

Seniors Site Compatibility Statement Application



For

**Settlers Rise Aged Care Facility
Lot 2 DP 1195454**

**Prepared for
Settlers Rise Pty Ltd**

February 2015

14/001

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1.0 CONTEXT

1.1 INTRODUCTION

HDB Town Planning & Design Pty Ltd has been engaged by Settlers Rise Pty Ltd to prepare an application for a site compatibility certificate to allow for the development of the proposed Aged Care Facility within Settlers Rise Estate. The proposal will consist of a range of self care dwellings/units, hostel and a residential care facility along with the accompanying services, for seniors.

This report has been prepared to provide all the required information as set forth in SEPP (Housing For Seniors or People With A Disability) 2004 Director-General's Site Compatibility Certificate Application form.

1.2 LOCATION

The proposed Aged Care Facility (ACF) is located in Gowrie, a suburb within the Singleton Council Local Government Area (LGA). The development, which will form part of the broader Settlers Rise Urban Release Area is located approximately 800m from Singleton CBD adjoining the Hunter River.

The site itself is approximately 7ha in size and slopes gently from east to west. The relationship between the subject site and the Singleton CBD is shown in Appendix A – Location Map. As can be seen, the site is within close proximity to the CBD and with the provided transport, is readily accessible for future residents.

The relationship of the subject site and the proposed development is shown in Appendix B – Site Plan.

The legal description of the site is Lot 2 DP 1195454

1.3 ZONING OF THE SITE

The subject site is predominately zoned R1 – General Residential under Singleton LEP 2013. It is noted that the present zoning reflects the previously envisaged Golf Course development that had been planned for the site. The proponents are currently working with Council to amend the zoning to more accurately reflect the proposed development of the Settlers Rise Masterplan.

The R1 zone the following uses are permitted (with consent):

*Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dwelling houses; Group homes; Hostels; Multi dwelling housing; Neighbourhood shops; Places of public worship; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; **Seniors housing**; Shop top housing; Any other development not specified in item 2 or 4*

Within this zone, Seniors Housing is permitted.

The remainder of the site is zoned RE2 Private Recreation.

Within the RE2 zone the following uses are permitted (with consent):

Community facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Information and education facilities; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); **Registered clubs**; Roads; Signage; Water recreation structures; Water supply systems

Seniors Housing is not permitted within the RE2 zone although it is noted that registered clubs are permitted within the RE2 zone. An extract of the Singleton LEP 2013 Zoning Plan is attached (Appendix C) with the subject site shown heavy black edged.

1.4 SURROUNDING USES

At present there are no active uses that surround the area. Generally speaking the subject site would be best described as rural landscape noting that there is no active rural uses of the property.

To the east is the North Rail corridor and beyond this the residential suburb of Darlington. To the north, west and south the rural landscape continues before meeting the large lot residential lots that typify development of Reservoir Hill.

In the future, the development of Settlers Rise will see in excess of 650 residential dwellings of various forms constructed. To the north of the subject site is the “Fairways” development which has subdivision approval which will allow for a further 250 low density residential dwellings. It should also note that as part of the proposed development there will be an extensive open space network and a new neighbourhood centre developed to service the needs of the local community.

A copy of the Masterplan is included as Appendix D.

1.5 DESCRIPTION OF SURROUNDING ENVIRONMENT

1.5.1 BUILT FORM

The existing built form is restricted to the residential areas of Darlington which lie to the east of the proposed development. These dwellings are predominately single detached houses on blocks in excess of 700sqm. There are a number of smaller town house/villa style developments in the north part of Darlington. These are associated with historic Department of Housing dwellings which have subsequently been sold to the private sector.

To the west of the development will be the Settlers Rise residential development. This will include the development of 650 lots ranging from 300 to 600sqm in size. In addition to this there is the potential to develop some residential apartment buildings and/or shop top housing as part of the proposed neighbourhood centre.

1.5.2 POTENTIAL LAND USE CONFLICTS

It is not envisaged that there will be any land uses conflicts. The site forms part of a future residential precinct which will be developed over the next decade. The broader development will see the creation of new recreation spaces and local services (neighbourhood shops) which will add to the vitality and suitability of this site.

The character of the ACF is in keeping with the proposed density and urban form proposed for the remainder of the site.

1.5.3 NATURAL ENVIRONMENT

The natural environment presently is that of a rural environment that has a history of grazing. There are no significant areas of vegetation and the site is predominately covered by grasses.

The site does sit adjacent to one of the key drainage lines that traverse the site. This will form part of the major park envisaged by the Settlers Rise Masterplan. As part of this development a range of walking tracks, pathways, recreation spaces and facilities will be developed around the central waterbody.

1.6 ACCESS TO SERVICES AND FACILITIES AND ACCESS (CLAUSE 26):

The site has been carefully selected to ensure that an environment can be created that allows for the maximum enjoyment and independence for all future residents. In this regard the development and associated provision of infrastructure has been designed to not only service the proposed residents but create an environment that is easily accessible and safely navigable.

1.6.1 TRANSPORT INFRASTRUCTURE AND SERVICES

In the short term the AGF will provide a dedicated bus service that will allow for residents direct access to the full range of services and facilities that are provided within the Singleton CBD.

In the future this will be supplemented by the local bus route that will serve Settlers Rise and include stops within 400m of the subject site.

1.6.2 ACCESSIBLE PEDESTRIAN ROUTES

All pedestrian routes have been designed to meet the gradient requirements set out in Clause 26 of the SEPP. Appendix E which shows the gradient of all proposed pedestrian pathways within the proposed development.

1.6.3 AVAILABLE SHOPS, BANKS AND OTHER RETAIL AND COMMERCIAL SERVICES, COMMUNITY SERVICES; RECREATIONAL FACILITIES AND MEDICAL FACILITIES

In the near term, residents will be required to access the available shops etc in Singleton CBD via the dedicated bus service. In the future the development of the neighbourhood centre will see a range of facilities and services provided within walking distance for residents. The Neighbourhood Centre will provide for local shopping (grocery) needs as well as arrange of other retail and commercial and recreational services such as cafe/restaurant, atm and a range of local shops (butcher baker etc). There is also a proposal to develop a medical centre, as part of the neighbourhood centre, which could service the boarder community including the ACF.

1.6.4 OPEN SPACE AND SPECIAL USE PROVISIONS

The ACF is located so as to form part of the boundary of the proposed 'central park' This park which includes a central lake is planned as the centre piece of the proposed open space network. This Park will be over 6ha in size and feature passive and active recreation spaces as well as over 1.2km of walking tracks.

1.6.5 VEGETATION

There is no vegetation on the site that would be considered under the Native Vegetation Act

2.0 SITE DETAILS

Address:	Lot 2 DP 1195454
Local Government:	Singleton
Locality:	Gowrie
Area:	7ha (approximate)
Zone:	R1 and RE2

2.1 DESCRIPTION OF THE PROPOSAL

The proposal is to develop a range of housing/dwelling/accommodation types that will cater for a range of living/care options to suit the needs of seniors within the Singleton area. Plans showing the various elements are included as Appendix F.

The proposed development consists of

- Self-Contained duplexes; and
- a Residential Care Facility

The self contained duplexes will provided for independent living within new residential dwellings which have been specifically designed to meet the requirements of an aging population.

The residential care facility will contain

- self contained hostel accommodation ;
- accommodation designed for persons requiring varying levels of care including dementia care;
- meals and cleaning services; and
- personal care and nursing care with appropriate staffing and furnishings.

On the lower level of the Residential Care Facility it is proposed to include a

- Indoor heated pool;
- Gymnasium; and
- Men's Shed

These facilities will be available/accessible to all residents within the development.

2.2 SITE DESCRIPTION

The site is not constrained by any natural elements or know hazards.

The site has not been mapped as being subject to bushfire, having biodiversity/conservation values or riparian lands.

It is noted that part of Lot 2 DP 1195454 does fall below the adopted flood line of RL43.5. It is noted that the proposal set forward as part of this application is located above the nominated RL including 500mm of freeboard to ensure that flooding will not affect the buildings or grounds within the .

2.3 BUILDING ENVELOPE

An indicative layout plan has been attached (Appendix F). The proposed development will provide self care dwellings in addition to the hostel and residential care components of the development.

In regard to the self care dwellings they are a single storey design which each provide with 2 bedrooms, bathroom kitchen and single car garage. Each dwelling is located on site in excess of 275sqm. The dwellings are representative of the scale of residential development envisaged as part of the Masterplan for Settlers Rise Residential Precinct.

The hostel/care facility is a 2/3 storey development. The design has taken into account the topography of the site to allow for ease of access across the site and to take maximum advent of the

views and vistas offered to both the existing natural environment and the envisaged parklands that will be developed.

Each section with the facility is provided with common rooms and a varying degree of independence depending on the level of care. Each wing is provided with several service cores (including lifts) which allow for effective serving, entry/egress and internal movement.

2.4 VEGETATION CLEARING,

No land within the subject site is listed under Schedule 1 of the Native Vegetation Act 2003

3.0 STRATEGIC JUSTIFICATION

3.1 RELATIONSHIP WITH REGIONAL AND LOCAL STRATEGIES

Analysis of the Census data (ABS 2001, 2006, 2011) shows that the population of over 55's is the fastest growing age cohorts within the Singleton Local Government Area. The table below provides a summary of the information derived from the Census Data collected in 2001, 2006 and 2011.

	<i>2001 Census</i>	<i>2006 Census</i>	<i>2011 Census</i>	
	<i>Persons</i>	<i>Persons</i>	<i>Persons</i>	<i>% Growth</i>
0-19 years	6,660	7,003	6,851	103%
20-54 years	10,304	10,802	11,380	110%
Over 55 years	3,420	4,267	4,788	140%
Total	20,384	22,072	23,019	113%

Table 1 – Agglomerated Census Data – 2001, 2006, 2011
(Source Australian Bureau of Statistics)

With an average working age of 40 and the 45-54 age cohort comprising in excess of 3,300 people this trend can foreseeably continue to grow at a significantly faster rate than other sectors within the community. The growth of this sector has been widely acknowledged across all levels of Government and a number of strategies have considered this issue as it relates to Singleton.

The Strategic Regional Land Use Plan – Upper Hunter

The Strategic Regional Land Use Plan – Upper Hunter is a planning framework which was developed to support growth, protect the environment and respond to competing land uses, whilst preserving key regional values of the Upper Hunter over the next 20 years. The Land Use Plan covers all sectors including Housing and Settlement. In this regard the strategy acknowledges the challenges faced by rapid economic expansion and the related impact on housing availability and affordability. In particular it noted the need for more adaptable housing, which can cater to the needs of temporary construction workers, drive-in/drive-out mine workers, permanent residents and seniors. To address this issue one of the adopted actions of this policy is to

Work with Singleton and Muswellbrook councils to identify the nature of change in population growth and demand for housing and to identify sufficient land and other opportunities to facilitate an adequate supply of appropriately located housing to meet identified demand.

This proposal is consistent with this action in that it seeks to ensure the adequate supply of appropriately located housing to meet the identified demand, which in this case relates to seniors housing.

Singleton Land Use Strategy

The Singleton Land Use Strategy outlines key land use policies and principles for the Singleton local government area (LGA), and provided the planning context for the preparation of local environmental plan provisions which now form the Singleton LEP 2013. The Strategy has a time frame of 25 years, to 2032.

In terms of aged/seniors housing the strategy identifies one of the trends as the increasing need for smaller single dwellings, aged persons accommodation (especially single storey) and units/townhouses. This is based on forecast demographic trends which are representative of the broader aging community.

In response to this one of the policies nominated by the Strategy is to encourage the development of aged persons accommodation (with suitable style, location and access to services). The proposed development is consistent with this policy.

Singleton Council - Housing and Accommodation Strategy & 5 Year Action Plan

More recently housing affordability and choice were severely affected by the “Coal Chain Event” of 2010 – 2012. During this period unprecedented housing demand, saw house prices increased at 10%+ pa., rents by 15% pa and short stay accommodation options were at 90% + occupancy. As a result Singleton Council engaged Scott Carver to produce the Housing and Accommodation Strategy & 5 Year Action Plan. This document is currently on exhibition.

The Housing and Accommodation Strategy makes several references to the need for additional seniors accommodation and that this needs to be affordable and within close proximity to existing services and facilities. As such one of the key strategic directions is in regard to “Independent and Assisted Seniors Living”. Under this banner the Strategy sets a range of priorities. Of particular note are

- Plan for increased assisted living and hospice to support projected ageing population profile.
- Increase the volume of one and two bed housing choice for seniors looking to down size with a focus on proximity to existing health and service infrastructure and public transport.

The proposed development seeks to directly respond to these two priorities by proposing both assisted living and one/two bedroom housing options for seniors.

3.2 PUBLIC INTEREST

This proposal seeks to provide benefit to the community in a number of ways including:

1. Provide for an improved housing choice for the aging community in the local area
2. Increase the range and level of care choices that are provided within the Singleton Local Government Area
3. Address existing shortage of suitable accommodation for seniors within the local area
4. Allow local residents to maintain family and social networks by allowing for aging in place.

3.3 ADEQUACY OF SERVICES AND INFRASTRUCTURE

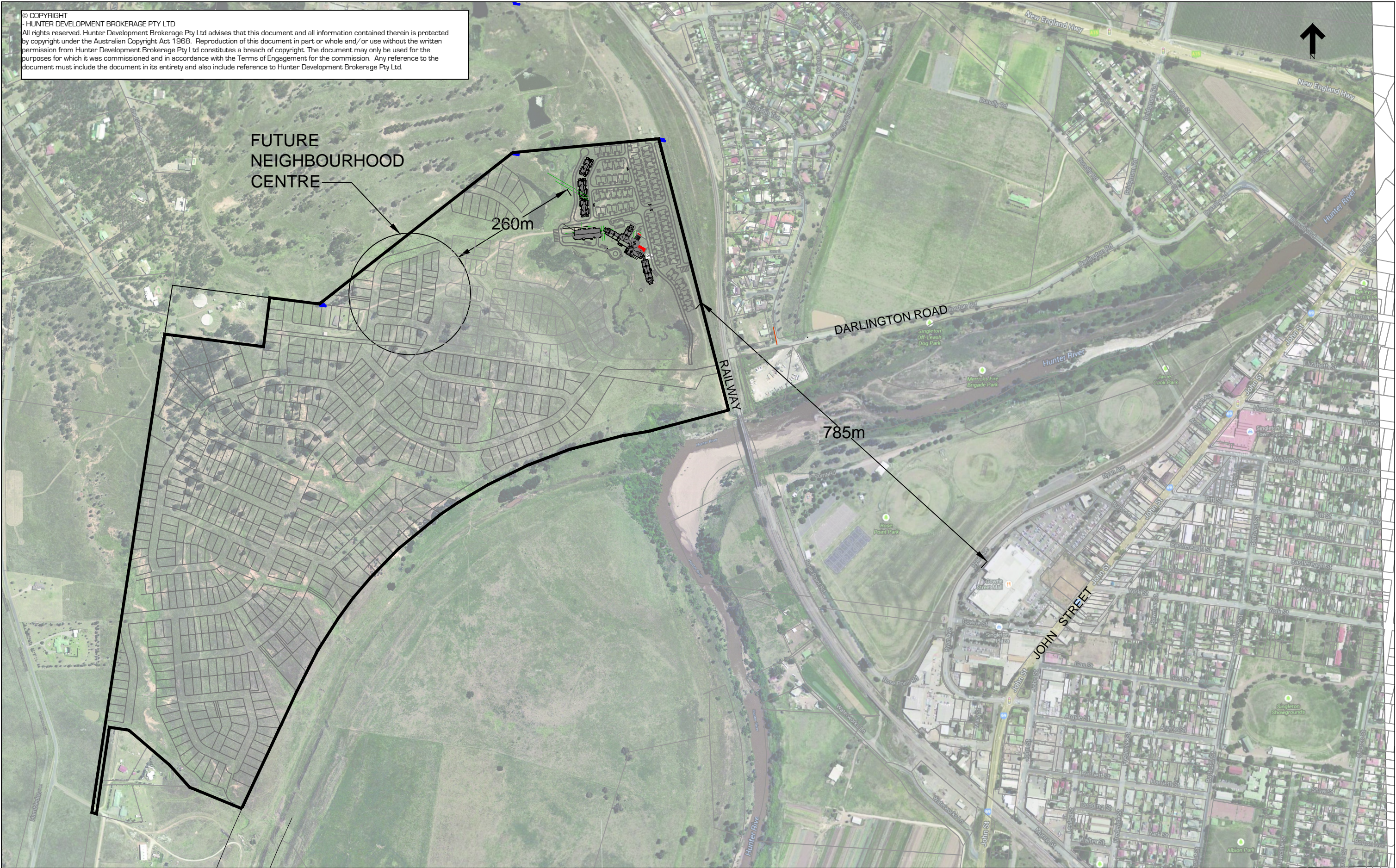
The site is located within an area nominated as a future urban expansion precinct for the Singleton urban area. The Masterplan associated with the development of the broader precinct will see 650 lots, of varying density, develop over the next decade along with a new neighbourhood centre and network of passive and active recreation spaces.

Water, sewer, electricity and telecommunications are all available on site and can be easily upgraded/connected to the proposed development. Access will be provide from both the north via the existing right of carriage (from Maison Dieu Road) and to the south via the recently approved Darlington Road extension and Rail Underpass.

Appendix A

Location Plan

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APPENDIX A LOCATION MAP

Scale - N.T.S
Date - 01/12/2014
File - 14/001
Revision - A

Appendix B

Site Plan

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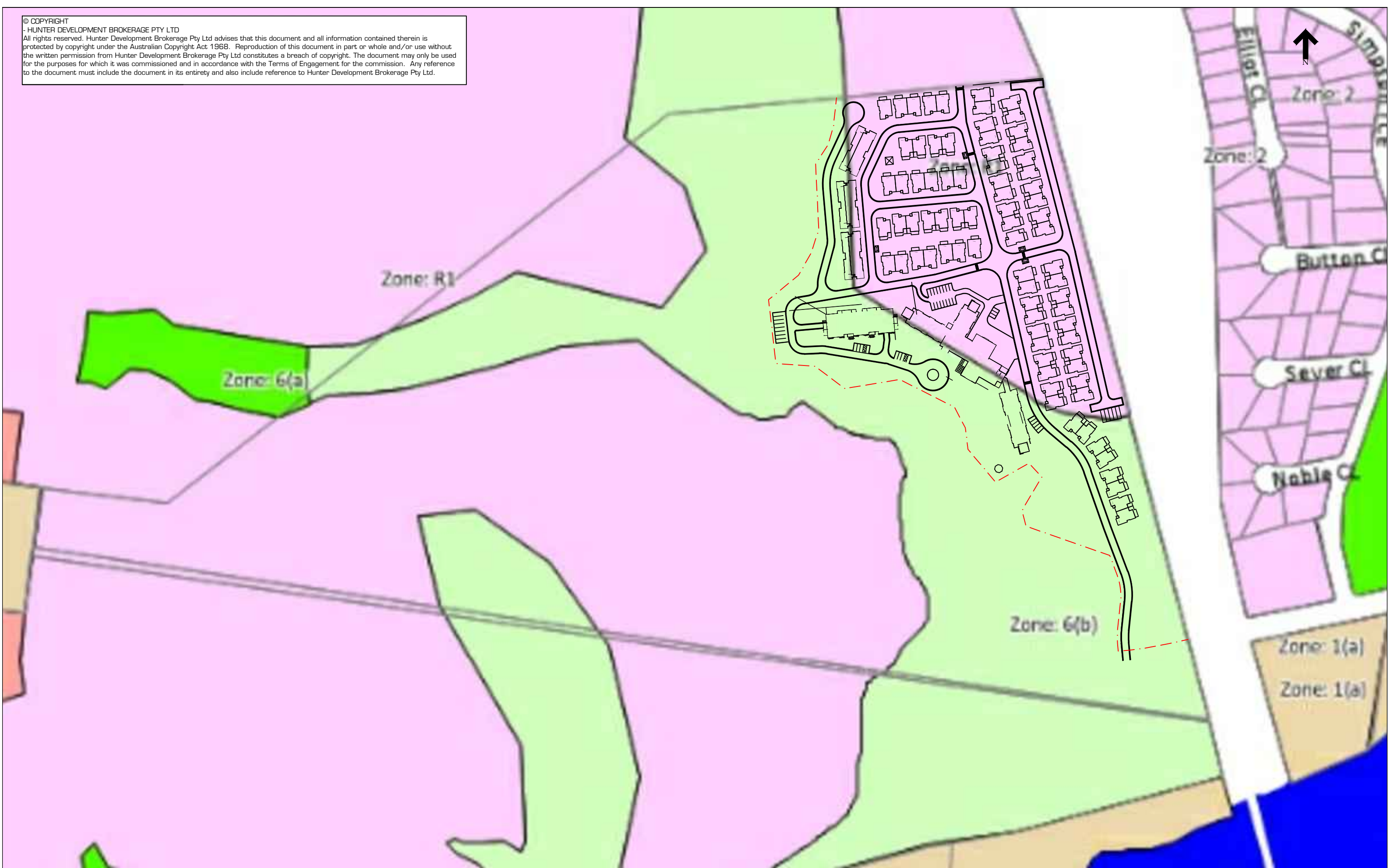
planning > design > development

APPENDIX B
SITE MAP

Scale - N.T.S
Date - 01/12/2014
File - 14/001
Revision - A

Appendix C

Zoning Plan



APPENDIX C ZONING MAP

Appendix D

Settlers Rise Masterplan

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Appendix E

Pedestrian Movement Plan

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LEGEND

- FOOTPATH GRADE 1:12
- FOOTPATH GRADE 1:20 - 1:50
- FOOTPATH GRADE 1:50 - 1:150

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APPENDIX E
PEDESTRAIN MAP

Scale - N.T.S
Date - 01/12/2014
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Revision - A

Appendix F

Architectural Design Concepts

DEVELOPMENT APPLICATION DOCUMENTATION FOR

CONCEPT MASTERPLAN AND STAGE 1 OF AGED CARE FACILITY

LOT 2 / DP1195454 - GOWRIE - NSW - 2340



3D View - North West Perspective



3D View South East Orthographic

DRAWING SCHEDULE

- A00** - DRAWING SCHEDULE

 - NORTH WEST - Perspective
 - SOUTH - Perspective
- A01** - LOCATION - Plan (Not To Scale)

 - WIND ROSE - Dec 9:00am (Summer)
 - WIND ROSE - Dec 3:00pm (Summer)
 - WIND ROSE - Jun 9:00am (Winter)
 - WIND ROSE - Jun 3:00pm (Winter)
 - WIND ROSE - Legend
 - Sun Calc Map (Not To Scale)
 - A1 - SITE - View (photograph)
 - B2 - SITE - View (photograph)
 - C3 - SITE - View (photograph)
 - D4 - SITE - View (photograph)
 - SITE - Notes
 - SITE ANALYSIS - Plan (1:1000)
- A02** - SITE LOCATION - Key

 - AGED CARE SITE LAYOUT - Masterplan (1:1000)
 - AGED CARE SITE STAGING - Plan (1:1000)
 - 3D View - Split Level - Self Care
 - 3D View - Site Entry
 - PROJECT INFORMATION
- A03** - AGED CARE BUILDINGS - KEY

 - Lower Ground Floor -1 - building (1:200)
 - A - 3D View - Hostel Basement 1
 - B - 3D View - Pool Internal
 - C - 3D View - Gym Internal
 - D - 3D View - Pool/Gym Entry
 - E - 3D View - Mens Shed Entry
 - F - 3D View - Hostel External - West
 - MATERIAL SELECTIONS
- A04** - AGED CARE BUILDINGS - KEY

 - Ground Floor 0 - building (1:200)
 - A - 3D View - Sitting Room Internal
 - B - 3D View - RCF Accomodation - North East
 - C - 3D View - RCF Entry Internal
 - D - 3D View - RCF Entry - South East
 - E - 3D View - Dementia Internal
 - F - 3D View - Communal Balcony - North West
 - G - 3D View - Hostel Entry - South West
 - MATERIAL SELECTIONS
- A05** - AGED CARE BUILDINGS - KEY

 - Level 1 - building (1:200)
 - A - 3D View - Hostel External - North East
 - B - 3D View - Hostel Balcony 1
 - C - 3D View - RCF Entry - North East
 - D - 3D View - Sitting Room External
 - E - 3D View - Dementia External - North West
 - F - 3D View - Main Lounge
 - G - 3D View - Communal Balcony - South West
 - H - 3D View - External South
 - MATERIAL SELECTIONS
- A06** - AGED CARE SITE STAGING - Key

 - AGED CARE SITE LAYOUT - STAGE 1 - Plan (Units 11 - 28) (1:200)
 - FENCE / RET. WALL OPT. - 1
 - FENCE / RET. WALL OPT. - 2
 - FENCE / RET. WALL OPT. - 3
 - FENCE / RET. WALL OPT. - 4
 - FENCE / RET. WALL OPT. - 4
 - LONE LETTERBOX DET. OPT'S
 - AGED CARE SITE LAYOUT - STAGE 1 - Landscaping Plan
 - PLANTING SCHEDULE / LEGEND
 - LANDSCAPING / PLANTING - NOTES
 - PLANTING - Detail
 - TYPICAL PATH DET. OPT. 1
 - TYPICAL PATH DET. OPT. 2
 - GRAVEL PATH DET.
- A07** - SELF CONTAINED DUPLEX - Typical 2 Bed - Plan - Type 1 (1:100)

 - SELF CONTAINED DUPLEX - Typical 2 Bed - Plan - Type 1b (1:100)
 - SELF CONTAINED DUPLEX - Typical 2 Bed - Plan - Type 2 (1:100)
 - THERMAL PERFORMANCE SPECIFICATIONS
 - BASIX SPECIFICATIONS
- A08** - SITE LOCATION - Key

 - AGED CARE SITE LAYOUT - Masterplan (1:1000)
 - AGED CARE SITE STAGING - Plan (1:1000)
 - 3D View - Site Entry
 - PROJECT INFORMATION
- N01** - AGED CARE SITE LAYOUT - Masterplan - Notification

 - AGED CARE SITE STAGING - Plan - Notification
- N02** - AGED CARE SITE LAYOUT - STAGE 1 - Plan (Units 11 - 28)
- N03** - Section - Stage 1 - Site West - X-X (Notification)

 - Section - Stage 1 - Site East - Y-Y (Notification)
 - Section - Stage 1 - Site East Sec - Yard - Z-Z (Notification)
 - Section - Stage 1 - Site North (Notification)

C	17/02/2015	FOR DA (In-house QA)		AMC
B	17/04/2014	FOR PRESENTATION		AMC
A	07/02/2014	FOR PRESENTATION		AMC
REV	DATE	DESCRIPTION		INITIAL
REVISIONS				



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DRAWN: AMC
PROJECT MANAGER: KN
CHECKED: AOB

CLIENT:

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RISE PTY
LTD**

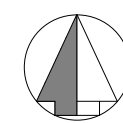
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AGED CARE FACILITY
LOCATION:
Part LOT 3 / DP1195454 - GOWRIE - NSW - 2340

DRAWING TITLE:
Coverpage
DRAWING NUMBER:
14/001 - A00
DATE: 17/02/2015
SHEET SIZE: A1
SHEET NUMBER: 01 of 09 Sheets

SUBJECT AREA FOR LOCATION OF AGED CARE DEVELOPMENT WITHIN SETTLERS RISE PRECINCT

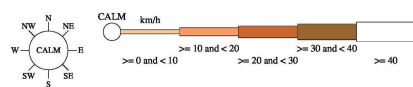


SOURCE: HDB



LOCATION - Plan

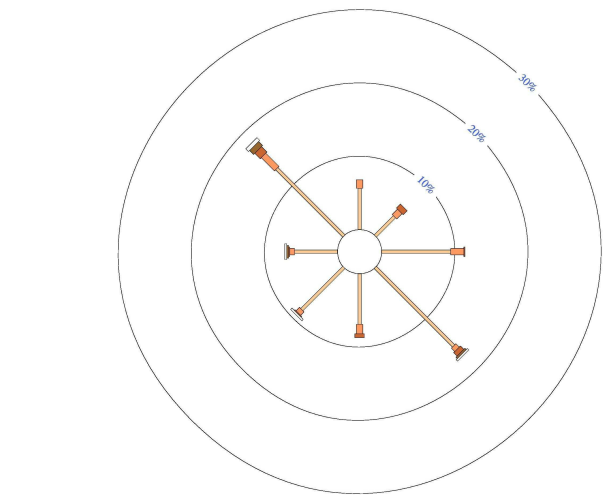
Not to Scale



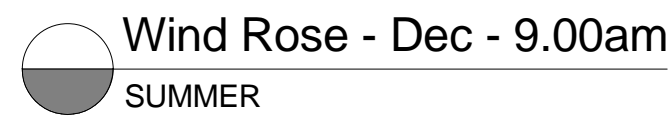
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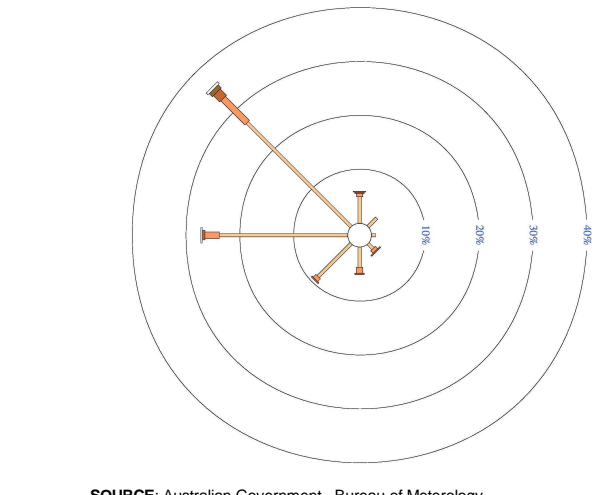
SOURCE: Australian Government - Bureau of Meteorology



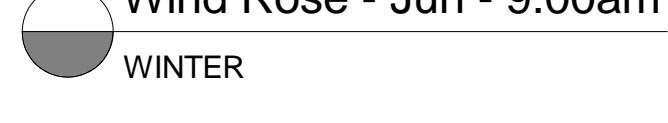
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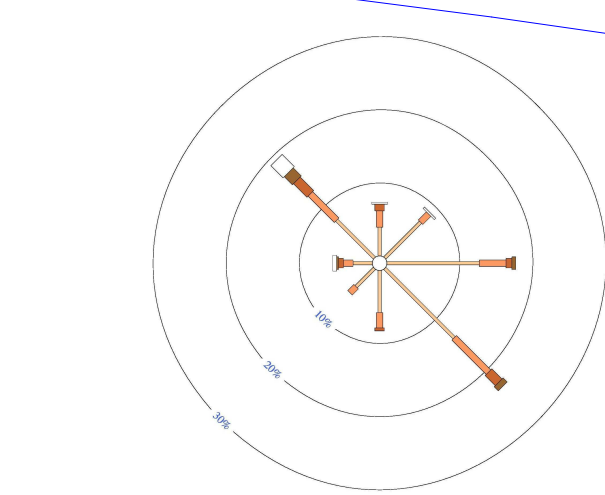
SOURCE: Australian Government - Bureau of Meteorology



SOURCE: Australian Government - Bureau of Meteorology



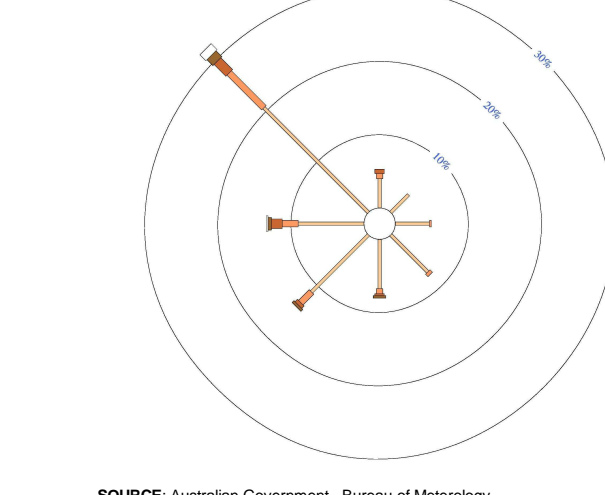
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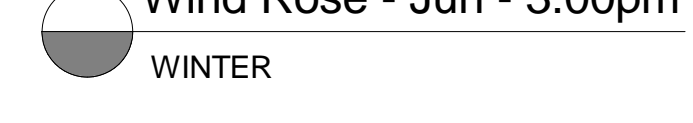
SOURCE: Australian Government - Bureau of Meteorology



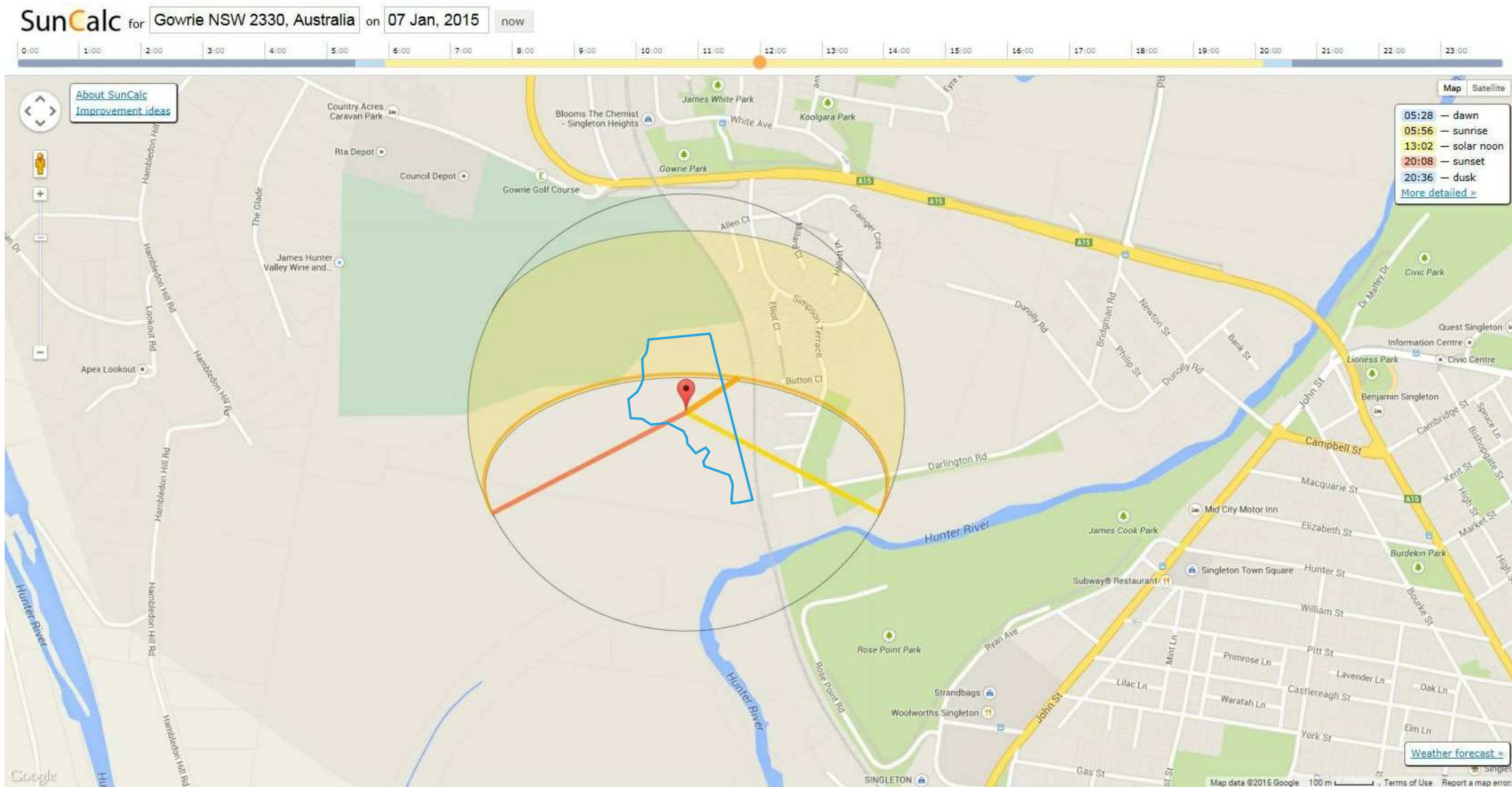
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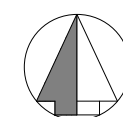
SOURCE: Australian Government - Bureau of Meteorology



SOURCE: Australian Government - Bureau of Meteorology



SOURCE: SunCalc.net AND HDB



Sun Calc Map

Not to Scale



SOURCE: HDB

1 - SITE - View



SOURCE: HDB

2 - SITE - View



SOURCE: HDB

3 - SITE - View



SOURCE: HDB

4 - SITE - View

SITE NOTES:

TOPOGRAPHY -

TOPOGRAPHY WITHIN THE SUBJECT SITE IS SUCH THAT IT FALLS AT VARIOUS GRADES TO THE SOUTH / TO THE SOUTH WEST AND TO THE WEST TOWARDS AND INTO A NATURAL GULLY/BASIN THAT IS OFF SITE.

VEGETATION -

THE MAJORITY OF THE SUBJECT SITE IS CLEAR OF TREES AND SHRUB LIKE VEGETATION BEING COVERED MOSTLY BY UNMANAGED GRASSLAND VEGETATION

VIEWS -

THE SUBJECT SITE IS OPEN TO SWEEPING RURAL VISTAS TO THE NORTH WEST / WEST AND THE SOUTH WEST, EVEN THOUGH BEING BOUND BY THE RAILWAY LINE TO THE EAST THE SITE'S ELEVATION CAN STILL ENABLE SITES LINES TOWARDS (OVER) ESTABLISHED RESIDENTIAL AREAS OF SINGLETON TO THE NORTH EAST / EAST AND SOUTH EAST

RAILWAY -

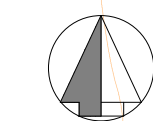
MEASURES COMBINING THE LOCATION OF ACOUSTIC BARRIERS SUCH AS LANDSCAPING AND FENCING AND THE INTEGRATION OF APPROPRIATE MATERIALS INTO BUILDINGS WILL NEED TO BE IMPLEMENTED ACROSS PARTS OF THE SITE TO MITIGATE THE EFFECTS OF NOISE AND VIBRATION

PRELIMINARY DESIGN RESPONSE -

THE PHYSICAL ASPECTS (TOPOGRAPHY) OF THE SITESCAPE PROVIDES FOR OPPORTUNITY TO INTEGRATE THE DEVELOPMENT'S BUILT FORMS AND MAJOR CIRCULATORY PATHS INTO THE LANDSCAPE BY PLACING VARIOUS ELEMENTS ON SITE TO RATIONALISE THE EXTENT OF EARTHWORKS IN DEVELOPING A DIVERSITY OF AGED CARE LIVING TYPES



VISUAL SCALE 1:1000 @ A1



SOURCE: TOPOGRAPHICAL SURVEY INFORMATION SUPPLIED BY ?????

SOURCE: TOPOGRAPHICAL SURVEY INFORMATION SUPPLIED BY ?????

SITE ANALYSIS - Plan

1 : 1000

REV	DATE	DESCRIPTION	INITIAL
C	17/02/2015	FOR DA (In-house QA)	AMC
B	17/04/2014	FOR PRESENTATION	AMC
A	07/02/2014	FOR PRESENTATION	AMC
REV	DATE	DESCRIPTION	INITIAL

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SCALE: As Indicated
DRAWN: AMC
PROJECT MANAGER: KN
CHECKED: AOB

CLIENT:
SETTLERS RISE PTY LTD

PROJECT:
AGED CARE FACILITY
LOCATION:
Part LOT 3 / DP1195454 - GOWRIE - NSW - 2340

DRAWING TITLE:
Site Analysis
DRAWING NUMBER:
14/001 - A01
DATE:
17/02/2015
SHEET SIZE:
A1
SHEET NUMBER:
02 of 09 Sheets



3D View - Site Entry

AGED CARE SITE LAYOUT - Masterplan

1 : 1000

AGED CARE SITE STAGING - Plan

1 : 1000

PROJECT INFORMATION

SITE AREA: 69,715m²

AGED CARE ACCOMMODATION: • 90 SELF-CARE UNITS COMPRISING -

- 4 (SINGLE)
- 74 (DUPLEX)
- 12 (SPLIT LEVEL DUPLEX)

1 SPACE PROVIDED FOR EACH UNIT = 90 (PARKING SPACES)

• 28 HOSTEL STYLE UNITS

• 34 UNITS (RESIDENTIAL CARE FACILITY)

• 24 UNITS (HIGH CARE / DIMENSIA WING)

ASSOCIATED SPACES = 28 (PARKING SPACES) INC. AMBULANCE SPACE

ASSOCIATED SPACES = 23 (PARKING SPACES)

ASSOCIATED SPACES = 5 (PARKING SPACES)

OTHER ASSOCIATED SPACES = 2 (PARKING SPACES)

TOTAL CAPACITY: • 176 UNITS

AGED CARE FACILITIES:

- PARKING
- BOAT STORAGE
- CARAVAN / RV STORAGE
- WALKING GARDEN
- LANDSCAPED LOOKOUT
- BBQ AREA/S
- MENS SHED / COMMUNITY CENTRE
- POOL
- GYM

SUSTAINABILITY:

- WATER (COLLECTION/RE-USE) TANKS
- SOLAR PANELS

REVISIONS

REV	DATE	DESCRIPTION	INITIAL
C	17/02/2015	FOR DA (In-house QA)	AMC
B	17/04/2014	FOR PRESENTATION	AMC
A	07/02/2014	FOR PRESENTATION	AMC

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PROJECT MANAGER: KN

CHECKED: AOB

CLIENT:

SETTLERS RISE PTY LTD

PROJECT:

AGED CARE FACILITY

LOCATION:

Part LOT 3 / DP1195454 - GOWRIE - NSW - 2340

DRAWING TITLE:

Site and Staging Masterplan Layouts

DRAWING NUMBER:

14/001 - A02

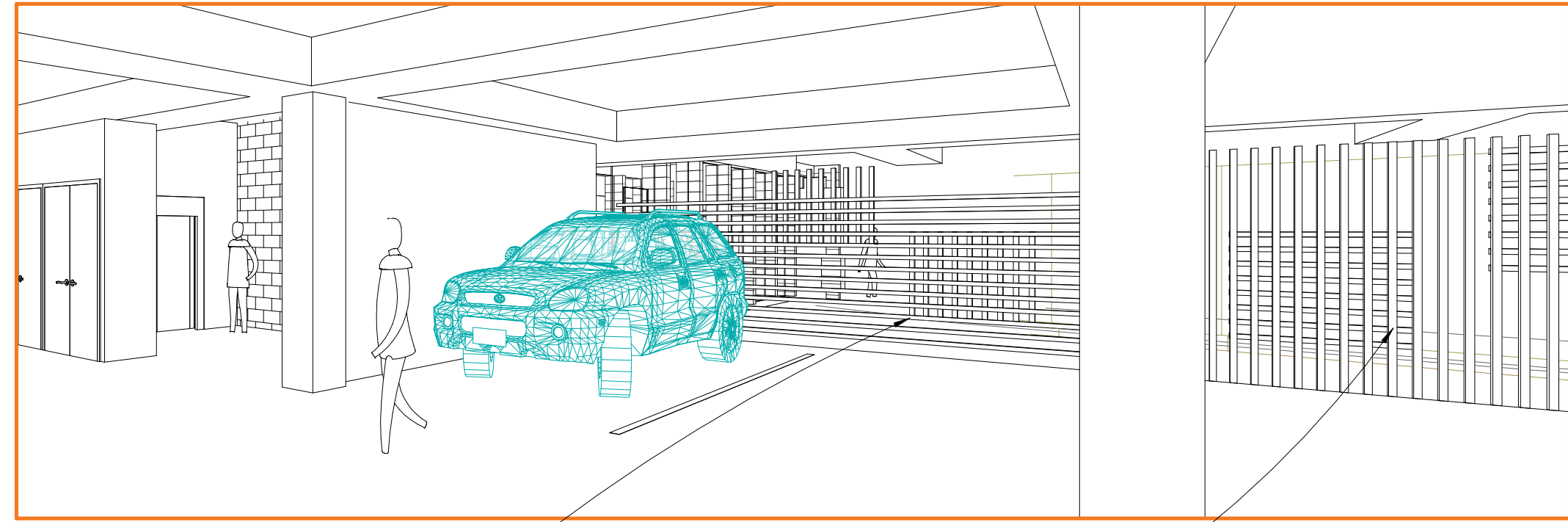
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SHEET SIZE: A1

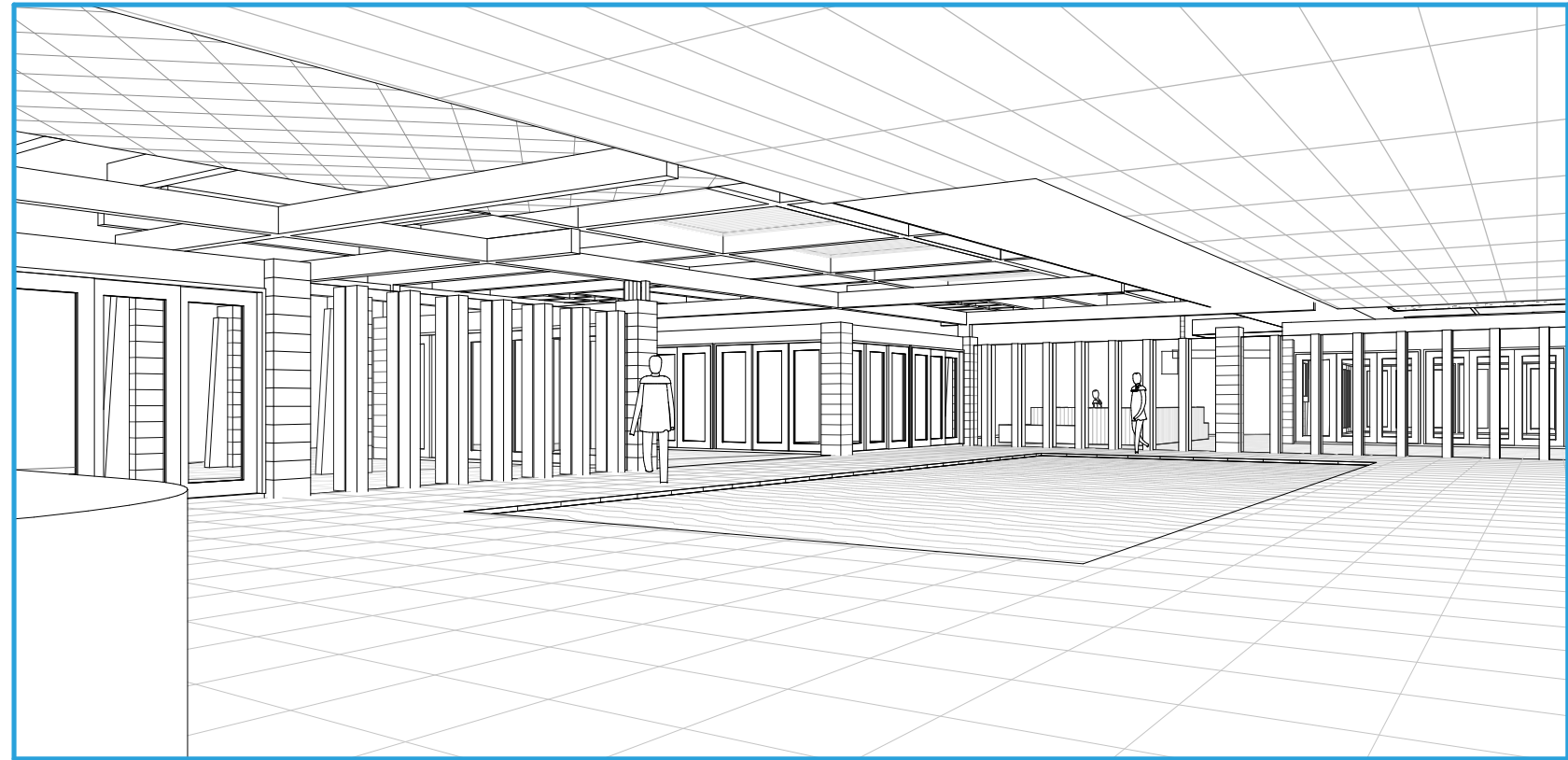
SHEET NUMBER: 03 of 09 Sheets

CONCEPT LAYOUT COLOUR KEY

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- RESIDENTIAL UNIT - AMENITIES
- RESIDENTIAL UNIT - EXTERNAL
- CIRCULATION - HORIZONTAL
- CIRCULATION - VERTICAL
- COMMUNAL - INTERNAL
- COMMUNAL - EXTERNAL
- COMMUNAL - AMENITIES
- RECREATIONAL - INTERNAL
- RECREATIONAL - EXTERNAL
- STAFF
- STAFF - AMENITIES
- MEDICAL
- ANCILLARY - SERVICES
- ANCILLARY - STORAGE

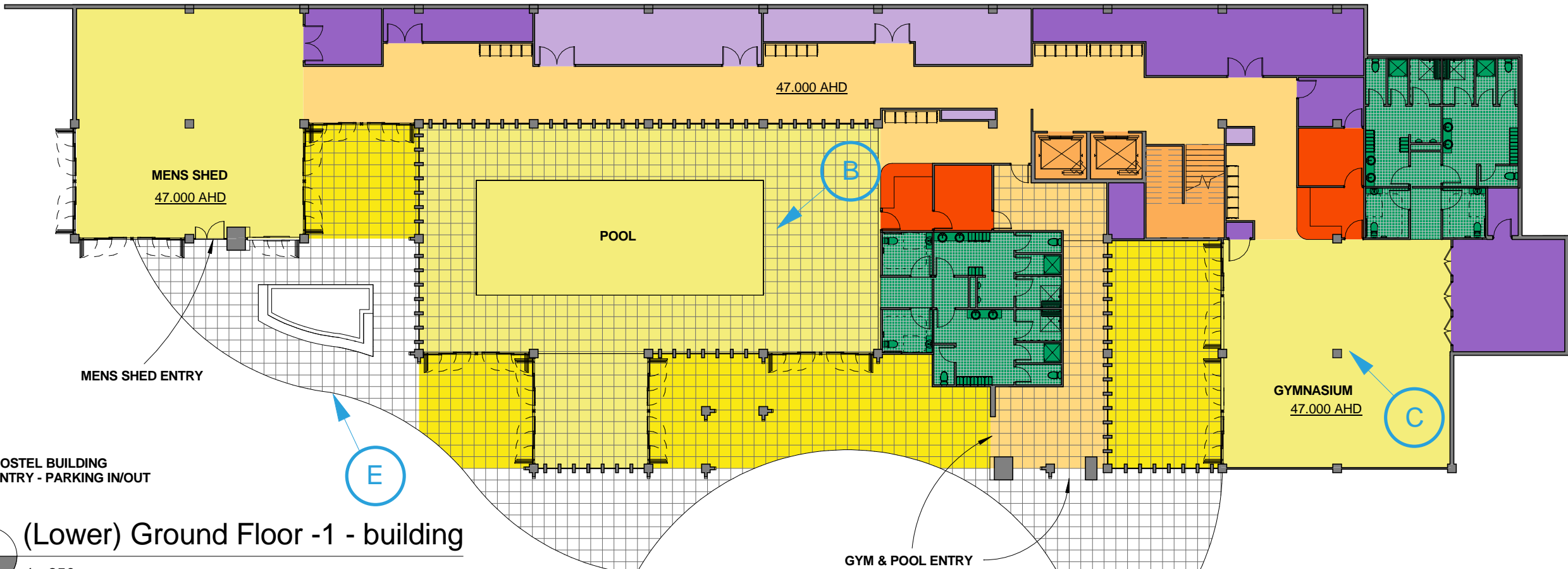
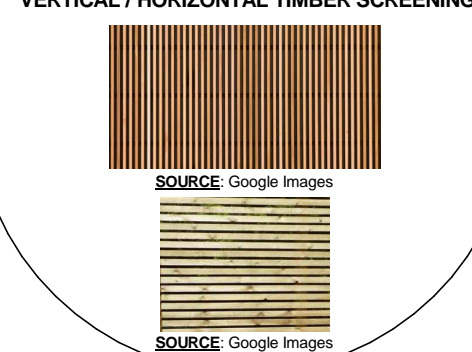


A 3D View - Hostel Basement 1



B 3D View - Pool Internal

MATERIAL SELECTION



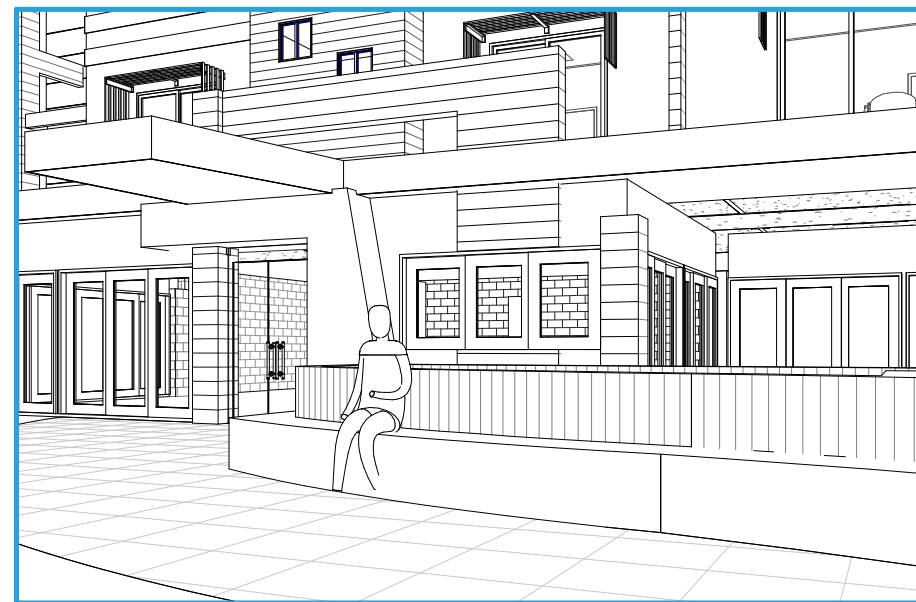
(Lower) Ground Floor -1 - building

1 : 250

MATERIAL SELECTION

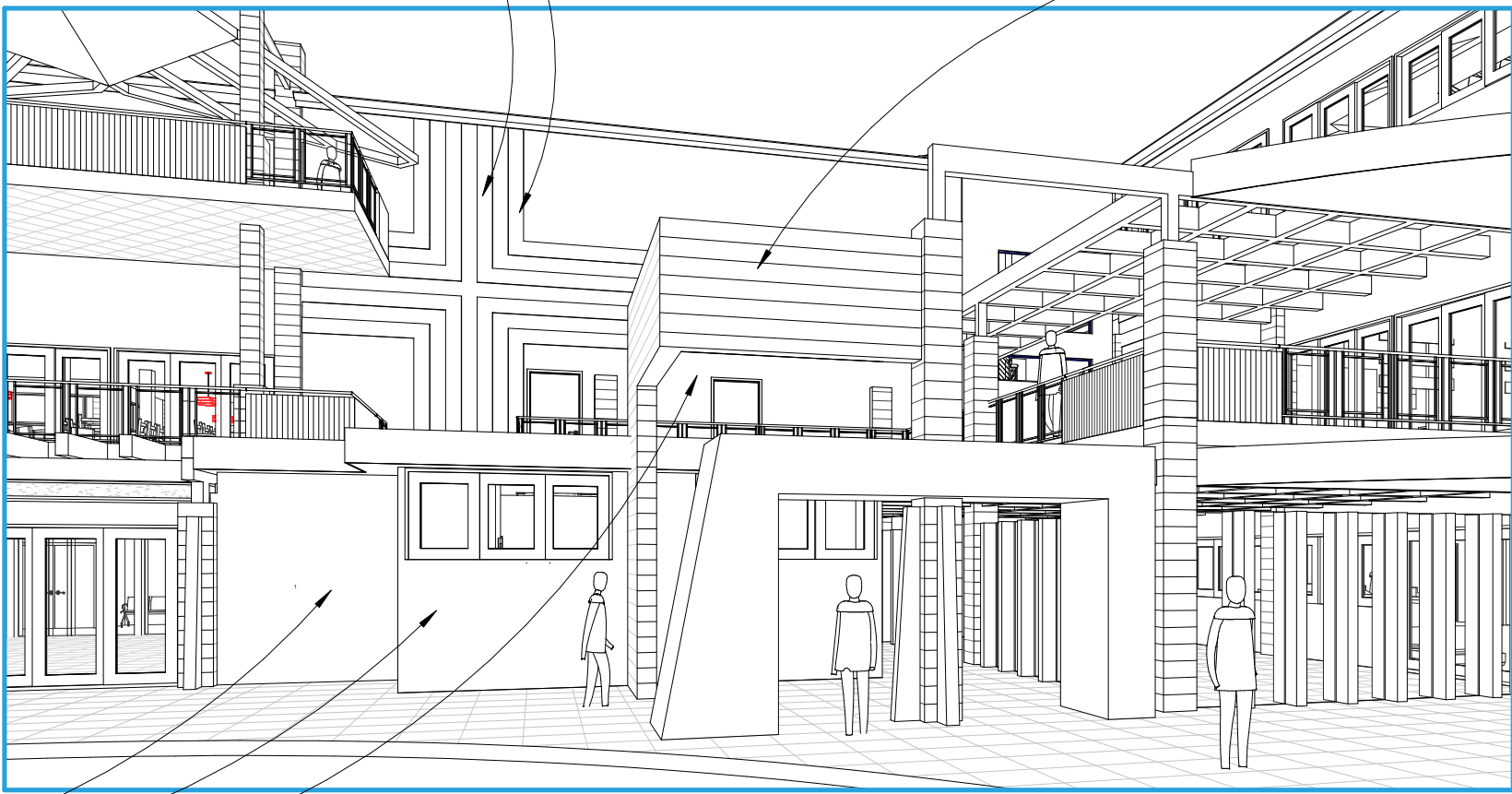
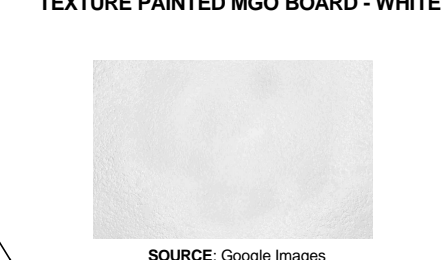


C 3D View - Gym Internal



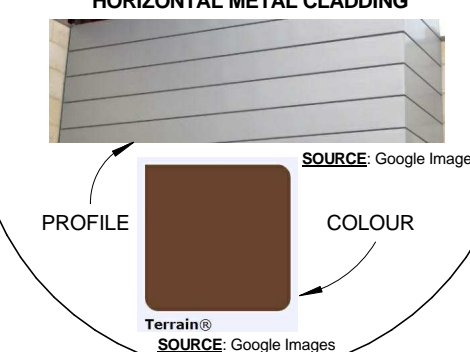
E 3D View - Mens Shed Entry

MATERIAL SELECTION

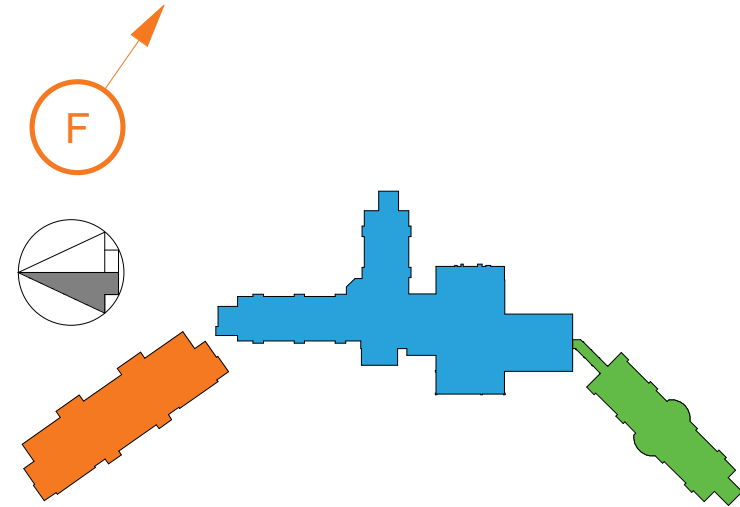


D 3D View - Pool/Gym Entry

MATERIAL SELECTION



F 3D View - Hostel External - West



- RESIDENTIAL HOSTEL
- RESIDENTIAL CARE FACILITY (RCF)
- DIMENTIA WING

REV	DATE	DESCRIPTION	INITIAL
C	17/02/2015	FOR DA (In-house QA)	AMC
B	17/04/2014	FOR PRESENTATION	AMC
A	07/02/2014	FOR PRESENTATION	AMC

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DRAWN: AMC
PROJECT MANAGER: KN
CHECKED: AOB

CLIENT:

SETTLERS
RISE PTY
LTD

PROJECT:

AGED CARE FACILITY

LOCATION:

Part LOT 3 / DP1195454 -
GOWRIE - NSW - 2340

DRAWING TITLE:

(Lower) Level - Hostel /
Residential Care Facility /
Dementia Buildings Plan Layouts

DRAWING NUMBER:

14/001 - A03

DATE:

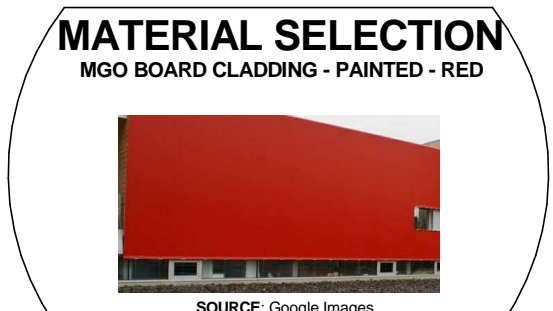
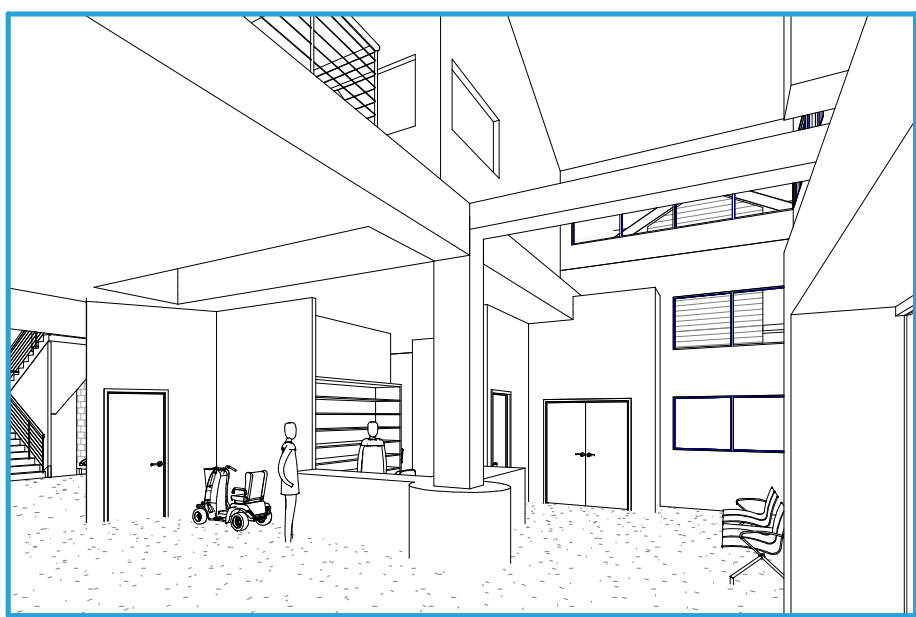
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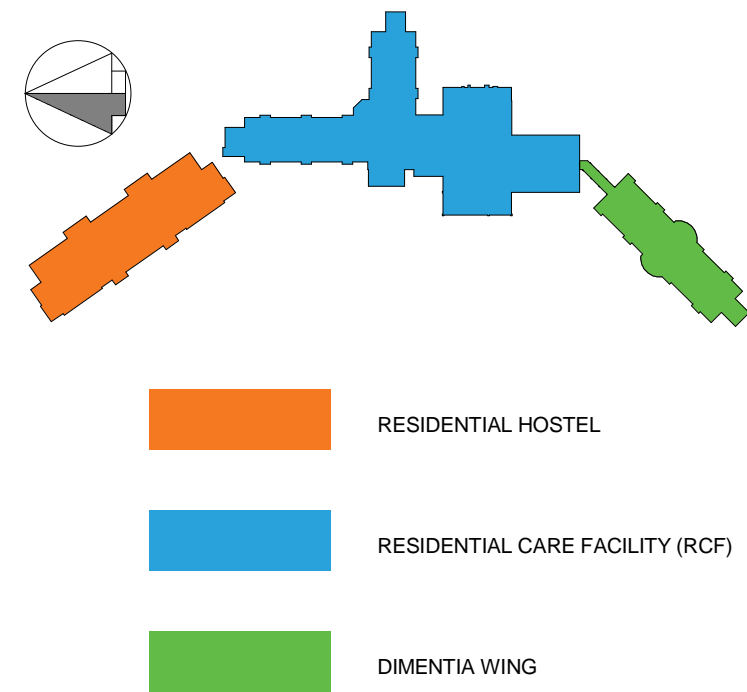
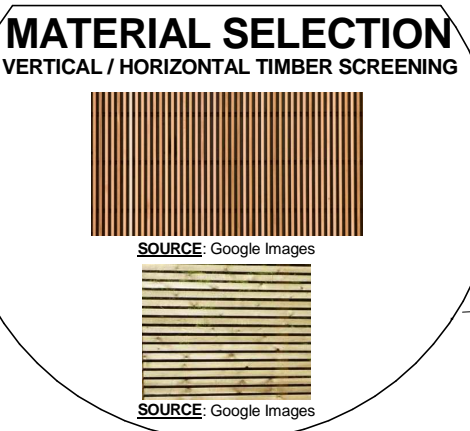
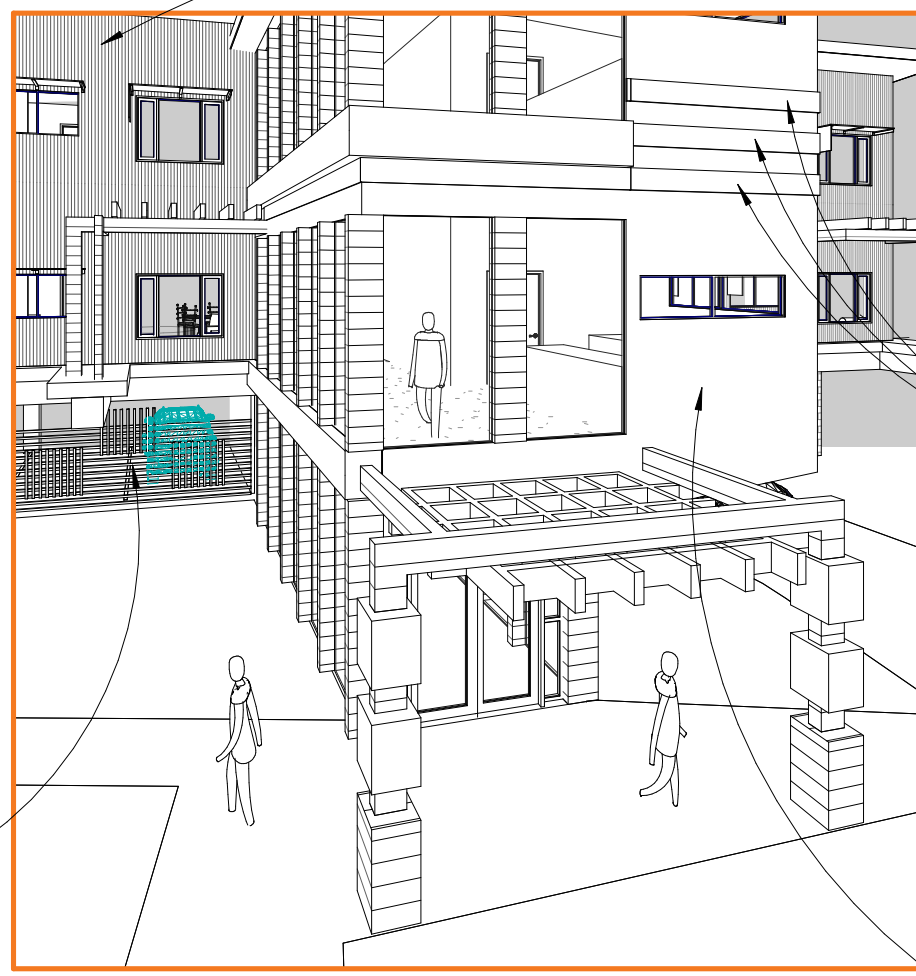
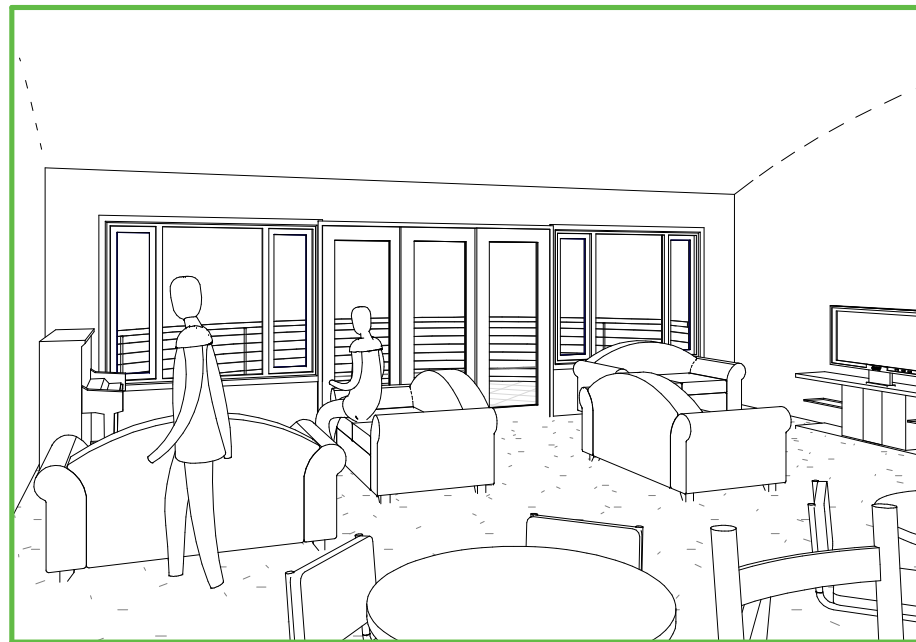
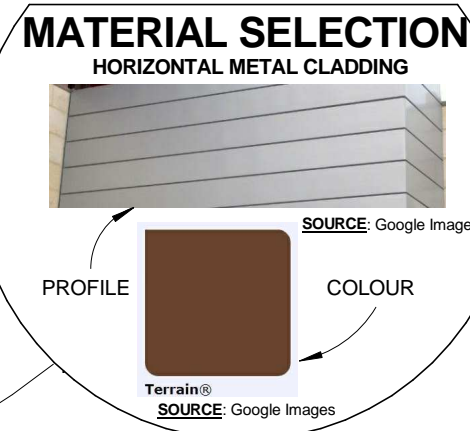
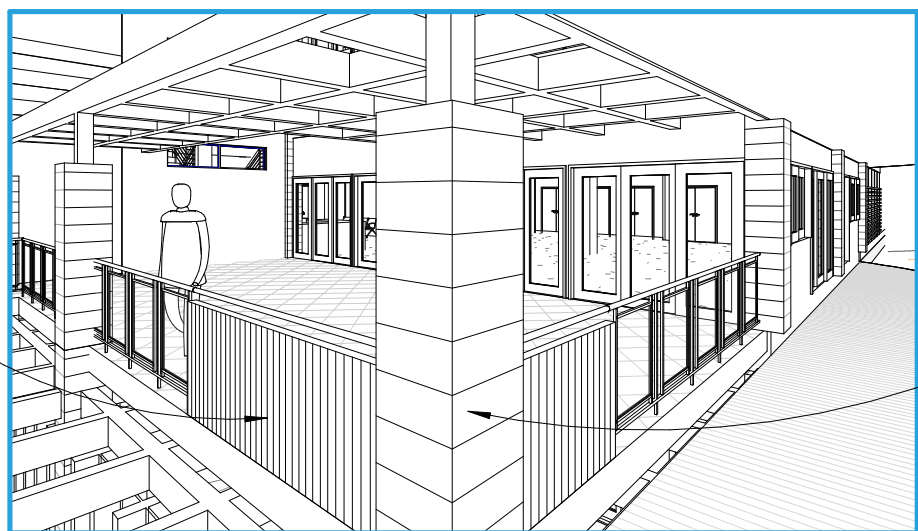
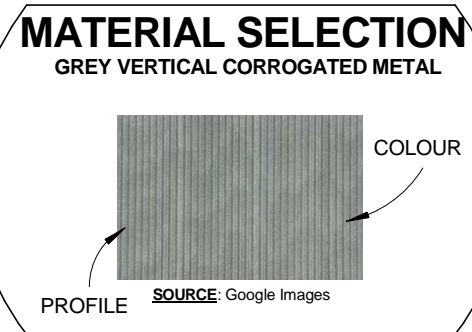
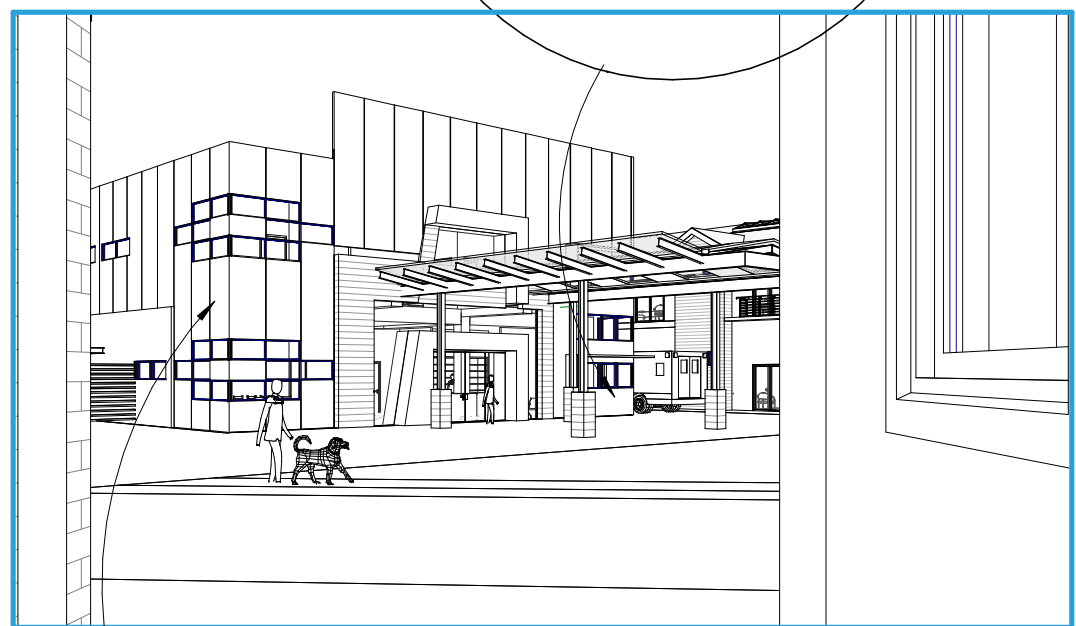
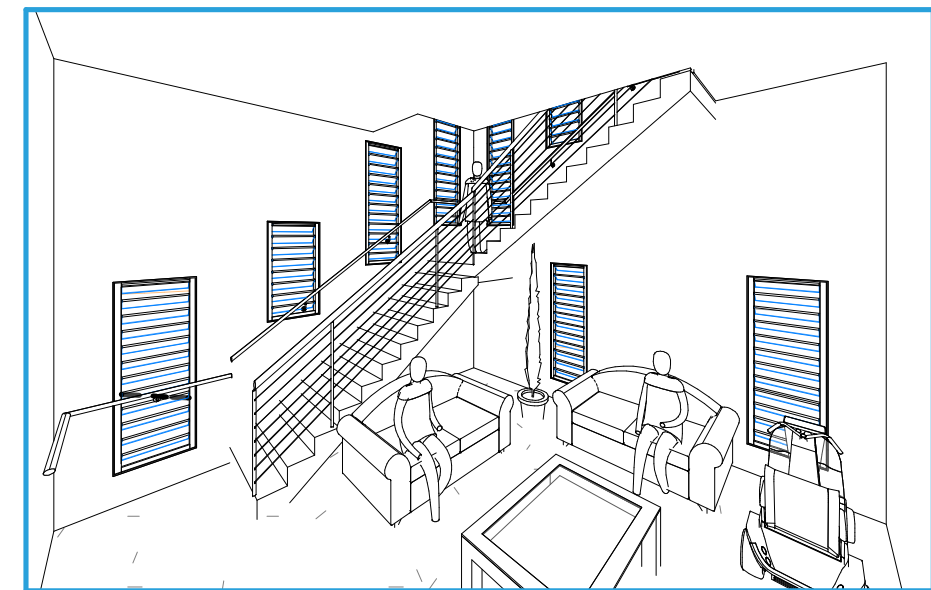
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CONCEPT LAYOUT COLOUR KEY

- RESIDENTIAL UNIT
- RESIDENTIAL UNIT - AMENITIES
- RESIDENTIAL UNIT - EXTERNAL
- CIRCULATION - HORIZONTAL
- CIRCULATION - VERTICAL
- COMMUNAL - INTERNAL
- COMMUNAL - EXTERNAL
- COMMUNAL - AMENITIES
- RECREATIONAL - INTERNAL
- RECREATIONAL - EXTERNAL
- STAFF
- STAFF - AMENITIES
- MEDICAL
- ANCILLARY - SERVICES
- ANCILLARY - STORAGE



REV	DATE	DESCRIPTION	INITIAL
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A	07/02/2014	FOR PRESENTATION	AMC



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DRAWN: AMC
PROJECT MANAGER: KN
CHECKED: AOB

CLIENT:
SETTLERS RISE PTY LTD

PROJECT:
AGED CARE FACILITY

LOCATION:
Part LOT 3 / DP1195454 - GOWRIE - NSW - 2340

DRAWING TITLE:
(Mid) Ground Level - Hostel / Residential Care Facility / Dementia Buildings Plan Layouts

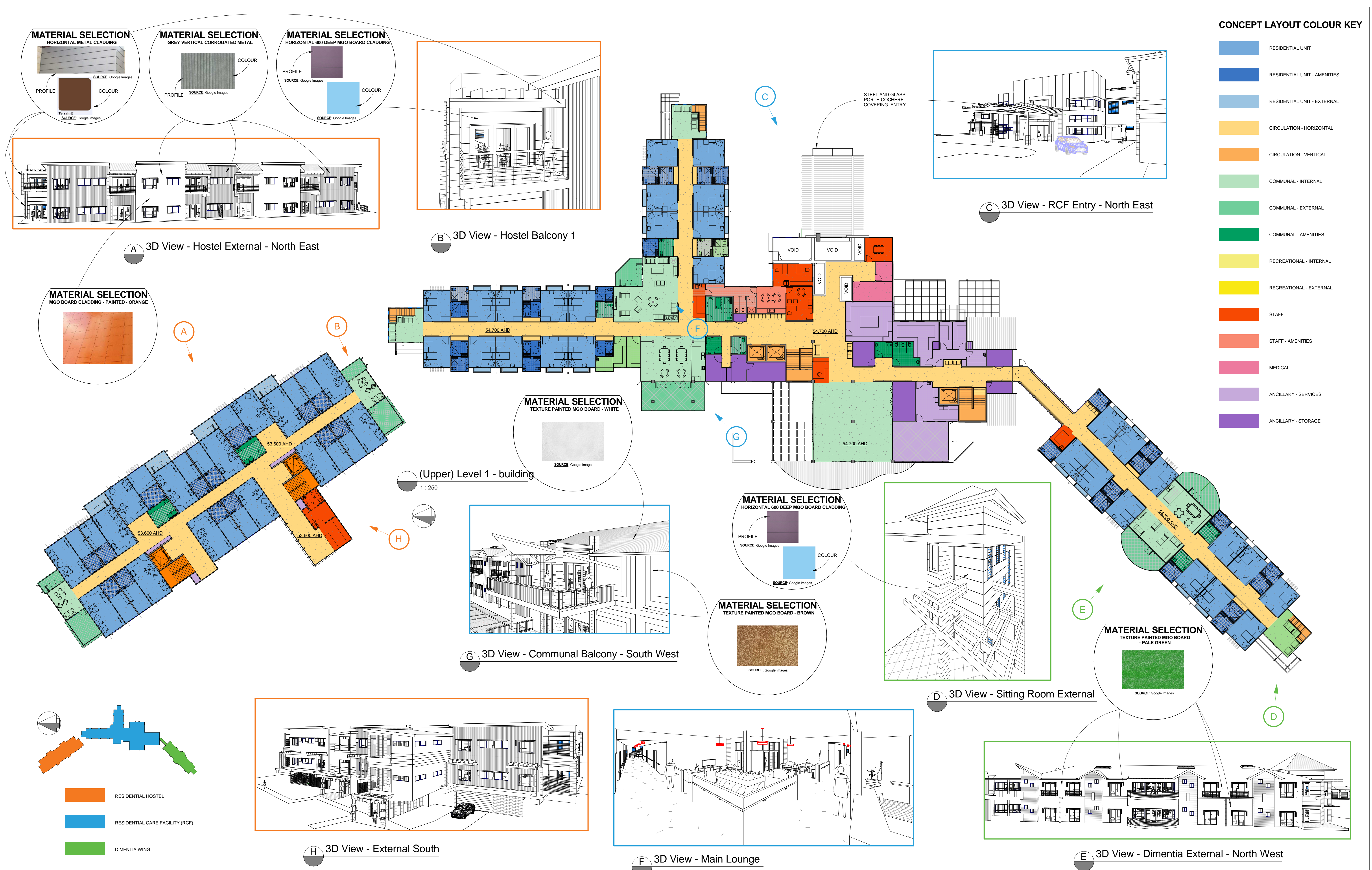
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14/001 - A04

DATE:
17/02/2015

SHEET SIZE:
A1

SHEET NUMBER:
05 of 09 Sheets



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- CIRCULATION - VERTICAL
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REV	DATE	DESCRIPTION	INITIAL
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PROJECT MANAGER: KN
CHECKED: AOB

CLIENT:
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PROJECT:
AGED CARE FACILITY

LOCATION:
Part LOT 3 / DP1195454 - GOWRIE - NSW - 2340

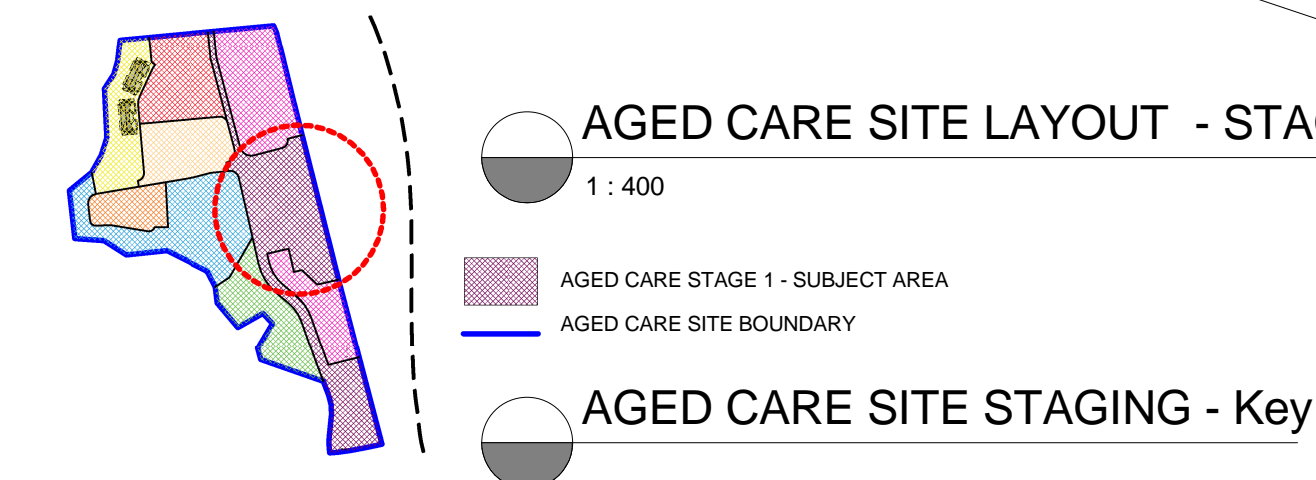
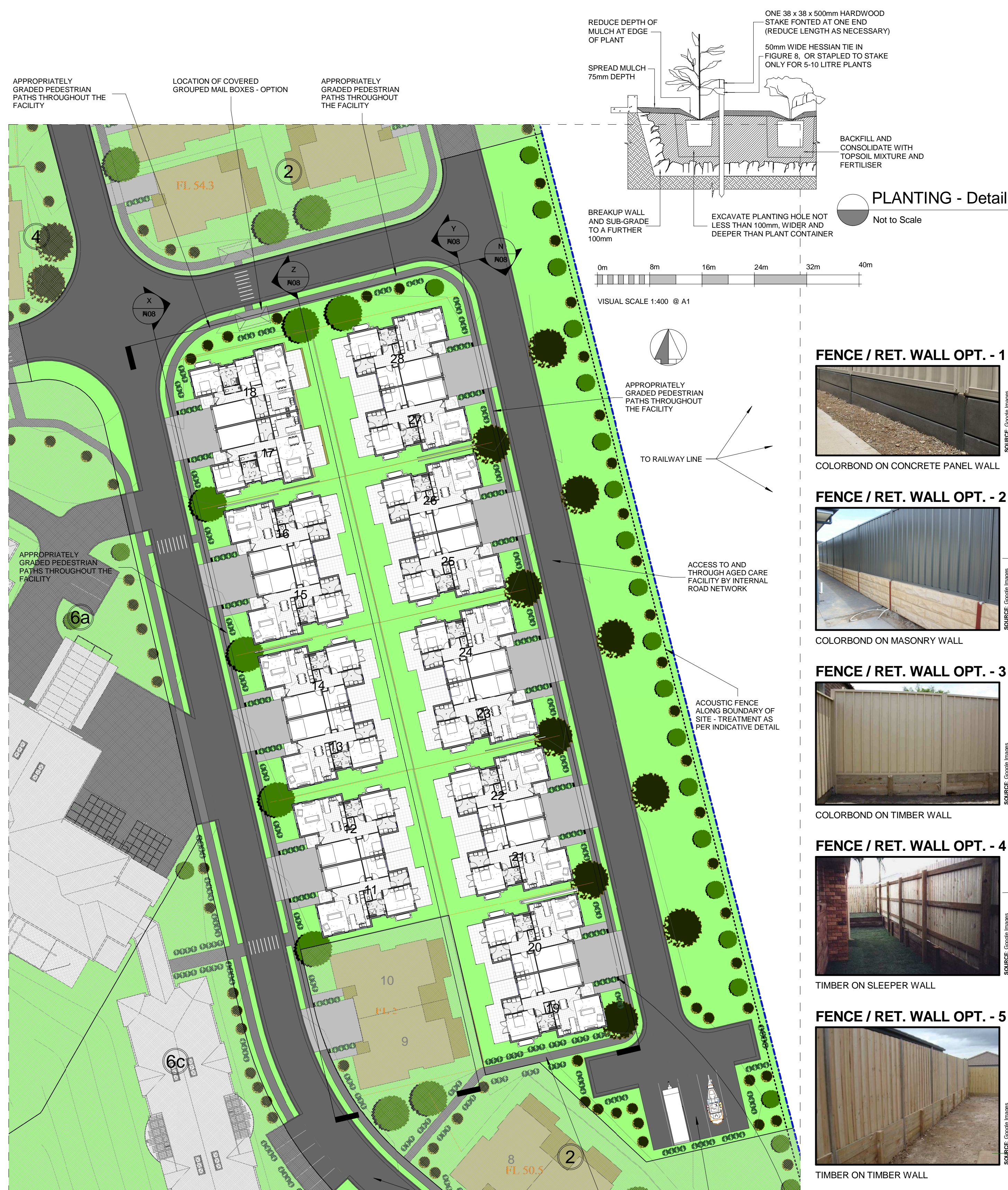
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(Upper) Level - Hostel / Residential Care Facility / Dementia Buildings Plan Layouts

DRAWING NUMBER:
14/001 - A05

DATE:
17/02/2015

SHEET SIZE:
A1

SHEET NUMBER:
06 of 09 Sheets



C	17/02/2015	FOR DA (In-house QA)		AMC
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SCALE:	As Indicated
DRAWN:	AMC
PROJECT MANAGER:	KN
CHECKED:	AOB

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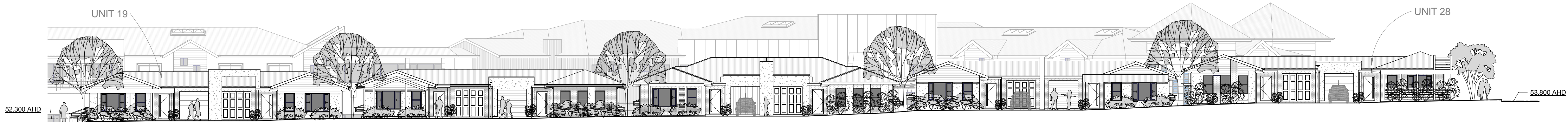
PROJECT:	AGED CARE FACILITY
LOCATION:	Part LOT 3 / DP1195454 - GOWRIE - NSW - 2340

DRAWING TITLE: Stage 1 - Layout and Landscaping Plans	DATE: 17/02/2015
	SHEET SIZE: A1
	SHEET NUMBER: 07 of 09 Sheets
DRAWING NUMBER: 14/001 - A06	

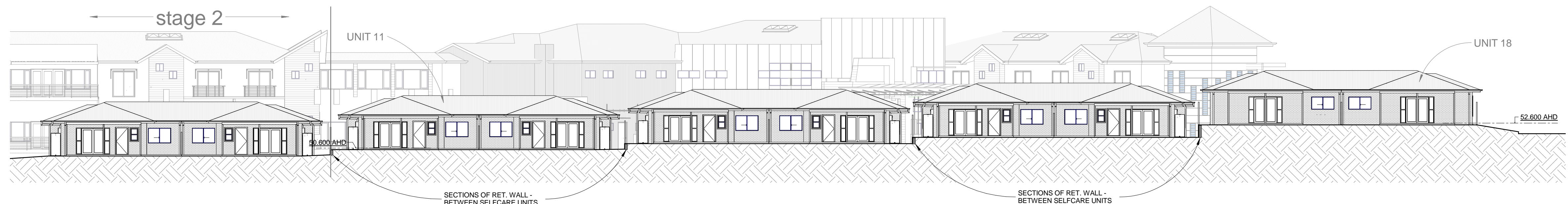
14/001 - A06



Section - Stage 1 - Site West - X-X
1 : 200



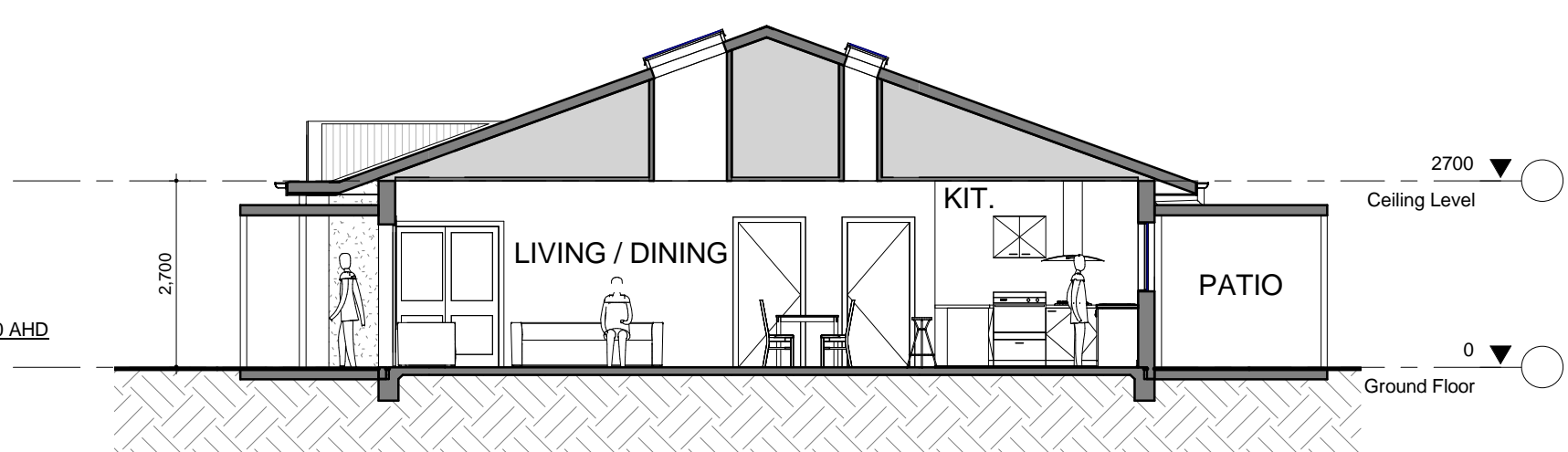
Section - Stage 1 - Site East - Y-Y
1 : 200



Section - Stage 1 - Site East Sec - Yard - Z-Z
1 : 200



Section - Stage 1 - Site North
1 : 200



Typical Unit - Section
1 : 100

MATERIALS AND COLOURS PALLETTE



SOURCE: HDB Town Planning & Design

EXAMPLAR'S OF FORMS MATERIALS AND COLOURS IN CONTEXT

REV	DATE	DESCRIPTION	INITIAL
C	17/02/2015	FOR DA (in-house QA)	AMC
B	17/04/2014	FOR PRESENTATION	AMC
A	07/02/2014	FOR PRESENTATION	AMC
REV	DATE	DESCRIPTION	INITIAL
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ARCHITECTURAL
SCALE: As Indicated
DRAWN: AMC
PROJECT MANAGER: KN
CHECKED: AOB

CLIENT:
SETTLERS RISE PTY LTD

PROJECT:
AGED CARE FACILITY
LOCATION:
Part LOT 3 / DP1195454 - GOWRIE - NSW - 2340

DRAWING TITLE:
Stage 1 - Site Elevations / Typical Section / Material and Colour Selections

DRAWING NUMBER:
14/001 - A08

DATE:
17/02/2015
SHEET SIZE:
A1
SHEET NUMBER:
09 of 09 Sheets