

Edges of Ducks Crossing (from Burton Road)

Source: Google Streetview



Northern edge of Ducks Crossing (from subject site)



Northern edge of Ducks Crossing (from subject site)

This edge if formed by:

- Accommodation and restaurant buildings (4-5 metres from common boundary)
- Parking area approximately 5 metres from common boundary.
- · Single strip of landscaping within site and adjoining land.
- · Street frontage dominated by carparking.
- 3. Approved Seniors Development Edges on opposite side Burton Road The approved tourist facility has two (2) edges to existing rural residential development, being the edge to adjoining rural residential development to the west (the subject land) and to rural residential property to the north. The photographs on the following page show the approved development under construction.



Burton Road edge of approved development



Northern edge of approved development

The Burton Road edge is formed by:

- Burton Road carriageway.
- Buildings with setbacks between 6 and 10 metres.
- While not yet developed, the setback includes driveways as well as internal roads within the setback.
- While not yet finally developed, the setback will be planted with trees to establish on the land.

The northern edge to existing rural residential development is formed by:

- A building setback of approximately 15 metres comprised of six (6) attached units.
- A large fill batter approximately 3 metres high, extending approximately 6 metres into the setback.
- A drainage corridor.
- While not yet finally developed, the setback will be planted with trees to establish on the land. The landscape plans shows isolated tree plantings in the drainage corridor, as well as small trees/shrubs on the fill batter.

The design of the proposed retirement village incorporates variable edges to address the different characters of the site. In this regard, five (5) different edge treatments are provided to the development as follows:

- Burton Road frontage This edge is comprised of the front setback to the development from Burton Road and is visible from the public street. This edge incorporates the following treatments:
 - Road frontage improvement such as kerb and gutter, footpaths etc consistent with frontages to the south and future frontage for adjacent village.
 - Building with setback 11-13 metres.
 - Landscaped drainage swale.
 - Landscaping with large native trees and shrubs.

The following rendered image shows the treatment of this edge.



- 2. <u>Side setbacks for front villas</u> This is the setbacks for the villas in the front section of the site. This edge is not highly visible and is screened by existing vegetation from public and private viewing locations. The setback in this area incorporates the following treatments:
 - Building setbacks between 6 metres and 8 metres.
 - Landscaped drainage swales.
 - Screening by existing vegetation on adjoining land, supplemented by planting on the site.
- 3. <u>Side Setbacks to apartments</u> This is the setback of the apartment buildings from the southern boundary of the site. This edge is not highly visible and is screened by large trees from main public and private viewing locations. The setback in this area incorporates the following treatments:
 - Main building setbacks of at least 10 metres and smaller elements within approximately 5 metres.
 - Landscaped drainage swales.
 - Screening by existing vegetation on adjoining land, supplemented by planting on the site, including large native trees in scale with the buildings.
- 4. <u>Eastern Edge/South Creek</u> This edge is comprised of conserve vegetation within the site and maintains existing edge treatment to the east of the site.
- 5. Northern edge to Casson Avenue properties This edge is a key edge in the proposal and as discussed previously has been treated to provide a suitable edge between the development and adjoining rural residential uses. The edge is visible from properties in Casson Avenue although existing screening vegetation limits views to the site from many of the dwellings in Casson Avenue. The treatment of this edge includes:
 - Building setbacks of 18-20 metres presenting as pods of 6-7 attached and detached units.
 - Tree lines access road and landscaped drainage swales.
 - Provision of significant screen planting along the boundary and edges of road to provide a green leafy edge.

The treatment of this edge is shown in the following section:



As can be seen the proposed development incorporates edge treatments that are appropriate for their role in influencing character of the area. The two (2) edges to Burton Road and rural residential properties to the north have been identified as important edges as they can be viewed from public and private viewing locations. These edges have been carefully considered and the resulting edge treatments provide a suitable interface between the development and the viewpoints. The treatment of these edges is considered to be superior to the other edge treatments in the area, including the proposed edge treatments proposed for the approved retirement village to the west.

5.2 Visual Impacts

The visual impacts of the proposal have been examined in the Visual Impact Assessment submitted with the development application. The conclusion of the Visual Impact Assessment provides:

The assessment has found that whilst the proposal introduces a higher density development to an existing rural-residential environment, the proposed development will generally have a low-medium impact on the scenic quality of the surrounding areas. This is a result of considering the limited and generally distant viewer access coupled with proposed landscape treatments, building style and materials selection. If the landscape measures are undertaken, the proposed development will be screened with some increased scenic quality by reinforcing and reconnecting fragments of bushland, especially within the riparian zone in the eastern quadrant of the site.

It is recommended that the trees noted for retention be protected during construction works and compensatory planting of endemic tree species be adopted to ensure that the rural character be retained and enhanced. Supplementary planting shall be incorporated into the riparian zone, whilst complying with the recommendations of Planning for Bushfire Protection.

The greatest viewer access relates to traffic using Burton Road. Due to the orientation of the site, only four units shall be visible from this interface.

Compensatory planting of endemic trees shall provide a significant landscaped buffer and enhance the native landscape character of the area. These trees shall mature with clear understorey trunks to permit some views into the site (for casual surveillance) whilst providing upper canopy contribution.

Though not excusing the proposed development, consideration should be given to the complete loss of rural character encountered within 50m of the site, at the development located at the junction of Burton Road and Glad Gunston Drive. This development has significantly more visual impact than the proposed works would likely have from this location.

Visual access is also relatively high from the rural residential lots located at higher elevations to the north of the site (Casson Avenue). This is due to their close proximity and period of viewing time, although the quantity of viewers impacted upon is less than that of Burton Road. Actual viewer access is variable between individual residences, due to existing screening and upper canopy vegetation and other structures and fences. Whilst it is acknowledged that the paddock panorama shall be impacted upon, the single storey structures, building materials selection and landscaped screening to the boundaries shall reduce the visual impact.

The visual impact encountered by residences to the south and east will likely be variable. The viewpoint analysis sheets illustrate the variation in impact due to the degree of screening currently afforded by existing vegetation. As Compensatory screening and upper canopy vegetation is proposed for both of these boundaries, the impact will be reduced.

The Visual Impact Assessment includes a montage illustrating the effectiveness of the edge treatments along the northern boundary in addressing the rural character issues.

5.3 Ecological Impacts

The proposed development is located over an existing disturbed site and does not involve disturbance of large areas of bushland or areas likely to be significant habitat areas. The ecological impacts of the proposal have been examined in detail in the Flora and Fauna Assessment prepared for the site by RPS East. The assessment provides:

- All vegetation communities on the land were found to be highly disturbed and did not accord with vegetation communities described in the LHCCREMS mapping.
- No Threatened Flora Species under state or federal legislation were detected on the site. The site provided possible habitat for two (2) Threatened flora species, however, these were subject to targeted searches and were not detected on the land.

- One (1) Threatened fauna species (Grey Headed Flying Fox) were observed from the site as well as one Migratory Species (Cattle Egret).
- The site did not comprise 'Core Koala Habitat'. Impacts of the development on the habitat for these species would not be significant.
- None of the vegetation on the land accorded with any Endangered Ecological Community.
- Canopy Trees in the site provide marginal canopy connectivity for highly mobile fauna such as birds and bats.
- Two (2) hollow bearing trees exist in the area of the site which is to be retained in its current state.
- Following assessment of impacts under the provisions of Section 5A of the
 Environmental Planning and Assessment Act 1979, no significant impacts
 would occur to Threatened Species, populations or Endangered ecological
 communities.

The proposal also recommends a number of mitigation measures which would be adopted for the proposal.

The Flora and Fauna Report did not identify any specific ecological corridors over the land, however, in discussions with Council, it was advised that a 10 metre corridor had been identified along the Burton Road frontage of the site. This area is identified in the flora and fauna assessment as managed gardens and exists in a highly disturbed state. Council advised that such a corridor was for highly mobile species. The proposed landscaping provides for establishment of native vegetation and features that would serve to assist movement of such species.

5.4 Aboriginal Heritage

The following review has been undertaken using the due diligence Code of Practice for the Protection of Aboriginal Objects in NSW. Use of the due diligence code is not mandatory but is used to determine if further assessment of Aboriginal heritage is warranted. The due diligence code provides a series of steps for undertaking due diligence assessment which has been followed in this case.

With regard to the first step, the proposal will involve ground disturbance so the next step is to consider Step 2a.

Step 2a required the undertaking of an AHIMS search. An AHIMS search did not identify any Aboriginal sites or places on the site or surrounding area.

Step 2b of the due diligence process involves consideration if there are any landscape features indicating a likelihood of the presence of Aboriginal objects, where the land is not 'disturbed land'. The subject site is 'disturbed land' as defined by the code. In these circumstances, the code provides that activity could proceed but that work must stop if any Aboriginal objects are found during construction works.

5.5 Hydrological Impacts

The land is subject to flooding. A Flood Impact Assessment has been undertaken by Northrop, and a copy of the report has been submitted with the development application. The report has modelled the flooding over the site and has recommended minimum floor levels for buildings, as well as examining the impact of the development on flooding in the area. The proposed development design has incorporated the recommended floor levels etc and the assessment has found that the proposed development would not cause increase flood impacts on adjoining properties.

Stormwater from the proposed development is managed within the site as detailed in the stormwater management plans submitted with the development application. The plans provide for collection and conveyance of stormwater generated from the site to the local drainage system. The system includes on-site detention and stormwater quality devices.

5.6 Privacy/Overshadowing Impacts

There is typically large separation distances existing between the boundaries of the subject site and dwellings on adjoining land. The setbacks generally provide suitable separation distances to avoid impacts to residential amenity of these dwellings and private open space areas.

The shading plans submitted with the application show that the shading impacts of the buildings will not be significant and will not impact on existing dwellings or private open space areas. The shading impacts of the apartment buildings shown on the plan would generally be no greater than the existing impact of trees existing along the boundary.

The development has been designed to take advantage of aspects to the north. At the northern edge of the development, the dwellings are single storey and the northern courtyards are effectively treated for privacy. Internally, the villas provide appropriate treatments for privacy. The apartment dwellings all have northerly oriented living area and open space which look out over gardens and the access road. The villas on the opposite side of the access road also have living areas and open space oriented north, and there is no overlooking between the elevated apartments and other private open space areas.

The proposed development provides high levels of internal residential amenity and does not impact on the residential amenity of adjoining residential uses.

5.7 Acoustic Impacts

To examine the acoustic impacts of the proposed development on the surrounding area, an acoustic assessment has been prepared by Spectrum Acoustics and a copy of the assessment has been submitted with the development application. The assessment examines the existing acoustic environment and examines the impacts of plant and equipment as well as internal traffic noise on the surrounding area. The report finds that the noise generated from the proposal would not exceed the amenity criteria relevant for the site and the report makes several recommendations in relation to the proposed development.

The report also examines the impacts of the adjoining Ducks Crossing development and notes that the proposed development would not create any greater noise control measures on the adjoining development than would currently exist.

5.8 Social and Economic Impacts

The Social Impacts of the proposal have been examined in detail in the Social Impacts Assessment prepared for the development. A copy of this document has been provided with the development application. The Social Impact Assessment recognises the significant social benefits delivered by this form of housing. Overall, the proposed development is considered to have positive social impacts in the surrounding community.

The proposal also involves the creation of additional jobs in the area, initially during construction and then ongoing to provide management, administration, nursing and personal care services, cleaning and maintenance services. The creation of additional jobs has a clear and direct positive impact in the local economy.

The proposal also provides suitable aged housing in an area with insufficient supply. This will provide housing opportunities allowing ageing residents within the existing community to stay in the area rather than relocating to another area where this form of housing is available. The retention of these people in the community maintains the economic flow from those persons into the local economy. A further advantage is that as residents move into this form of housing, they vacate their current housing which is generally large and suitable for families, providing for additional growth and income to the area, benefiting the local economy.

6. Suitability of the Site

As discussed, the subject site is highly suitable for the development of a retirement village. The site is located close to, and well connected to, existing services and facilities in the centres around the site. The site has excellent access to public transport and meets the access and location requirements of the Seniors SEPP. The site is also located within a community with a high demand for seniors housing. The site provides seniors housing in an area where ageing residents wish to stay rather than relocating to other areas where seniors housing is available.

The qualities of the proposed site are also highly suitable for a development of this type and has the following features:

- A large area to enable a viable village with a high level of support services available.
- Low gradients suited to the establishment of accessible housing forms.
- Is highly disturbed land that does not have significant environmental constraints.

While the subject land is subject to flooding and bushfire constraints, the development has been designed and is proposed to be developed in a manner which is consistent with the Council and Rural Fire Services Guidelines for developing in such areas.

7. The Public Interest

The area has been identified as having a significant shortage of seniors housing and there is a need for development, such as this proposal, to be provided in the area. The need for seniors housing options that provide for ageing in place has been identified as a significant issue throughout Australia and is a key reason for the creation of the Seniors SEPP in NSW. The provision of a retirement village with a high level of services and facilities that allow for ageing in place in this location meets these identified needs and is in the public interest.

7.1 Disabled Access and Facilities

The proposed development has been designed to provide a high level of access for persons with a disability. The access report for the development has identified that the proposal will meet the requirements of the SEPP, BCA and Australian Standards. The proposal also includes additional facilities that are beyond the minimum requirements, including disabled access to the proposed pool and provision of parking and access for mobility scooters. The proposal provides for a high level of disabled access and facilities for the residents which should be expected for this form of development.

7.2 Crime Prevention Through Environmental Design (CPTED)

The suitable design of facilities to minimise the opportunities for crime are consideration for the public interest. The prevention of opportunistic crime provides significant benefits for the public through reduction on the volume of crime, minimising the demand for police resources responding to crime that could be avoided through suitable design measures. A CPTED Assessment has been prepared for the proposal which examines the crime rating for the area, reviews the development design and provides recommendations for the proposed development. A copy of the CPTED Assessment has been provided with the development application.

In relation to the proposed development, the CPTED assessment has found that:

The locality is identified as having a moderate site area rating for crime risk. This is based upon the crime statistics for the area and a review of the environmental features of the site.

The proposed retirement village is not at significant risk and the design incorporates features which limit potential opportunistic crime. Some recommendations have been made which can be simply incorporated into the proposal as follows:

- Provision of lighting to the access roads and pathways.
- Consideration of CCTV and alarm systems for the stairwells/lifts of the unit entries.
- Provision of Security lighting around the recreation building.
- Consideration of CCTV and alarm systems for the recreation buildings.
- Provision of fencing around the site boundaries and provision of signage in isolated open space areas in the rear of the site.
- Villa doors and apartment doors should be fitted with security screened doors will locking mechanisms.
- Main villa and unit doors should be fitted with deadbolts.
- Any private open space access gates should be provided with locking/latching mechanisms that cannot be operated from the outside without a key.
- Unit entries, lifts and fire ground floor fire stair doors should be provided with quality locking mechanisms and/or remote accessed locking mechanisms to prevent unauthorised entry.
- The recreation centre should have high quality door and window locking devices and glass should be laminated.

The proposed development is not located in an area with a high crime risk and the design provides for good surveillance, access control and territorial reinforcement within the village and recommended features can be incorporated into the development.

8. Conclusion

The development is proposed at Lots 11 and 12 DP 830292, 40-48 Burton Road, Mount Hutton. The site has an area of 4.959 hectares and is located adjacent to urban development in the Mount Hutton/Eleebana locality. The proposal involves the development of a 101 dwelling retirement village providing aged housing and a high level of care and support services.

There is a significant need for this form of development in the Lake Macquarie local government area and especially in the areas on the east side of Lake Macquarie. Investigation on behalf of the owner and for Council have identified a shortage of this form of housing in the area. The proposal provides serviced self care housing with a high level of support services which allow for age in place. The proposal will provide a form of housing which meets an identified shortage.

The application has been lodged under the provisions of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.* The proposed development complies with the provision of this planning instrument which allows for this form of housing on the land.

The proposed development is consistent with the relevant intent statements and objectives of *Lake Macquarie DCP No. 1*.

The proposed development involves development at the urban fringe and creates a new edge with rural residential development. The proposed development has been designed to address the rural residential character and minimises visual impacts in the surrounding character through site planning, provision of open space corridors and provision of effective screen landscaping.

The proposed development site is a large area of land with has been significantly disturbed through previous occupation and use. The proposed development does not result in any significant environmental impacts.

The location of the subject site is highly suitable for the proposed use, being located close to relevant services and facilities and having public transport services available at the frontage of the site.

The proposal provides aged housing which provides substantial services and provides for aging in place. The proposed use is consistent with public policy and legislation to encourage this form of housing. The proposal will provide seniors housing options in an area which have an identified shortage of this form of housing and the development of a retirement village in this location is in the public interest.

Appendix A

Site Plan, Floor Plans and Elevations EJE Architecture





PROPOSED SITE PLAN

SCALE 1:500 @ B1 SHEET SIZE (approx. 1:1.200 @ A3)



DEVELOPMENT SCHEDULE

- TOTAL SITE AREA = 49.595 sqm
- TOTAL of 101 DWELLINGS PROPOSED (i.e. 491 sam of total site area / dwelling):-
 - 42×2 -Bed + Study Double Garage Villas (with potential 2 stacked visitor parking spaces):
- 19 x 2-Bed Single Garage Villas (with potential stacked visitor parking space):
- 40 x 2-Bed + Study Apartments (with basement parking spaces potential for 76 spaces).
- GROSS FLOOR AREA = 13.604.1 sam total
- LANDSCAPED AREA = 15.454.9 sqm
- DEEP SOIL ZONES = 11.886.3 sgm
- CAR PARKING = TOTAL 190 SPACES PROPOSED: 103 x villa resident parking spaces:
 - 72 x basement apartment resident parking spaces:
 - 12 x external visitor parking spaces: 1 x caretaker's space; &
- 2 x mini bus spaces.

DWELLING TYPES

(refer to drawing no. s'A10 & A20' for typical dwelling type prototype floor plans)

TYPE [A] - Arcadia (2-Bed + Study, Double Garage Villa) x 7

TYPE [B] - Balcolyn' (2-Bed + Study, Double Garage Villa) x 11

TYPE [C] - Balmoral' (2-Bed + Study, Double Garage Villa) x 7
TYPE [D] 'Jewells' (2-Bed + Study, Double Garage Villa) x 11

TYPE [E] - 'Marmong (2-Bed, Single Garage Villa) x 8
TYPE [F] - Myuna' (2-Bed, Single Garage Villa) x 10

TYPE [G] 'Valentine (2 Bed + Study, Double Garage V illa) x 6
TYPE [G_[Z] - Valentine II' (2-Bed, Double Garage Villa) x 1

TYPE [H] "Burwood" (2-Bed + Study, Basement Garage Apartment) x 40

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DWELLING TYPE LEGEND

2-BEDROOM VILLA

COMMUNITY FACILITIES

2-BEDROOM + STUDY VILLA

2 BEDROOM + STUDY 2 STOREY APARTMENTS

LEGEND

PRIVATE OPEN SPACES

LIVING AREAS

PROPOSED SENIORS LIVING RETIREMENT VILLAGE DEVELOPMENT 40 & 48 BURTON ROAD, MOUNT HUTTON





PROJECT No. 9861 DEC 2013



01 - EAST / REAR BOUNDARY SITE ELEVATION



02 - NORTH / SIDE BOUNDARY SITE ELEVATION 1



03 - NORTH / SIDE BOUNDARY SITE ELEVATION 2



04 - NORTH / SIDE BOUNDARY SITE ELEVATION 3





PROPOSED SENIORS LIVING RETIREMENT VILLAGE DEVELOPMENT 40 & 48 BURTON ROAD, MOUNT HUTTON



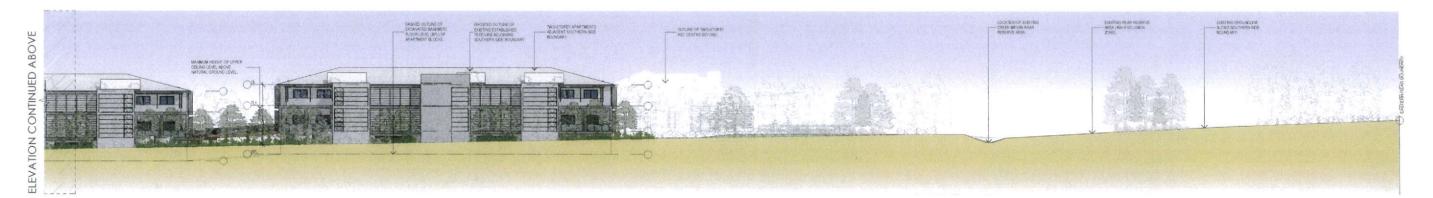
01 - BURTON RD. / WEST SITE ELEVATION



02 - SOUTH / SIDE BOUNDARY SITE ELEVATION 1



03 - SOUTH / SIDE BOUNDARY SITE ELEVATION 2



04 - SOUTH / SIDE BOUNDARY SITE ELEVATION 3

SITE ELEVATIONS 2 SCALE 1:200 @ B1 SHEET SIZE (approx. 1:480 @ A3)

ELEEBANA SHORES

A402 rev A PROJECT No. 9861 DEC 2013 PROPOSED SENIORS LIVING RETIREMENT VILLAGE DEVELOPMENT 40 & 48 BURTON ROAD, MOUNT HUTTON architecture

DA issue

Appendix B

Support Services Statement Stan Manning and Associates

SUPPORT SERVICES STATEMENT

Eleebana Shores Retirement Village Development

Mount Hutton NSW

Proposed by

Eleebana Shores Retirement Living Pty. Ltd.

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ATTACHMENTS

Attachment A Eleebana Shores Retirement Living Proposed organisational Structure
Attachment B Job Description of the Seniors Living Manager

Attachment C Letter and menu from Tender Loving Cuisine re provision of Food Services

14.

1. INTRODUCTION

This Support Services Statement has been prepared for Eleebana Shores Retirement Living Pty Ltd (ESRL) in regard to their proposed Retirement Village development on the site of 40-48 Burton Road, Mount Hutton designed by EJE Architecture. It is proposed that the development should be constructed in 4 stages.

Inputs to this document are supported by research and enquiries carried out in the district surrounding the proposed site, and through visits to that site.

Stan Manning, Principal of Stan Manning & Associates (SMA), has prepared this Support Services Statement. SMA are specialist consultants in Aged Care and Retirement Living. The firm was established in 1987. Prior to that time Stan Manning, in his capacity as General Manager and then Chief Executive Officer of Wesley Mission (Sydney), had developed over 24 years experience in the planning and management of retirement villages and residential are facilities and services for aged persons. (Further information regarding SMA is available on the website www.smassociates.info.)

This report has been prepared and lodged as part of a development application to Lake Macquarie City Council (Council) for the approval of the Eleebana Shores seniors living development.

It is understood that the current zoning of the site allows for construction of seniors housing developments such as the proposed serviced self care housing (Retirement Village)

The proposed development falls under the provisions of the State Environment Planning Policy (Housing for Seniors or People with a Disability) 2004 (the SEPP) as Seniors Housing (clause 10 (c) "a group of self-contained dwellings").

This report will show that the proposed ESRL development will provide self contained dwellings which will meet the specification set out in the definition of serviced self care housing in the SEPP (clause 13 (3) and the requirements of (clause 26)) in regard to the location of the required services that should be available to residents of the proposed ESRL village. These self contained dwellings will be provided in the form of a villas and apartments.

In addition, this support services statement will show that the operator of the ESRL will be obligated to put the necessary arrangements in place to ensure that the residents of the village will have available to them a range of on-site services such as meals, personal care, home nursing visits and assistance with housework.

The site on which the proposed development is to be established is known as no. 40 and 48 Burton Road. Mount Hutton. The site is described as lots 11 & 12 DP 830292.

✓ This document will provide written evidence and show:

- > That the ESRL development fully complies with the definition set out in clause 13 (3) (Serviced Self Care Housing), and
- > That the residents will have access to needed facilities that will comply with the requirements prescribed in clause 26 of the SEPP
- > That a range of on-site support services will be available to the residents of ESRL.

2. SUMMARY OF DEVELOPMENT

The proposal is for the construction of 61 single storey villa dwellings and four two storey buildings each containing 10 apartments – a total of 101 serviced self care housing dwellings as well as communal and services areas and parking for qualifying residents in accordance with the provisions of the SEPP (clause 8, 10 and 18).

In regard to the apartments, each floor of each building is serviced by a lift including the single level basement car park areas. The serviced self care dwellings are of varying sizes and design.

The following community facilities will be provided to serve the needs for the residents of the Village:

- A community Centre that will include:- Lounge (incorporating a cinema facility), Dining Room leading out onto an extensive terrace/veranda/deck overlooking the reserve and existing creek at the eastern end of the site, fully equipped kitchen with cool room, freezer, and dry store, bar with adjacent store, salon for visiting hairdresser, podiatrist, massage therapist, physiotherapist etc, library stocked and operated by the residents, IT room, meeting room, crafts room, small gym, nurses room/office, medical consulting room for visiting doctors clinic, amenities, attached indoor lap pool and change rooms, administration area reception, manager's/admin office and sales office.
- A one bedroom apartment will be provided on the smaller second level of the building for live in/on call staff monitoring the emergency alarm after normal office hours and at weekends when other staff are not on duty.
- There will also be other facilities/amenities provided for the enjoyment of residents and their visitors. These are: a feature "pocket" park on the northern side of the site, substantial planting of trees, shrubs and landscaped areas, and Parking for up to two proposed 15 seater village buses.

The proposed community facility will be constructed and available for use during the second stage of development of the village.

From commencement of operation of the village a "temporary" Community Centre will be provided by renovating and utilising one of the rather substantial existing residences on the site.

As will be noted from the proposed site plan (attachment 1) pedestrian footpaths are provided throughout the development adjacent to the road providing safe level access to each villa and to the entry of each of the apartment buildings on the southern side of the site. These footpaths will be able to be utilised by those residents who need to use motorised "scooters" to assist their mobility. There will be parking areas provided for such residents at the community centre and adequate space on e footpaths for the safe operation of these mobility aids.

It is noted that there is an existing bus stop for the public bus service on Burton Road in front of the proposed site for buses travelling south along Burton Road. There is also another corresponding bus stop similarly located on the other side of Burton Road for buses travelling north. At present, neither bus stop provides a shelter for waiting passengers.

Under this proposal, provision has been made for the bus stop on the eastern side of Burton road to be moved within the site frontage a short distance to the south of its existing location where a new bus shelter would be provided. This would improve the amenity for those from the surrounding community utilising the bus service.

Vehicular entry and egress to the site would be achieved through the use of a "ring" road internally to provide vehicular access off Burton Road on the northern side of the site to each villa, the community centre and the apartments and a separate exit to Burton Road on the southern side of the site.

The provision of such a comprehensive range of spaces and facilities should encourage vital social interaction between residents of the village so that a "community" spirit and networking can be established, grow and be maintained. It is vital that the owners of the village, the management and administration team and other staff do everything possible to initiate, facilitate and encourage the development of this community spirit.

In regard to car parking, provision has been made for at least one garage or car park space per dwelling and a number of the villas provide garage parking for two vehicles. In regard to visitor parking, space is available outside of each villa for at least one visitor's car to park in front of the garage off the roadway. In regard to the apartments, parking is provided in front of the most western apartment building. It is understood that the parking provided is in excess of the requirements of the SEPP.

The quality of the architectural design is of a standard commensurate with and sensitive to the existing ambience of Mount Hutton and the surrounding area.

The services available to residents will include:

- A full range of personal care and support services consistent with a best practice Seniors
 Living development will be available and delivered to each resident in their own dwelling (e.g.
 Meals and cleaning services, and personal care or nursing care) as set out in more detail
 later in this report. The extent of these services exceeds that required by the SEPP.
- On-site management, a 24-hour emergency and medical alarm/call system, a handyman/gardener and a private bus service to shops and facilities within the Lake Macquarie and Newcastle region and beyond.

3. THE TARGET MARKET GROUP and MARKET DEMAND

The aim of this development is to accommodate the needs of a particular segment of the residential market, namely residents being mainly active persons over the age of 55 years including married couples. It is anticipated that the dominant age bracket will be persons aged between 65-79 years.

4. THE SITE

The site of the proposed development is located reasonably close to major services, shops and Transport. Details of the location of these services are set out later in this report. In addition, the site and the immediate area surrounding the site are reasonably level and should not present any difficulties in regard to access for the residents of the seniors living development.

As shown in this report, with bus stops right outside the front of the village, the site is well serviced by public transport with a 7 day per week regular service to both Newcastle and Belmont and many key destinations in between.

The ingress to the proposed development is via Burton Road and the egress is also via Burton Road using another exit.

✓ Following an inspection of the site, SMA have assessed the site as being ideal for a Seniors Living Development providing serviced self care housing in self contained dwellings and offering housing care and support services to the identified target group.

5. LOCATION and ACCESS TO FACILITIES (clause 26 of the SEPP)

This section of the report will demonstrate that the site complies with the requirements set out in clause 26 of the SEPP in regard to location and access to services and facilities. It also shows that residents of the proposed village will have a very substantial range of services and facilities available to them and the ability to access those services by either their own motor vehicle, public bus transport or the village bus service.

The proposed Eleebana Shores Retirement Village development is located 2.1 kms. from the Lake Macquarie Fair and Mount Hutton Shopping Plaza, 3 kms. from the Warners Bay Village shops and 5.8 kms. from the major shopping centre at Charlestown Square.

In addition to the local services available to residents of the proposed Eleebana Shores development, it should also be noted that this proposal includes the provision of the following facilities on-site:

- A community Centre that will include: Lounge (incorporating a cinema facility),
- Dining Room leading out onto an extensive terrace/veranda/deck overlooking the reserve and existing creek at the eastern end of the site,
- fully equipped kitchen with cool-room, freezer, and dry store,
- bar with adjacent store,
- salon for visiting hairdresser, podiatrist, massage therapist, physiotherapist etc,
- library stocked and operated by the residents,
- IT room,
- meeting room,
- crafts room,
- small gym,
- nurses room/office, medical consulting room for visiting doctors clinic,
- attached indoor lap pool and change rooms.

5.1 Transport Services

There will be two forms of bus transport available to residents in the form of public bus transport, details of which are set out below and also the provision of a village bus or buses.

In regard to the latter, initially at least one 12 - 15 seater bus will be provided which will make regular trips to and from the three shopping centres detailed below as well as taking residents on trips and excursions. The residents will be encouraged to plan these trips themselves.

Also, the policy will be that if more than 4 residents wish to go to a particular destination then, providing the bus is not being used for its regular timetable, it will be made available to them.

It is also proposed that if the demand is there and this cannot be met by only providing one bus, a second similar vehicle will be purchased for use by village residents.

5.2 Public Bus Transport

There is a seven day hourly bus service (Route 310) stopping at the corner Burton Road and Glad Gunson Drive (Stop No 2290176/177) in front of and opposite the proposed development site. The stop on the eastern side of Burton Road would be approximately 30 m from the entry to the village and 40 m from the stop on the western side of the road.

That bus service can take passengers to most of the abovementioned shopping centres and the associated services at those and many other locations. The only shopping Centre not serviced by this route is Warners Bay Village shops and plaza. However this can be accessed by using two buses route firstly 310 which then gives access to buses on route 320 which go to and come from that location.

Bus Route Timetable Details

New South Wales Transport (NSW Transport) operates as Newcastle Buses and Ferries and provides a bus service (310) past the proposed development site. The route (310) commences in Newcastle at the Newcastle Railway Station Terminus and completes its route on the Pacific Highway near the Belmont Shops at the Alick St Terminus.

This service also operates on a reverse timetable from Belmont to Newcastle. There is also a weekend service.

All Route 310 services have stops in the following suburbs: Newcastle, Cooks Hill, Bar Beach Merewether, The Junction, Adamstown Heights, Highfields, Charlestown, Gateshead, Mount Hutton, Windale, Eleebana, Croudace Bay, Valentine and Belmont. All buses on this route have wheelchair access.

Newcastle Terminus to Alick Street Terminus, Belmont: -Monday to Friday this service is a regular hourly service stopping at the corner Burton Road and Glad Gunson Drive (Stop No 2290177) at the Burton Street frontage of the proposed development site. The service commences at 6:00am and concludes 11:00pm. The service stops at the Charlestown Square, Lake Macquarie Fair Shopping Centre, the proposed development site, the Belmont Hospital and Belmont shops.

On Saturdays this service operates hourly commencing at 6:00am with the last service at 11:00pm. On Sunday, operating times are from 7:00am to 9:00pm.

Alick Street Terminus, Belmont to Newcastle Terminus: Monday to Friday this service is a regular hourly service stopping at the corner of Burton Road and Glad Gunson Drive (Stop No 2290176) opposite the proposed development site.

The service commences at 5:00 and concludes at 10:00pm. The service also stops at the Belmont shops and the Belmont Hospital, the proposed development site, the Lake Macquarie Fair Shopping Centre and Charlestown square,

On Saturdays this service operates hourly commencing at 5:00am to 10:00pm. On Sunday operating times are from 7:00am to 9:00pm

SMA also undertook a survey of facilities and services in relation to their location and that of the Eleebana Shores development site.

Emergency Services 5.3

Ambulance - Court St. Adamstown -11 kms or 14 min Fire Brigade and State Emergency - 633 Pacific Hwy Belmont -8.2km or 12 mins

Shopping Centres Lake Macquarie Fair and Mount Hutton Shopping Plaza The site is close (2.1kms) to these shopping centres which include shops and services consisting of:

Bakery - Bonza Bake

Darby's Fresh Bake

Arians Gourmet Food Healthy Life

Kentucky Fr ied Chicken

Subway

Bakers Delight

Michel's Patisserie

Gourmet Nook

Red Lee Chicken

Magic Noodle Joe's Meat Market Cafe Deore Bakery

Nicci's Ice Cream Akira Sushi

Star Wok Pizza hut

Supermarkets/Discount Department Stores

Big W

Coles

Woolworths

BWS

Services

Amcal Max Chemist

Specsavers Vudoo Hair

Mt Hutton News & Lotteries

Joe's Meat market

Harvey World Travel

Multicard ATM

Fresh Nails

Chemsave Chemist

Jetts Fitness Just Cuts hairdresser

Nextra Newsagency

Keyman Engraving CTC - Charter Hall

Newcastle Permanent

Building Society Woolworths Petrol Plus Lake Macquarie Dental

Healing Hands Hot Hair Cool Cuts Mt Hutton Post Office

Smokemart & giftbox

CBA ATM

Vision Home Loans

Entertainment

E B Games

Video Ezv

Sanity

Godfrev's

Gifts/Homewares

Choice Homewares

Mega Discounts

Reject Shop

Fashion

Miller's Fashion Club

Strandbags Crossroads

Reiss Emporium

Noni B

All About Kids Autograph

Michael Hill Jeweller

Suzanne Grae

Rockmans

Warners Bay Village Shopping Centre

The site is also close (3 kms. or 6 mins.) to this shopping precinct which include shops and services consisting of:

Food

Coles Supermarket

Baker's delight

Darby's Fresh Bake

East Coast Meats Kevin's kitchen Michel's Patisserie Coffee Guru Henny penny

Services/Fashion

Guardian pharmacy

Healthy Therapy Centre

Ian Emsie Optometrist

Rose-Ay Clothing

BBK Hair and Beauty

Warners Bay

Newsagency

Network

Commonwealth Bank

Communications

Redi ATM

ANZ Bank

Major Shopping Centres

In regard to major regional shopping centres, Charlestown Square (5.8 kms..or 10 min.) and Stockland Jesmond (13kms or 15 mins) are accessible from the village by car and Village Bus and in the case of Charlestown also by public bus transport (route 310).

Charlestown Square

A comprehensive range of over 300 shops and services are offered at Charlestown Square including the following categories of shops and services:

Major Stores

Banks and ATM's

Food

Electrical and Music

Cafes and Restaurants

Home ware

Health Services

Hair and Beauty

Florists

Sportsware Travel

Fashion –Children & adults Sporting Equipment

Toys and Gifts Stationery

Ice Cream &

Entertainment

Jewellery

Confectionery

Communications Shoes, Bags &

Services & Miscellaneous News Agency, Books, Cards

Accessories

Stockland Shopping Centre, Jesmond

Stockland Shopping Centre, located in Jesmond, is also another major shopping complex with a comprehensive range of shops and services.

5.5 Hospital and Health Services (see below for service details)

Public Hospitals

Belmont District Hospital, Croudace Bay Road located 6.1 kms. or 8mins. from site of proposed village.

This Hospital is part of the Hunter New England Local Health Service and provides a range inpatient and outpatient health care services to the population of Lake Macquarie.

These services include the following disciplines and specialities: General medicine, General surgery, Day surgery, and Coronary care as listed:

Gynaecology Services 24-hour emergency A range of allied health and

department diagnostic services

Physiotherapy Social work Dietetics
Speech pathology Occupational therapy Pathology
Radiology Heart Drug & Alcohol

Gastroenterology General Medicine Orthopaedics, & Respiratory

John Hunter Hospital, Lookout Road New Lambton, - Located 11 kms. or 15 mins. from the site of the proposed village

This hospital is also part of the Hunter New England Local Health Service and provides a range inpatient and outpatient health care services to the population of the Hunter Region.

John Hunter is the region's largest hospital with 550 adult beds and another 101 paediatric beds in the John Hunter Children's Hospital. The Royal Newcastle Centre (formerly Royal Newcastle Hospital), opened next to the John Hunter Hospital in April 2006, provides another 144 beds. It is the main teaching hospital of the University of Newcastle. The hospital contains the only trauma centre in New South Wales outside of the Sydney Metropolitan Area, and has the busiest emergency department in the state.

Patients from the <u>Hunter Region</u> and beyond are referred to John Hunter for treatment in a range of specialities, including:

Emergency Medicine Trauma. Orthopaedics (elective and

trauma),

Intensive Care Neonatal Intensive Care Obstetrics and Gynaecology

Cardiology and Cardiac Endocrinology Nephrology

Surgery
Gastroenterology Radiology Respiratory Medicine

Oral and Maxillofacial Neurology Medical Services surgery

Pathology Drug & Alcohol 24-hour emergency department

Medical Physiotherapy Dietetics Speech pathology

Occupational therapy Social work A range of other diagnostic and

allied health services

Private Hospitals

<u>Warners Bay Private Hospital</u>, Fairfax Road, Warners Bay - located 4.5 kms. or 9 mins. from the site of the proposed village.

Warners Bay Private Hospital offers residents of Newcastle a comprehensive range of specialist medical, surgical, rehabilitation, rehabilitation day programs and mental health services.

Clinical Services -The hospital provides an extensive range of on-site surgical and medical care, Psychiatry and mental health programs. They have 4 operating theatres, a day surgery unit and Consulting Suites. They also offer a 'sleep studies' service in conjunction with Hunter Area Health Service.

Their surgical focus is in the areas of Orthopaedics, Urology, General Surgery, Gynaecology, Facio Maxillary, Paediatric & Cosmetic Surgery, Ear, Nose and Throat, Endoscopy and Lithotripsy. Their day surgery facility provides endoscopy and gastroenterology.

<u>Lake Macquarie Private Hospital</u>, 3 Sydney Street, Gateshead – located 4.7 kms. or 8 mins. from the site of the proposed village.

Lake Macquarie Private Hospital is a 149 bed acute Medical and Advanced Surgical Hospital is owned and operated by Ramsay Health Care Limited. The hospital is linked by an overhead walkway to the Lake Macquarie Specialist Centre which provides on-site Radiology and Pathology Services and Specialist Medical consulting suites.

The available Clinical Services include: Cardiology - Diagnostic and Interventional, Cardiothoracic Surgery, Vascular and Endovascular Surgery, General, Colorectal & Bariatric Surgery, Breast Cancer Surgery, Orthopaedic Surgery, Oral & Maxillo-Facial Surgery, Urology, Gynaecological Surgery, Ear, Nose and Throat Surgery, Medical Oncology, Radiation Oncology, Private Cancer Service and Respiratory and General Medicine.

<u>Pendlebury Clinic Private Hospital</u>, 52 Pendlebury Close, Cardiff – located 7.4 kms. or 10 mins. from the site of the proposed village.

Pendlebury Clinic Private Hospital is a fully accredited, 13-bed cardiac focused private hospital. Procedures include: Cardioversion, Cardiac Catheterisation, Coronary Angiography, Angioplasty & Coronary Stents, Permanent Pacemaker and Implantable Defibrillator..

Medical Care Services

The location of the proposed Retirement Village is convenient and within a reasonable distance of two local Medical Centres.

<u>Warners Bay Medical Centre</u>, 26 John Street, Warners Bay, - located approximately 3 kms. or 6 mins. from the site of the proposed village. This is the closest medical centre to the site of the proposed development.

Details of the Surgery include:

- Opening Hours Monday Thursday 8.00am to 8.00 pm Fridays 8.00 am to 6.00 pm
- 9 Medical Practitioners
- They teach medical students from the University of Newcastle

Specialist Areas: Cardiovascular Medicine, Respiratory Medicine, Diabetes, Minor Surgery, Geriatrics, Paediatrics, Dermatology, Mosculoskeletal, Sports Medicine, Acupuncture, Counselling, Obstetrics, Occupational medicine, Home Visits, Nursing Home Visits, Practice Nurses (4) and Plastering.

<u>The Windale Medical Centre</u> is located at 33 Lake Road, Windale, located approximately 4 kms. or 8 mins. from site of proposed village.

Details of Surgery include:

- Opening Hours Monday Friday 8.30am to 5.30pm
- Saturday and Sundays Rosters apply
- 8 Medical Practitioners

Specialist Areas: Counselling, Aboriginal Health, Geriatrics, Obstetrics (Antenatal only), Occupational Medicine, Sports Medicine, Home Visits, Nursing Home Visits, Practice Nurses (4), Minor Surgery and Plastering.

Other Medical Services

The following services are also located within a manageable distance from the site of the proposed village

- <u>After Hours Medical Centre</u>, 149 Pacific Highway, Charlestown located 6.2 kms. or 12 mins. from the site of the proposed village.
- In Focus Radiology, 5/27 John St, Warners Bay located 3 kms. or 6 mins. from the site
 of the proposed village.
- Mayne Laverty Pathology Collection Centre, 26 Johns Street, Warners Bay Located
 3.4.kms. or 6 mins. from the site of the proposed village or 500 Pacific Highway, Belmont
 located 6.2 kms. or 10 mins. from the proposed village site.

6. CARE and SUPPORT SERVICES TO BE PROVIDED TO RESIDENTS

6.1 Outline

ESRL acknowledges that in Retirement Village Serviced Self Care Housing it is a requirement of the SEPP for onsite support services to be made available for delivery to residents of the Seniors Living development. Under section 42 of the SEPP the required support services are:

- Home delivered meals, and
- Personal care and home nursing, and
- Assistance with housework.

It undertakes to arrange to make these services and additional services that are not a requirement of the SEPP available to residents of the proposed Village. These are detailed in a later section of this report

ESRL will therefore offer to prospective residents considerably more than simply a well designed and modern Seniors Living facility with community facilities and substantial infrastructure.

The principles of best practice retirement living have been applied to the physical and operational planning for the ESRL development so as to create a suitable mix of quality specially designed Seniors Living and support services.

In addition, the following established and proven guiding principles backed by more than 20 years experience within the Retirement Living Sector, have been applied to the physical and operational planning for the proposed development.

These are:

The desirability of persons being able to live for as long as possible and as independently
as possible within their own home, whether that be in a normal residential setting or within
a Seniors Living setting, and

The availability and delivery, on a fee for service basis by on-site staff or brokered contractors, of a range of flexible support services (known as Flexi Care) to facilitate "ageing-in-place" in lieu of the original three tier system of care – Self contained dwellings, Low Care Residential Aged Care Facility and finally a High Care Residential Aged Care Facility - which in many respects is dehumanising and robs many of their independence and dignity. These services are planned and provided under the supervision of a Care Manager (a registered nurse) employed specifically for that purpose.

The Flexi Care system of support services has been in place in similar retirement living facilities since the early 1980s and research over time has shown that:

- The programme can start at a low level of activity and then grow as the needs of residents increases;
- Support Services can be provided by staff employed by the operators or owners of the village or outsourced from appropriately skilled specialist organisations
- Support Services can be provided by a mix of both RNs (registered nurse) and properly trained Aged Care Carers (certificate three minimum level)
- It can be operated on a financially viable basis
- Residents have a high regard for the services provided and the fact that they can age-inplace. In a satisfaction survey conducted by SMA at one group of retirement villages where such services have been available for some time, the following finding summarises the success of this programme:

"Without exception the residents described the services provided as excellent.

The provision of care could not be faulted by any client."

6.2. The Care and Support Services Programme

The services to be available to residents of the proposed development through the planned Care and Support Programme are summarised below:

- Meals available to residents in their own home as well as nutrition management
- <u>Home help</u> (laundry, general housework, meal preparation in their own home and shopping)
- Personal hygiene management and personal care
- <u>Nursing services</u> (injections, wound care, bowel and bladder management, medication management etc.)
- Mobility assistance (including transfers)
- Podiatry (provided by private practitioner)
- Doctor's consulting room on site
- Lifestyle and wellness activity program and facilities

These services will be provided on request from a resident by staff or contractors arranged and co-ordinated by the management and care staff of ESRL in return for the payment of a fee for the service provided. They will be in addition to and in no way limited to services provided to qualifying residents under the Community Care programs funded under the Aged Care Act 1997 (CACPs, EACH or EACHD etc) and the Australian Government and the like.

To illustrate that the Care Programme is structured in a proper manner and that services provided are of a high standard and quality, we provide the following documentation with this report:

- Eleebana Shores Retirement Living Organisational Structure Chart (Attachment C).
- Copy of Job Description of the ESRL Village Manager (Attachment D)

It will be noted from the organisational chart, that the care and support services programme will be the direct responsibility of the Manager. He/she will be supported by a Care Manager who will be a qualified registered nurse.

The Care Manager will co-ordinate care and support programmes, organise the day-to-day delivery of care and support services to residents, and review service needs in accordance with the quality management system that will operate within the facility. The Manager will be directly responsible to the proprietor/owner.

6.3 Home Delivered Meals

ESRL, whilst having a self care atmosphere and life-style, will always ensure that there is an alternative source of meals available to all residents requiring this service.

Whilst the facility will have its own kitchen to enable functions and resident group activities to be catered for, it will not operate a regular dining room service. It will however, have meals available for purchase by the residents and these will be able to be delivered to them in their own home.

In this regard ESRL have held discussions with a very well known company who provide high quality frozen meals that are the equivalent to good quality home cooked meals in taste, nutrition and quality.

The company which was established in 1995 is Tender Loving Cuisine (TLC) and they deliver meals on a regular basis within the Sydney and Melbourne city and metropolitan areas, the Central Coast of NSW, Newcastle, the North, mid North and Far North Coast and in South East Queensland.

These meals could be arranged and purchased from the Village, be organised and delivered to residents in their own unit by the care and support staff. Or as an alternative, residents could be asked to select from their substantial menu, the meals will be ordered by Village staff, delivered to a central freezer in the village kitchen and then, when required, delivered to the resident in their unit. Alternatively, if a resident desires to handle the arrangements themselves they will be free to order meals for home delivery direct from TLC.

Included as Attachment C to this report is a copy of a letter received from TLC confirming their availability to provide these meals together with a copy of their menu illustrating the substantial variety of meals they offer.

In addition, within the region there are a number of private catering organisations that offer good quality affordable meals on a delivered meal basis. Arrangement for the purchase and the provision of these meals could be co-ordinated by the village care and support staff.

Therefore residents in ESRL will have a wide range of choice. They can cater for their own needs, use the meal service arranged by management, or they can source the meals through ESRL staff of by themselves through TLC or other local providers.

Soon after commencement of operation of the village, the Residents as a group will be asked to choose the method of meal ordering and provision they prefer from the alternatives set out above.

6.4 Personal Care and Home Nursing

Arrangements will be made by management to provide personal care, nursing and support services to ESRL residents. As stated previously, the Care Manager will have a role in arranging and co-ordinating the provision of these services. As part of the ESRL principle of residents being encouraged to age-in-place, these services will be provided to residents within their own homes on a fee for service basis.

Management, as part of its continuous quality improvement programme, will also regularly monitor the quality of the care provided including the level of resident satisfaction with the care and support services. This will enable the provider, who will use quality benchmarks, to maintain a consistently high standard of care.

6.5 Home Help and Assistance with Housework.

Arrangements will be made by the Seniors Living Management to provide home help services to ESRL residents. The Care Manager will have a specific role in arranging and co-ordinating the provision of these services.

Home help services will be provided on a fee for service basis. Residents will be free to either avail themselves of this in-house service, or they may if they wish, arrange their own home help with outside contractors or relatives. Residents will, therefore, be encouraged to live independently for as long as possible but there will always be assistance available if they so choose.

Research indicates that self-care residents value their independence and may not wish to be dependent on in-house arrangements. Facilitating such options will be part of the policy of the management.

Management, as part of its Continuous Quality Improvement programme, will also regularly monitor the quality of the home help services. Quality benchmarks will be used to monitor resident satisfaction and regular resident meetings will be held with management staff to ensure quality service.

6.6 Availability of Medical Services

During the preparation of this application, local medical practitioners in the immediate area around the ESRL site were identified. Generally these services will be available at the local surgery. A Medical Service located in the proposed Community Facility on the village site will be available for medical practitioner(s) who may wish to operate a clinic for patients who reside at the proposed village.

If they so choose, residents of the proposed development will also have access to other medical services nearby in the local area or at the two public Hospitals listed in an earlier section of this report

6.7 Obligation on the Operator/Owner/Developer Group to provide support services

Disclosure Material

All Retirement Village developments in New South Wales come under the control of the Retirement Villages Act and Regulations.

The Act provides for each operator of such a development to adhere to strict guidelines in the disclosure materials given to persons making enquiries regarding any such development.

The provisions are both stringent and demanding and dictate that such materials must be presented in the standard format set out in the regulations. Non-compliance carries heavy penalties and inspectors of the NSW Department of Fair Trading are very active in their inspection regime.

Lease Document and Care Services Agreement with all residents

It is also mandatory that the abovementioned disclosure material properly reflect the final documented arrangement (contracts/lease) between the incoming resident and the Operator.

Part of the standard documentation to be used by the ESRL development will be a 99-year Lease registered on the title of the land upon which the ESRL development is to be constructed.

The registered lease and care agreement executed with each resident will include clauses which will state that ESRL must provide the care and support services listed in the document and that they will be available from the time the first dwelling is ready for occupancy.

This shows that residents of the proposed development serviced self care housing will have reasonable access to:

- **✓ Home Delivered Meals**
- ✓ Personal Care and Home Nursing, and
- √Assistance with housework.
 - (.... and indeed a significant number of other care and support services)" from the time the first dwelling is ready for occupancy.

These will be provided by ESRL staff and/or through controlled and monitored contractual arrangements with credible specialist private providers

7. SUPPORT SERVICES – ADDITIONAL DEMANDS BY RESIDENTS OF ELEEBANA SHORES ON COMMUNITY SERVICE PROVIDERS

As there will be a range of private support and care services available to residents of Eleebana Shores and in light of the small number of residents who will come from outside the local area (estimated at 30% of the total number of residents), it is unlikely that the residents of the proposed development will make heavy additional demands on community based service providers. This will be only a small number of persons and therefore the level of additional demand from them will be minimal.

It is estimated that at least 70% of the residents within the village will come from the local area (approximately a 10 km radius around the site). There is no doubt that some of these persons may already be utilising services provided by local community service providers.

To assist residents to access other private professional services they may need from time to time, the operator will prepare a local services directory. Copies of this directory will be made available to each dwelling for the use of the residents. This directory will also be regularly updated.

8. RESIDENTS ACCESS TO LEISURE ACTIVITIES

Whilst Eleebana Shores will provide some in-house leisure activities for residents, the residents will also want to access leisure activities available in the general community. It should be noted that the proposed development is located within a reasonable distance to a number of recreational facilities including:

- Belmont Golf Course, Belmont South 107 kms. or 20 mins.
- Charlestown Golf Club, Barker Avenue, Hillsborough 6.6 kms. or 13 mins.
- Belmont Lawn Bowls Club,1 high St, Belmont 8 kms. or 16 mins.
- Charlestown Bowling Club, 5 Lincoln St, Charlestown 5.2 kms. or 10 mins.
- Warners Bay Bowling Club, 7 Charles St, Warners Bay -5.7 kms. or 11 mins.
- Lake Macquarie Yacht Club, Ada St, Belmont -8.3 kms. or 16 mins.
- Numerous Churches
- Various walking trails along the Lake Macquarie foreshore
- Local fishing areas
- Parks and reserves.
- · Beaches within a15 minute drive.
- Valentine heated swimming pool located at1 St John's Drive, 5 mins.

Local Activities

To assist residents of Eleebana Shores to locate these services, Management will prepare a Community Leisure Activities Directory. This Directory will be given to residents when they enter the facility for their use. This directory will also be regularly updated.

✓ There will be a wide range of leisure and recreation facilities available to the residents of this development.

9. RESIDENT TENURE

The basis upon which residents will take up occupancy of their unit will be through a long-term lease with the added security of the lease being registered at the Land Title Office on the title to the property.

The Resident Agreement documentation utilised will conform to best practice for Retirement Village Operators. The property tenure arrangements of residents will meet all the requirements of the NSW Retirement Villages Act 1999 No 81 (with particular reference to Part 5 of the Act – "Village Contracts").

10. FINANCIAL ARRANGEMENTS

The following financial arrangements will operate for the proposed ESRL development.

10.1 Ingoing Contribution – Interest Free Loan

Ingoing Contributions in the form of an interest free loan will be payable by residents for the right of occupancy of their unit given through the lease that is executed.

The loan amounts will be established in line with local marketplace expectations, the affordability of the prospective residents and in accordance with other comparable Seniors Living developments.

10.2 Departure Fee

The lease documentation will provide for a Departure Fee to be charged and calculated at the time when the resident permanently departs the unit. The Departure fee is a fixed formula, relating to the period of time the resident occupies the unit.

10.3 Weekly Recurrent Charge

A Weekly Recurrent Charge will be payable by residents on a per unit basis. The Recurrent Charge review formula and process for both increases and variations will be disclosed, managed and documented in line with the requirements of the NSW Retirement Villages Act 1999 No 81. This information will form part of both the Pre- Disclosure Documentation and Resident Agreement, which are offered to all residents prior to entry to ESRL.

Weekly Recurrent Charges will be reviewed by Management and any recommended increases will be presented to residents for their approval as part of the annual budget approval process that is clearly established in the Retirement Villages Act 1999 No.81 and the accompanying regulations.

The Weekly Recurrent Charge will be aligned to the marketplace and within the norm of Seniors Living developments providing similar services.

The following services will be provided to residents of ESRL in return for payment of the Weekly Recurrent Charge:

- Annual auditing of the accounts of the ESRL
- Cleaning and maintenance of common areas and facilities including pools and the spa
- Insurance of all buildings to full replacement value and other required insurances

Maintenance and care of common area lawns and gardens
Waste and garbage disposal
Pest control to common areas
Management and administration services
Public liability insurance
Payment of all rates, taxes and charges including charges for gas, water and electricity
relating to common areas and facilities
Fully monitored 24 hour Emergency call system
Staff wages and associated costs including the Manager

11. MANAGER

The overall management and administration of ESRL will be co-ordinated by a Village Manager, whose role will be to ensure 'best practice' management arrangements, are in place for the sound management of the Seniors Living development and to ensure security and "quiet enjoyment" for all residents and stakeholders. The practice of ESRL will be to appoint an experienced and qualified person to this position.

The Manager will be appointed by the Operator prior to the time when the first residents will move into ESRL. That person will be based in the Administrative Area on the ground floor of Village Community Centre. A detailed job description for this position is included (Attachment B).

A summary of the key duties and responsibilities for this role is:

Overall day-to-day management of ESRL

Maintenance of the ESRL bus service

- Supervision of all maintenance requirements within units, common areas and grounds
- To ensure that at all times staff employed by ESRL have current advanced first aid certificates and that the Manager also maintains a current certificate in resuscitation
- Supervision of all other staff and external contractors
- Oversee the Care Manager who will co-ordinate with residents, staff and external support services providers regarding residents need for any care and/or support services
- Assisting residents in the co-ordination of social/recreational events within ESRL
- Communicate and liaise with the Residents' Committee of ESRL
- □ Finance function including the collecting of resident recurrent charges
- □ Ensure all documentation is maintained as appropriate (e.g. Residents' Handbook)

It will be the responsibility of the Proprietor to ensure that the occupant of this position will have experience in dealing with older persons and also will undergo ongoing industry based training and education. It will also be that person's responsibility to monitor performance.

12. MANAGEMENT AND MECHANISMS FOR RESIDENT INPUT

The Operators of ESRL will provide professional supervision and co-ordination of the establishment, commissioning and management of the facility.

Mechanisms and structures will be put in place to facilitate open communication processes between management and the residents. The input of residents on both a day-to-day and longer term planning basis will form part of the communication strategy for ESRL.

The Operators and Seniors Living Management will actively encourage the residents of the village to form a Residents' Committee and ensure that regular meetings of all residents take place.

Such action should ensure that there is an open form of communication on all issues relating to the management, services and lifestyle of residents of the village. This will assist The village to operate at the highest possible standard.

ESRL Management will also support residents in the development of a regular resident newsletter and also conduct, with the support of residents, resident satisfaction surveys from time to time.

A feedback mechanism will be established by ESRL management to formally monitor and respond to comments, complaints or appreciation of the services provided by the village and its staff.

After the completion of the development and as appropriate, ESRL will apply to become an accredited facility under the formal national accreditation process of the Property Council of Australia Retirement Village Division.

This process is quite exacting and requires a facility and organisation to prescribe to and maintain a number of pre-determined standards and criteria to retain accreditation status. In addition, it must also be able to demonstrate that it has in place quality management and improvement systems that will enable it to achieve an acceptable level of continuous quality improvement in all aspects of its operations.

The NSW Retirement Villages Act 1999 No 81 and the Retirement Villages Regulation 2010 require ESRL management to undertake a range of actions which relate to resident input into facility management. These include the development of rules and mandatory mechanisms for residents to approve annual budgets for ESRL. The management will ensure that these requirements and processes are effectively put into practice.

Village management will also encourage regular education programmes for residents relating to topical issues including changes to aged services in the local area, Centrelink advice relating to aged pensions, health and lifestyle issues and on other relevant topics as they occur and as appropriate.

13. SPECIAL DESIGN FEATURES FOR RESIDENTS

13.1 Emergency Alarm System and response mechanism

So as to improve the security and safety of residents, an emergency communication system will be installed at the construction stage in each dwelling and in common areas throughout the building for the use of residents. A number of proven and well established systems are available on the market and will be considered by the proprietor for installation at ESRL.

This Emergency Alarm system will provide residents with the mechanism to summon an urgent response to an Emergency situation.

The specific technology to be used will meet specifications that include:

- Capacity for residents to activate an emergency call button provided in each bedroom and in the bathroom of their dwelling. In addition, the emergency alarm can be activated by the residents pressing the button on a pendant which they can carry or wear at all times at any point throughout the dwelling.
- □ An urgent response
- Back up procedures in place to ensure that appropriate action is provided to the resident (e.g. Ambulance arrival etc).
- □ The cancellation of the call only from within the residents' unit or the common area in which they are located.
- Electronic recording of each call and the time taken to answer the call for information and audit and quality monitoring purposes

Monitoring of the Emergency Alarm system will be undertaken by staff on duty at the time. The staff will carry either a mobile DECT phone or emergency pager at all times to indicate an emergency call.

If staff is not on duty then the monitoring will be done remotely by one of the specialist backup services established for this purpose which operate 24 hours a day, 7 days a week.

Management will establish, with the assistance of the supplier of the system and the external monitoring service, a set of protocols: check procedures and recording systems to ensure that when an alarm is received, a response occurs. The cost and the maintenance of this service will be included in the operating costs of the facility. As set out above, monitoring of response times and outcomes will be a key activity of the ongoing Continuous Quality Improvement process.

13.2 Electronic Communications Systems

So as to make it easier for a resident to communicate with management and all staff within the facility, the proprietor is currently undertaking a study of the available electronic communication systems that use "smart technology" (e.g. internet etc) so that it can include such features in each dwelling either for fitting at the time of construction or in the future.

13.3 Special Design

During the initial planning of this development and the housing occupied by residents, special attention has been given to ensure that ESRL delivers a safe environment for its residents.

Particular attention has been given to planning out any possible trip hazards as well as providing for the movement of older persons who may suffer some impaired mobility and may have to use mobility aids such as walking sticks, frames etc. or require safety rails particularly in main bathrooms.

Likewise, the same planning principles have been applied to the design of all of the facilities within the community areas and in the grounds of the village. This same principal and attention to detail will continue as the further detailed plans are developed through to final construction drawings.

14. SUMMARY

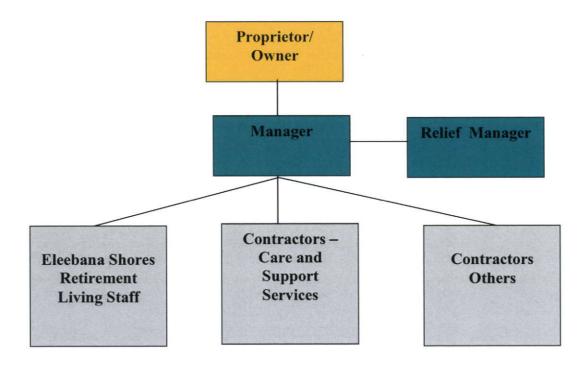
- ✓ This document has provided written evidence and shown that:
- this development fully complies with the definition set out in clause 10 (c) of the SEPP namely, a group of self contained dwellings.
- ✓ the ESRL development fully complies with the definition set out in clause 13 (3) of the SEPP namely Serviced Self Care Housing,
- the residents will have access to needed facilities that will comply with the requirements prescribed in clause 26 of the SEPP
- the support and care services to be made available to residents of the proposed development exceed the requirements of the SEPP.
- as can be seen from the plans accompanying the application, it is a thoughtfully designed care facility with all attention given to the needs of our senior community and also will provide readily available services in an affordable manner within the confines of the facility and is not likely to increase the level of demand for community support services.
- this development will assist in meeting the increasing demand for seniors living dwellings and services in this region of New South Wales

* * * * * * * * * * * * * * * *

Stan Manning & Associates
December 2013

ELEEBANA SHORES RETIREMENT LIVING, MOUNT HUTTON NSW.

ORGANISATIONAL CHART



POSITION DESCRIPTION

Position:

Manager - Eleebana Shores Retirement Living (ESRL)

Location:

40 - 48 Burton Road, Mount Hutton NSW

Reports to:

Proprietor/Owner

Role Purpose and Scope

- Liaise between the Proprietor and residents at all times representing the organisation's interests
- Maintain the ESRL facility and its grounds and services
- When monitoring the emergency alarm/ call system respond to resident needs within the scope of training and experience
- Ensure occupational health and safety guidelines are followed
- Ensure the Mission and Values of ESRL are maintained and adhered to on all occasions
- In carrying out the following duties the employee will abide by the organisation's policies and directives on discrimination, workplace harassment and privacy.

Duties and Responsibilities - Manager

To manage the general and financial operations of ESRL as directed by the Proprietors/Owners including but not limited to the following:

• Supervise and ensure completion of:

- general maintenance of the ESRL facility
- maintenance of gardens and sprinkler system
- maintenance of pool and surrounds including showers, Sauna, gym room and equipment,
- cleaning of B.B.Q. and external covered areas of the ESRL
- maintenance of driveways, pathways and bin areas
- routine maintenance for ESRL residents via Maintenance Request forms completed by the residents in relation to dwelling and general property maintenance
- Purchase of items which are necessary to complete maintenance requested by both residents and company management
- Marketing of vacant units
- Any other activity related to the general running of ESRL

To manage contractors of services to ESRL

- To call for quotations from sub contractors
- To manage bus drivers and bus maintenance
- To co-ordinate the work undertaken by sub contractors
- To ensure that the arrangements with each sub-contractor are evidenced by a current contract in a form approved by the organisation

• Other Responsibilities and duties

- Attend ESRL functions
- Attend forum meetings
- Co-ordinate the delivery of care and support services delivered by care and support contractors to residents to meet their expressed needs from time to time.

- Provide support for partner/family when resident passes away
- Attend funerals
- Attend further education courses as advised including regular C.P.R. updates
- Ensure that all staff on duty within the facility at all times hold current advanced first aid certificates and current clear police checks for workers in Aged Care
- Assist new residents to settle in
- Attend regular monthly management meetings
- Attend finance committee and Residents meetings as invited
- Attend in-service training as arranged by the Care Coordinator
- Record maintenance requests from residents and ensure work is carried out
- Ensure that ESRL attains and maintains accreditation and that a continuous Quality Improvement programme is maintained.

Emergency Call System Monitoring

- Whilst on duty, be ready to respond to an emergency alarm/call
- Document emergency responses in the Emergency Alarm/Call Report sheet
- When appropriate, document care provided as a response to an emergency call or alarm in the residents care file
- Before leaving the site, provide a formal hand over to the oncoming person responsible for emergency alarm/call system monitoring or hand over to the external monitoring organisation



TENDER LOVING CUISINE
BEST IN NSW - HOME DELIVERY MEAL SERVICES
Sunday Telegraph by Nicola Conville
WINNER NSW SENIORS ACHIEVEMENT AWARDS
OUTSTANDING ACHIEVEMENT IN HEALTH AND WELLBEING
NSW Government Human Services - Ageing, Disability & Homecare

28 November 2013

Mr. Mark Dixon Eleebana Shores Retirement Living Pty Ltd

Dear Mr. Dixon,

Tender Loving Cuisine was established in 1995 and delivers quality, premade meals to retirement villages. They are delivered to the door by our reliable courier staff and can be unpacked and placed into the freezer for the resident or if in bulk, to the freezer in the Village kitchen.

We supply premade meals prepared offsite by specialist, qualified Chefs who manage the cooking process and are fully certified under NSW Food Authority License 24521.

We are HACCPP accredited, in accordance with the international Food Safety System.

Our menu includes selections that are endorsed by the Australian Diabetes Council, the Heart Foundation, Tick Program and Coeliac Society as well as selections that are Medically Low Salt or Dairy Free.

We are happy to supply meals to the proposed Eleebana Shores Retirement Village and if we receive a call from a resident or the Village Administration we will assist them to make an order and deliver it on the specified day for the area which is Friday each week.

We can also provide a free "Courtesy Call" service to the Village residents - our friendly Client Relations team will phone to give a reminder to those who may require this assistance.

If I can be of further assistance, please feel free to contact me.

Sincerely
TENDER LOVING CUISINE

Maureen Lumello

Professional Support | Professional Services Manager



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HACCP Certified

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Tender Loving Cuisine ABN 86 008 485 765 105/166 Great North Rd

Five Dock NSW 2046

GPO Box 5105 Sydney NSW 2001

Phone: 02 9713 5355 Fax: 02 9713 5230

Email:

clientservices@tlc.org.au

TLC Gold Coast ABN 68 024 118 242

PO Box 205 Coolangatta QLD 4225

Phone: 0421 844 699

Email:

niall@tlcgoldcoast.com.au



You'll just love the homemade taste of TLC's meals

We are a service that offers fresh, deliciously prepared dinners cooked by our OWN chefs and home delivered to your door. The dinners are homestyle, tasty and save you time and effort. All you do is heat and serve.

- Many of the dinners are Heart Foundation Tick approved so they are a healthier choice.
- Dinners are prepared so you can heat and serve in approximately 6 minutes in a microwave (based on an 800W microwave) or 30 minutes in a conventional oven, preheated to 180°C.
- All meals are snap frozen with heating instructions included. They keep in the freezer for up to 12 months.
- Straight from the freezer to the microwave or oven without punching holes in the lid – no need to defrost.
- More time to enjoy life.



Compliance with the National Diet and Fluid Terminology

Created by Speech Pathology Australia and Dietitians Association of Australia

To assist those who may require meals that are softer in texture and easier to swallow, we have had many of our menu items evaluated by a Certified Practising Speech Pathologist. See the Dinner Icon Guide for Texture.

TLC is a 12 Year Licensee of the Heart Foundation Tick Program



Many of TLC's meals have been approved by the Heart Foundation Tick Program. They are Tick approved for meeting strict standards for saturated fat, trans fat, sodium, energy, protein and fibre or vegetable content.

CERT TM used under licence

Dinner Icon Guide

Our easy to follow menu symbols appear next to each meal to ensure your order is suitable for your individual dietary needs.

- (R) Regular Size (L) Large Size
- Specialty Dinners are \$1 extra each.
- Gluten Free Meals Laboratory tested to guarantee dinners have no gluten detected to 5 parts per million (industry standard).
- Dairy Free Meals Ingredients contained in these dinners are free from milk or dairy products.
- Higher Energy Energy exceeds 1350kJ per serving.
- Meals Approved by Australian Diabetes Council as a healthier option for blood glucose management.
- Low Salt Meals Meets guidelines for medically low salt dinners – not exceeding 120mg per 100g for sodium.
- Vegetarian Meals May contain dairy/egg products.
- Texture Soft
- Texture Minced/Moist
- Texture Pureed

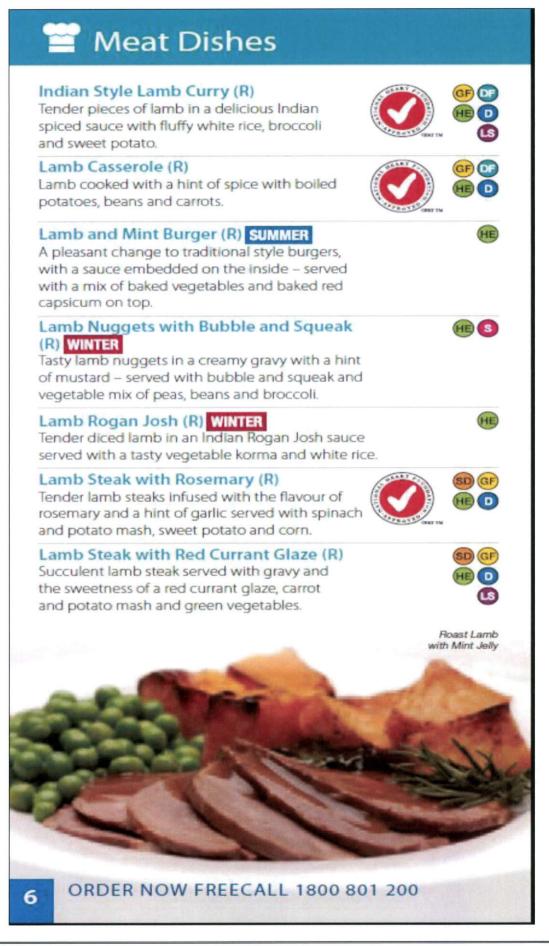
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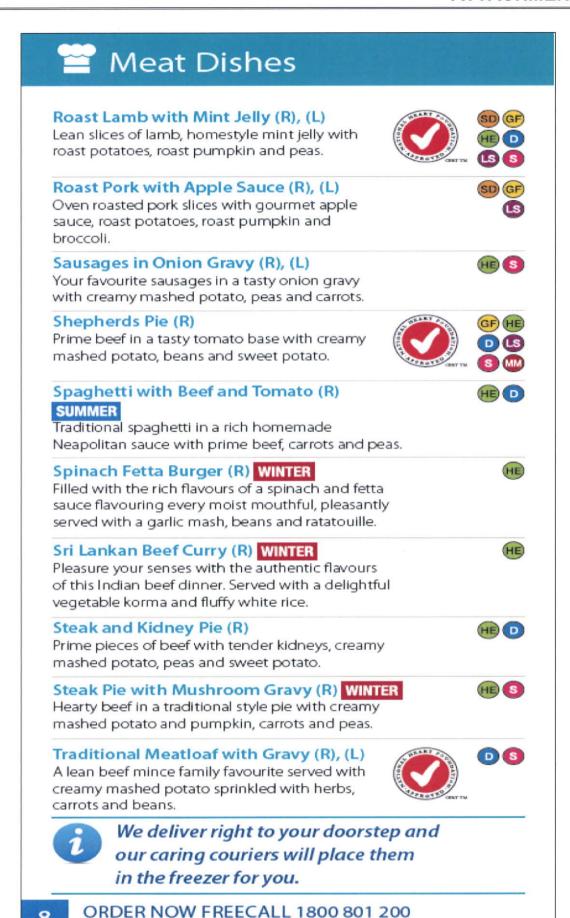


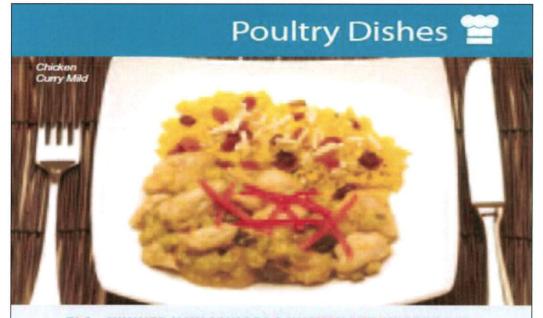
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Meat Dishes Caramelised Onion Burger (R) WINTER This is a new twist on a normal burger with caramelised onion filling on the inside. with a generous serve of potato wedges, mushy peas and a tasty tomato relish. Corned Silverside with White Sauce (R) SD) GF Lightly salted silverside in a creamy white sauce served with mashed potatoes, carrots, broccoli and cauliflower. Cottage Beef Pie (R) Prime beef and pastry top simmered in gravy with mashed potatoes, peas and carrots. Curried Sausages (R) WINTER Tasty sausages in a mild curry sauce served with pumpkin and potato mash, green beans and cauliflower. Greek Lamb Casserole (R) WINTER GF This beautiful Greek Lamb Casserole is served with potato and spinach mash, carrots, beans, broccoli and sliced olives over the top. Grilled Steak and Mushroom Sauce (R) Succulent beef in a thick mushroom sauce with mashed potatoes, beans and sweet potato. Grilled Steak with Seeded Mustard SD) GF Gravy (R) Enjoy our succulent beef steak with rich brown gravy and a dollop of seeded mustard served with golden potatoes, broccoli and cauliflower. Ham Steak and Pineapple (R) Tender ham steak lightly grilled with pineapple, served with mushy peas, mash, carrots and gravy. Homestyle Rissoles with Onion D Gravy (R), (L) Tasty rissoles in our popular onion gravy with mashed potatoes, broccoli and sweet potato. Best in NSW ... Home-Delivery Meal Services Sunday Telegraph, Body + Soul. By Nicola Conville ORDER ONLINE AT www.tlc.org.au



Meat Dishes Lamb Steak with Dijon Mustard Sauce (R) Mouth watering lamb steaks with a tasty Dijon mustard sauce, carrot batons, potato mash and a medley of green vegetables. Mexican Beef (R) WINTER This Mexican Beef is very mildly spiced and is served with potato and sweet potato wedges, cauliflower broccoli and sweet carrot batons. Moroccan Lamb (R) Tender lamb dinner casseroled to perfection with raisins and prunes mixed throughout, served with carrots, beans and cous-cous tossed with the sweetness of sultanas. Pepper Steak Mild (R) SD (GF) Mouth watering pepper steak served with an old fashioned potato and sweet potato mash, juicy beans, carrots and cauliflower. Pork Meatloaf with Orange Glaze (R) GF D WINTER This meatloaf is infused with the flavours of ginger and shallots, topped with an orange scented gravy, served with a mix of baked vegetables. Pork Steak in Plum Sauce (R) These tender and juicy pork steaks are infused in a sweet plum sauce and served with Nasi Goreng rice, cauliflower and broccoli. Pork Steak with Orange Scented Gravy (R) Enjoy this tender pork steak served with an appetising orange scented gravy, carrot batons, green beans and fluffy mashed potatoes. Roast Beef with Rich Brown Gravy (R), (L) Tender slices of beef with rich gravy served with roast potatoes, roast carrots and beans. Healthier option for blood SD Specialty Dinners glucose management Low Salt - less than Gluten Free 120mg per 100g **Dairy Free Texture Soft Heart Foundation** Higher Energy -Tick approved Texture Minced/Moist Exceeds 1,350kJ per serving (R) Regular Size **Texture Pureed** Vegetarian (L) Large Size ORDER ONLINE AT www.tlc.org.au 7





TLC — WINNER NSW SENIORS ACHIEVEMENT AWARDS FOR OUTSTANDING ACHIEVEMENT IN HEALTH AND WELLBEING NSW Government Human Services — Ageing, Disability & Homecare

Tender Loving Cuisine was honoured to be recognised as the Winner NSW Seniors Achievement Awards for Outstanding Achievement in Health and Wellbeing.

Apricot Chicken (R)

Tasty chicken pieces in a vegetable casserole with apricots, chat potatoes, peas, corn and red capsicum.



A delightful authentic Butter Chicken exquisitely fragrant and served with an aromatic vegetable korma and rice.

Chicken Cacciatore (R) WINTER

Enjoy this exciting chicken dinner with the rich flavours of mushroom delicately served with sweet potato and potato wedges with broccoli and cauliflower.

Chicken Casserole (R)

Traditional hearty casserole with chicken pieces served with creamy mashed potato, peas and sweet potato.





6

Chicken Curry Mild (R) SUMMER

Tender chicken pieces in a mild curry sauce with fluffy rice, sultanas, tender broccoli and carrot batons.





Chicken Parmigiana (R), (L)

Succulent chicken fillet served in a tasty tomato and basil sauce topped with melted mozzarella cheese, mashed potato and spinach, sweet potato and corn.





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served with a mix of baked vegetables.

Seafood Dishes Baked Ocean Fish Fillet in White Sauce (R) WINTER Ocean fillet slowly baked with chat potatoes, carrots and peas. Barramundi (R) **(1) (S**) Lightly battered Barramundi fillet teamed with a fluffy pumpkin and potato mash and a green vegetable medley comprising peas, beans and broccoli. Crumbed Fish with Seasoned Wedges (R) (HE) (S) Lightly crumbed fish, lightly seasoned homemade wedges, fruit chutney, baby carrots and beans. Fisherman's Pie (R) SUMMER A tantalising mix of tasty fish pieces with seasonal vegetables in a creamy sauce with sweet potato, mash and broccoli. Lemon Fish with Wedges (R) Succulent fish fillets baked to perfection with a tasty lemon sauce served with homestyle wedges, carrots and broccoli. Salmon Fish Cakes with Sauce (R) TLC homestyle fish cakes topped with homemade tomato sauce, with lightly seasoned wedges, peas and carrots. Sweet and Sour Fish (R) SUMMER Fish served with sweet and savoury flavours, a mix of capsicums, broccoli, carrots and pineapple, served with a moist coconut rice. Tuna Mornay (R) WINTER (HE) This old favourite will surely satisfy - served with a mix of beans, corn and capsicums and lemon crumbed wedges on the side. Salmon Fish Cakes with Sauce ORDER ONLINE AT www.tlc.org.au



Vegetarian Dishes

Fritters - Vegetable (R)

Enjoy these fritters as a tasty meal or a lunch time treat. Served with a warm potato salad, beans, carrots and a mushroom ragout.

Spinach and Ricotta Cannelloni (R) SUMMER

Delicate pasta tube filled with spinach and ricotta cheese topped with a creamy béchamel, tomato and basil sauce with a delicious cornmeal (polenta) cake and vegetable medley of cauliflower, peas, beans and broccoli.



Vegetable Frittata (R)



A deliciously moist frittata speckled with vege mix served with roasted vegetables and gravy.

Vegetable Korma (R)



A joy to the senses, this Vegetable Korma has an authentic Indian influence and contains a generous mix of vegetables in a rich korma sauce. Served with fluffy white rice and broccoli.



I just felt I needed to write this note to let you know how happy we are with your TLC meals. My elderly mother and myself have tried your meals. We have been having difficulty in finding meals suitable. At last the variety and tasty meals have made a

difference in our lives. Thank you so much. Mrs Beverley Tomlin, Merrylands West





Tick approved

(L) Large Size

(R) Regular Size

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Gluten Free

Dairy Free

Higher Energy -Exceeds 1,350kJ per serving

Vegetarian

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Low Salt – less than 120mg per 100g

Texture Soft

Texture Minced/Moist

Texture Pureed

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Seniors Card Holders receive an additional 5% discount

Main Meals							
Dinner Quantity	Discount %	Regular (340g–380g) Retail Price	Large (400g–440g) Retail Price				
7	-	\$87.50	\$96.95				
10	3%	\$121.25	\$134.35				
14	5%	\$166.25	\$184.21				
20	8%	\$230.00	\$254.84				

Many selections are available in Regular size only.



Specialty dinners are \$1 each extra - see menu list.

Minimum order is 7 dinners

But ... the more you buy, the more you save!

Desserts and Soups			
Premium	\$2.95 each		
Premium Café *	\$3.95 each		
Soups	\$4.50 (300ml)		
Baked Vegetable Pack	\$5.75 each		

Prices include GST and are subject to change without notice. Payment by Visa, MasterCard (Credit or Debit Card), Amex, Cash, Cheque

You can choose the dinner size that suits you!

REGULAR DINNERS – For a full satisfying meal

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Phone: 0421 844 699 E: niall@tlcmeals.com.au Edition Ob/12

Appendix C

Analysis of Demand for Seniors Living Retirement Housing
Stan Manning and Associates

Stan Manning & Associates

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(Off.) 02 4340 0333

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E-mail: stan@smassociates.info

ELEEBANA SHORES

SENIORS LIVING RETIREMENT VILLAGE DEVELOPMENT, 40 AND 48 BURTON ROAD, MOUNT HUTTON.

Analysis of demand for Seniors Living Retirement Housing in the

Lake Macquarie East Statistical Local Area (SLA)

November 2013

Web: www.smassociates.info

ELEEBANA SHORES

SENIORS LIVING RETIREMENT VILLAGE DEVELOPMENT, 40 AND 48 BURTON ROAD, MOUNT HUTTON.

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ELEEBANA SHORES

SENIORS LIVING RETIREMENT VILLAGE DEVELOPMENT, 40 AND 48 BURTON ROAD, MOUNT HUTTON.

Analysis of demand for Seniors Living Retirement Housing in the Lake Macquarie East Statistical Local Area (SLA)

EXECUTIVE SUMMARY

This study and report has been commissioned by Eleebana Shores Retirement Living Pty Ltd. in relation to its application for development approval of its proposed Serviced Self Care (Retirement) housing development at Burton Road, Mount Hutton.

Outline of the proposed development

Site Location:

40 and 48 Burton Road, Mount Hutton

Site area:

4.93 hectares

Number of proposed dwellings:

40 apartments (2 storey with secure basement parking and lifts) and 65 or 66 single storey free standing villas with

internal access garages.

Anticipated primary catchment

Experience and research data shows that up to 70% of residents in a Retirement Village will come from the "local" area. in such an area as Mount Hutton this will be within a radius of 10km of the site).

In light of this the Lake Macquarie East Statistical Local Area (SLA) a sub region of the (local Government Area (LGA) has been identified as the anticipated primary catchment area.

Present level of supply of Retirement Village housing in the target market area

As part of the study Stan Manning & Associates was commissioned to provide an analysis of the existing current level of supply of Retirement Housing in the Lake Macquarie East (SLA) measured against the anticipated demand for such housing. This analysis is based on the currently available demographic data for that area as provided by the 2011 Australian Bureau of Statistics (ABS) national census and industry based research findings and experience in relation to calculating the anticipated level of demand.

This report highlights the need for the availability of additional specific retirement living housing in the Lake Macquarie East Statistical Local Area (SLA). It shows that there is a substantial shortfall in this type of housing and facility within the area.

Included with the report (attachment 1) is a schedule of all of the existing Retirement Villages in the East SLA. This does not include residential aged care facilities as they were not part of the study.

Research undertaken during the preparation of this report found that the majority of the existing Retirement Village housing is more than 17 – 40 years old with only two new developments providing 102 dwellings, being provided in the last 10 years in this area.

During the same period the number of persons over the age of 65 years has increased by an estimated 2,757 persons. (source: ABS 2001 and 2011 census data)

Using the average number of persons housed in one retirement housing dwelling and industry experience and research as to the level of demand, it has been calculated that in that 10 year period there was a shortage of approximately 183 to 275 new retirement village housing dwellings provided.

This has meant there was only a limited amount of new product available to those seeking a modern newly constructed Retirement Village dwelling.

Therefore, older residents have not had their needs met within the area in which they have lived for so long and where they wish to stay. This means that they have regrettably had to move out of the immediate area to meet their changing and ongoing housing needs.

Why do people seek to live in a Retirement Village dwelling and what will be offered?

The report includes details regarding:

- The profile of prospective residents; (average incoming age on entry of between 73 75 years with the majority of residents being in the 65 -80 age group. Overall age range between early 50's to late 80's)
- Reasons for a prospective resident moving to a Retirement Village;
- Lifestyle benefits offered by the proposed development;
- The care and support services to be made available to residents of the Village;

Demographic Profile of the Lake Macquarie LGA and the Eastern sub-region (SLA)

A full demographic analysis covering the Lake Macquarie LGA and the Lake Macquarie East SLA is also provided.

In summary it shows:

- Both the LGA and the SLA have a higher proportion of their population over the age of 65
 vears when compared with NSW as a whole;
- In regard to marital status, it has a higher proportion of married couples when compared to NSW as a whole in both the LGA and the SLA;
- In regard to weekly individual income (affordability levels), in the LGA there was a higher proportion of individuals receiving incomes ranging from \$400 to \$1,249 when compared with NSW as a whole. In the SLA the analysis shows that the weekly income for persons in the \$400 \$599 per week income group aged 65 years and over was considerably higher than NSW for a whole. In addition in regard to persons in the SLA aged 65 74 year with a weekly income between \$600 \$1,249 it also showed that the proportion was generally higher than that for the whole of NSW . This indicates a higher than average level of affordability for persons aged over 65 in both the SLA and generally within the LGA.

• The analysis of the lone person households identified that there were 11,593 persons in the LGA and 4105 persons in the SLA who lived alone. This indicates the likely level of need from older persons living alone in the target primary catchment area who will seek the lifestyle provided in a Seniors Housing development for reason of companionship, security etc.

In regard to the future population of the LGA and the SLA, population projections from the NSW Department of Planning for the period 2016 – 2036 were sourced. Analysis of those projections in regard to persons who were aged 70 years and over indicate:

- In regard to the whole LGA, in 2011 the population of this age group was 24,630 persons or 13.2% of the total population. In 2016 the projections indicate that the number of persons in this age group will have risen to 28,380 or 14.03% of the population, in 2026 38,980 persons or 17.86% of the population and by 2036 49,190 persons or 21.16% of the population.
- In regard to the Lake Macquarie East SLA, in 2011 the population of this age group was 8,168 persons or 13.38% of the total population. In 2016 the projections indicate that the number of persons in this age group will have risen to 9,540 or 14.88% of the population, in 2026 – 12,670 persons or 18.80% of the population and by 2036 15,600 persons or 22.22% of the population.

These projections dramatically indicate a substantial need for additional specialised retirement housing to be provided for this rapidly increasing numbers of ageing persons in both the Lake Macquarie LGA but also specifically in its eastern sub region, both in the past, present and long term future.

<u>Anticipated level of demand for Retirement Village living in the</u> Lake Macquarie East SLA

Population data for the 2011 Census shows that there were 11,632 persons over the age of 65 years living in the Lake Macquarie East SLA.

The experience in the Retirement Living Industry Australia wide is that 5.3% of persons over the age of 65 years reside in Retirement Villages (Source: NSW SEPP Senior Living Discussion paper May 2012 prepared by the Retirement Village Association of Australia at page 5).

However, research and experience show that in well established and major centres of population which have a good supply of retirement village facilities, up to 20% of Senior's live in this type of dwelling.

In the case of this particular development and based on the nature and history of the Lake Macquarie and the adjoining Newcastle region as a major regional centre of population and also in light of the factors set out in the previous paragraph, in our opinion it is reasonable to expect that between 10% - 15% of persons over the age of 65 in the target catchment area would choose retirement living within a village environment.

Therefore, based on this benchmark and the 2011 ABS census data for the Lake Macquarie East SLA, retirement village housing should be available for between 1,163 persons (10% of 11,632 persons) and 1,744 persons (15% of 11,632 persons)...

Assuming that an average of 1.5 persons live in each retirement village dwelling, then there should be between 775 individual retirement living dwellings and 1,162 currently available in the catchment area.

The schedule of existing supply of retirement village Housing shows that there are presently 298 dwellings provided in the existing 8 retirement villages within this approximately 10 kilometre catchment area around the proposed site with only a planned 47 additional units still to be built at one village in the region .

This data indicates that the Lake Macquarie LGA, within its Eastern SLA is presently heavily undersupplied with retirement village housing estimated to range from between 477 to 864 dwellings.

This substantially limits the choice for many long term residents who, in their retirement years, want to stay in an area they know and where they have long established roots, contacts and social and other networks.

At present, the only option many such residents have to find modern new retirement housing is to move out of the area to such developments in other established centres of population.

This situation is made even more limited by the age of the existing retirement village housing and the fact that the majority of the villages have long established waiting lists as evidenced by the survey recently undertaken by SMA.

The development proposed would partly address this present shortage of serviced retirement village housing by providing an additional 105 – 106 dwellings in a modern development which potentially could house more than 155 local residents.

This study also shows that there will be an ongoing demand for a substantial increase in the number of retirement village dwellings in this sub region (and the LGA generally) because of the continuing increase in the number of persons over the age of 65 years from now and at least up till 2036 and most likely well beyond that time.

Stan Manning & Associates
Specialist Aged Care and Retirement Living Consultants
13th November 2013.

ELEEBANA SHORES

SENIORS LIVING RETIREMENT VILLAGE DEVELOPMENT, 40 AND 48 BURTON ROAD, MOUNT HUTTON.

Analysis of demand for Seniors Living Retirement Housing in the Lake Macquarie East Statistical Local Area (SLA) REPORT

1. INTRODUCTION

Stan Manning & Associates has been commissioned to provide an analysis of the existing current level of supply of Retirement Housing in the Lake Macquarie East Statistical Local Area (SLA) measured against the anticipated demand for such housing. This analysis will be based on the currently available demographic data for that area as provided by the 2011 Australian Bureau of Statistics (ABS) national census and industry based data in relation to calculating the anticipated level of demand. The report has been commissioned by Mark Dixon a co-director of Eleebana Shores Retirement Living Pty Ltd.

In preparing this commentary/report SMA has drawn on credible research and its experience as Specialist Aged Care and Retirement Living consultants with involvement in these areas for more than 40 years. (For further information regarding our credentials and experience please refer to our website: www.smassociates.info)

Outline of the proposed development

Site Location: 40 and 48 Burton Road, Mount Hutton

Site area: 4.93 hectares

Number of proposed dwellings: 40 apartments (2 storey with secure basement parking and

lifts) and 65 or 66 single storey free standing villas with

internal access garages.

Profile of prospective residents: Anticipated average incoming age of between 73 – 75

years and estimated overall age range - early 50's to late 80's. Based on previous industry experience, it has been shown that quite a number of 65 – 70 year old residents will be attracted to the village because they are looking

for modern Retirement Village options.

Comment 1: Industry based research is showing that: "..... on average residents are entering retirement living older than we expected on entry and turnover is increasing and residents are staying for shorter periods of time and are increasingly demanding assistance with their care needs" Source: Grant Thornton/Retirement Village Association (RVA) Retirement Living Survey January 2011.

The development will house a high proportion of residents (more than 70%) who will have moved from the local community thus providing an additional housing/ lifestyle/care and support choice for them.

The main target catchment area for this proposed development is anticipated to be within the area covered by the Lake Macquarie East SLA which generally covers the area within a 10 kilometre radius of the site.

This sub-region has the natural boundaries created by the Eastern ocean shoreline and that of Lake Macquarie.

Market research shows that residents from this area are likely to be very reluctant to move out of the area to access more suitable retirement housing.

Comment 2: In regard to previous location of the prospective residents the same Grant Thornton research reported "... our research shows that over 70% of the residents will have moved from homes within close proximity of the village and on average they will remain in the village for eight or nine years".

moving to a Retirement Village:

Reason for prospective resident specific research has shown that the key drivers of Choice to move into a retirement village are:

- 1. Health issues or need for assistance;
- 2. Death of a spouse;
- 3. Downsizing family home that has become unmanageable
- 4. Change of lifestyle
- 5. Desire to be closer to family and friends"

Comment 3: Source of this research: reported in the same Grant Thornton/RVA Retirement Living Survey January 2011 and based on specific targeted research undertaken by the RVA and the University of Queensland.

Level of current supply of

A schedule of the villages presently located within the Retirement Living developments Lake Macquarie East SLA is included as attachment 1.

and shortage of new Modern retirement village dwellings:

limited choice for local residents Our research has shown that there has been very little development of new specific retirement living housing in the catchment area over the last 10 years and probably longer.

> Based on the villages located by our research, it seems that only 2 new retirement village developments have been commenced in the last 10 years in the identified catchment area.

These villages are Greenleaf Retirement Resorts (previously Jewells Retirement Community) with 50 dwellings but soon to be increased to 97 dwellings and Lymington Village (over 50's strata title lifestyle resort) with 52 dwellings and fully developed).

This means that for the majority of people over the age of 65 years living in this catchment area who have wanted to move to a modern Retirement Village development have had little or no opportunity to stay in the area which they know so well and do not want to leave.

Their only option has been to reluctantly move to a retirement village in a new area to fulfil their needs.

In light of this regrettable situation a very strong case can be made for new retirement villages to be approved and developed in this area of Lake Macquarie LGA

<u>Lifestyle benefits offered by the</u> proposed development

The benefits are:

- 1. The ability to stay as long as possible within their dwelling even though they need care and support;
- 2. Ongoing independence (not dependence);
- 3. A Positive Ageing experience be enabled to live life to the full;
- 4. The ability to retain their dignity ,individuality, wellbeing and wellness (fitness, health checks etc.);
- 5. Easy availability of a range of care and support services on an affordable fee for service basis;
- 6. For married couples, not to have to be separated from each other even if one is in need of care and support. (in many cases one partner is the primary carer but that person generally needs to have some respite from that role); and
- 7. To live with the degree of risk with which they (and in some cases their family) feel comfortable, providing this does not cause an increased risk to other residents or staff.

Care and Support Services for Residents of proposed development

The services provided on request by the planned Care and Support Programme are summarised below:

- 1. Meals available to residents in their own home as well as nutrition management
- 2. Home help (laundry, general housework, meal preparation in their own home and shopping)
- 3. Personal hygiene management and personal care
- 4. Nursing services (injections, wound care, bowel and bladder management, medication management etc.)
- 5. <u>Mobility assistance</u> (including transfers)
- 6. Podiatry (provided by private practitioner)
- 7. Doctor's consulting room on site
- 8. Lifestyle and wellness activity program and facilities

available:

Community facilities to be made Comprehensive community facility with attached swimming pool and terrace.

2. DEMOGRAPHIC ANALYSIS OF THE SENIORS HOUSING CATCHMENT AREA AND THE PRIMARY MARKET TARGET AREA - PRESENT AND FUTURE

The Catchment Area

The Lake Macquarie East SLA has been identified as the primary market target area because of the nature of the topography and the natural boundaries of the greater area surrounding the site for the proposed development. These boundaries are created by the ocean on the eastern side and the shore of Lake Macquarie on the western edge. In addition, our research indicates that there is reluctance of older persons to move out of this area to other parts of the Lake Macquarie LGA particularly over to the western side of the Lake.

The other rationale for the selection of this area is set out below:

In researching any proposed Seniors Housing development, there is a need to identify and determine where the majority of prospective residents are currently domiciled.

Experience over many years supported by industry based research indicates that the majority of prospective residents – up to 70%, will come from the "local" area. In city areas the local catchment may be within a radius of 10km of the development site. Also, consideration needs to be given to the nature of the location and the normal pattern of in-migration of both permanent and transitional or holiday residents or tourists.

The balance of the prospective residents (30%) will come from a much wider area and for a variety of reasons. Some will even come from overseas or interstate usually because of a previous connection with the area e.g. a relative or friend who lives in the area or somewhere where they may have grown up or visited as a holiday destination.

Statistical information was sourced from the Australian Bureau of Statistics (ABS) 2011 census and the analysis undertaken on the available ABS 2011 Census data included the following:

- Age Distribution;
- Proportion of Aged with comparison to New South Wales average;
- Marital Status with comparison to New South Wales average;
- Weekly individual income with comparison to New South Wales average;
- Lone person household by age by sex.

The projected population estimates titled "SLA and LGA Population Projections 2016 – 2036" were sourced from the NSW Department of Planning.

Historically, the Lake Macquarie region has had an older age profile when compared to the whole of NSW.

In 2011 18.44 % of the population in the Lake Macquarie LGA were aged 65 years and over. For NSW the proportion was 14.72%. However in the Lake Macquarie East SLA 19.05% were aged 65 years and over clearly indicating that this sub region had an older population than other sub regions in the LGA. This is clearly demonstrated by graphs which follow.

In regard to the future this trend is going to continue as evidenced by the population projections included later in this report.

Age Distribution

The Age Distribution of the Lake Macquarie LGA is shown in **Table 2.1(a) and 2.2(a)** and the Lake Macquarie East SLA in **Table 2.1(b) and 2.2(b)**.

As a general rule, up to 70% of prospective residents of Retirement Living housing look for such housing in the area in which they currently live. There are substantial social advantages in being able to maintain links with friends and to stay in neighbourhoods where existing infrastructure and networks exist. The balance of the residents will come from a much wider area.

Table 2.1(a) shows the number of males and females in all age groups, by 5 year intervals for those 55 years and older as recorded in the 2011 census for the Lake Macquarie LGA.

	Male	Female	Total Persons
55-59	6,111	6,546	12,657
60-64	5,926	6,370	12,296
65-69	5,017	5,198	10,215
70-74	3,696	4,223	7,919
75-79	3,010	3,511	6,521
80-84	2,304	3,071	5,375
85-89	1,301	2,015	3,316
90-94	388	823	1,211
95-99	62	197	259
100 and over	3	26	29
Total	27,818	31,980	59,798

Table 2.1(b) (shown on the next page) shows the number of males and females in all age groups by 5 year intervals for those aged 55 years and older as recorded in the 2011 census for the Lake Macquarie East SLA

Table 2.1(b)

	Male	Female	Total Persons
55-59	2,029	2,177	4,206
60-64	1,983	2,102	4,085
65-69	1,689	1,775	3,464
70-74	1,278	1,411	2,689
75-79	1,017	1,191	2,208
80-84	757	1,014	1,771
85-89	394	644	1,038
90-94	113	257	370
95-99	13	67	80
100 and over	3	9	12
Total	9,276	10,647	19,923

Table 2.2 (a) - Age Distribution - Statistical Profile

The age distribution shows the age groups by number of individuals in the Lake Macquarie LGA.

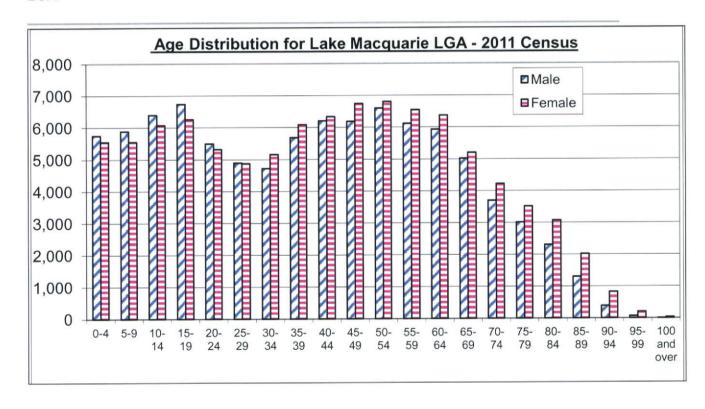


Table 2.2 (b) - Age Distribution - Statistical Profile

The age distribution shows the age groups by number of individuals in the Lake Macquarie East SLA.

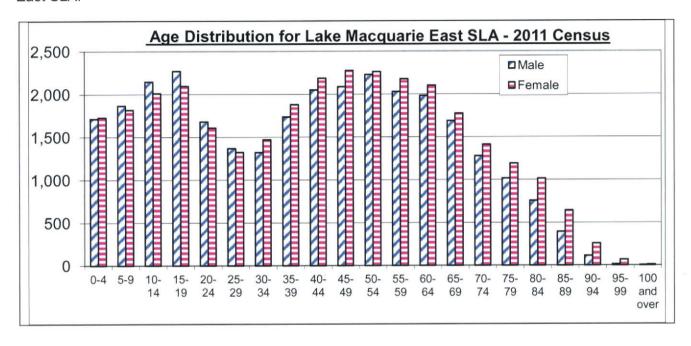


Table 2.3(a) and 2.3(b) Proportion of Aged in Comparison to New South Wales Average

The data from the ABS 2011 census was further examined and the proportion of people over 55 years was compared to the state average. These tables show the percentage of aged male and female persons in the total population within the Lake Macquarie LGA and the Lake Macquarie East SLA and compare this with the average for the whole of New South Wales.

It should be noted that the proportions for all age groups for both males and females aged 55+ are above the proportion for the whole of NSW in both the LGA and the SLA.

Table 2.3(a) below shows the male and female population when compared with the NSW average by percentage for all age groups of 55 years and older in the Lake Macquarie LGA:

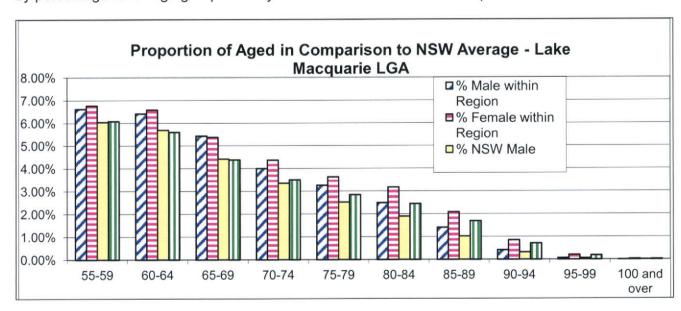


Table 2.3(b) below shows the male and female population when compared with the NSW average by percentage for all age groups of 55 years and older in the Lake Macquarie East SLA:

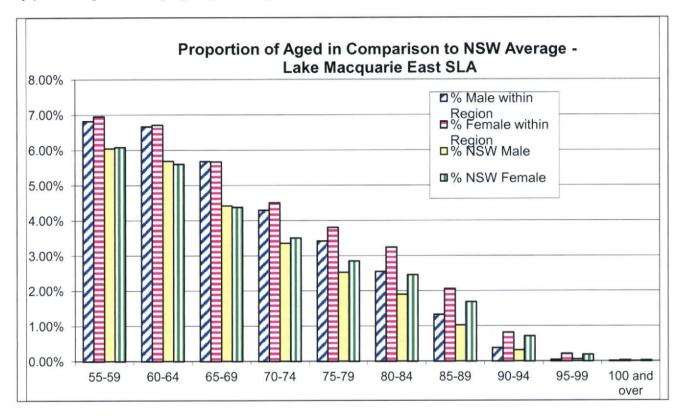


Table 2.4(a) Marital Status for Males and Females

The marital status for males and females within the Lake Macquarie LGA was analysed and compared to the whole of New South Wales and is shown in **Table 2.4.(a)** This shows the deviation from the average New South Wales data for marital status by age and by sex. The chart indicates that most of the deviation is within an expected range except for the following:

Married Persons: It shows a higher than average proportion of males and females in all age

group when compared with the NSW average.

Separated Persons: It shows that when compared to the NSW average the proportion of

separated males and females in each age group are within the normal

range.

Divorced Persons: It shows that when compared to the NSW average the proportion of

separated males and females in each age group are within the normal

range.

Widowed Persons: It shows that there is a lower than average proportions of females in the 65-

74 years age group are widowed. All other groups are within the expected

range.

Never Married Persons: As expected It shows that there is a lower than NSW average proportion of both females and males in all age groups who have never married.

This data and that relating to the Lake Macquarie East SLA (shown in table 2.4 (b)) indicates that there is likely to be a higher number of married couples in seniors housing in the LGA, at least initially. This is a favourable market indicator for the proposed development.

Table 2.4(a)

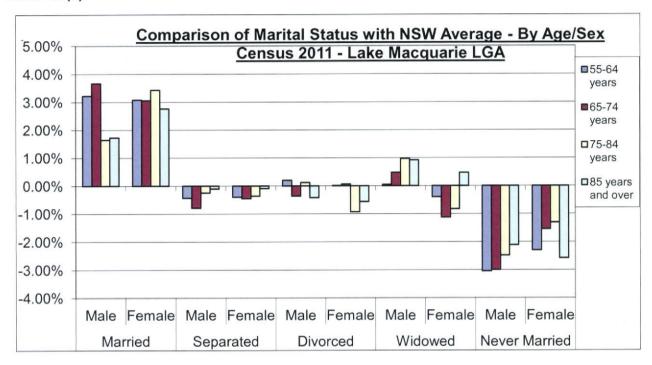


Table 2.4(b) Marital Status for Males and Females

The marital status for males and females within the Lake Macquarie East SLA was analysed and compared to the whole of New South Wales and is shown in **Table 2.4.(b)** This shows the deviation from the average New South Wales data for marital status by age and by sex. The chart indicates that most of the deviation is within an expected range except for the following:

Married Persons: It shows a higher than average proportion of males and females in all age

group when compared with the NSW average. This is especially evident in the 55-64 years age group with males 4.2% and females 3.6% above the

NSW average.

Separated Persons: It shows that when compared to the NSW average the proportion of

separated males and females in each age group are within the normal

range.

Divorced Persons: It shows that when compared to the NSW average the proportion of

separated males and females in each age group are within the normal

range.

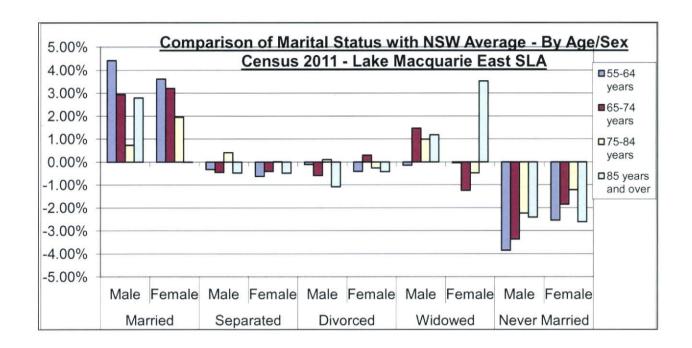
Widowed Persons: It shows a lower than average proportions of females in the 65-74 year age

group who are widowed with the level of widowed males in this age group being higher than the average Both males and females in the age group 85 years and older are above the NSW average. All other groups are within the

expected range.

Never Married: It shows that there is a lower than NSW average proportion of both

Persons: females and males in all age groups who have never married.

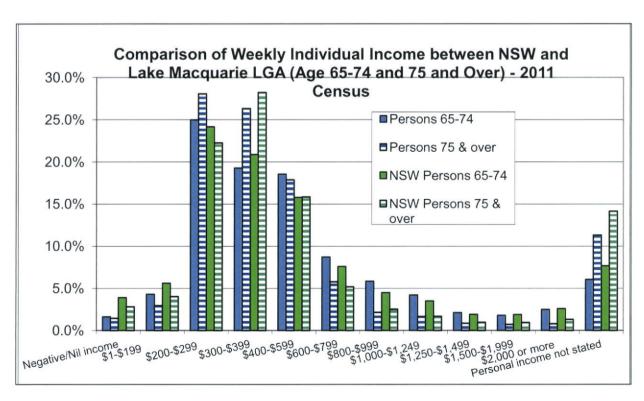


<u>Table 2.5(a) Weekly Individual Income with Comparison to New South Wales Average – Lake Macquarie LGA</u>

In regard to affordability levels, the weekly individual income was analysed for the LGA and a comparison made with the New South Wales average. .

This shows that the proportion of those on a weekly income in the \$400 - \$1,249 per week ranges are generally higher when compared to persons in the whole of NSW.

This indicates that there is a higher level of affordability for persons aged 65 years + living in the Lake Macquarie LGA



<u>Table 2.5(b) Weekly Individual Income with Comparison to New South Wales Average – Lake Macquarie East SLA</u>

In regard to affordability levels, the weekly individual income was also analysed for the SLA and a comparison made with the New South Wales average.

This shows that the proportion of those on a weekly income for persons aged 65 – 74 and 75 and over in the \$400 - \$599 per week income was considerably higher than the NSW average.

In the case of the other income groupings from \$600 per week to \$1249 per week, these are generally higher than those for the whole of NSW for the 65 - 74 age group. All other income groups are within the expected range when compared to the whole of NSW except for those in the range between \$200 - \$299 per week income bracket which are higher for the both age groupings.

This also indicates that there is generally a higher level of affordability for persons aged 65 – 74 years living in the Lake Macquarie East SLA

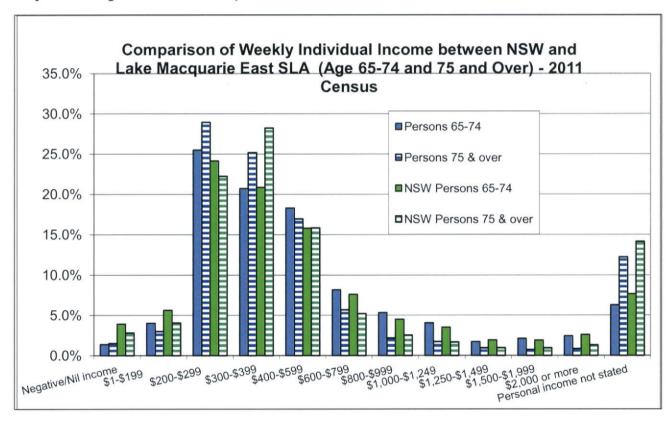


Table 2.6(a) and 2.6(b) Lone Person Households by Age, by Sex.

Generally, a large proportion of persons living in Seniors Housing are lone women who are either widowed, never married or divorced. Therefore, the number of people living alone within the LGA and SLA is an indicator, in part, of the present and future demand for housing within a retirement village from this group. The data is shown in **Table 2.6(a) and 2.6(b) below**

The total number of people over 55 living on their own in the Lake Macquarie LGA is 11,593 and the Lake Macquarie SLA is 4,105. This is a substantial number of persons. Living alone can be a cause of loneliness and depression and this is one of the identified unmet needs reported frequently by health care professionals working in the community. It is also indicative of the size of this group of older persons who can be attracted to seniors living for the purpose of improved social interaction with their peers.

This also indicates the likely strength of the need from older persons living in the target primary catchment area who will seek the type of housing and lifestyle provided in a Seniors Housing development for reason of companionship, security etc.

Table 2.6(a) - Lake Macquarie LGA

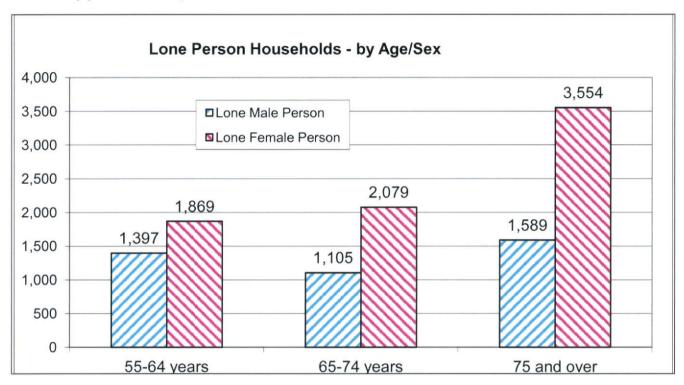
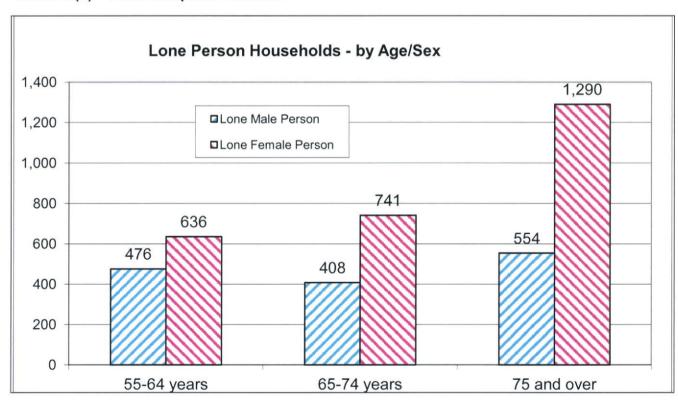


Table 2.6(b) - Lake Macquarie East SLA



3. FUTURE TRENDS & POPULATION PROJECTIONS

As has been illustrated by the previous demographic data, the target primary catchment area has a higher proportion of persons over the age of 55 years when compared to NSW overall. This trend will continue for at least the next 5 decades or more.

Australia's population is rapidly ageing. This trend is due to the rapid growth of our population following the birth of the Baby Boomers after the World War II in the mid to late 1940's and beyond.

This is demonstrated in the following graphs and data (Table 3.1(a) and 3.1(b)) regarding the individual number of persons aged 70 years and over which demonstrates the anticipated high levels of growth in this age group between 2016 and 2036 and beyond in the Lake Macquarie LGA catchment area and particularly its East SLA.

Experience in the operation of Seniors Housing Living over many decades show that the vast majority of residents are 70 years or older on entry. For this reason, in assessing the future size of the primary target catchment area we have concentrated on the 70+ age group in the estimated future population of the proposed development.

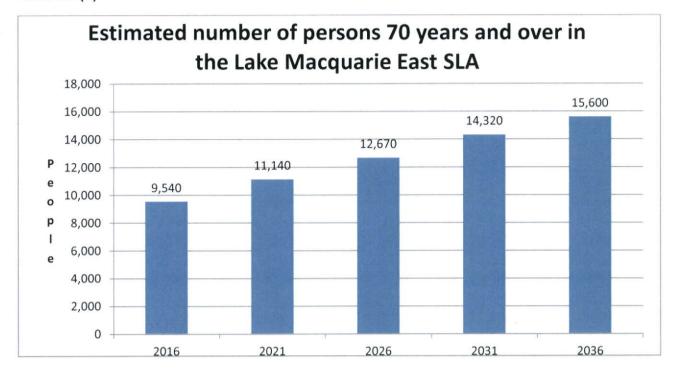
Estimated number of persons 70 years and over in the Lake Macquarie LGA 60,000 49,190 50,000 44,590 38,980 40,000 33,670 28,380 30,000 20,000 10,000 0 2016 2021 2026 2031 2036

Table 3.1(a)

Source: Projected population estimates titled "SLA Population Projections 2006 - 2036 NSW Department of Planning

These projections show that in 2036 the estimated number of persons over 70 years in the Lake Macquarie LGA will be 49,190 persons or 21.2% of the estimated total population for the whole LGA of 232,500 persons compared to the present proportion of 13.4% as at the 2011 census.

Table 3.1(b)

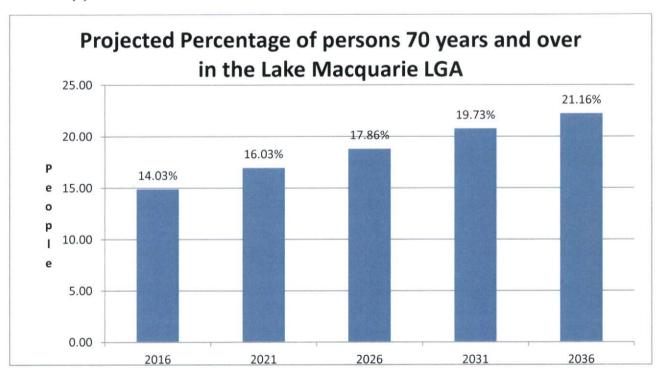


Source: Projected population estimates titled "SLA Population Projections 2006 - 2036 NSW Department of Planning

These projections show that in 2036 the estimated number of persons over 70 years in the Lake Macquarie East SLA will be 15,600 persons or 22% of the estimated total population for the primary target catchment area of 70,200 persons. The present proportion is 13.4% as at the 2011 census

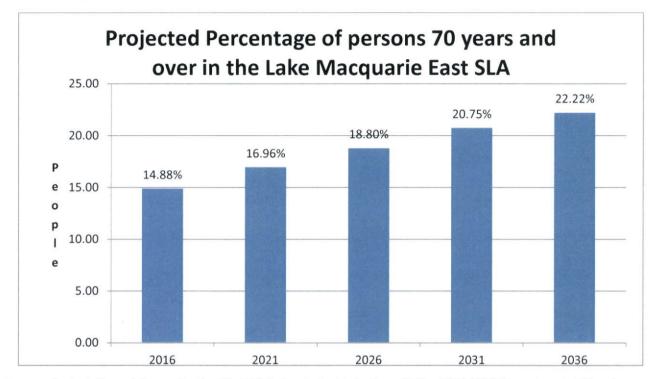
The following graph (Table 3.2(a)) relates to the Lake Macquarie LGA and illustrates the massive percentage increase likely to occur in the number of persons aged 70 years plus.

Table 3.2(a)



Source: Projected population estimates titled "SLA Population Projections 2006 - 2036 NSW Department of Planning

Table 3.2(b)



Source: Projected population estimates titled "SLA Population Projections 2006 - 2036 NSW Department of Planning

Summary: The abovementioned tables illustrate the necessity for the provision of more seniors housing and aged care services in the target market region and indeed in the whole LGA both now and in the future. It also illustrates the market demand that there will be for the type of development proposed. It will bring great community benefit to those who have made the Lake Macquarie East SLA the place where they want to live, both in the past, present and the future.

4. PRESENT LEVEL OF SUPPLY - SENIORS HOUSING IN THE LAKE MACQUARIE EAST SLA

During its research, SMA undertook an extensive and complete analysis of all established retirement villages (seniors housing) currently identified as such in the primary target catchment area. This is included in this report as attachment 1.

Up to 70% of residents of the proposed development are anticipated to choose to transfer out of their existing dwelling in the catchment area and move into the new serviced retirement village development.

This section of the report deals with a most relevant issue namely, the present level of supply of seniors housing within this part of the LGA in which the subject site and the proposed development is located.

It will show that there is presently a major undersupply of this much needed, specifically designed retirement housing and support infrastructure for people aged over 65 years in both the target market catchment area (the SLA) and within the Lake Macquarie LGA. Part of the reason for this level of undersupply, particularly in the target market area, has been the low level of new Retirement Village developments undertaken over the last 10 years.

In regard to the present level of supply, the schedule, (attachment 1) shows that there is a very low level of Seniors Housing in the identified Lake Macquarie East SLA. Specifically, it identifies only two developments which have been constructed in the last 10 years. These two developments have supplied a total of only 102 retirement housing dwellings.

The balance of the 6 other Villages which are older, range in age (in relation to the date of their construction) from 17 – 41 years.

In that 10 year period the population of people aged 65 years and over in the Lake Macquarie LGA has increased by 30.9% or 8,305 persons (2011 census data – 35,205 persons – 2001 census data – 26,900).

Unfortunately, the 2001 census did not provide separate data for the three SLA's making up the Lake Macquarie LGA. But using the same proportion of people in the Lake Macquarie East SLA when measured against the total of the over 65 year old population of the whole LGA as revealed in the 2011 census as a guideline, (19,923 persons out of a total of 59,978 persons - 33.22%) 2,757 of that increased number of persons 65 years and over are likely to reside in the Lake Macquarie East SLA.

Based on the demand formula set out later in this section of the report, this level of population growth in the over 65 year age group within the Lake Macquarie East SLA over that 10 year period, is estimated to have increased the need for an additional 183 to 275 Retirement Village specific dwellings.

During that same 10 year period as set out in section 1 of this report, only 102 retirement dwellings were constructed in this sub region of the LGA.

5. ANTICIPATED LEVEL OF DEMAND FOR RETIREMENT VILLAGE LIVING IN THE LAKE MACQUARIE EAST SLA

Population data for the 2011 Census shows that there were 11,632 persons over the age of 65 years living in the Lake Macquarie East SLA.

The experience in the Retirement Living Industry Australia wide is that 5.3% of persons over the age of 65 years reside in Retirement Villages (Source: NSW SEPP Senior Living Discussion paper May 2012 prepared by the Retirement Village Association of Australia at page 5).

However, research and experience show that in well established and major centres of population which have a good supply of retirement village facilities, up to 20% of Senior's live in this type of dwelling.

In the case of this particular development and based on the nature and history of the Lake Macquarie and the adjoining Newcastle region as a major regional centre of population and in light of the factors set out in the previous paragraph, in our opinion it is reasonable to expect that between 10% - 15% of persons over the age of 65 in the target catchment area would choose retirement living within a village environment.

Therefore, based on this benchmark and the 2011 ABS census data for the Lake Macquarie East SLA, retirement village housing should be available for between 1,163 persons (10% of 11,632 persons) and 1,744 persons (15% of 11,632 persons)...

Assuming that an average of 1.5 persons live in each retirement village dwelling, then there should be between 775 and 1,162 individual retirement living dwellings currently available in the catchment area.

The schedule of existing supply of retirement village Housing shows that there are 298 dwellings provided in the existing 8 retirement villages within this approximately 10 kilometre catchment area around the proposed site with only a planned 47 additional units still to be built at one village in the region.

This data indicates that the Lake Macquarie LGA, within its Eastern SLA is presently heavily undersupplied with retirement village housing estimated to range from between 447 to 864 dwellings.

This substantially limits the choice for many long term residents who, in their retirement years, want to stay in an area they know and where they have long established roots, contacts and social and other networks.

At present, the only option many such residents have to find modern new retirement housing is to move out of the area to such developments in other established centres of population.

This situation is made even more limited by the age of the existing retirement village housing and the fact that the majority of the villages have long established waiting lists as evidenced by the survey recently undertaken by SMA.

The development proposed would address this present shortage of serviced retirement village housing by providing an additional 105 – 106 dwellings in a modern development which potentially could house more than 155 local residents.

This study also shows that there will be an ongoing demand for a substantial increase in the number of retirement village dwellings in this sub region (and the LGA generally) because of the continuing increase in the number of persons over the age of 65 years from now and at least up till 2036 and most likely well beyond that time.

Stan Manning OAM
Stan Manning & Associates
Specialist Aged Care and Retirement Living Consultants
13th November 2013.

ATTACHMENT 1 –VILLAGES LOCATED WITHIN THE LAKE MACQUARIE SLA AND 10 KILOMETRES (APPROX.) OF THE SITE OF THE PROPOSED RETIREMENT VILLAGE

Name of Village	Address	Number of Dwellings	Age of village	Waiting list status	Care and Support services provided by Village Operator	Comments
Greenmount Garden Village	4 Bristol Crescent, Mount Hutton	34	Older village	?	?	SMA advised by village that no detailed information currently available
Lyndon Grove Retirement Village	125 Main Road, Cardiff Heights	44	41 years old	Have waiting list – no units currently available	No services	1, 2 and 3 bedroom units
Narla Village Independent Living	21 Lentara Road, Belmont North	60	33 years old	Have waiting list – no units currently available	Community Care packages	
Narla Court Independent Living	Narla Road, Belmont North	11	39 years old	Have waiting list – no units currently available	Community Care packages	*
Jewells Retirement Lifestyle Community	7 Ntaba Road, Jewells *Now Greenleaf Retirement Resort	50	Stage 1 - 8 years old	Have waiting list for 30 units – no units currently available	No services	47 new units still to be built construction not yet commenced. Village recently purchased by the Seventh Day Adventist (North NSW) Aged Care Ltd

November 2013

Web: www.smassociates.info

Name of Village	Address	Number of Dwellings	Age of village	Waiting list status	Care and Support services provided by Village Operator	Comments
Nazareth Village	Vincent Street, Belmont North	17	Approximately 20 years old	Have extensive waiting list estimate 3 – 4 years wait	Community Care Packages	1 and 2 bedroom units with carports
St Francis Village	Gleeson Crescent, Eleebana NSW	30	17 years old	Have extensive waiting list estimate 3 – 4 years wait	Community Care packages	
Lymington Village	35 – 82 Warners Bay Road, Warners Bay	52	Approximately 10 years old	No information available	?	Strata Title over 50's lifestyle resort
Total Number of Units		298				

Appendix D
Legal Advice – Minter Ellison

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4 December June 2013

BY EMAIL: markdixon@hallidayshores.com.au

Mark Dixon Halliday Shores

Dear Mark.

40-48 Burton Road Mount Hutton

1. INTRODUCTION

- 1.1 We refer to your recent correspondence concerning planning and water approval issues applying to the site at 40-48 Burton Road Mount Hutton (**Site**), and to our previous advice of 3 April 2013.
- 1.2 You have asked for our advice as to:
 - whether the partial zoning of the Site as 'Zone 7(5) Environmental Living Zone' under the Lake Macquarie Local Environment Plan 2004 (Lake Macquarie LEP) alters our advice of 3 April 2013 that State Environmental Planning Policy (Housing for Seniors or People With a Disability) (Seniors Living SEPP) applies to the Site; and
 - (b) whether a controlled activity approval under section 91 of the *Water Management Act 2000* (**WM Act**) will be required in respect of a proposal to construct 100 units for the purposes of seniors living on the Site, where:
 - (i) a minimum buffer zone of 40 metres would be maintained between the proposed development and the watercourse on the property known as 'South Creek'; and
 - (ii) the only works carried out in the 40 metre buffer zone will be the maintenance of vegetation including mowing and slashing.

2. SUMMARY

2.1 We are of the view that the Seniors Living SEPP applies to the Site despite the partial zoning of the Site as 'Zone 7(5) Environmental Living Zone' under the Lake Macquarie LEP.

2.2 We are also of the view that a controlled activity approval under section 91 of the WM Act will not be required if a minimum buffer zone of 40 metres is maintained between the proposed development and South Creek and the only works carried out in the 40 metre buffer zone will be the maintenance of vegetation including mowing and slashing and provided that the maintenance is otherwise lawful and does not for instance breach the requirements of any development consent or any legislation.

3. BACKGROUND

- 3.1 We understand that:
 - (a) the Site is zoned partly '1(2) Rural Living' and partly 'Zone 7(5) Environmental Living Zone' under Lake Macquarie Local Environment Plan 2004 (Lake Macquarie LEP);
 - (b) the Site is made up of two lots, one of 9 acres and one of 3 acres, with a dwelling on each lot; and
 - (c) a development consent has previously been issued in respect of the Site. That development consent was issued pursuant to the provisions of the Lake Macquarie LEP.
- 3.2 Clause 15 of the Lake Macquarie LEP provides planning controls within each zone. It provides that development for the purposes of a dwelling house is permissible on land zoned '1(2) Rural Living' and 'Zone 7(5) Environmental Living Zone'.
- 4. ADVICE

Does the Seniors Living SEPP apply to the Site?

4.1 Clause 4(1) of the Seniors Living SEPP provides:

"This Policy applies to land within New South Wales that is land zoned primarily for urban purposes or land that adjoins land zoned primarily for urban purposes, but only if:

- (a) development for the purpose of any of the following is permitted on the land:
 - (i) dwelling-houses... (emphasis added)
- 4.2 In our advice of 3 April we concluded that the part of the Site which is zoned '1(2) Rural Living' cannot be said to be land which is zoned primarily for urban purposes. We noted that for the avoidance of doubt, clause 4(2) provides that land zoned principally for rural uses is not zoned primarily for urban purposes.
- 4.3 In relation to that part of the Site zoned Environmental Living, we note that the objectives of the zone are as follows:
 - (a) provide land with ecological, geological, scientific, scenic and biodiversity values that may accommodate minimal impact, low density residential and agricultural development, and

- (b) manage development to minimise adverse impacts on those values, such as by encouraging appropriate use of disturbed land, and
- (c) protect, enhance and manage corridors to facilitate species movement, dispersal and interchange of genetic material, and
- (d) encourage rehabilitation and conservation of environmentally important land, and
- (e) provide for sustainable water cycle management.
- 4.4 Having regard to these objectives and the permissible uses within the Environmental Living zone, we believe that the appropriate conclusion is that the part of the Site zoned Environmental Living is not land which is zoned for urban purposes.
- 4.5 It follows that in order for the Seniors Living SEPP to apply the Site:
 - (a) the Site must 'adjoin' land zoned 'primarily for urban purposes'; and
 - (b) development for the purposes of a dwelling house must be permissible on the Site;
 - (c) the Site must not be land to which the Seniors Living SEPP does not apply having regard to the provisions of clause 4(6) of that instrument.
- 4.6 In relation to matter (b) above, we note that dwelling houses are permissible with consent within the Environmental Living Zone.
- 4.7 In relation to matter (a) above, at paragraphs 4.5 4.16 of our advice dated 3 April 2013, we indicated our view that the correct view is that the Site is "near to" or "neighbouring on" or "in sufficiently close proximity to" land zoned primarily for urban purposes. You have advised us that Council agree with this view. However, when we provided our advice of 3 June we understood that the whole of the Site is zoned Rural Living.
- 4.8 We see no reason to reconsider our 3 June conclusion in relation to that part of the Site zoned Rural Living which is to the effect that it relevantly 'adjoins' land zoned 'primarily for urban purposes'.
- 4.9 However, in relation to that part of the Site which is zoned Environmental Living, it may be possible to argue that for the purposes of clause 4(1) of the Seniors Living SEPP, that part of the Site is relevantly a separate parcel of Land and accordingly it is necessary to separately consider whether it is also 'adjoins' land zoned 'primarily for urban purposes'. We assume that if that question is asked, the likely conclusion is that it does not relevantly 'adjoin' land zoned 'primarily for urban purposes'
- 4.10 Resolution of this issue will depend on the meaning given to the word 'land' in the phrase "This Policy applies to land ... that adjoins land zoned primarily for urban purposes". If 'land' in this instance means the land the subject of a development application, then in accordance with our advice of 3 April, the whole of the Site will be land which adjoins land zoned for urban purposes.

- 4.11 However, if 'land' in this instance refers to the two parts of the Site with separate zonings, as indicated above we assume that the part of the Site zoned Environmental Living cannot be said to 'adjoin' land zoned 'primarily for urban purposes'.
- 4.12 Despite the availability of any argument that it is separately necessary to consider whether that part of the Site zoned Environmental Living can be said to 'adjoin' land zoned 'primarily for urban purposes', we believe that the better view is that 'land' in this instance refers to the parcel of land which is the subject of the relevant development application.
- 4.13 Accordingly, and consistently with our advice of 3 April 2013, we have concluded that the whole of the Site 'adjoins' land zoned primarily for urban purposes.
- 4.14 We have also considered whether the operation of the Seniors Living SEPP is excluded by the operation of clause 6 of that instrument. Relevantly, clause 6(a) provides that the Seniors Living SEPP does not apply to the land described in Schedule 1 (Environmentally sensitive land).
- 4.15 Schedule 1 to the Seniors Living SEPP relevantly reads:

"Land identified in another environmental planning instrument by any of the following descriptions or by like descriptions or by descriptions that incorporate any of the following words or expressions:

- (d) environment protection'.
- 4.16 It is arguable the '7(5) Environmental Living Zone' is a zone which identifies land by the description 'environment protection' or by a like description or by a description that incorporates those words or that expression.
- 4.17 A number of cases have considered the correct approach to determining whether land is identified in another environmental planning instrument by any of the relevant descriptions or by like descriptions or by descriptions that incorporate any of the relevant words or expression.
- 4.18 It is clear that in determining whether the zoning of the Site by Lake Macquarie LEP is identified by the description 'environment protection' or by like descriptions or descriptions that incorporated that expression, it is possible to consider the objectives of the 7(5) zone (set out above): Pepperwood Ridge Pty Ltd v Newcastle City Council [2006]NSWCA122.
- 4.19 However, although the objectives of the zone appear to indicated that land which is zoned 7(5) is 'environmentally important', this does not of itself equate to 'environment protection'
- 4.20 Additionally, although the name of the zone incorporates the word 'environment', it does not use or incorporate the phrase 'environment protection'.

- 4.21 For these reasons, we do not believe that the Site is excluded by reason of it being zoned in a manner identified in Schedule 1(d) to the Seniors Living SEPP.
- 4.22 We are not aware of any other reason why the Site might fall within the scope of Schedule 1.
- 4.23 It follows that the Seniors Living SEPP applies to the whole of the Site despite the partial zoning of the Site as 'Zone 7(5) Environmental Living Zone' under the Lake Macquarie LEP.

Is a Controlled Activity Approval required under the WM Act?

- 4.24 Section 91E of the WM Act provides that a person who carries out a 'controlled activity' in, on or under 'waterfront land', and who does not hold a 'controlled activity approval' for that activity, is guilty of an offence.
- 4.25 "Waterfront land" is defined under the WM Act to include land within a distance of 40m from the highest bank of a river. "River" is defined broadly under the Act to include:
 - "(a) any watercourse, whether perennial or intermittent and whether comprising a natural channel or a natural channel artificially improved, and
 - (b) any tributary, branch or other watercourse into or from which a watercourse referred to in paragraph (a) flows, and
 - (c) anything declared by the regulations to be a river,

whether or not it also forms part of a lake or estuary, but does not include anything declared by the regulations not to be a river."

- 4.26 In light of your advice that South Creek is a watercourse, we are of the view that land within 40m of South Creek would be classified as 'waterfront land'.
- 4.27 As you are aware, a "controlled activity" is defined under the WM Act to include:
 - "(a) the erection of a building or the carrying out of a work (within the meaning of the Environmental Planning and Assessment Act 1979), or
 - (b) the removal of material (whether or not extractive material) or vegetation from land, whether by way of excavation or otherwise, or
 - (c) the deposition of material (whether or not extractive material) on land, whether by way of landfill operations or otherwise, or
 - (d) the carrying out of any other activity that affects the quantity or flow of water in a water source."

- 4.28 However, the requirement to obtain a controlled activity approval is subject to various exemptions. In particular, clause 39 of the *Waste Management (General) Regulation* 2011 provides that a person (other than a public authority) is exempt from s.91E(1) of the WMA in relation to any controlled activities specified in Part 2 of Schedule 5 that are carried out in, on or under waterfront land.
- 4.29 For the purposes of clause 39, clause 23 of Schedule 5 identifies::

"23 Removal of vegetation

Any activity comprising nothing more than the removal of vegetation in circumstances that would otherwise be lawful."

- 4.30 You have advised that:
 - (i) a minimum buffer zone of 40 metres will be maintained between the proposed development and the watercourse on the property known as 'South Creek'; and
 - (ii) the only works carried out in the 40 metre buffer zone would be the maintenance of vegetation including mowing and slashing.
- 4.31 It is our view that it is arguable that 'maintenance of vegetation including mowing and slashing' may not amount to 'the removal of material (whether or not extractive material) or vegetation from land, whether by way of excavation or otherwise...', in which case the mowing and slashing will not amount to a controlled activity and no controlled activity approval would be required.
- 4.32 However, provided the 'maintenance of vegetation including mowing and slashing' is otherwise lawful and is not undertaken in breach of a condition of a development consent or an Act of Parliament (such as the Native Vegetation Act 2003 or the Threatened Species Conservation Act 1995), it is our view that the undertaking of those activities will be lawful for the purposes of the WMA and will not require a controlled activity approval.

If you have any further questions please contact me on the details below.

Yours faithfully

MINTER ELLISON

Duncan McGregor Partner

Partner responsible:

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