

Summerset Oakleigh South

Summary of the proposed Retirement Village and Aged Care Development Plan

TPA/54595

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Summerset Background



- New Zealand's second largest retirement village developer and operator was founded in 1997
- Provide a range of independent living options through to a modern care home onsite
- Offer different levels of support and care available within the village as your needs change. We call this our continuum of care
- Over 7,400 residents supported by more than 2,400 employees
- 39 villages completed or under development across New Zealand and Australia
- First Australian village is under construction with 6 others in the pipeline throughout Melbourne and Victoria
- Summerset will be both the owner and operator of the proposed Oakleigh South retirement village with premium aged care



Summerset Purpose and Values



BRINGING THE BEST OF LIFE



STRONG ENOUGH TO CARE

We treat our residents like family

We respect people as individuals



STRIVE TO BE THE BEST

We work hard

We're always learning and improving



ONE TEAM

We look out for each other

We share and listen to each other's ideas

We were founded on a deep respect for people and a strong belief that we will always put our residents at the heart of everything we do.

OUR PHILOSOPHY OF CARE



INDEPENDENT LIVING
VILLAS & APARTMENTS



ASSISTED LIVING
SERVICED APARTMENTS



SPECIALISED CARE
CARE HOMES

Introducing our quality continuum of care model to Australia and tailor it to the Oakleigh South market



Summerset Villages



Design Philosophy and Approach

- We create villages that residents are proud to call home and staff can be proud to work in
- Warm and inviting environments tailored for residents' needs
- Communities with care onsite
- Range of homes to suit people's needs as they age

Retirement Living

- Vibrant and active communities
- Range of homes and sizes including 1, 2 and 3 bedroom villas and apartments
- Serviced apartments offering assisted living

Care Homes

- Premium care homes adopting a small household model
- Dedicated lounges, libraries, activity areas & dining areas in each household
- Professional trained and dedicated staff

Community Wellbeing

- A range of village recreation facilities designed to enhance the quality of life for our residents and opportunities for interaction and enjoyment
- Theatre, chapel, community lounges and dining areas, a bar and activity spaces, wellness centre, exercise room, indoor pool, spa and a salon
- Landscaped gardens, pocket parks, alfresco dining and community gardens

Summerset Oakleigh South



Summerset are seeking to create a quality continuum of care retirement village for the local community at the former school site on 52 Golf Road (corner of Beryl Avenue), Oakleigh South.

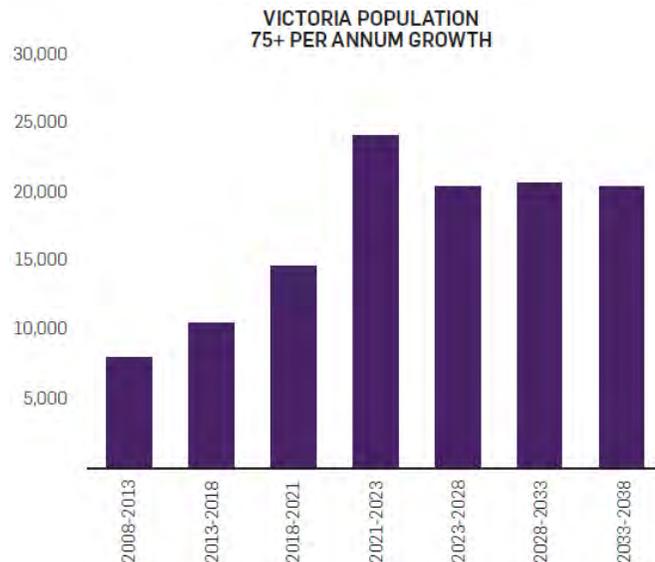
The village will include a range of retirement living options including villas, serviced apartments and a premium aged care home.



Meeting a Community Need

The Silver Tsunami

- The over 75 population is expected to grow 25% over the next 10 years
- There will be a demand for 2,500 retirement units and aged care beds within 5km of the Oakleigh South site
- Existing villages and care homes in the area will be unable to cope with the demand and evolving expectations of the aging population



Ageing In Place

- There is increased demand for quality, local aged care and retirement villages to enable people to age in place, to stay in their local communities and maintain existing family and social connections

Summerset's proposed continuum of care retirement village with aged care onsite for Oakleigh South helps meet this growing demand

Site History

The Golf Road/Beryl Avenue site recently had a Development Plan for 83 residential townhouses was approved by VCAT.

The Oakleigh South village design has been directly informed through analysis of learnings from the previous VCAT cases for the subject land and the approved residential Development Plan, along with concerns previously raised by Council and local residents (such as traffic and parking).

The core principles adopted by Summerset and the wider project team in developing the current Development Plan are as follows:

Approved Development Plan for 83 townhouses



BUILDING HEIGHT:

- A combination of two and three storey built form, with three storey built form located centrally within the site

NORTHERN NEIGHBOUR INTERFACE:

- 6 metre setback to villas
- Attached built form

BERYL AVENUE INTERFACE:

- An open front garden interface with low to no front fences, with spacing of 5 metre separation between townhouse/ villa banks
- Modules of four attached townhouses
- Minimum 6 metre (to garage) to 7 metre (to dwelling) setback
- Private open space to be provided at the rear or side of dwellings

VEHICULAR ACCESS:

- Single main access point to village via Golf Road to limit traffic flow impacts to wider street network
- Shared vehicular and pedestrian way in the centre of the site
- 8 individual villa crossovers to Beryl Avenue and 2 to Bakers Road

GOLF COURSE INTERFACE:

- 4 metre setback to villas

GOLF ROAD INTERFACE:

- 9.1 metre front setback (it is noted that this is varied forward of 9.1m providing additional articulation, but not dimensioned in the Development Plan)
- A module of 4 attached townhouses
- Private open space in the front setback
- High front fence setback 600mm from the title boundary to allow for landscaping

TREE REMOVAL AND RETENTION:

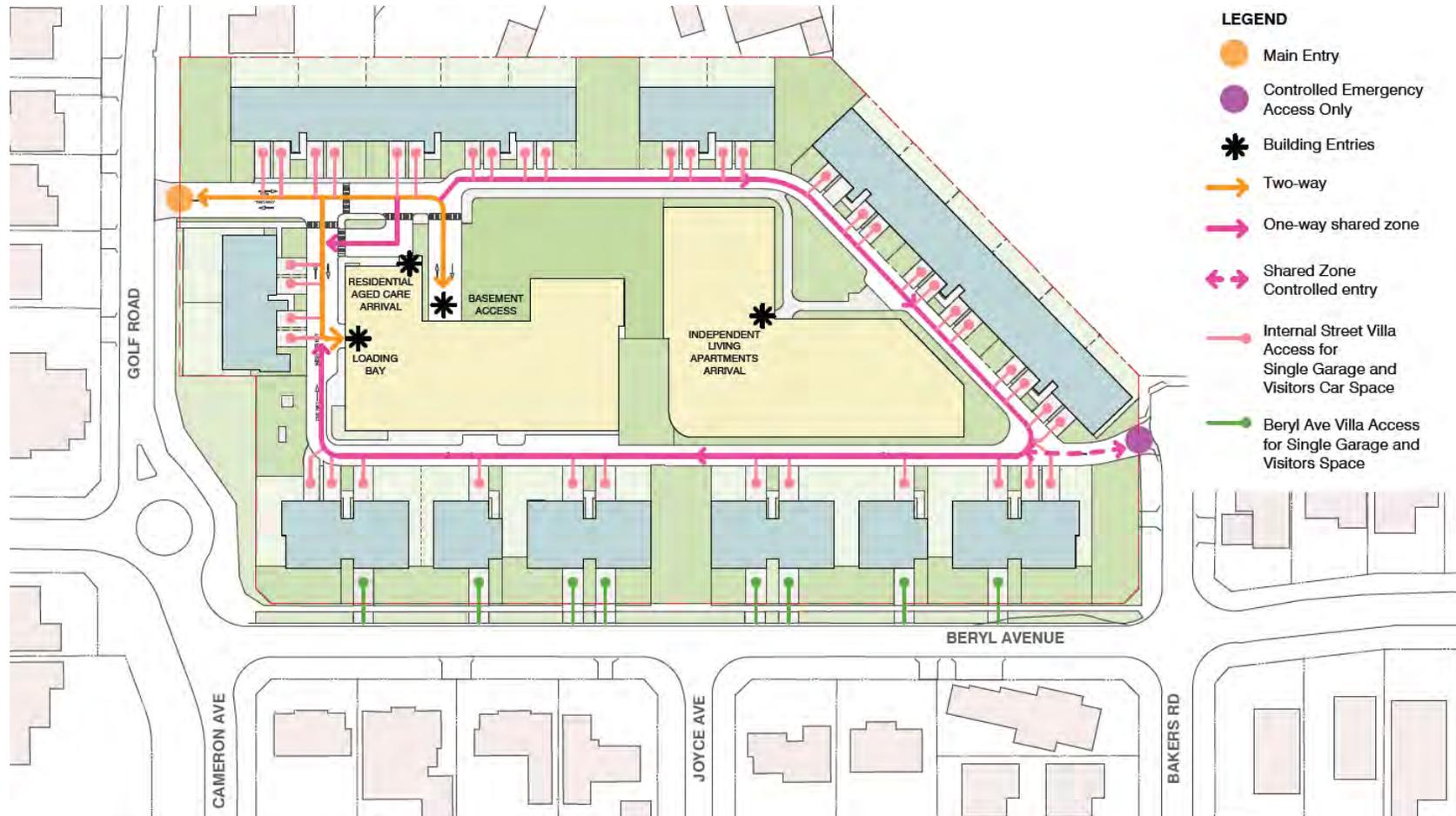
- 9 trees were approved for retention in the previously approved Development Plan

COMMUNAL OPEN SPACE:

- There was no DPO requirement for communal open space, nor dialogue in the VCAT decisions. Notwithstanding, approximately 1,191sqm of communal open space was previously approved, central to the site, supplemented by smaller pockets of open space

The Development Plan

The development plan demonstrates the land use and core design principles for the site demonstrating the location of retirement and aged care, building heights and key setbacks, open space locations, retained trees and the internal road networks and general crossover locations



Indicative Development Summary



The maximum yield permitted by the Development Plan is as follows:

- 57 Residential Aged Care / Assisted Living rooms (RAC building)
- 101 Independent Living Units (being a combination of apartments within an independent living apartment building, and villas around the perimeter)

The following tables provide indicative outcomes to inform technical assessments, based on plans prepared by Fender Katsalidis Architects.

AREA TYPE	APPROXIMATE OVERALL AREA
Site Area	18,000 sqm
Gross Floor Area (GFA)	17,000 sqm
Site Coverage	7,000 sqm (approximately 38%)

Indicative Development Schedule (Areas)

LOCATION	LAND USE ALLOCATION	INDICATIVE QUANTITY
Basement (total 76)	Aged care / staff	17
	Independent Living Apartment Residents	41
	Visitors	18
Ground level (total 104)	Visitors	4
	Villa Residents	50
	Villa Visitors (tandem)	50
TOTAL		180

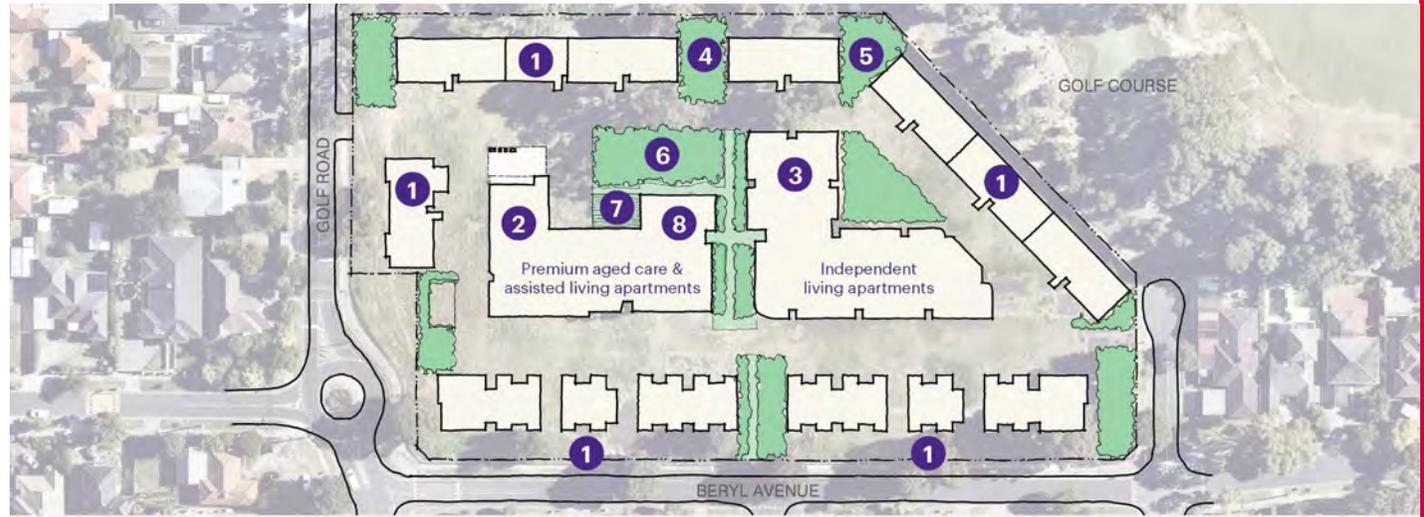
Development Schedule (Aged care, apartments and villas)

TYPE	INDICATIVE QUANTITY
Residential Aged Care Rooms	18
Assisted Living Apartments	26
Independent Living Apartments	41
Villas	50
TOTAL	135

Development Schedule (Car Parking)

Community Vision

- A vibrant, contemporary and boutique village that delivers Somerset's continuum of care
- A community of high quality homes and services catering for a variety of people with different needs and interests
- A place with a distinct character that is timeless and connected with Oakleigh South's local amenity and character



- | | |
|--|-----------------------|
| 1 Independent living villas | 5 Golf Green |
| 2 Premium aged care & assisted living apartments | 6 Village Green |
| 3 Independent living apartments | 7 Outdoor Terrace |
| 4 Community Gardens | 8 Community Amenities |



Responsive Design



A streetscape rhythm reflective of the surrounding suburban typology



Respectful boundary interfaces with setbacks and building breaks to create visual permeability



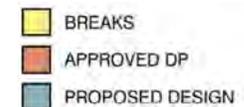
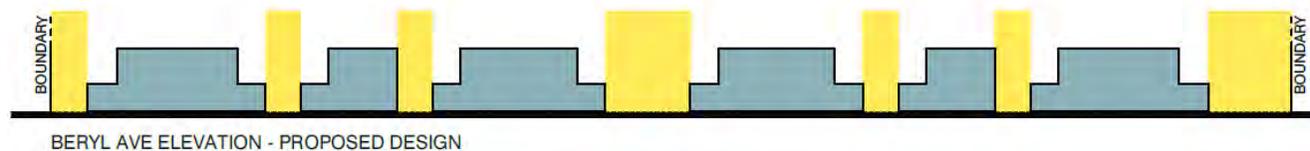
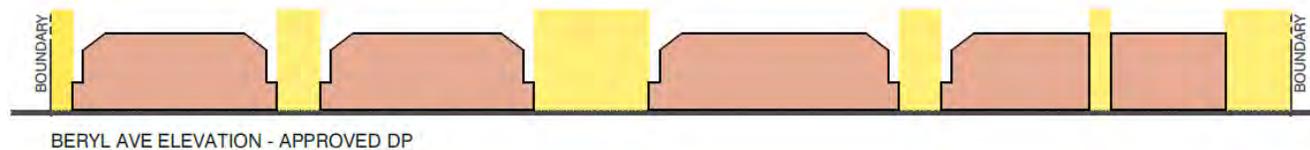
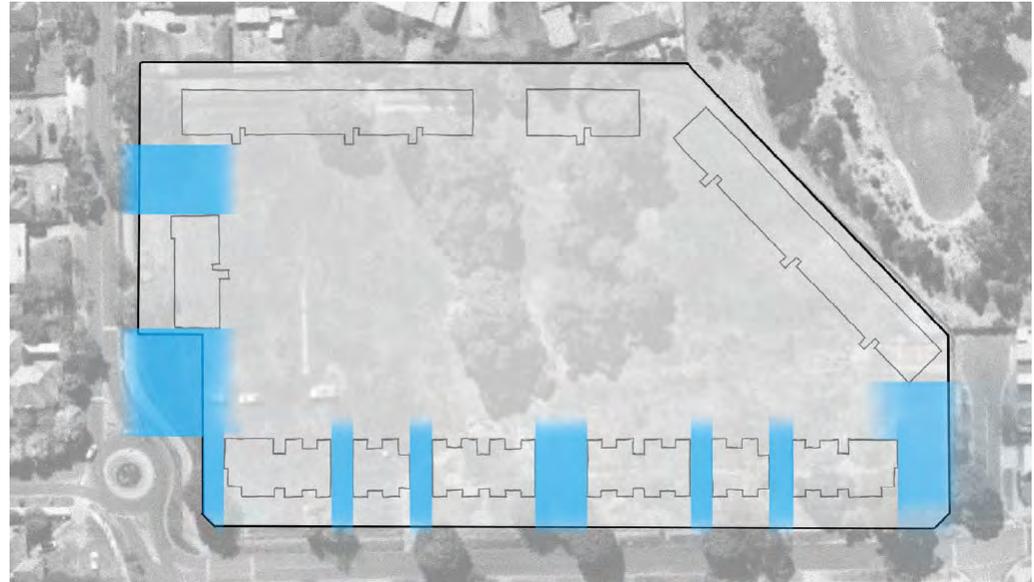
Connected open spaces and green corridor views to complement the surrounding landscape character



Retention of trees where possible, in particular at key public vistas

Respectful Street Interfaces

- Summerset proposes a streetscape rhythm more sympathetic to the detached style of the surrounding streets with smaller semi-detached building modules
- Beryl Avenue will see greater permeability in the built form – detached and semi detached dwelling styles, compared to the approved residential development plan along with greater 1st floor setbacks between buildings
- A green spine to break up the streetscape, aligned with Joyce Avenue
- The outcome retains additional trees facing the street and provides for reduce built form mass compared to the approved development plan



Respectful Street Interfaces



Artist's Impression of the proposed indicative villas viewed from the corner of Beryl Avenue and Cameron Avenue



Artists Impression of the proposed indicative villas viewed from the corner of Beryl Avenue and Bakers Road

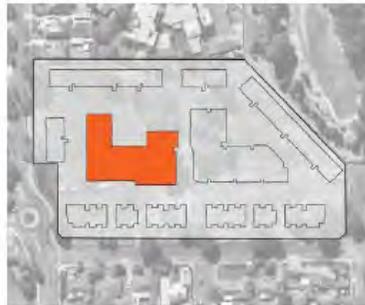
Building Heights

- Building heights are respectful of the low rise nature of the local area
- Two storey, semi-detached townhouse style villas along Beryl Avenue, Golf Road and adjacent to existing properties
- The aged care building and independent living apartments are located central to the site, to respect the low scale character of Beryl Avenue and Golf Road

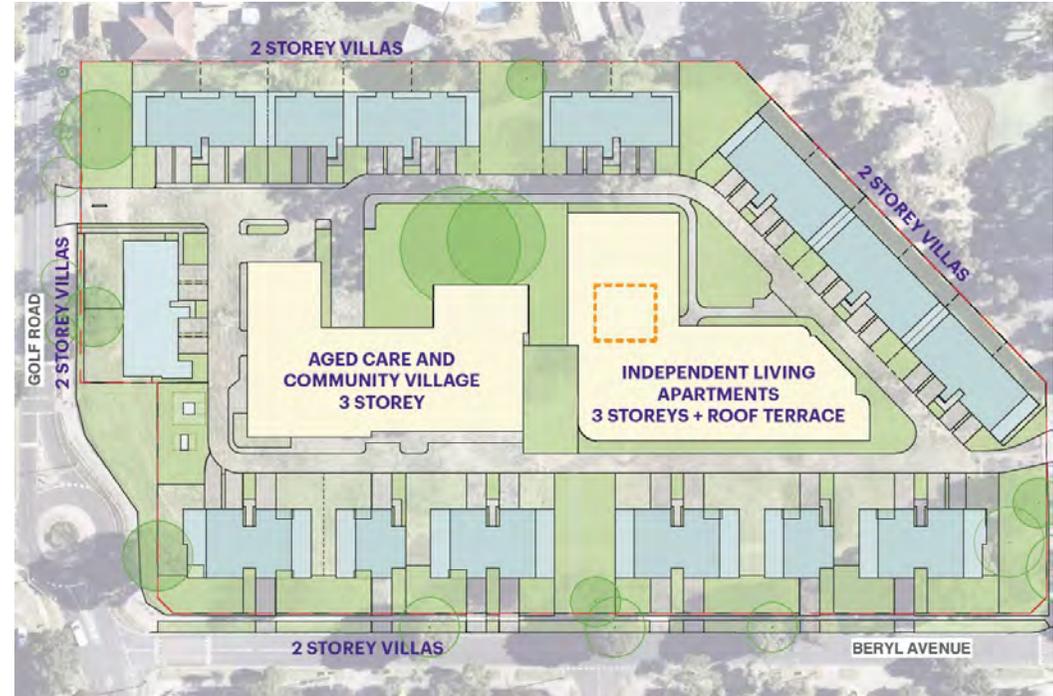
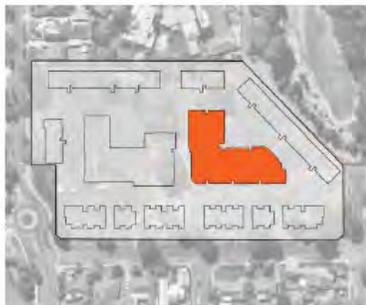
Bounding 2-storey villas



3-storey residential aged care



3-storey independent living apartments



LEGEND

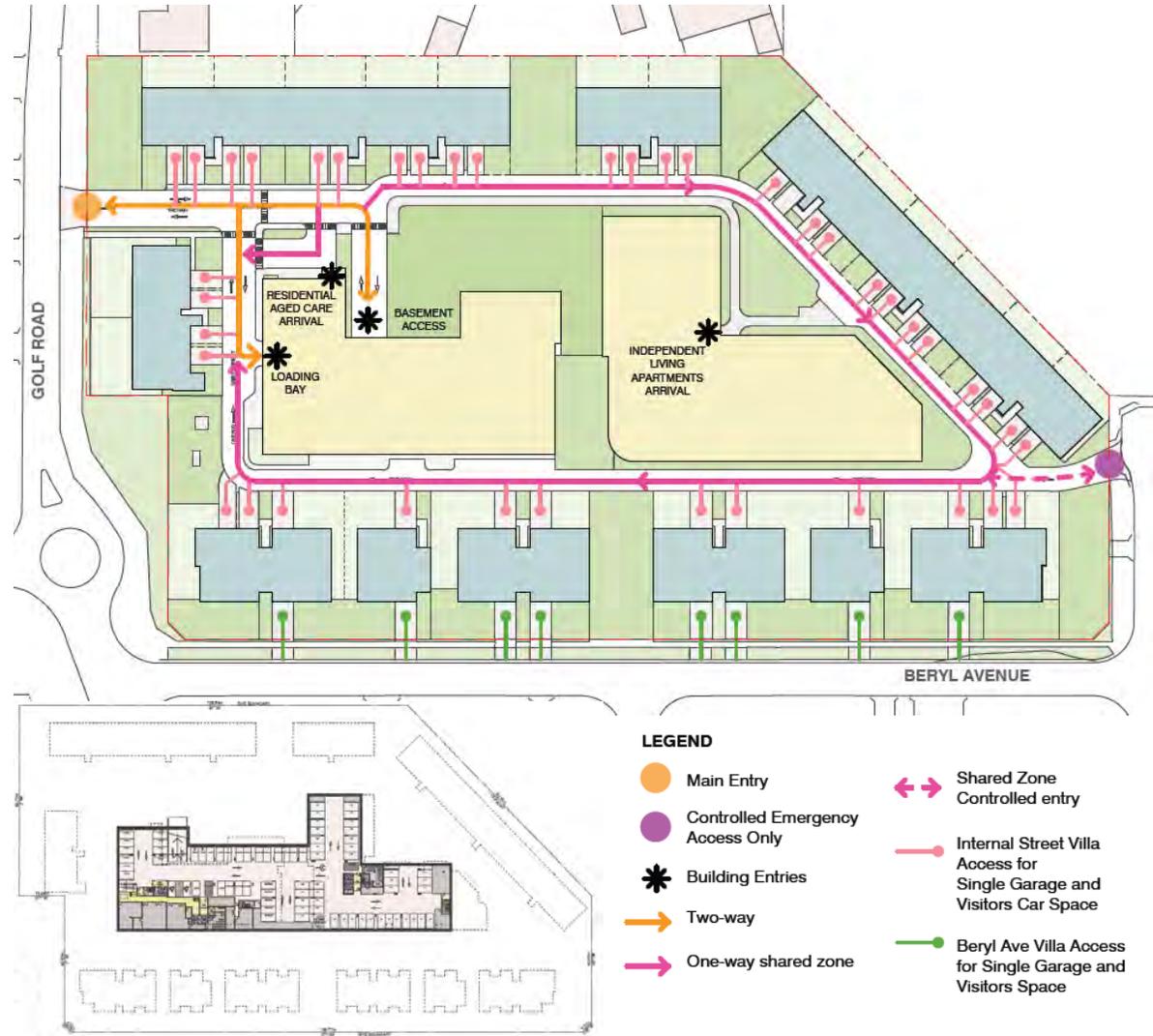
- Villas: 2 Storey
- Residential Aged Care and Independent Living Apartments: 3 Storey
- Roof Terrace
- Existing Street Trees
- Retained trees within Boundary

Traffic and Access

- Principal village access from Golf Road
- Emergency vehicle only access from Bakers Road
- Formal 2-way roadway to Aged Care building and basement parking with separate footpath
- Separate footpaths adjacent to formal roadways
- 1-way shared footpath/roadway to balance of the village servicing 32 villas (previously 73 in the approved plan)

The proposed retirement village will generate substantially less traffic compared to the approved residential development plan

A 28% reduction in daily traffic generation and a 45% reduction in peak hour movements



Car Parking Provision

Research and studies continually demonstrate that retirement and aged care residents generally drive less frequently, have lower car ownership rates, and tend to avoid driving during peak times.

An over supply of parking (over what is required under the planning scheme) will be provided to ensure all residents, visitors and staff park on site without relying on surrounding streets.

- All parking for aged care staff and visitors, independent living apartment residents and visitors is provided in a basement.
- Every villa is provided with a garaged parking space and a single parking space in front for visitors.

USE	SIZE / NO.	STATUTORY PARKING RATE (COLUMN B)	PARKING REQUIREMENT ⁽¹⁾	PARKING PROVISION	SHORTFALL / SURPLUS
Residential Aged Care Homes	44 units	0.3 car spaces to each lodging room	13	17 (2)	+ 4
RETIREMENT VILLAGE COMPONENT					
One-Bedroom Independent Living Apartments	6	1 car space to each one or two bedroom dwelling	6	41	- 11
Two-Bedroom Independent Living Apartments	24		24		
Three-Bedroom Independent Living Apartments	11		22		
Two-Bedroom Villas	38	1 car space to each one or two bedroom dwelling	38	76 (3)	+ 38
Three-Bedroom Villas	12	2 car spaces to each three or more bedroom dwelling	24	24	-
Visitors	91	None Required	-	-	-
Visitor Car Parking	-	-	-	22	+ 22
TOTAL	-	-	127	180	Overall Surplus of 53 spaces Including reduction of 11 spaces for ILUs

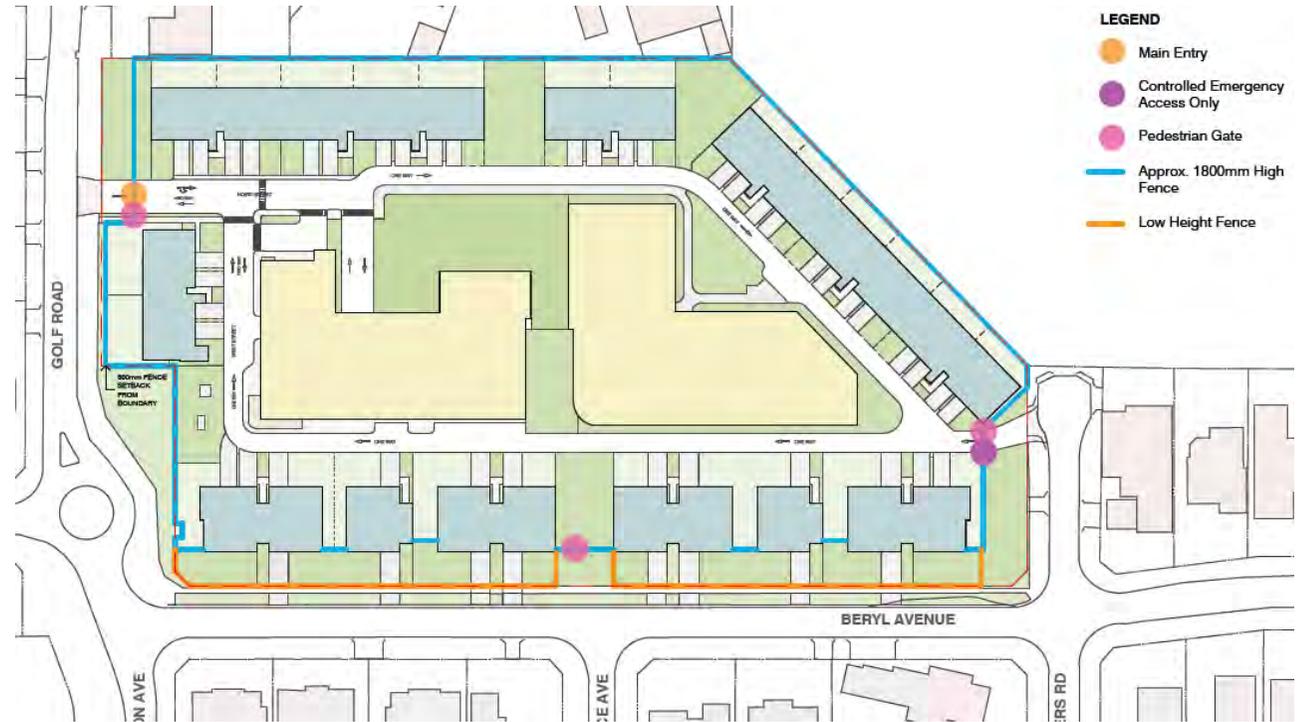
Note: 1. Clause 52.06-5 specifies that where a car parking calculation results in a requirement that is not a whole number, then number of spaces should be rounded down to the nearest whole number.

Note: 2. Including car parking allocated to staff and residents.

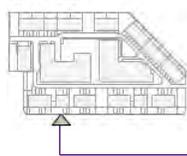
Note: 3. Including one surplus car space in front of each garage, for use by visitors etc.

Safety and Security

- Many are attracted to retirement living due to the additional safety and security the communities provide to older residents.
- In keeping with the streetscape character of Beryl Avenue, low scale, open fences are proposed to the street frontage, with higher fences in between buildings. This creates a secure fence line to ensure the safety and security that is required for aged care and retirement living use.
- Secure gates will be located on Golf Road at the main access point as well as the emergency access on Bakers Road.

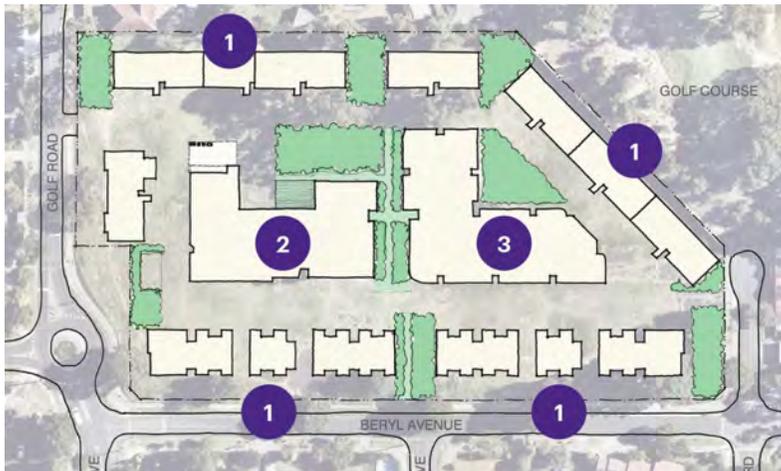


KEY PLAN



Quality Architectural Design

- The Summerset Oakleigh South premium aged care and retirement village will include a continuum of care mix of accommodation from independent living villas and apartments, to assisted living apartments and aged care suites.
- The master plan respects the single and double storey nature of the Oakleigh South with high quality architecture.
- The village proposes a maximum of two storey, semi detached townhouse style buildings along Beryl Avenue and Golf Road



- 1 Independent living villas
- 2 Premium aged care & assisted living apartments
- 3 Independent living apartments

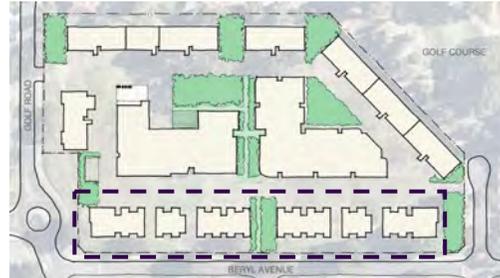


Independent Living Villas

Beryl Avenue

The Beryl Avenue independent living villas provide single level, 2-bedroom accommodation with private garage parking and open space in a modern, suburban town house style setting

Private lifts will provide access to the upper level villas, considering the changing needs of seniors. Upper level villas will have ground level garage parking and balconies for private open space.



GROUND VILLA



UPPER VILLA

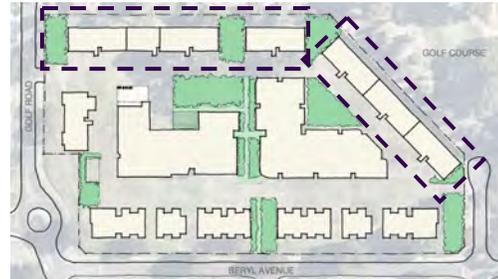


Independent Living Villas

Northern

The independent living villas provide single level accommodation with private garage parking and open space in a modern, suburban town house style setting. Villas come in two and three bedroom configurations.

Private lifts will provide access to the upper level villas, considering the changing needs of seniors. Upper level villas will have ground level garage parking and balconies for private open space.



GROUND VILLA



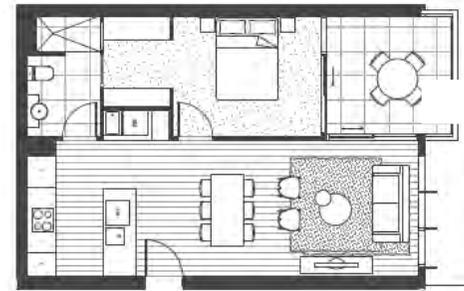
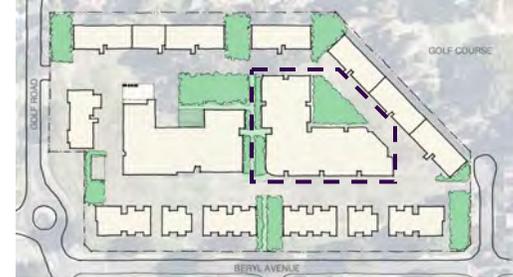
UPPER VILLA

Independent Living Apartments



Specifically designed for 70+, the independent living apartments provide a downsized living experience in 1, 2 and 3 bedroom configurations.

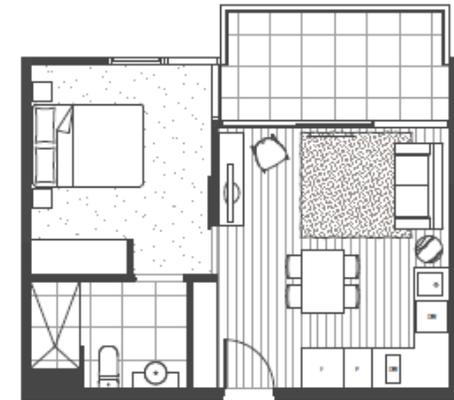
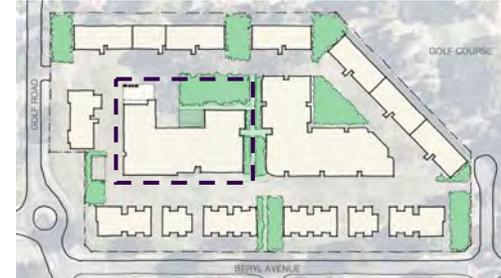
Each apartment comes with private balcony and secure basement parking. A roof terrace for the entire village sits atop of the independent living apartment building with golf course tree-top views.



Assisted Living Apartments

Village residents will have the option of assisted living, 1 bedroom, apartments, providing medium level care such as cleaning, laundry and meals. Residents have access to on site healthcare staff.

Residents have access to dedicated communal kitchen, lounge and terrace as well as the broader retirement village amenities.



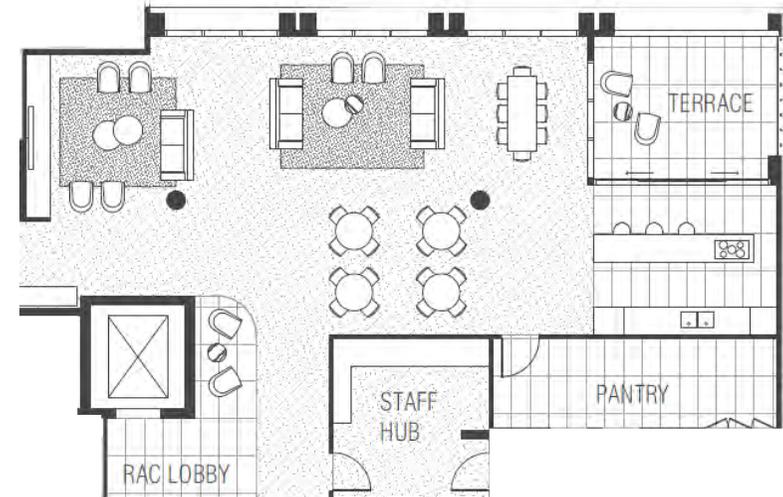
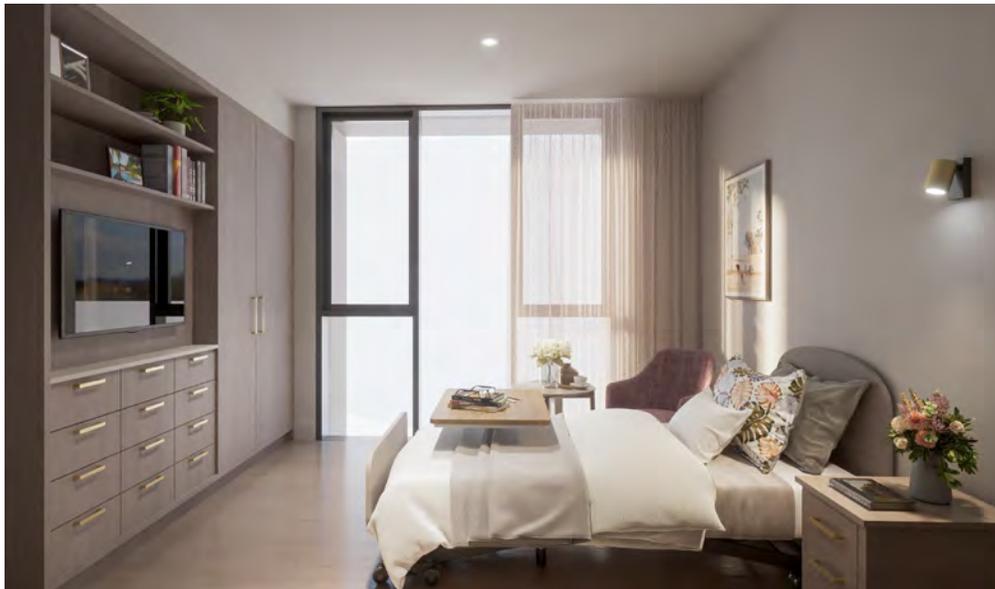
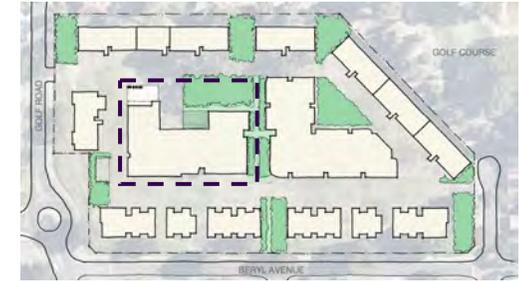
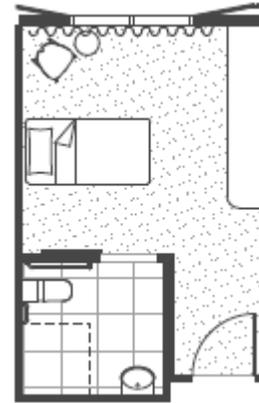
Premium Aged Care



As part of Summerset's continuum of care offering, residents will have access to premium care rooms with 24/7 staff and dedicated dining, lounge and terrace facilities.

Summerset is committed to provide care in a domestic setting with quality design that avoids an institutional feel.

Staff and visitors are provided with ample parking within the basement.



Landscape Design

Extensively landscaped with well considered and purposeful open spaces including: alfresco dining and terrace; BBQ and open lawn; green links; pocket parks.

Active recreational spaces such as: golf putting green and community gardens. Landscaping will be predominantly native vegetation.

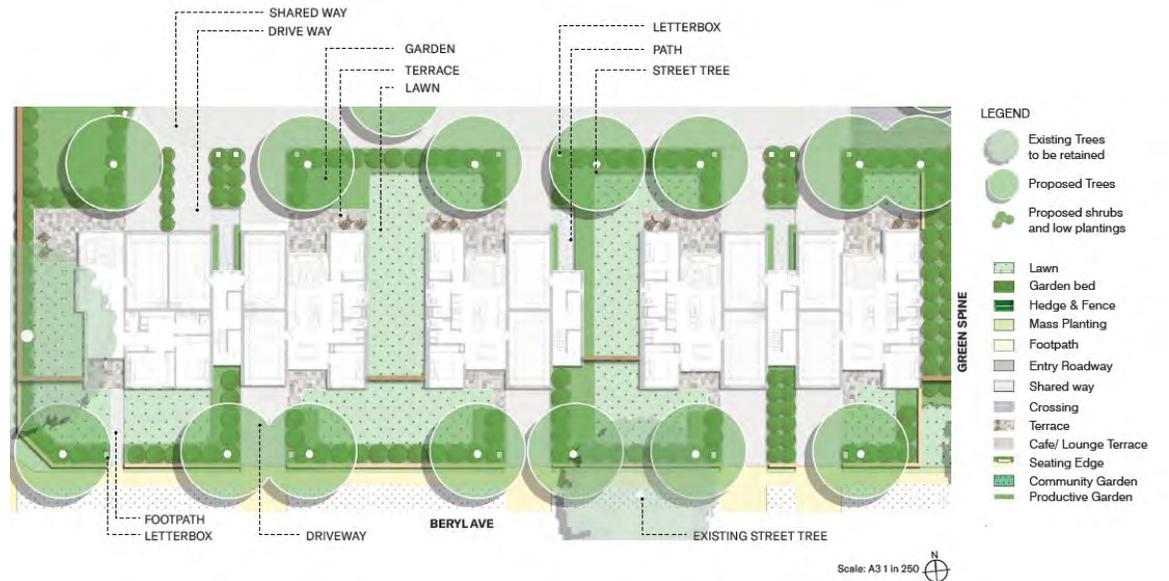
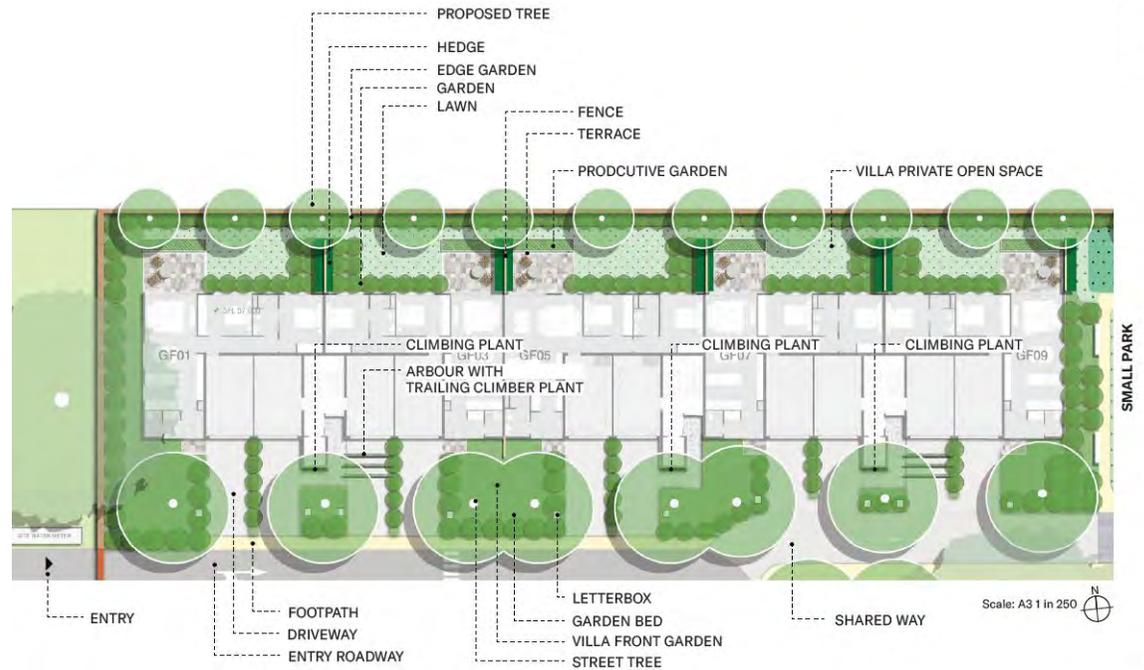


Landscape Design

Villas are set in a landscape setting with high quality gardens predominantly planted with drought tolerant native vegetation.



Indicative arbour and facade creeper.

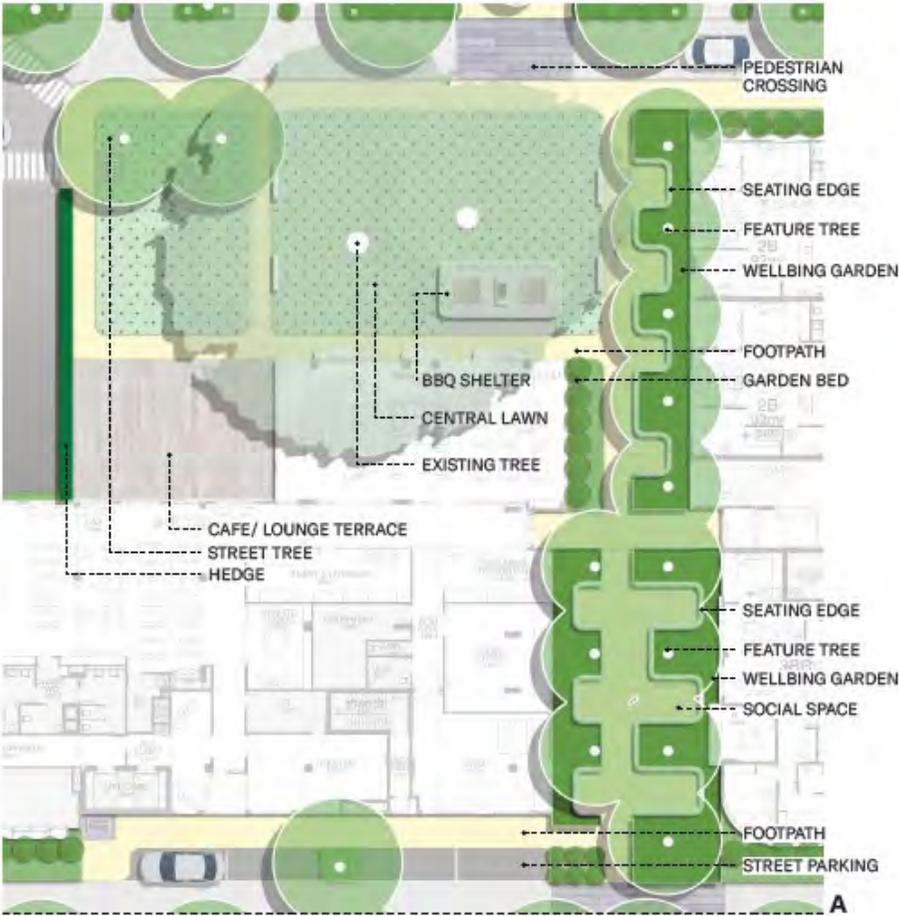


- LEGEND**
- Existing Trees to be retained
 - Proposed Trees
 - Proposed shrubs and low plantings
 - Lawn
 - Garden bed
 - Hedge & Fence
 - Mass Planting
 - Footpath
 - Entry Roadway
 - Shared way
 - Crossing
 - Terrace
 - Cafe/ Lounge Terrace
 - Seating Edge
 - Community Garden
 - Productive Garden

Landscape Design



Putting Green



Village Green

Landscape Design



Landscape Design



ARTISTS'S IMPRESSION

Village green and outdoor terrace. The heart of the village community