

Dural Senior Living

3 Quarry Road – Plan of Management

Independent Living Units

1 Use of Community Facilities

The community facilities will be the main social hub of the village and will be available, 7 days per week, for all residents and their guests.

Administrative staff will be situated in the community facility and will foster the opportunity for resident social interaction and usage of the facilities such as café, dining, games, cinema, library and the wellness centre.

The wellness centre will offer residents and their guests the opportunity to participate in a variety of therapeutic activities such as pilates, yoga, gentle exercise, visiting a range of health care practitioners, gymnasium, aqua aerobics / hydro therapy and produce gardening.

2 Garbage Disposal

Each apartment building precinct is serviced by an elevator to the basement. Adjacent to each elevator in the basement will be an enclosed garbage room with the appropriate recycling bins for resident's refuse. The maintenance staff will be responsible for transporting the refuse to the main garbage / recycling collection point at the southern (Quarry Road) area of the basement.

3 Security & Safety

It is intended that a variety of staff disciplines will be on site including administrative and maintenance that amongst their duties, will be a security and safety brief. The access points into the village for vehicles and visitors will be controlled by the administrative staff.

On – grade vehicle entry into the body of the site will be controlled by administrative staff via a boom gate at the appropriate screening point. This access is envisaged for emergency vehicles, removal vans, taxis and resident drop off to get to the closest point to the relevant building entrance.

Resident vehicle access into the basement will be via remote control device whilst visitors will have designated on-grade parking as well as the visitor parking spaces in the basement.

4 Handling of Complaints

It is envisaged that the village will be staffed with administrative and maintenance staff 7 days per week. A procedure will be in place to ensure resident and visitor complaints are registered and dealt with appropriately and expeditiously.

5 Visitors and Guests

This is home for the residents of the village, so visitors and guests will always be welcome. The proposal includes a variety of opportunities for visitors and guests of residents to be entertained, not only within the confines of each individual dwelling but to utilize the facilities and participate in the various activities that will be on offer.

Visitor parking is available both on grade on the eastern side of the community building and within the basement.

In the interests of security, there will be a procedure in place to ensure that the administrative staff are aware when resident guests stay overnight.

6 Noise

Having regard for the age of the future residents, it is not anticipated that noise from late night social activities will be an issue. Our experience in the senior living sector confirms this.

The wellness centre will have restricted hours of use, 7.00am – 8.30pm. Activities / functions in the community facilities building will generally be restricted to 11.00pm.

7 Pets

Given the therapeutic value attributed to pets, small dogs will be welcome in the village but will be subject to properly considered rules to ensure other residents are not disturbed. A small off leash dog park has been incorporated into the landscaped master plan.

8 Gardening and Landscaping

The gardens within the village have been architecturally designed to ensure the incorporation of appropriate and aesthetically pleasing hard and soft landscaping. The landscaping will be maintained by an appropriately qualified team and managed by the villages' administrative staff. However, as shown by our experience in the sector the gardens will be an area of huge pride for the residents and as such the intention is to form a gardening sub – committee of residents to aid the administrative staff with overseeing the landscape maintenance.

A vegetable garden has been incorporated adjacent to the wellness centre for resident participation and management.

Particularly on the ground floor dwellings there may be an opportunity for a small, manageable area to allow residents to individually dabble in the garden. Where the dwelling has balcony as the outdoor open space area, given the size of the balconies, there is ample opportunity for pot plants.

9 Common Area Restrictions

The management of the village will foster social interaction between the residents, providing opportunity and encouragement to utilize the many common points of interest and facilities within the village. Restrictions placed on the use of the common areas will take a common-sense approach and in the main be directed to residents' visitors / guests, hours of use, safety and security and to ensure that all residents have quiet enjoyment of their home.

Generally, residents will be restricted from plant rooms, maintenance areas and the like.

10 External appearance of residential premises

Again, a common-sense approach will be taken where the appearance of each dwelling, visible externally, will be subject to rules of the village. In particular, the rules will deal with the drying / hanging of towels, washing, bedding to not be visible from outside the dwelling.

Internal blinds / curtains and any external sun protection fixture will suit the architectural intent of the project and as such will require approval from the administrative staff prior to installation.