

## Site Specific DCP Kogarah DCP 2013



**73 Vista Street, Sans Souci**

**Part C: Seniors Housing Development - Specific Precincts**

Submitted to Georges River Council

On Behalf of Nanevski Developments Pty Ltd

March 2017 ■ 15666

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## 1.0 73 Vista Street, Sans Souci

This DCP applies to:

- a) All the land at 73 Vista Street, Sans Souci legally described as Lot 1 DP 320605, Lot 1 DP 1115986, Lot 1 DP181450, Lot 392 DP 752056 and Lot 489 DP 752056 as outlined in **Figure 1**; and
- b) Development on that land for Seniors Housing



**Figure 1** – 73 Vista Street  
Source: Nearnmap & JBA

### 1.1 General Objectives of this Plan

The objectives of this plan are to:

- Provide the opportunity for the future development of a Seniors Housing development which:
  - Provides for a diversity of housing choice; and
  - Is located nearby to services and facilities to support the ageing population.
- Permit a scale and form of Seniors Housing development that fits comfortably within the ideal environmental context and optimises resident amenity.

## 1.2 Relationship to other Plans

This DCP should be read in conjunction with:

1. The Kogarah Local Environmental Plan 2012 (KLEP)
2. The Kogarah Development Control Plan 2013 (KDCP)

## 1.3 Site Amalgamation

### 1.3.1 Objectives

- a) To ensure no parcels of land are left in isolation without legal access or reduced development potential.
- b) Provide for the orderly and economic development of the land for Seniors Housing.
- c) Create a site of sufficient size to accommodate a Seniors Housing development whilst achieving appropriate design and amenity outcomes.

### 1.3.2 Controls

1. All allotments, to which this DCP relates, must be consolidated into one allotment as part of any application for Seniors Housing.
2. Lot 1 DP181450 may be excluded if dedicated as public open space and amalgamated with the adjoining Anderson Park.

## 1.4 Building Envelope

The building envelope is created by height and setback controls that work together.

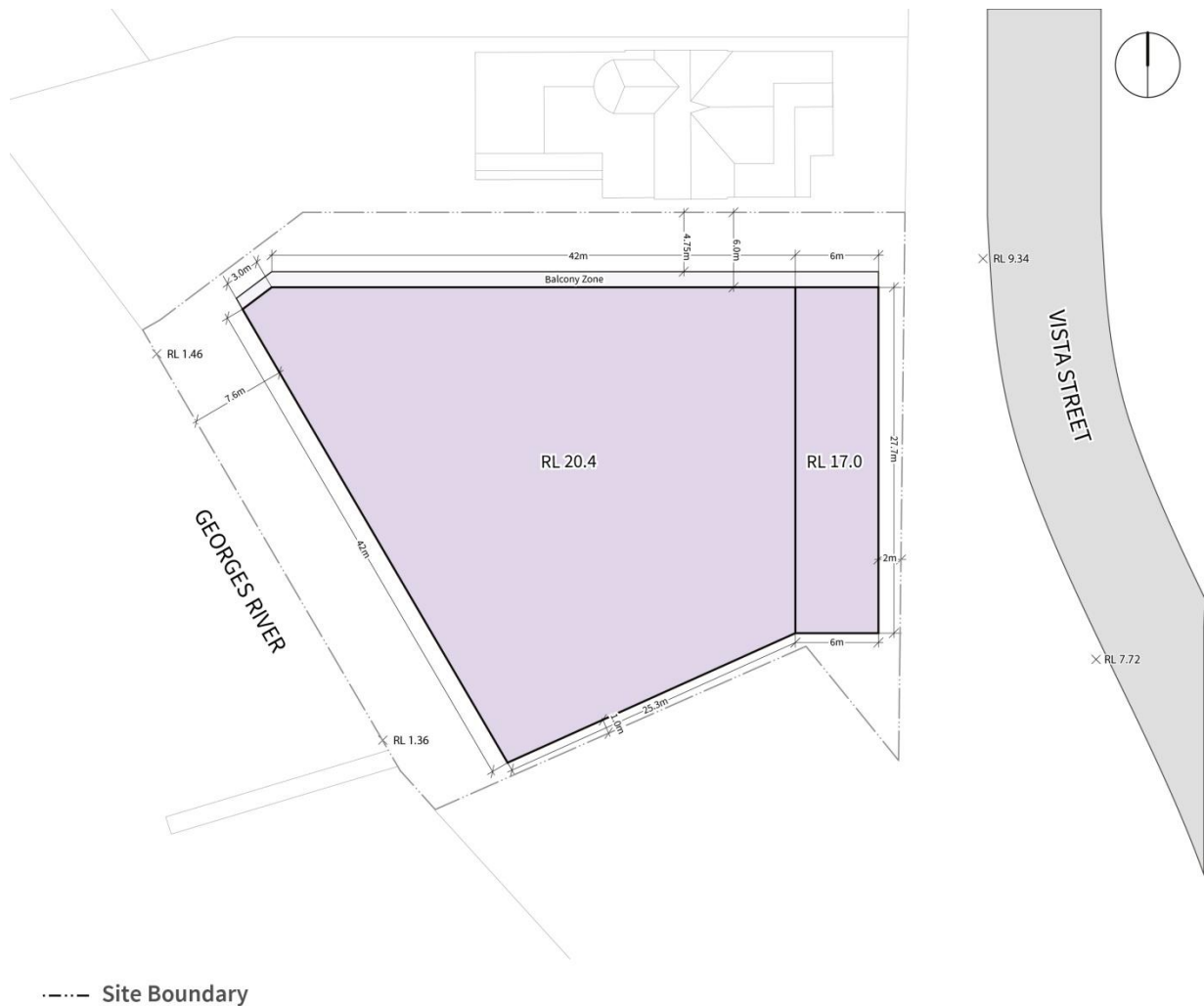
### 1.4.1 Objectives

- a) To provide a building envelope to enable increased development potential that is of a bulk, height and scale appropriate to the local site and local context.
- b) To ensure that the development addresses the streetscape.
- c) To ensure the environmental impacts of the envelope are acceptable in the local context.
- d) To integrate with the existing Vista Street streetscape.
- e) To allow for view sharing with dwellings to the east of the site and a public view corridor along the northern boundary of the land.
- f) Provide opportunities for passive surveillance of the street and the public open space to the south of the site.
- g) Create opportunity for landscaped areas and planting around the building to soften its appearance from the public domain.

### 1.4.2 Controls

1. Buildings are not to exceed the building envelope outlined in **Figure 2 and 3**.
2. The building height (excluding lift shafts and the like) shall not exceed a height as nominated on **Figure 2** (RL 20.4).
3. Lift overruns, balustrades and planter boxes may exceed beyond RL 20.4 provided they do not exceed RL 21.6.
4. Any structures associated with rooftop communal open space may be permitted to exceed the RL shown on **Figure 2** subject to a merit and impact assessment.

5. Integrate the development with the established street setback along the western side of Vista Street.
6. Set the building back a minimum of 6 metres (to wall); and 4.75 metres (to balcony) along the northern boundary.
7. Locate the building within the footprint shown in **Figure 2**.



**Figure 2 – Building Envelope Plan**  
Source: JBA



**Figure 3 – 3D Building Envelope**  
Source: JBA

## 1.5 Landscaping

### 1.5.1 Objectives

- a) To enhance, through landscaping, the appearance of the development, particularly when viewed from the public domain.
- b) Provide private and communal open space and foreshore open space for residents of the development in the foreshore area that predominately comprises soft landscaping;
- c) To encourage tree planting that is strategically located to permit view corridors, enhance privacy and allow for passive surveillance of the street and public reserve.

### 1.5.2 Controls

1. Landscape the area designated as Foreshore Building Area as an area for open space amenities for residents;
2. Deep soil planting areas are to be provided in no less than 50% of the setback areas coloured green in **Figure 2**.
3. Landscape design located within the northern setback is to address visual privacy between neighbouring buildings and to allow a view corridor from Vista Street through to the water.
4. Basement levels located below finished ground level may extend within these setbacks provided suitable landscaping is provided at finished ground level.