

## 9 The Concept Plan

The Concept Plan is for a Seniors Living resort development incorporating range of housing types and offering three levels of personal and nursing care. The Concept Plan seeks consent for the use of the site for a Seniors Living resort and broad built form parameters including building envelope and yield. Detailed site layout, design and elevation details will be provided within the Project Application.

The concept for the site centres around the ability of residents to ‘age in place’ with all the necessary facilities and services provided on site, with varying levels of care to enable residents to transit to higher care housing within the site as they age.

In order to provide the necessary facilities and services to create a ‘resort’ style development with a high level of amenity and design, a certain yield is necessary: as per that proposed. Given the environmental characteristics of the site and the desire to retain significant amounts of vegetation to provide appropriate buffers, limit habitable development in minimal slope areas to provide a level platform and reduce visual impact, this has resulted in a form of development where the majority of the buildings will be three to four storeys in height and will be centrally located within the site. The topography in combination with generous setbacks to all adjoining properties and public places ensures all buildings are both well screened and well separated so as to minimise impact.

The Concept Plan is intended to provide a high quality Seniors Living Development that offer a wide range of facilities and services including:

- Administration
- On-site management
- Security
- Medical and nursing care (An on site medical team available 24 hours, 7 days a week)
- A variety of good food and barbecue facilities
- Shops, club facilities, libraries and serviced offices for residents etc.
- Cleaning apartments etc plus general housekeeping staff
- Laundry facilities
- Craft workshops and entertainment facilities
- Office facilities for those residents wishing to continue doing and visiting professionals.
- Gymnasium and heated swimming pools
- An on site bus transport service, supported by two buses
- Waste and gardeners management
- Handyman services
- General maintenance

The components of the Concept Plan are explained below.

### 9.1 Demolition

It is proposed to retain the existing three residential dwellings on Lot 80, Deposited Plan 846099, Lot 113 DP752038 and Lot 20 in DP842523. The existing Tennis Academy building will be retained.

The remaining dwellings, sheds and other structures will be removed from the site.

### 9.2 Land use and built form

The site will be for a Seniors Living development with associated facilities and services to support the housing on site.

The development proposes three levels of care that will be contained within three forms of housing on the site including:

1. Self care dwellings contained within three and four storey residential apartment buildings and townhouse buildings across the site, which will have access to facilities and services on site such as personal care, nursing care, cleaning and meals;
2. Serviced apartments contained within two four storey buildings centrally located within the site. These buildings will have in house cleaning, nursing and personal care services; and
3. A three storey nursing home providing full time registered nurses and personal care, located towards the south of the site, adjacent to the Barnes Road reserve.

The existing residential dwellings, Tennis Academy building and the ground floor and basement floor of the most eastern serviced apartment building will be used for services, amenities and facilities as indicated in the Concept Plan and the table below.

The residential buildings will range in height, with the four storey buildings centrally located within the site. The floor space ratio will be less than 0.5:1.

An outline of the proposed building components is tabulated below and shown in the series of concept plans that follow:

Component	Number of Dwellings/Beds	Building Heights
Nursing Home	60 beds	Three storey single building
Serviced Apartments	100 units	The serviced apartments will be located within two four storey buildings.
Self Care	391 units	A mix of three and four storeys
Facilities and Services – Basement and ground level of serviced apartments <ul style="list-style-type: none"><li>▪ Restaurants and bistro/takeaway</li><li>▪ Mini supermarket and multi-purpose retail</li><li>▪ Hair and beauty</li><li>▪ ATM</li><li>▪ Medical Centre</li><li>▪ Gymnasium</li><li>▪ Swimming pool</li><li>▪ Craft workshop</li></ul>		Located within the two four storey buildings
Facilities and Services – Tennis Academy building <ul style="list-style-type: none"><li>▪ Administration (marketing, security)</li><li>▪ Travel agent and entertainment</li><li>▪ Serviced offices</li><li>▪ Short-stay visitor accommodation</li></ul>		Two storey
Facilities and services – within existing residences <ul style="list-style-type: none"><li>▪ Club house</li><li>▪ Billiards room</li><li>▪ Lecture Theatre</li><li>▪ Tennis court</li><li>▪ Maintenance and garden staff facilities</li><li>▪ Caretaker and manager residence</li><li>▪ Doctors residence</li></ul>		Single storey

BUILDING NUMBER	Typology	3 Bedroom Units	2 Bedroom Units	1 Bedroom Units	Height (storeys)	GFA (SQM)	Site Cover	Additional Information
1	A - Apartment	16			4	2320	580	
2	A - Apartment	16			4	2320	580	
3	A - Apartment	16			4	2320	580	
4	A - Apartment	16			4	2320	580	
5	A - Apartment	16			4	2320	580	
6	F- High Care				3	5800	1940	60 Bed Facility
7	O - Town House	4			2	450	225	
8	O - Town House	4			2	450	225	
9	O - Town House	4			2	450	225	
11	O - Town House	4			2	450	225	
12	O - Town House	4			2	450	225	
13	O - Town House	4			2	450	225	
14	D - Apartment	12	3		3	2030	680	
15	G - Apartment	5	7		3	1610	540	
16	E - Apartment	9	9		3	1250	420	
17	G - Apartment	5	7		3	1610	540	
18	N - Apartment	30	14		4	5300	1325	
19	E - Apartment	9	9		3	1250	420	
20	I - Low Care				4	2400	600	40 Rooms
21	L - Low Care				4	6200	1350	60 Rooms
22	G - Apartment	5	7		3	1610	540	
23	H - Apartment	5	7		3	1620	540	
24	H - Apartment	5	7		3	1620	540	
25	C - Apartment	12	6		3	2750	920	
26	G - Apartment	5	7		3	1610	540	
27	K - Apartment	3	9	9	3	2310	770	
28	G - Apartment	5	7		3	1610	540	
29	H - Apartment	5	7		3	1620	540	
30	J - Apartment	3	6		3	2380	795	
31	B - Apartment	5	10		3	2130	710	
32	M - Apartment	5	10		3	2130	710	
33	M- Apartment	5	10		3	2130	710	
34	Tennis Academy				2	1220	710	Facilities
35	McKenzie House				2			Doctors Residence
36	Harvey House				2			Managers Residence
37	Spali house				2			Facilities
Other	under buildings 29-30	3			n/a	390		
TOTAL	391	242	140	9		67360	20980	
Percent	100.0%	61.9%	35.8%	2.4%				
SITE AREA						136200		
FSR						0.49:1		
Site Cover							15.40%	

CAR PARKING	Spaces required	Rate
Apartments	508	0.5 spaces per bedroom
Visitor	112	1 space / 3.5 Units
Staff	36	
TOTAL	656	

Figure 19 - Site Statistics







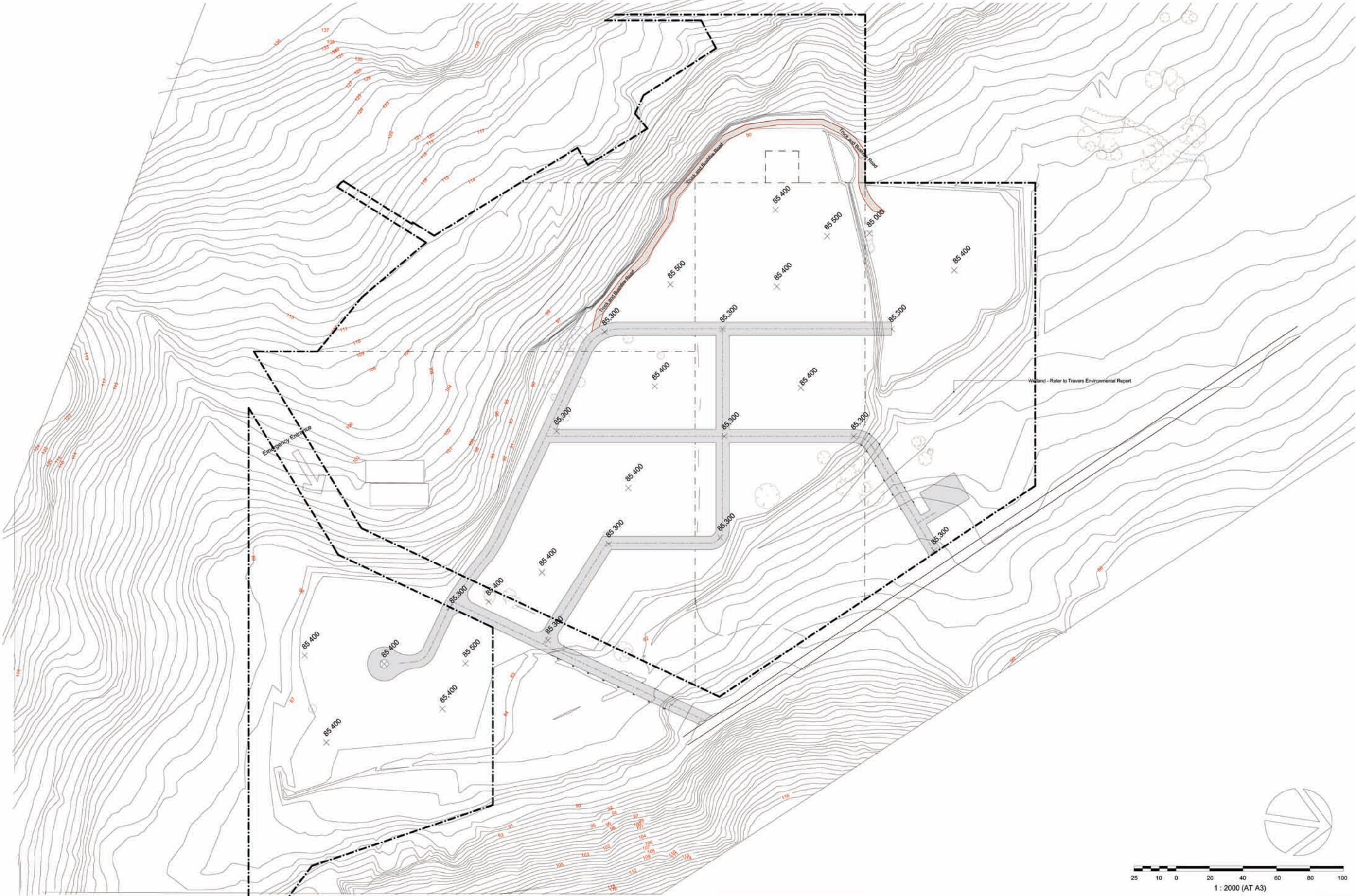


Figure 21 - Grading Plan