

SCHEDULE OF COMMITMENTS

HARRINGTON RETIREMENT VILLAGE

26-56 MANOR ROAD, HARRINGTON

This Schedule of commitments has been prepared to address the matters raised in the deferral of this application for the Hunter and Central Coast Regional Planning Panel on 15 May 2019. Specifically, Item 2 of the Panel determination requires:

A Schedule of Commitments and details of the availability of Services for Residents at Stage 1 and all stages of the development, consistent with the requirements for Serviced Self Care Housing under the terms of SEPP (Housing for Seniors and People with a Disability (2004) ("Seniors SEPP"), including the provision of a bus, its capacity, service times through the day and week and destination(s),

To address the first part of the request, the following information is provided to address the requirements for services at the relevant stages.

Buildings /Facilities

The permanent building/facilities providing services for residents will be contained in the shops to be developed in Stage 2 of the proposal.

Stage 1 will provide a temporary facility including an office, consulting room, kitchen and staff facilities as shown in the attached plan.

Stage	Meals	Cleaning Services	Personal Care	Nursing Care	Staffing/Service Provider
1	Supply of meals kept in kitchen and available to residents as required.	Maintenance Staff for the village available to provide assistance with housework, etc., as necessary.	On-site care manager (Nurse or similar) will assist residents with care packages as well as direct provision of services.	On-site care manager (Nurse or similar) will assist residents with care packages as well as direct provision of services to residents.	• Village Manager. • Care Manager. • Maintenance Staff (x2).
2 and ongoing	On-site café will provide meals, both eat	Maintenance Staff for the village available to provide	On-site shops developed in Stage 2 include a hairdresser/beautician to provide services.	On-site care manager (Nurse or similar) assisting	• Village Manager. • Care Manager. • Maintenance Staff (x6).

Stage	Meals	Cleaning Services	Personal Care	Nursing Care	Staffing/Service Provider
	in and take-away or delivery. In addition, a supply of meals kept in kitchen of main office and available to residents as required.	assistance with housework, etc., as necessary. In addition, medical services centre will also include home care services to provide in home personal services delivery.	Medical services centre will also include home care services to provide in home personal services delivery.	residents with care packages. Doctors consulting rooms will include nursing services, including in-home services.	• Personal care worker(s). • Doctor. • Hairdresser. • Beautician.

Private Bus Service

The village will provide the following bus services for the residents with the Stage 1 bus service available from the day the first resident occupies the site. The bus will operate on demand for residents and will also be used for outings and arranged trips. The bus will run the following routes:

Stage 1-5

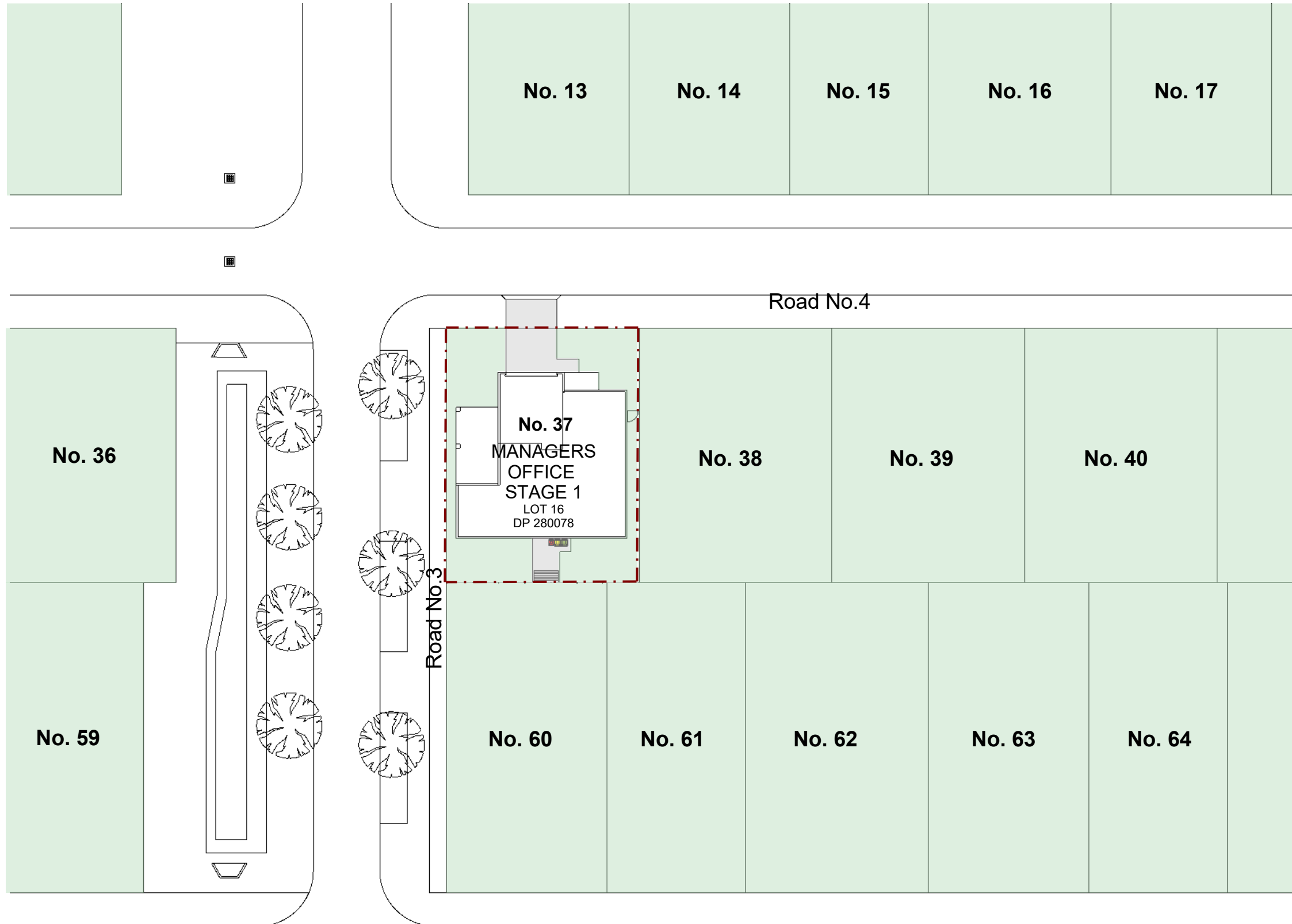
- Vehicle – 12 seater bus (Toyota Commuter or similar)
- Number of days – 7 days per week
- Services – Harrington 10am-11:30am and 2pm-3:30pm
- Route – Harrington - Shopping village and town centre each service

Stage 5 onwards

- Vehicle – 2 x 12 seater bus (Toyota Commuter or similar)
- Number of days – 7 days per week
- Services Harrington – 10am-11:30am and 2pm-3:30pm
- Route - Harrington – Shopping village and town centre each service
- Weekly service to Taree for day trip 10am leave 3pm return

I commit that the above services are the minimum that will be provided in the operation of the retirement village.

Danny Bayly
Bayline Investments (NSW) Pty Ltd



SITE CALCULATIONS

Itemised Floor Area	Area
All Living Areas	146 m2
Garage	40 m2
Alfresco/Porch	35.5 m2
Total GFA	221.5 m2
Site Area	400 m2
Proposed Dwelling Site Coverage	55%

- (E) ELECTRICITY PIT
- (P5) P5 TELSTRA PIT
- (M) SEWER MANHOLE
- (+) LIGHTPOST
- (V) VEGETATION

WASTE MANAGEMENT PLAN

Waste generated from site during construction will be maintained via the following measures

- (i) on site storage at designated area as shown on site plan the area will be boarded up to avoid wind blown materials
- (ii) Skip bins and wheelie bins located in close proximity to the construction area, with bins dumped at buckett's way landfill waste management centre



PROJECT NO.
**Managers
Residence**

PROJECT NAME
**Harrington Waters
Lifestyle Village**
PROJECT ADDRESS
No 38 Road 4, Harrington
Lot 16 DP 280078

NO.	DATE	DESCRIPTION

DOCUMENT DATE
June 26, 2019
Scale: 1 : 200
PAPER SIZE: A3

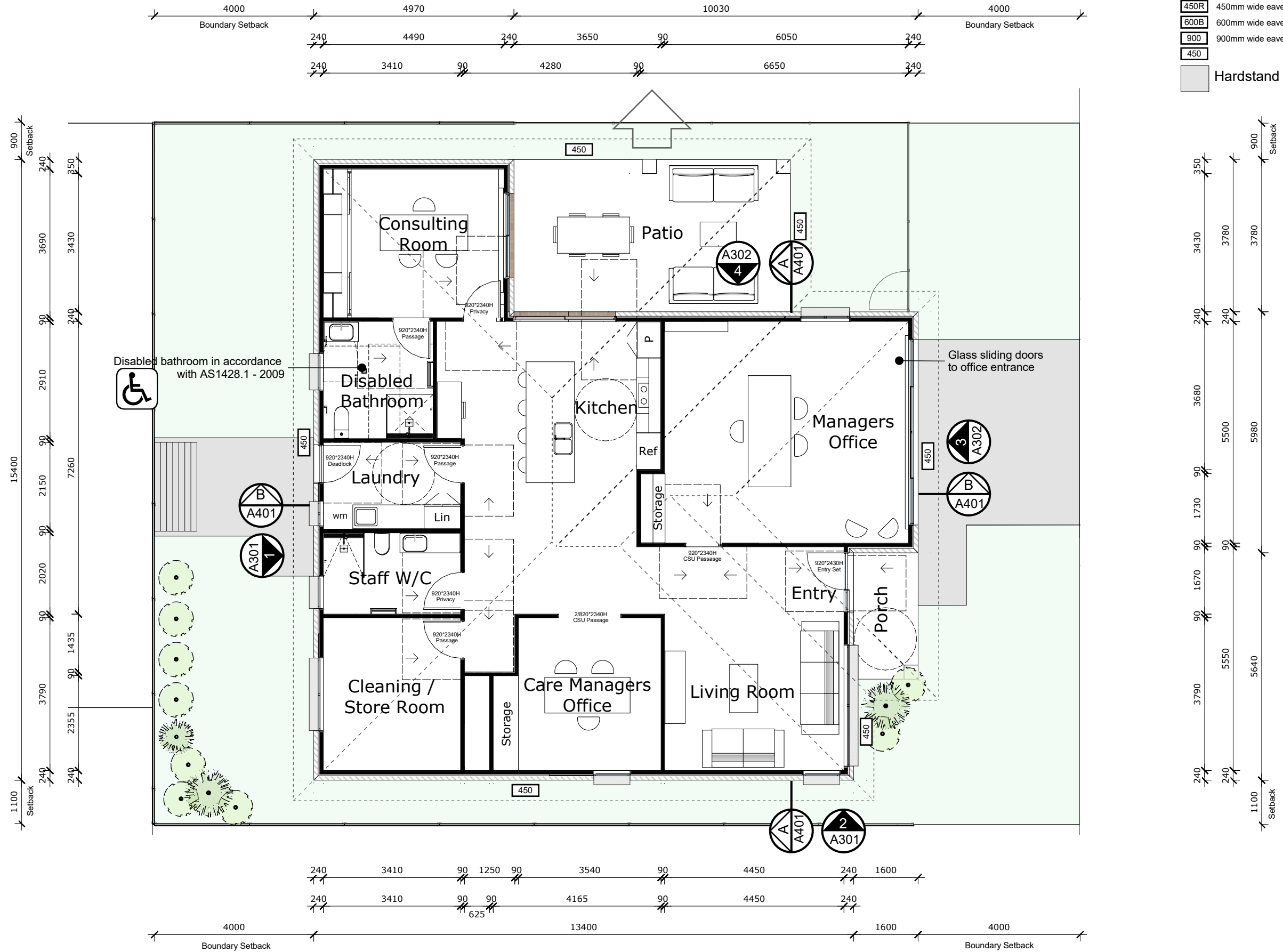
DRAWING TITLE
Site Plan

All dimensions are in millimetres unless noted otherwise. This drawing is to be read in conjunction with the Specification, BASIX Certificate and Engineer's details, if applicable. All dimensions are subject to confirmation on site by the builder/subcontractor. Figured dimension is to be taken a preference to scaling

DOCUMENT PHASE
Construction Documents

A101

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June 26, 2019

SCALE: 1 : 100

PAPER SIZE: A3

DRAWING TITLE
Ground Floor Plan

All dimensions are in millimetres unless noted otherwise. This drawing is to be read in conjunction with the Specification, BASIX Certificate and Engineer's details, if applicable. All dimensions are subject to confirmation on site by the builder/subcontractor. Figured dimension is to be taken a preference to scaling

DOCUMENT PHASE
Construction Documents

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