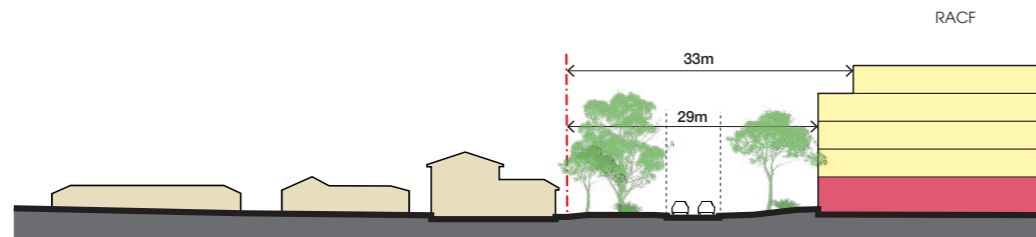
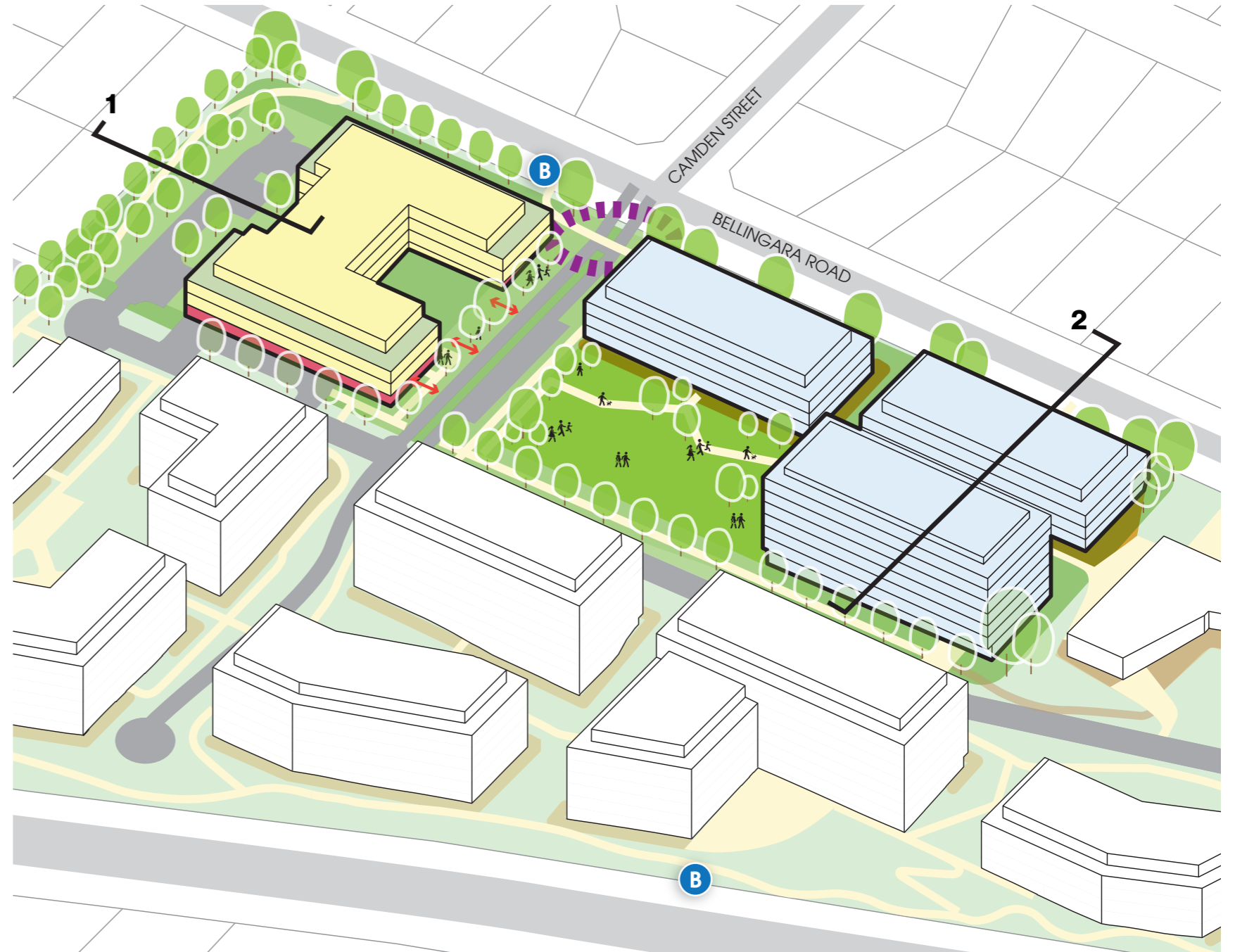
**The entry to the site off Bellingara Road is easily identifiable, with a clear and inviting arrival experience that sets the tone for the entire project and clearly directs visitors.**

The arrival will be considered, incorporating landscape, signage, directional map, materiality and form to enhance the project's character and the Wesley brand.

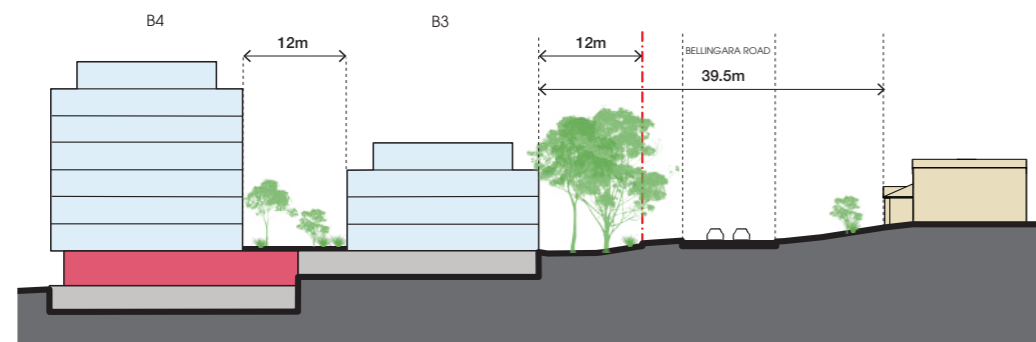
The porte cochere and arrival experience contributes to the identity of the Village. A touchpoint for residents and visitors, and a threshold to the broader community. It comprises a series of spatial experiences through public and semi-public spaces.

The RACF and ILU's in this precinct are supported through The Lawn, a significant open space that may be used for bowls and other formal outdoor activities. To support residents physical and mental wellbeing, the primary medical support is in this precinct in the RACF and wellness hub.

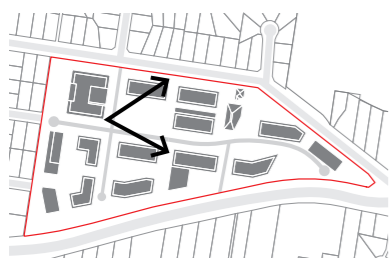
To reduce the impact of bulk and scale to the adjacent residential buildings, the RACF has been set back 29m from the site boundary, with upper level setbacks above the fourth floor of 33m. To reinforce the entry statement, building B4 also features a half floor on the top level to open up to the adjacent community. To maintain consistency with the principle of height and density in the centre of the site, the buildings along Bellingara Road are all a maximum of 4 storeys.



Section 1



Section 2



# PRECINCT 2 - HERITAGE HEART

**The Heritage Heart is the central community place. It celebrates and positions the historic building at the centre of an important through site link and meeting place.**

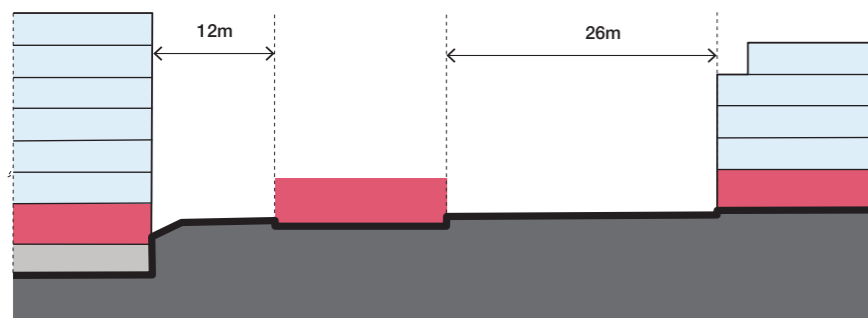
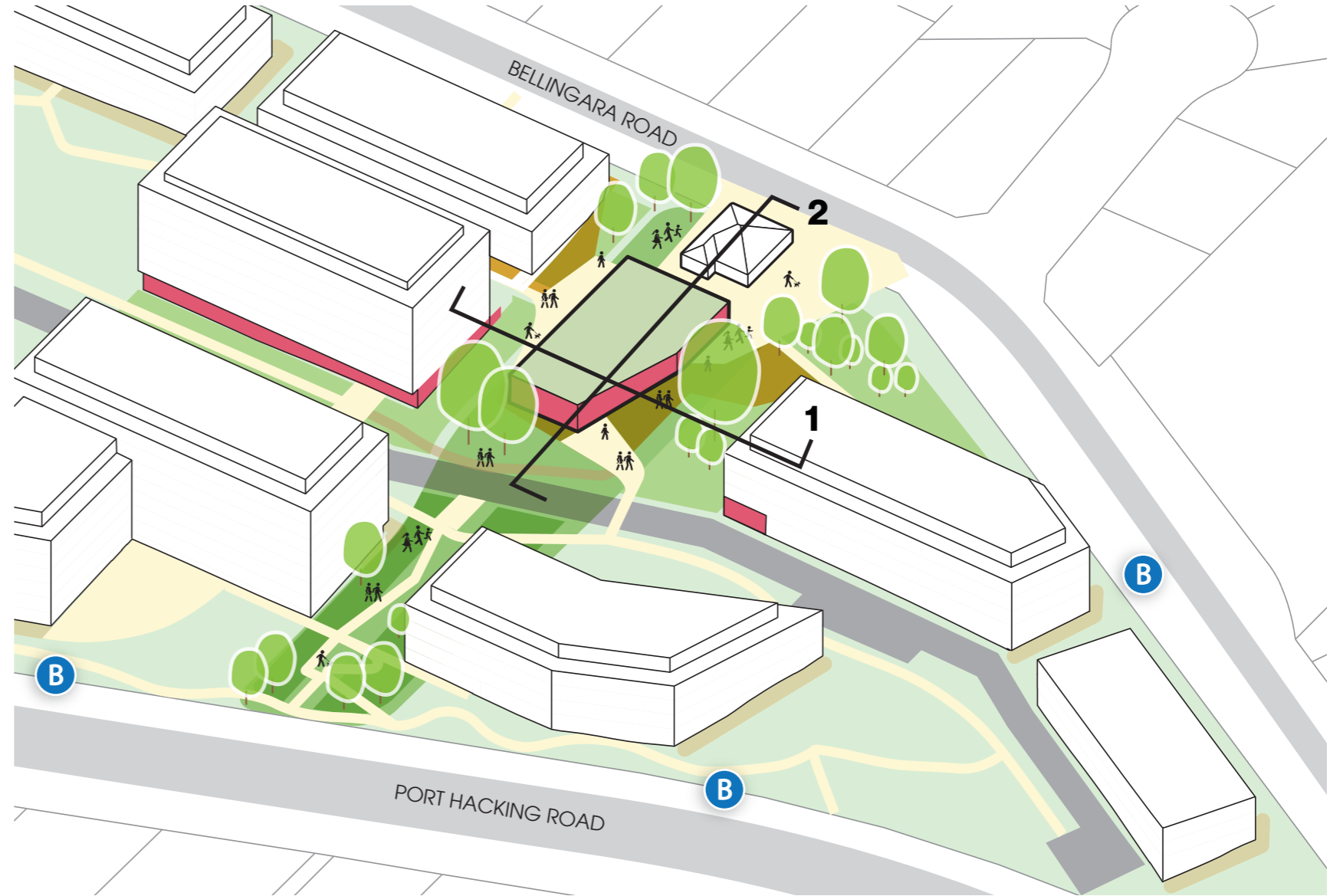
**The proposed master plan for Frank Vickery Village includes a variety of community uses and local amenity adjacent to the heritage cottage and within the heart of the site as a community hub.**

These facilities will specifically target future residents of the RACF and ILU's, whilst also being available for use by the surrounding community.

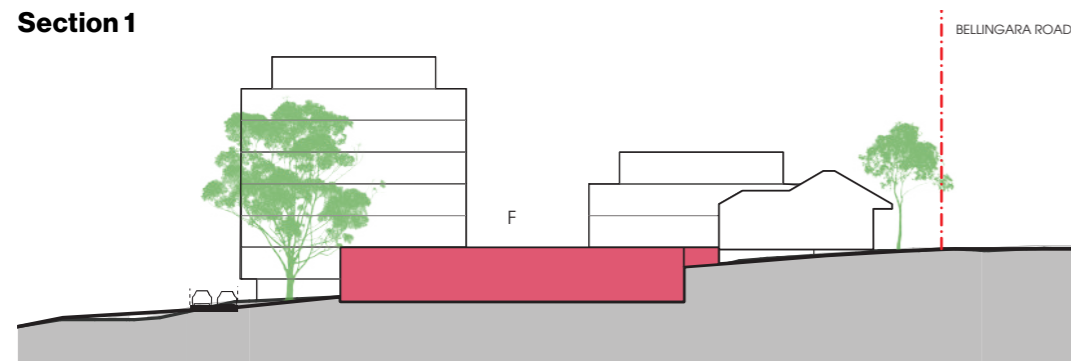
A community hub is envisaged to be located along a central pedestrian corridor within the site at the nexus of the Heritage precinct, linking Bellingara Road and Port Hacking Road. This recognises and promotes current movement through the site by local school children and parents to access bus services on Port Hacking Road.

The community facilities will be located on the ground floor of the ILU's that bound this central hub, facing into the site and incorporating the curtilage of Bellingara House. The heritage item will continue to support vital counselling services and be an active participant of the new development and as a site entry marker for the village. Some degree of visual connection between the community facilities and Bellingara Road frontage may be beneficial to encourage interaction with passers by. The Heritage Heart facilitates a through site link, which is a key public benefit of the scheme.

The built form in the Heritage Heart provides a generous setback to Bellingara House, which sets up the alignment for the through site link. A new pavilion, intended for community uses supports the space, which will be a future destination for residents and visitors. Intended as the main pedestrian thoroughfare, an appropriate public domain response is proposed in the following chapters.

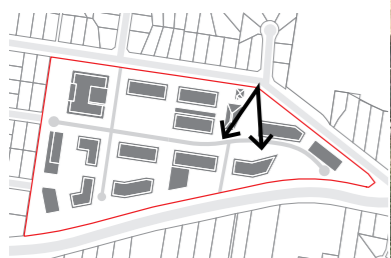


Section 1



Section 2





# PRECINCT 3 - NORTHERN NATURE

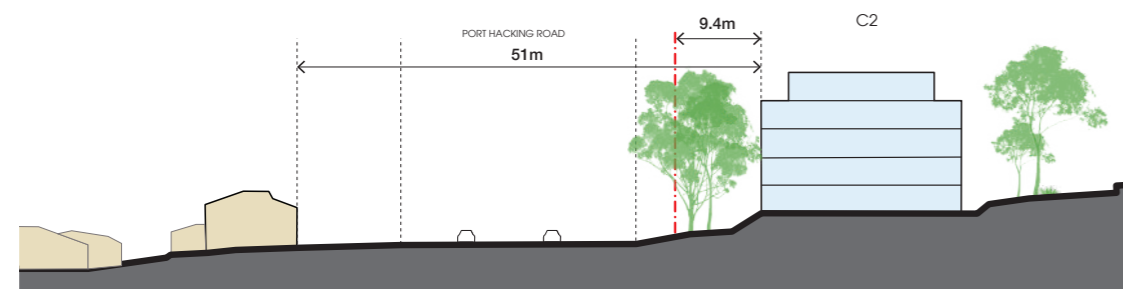
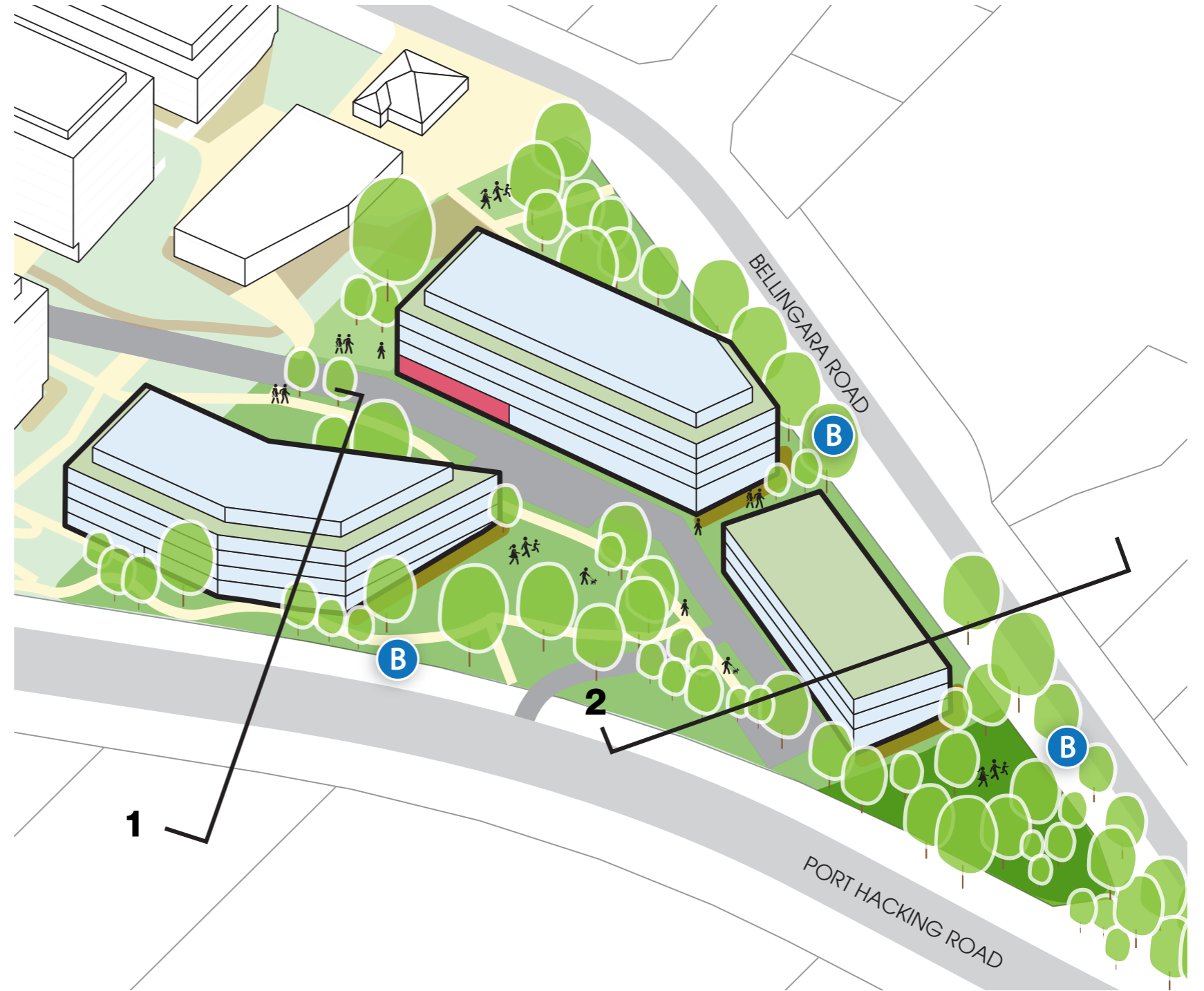
**Northern Nature is designed to encourage residents engage with the outdoors. They have the option to socialise or spend time alone and enjoy the natural qualities of the site.**

**This will encourage activity, mobility and independence within the community.**

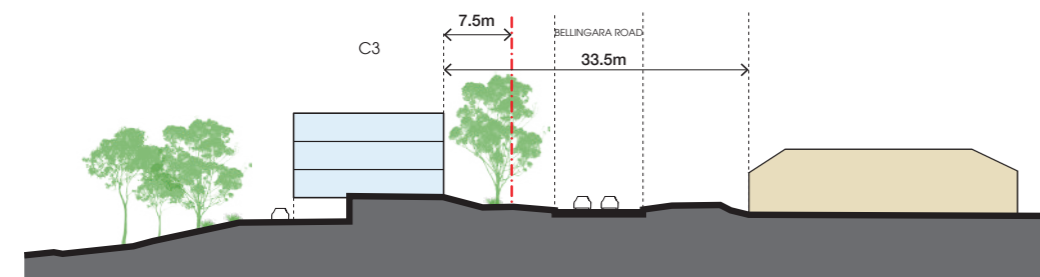
This precinct presents an opportunity to engage with nature through outdoor exercise and places to stop and rest.

Community uses in the Northern Nature precinct will include a barbeque station, for residents and their visitors to enjoy the natural qualities of the site. The existing rocky outcrop and mature trees could provide foundation for further bush regeneration.

Built form in this precinct responds directly to the local context. Both building C1 and C2 are 5 storeys, to reflect their location on the site and the Bellingara and Port Hacking Road interfaces. Building C3, as the northernmost building on the site is three storeys only with a rooftop garden that responds to the natural qualities of this precinct. There is a vehicular exit to Port Hacking Road between buildings C3 and C1 that extends the Central Avenue and connects to the context.



Section 1



Section 2

# PRECINCT 4 - URBAN VILLAGE

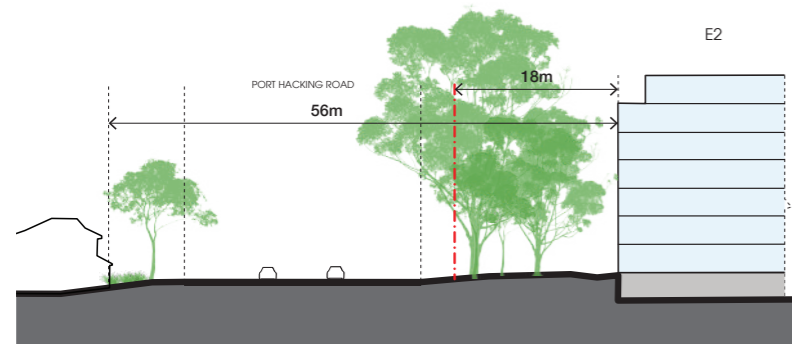
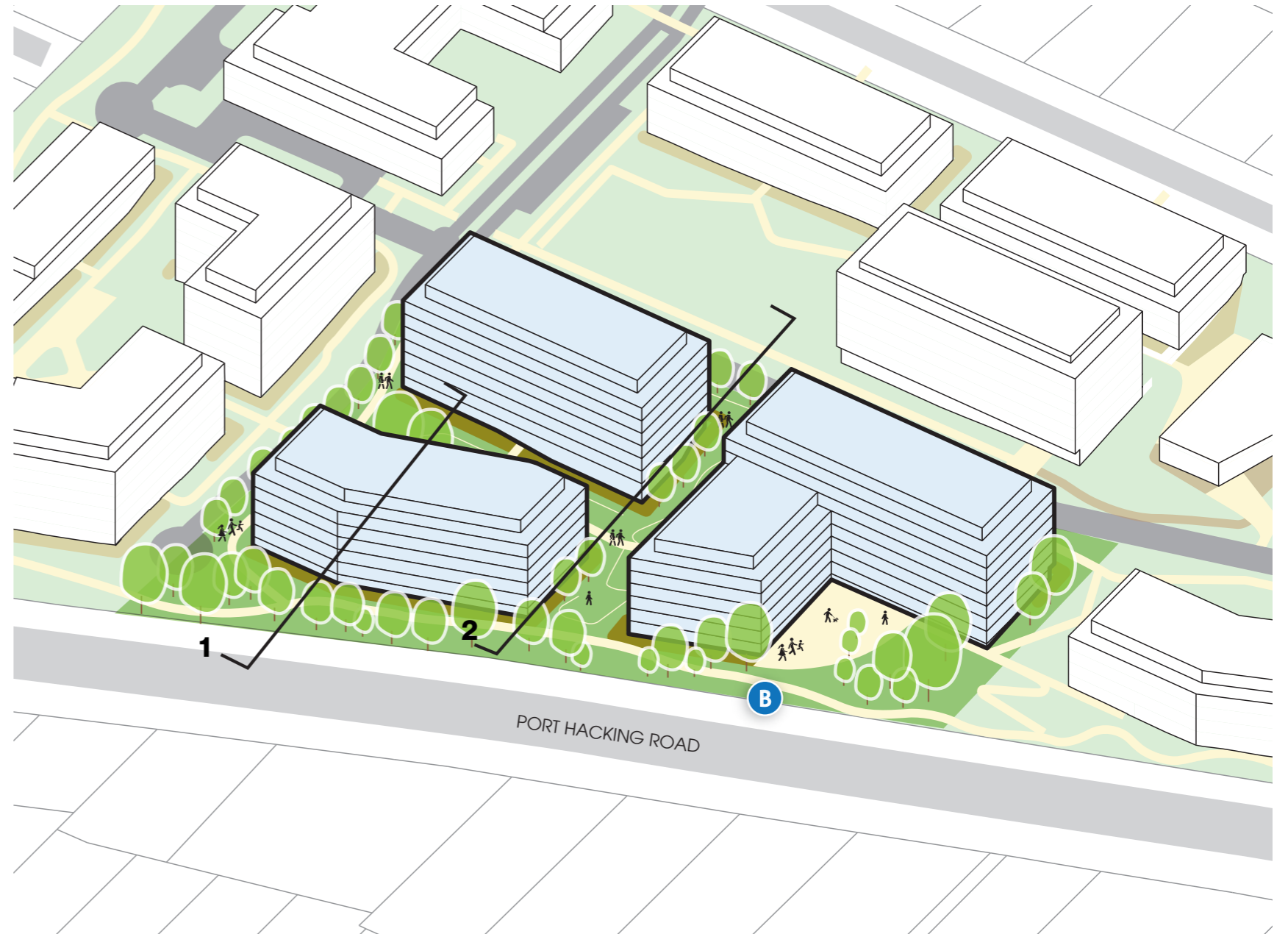
**The Urban Village is the densest precinct, supported by a number of formal outdoor and organised activities. It leverages the proximity to The Avenue and the Heritage Heart to connect to the rest of the village.**

**There are a number of formal outdoor activities that are provided in the urban village including mens shed, greenhouse and a productive garden.**

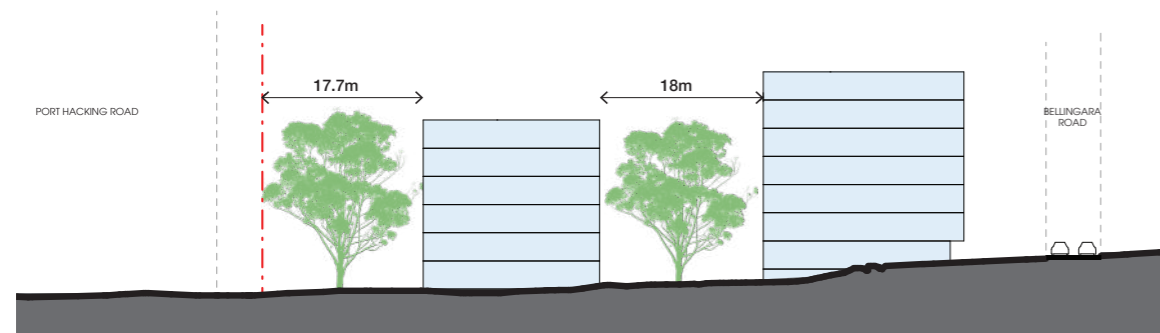
It is a prominent stop on the active walking trail, due to its topography and also has a resting and barbeque area for residents and visitors.

The maximum building height proposed in the master plan is located in the Urban Village. This is due to its location on both Port Hacking Road, and the Central Avenue and it being located such that any bulk, scale and massing will not impact an adjacent residential building. The setbacks along the eastern interface are substantial to allow for dense planing and the existing vegetation. This assists in ameliorating views along Port Hacking Road.

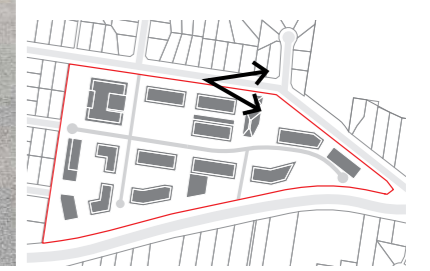
The orientation of building E1 reinforces the hierarchy and character of the Central Avenue, and assists in framing the main lawn.



Section 1



Section 2



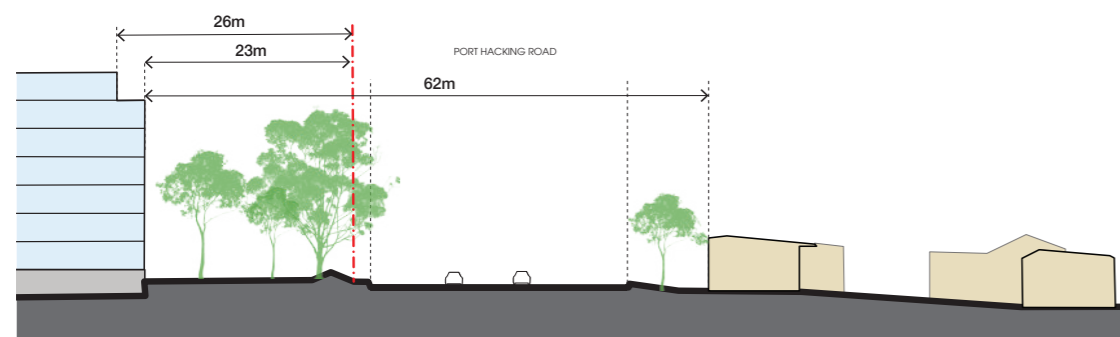
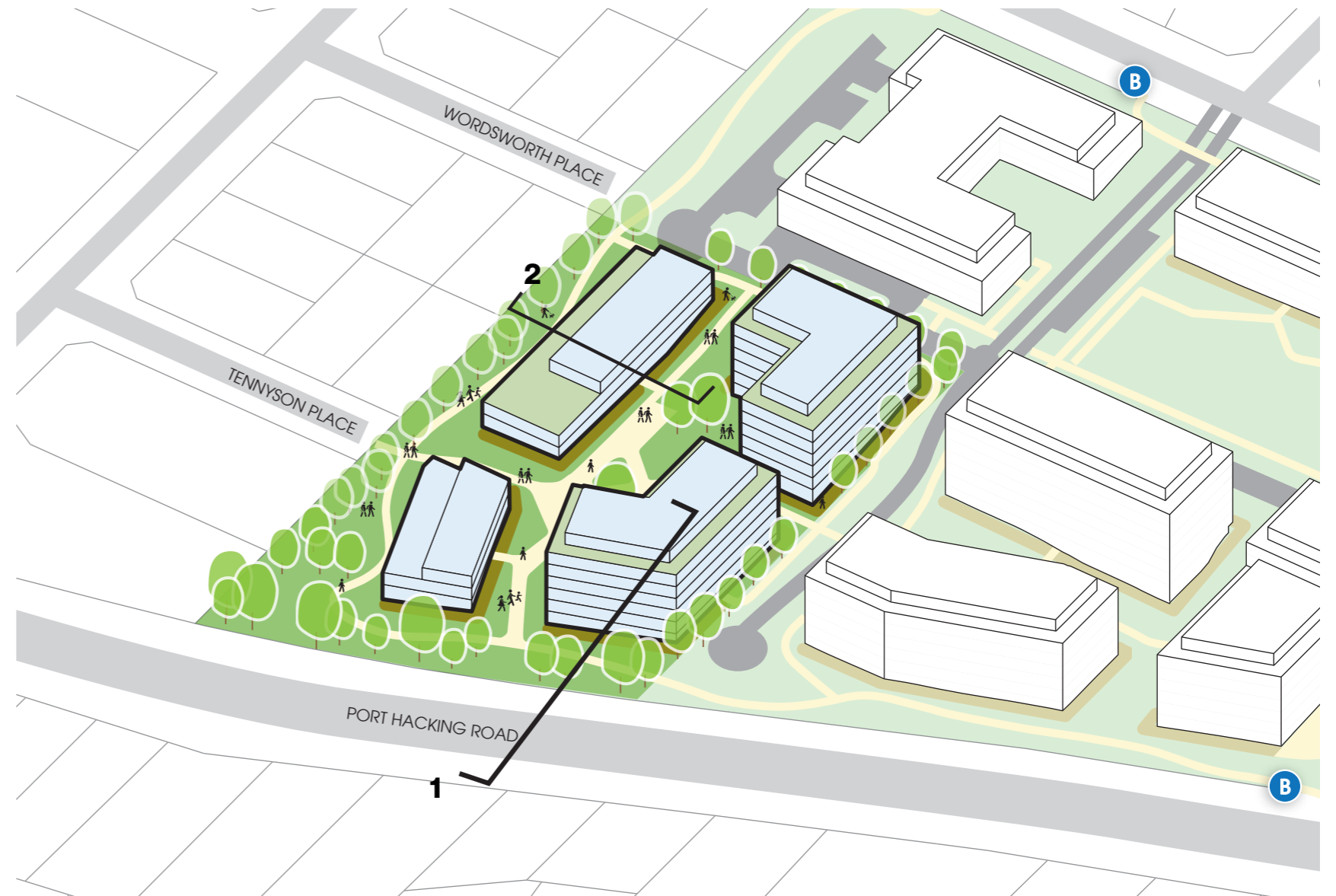
# PRECINCT 5 - NEIGHBOURHOOD CONNECTOR

**The neighbourhood connector is characterised by stepped buildings that sensitively interface the local context and surround a courtyard that provides opportunity for people to interact or sit and rest.**

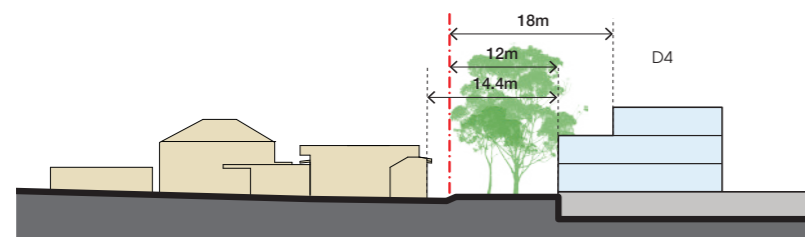
**The places and experiences provided in this precinct allow residents to control the level of human interaction.**

The neighbourhood connector has smaller pockets of open space that provide access to and opportunities for personal growth and interests via an outdoor library. This is supported with an indoor space for art therapy, and resting stops that are located along walking paths that connect to other precincts.

A generous 12m setback has been provided along the southern boundary in order to not overshadow and impact the existing single lot residential buildings in Wordsworth and Tennyson Place. To further enhance this, an upper level setback is provided on building D1 to further ameliorate the bulk and scale and provide a sensitive transition. There is a generous setback along Port Hacking Road is further enhanced with dense planting and provide a softer transition to the main road.



Section 1



Section 2





---

# PUBLIC DOMAIN AND LANDSCAPE STRATEGY

# 05





# LANDSCAPE MASTER PLAN

**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.

The proposed landscape for the public realm around the retirement living is intended to provide for 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 the site.

Special consideration has been given to accessibility to ensure residents can move about the spaces with ease and confidence.

The landscape proposals seek to utilise the available site amenity and provides a diversity of external destinations and experiences for visitors, residents and passers-by.

The outdoor areas provide a range of activities to cater for different functions and the specific needs of the facility, with our approach recognising that outdoor areas are important social spaces, used for both gatherings and places for quiet reflection.

The diversity of spaces will enable the 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.



## 1. Heritage Plaza

- Social hub
- Multi-functional pavilion
- Formal uses and gatherings
- Spaces for interest groups
- Volunteering services (heritage building)
- Small retail/plaza café
- Equal access

## 2. Northern nature

- Informal north facing terraced lawn
- Northern bush garden
- Bush regeneration
- Multi-purpose seating decks
- BBQ areas
- Quiet seating spots
- Challenging walking track
- Equal access walking loop

## 3. Community lawn

- Flexible outdoor space
- Lawn bowls/ croquet
- Seating areas
- Outdoor cinema
- Adjoins community services

## 4. Garden gateway

- Main site entry
- Mature trees within generous setback
- Layered tree planting
- Canopy cover

## 5. Urban Village

- Activities based outdoor pursuits
- Garden appreciation/workshops
- Productive growing
- Sensory garden/cut flowers
- Mens shed
- Propagation and storage
- East/west through site link

## 6. The Circuit or The Loop

- Daily exercise routine
- Equal access with "challenge" options
- Dog walking
- Resting spots
- Connects to other outdoor use areas
- Outdoor gym activities

## 7. Neighbourhood connector

- Equal access through site link
- North/south through site link
- Connects to walking loop
- Connects to broader community

## Pedestrian Circulation

The illustrative plan indicates substantial network of pedestrian paths to provide safe access for residents, staff and visitors throughout the site, enabling easy access between residences to community facilities and between individual buildings.

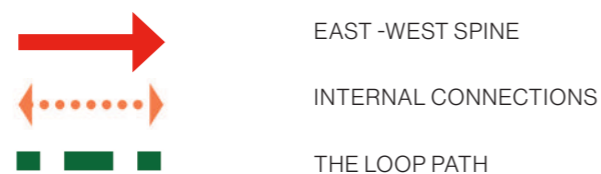
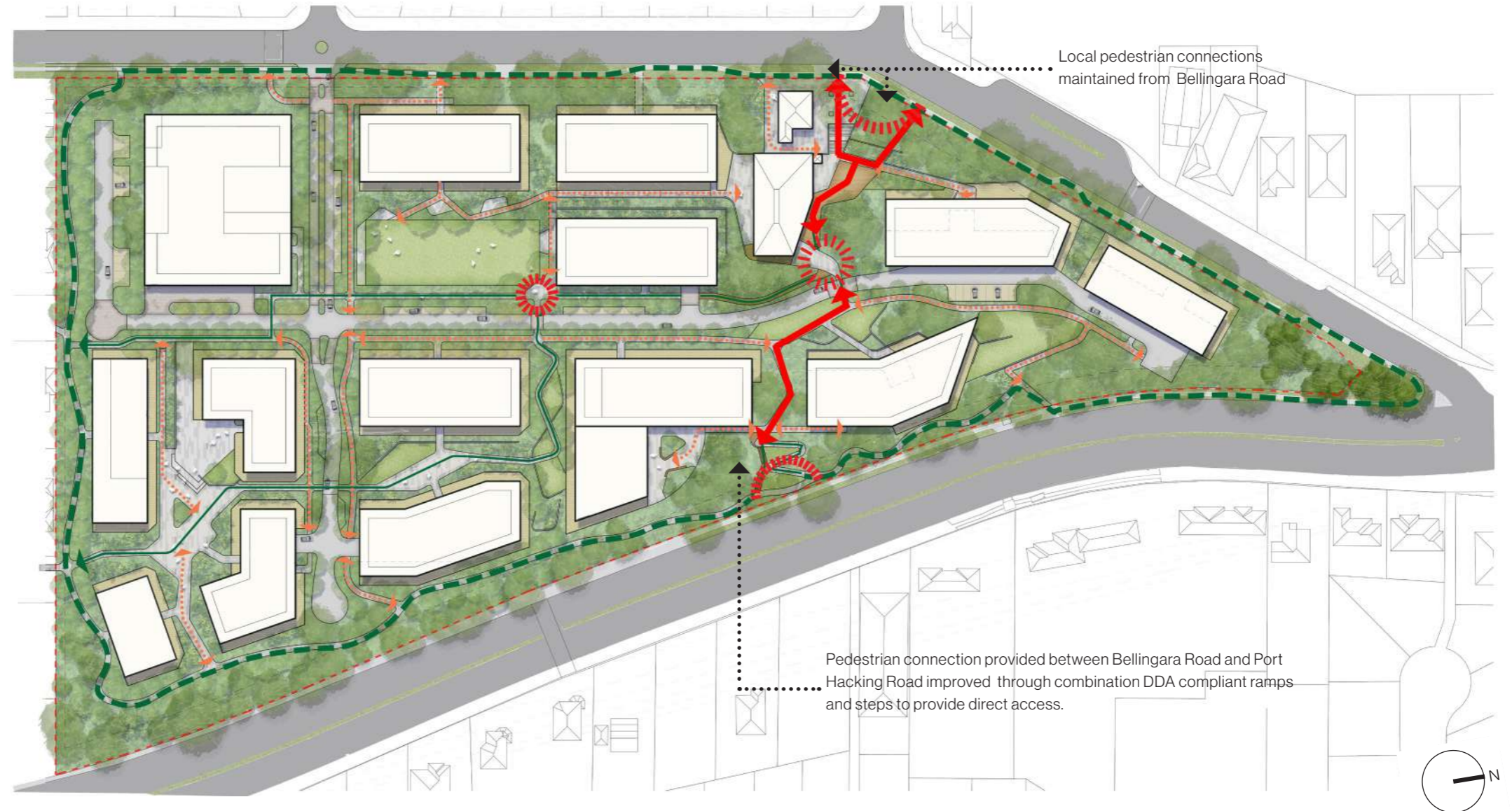
People often recall places because of the memories created by distinctive streetscapes. The overriding landscape character of streets within Frank Vickery village will be to create a very green leafy atmosphere that is well shaded, reflecting the character of the neighbourhood.

The paths will form a major part of the landscape and open space character and provide for recreational walking, exercise and socialising.

The three main pathways include:

- East west spine which provides equal access across the site
- Internal connection provide shorter routes between individual buildings and facilities
- A loop pathway to enable for continuous walking circuit

The pathways will include seating and resting locations strategically located at regular intervals and extensive canopy trees, with the aim for 80% shade cover during peak summer period.



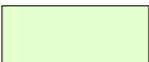



## Landscape Area

The illustrative plan indicates substantial open space and landscape areas extending over 2.6 ha, equivalent to approximately 45% of the site area.

The open space consists of approximately 1.95 ha on natural ground / deep soil and 0.55 ha over structure, assuming 50% or 2,750 sq m would be soft landscape on structure.



-  LANDSCAPE AREAS ON DEEP SOIL  
APPROX 1.95 HA - EQUAL TO APPROX 34% OF SITE AREA
-  LANDSCAPE AREAS ON STRUCTURE  
APPROX 0.55 HA - EQUAL TO APPROX 10% OF SITE AREA

## Streetscapes

The illustrative plan indicates three internal street characters reflecting the level of use and responding character.

People often recall places because of the memories created by distinctive streetscapes. The overriding landscape character of streets within Frank Vickery village will be to create a very green leafy atmosphere that is well shaded, reflecting the character of the neighbourhood.

The three road types which an important component of the public domain are:

- Entry
- Central Avenue
- Mews

Trees and other landscape elements along the streets will be designed to fostering a community identity through attractive street planting to develop leafy canopies over the site utilising the verge areas for substantial tree planting;

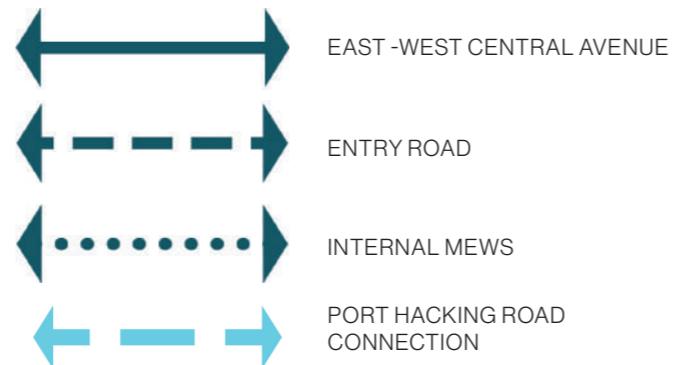
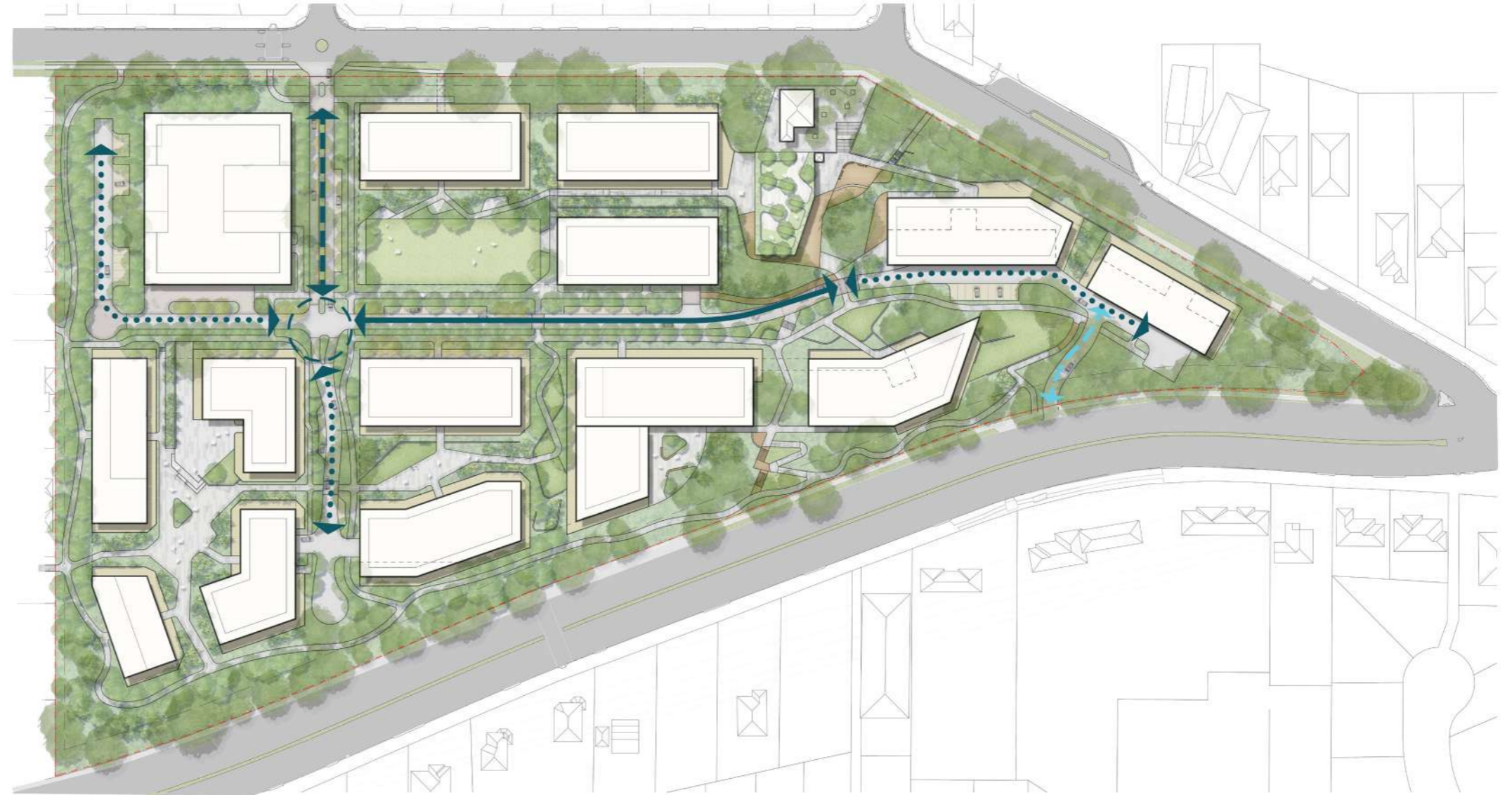
The new entrance from Bellingara Road has a split carriageway with a central median, creating an opportunity for extensive canopy trees as part of the landscape setting and arrival experience for residents, staff and visitors alike.

The entry road enables pedestrian access and includes opportunity for visitor parking.

The Central Avenue, which combined with the footpaths provides the central link within the proposed development. The Central Avenue includes strategically located visitor parking adjacent the community facilities and be extensively planted with avenue trees.

The road network includes sections of roads which are of smaller scale, meandering roads or Mews.

The Mews which are an extension of the Central Avenue, with narrower carriageway enabling extensive planting within the verges to integrate with the broader landscape of the site.



# STREET SECTIONS

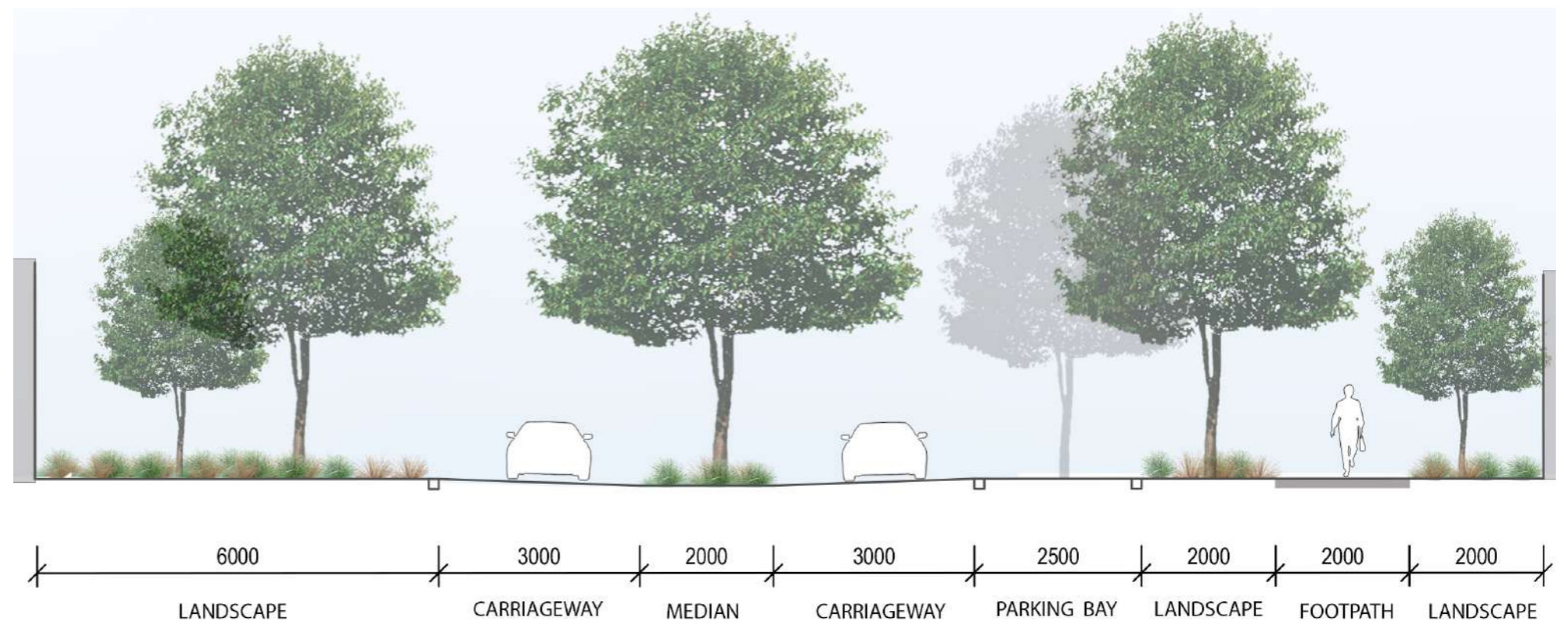
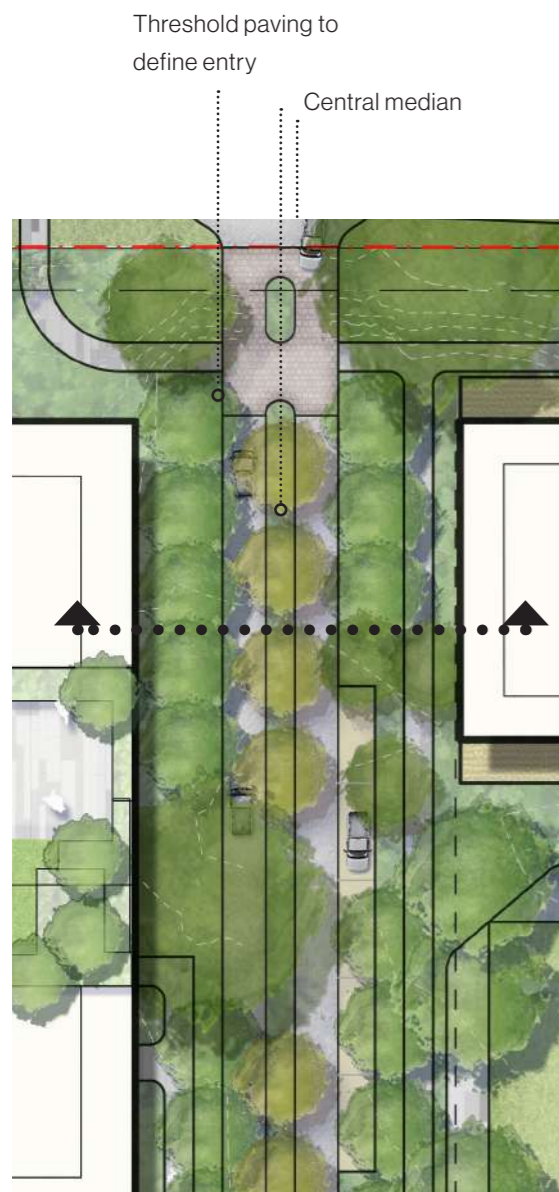
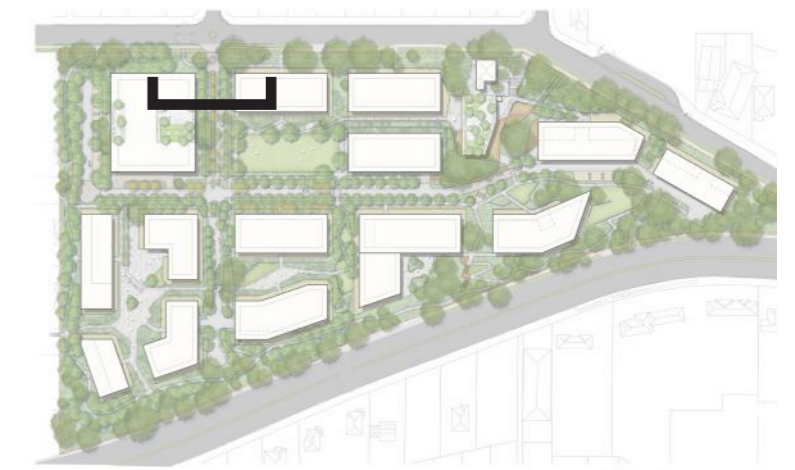
## Entry Address Section

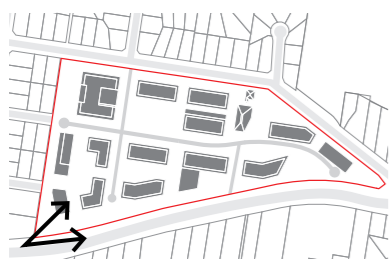
### Design considerations:

The main entry to the site from Bellingara Road will act as the main address to the site for both vehicular and pedestrians.

The entry will include a generous landscape verge and median, creating a leafy setting with shaded path provided access for residents and visitors to the local pedestrian network.

Several parking bays are provided for short term visitor parking.





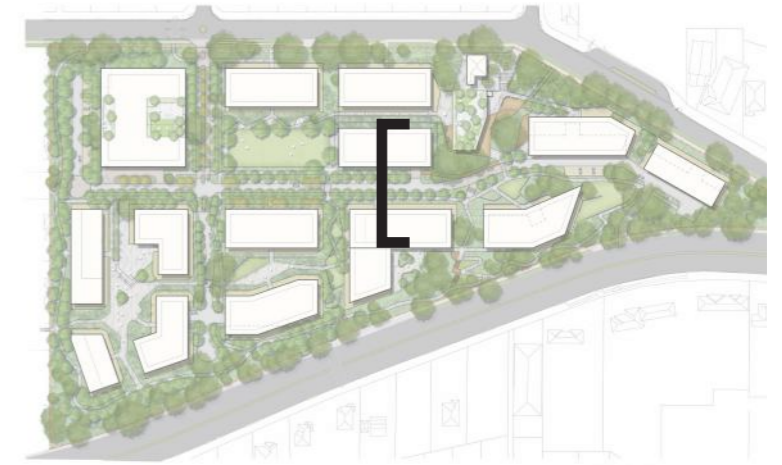
# STREET SECTIONS

## Central Avenue Section

### Design considerations:

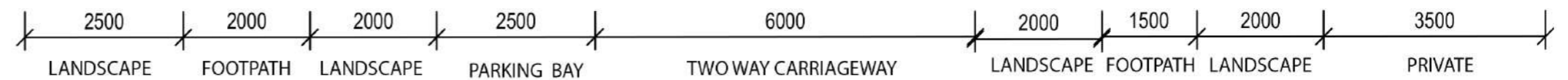
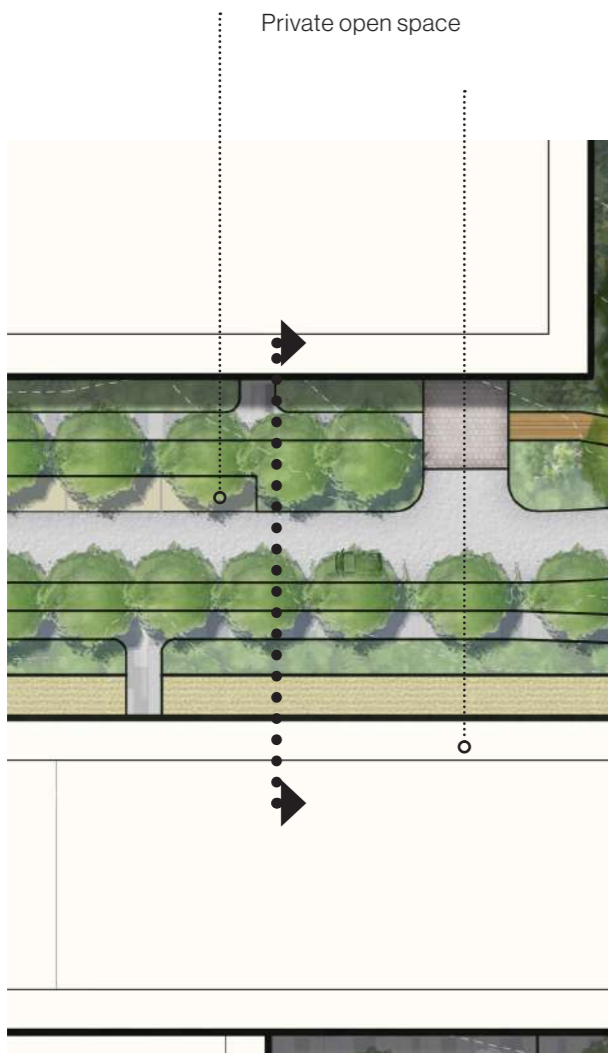
The central avenue will serve as the primary north-south spine for vehicular and pedestrian movement. The avenue will be set to the higher site level to access the proposed recreation and community areas.

The footpaths will be set within a tree lined verge with regular crossing points strategically located to enable accessible east – west access. Several parking bays are provided for short term visitor parking.



Parking bays

Private open space



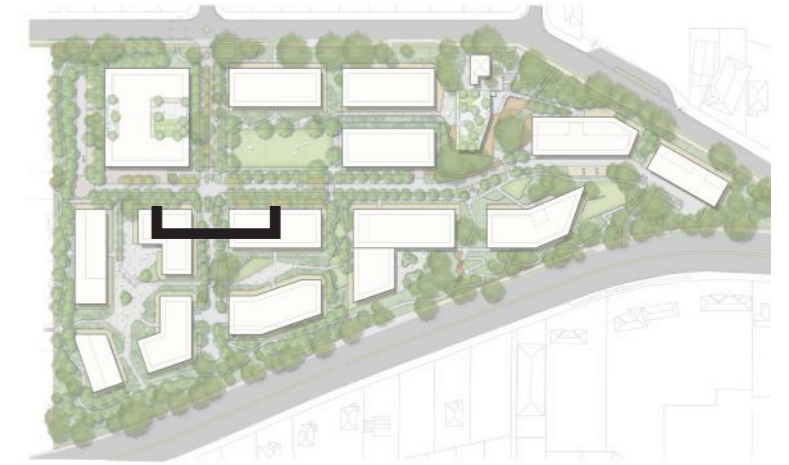


## Mews Section

### Design considerations:

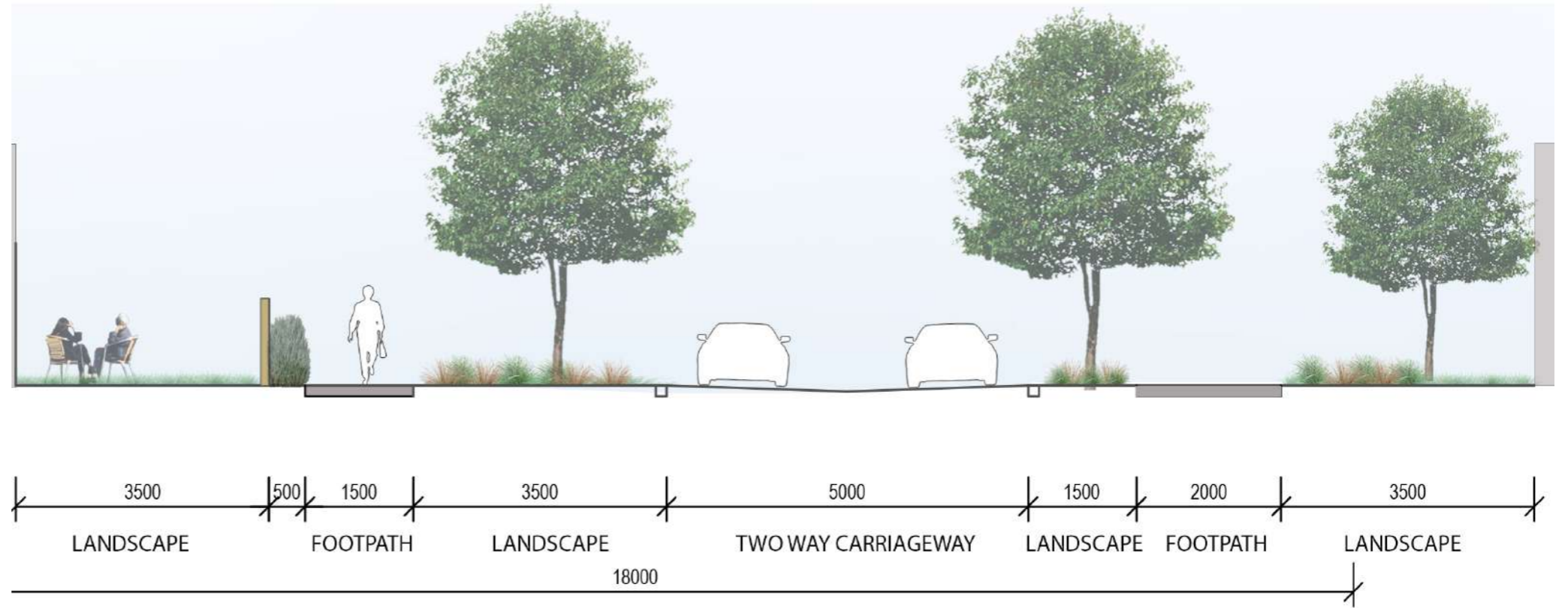
The mews is characterised by a meandering, narrower road carriageway, set within a generous landscape. No parking is proposed along the mews.

Minimal visitor parking is proposed along the road to maximise opportunity for tree planting.



Threshold paving to define entry to mews

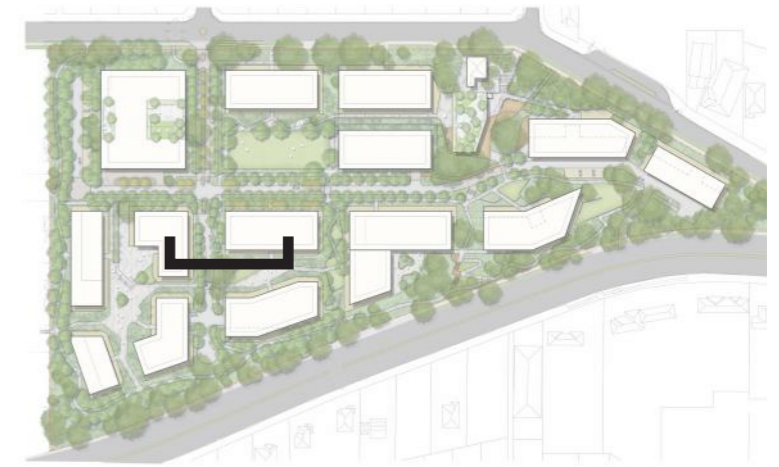
5m carriageway



# Mews Section

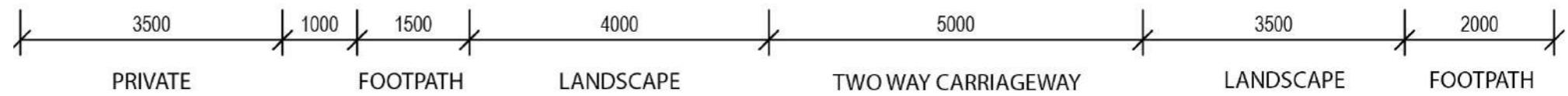
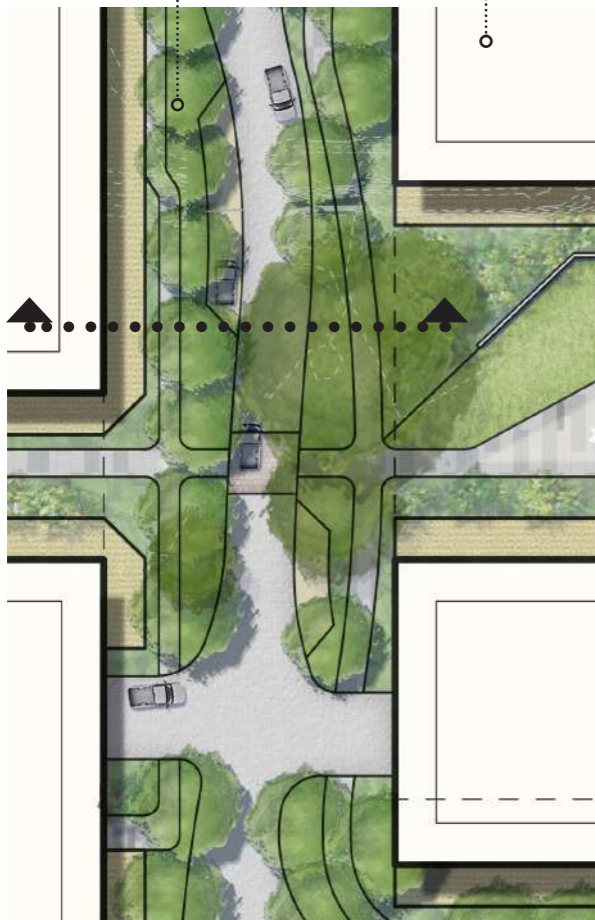
## Design considerations:

The setting of the mews within the generous landscape, is further enhanced with the merging of the road landscape with the adjacent landscape areas between buildings E1 and E2



Meander road

Extend road streetscape to open space area of courtyards









---

# ILLUSTRATIVE MASTER PLAN

# 06

# BUILT FORM ENVELOPES

**The indicative massing approach provides intended strategies for creating a legible residential scaled block pattern with massing that minimises overshadowing, provides optimal residential amenity, and maximises building separation.**

Further, the simple massing forms indicate envelopes suitable to their intended use which allow calculation of Gross Envelope Areas (GEA) and subsequent extrapolation of other areas and indicative Independent Living Units and parking numbers.

The indicative envelopes demonstrate a development approach to the site that achieves a balanced redevelopment whilst maintaining or exceeding SEPP 65 ADG requirements. Further, the massing responds to the high quality public domain with well defined street edges that extend from the surrounding street grid, a strong central connecting spine road, careful consideration of overshadowing, and maximised outlook for a maximum number of residents. Separation of all buildings provides opportunity for residential activities and increased residential amenity.



# INDICATIVE LAYOUT PLAN



# ILLUSTRATIVE MASTER PLAN

## Site (Roof) Plan





# ILLUSTRATIVE MASTER PLAN

## Ground Floor Plan

The indicative ground floor plan has organised all communal indoor and communal open spaces along the central spine road and the through site link, adopting best CPTED principles and ensuring an activated ground plan. Dispersed through the site, communal facilities can be realised as the masterplan progresses, ensuring amenity forms part of each stage and that facilities are equitable for all residents.



# ILLUSTRATIVE MASTER PLAN

## Typical Floor Plan

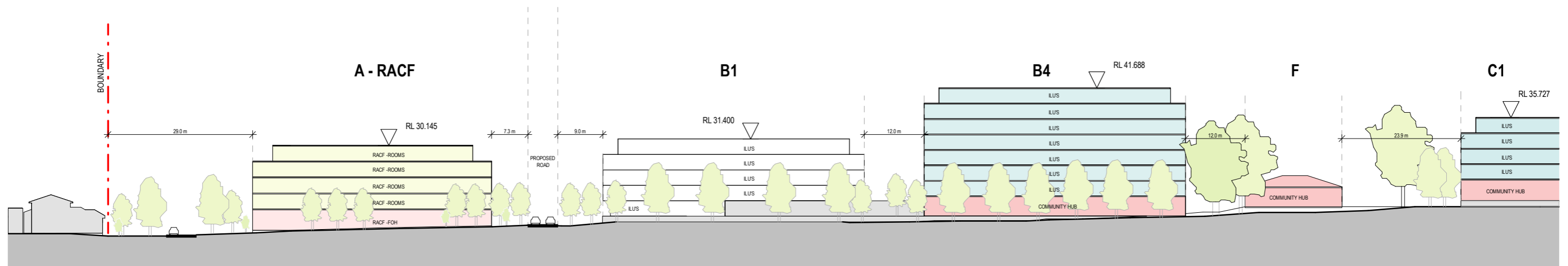
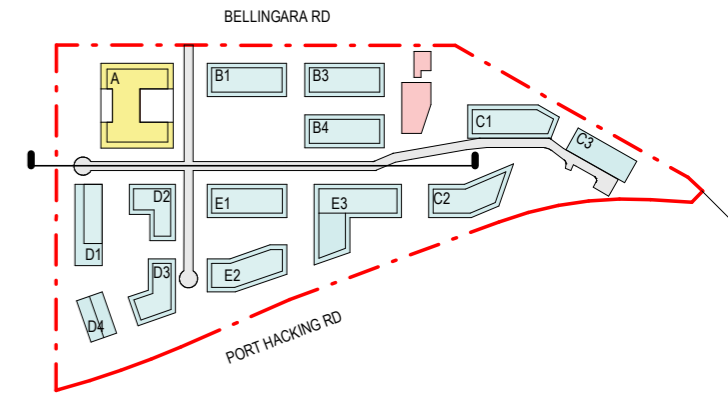


# ILLUSTRATIVE MASTER PLAN

## Upper Floor Plan

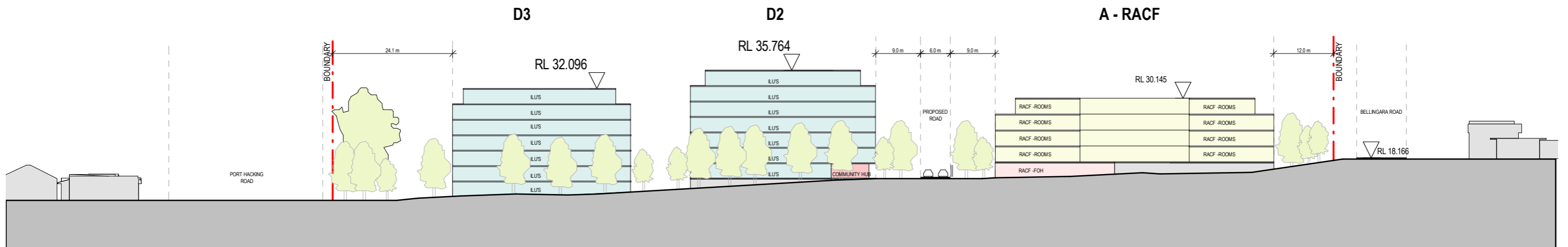
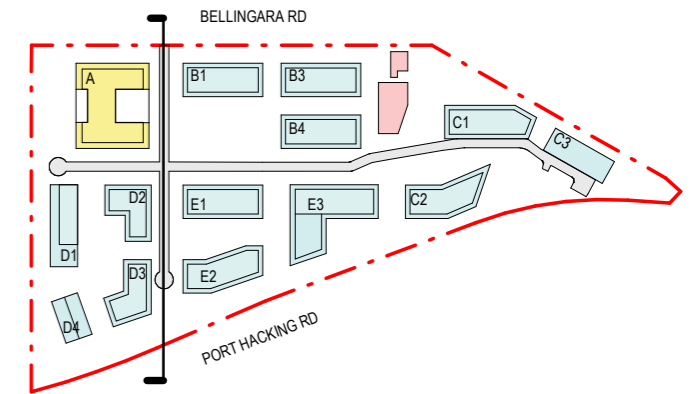


# SITE SECTIONS



SECTION B-B

# SITE SECTIONS



# AREA SCHEDULE

Stage		Plot	Building	Use	Storeys	Floor	GEA			GBA (QSGFA)			GFA			NSA
							RACF	ILUs	Comm	RACF	ILUs	Comm	RACF	ILUs	Comm	
										(GEA x 91%)	(GBA - GEA)	(GEA x 90%)	(GEA x 81%)	(GEA x 90%)	(GEA x 65%)	
1C	A	Building A	RACF	4	2000	8613	0	0	0	N/A	0	7752		0		
1B	B	Building B1	ILU	3	1155	0	4714	0	0	4290	0		3818	0	3064	
		Building B2	PARK	0	0	0	0	0	0	0	0		0	0	0	
		Building B3	ILU	3	1154	0	4206	0	0	3827	0		3407	0	2734	
		Building B4	ILU	7	1155	0	7419	1410	0	6751	1410		6009	1269	4822	
1A	C	Building C1	ILU	4	1236	0	5295	455	0	4818	455		4289	410	3442	
		Building C2	ILU	4	1172	0	5107	320	0	4647	320		4137	288	3320	
2		Building C3	ILU	1	739											
1A		Building C3	ILU	3	734	0	2202	0	0	2004	0		1784	0	1431	
4	D	Building D1	ILU	2	968	0	2406	0	0	2189	0		1949	0	1564	
		Building D2	ILU	6	900	0	5486	444	0	4992	444		4444	400	3566	
		Building D3	ILU	6	912	0	6015	0	0	5474	0		4872	0	3910	
		Building D4	ILU	2	578		1463	0	0	1331	0		1185	0	951	
3	E	Building E1	ILU	7	1162	0	9308	0	0	8470	0		7539	0	6050	
		Building E2	ILU	6	1181	0	7852	0	0	7145	0		6360	0	5104	
		Building E3	ILU	7	1921	0	14284	0	0	12998	0		11570	0	9285	
		Community Hub & Heritage Item		1	710	0	0	751	0	0	751	0	0	676	209	
Total						8613	75757	3380	0	68939	3380	7752	61363	3042	49451	
							87750			72319			72157			

# ASSUMPTIONS + DEFINITIONS

**GBA = 91% x GEA**

**GFA = 81% x GEA**

**NSA = 65% x GEA**

**CIRC = 10% x GFA**

## SEPP Seniors GFA:

Gross floor area means the sum of the areas of each floor of a building, where the area of each floor is taken to be the area within the outer face of the external enclosing walls (as measured at a height of 1,400 millimetres above each floor level):

(a) excluding columns, fin walls, sun control devices and any elements, projections or works outside the general lines of the outer face of the external wall, and

(b) excluding cooling towers, machinery and plant rooms, ancillary storage space and vertical air conditioning ducts, and

(c) excluding car parking needed to meet any requirements of this Policy or the council of the local government area concerned and any internal access to such parking, and

(d) including in the case of in-fill self-care housing any car parking (other than for visitors) in excess of 1 per dwelling that is provided at ground level, and

(e) excluding space for the loading and unloading of goods, and

(f) in the case of a residential care facility—excluding any floor space below ground level that is used for service activities provided by the facility.

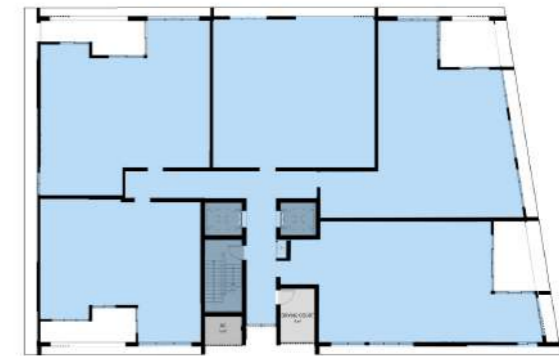
While we have used a GFA definition that aligns with SEPP Seniors, we have also reviewed Gross Building Envelope to Gross Floor Area (LEP) calculations and confirm that the GFA would be approximately 75% of the Building Envelope. This would be aligned with Section 2B, Building Envelopes of the Apartment Design Guidelines.



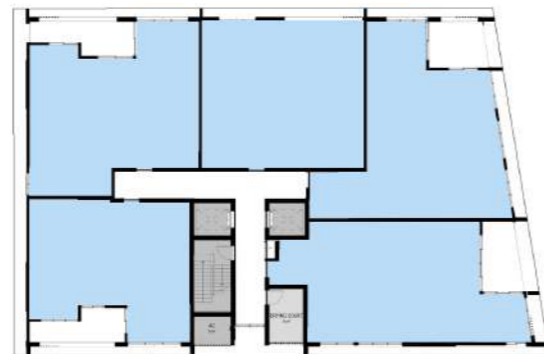
**GROSS ENVELOPE AREA (GEA)**



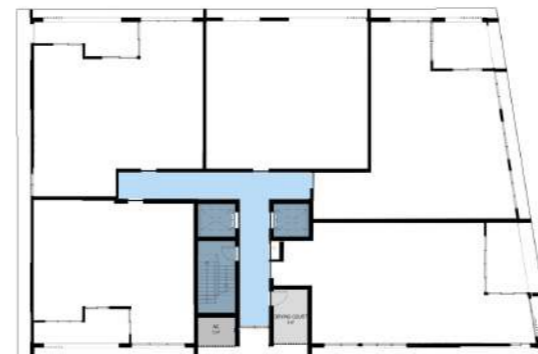
**GROSS BUILDING AREA (GBA)**



**GROSS FLOOR AREA (GFA)**



**NETT SALEABLE AREA (NSA)**



**CIRCULATION & CORE**







---

# **SCHEDULES, COMPLIANCE AND STAGING**

# 07

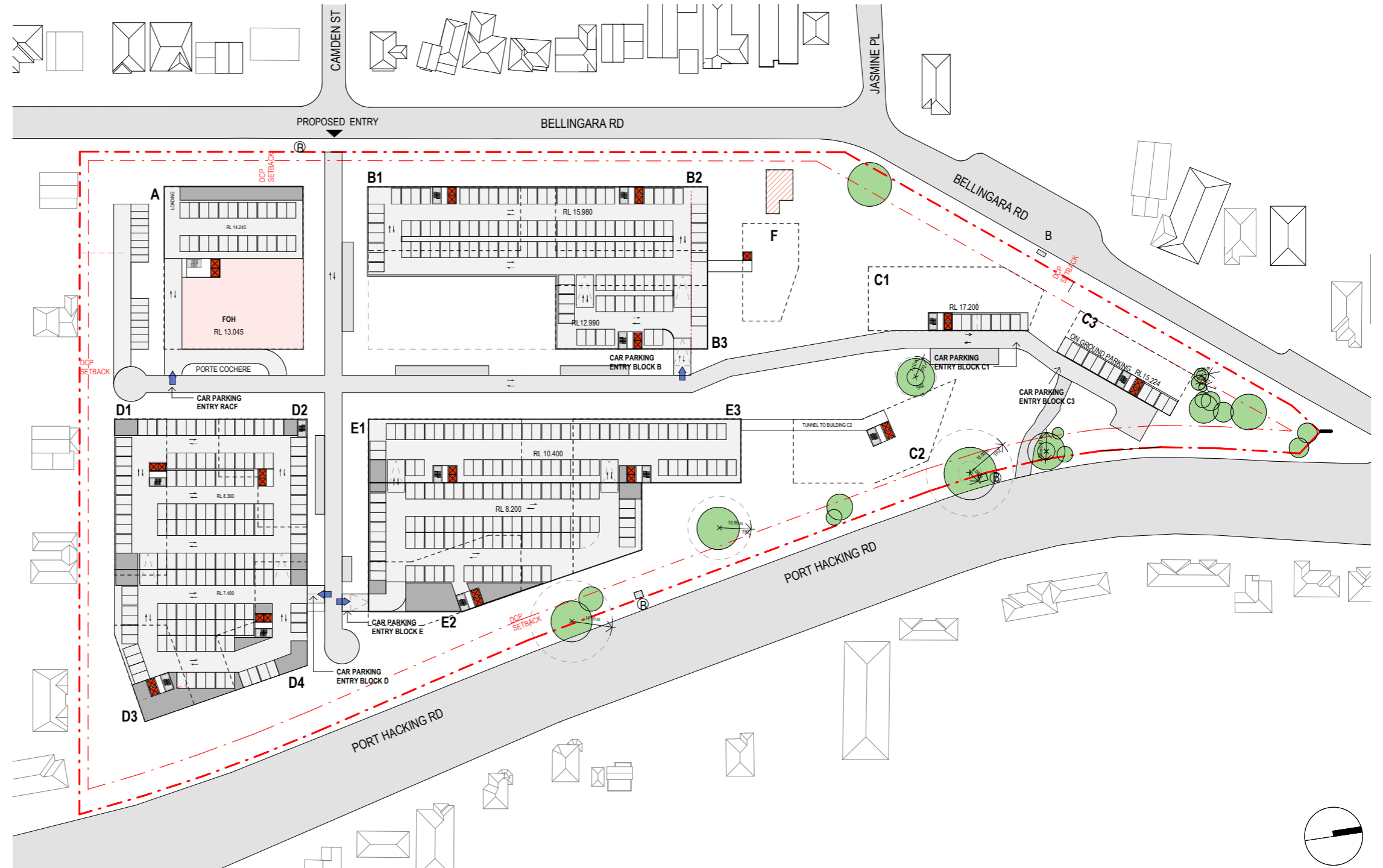
# INDICATIVE PARKING STRATEGY

## Basement Plan

The adjacent indicative basement plan provides a design solution to accommodate the required residents parking for this masterplan.

Whilst the overall masterplan seeks to retain a considerable quantum of the existing trees, in addition to the substantial proposed planting of new trees, this diagram demonstrates that retention of all high value trees can be achieved.

As result of the rocky outcrops and rocky outcrop constraints to the Northern portion of this site, basement parking is only proposed beneath development lot areas A to B and D to E.



# YIELD + PARKING SUMMARY

## Indicative Yield & Parking Schedule

Stage	Plot	Building	Use	Storeys	Floor
1C	A	Building A	RACF	4	2000
1B	B	Building B1	ILU	3	1155
				1	744
		Building B2	PARK	0	0
		Building B3	ILU	3	1154
			1	744	
		Building B4	ILU	7	1155
			1	744	
1A	C	Building C1	ILU	4	1236
			1	806	
2		Building C2	ILU	4	1172
			1	739	
1A		Building C3	ILU	3	734
4	D	Building D1	ILU	2	968
				1	470
		Building D2	ILU	6	900
				1	530
		Building D3	ILU	6	912
			1	543	
		Building D4	ILU	4	522
3	E	Building E1	ILU	7	1162
				1	749
		Building E2	ILU	6	1181
				1	766
		Building E3	ILU	7	1921
			1	837	
Community Hub & Heritage Item				1	751
Total					

ILUs				
Product:	1BED	2BED	3BED	Total
Size (m <sup>2</sup> ):	70	90	110	
Target Mix:	10%	65%	25%	
	0	0	0	0
	4	22	7	33
	0	0	0	0
	3	19	6	28
	7	36	11	54
	4	24	7	35
	4	23	7	34
	2	10	3	15
	2	11	3	16
	5	25	8	38
	5	28	8	41
	1	9	3	13
	8	41	13	62
	7	36	11	54
	12	64	20	96
	0	0	0	0
Total	64	348	107	519
Mix:	12%	67%	21%	
Total ILUs:	519			

Car Parking Space					Basement Basement		
Product:	1BED	2BED	3BED	Total	Total	GBA	Storey
Rate:	0.50	1.00	1.50			(ave 44m <sup>2</sup> )	
A	0	0	0	26	26	1000	1
B	2	22	11	35	120	5280	1
	0	0	0	0			
	2	19	9	30			
	4	36	17	56			
C	2	24	11	37	88	3850	1
	2	23	11	36			
	1	10	5	16			
D	1	11	5	17	113	4950	1
	3	25	12	40			
	3	28	12	43			
	1	9	5	14			
E	4	41	20	65	221	9702	1.5
	4	36	17	56			
	6	64	30	100			
	0	0	0	0			
Total	32	348	161	567	24782		
Total ILUs parking:	541						
Total Car parking:	567						

# SUN ACCESS DIAGRAMS

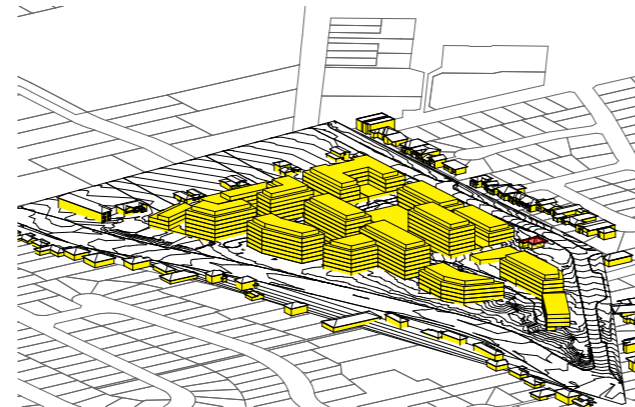
## View From The Sun

The strong North-South axis of the masterplan, as an extension of the street pattern to the South, provides ideal orientation for the proposed new buildings with opportunity to comply with amenity criteria set out in SEPP65 ADG.

As result of the transitioning scale and generous landscape setbacks to the South, the indicative massing sits comfortably under the sun access planes to neighbouring properties of the South, resulting in no overshadowing of their North facing windows or Private Open Space, in line with the Sutherland Shire DCP.

These studies represent the view from the sun as an isometric flat view at each hour from 9am to 3pm at Winter Solstice - June 21st. In principle, anything not visible in the view would be covered by a shadow.

For the purposes of testing shadows, trees and vegetation are not modelled.



9am



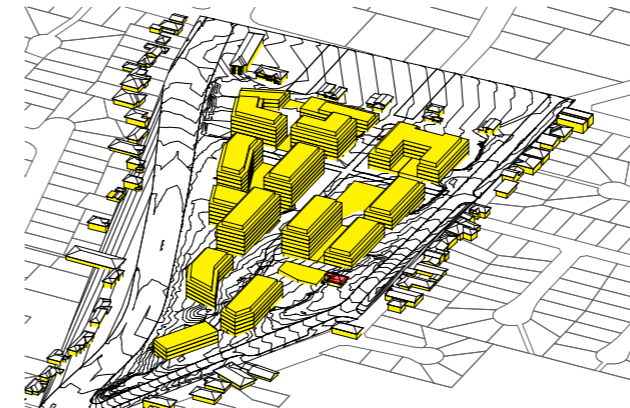
10am



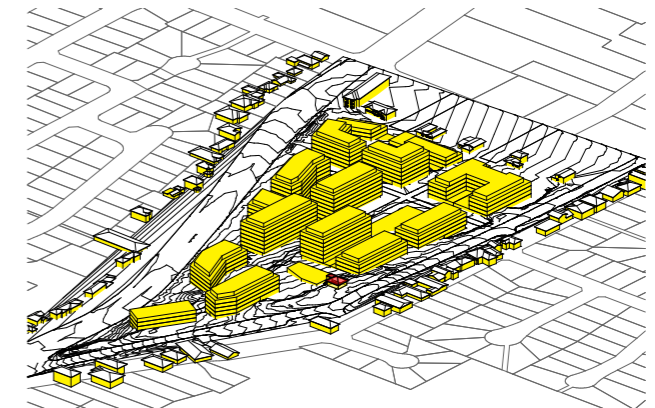
11am



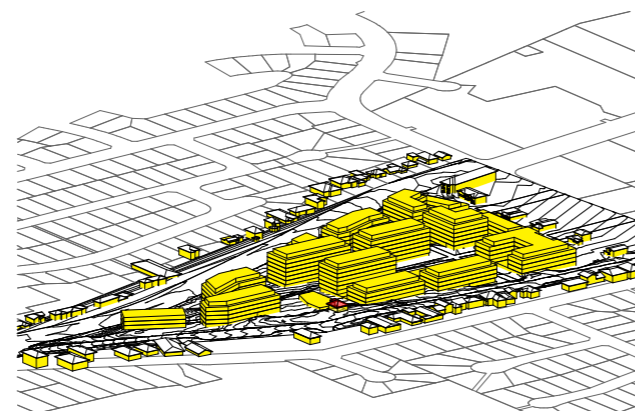
12pm



1pm



2pm



3pm

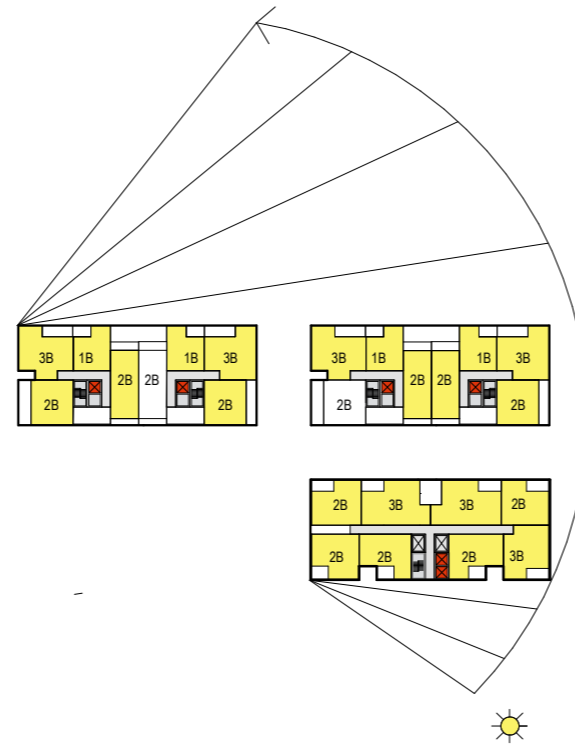
# SOLAR ACCESS

## Solar and daylight

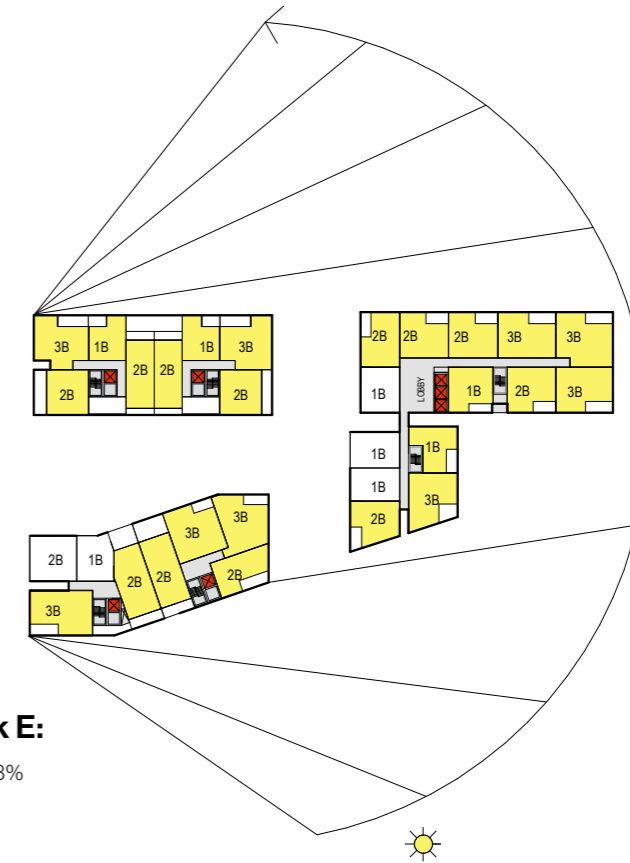
The masterplan has been developed to optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space, in line with the objectives of SEPP65 ADG.

Solar and daylight access are important for apartment buildings, reducing the reliance on artificial lighting and heating, improving energy efficiency and residential amenity through pleasant conditions to live.

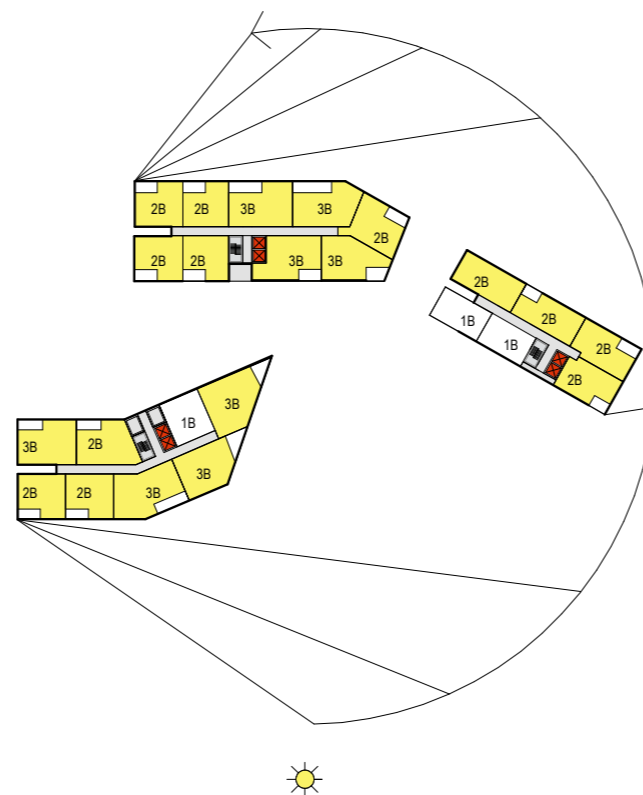
As demonstrated opposite, in the block-by-block study, compliance with the 2hours direct sunlight criteria would be readily achievable. Although the ADG often takes precedence in the assessment of independent living units, the Seniors SEPP requirement for 3hrs sunlight may also be possible for a large portion of units.



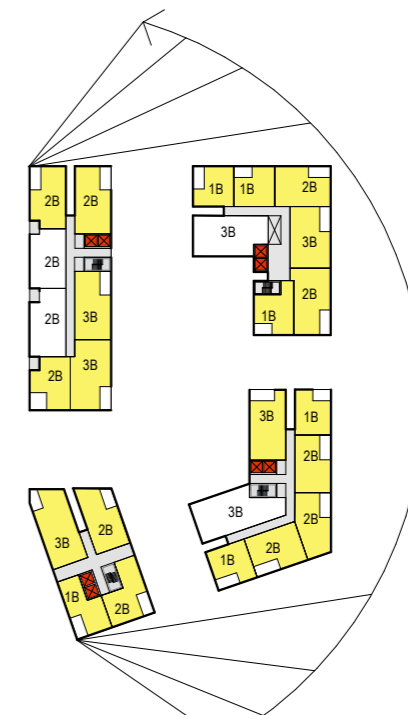
**Block B:**  
Solar 91%



**Block E:**  
Solar 83%



**Block C:**  
Solar 86%



**Block D:**  
Solar 87%

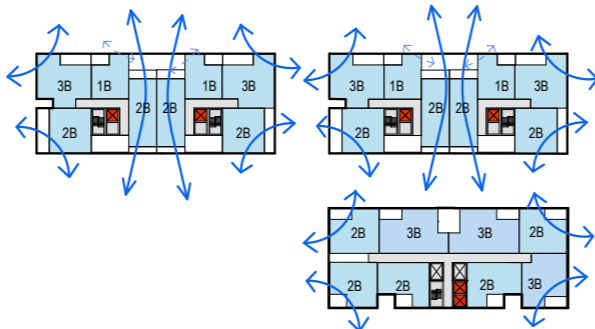
# CROSS VENTILATION

## Natural Ventilation

The building envelopes have been optimised for compliance with with the ventilation requirements and objectives of SEPP65 ADG.

Natural ventilation is the movement of sufficient volumes of fresh air through an apartment to create a comfortable indoor environment. Sustainable design practice incorporates natural ventilation by responding to the local climate and reduces the need for mechanical ventilation and air conditioning. To achieve adequate natural ventilation, apartment design must address the orientation of the building, the configuration of apartments and the external building envelope

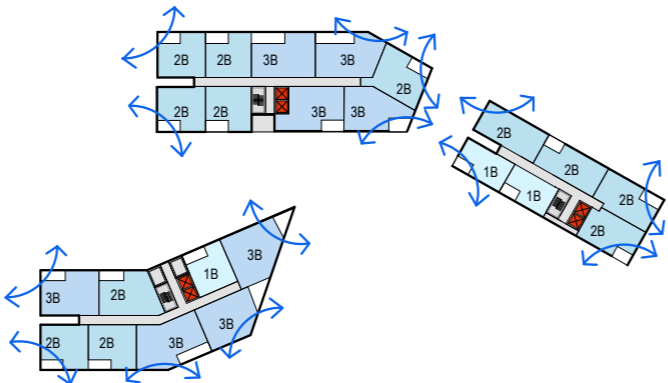
Whilst detailed unit layouts are not part of the masterplan assessment, consideration of building footprints has ensured that at least 60% of apartments are naturally cross ventilated. The adjacent study demonstrated the level of compliance readily achievable with the current envelope.



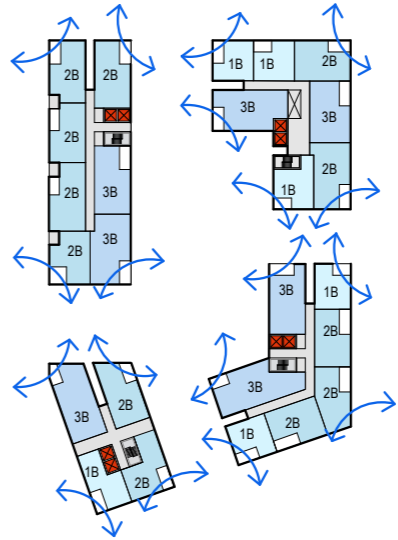
**Block B:**  
Cross Vent: 66%



**Block E:**  
Cross Vent: 63%



**Block C:**  
Cross Vent: 61%



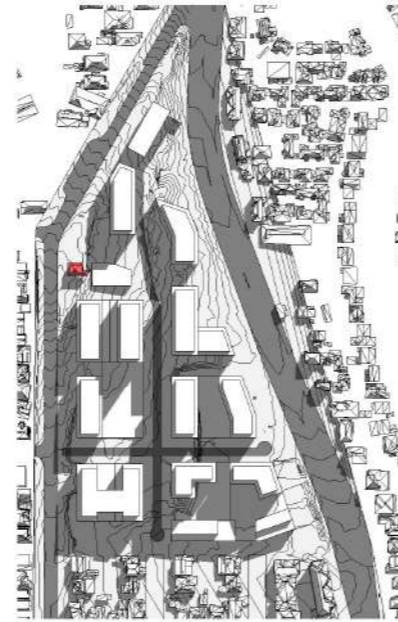
**Block D:**  
Cross Vent: 72%

# SHADOW DIAGRAMS

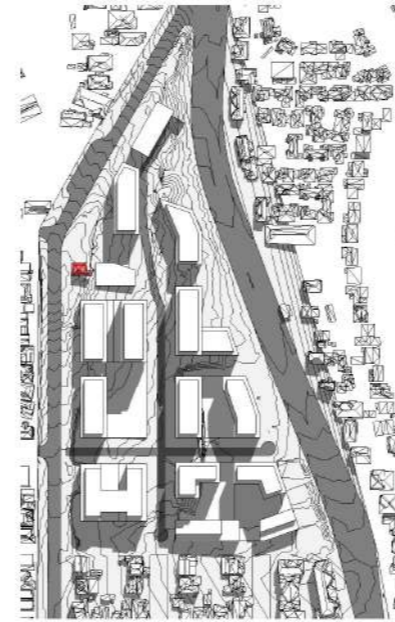
## Winter Solstice

Whilst many properties to the South of Frank Vickery Village are largely in shade from existing mature trees, the indicative massing will not add shadow beyond its Southern boundary and into the neighbouring sites. Some additional shadow is cast over Port Hacking Road in late afternoon, but does not cross the road to the adjacent residential area.

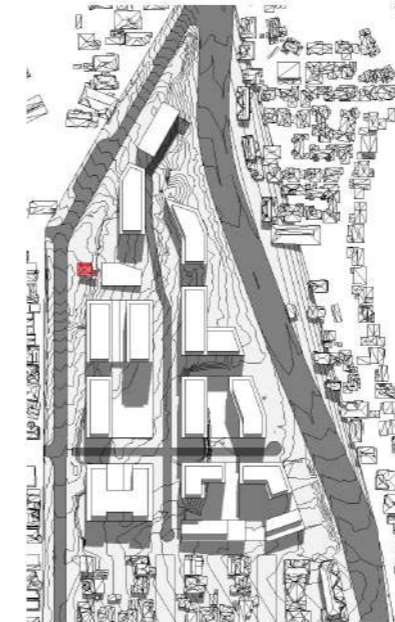
These studies represent the proposed shadows at each hour from 9am to 3pm at Winter Solstice - June 21st.



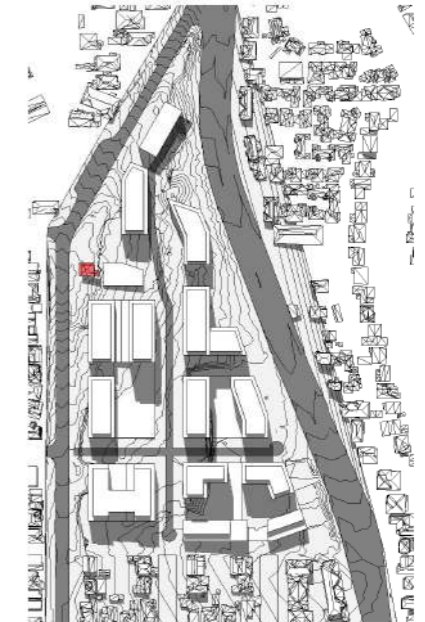
9am



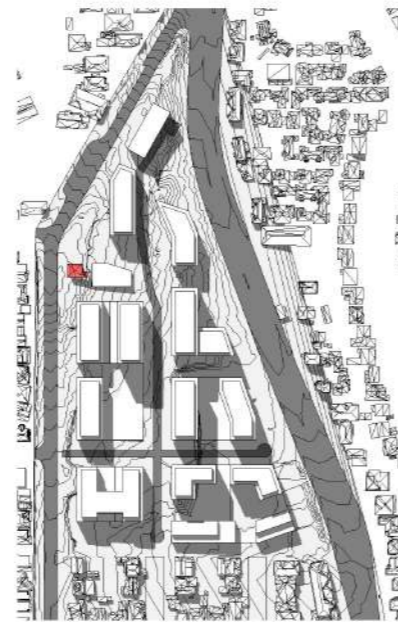
10am



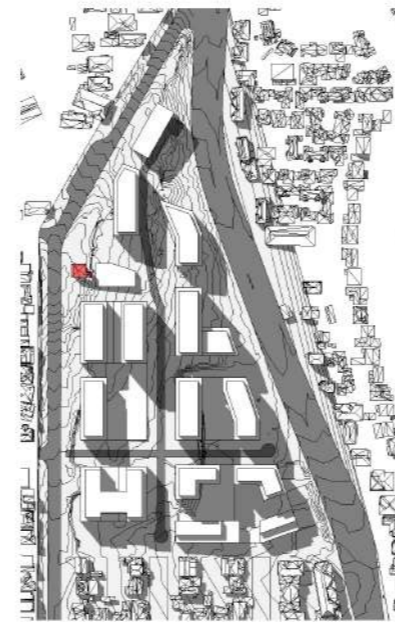
11am



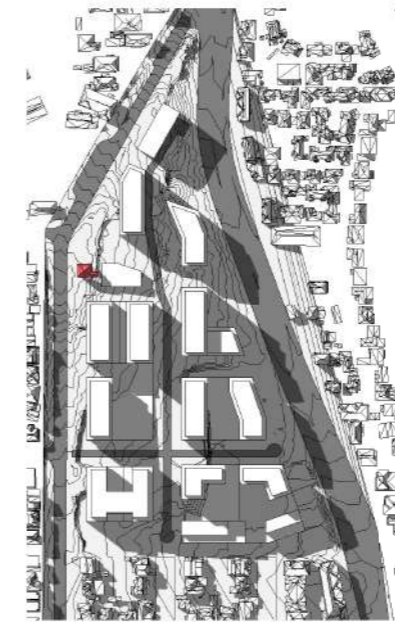
12pm



1pm



2pm



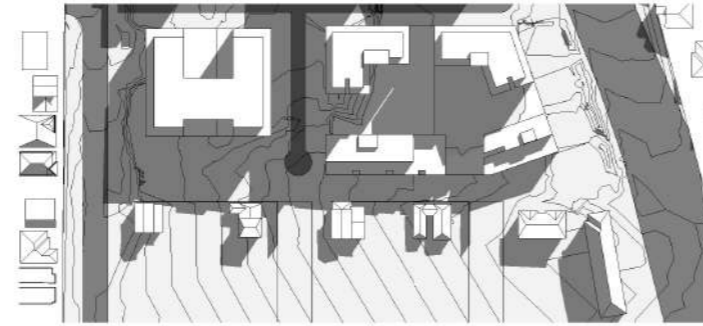
3pm

# SHADOW DIAGRAMS SOUTHERN BOUNDARY

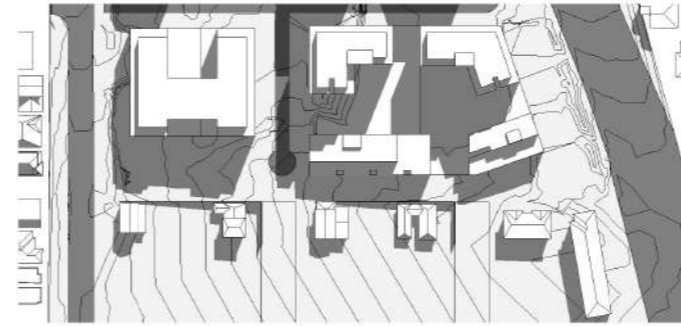
## Detailed Shadows

The indicative masterplan demonstrates a sensitive approach to the neighbouring properties that share the Southern boundary.

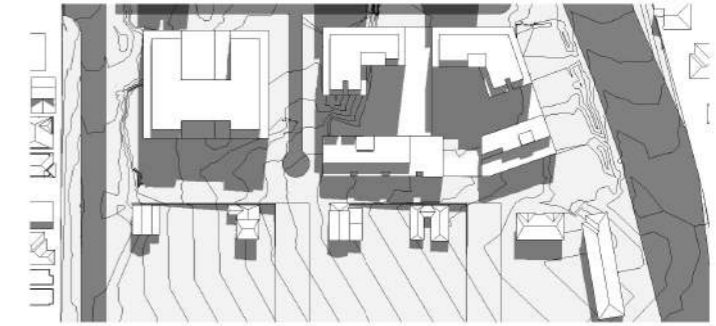
These studies represent the proposed shadows at each hour from 9am to 3pm at Winter Solstice - June 21st. As shown, appropriate building separation and scale of built form can ensure that adjoining properties will not be impacted from overshadowing.



9am



10am



11am



12pm



1pm



2pm

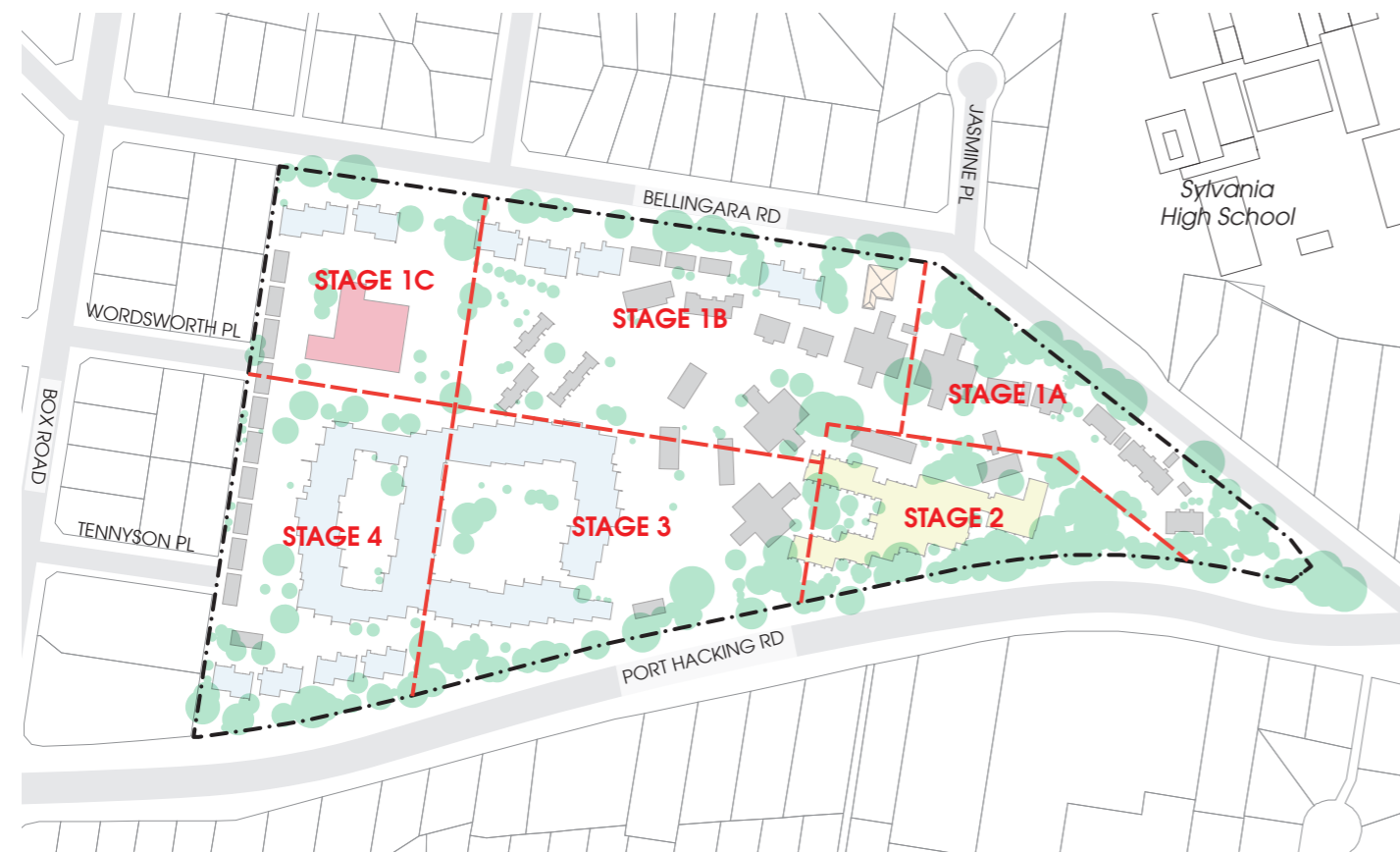


3pm

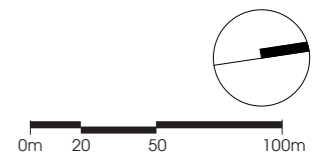
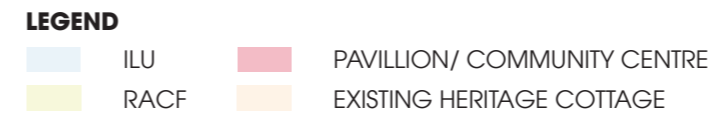
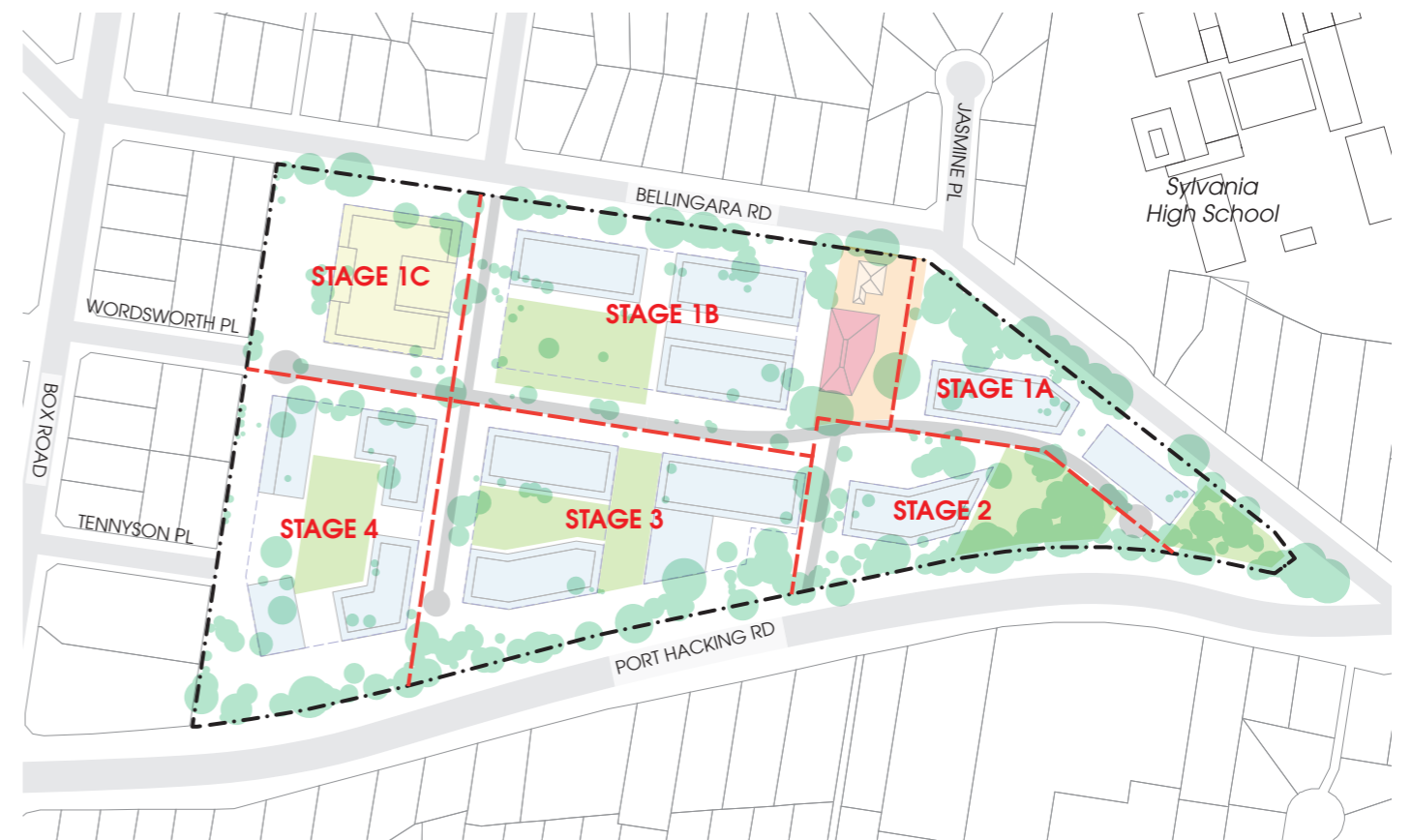


# STAGING STRATEGY

## Staging - Existing Plan



## Staging - Proposed Plan



---

**SYDNEY**

Level 7, 80 William Street  
East Sydney NSW 2011  
Australia

---

**MELBOURNE**

Level 1, 104 Exhibition Street  
Melbourne VIC 3000  
Australia

---

**BRISBANE**

Level 14, 100 Edward Street  
Brisbane QLD 4000  
Australia

---

**PERTH**

Level 2, 307 Murray Street  
Perth WA 6000  
Australia

---

**SHANGHAI**

Room 407, No. 71, Xi Suzhou Road Jingan District  
Shanghai 200041  
PR China

---

**HO CHI MINH CITY**

19th Floor – Havana Tower, 132 Ham Nghi,  
Ben Thanh Ward, District 1, Ho Chi Minh City  
Vietnam

