



WATERBROOK BAYVIEW

WATERBROOK LIFESTYLE RESORT DEVELOPMENT
CABBAGE TREE ROAD, BAYVIEW



COMMUNITY BENEFIT DOCUMENT



JUNE 2018



WATERBROOK – WHO WE ARE



Waterbrook is a boutique developer, owner and operator of retirement lifestyle resorts.

We are independently owned and as an independent operator, we seek to grow at our own pace. We know who we are and where we are going, bound by a simple philosophy that retirement should be enjoyed. We are known for high-quality developments with unsurpassed resident satisfaction, and we are in high demand at each and every location we create.

Our Managing Director Kevin Ryan's vision to develop 5-star lifestyle communities for the over 55's in exclusive locales revolutionised the retirement industry. His commitment to the retirement industry is demonstrated by his executive profile and past participation in both the National and State Boards of the Retirement Village Association in Australia and the Property Council of Australia, Senior Living Council.

We put environmental and ecological sustainability in design and development at the forefront of our design process, resulting in Waterbrook properties being awarded the Urban Design Institute of Australia NSW Award for Excellence 2008 – Seniors Living, Property Council of Australia – Best Senior Living Development 2008 and the Master Builders Association of NSW Award 2008.

Now in a new development phase, we will continue to set new benchmarks – where luxury comes from intelligent design, functional spaces and exceptional service, rather than opulence and excess.



WHY ARE WE HERE?

SAVING OPEN SPACE & A COMMUNITY FOR THE FUTURE

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DEVELOPING 5% OF THE COURSE SAVES 95% OF OPEN SPACE FOR FUTURE GENERATIONS

Bayview Golf Club has been established since 1924, providing an important source of leisure and entertainment for Northern Beaches locals and visitors for over 90 years. Today, the Bayview Golf Club is home to approximately 3,000 members.

Bayview Golf Club have, over the last few years, been pro-active in taking steps to ensure their community infrastructure remains intact and the Club remains financially viable for future generations to enjoy.

One of these steps was to sell unused land to an organisation that would provide real benefits for its Club members and the local community, a large majority of whom are either at retirement age or approaching.

Social connection and community are imperative for senior's health, wellness and longevity. A number of Club Members have enjoyed the Club for many decades, strong, enjoyable social connections exist, connections that are imperative to their past and for their future.

Bayview Golf Club has an incredible history that must be preserved for future generations.



IMPROVING THE ECOLOGY



Waterbrook will also work with the Club who will invest \$7M to upgrade course amenities. This will include rehabilitating and expanding the existing native vegetation, as well as replace exotic and non-local native plantings with the re-establishment of conservation corridors, resulting in a net environmental gain of at least 10 to 1.

A vegetation restoration strategy has been developed which aims to increase the size and connectivity of the conservation linkages and ecological sustainability of the golf course.

The strategy is expected to result in the revegetation of 5.66 hectares of land. The revegetation works seek to:

- Re-establishment of wildlife conservation corridor;
- Rehabilitate and expand the existing native vegetation onsite in the west and adjoining Cabbage Tree Road, and offsite along the adjoining Pittwater and Cabbage Tree Roads;
- Move the maintenance facilities from the floodplain to higher ground to protect from flooding and provide additional flora and fauna habitat;
- Connect the existing waterbodies with the downstream natural waterway of Cahill Creek and restore the associated vegetation to mimic that of natural ecosystems;
- Maintain and build a series of weirs to protect the freshwater habitat from saltwater intrusions; and
- Reduce and mask existing sewer odour on the south boundary adjacent to the 10th Fairway by providing additional habitat for bats with the planting of Fig trees.





COMPANY OVERVIEW



Our Mission

Waterbrook is dedicated to providing quality retirement communities that enrich the lives of its residents and act as a focal point for the broader community.

Our Values

Waterbrook's values centre around resident happiness, wellbeing and personalised luxury services that ensure residents are healthier, more supported, socially engaged and more fulfilled than they would be in their own homes.



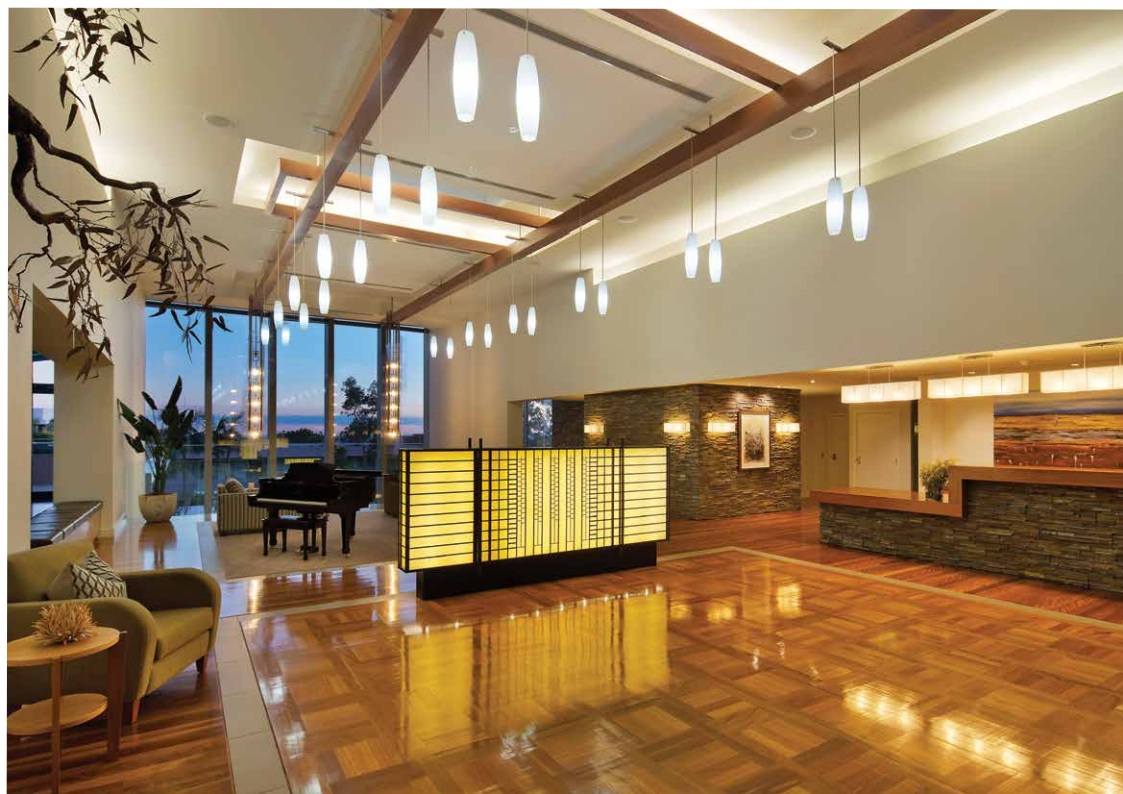


OUR PAST DEVELOPMENTS



The multiple award-winning over 55's Waterbrook Yowie Bay Lifestyle Resort in Sydney's Sutherland Shire was Waterbrook's debut entry into Australia's retirement sector. Completed in 2001, the Yowie Bay resort contains 86 units and set a new benchmark in design, lifestyle, service, security and care. It was the start of Waterbrook's retirement revolution and incorporated all the desirable aspects of a resort, the functionality of a house and the warmth and welcome of a home.

Waterbrook Greenwich was the groups second development, completed in 2008, setting a new benchmark for seniors retirement living in Australia. The 78-apartment resort was developed on a 1.3-hectare site in Greenwich, one of Sydney's blue ribbon Lower North Shore suburbs. Environmental and ecological sustainability in design and development were at the forefront of the property's design process for the award-winning architects Marchese + Partners International, resulting in Waterbrook Greenwich being awarded the Urban Design Institute of Australia NSW Award for Excellence 2008 – Seniors Living.





WATERBROOK – THE OPERATOR



Welcome to the Waterbrook difference.

We have spent decades reimagining and remastering the art of retirement living, delivering inspired luxury living environments with the most thoughtful of details and the personal attention we love to give. We know that a beautiful life is also about simple things, feeling connected, cared for independent and secure.

Waterbrook ensures all these elements combine to provide an enviable home and lifestyle.

We exist to make our residents feel special, every single day!

We love to go the extra mile in everything we do, from the way we design our homes, to the caring atmosphere we create in our resorts. We take pride in what we are doing; the needs of our residents is always the first priority.

KEVIN RYAN
Founder and Managing Director



LIANE DOBLER
Head of Operations



JOANNA WATKINS
Head of Sales & Marketing



NICHOLAS TURNER
Head of Development





WATERBROOK – OUR OPERATIONAL TEAM



When we build our team that delivers our five-star service, we will always dig deeper than experience. A resume can only ever tell us half the story; what matters to us is being able to bring together a team of like-minded individuals who have personal qualities which we rank equally with professional experience.

Passion, happiness, empathy and thoughtfulness are key to becoming a Waterbrook team member. Unlike any other retirement village, Waterbrook has a suite of staff committed to assisting our residents all day, all night.

We are all passionate about our residents' experiences, ensuring we are focused on excellence in everything we do, whilst always seeking ways to over deliver!





BAYVIEW PROJECT OVERVIEW



Waterbrook Bayview Lifestyle Resort is the next exciting step in our evolution as we prepare to deliver an entirely new lifestyle resort in one of the most idyllic settings on the Northern Beaches, Bayview.

The magnificent site is surrounded by Bayview Golf Course and is an easy 40 minute drive from Sydney's CBD.

The development has been designed by distinguished architectural firm Marchese Partners, International. The 95 apartments will flow around the facilities, services buildings and native gardens and will have a contemporary northern beaches theme, the facilities will create a vibrant centre, housing café, restaurant, wellness centre, leisure spaces and retail.



Proposed Waterbrook Site on
5% of existing Golf Course



LEGEND:

	(existing)	(retained)	(proposed)
Tees	[Symbol]	[Symbol]	[Symbol]
Fairways	[Symbol]	[Symbol]	[Symbol]
Bunkers	[Symbol]	[Symbol]	[Symbol]
Greens	[Symbol]	[Symbol]	[Symbol]
Paths	[Symbol]	[Symbol]	[Symbol]
Bridges	[Symbol]	[Symbol]	[Symbol]
Trees	[Symbol]	[Symbol]	[Symbol]
Palms	[Symbol]	[Symbol]	[Symbol]
Water	[Symbol]	[Symbol]	[Symbol]
Mounding	[Symbol]	[Symbol]	[Symbol]
Batters	[Symbol]	[Symbol]	[Symbol]

Annotations:

- Handing and planting to protect new trees
- Lower new green as much as practical in rocky conditions
- Remove current path and direct traffic to right of green
- Rebuild existing fairway with no strategic changes
- Rebuild existing trap to reflect new bunker style and improve visibility
- Resurface existing trees
- Surface white and gold tees
- New black, blue and red tees
- New path and bridges for access to 18 greens and 2 tees
- Use existing concrete to access near 18 hole tees
- Rebuild drainage under and over 18 hole
- New bunkers, surrounding and line of planting to separate fairways
- New practice greens can be used on alternative hole 14
- Rebuild 2 new line bunkers
- Road
- Pitwater
- CLUBHOUSE
- NEW BUNKER GREEN
- PRACTICE GREEN
- Rock edges to stabilize banks and ensure visibility of carry points
- Rocky landscaped creek feature to also assist effective drainage
- Rock edge protection to ensure visibility of carry points
- Rock edge protection subject to bank stability
- Clean out and extend existing pond
- Mix new trees to ensure green extends are visible from tees
- Low back banks of existing channel and plant with native wetland, ground cover and trees to improve wildlife corridor. Profile subject to retention of valued trees and trees from specimen
- Minor tree thinning to ensure green extends are visible from tees
- Maintenance Facility
- Cabbage Tree
- Tees for alternative hole 2b
- Green for alternative hole 2a
- Covered path with feature landscaping from 8 greens to 9 tees
- Rock edge protection
- Mounds and shrubbery to protect rear of 17 green
- Cut channel to connect waterways
- 200m and lay back banks of existing channel to improve hydrology and deal with water retention and ground cover to create wildlife corridor. Profile subject to retention of valued tree specimens

CLUBHOUSE



BAYVIEW DESIGN & DEVELOPMENT



Waterbrook conceptualised and lead the design team for Waterbrook Bayview by responding to unique Ageing Design Principles. These Ageing Design Principles are based on guidelines that are framed by rigorous scientific research and are used to guide the vision and establish a consistent framework for design decisions. These principles of familiarity, legibility, distinctiveness, accessibility, connectivity, safety & individual choice are incorporated into the design of Waterbrook Bayview.

The design provides an accessible pedestrian and vehicular connection surrounded by gardens and communal spaces linking the independent living apartments to the facilities and services buildings and also to the public domain.

These connections enable residents to move easily and comfortably around spaces and places they need or desire to visit regardless of any physical, sensory or cognitive impairment.



WATERBROOK – POINT OF DIFFERENCE

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Waterbrook's execution promise

**We are fun, we are vibrant, we care, we support, we connect, we inspire, we nourish, we train,
we are ambassadors and we are inquisitive.**

We deliver a standard of excellence to a high-end target market that previously would not have considered retirement living as a viable housing solution for themselves.

The level of amenity delivered at each property under the brand is unsurpassed in the retirement industry, and the provision of completely independent, quality living with the services and facilities of a luxury 24/7 resort, is Waterbrook's pivotal distinction.

We manage our communities from inception to completion, and then through to maintenance and service delivery, providing our residents with the comfort that our interests are firmly aligned to their own.

Excellence in medical care is an important goal at Waterbrook. We have a deep understanding and appreciation of the role that maintaining general wellness plays for our residents and we know from experience that holistic, preventative healthcare, the cornerstone of our wellbeing program, is the best pathway to maintaining vitality, wellbeing, happiness and longevity.

We place great emphasis on ensuring our resorts cater to the needs of our residents to fulfill their lifestyle, health and social wellbeing. By remaining close to our residents and understanding their needs, we can be as involved as much or as little as they need.

Our Registered Nurse forms an integral part of the Waterbrook Care Team and is available to all residents on a complimentary basis, ensuring a focus on preventative health measures and mental and physical wellness monitoring.

Our services limit the need for our residents to seek medical assistance or social interaction from local practices and organisations.





DEMAND FOR SENIOR'S HOUSING



With the rapid ageing of our population and an increasing desire for people to live in purpose built communities with other likeminded people, the proposed Waterbrook represents enormous community value.

Waterbrook has painstakingly developed a plan that will ensure retirees locally can retire comfortably in the knowledge that they will live in a thoughtful home with outstanding facilities and services that are designed for their specific needs.

It is very important that new and market responsive communities are developed. Analysis by Brand Partners (an Industry recognised, independent researcher) has identified that 2,000 new retirement dwellings are needed on the Northern Beaches now in and the next 20 years this will grow to be almost 3,000.

2016 Census data for the catchment area indicates that the total estimated resident population in the Northern Beaches LGA is 266,440 people. There are 43,480 (16%) people over the age of 65 that may be considered a market for retirement living (and aged care).

The population over 65 in the Northern Beaches LGA is expected to grow by 9% in the next five years.

Analysis has clearly demonstrated that the catchment is in dire need of more dedicated senior's communities to be developed to meet a current and rapidly growing need in the future.

It is very important that new and market responsive communities are developed urgently to satisfy urgent demand.



FREEING UP HOMES FOR BEACHES FAMILIES



In releasing the recent budget the Government will encourage older people to downsize from homes that no longer meet their needs to free up housing stock for young families starting out.

Older Australians will be provided with greater flexibility to contribute the proceeds of the sale of their home into superannuation, reducing a current disincentive to downsizing.

Being unable to invest the proceeds of selling their home into superannuation discourages some older people from downsizing. This means many larger family homes sit occupied by only singles or couples. Encouraging downsizing should enable more effective use of the housing stock by freeing up larger homes for younger, growing families.

Homes for younger families on the Northern Beaches is urgently needed.



WATERBROOK – AN INTEGRAL PART OF THE LOCAL COMMUNITY



Waterbrook thrives on community interaction; It's at the core of what we do, and something we believe provides our resorts with an outstanding differentiation. To be able to sustain health and wellbeing for not only our residents but the wider local retiree community, everyone is welcome at Waterbrook.

This is not an outward facing ethos. We actively engage with local community groups to be part of resort life, through the regular use of our facilities, and by seeking active participation from our residents. We know from experience that regular social interaction and stimulation are vital ingredients to a healthy and happy retirement community.

Waterbrook is also an impressive, hi –tech venue for local community organisations providing complimentary catering and teaching /lecturing areas. Waterbrook prides itself of its ability to contribute and enhance the lives of many people locally.

Equally important, we believe in an open door policy. Our facilities offer a wide range of services to the public and our restaurants are traditionally open to our resident's social networks, welcoming family and friends to the Waterbrook community. These initiatives assist local organisations to provide for seniors needs.

We have always viewed our resorts as a community asset. As a result, we become firmly entrenched in the local community supporting a number of local community Clubs and Associations with an emphasis on those that support seniors. There is also positive and continuing connectivity to the local community by way of our Residents existing networks and relationships.

Everyone is nurtured and respected at Waterbrook.



WATERBROOK + COMMUNITY WELLNESS



Being active is critical for physical and mental health. But in our modern world, this is becoming more and more of a challenge – we want to address this for seniors who live locally. The vast majority of our seniors are not being active and this is resulting in high percentages of mental and physical health issues.

Our wellness focus extends far beyond the gym. Our focus is looking good and feeling good.

Not only for Residents, Waterbrook offers Community “Free” classes every week, on site in our wellness centre or off site at local picturesque parks.

Movement, dance and exercise classes are offered to any local community member, the more the merrier, everyone is welcome at Waterbrook.

We devote special attention to ensure seniors remain in touch with their bodies and care for their health by providing wellness programs to suit every need. Our day spa is available for relaxation and rejuvenation, while our salt water pool is available for individual use or to participate in one of our many active classes.

Our registered Nurse forms an integral part of the Waterbrook wellness team and is available to community members.



THE VILLAGE EFFECT = LONGEVITY

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It takes a village to raise a centenarian!

From birth to death, humans are hard-wired to connect to others. Direct contact matters, tight bonds of friendship and love heal us, extend our lives and make us happy. Not just any social networks will do, we need the real, in the flesh encounters that tie human families, groups of friends and communities together.

Waterbrook has created it's own 'village effect', increasing quality of life and also extending life - not only for its immediate residents but for the wider local community of retirees who are welcomed and catered for at Waterbrook.

Waterbrook also recognises the important relationship that Grandparents play.

Our Resorts are created as interactive spaces for all generations, especially Grandchildren.

Outdoor activity spaces, games room, craft and art spaces, swimming pool, intergenerational health and wellness classes, including yoga and meditation and of course the draw card - a surround sound cinema!

Waterbrook also provides creche services for Waterbrook Employees, our Residents can choose to be involved in caring and educating their children.

Of course it goes without saying, that young and old are a perfect combination!

Research has shown that seniors living in retirement villages have a greater social life and actually live longer than those who stay in the family home.

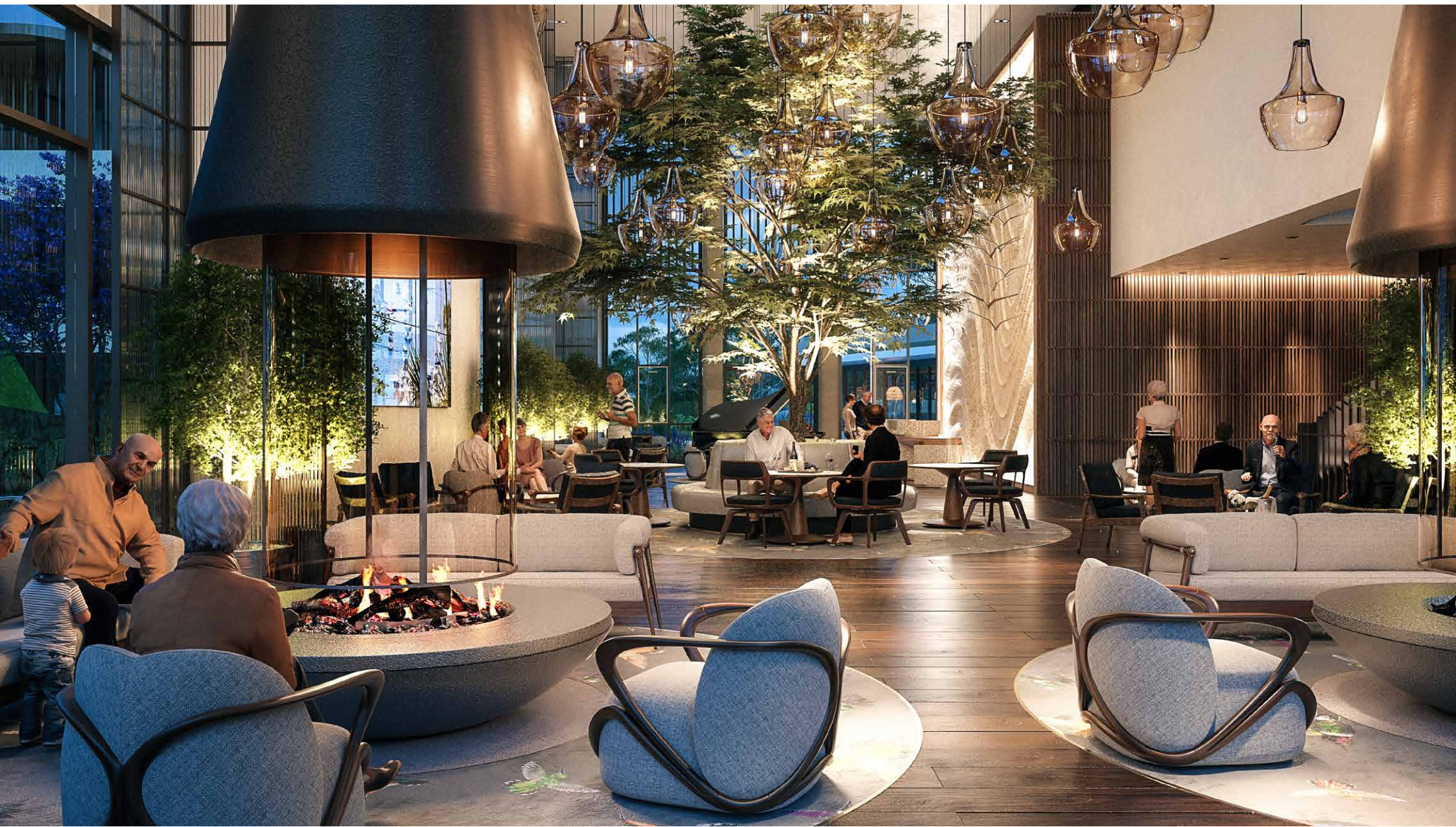
Findings show that social planning should receive the same emphasis as financial planning ahead of retirement.

Some retirees are already aware of the importance of maintaining social connections post-working life, and choose a retirement village lifestyle because it offers easy access to social connections and a range of activities.



WATERBROOK BAYVIEW IMAGES







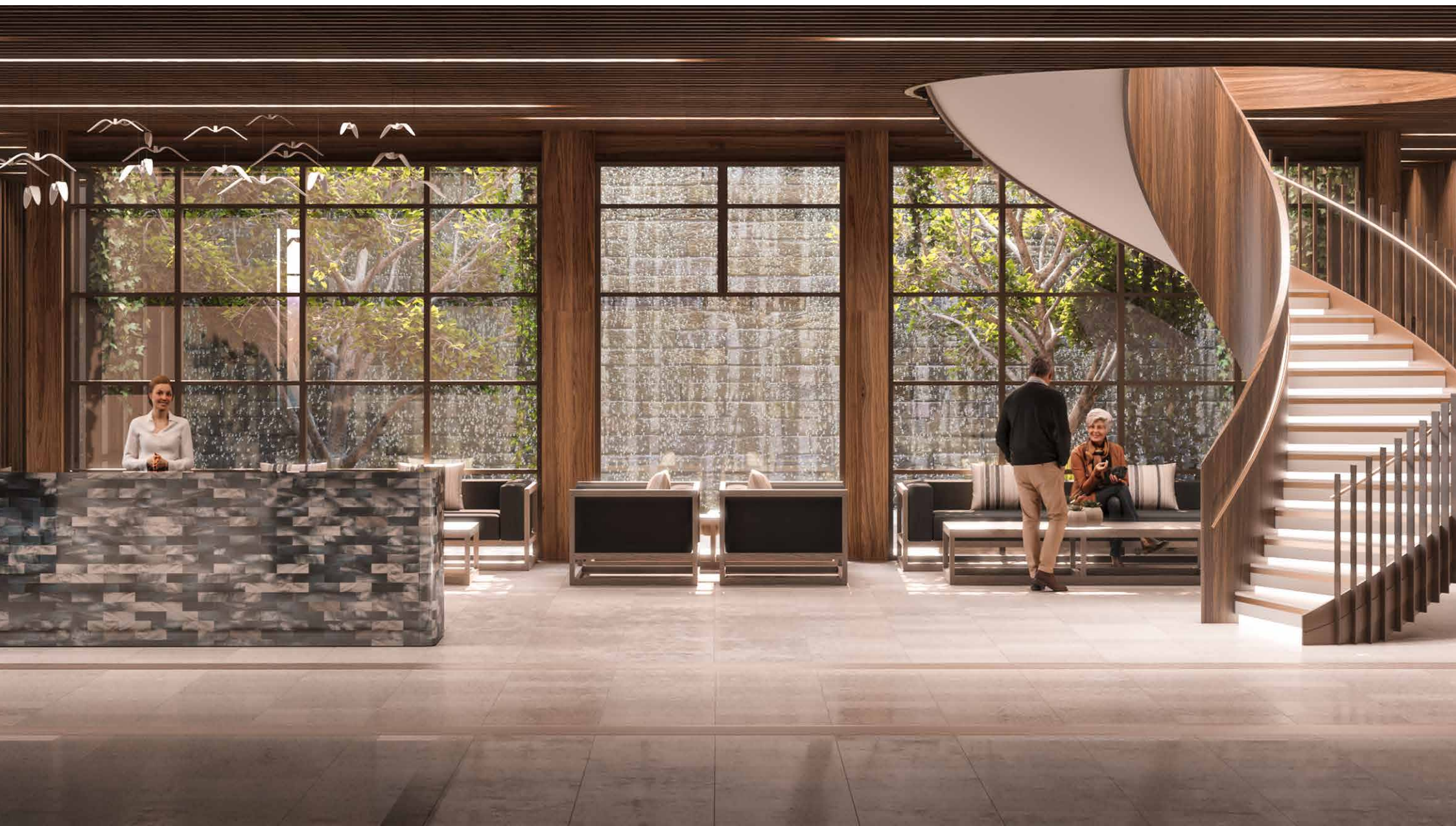






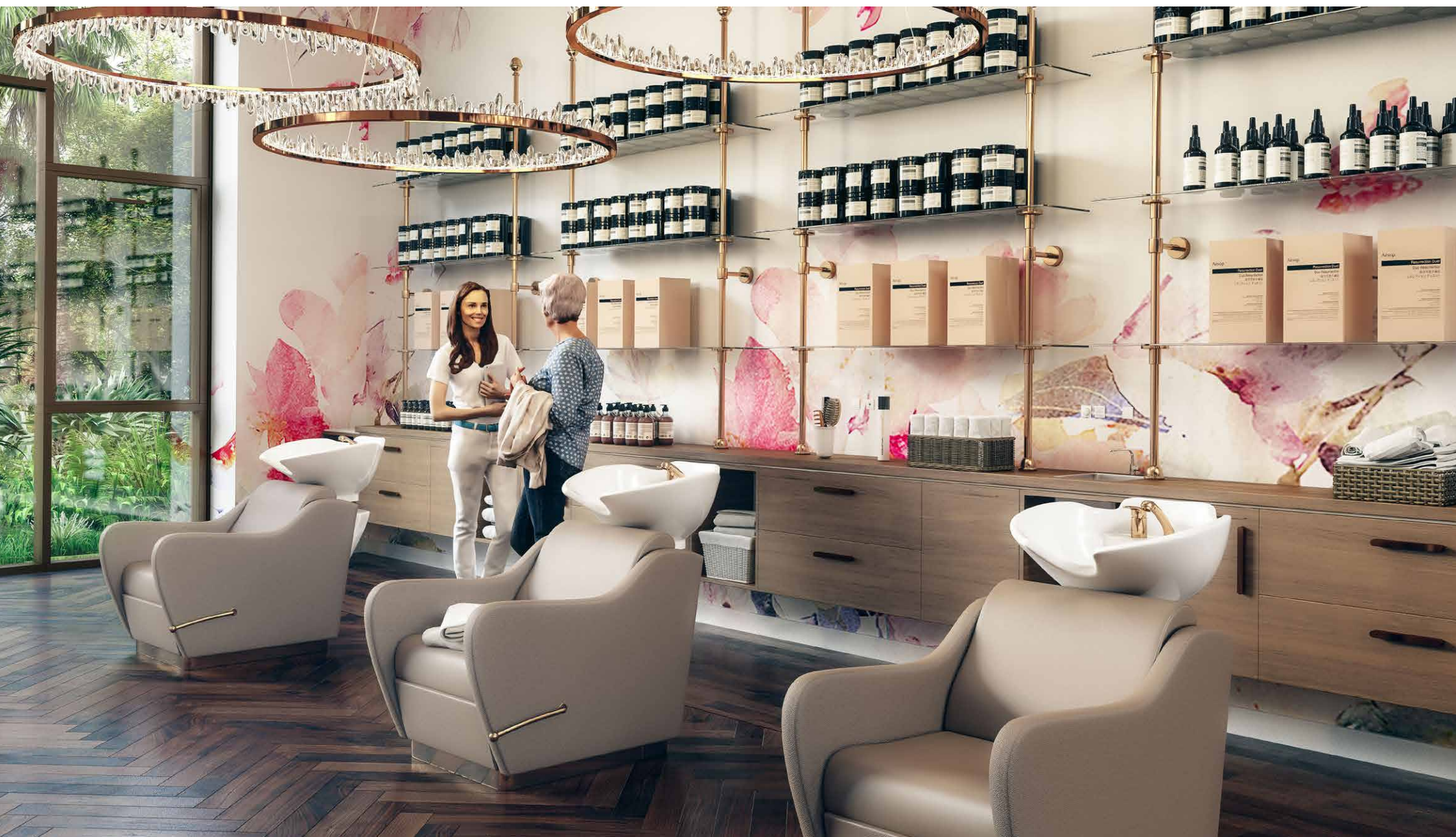
































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