

Figure 7: Proposed 5 Stages as outlined in the Concept Plan

The Project Application is for the first two stages of the proposal and includes:

- **Village Green Precinct (Stage 1):**

The first stage (Village Green Precinct – VGP) will have a Gross Floor Area (GFA) of 6,305m² and will include the majority of new community based facilities for the village. The VGP will include three 5 storey buildings known as Q1, Q2 and Q3. This stage will provide:

- Key community facilities including the administration office, café, activity centre, dining room, indoor pool and gym.
- 54 Independent Living Units (ILU's) ranging from single bedroom units to 3 bedroom units.
- A new village green.

- **Care Precinct (Stage 2):**

The second stage also forms part of the submitted Project Application. The Proponent has indicated that construction of the second stage is likely to commence 6 months after the completion of the stage 1 works. Stages 1 and 2 are illustrated by **Figure 8**.

The Care Precinct proposes a GFA of 13,930m² and includes the construction of a new RACF and 2 ILU buildings containing 46 x 1 and 2 bedroom units. The Care Precinct also involves the construction of a new internal road to be known as Clissold Lane. The lane will

provide vehicular access to the main entry for the RACF. The lane will be blocked off at its northern end to prevent access directly into Clissold Street. In addition, a new vehicular entry to the basement of the RACF is proposed for Clissold Street. This entry provides access to staff parking and loading bay facilities.

Demolition

Buildings to be retained are generally located in the southern and western sections of the site where they are either of historic importance (Glentworth House and Chapel) or currently provide a suitable standard of accommodation. Buildings A & B, located in the north-west of the site are also to be retained as they were refurbished and extended to 4 levels in 2008.

Figure 9 outlines those buildings (in blue) to be demolished during the 5 stage redevelopment of the village.



Figure 8: Stages 1 and 2

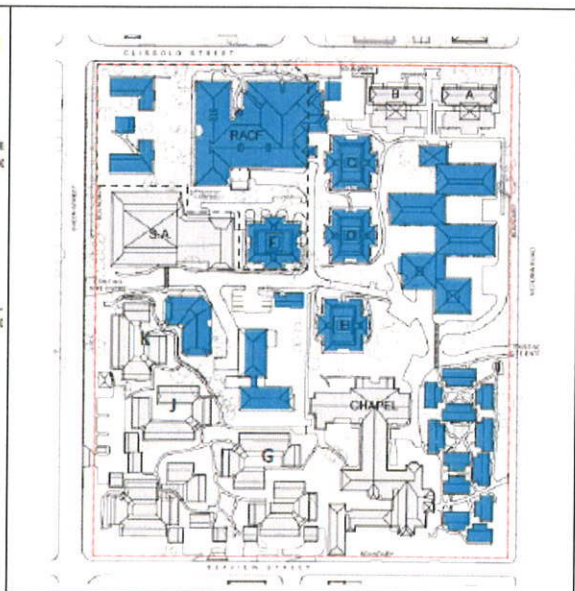


Figure 9: Buildings to be Demolished



Figure 10: Indicative Image of the Village Green Precinct Buildings (Stage 1)