

OPERATIONS MANAGEMENT PLAN

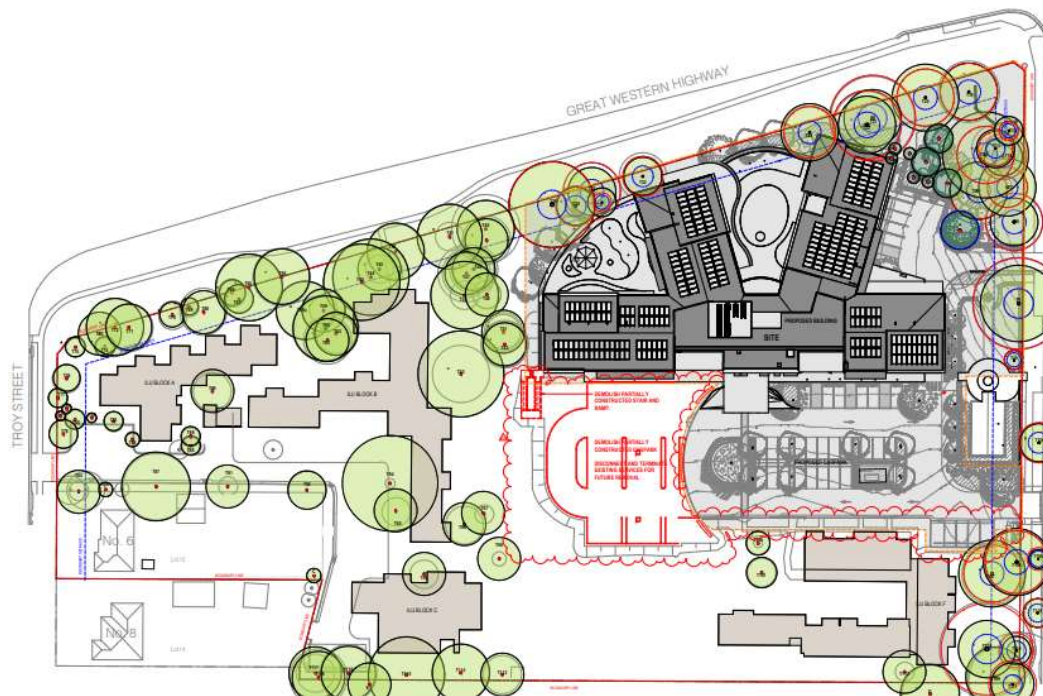
Site: Edinglassie Village, Emu Plains

Site and Locality

Uniting Edinglassie Village is located on a large piece of land which has frontage to Emerald Street, the Great Western Highway, and to Troy Street, with an area of approximately 20,000 sqm.

It has residential development to its east and west, the Emu Plains Primary School to its south, and the Lennox Shopping centre across the Highway to the north.

The site currently accommodates a 100 bed Residential Aged Care facility completed in September 2021 and associated car park, 45 Independent Living units (IULs), 11 at the Emerald Street end of the site and 34 at the Troy Street end of the site, and a locally heritage listed sandstone chapel. Please refer to the site plan below.



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This application relates only to that part of the site occupied by the 45 ILUs.

It is proposed to demolish all 45 ILUs and associated driveways and parking spaces to construct 5 free standing buildings containing a total of 147 ILUs. The buildings will range in height from 2 to 4 storeys. There will be 3, mostly 4 storey buildings at the western end of the site accessed from Troy Street, and another 2 buildings at the eastern end of the site, accessed from Emerald Street. Please refer to proposed site plan below.



These ILUs will be a mix of 1 bed, 2 bed and 3 bed units.

A single level basement covers the area under buildings A – D inclusive, containing approximately 113 spaces.

The site will be intensively landscaped including the retention of significant trees along the sites' Highway frontage as well as many of those within the site and along the Emerald Street frontage. Supporting this perimeter landscaping will be a series of landscaped areas throughout the site, providing a hierarchy of spaces, from active to passive.

Pedestrian access is an important aspect of the design, with through-site access linking Emerald Street and Troy Street as well as out onto the Great Western Highway.

Operational details

Waste

On each floor of each building there is a waste room containing access to a garbage chute for each building as well as recycling facilities.

The garbage chute in each building empties into 240l garbage bins on a carousel collection system in the waste room located in the basement and which serves buildings A – D inclusive, and on the ground floor of Building E. From here the waste is collected by private contractors using small low slung garbage trucks accessing these waste rooms via the entry driveway off Emerald St and within the basement.

Noise

Aged Care Facilities and Retirement Villages are, by their nature, not generators of excessive noise. The existing acoustic environment is generally quiet. Traffic noise from surrounding streets is only slight (even at peak times) and there is little noise generated by the shopping centre opposite the site. The most likely sources are vehicles servicing the site i.e., garbage/waste collection, and plant and equipment for the proposed development.

Waste collection will take place in the basement for Building a – D inclusive, and outside Building E for this particular building which does not have a basement. All waste vehicle access is off Emerald St, using the existing on-grade carpark driveway. Garbage/waste will be collected 2 times per week during normal working hours. The basement will have roller shutter access for security purposes.

Plant and equipment will be mostly located in the central area of the roof of each building, dedicated to that building. Individual air conditioning condensers will be placed on the balconies of each apartment. Noise generating plant will be screened from view and will comply with acoustic requirements. An acoustic assessment accompanies this application.

Traffic

Currently there are very few car parking spaces on site to serve the existing ILU village. The car parking proposed with this application will be large enough to adequately cater for all vehicles likely to be generated by this proposal and as such, will substantially improve the parking on site and in turn, reduce the demand on street parking, particularly at peak times e.g., school drop-off and pick up.

Basement carparking to accommodate residents and village manager, with facilities for electric vehicle charging and motorised scooters.

Use of Outdoor Spaces

The proposed ILUs will provide for extensive landscaping and recreation areas within a garden setting that promotes interaction between residents in a secure environment. Each building will be provided with a 'house garden' associated with its residents.

Various open spaces between buildings are to be made available that allow for seasonal interest, shade, and sun options throughout the year, particularly where focused around retention of existing trees. Exercise stations and accessible meandering walkways will provide activity-based experiences with the landscape design linking the building entrances and providing a circuit through the site and access to the street frontages.

The substantial setback of Building C from Troy Street acknowledges the presence of a single storey dwelling immediately next door and allows for the creation of a large, landscaped garden space. Similarly, Building E garden fronts Emerald St allowing a large setback to address the street and transition down to the neighbouring housing at this end of the site.

Communal Facility

A 'Club Room' is provided to the Ground Floor of Building D, accessible to all residents in the Village. It is the common meeting space that provides a space for indoor events, recreation, and general discourse between residents. The space will offer a configurable space for exercise activities, meetings, and private gatherings. The Club Room is supported by a communal kitchen servery for basic coffee/tea making, store and toilet facilities. Larger food offerings will be catered for from the commercial kitchen in the adjacent residential care facility, on a pre-organised basis. Covered pedestrian pathway and outdoor seating around the perimeter of the Club Room provides residents with year 'round use and is linked to the main pedestrian pathway between the Village and residential care facility.

Village Staff

The Village will be facilitated by a Village Manager, whos' office is located adjacent the Club Room at the heart of the development, and a dedicated car space provided in the basement.

Village maintenance is provided through contracted services, with a maintenance shed conveniently located adjacent the primary southern walkway, accessing landscape areas.

Emergency Handbook

There is an Emergency Handbook V1 (EH) in place for the current Edinglassie Village and this will be updated to reflect the redeveloped Edinglassie Village.

It covers matters such as Emergency and Evacuation Procedures, Emergency awareness, assisting people with a disability and/or medical conditions requiring assistance, fire emergency, fire prevention, and responding to different types of fires.

It also includes an Evacuation Diagram which illustrates the various evacuation routes from the buildings as well as identifying Assembly Points.

It will be updated to address both the active and passive fire safety systems of the new Village: active ones include EWIS, emergency lighting, exit signs, sprinklers, hydrants, hose reels, smoke and heat vents,

mechanical smoke exhaust and portable fire extinguishers while passive ones include fire isolated stairs, fire walls and smoke compartments.