

# 669-683 Old South Head Road, Vaucluse

## Plan of Management



January 2024

|     |  |   |
|-----|--|---|
| 1.0 | Introduction                                     | 3 |
| 1.1 | Purpose and Objectives of the Plan of Management | 3 |
| 1.2 | The Site   | 3 |
| 2.0 | Organisation Operation Overview                  | 5 |
| 2.1 | Changing Seniors Living                          | 5 |
| 2.2 | On-Site Management and Services                  | 5 |
| 3.0 | Hours of Operation                               | 6 |
| 3.1 | Hours of Operation                               | 6 |
| 4.0 | Staffing Requirements                            | 7 |
| 4.1 | Access   | 7 |
| 4.2 | Security   | 7 |
| 4.3 | Parking and Transport Arrangements               | 7 |
| 4.4 | Loading and Unloading                            | 8 |
| 5.0 | Amenity  | 9 |
| 5.1 | Noise Management                                 | 9 |
| 5.2 | Waste Management                                 | 9 |
| 5.3 | Maintenance                                      | 9 |
| 5.4 | External and Internal Issues Management          | 9 |

# 1.0 Introduction

This Plan of Management (PoM) supports the lodgement of a Development Application (DA) to Waverley Council (Council) for the property located at No. 669-683 Old South Head Road, Vaucluse (the site). The DA seeks consent to undertake the demolition of all structures on the site and construction of a seniors housing development involving 31 independent living units and ancillary facilities, including a ground floor retail/business premises, associated earthworks, lot consolidation, landscaping and tree removal works.

A copy of the PoM will be kept in a readily accessible place on-site, and will be made available to all persons involved in the operation and management of the seniors housing development.

## 1.1 Purpose and Objectives of the Plan of Management

Council's Development Application Guide states that a PoM is required for development "as deemed reasonable, necessary and appropriate to the assessment of the proposal by Council." As per Council's request, this PoM has been prepared and it sets out the management and operations of the premises, including measures taken to minimise any potential impacts to residents, staff, visitors and adjoining properties.

The objectives of the Plan of Management are to establish key parameters of the operation and management of the seniors housing development on the site.

## 1.2 The Site

### 1.2.1 Site Description

The site is located at No. No. 669-683 Old South Head Road, Vaucluse and is situated on the eastern side of Old South Head Road.

The site has an area of 4,345.03m<sup>2</sup> and is irregular in shape. The site is located on the north-eastern corner of Old South Head Road and Oceanview Avenue, with a splayed frontage to Old South Head Road of 105.17m in length. The site has a secondary frontage to Oceanview Avenue of 33.53m.

The location of the site is shown in Figure 1 below.



Figure 1: Aerial location map of site and locality (Source: SIX Maps)



The southern part of the site generally falls from the south-east to the north-west towards Old South Head Road. The northern part of the site falls to the rear of the site from west to east.

### 1.2.2 Context and Locality

The site is located within a low-to-medium density mixed use locality comprising commercial development along Old South Head Road to the west and south of the site, with residential uses generally surrounding the site. Surrounding residential development typically ranges from one-to-two storey residential dwellings to three-to-four storey residential flat buildings.

The site is located within the Waverley Local Government Area (LGA). The site is located approximately 6.5km to the north-east of the Sydney CBD and is identified as being located within the Rose Bay North Local Village centre.

The site is well serviced by public transport, including bus stops located along Old South Head Road providing services between Watsons Bay, the Sydney CBD and Bondi Junction (Routes 324, 325, 380, 386 and 387).

### 1.2.3 Summary of Facilities

Table 1 provides a description of key indoor and outdoor spaces associated with the administration building.

| Indoor           | Outdoor           |
|------------------|-------------------|
| Reception area   | Dining areas      |
| Community lounge | Outdoor kitchen   |
| Dining areas     | Functional garden |
| Gym              | Outdoor pool      |
| Cinema           | Sauna             |
| Wine room        | Courtyards        |
| Library          | Co-working sp     |
| Indoor pool      |                   |
| Meeting spaces   |                   |
| Treatment rooms  |                   |

Table 1: Summary of key facilities within the seniors housing development

## **2.0 Organisation Operation Overview**

### **2.1 Changing Seniors Living**

We recognise the significant contribution that our elders have made to our society, and we believe that they have earned the right to age in a manner of their choosing which respects their right to dignity and independence. Increasingly, seniors are recognising that they live in large houses that are unsuited for their needs and in most cases contain hazards that risk injury.

Seniors choose to downsize into retirement villages for several reasons, including:

- Living in safe and secure environment,
- Remaining as independent for as long as possible,
- Living an active and socially enriched lifestyle reducing loneliness, a recognised cause of dementia
- Ageing in a purpose-built environment,
- Continuing to live in their local area and staying connected to their community, and
- Being able to access care and support services as and when they need it, avoiding the need to move into an Aged Care Facility.

The development at No. 669-683 Old South Head Road Vaucluse is a boutique village of independent living units that will cater to those residents that want to live in a smaller community with high standards of fittings and finishes while accessing all the amenities and services that allow them to age in place while enjoying a safe, active, healthy and socially enriched lifestyle.

### **2.2 On-Site Management and Services**

#### **2.2.1 Management**

The seniors housing development will be managed by a management group with on-site administration whose contractual responsibilities will generally include:

- The day-to-day management of the building, including cleaning, maintenance and security of the building,
- Providing concierge services to residents, and
- Managing the villages services, including facilitating home care arrangements, organising social enrichment programs, exercise classes, food and beverage management, laundry and transport arrangements.

#### **2.2.2 Services**

- Concierge to assist residents with their day-to-day living activities and to provide immediate emergency response to residents and security,
- Care services including high care to be delivered to residents in their apartments,
- Meals able to be provided and delivered to the apartments in limited circumstances where independent self-care is not suitable,
- Offsite and apartment laundry services,
- Group exercise classes including yoga and aqua aerobics,
- Allied health and beauty treatments, and
- Transport to Double Bay and Bondi Junction

## **3.0 Hours of Operation**

### **3.1 Hours of Operation**

The seniors housing development will comprise independent living units and therefore the site will not be subject to hours of operation that are like that of a residential care facility or the like. Seniors will be taken care of by the proposed staffing arrangements outlined below.

The staffing arrangements will include:

- Village Management working 9am to 5pm, Monday to Friday responsible for the operations of the village including resident events, social enrichment, wellness programs, facilitation of care and support including meals, laundry, cleaning and care,
- A concierge staff member available 24 hours a day, 7 days a week,
- Security arrangements in place 24/7,
- Carers onsite supervised by Registered Nurses as required, including being onsite or on call 24/7, and
- Maintenance and property management.

## 4.0 Staffing Requirements

There are no minimum staffing requirements under the Retirement Villages Act, however we expect to have the following staff on site:

- 1 x Concierge/Village Manager during the day and security at night i.e. 1-person 24/7,
- 1 x Building Manager,
- 1 x Casual Exercise Physiologists and Personal Trainers running wellness programs and class including Aqua Aerobics, Yogo and Strength Training, and
- Home Care Staff as required expected to initially be 1 casual Carer and Registered Nurse but will increase as the residents age and require more support.

### 4.1 Access

#### 4.1.1 Pedestrian Access

The development provides at-grade pedestrian access to the site from Old South Head Road.

#### 4.1.2 Vehicle Access

The development includes a car parking garage at the basement levels. Access to the basement levels will occur via a vehicle access ramp on the northern extent of the site along Old South Head Road.

The on-site parking accommodates 48 car spaces and is to be accessed from Old South Head Road via an associated vehicle access ramp on the northern extent of the site.

The development also includes a porte cochere driveway at the centre of the site along Old South Head Road, which will be associated with the seniors housing reception area on the ground floor for safe and equitable access.

### 4.2 Security

Legitimate access through the site is achieved through the lobby area, which will contain passive and active surveillance, and routes from the dwellings to the basement levels are wholly internal to the site.

Security will be managed by Village Management from the front desk located at the entry to the building. They will have access to the comprehensive CCTV systems providing vision throughout the common areas of the building, basement, car park and surrounding areas. Security will be managed by Village Management during the day and an onsite security staff member at night.

Access to the building, car park, basement and garden areas will be restricted by proximity security readers.

### 4.3 Parking and Transport Arrangements

#### 4.3.1 Vehicle Parking

The development will accommodate 48 car parking spaces, which includes 5 visitor spaces and 2 car share spaces.

The proposal will accommodate 38 bicycle spaces in the Basement 1 Level, and 17 motorcycle parking spaces in the Basement 2 Level.

#### 4.3.2 Green Travel Plan

The site is well serviced by public transport, including bus stops located along Old South Head Road providing services between Watsons Bay, the Sydney CBD and Bondi Junction (Routes 324, 325, 380, 386 and 387).

The development will implement the Green Travel Plan prepared by TTPA submitted with the DA, which includes the following:

- Objectives;
- Modal shift; and
- Site-specific measures

#### **4.4 Loading and Unloading**

The site accommodates loading bays in the Basement 1 Level of the development to carry out loading and unloading activities.

Service vehicles using the loading bays will be limited to the use of the bays between 6:00am and 7:00pm, daily.



## **5.0 Amenity**

At all times staff and residents of the development shall consider the amenity of the neighbours and take all reasonable measures to eliminate the potential for adverse impact on surrounding areas, including matters relating to noise.

### **5.1 Noise Management**

The seniors housing development is not considered to give rise to unreasonable noise impacts.

### **5.2 Waste Management**

Waste will be collected in the waste room and removed by a contracted waste collection company such as Veolia or Cleanaway, expected to be collected 2 to 3 times per week

### **5.3 Maintenance**

Maintenance will be managed by an onsite internal building manager. This will involve complying with our Asset Management Plan under the Retirement Village Act and will include preventative maintenance and repairs of common areas and each apartments

### **5.4 External and Internal Issues Management**

The development will clearly provide a general contact email on their website which is monitored daily, and which is used to address questions or issues raised.

Staff will be available on site during the staffing hours stipulated in **Section 3.1** of this PoM to respond to any questions or issues raised by other staff, residents and visitors.