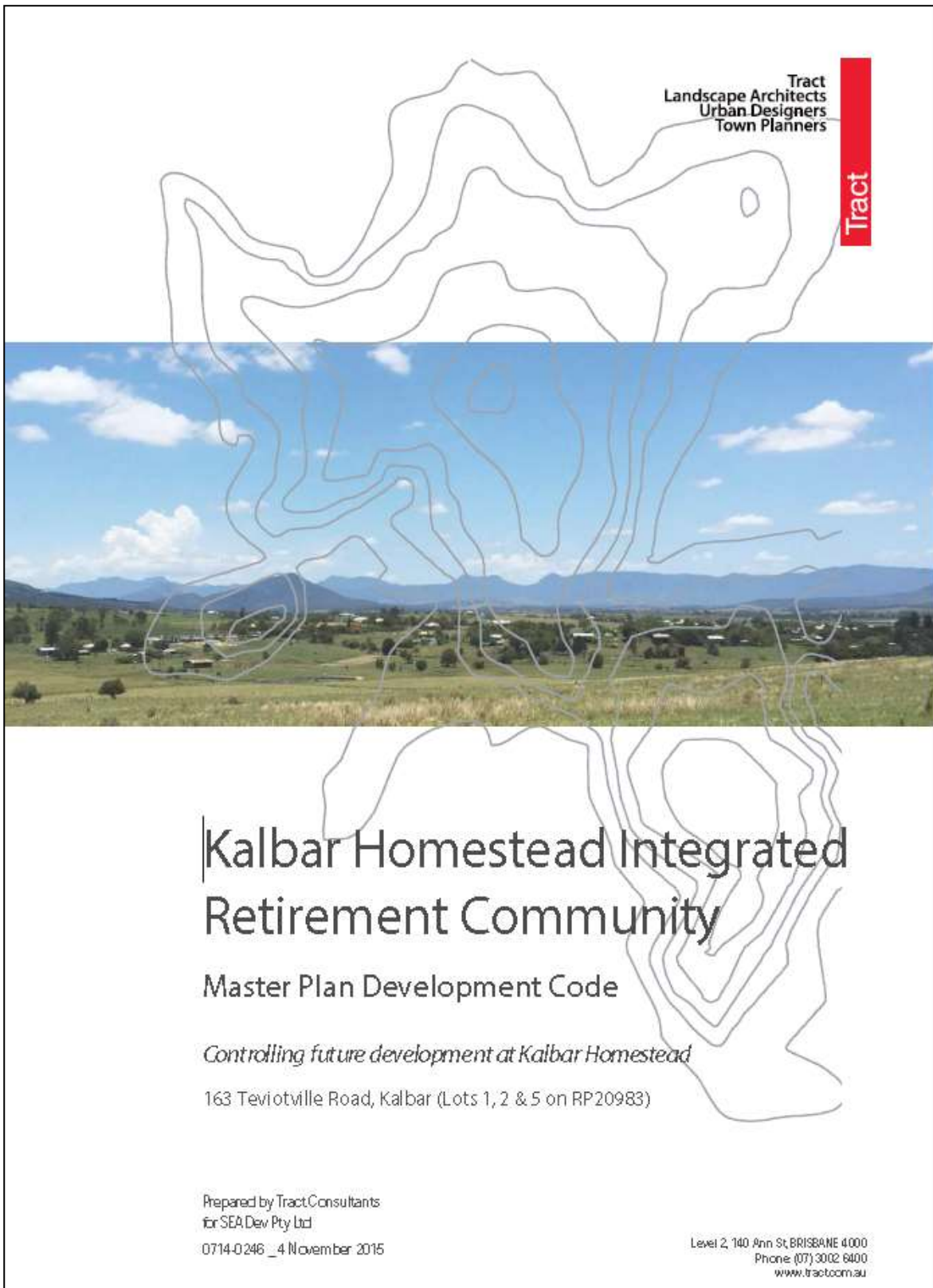


**Attachment 2. Kalbar Homestead Integrated Retirement Community - Master Plan Development Code dated 4 November 2015**



Tract  
Landscape Architects  
Urban Designers  
Town Planners

Tract

# Kalbar Homestead Integrated Retirement Community

## Master Plan Development Code

*Controlling future development at Kalbar Homestead*

163 Teviotville Road, Kalbar (Lots 1, 2 & 5 on RP20983)

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0714-0246 \_4 November 2015

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# 1 INTRODUCTION

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Pursuant to section 242 of the *Sustainable Planning Act 2009 (SPA)*, this document, being the *Kaibar Homestead Master Plan Development Code* (the *Master Plan Code*), serves to control future development over land at 163 Teviotville Road, described as Lots 1, 2 & 5 on RP20983 (the *Kaibar Homestead Preliminary Approval Area*).

The *Master Plan Code* incorporates level of assessment tables and assessment provisions that create a site specific framework for establishing a range of uses, designed to create a rural themed integrated retirement community.

The range of activities intended include, but are not limited to, residential aged care facilities, supported living accommodation, independent living units, community and recreational facilities, display dwellings, staff/short term accommodation, landscaped open space, and associated ancillary uses.

The *Master Plan Code* serves to establish additional local planning requirements and controls to those already outlined in the *Boonah Shire Planning Scheme 2006*.

Where the *Master Plan Code* varies from the requirements set out in the *Boonah Shire Planning Scheme 2006*, the *Master Plan Code* will prevail.

A form of development that is not specifically mentioned in the *Master Plan Code Table of Development* will revert back to the level of assessment provisions under the *Boonah Shire Planning Scheme 2006*.

## 2 STATUTORY CONTEXT

This *Kalbar Homestead Master Plan Development Code* applies to over land at 163 Tewiotville Road, described as Lots 1, 2 & 5 on RP20983, identified by the Boonah Shire Planning Scheme 2006 as being within the Rural Zone.

This *Kalbar Homestead Master Plan Development Code* shall be read in conjunction with the Boonah Shire Planning Scheme 2006, current at 20 December 2013 (the Planning Scheme).

Unless otherwise stated, words in this *Kalbar Homestead Master Plan Development Code* have the same meaning as words within the Planning Scheme.

Where there is no provision contained within this *Kalbar Homestead Master Plan Development Code* to vary an equivalent or similar provision of the Planning Scheme, the provisions contained within the Planning Scheme, including applicable Planning Scheme Codes, shall apply.

To avoid confusion, where there is any conflict between the *Kalbar Homestead Master Plan Development Code* and the Planning Scheme or Planning Scheme Codes, the *Kalbar Homestead Master Plan Development Code* prevails.

Pursuant to section 242 of the SPA, the *Kalbar Homestead Master Plan Development Code* varies the effect of the Planning Scheme by altering or overriding sections of the current Planning Scheme, these sections include:

- Definitions
- Level of Assessment Tables
- Rural Zone Code
- Community Facilities Code
- Residential Development Code
- Economic Resources Overlay – OM1A Good Quality Agricultural Land

In place of these items of the planning scheme, this *Kalbar Homestead Master Plan Development Code* identifies:

- Definitions – Section 3
- Level of Assessment for definitions – Section 5
- Development Code for applications – Section 7

**Note:** Any references in this document to 'Planning Scheme' is, unless otherwise explicitly stated, a reference to the Boonah Shire Planning Scheme 2006, current at 20 December 2013.

### 3 DEFINITIONS

Unless otherwise defined in this section of this Master Plan Code, all terms listed within the Master Plan Code have the same meaning as that provided in the Planning Scheme. In the event that an item may be defined under a definition that is similar under the Planning Scheme, the definitions in this Master Plan Code shall apply.

**Kalbar Homestead Preliminary Approval Area (PAA)** means all land subject to this Preliminary Approval identified at the time of approval as Lots 1, 2 & 5 on RP209136.

**Attached Duplex Townhouse** means a premise, which is used or intended to be used for the accommodation of aged and retired people. The accommodation is provided as self-contained dwelling units, provided as an attached duplex product and may be relocatable. Dwellings may utilise community care services as required by residents.

**Caretaker's Accommodation** means a dwelling unit for a caretaker in connection with a particular purpose on the same site.

**Central Facilities** means an area that provides various services to the residents of the Homestead. These facilities and services may include: Commercial Premises, Community Facilities, Food Premises, Indoor Recreation, Outdoor Recreation and Shop – as per the Boonah Shire Planning Scheme 2006, current at 20 December 2013.

**Detached Hillside Home** means a premise, which is used or intended to be used for the accommodation of aged and retired people. The accommodation is provided as a self-contained detached dwelling. Dwellings may utilise community care services as required by residents.

**Display Dwelling** means the temporary use of premises for displaying buildings that can be purchased by potential residents.

**Residential Aged Care** means age care units used or intended to be used for accommodation and care of aged or retired people. The units include facilities to provide a high level of care to residents.

**Short Term Accommodation** means accommodation that is used by staff, residents or visitors on a temporary basis.

**Supported Living Apartment** means a dwelling unit used or intended to be used for accommodation of aged and retired people in an attached multiple dwelling apartment product. The use will include age care services and care, as required by residents.

The following plans mean those plans approved as part of this Preliminary Approval:

- **Precinct and Indicative Staging Plan (24 June 2015)**
- **Access and Circulation Plan (9 July 2015)**
- **Vegetation Management Plan (5 March 2015)**
- **Tree Protection Management Plan (February 2015)**
- **Indicative Landscape Concept Master Plan (24 June 2015)**
- **Flood / Stormwater Management Plan<sup>1</sup> (5 March 2015)**
- **Bushfire Hazard Assessment and Mitigation Plan (6 March 2015)**
- **Water Supply & Wastewater Report (4 March 2015)**

These plans have been appended to the rear of this report for ease of reference.

<sup>1</sup>This plan includes the additional information provided in the response to information request.

## 4 INTENT STATEMENT

The Kalbar Homestead Preliminary Approval Area is intended for an integrated retirement community comprising a mix of uses, including but not limited to residential aged care facilities, supported living accommodation, independent living units, community, commercial and recreational facilities, display dwellings, staff/short term accommodation, landscaped open space, and associated ancillary uses.

New development is intended to reflect a rural character and is to be centred on a new Homestead Community Building and central facilities hub, offering a variety of activities. The central Community Hub will provide opportunities for residents and visitors of a range of age, ability and interest to interact and socialise resulting in an inclusive and integrated retirement community.

Accommodation will also cater for a variety of ages, abilities and needs. From a high care, residential aged care facility through to independent living units, care and support services will be available on a transitioning continuum. Building, siting and typology will also reflect the varying needs of residents with higher density apartment living being located within proximity to central services and activities, lower duplex townhouse living being within the next available proximity and low density detached dwelling houses will be located on higher steeper areas of the site further from the central facilities.

Gaining access from Teviotville Road, internal roadways will provide a logical and legible hierarchy of low key access driveways for circulation throughout the facility. These access ways will have an informal rural character and landscape theme. Access ways will be minimal width yet designed for practicality and ease of circulation throughout. Flush edges with grass and stone lined swales alongside will ensure positive drainage treatments.

The Kalbar Homestead Preliminary Approval Area has been divided into five precincts (A, B, C, D and E).

The precincts are intended to have distinctive characteristics and are a reflection of the preferred future development pattern for the Kalbar Homestead Preliminary Approval Area. Accordingly, the planning requirements within each precinct vary.

Staging is intended to occur in the sequence of developments in order generally from the Teviotville Road frontage of the site to the rear hillside area. However, this may vary, provided development is staged sequentially across the Preliminary Approval Area.

The precincts are identified on the Kalbar Homestead – Precinct and Indicative Staging Plan prepared by Tract Consultants and comprise:

Precinct A	Hillside Living Precinct
Precinct B	Central Living Precinct
Precinct C	Community Hub Precinct
Precinct D	Riparian Precinct
Precinct E	Arrival Precinct

### 4.1 Precinct A Hillside Living Precinct

Precinct A comprises higher and generally steeper areas of the Preliminary Approval Area and is intended to accommodate more active and independent retirement aged persons.

In keeping with the rural character of the surrounds, buildings will be low density (circa 7.5 dwellings per hectare) detached dwellings and utilise traditional rural materials (tin and timber). Buildings will be oriented to maximise views to the surrounding mountains and landscape. The built form in this precinct will result in single storey dwellings, providing entrance at natural ground level supported by stilts at the rear as required by the slope of the land.

Attached duplex dwellings may be appropriate in lower flatter areas where minimal earthworks are required to site buildings and buildings are less visible from public areas.

Roads will be of a local access loop and driveway widths and shared path connections will be provided to allow safe pedestrian access to the central facilities.

#### 4.2 Precinct B Central Living Precinct

Precinct B comprises land that is generally lower and flatter areas of the Preliminary Approval Area and is within proximity to the Homestead Community Building and other central services.

New development is intended for independent retirement living with the option of support services for those residents requiring some assistance.

Given the proximity to central services, densities are higher than other independent living areas (circa 15 dwellings per hectare). Buildings are predominantly of an attached duplex typology but may be a detached dwelling and will comprise or reflect traditional rural building materials.

Dwellings will be accessed from primary and secondary access roads within the development. Formal and informal pathways will allow safe pedestrian access from dwellings to all parts of the site.

#### 4.3 Precinct C Community Hub Precinct

Precinct C comprises the lowest / flattest area of the site and new development is generally intended to be developed and used for a mix of purposes, including:

- Residential aged care accommodation and related services
- Supported living apartments
- Central passive and active recreational facilities including
  - o Performance open space area
  - o Community / kitchen garden
  - o Bowls green
  - o Tennis courts
  - o Swimming pool
  - o Men's shed
- Central facilities building which may including the following activities
  - o Lounge, gym, Library, Cinema, Bar, Dining / Restaurant, and Consulting Rooms

Located central to the site, the above activities will be accessible from all other areas through proximity and highest order internal roadways.

Pedestrian access will be available via a network of formal and informal pedestrian access ways.

#### 4.4 Precinct D Riparian Precinct

Precinct D generally comprises the area of the Preliminary Approval Area below the Q200 flood line.

Earthworks will be required to reshape sections of the water course to allow for better flooding outcomes for the site and to allow efficient bridge designs.

Revegetation of watercourse zones using local native tree species, planted in naturalistic groupings. These trees will provide shade to the water courses and water bodies to temper heat and improve water health. They will also provide further bank stabilisation, corridor connections and biodiverse habitat linkages, as well as enhanced landscape visual amenity.

Informal shared paths for active and passive recreation, key nodes and meeting points will be incorporated for the added connectivity and enjoyment of residents and visitors.

#### 4.5 Precinct E Arrival Precinct

Precinct E is located at the main entrance from Teviotville Road at the south-western corner of the Preliminary Approval Area

As this provides the first impression of the development, high quality entry features will be included with the large fig tree featuring as part of the primary access road.

The existing homestead and out building will be utilised for site administration, caretaker's accommodation and / or sales office.

Initially, the independent living unit building typologies from Precincts A and B will be used as display dwellings for prospective residents within Precinct E. Over time, the dwellings may be repurposed for either staff or visitor short term accommodation.



## 5 LEVEL OF ASSESSMENT

The level of assessment table specifies the level of assessment applicable to proposed development and is provided in Table 1 below.

Table 1 – Kalbar Homestead Level of Assessment Table

Defined Use or Type of Development	Level of Assessment	Assessment Criteria
<b>Precinct A – Hillside Living Precinct</b>		
Detached Hillside Home	Where in Precinct A and compliant with assessment criteria <b>Self-assessable</b> Otherwise Code assessable	Kalbar Homestead Master Plan Development Code
Attached Duplex Townhouse	Where in Precinct A and compliant with assessment criteria <b>Code assessable</b> Otherwise Impact assessable	Kalbar Homestead Master Plan Development Code
<b>Precinct B – Central Living Precinct</b>		
Detached Hillside Home	Where in Precinct B and compliant with assessment criteria <b>Self-assessable</b> Otherwise Code assessable	Kalbar Homestead Master Plan Development Code
Attached Duplex Townhouse	Where in Precinct B and compliant with assessment criteria <b>Self-assessable</b> Otherwise Code assessable	Kalbar Homestead Master Plan Development Code
<b>Precinct C – Community Hub Precinct</b>		
Residential Aged Care	Where in Precinct C and are compliant with assessment criteria <b>Code assessable</b> Otherwise Impact assessable	Kalbar Homestead Master Plan Development Code
Supported Living Apartments	Where in Precinct C and are compliant with assessment criteria <b>Code assessable</b> Otherwise Impact assessable	Kalbar Homestead Master Plan Development Code
Central Facilities	Where in Precinct C and are compliant with assessment criteria <b>Code assessable</b> Otherwise Impact assessable	Kalbar Homestead Master Plan Development Code

Defined Use or Type of Development	Level of Assessment	Assessment Criteria
Precinct E – Arrival Precinct		
Display Dwelling	Where in Precinct E and are compliant with assessment criteria <b>Code assessable</b> Otherwise impact assessable	Kalbar Homestead Master Plan Development Code
Short Term Accommodation	Where in Precinct E and are compliant with assessment criteria <b>Code assessable</b> Otherwise impact assessable	Kalbar Homestead Master Plan Development Code
Caretaker's Accommodation	Where in Precinct E, compliant with assessment criteria and located in an existing premises <b>Self-assessable</b> Otherwise code assessable	Kalbar Homestead Master Plan Development Code

**Note:** In the event of a Defined Use or Type of Development being similar to that of the Planning Scheme, the level of assessment identified in Table 1 above overrides those identified in the Planning Scheme

## 6 ASSESSMENT CRITERIA

For the purpose of this Master Plan Development Code, the Assessment Criteria (Applicable Codes) relevant to all Self-assessable, Code Assessable and Impact Assessable development includes the Kalbar Homestead Master Plan Development Code as provided in section 7 of this Master Plan Development Code.

## 7 KALBAR HOMESTEAD MASTER PLAN DEVELOPMENT CODE

### 7.1 Provisions of the Kalbar Homestead Master Plan Code

The following provisions comprise the Master Plan Code:

- Compliance with the Master Plan Code;
- Overall outcomes of the Master Plan Code; and
- Performance Outcomes and Acceptable Outcomes for the Master Plan Development Code.

### 7.2 Compliance with the Kalbar Homestead Master Plan Code

Development that is consistent with the Acceptable Outcomes of the Master Plan Code, complies with the Performance Outcomes of the Master Plan Code.

Development that is consistent with the Performance Outcomes of the Master Plan Code, complies with the Overall Outcomes of the Master Plan Code.

### 7.3 Overall Outcomes of the Kalbar Homestead Master Plan Code

The Overall Outcomes are the Intent Statement as provided in Section 4 of this Master Plan Code.

### 7.4 Performance Outcomes and Acceptable Outcomes of the Kalbar Homestead Master Plan Code

The Performance Outcomes for the Master Plan Code are included in Column 1 of Table 2, and Acceptable Outcomes in column 2 of Table 2.

### 7.5 Self-assessable development

Self-assessable development must comply with all Acceptable Outcomes of the Master Plan Code.

Table 2 – Performance Outcomes and Acceptable Outcomes for Self-assessable and Assessable development

Column 1 Performance Outcomes	Column 2 Acceptable Outcomes
<b>Land Use</b>	
PO1 Development is designed to be integrated with surrounding land uses.	AO1 Development integrates and connects with adjoining land uses in general accordance with the <b>Precinct and Indicative Staging Plan</b> .
PO2 The PAA provides a mix of uses that address the relevant demographic housing demand.	AO2 Land uses are provided in general accordance with the <b>Precinct and Indicative Staging Plan</b> and Table 4 of the Master Plan Development Code.
PO3 Ancillary uses to accommodation within the PAA are provided within the PAA to service demand generated by residents and staff.	AO3 Development is provided and sequenced in general accordance with the <b>Precinct and Indicative Staging Plan</b> .

Column 1 Performance Outcomes	Column 2 Acceptable Outcomes
<b>Built Form</b>	
<p>PO4 Dwelling density is provided to meet the character and intent identified for each precinct.</p>	<p>A04.1 Where in Precinct A (approximately 18ha) <del>dwelling density does not exceed 7.5 dwellings per hectare. dwellings numbers do not exceed 101 units.</del></p> <p>A04.2 Where in Precinct B (approximately 5.5 ha) <del>dwelling density does not exceed 15 dwellings per hectare. dwellings numbers do not exceed 86 units.</del></p>
<p>PO5 Building separation distances offer residents privacy and access to adequate ventilation and sunlight.</p>	<p>A05.1 Where in Precinct A, B or E separation distances between buildings are at least 5.5m.</p> <p>A05.2 Where in Precinct C separation distances between buildings are at least 5.0m</p>
<p>PO6 Building size, scale and form ensures that the development is consistent with the general rural character of the surrounding area.</p>	<p>A06.1 Where in Precinct A, B or E, building height does not exceed one storey or 8.5m above ground level.</p> <p>A06.2 Where in Precinct A, B or E the front building setback is 6m from the edge of pavement of access road or within 20% of the average setback of adjoining buildings.</p> <p>Note: 'pavement' does not include additional parking and manoeuvring areas between Local Access Driveways and dwellings as indicated on <b>Access and Circulation Plan</b></p>
<p>PO7 Building material and form reflect those typical in traditional rural buildings.</p>	<p>A07.1 Where in Precinct A, B or E, buildings predominantly comprise lightweight materials incorporating tin and timber elements.</p> <p>A07.2 Where in Precinct A &amp; B the built form of the buildings results in single storey dwellings that provide access at grade, and supported by stilts at the rear as required by the slope of the land.</p> <p>Note: Refer to Figures 1 &amp; 2 for examples of built form that meet this Acceptable Outcome.</p>
<b>Amenity</b>	
<p>PO8 Uses within the PAA do not significantly adversely affect the amenity of nearby residential, commercial or community uses.</p>	<p>A08 Land uses are provided in general accordance with the <b>Precinct and Indicative Staging Plan</b>.</p>

Column 1 Performance Outcomes	Column 2 Acceptable Outcomes
PO9 Uses within the PAA do not compromise the ongoing operational viability of Teviotville Road.	SO9 Vehicle access to the site is provided in general accordance with the <b>Access and Circulation Plan</b> .
PO10 Uses within the PAA provide a high amenity environment and mitigate potential adverse impacts of surrounding land use and infrastructure.	AO10 Land uses are provided generally in accordance with the <b>Plan Precinct and Indicative Staging Plan</b> and <b>Landscape Concept Master Plan</b> .
PO11 The PAA concentrates community interaction in and around the Community Hub Precinct.	AO11 Development is provided in general accordance with the <b>Precinct and Indicative Staging Plan</b> and <b>Landscape Concept Master Plan</b> .
<b>Movement &amp; Connectivity</b>	
PO12 The PAA provides a legible network of internal access driveways, pedestrian pathways and signage to allow users to easily navigate throughout the site.	AO11 Development provided generally in accordance with the <b>Access and Circulation Plan</b> .
PO13 Areas of pedestrian and vehicular conflict are minimised.	AO13 Development provided generally in accordance with the <b>Access and Circulation Plan</b> .
PO14 Movement networks facilitate opportunities for social interaction and recreation.	AO14 Development provided generally in accordance with the <b>Access and Circulation Plan</b> and the <b>Landscape Concept Master Plan</b> .
PO15 Movement networks are safe, legible, convenient and supported by way of signage and infrastructure.	AO15 Development is provided in general accordance with the <b>Access and Circulation Plan</b> and the <b>Landscape Concept Master Plan</b> .
PO16 Accommodation is provided within a reasonable walking distance of community and central facility land uses.	AO16 Development is provided in general accordance with the <b>Precinct and Indicative Staging Plan</b> .
<b>Car Parking and Vehicular Access</b>	
PO17 Site access is convenient, safe and efficient.	AO17 Vehicle site access is provided in accordance the <b>Access and Circulation Plan</b> .
PO18 Sufficient and convenient on-site car parking is provided for occupants, visitors, staff and service vehicles in accordance with anticipated	AO18.1 Car parking is provided in accordance the <b>Access and Circulation Plan</b> .

Column 1 Performance Outcomes	Column 2 Acceptable Outcomes
demand and operational needs.	<p>AO18.2 Car parking is provided in accordance with Table 3 of this Master Plan Code</p>
<p>PO19 Service areas are designed and located to facilitate appropriate vehicle access, loading and unloading and minimise pedestrian conflicts.</p>	<p>AO19 Emergency vehicle and service vehicle access is provided in general accordance with the <b>Access and Circulation Plan</b>.</p>
<b>Landscaping</b>	
<p>PO20 Landscaping is located and designed to enhance the amenity of the PAA and reflect a bucolic / rural character.</p>	<p>AO20 Landscaping is provided in general accordance with the <b>Landscape Master Plan</b>.</p>
<p>PO21 Landscaping contributes positively to the streetscape and character of the PAA and assists with site legibility and way-finding.</p>	<p>AO21 Landscaping is provided in general accordance with the <b>Landscape Master Plan</b>.</p>
<p>PO22 Landscaping is utilised to screen buildings and built form from surrounding land uses.</p>	<p>AO22 Landscaping is provided in general accordance with the <b>Landscape Master Plan</b>; and Development is provided in accordance with the <b>Precinct and Indicative Staging Plan</b>.</p>
<b>Environment &amp; Open Space</b>	
<p>PO23 The PAA provides a range of active and passive, indoor and outdoor recreational and social interaction opportunities.</p>	<p>AO23 Recreation, open space areas are provided in general accordance with the <b>Precinct and Indicative Staging Plan</b> and the <b>Landscape Concept Master Plan</b>.</p>
<p>PO24 The values of areas with significant natural features, such as waterways and associated riparian zones area conserved.</p>	<p>AO24 Landscaping and conservation areas are provided in general accordance with the <b>Precinct and Indicative Staging Plan</b> and in general accordance with the <b>Landscape Concept Master Plan</b>.</p>
<p>PO25 Existing vegetation within the PAA is protected and enhanced.</p>	<p>AO25 Vegetation is managed in general accordance with the <b>Vegetation Management Plan</b>.</p>
<p>PO26 Development minimises environmental harm, in particular disturbances of significant vegetation and environmentally sensitive areas such as watercourses.</p>	<p>AO26 Land uses are provided in general accordance with the <b>Precinct and Indicative Staging Plan</b> and <b>Vegetation Management Plan</b>.</p>

Column 1 Performance Outcomes	Column 2 Acceptable Outcomes
PO27 Development results in no worsening to storm water quality and quantity leaving the PAA compared to pre-developed conditions.	AO27 Land uses are provided in general accordance with the <b>Site Based Stormwater Management Plan</b> .
PO28 Uses and works are located to minimise potential risk of bush fire, landslide and flood hazards.	AO28.1 Development is provided in general accordance with <b>Bushfire Hazard Assessment and Mitigation Plan</b> .  AO28.2 Buildings are situated above the identified Q200 flood line.
Infrastructure Network	
PO29 Development is serviced by necessary infrastructure of an adequate and appropriate standard.	AO29 Development is serviced in general accordance with the <b>Water Supply and Wastewater Report</b>
Safety and Emergency	
PO30 Development is located and designated with consideration of potential hazards and emergency response procedures.	AO30 Emergency vehicle access and facilities are provided in general accordance with the <b>Access and Circulation Plan</b> , and Buffer areas and setbacks are provided in accordance in general accordance with the <b>Precinct and Indicative Staging Plan</b> , and Water storage or supply is provided to provide an adequate firefighting supply as identified in the <b>Water Supply and Wastewater Report</b> .

Table 3 – Car Parking Requirements

Defined Land Use	Component	Rate
Attached Duplex	Residents	1 space per unit
	Visitors	50% of resident parking
Caretakers Accommodation	Employees	1 space per unit
Central Facilities	Total	1 space per 10m <sup>2</sup>
Detached Hillside Homes	Resident	1 space per unit
	Visitor	50% of resident parking
Display Dwelling	Total	3 spaces
Residential Age Care	Residents	1 space per 5 nursing home beds
	Employees	1 space per 2 fulltime staff members
	Visitor	50% of resident parking



Short-term Accommodation	Employee	1 space per fulltime staff member
	Visitor	1 space per unit
Supported Living Apartments	Resident	1 space per 4 units
	Employee	1 space per 2 fulltime staff members
	Visitor	50% of resident parking

**Table 4 - Indicative number of units proposed**

Stage	Precinct	Dwelling Type	# of units proposed
1	C	Supported Living Units	38
		Residential Aged Care	60
	E	Display dwellings (Future short-term accommodation)	11
2	B	Independent living units (Attached)	30
3	A	Independent living units (Detached)	12
	B	Independent living units (Attached)	18
4	A	Independent living units (Detached)	89
	B	Independent living units (Attached)	14
		Independent living units (Detached)	6
<b>Total</b>			<b>278</b>
Sub-totals by dwelling type			
Supported Living Units			38
Residential Aged Care			60
Independent living units (Attached)			62
Independent living units (Detached)			107
Display dwellings (Future short-term accommodation)			11

Note: Stages 2, 3 & 4 may be delivered in accordance with the requirements of the Master Plan Development Code, table 4 represents the indicative number of dwellings that will be provided in each Stage at the ultimate development, not necessarily in each stage of construction.



Figure 1 - Example of detached independent living unit (source: TVS Architectural Plans Ref: 5131.3S.06.05.4)



Figure 2 - Example of attached independent living units (source: TVS Architects Plans Ref: 5431.3S.05.05.4)

## ATTACHMENTS

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- Precinct and Indicative Staging Plan (24 June 2015)
  - Access and Circulation Plan (9 July 2015)
  - Vegetation Management Plan
  - Tree Protection Management Plan
  - Indicative Landscape Concept Master Plan (24 June 2015)
  - Flood / Stormwater Management Plan<sup>1</sup> (5 March 2015)
  - Bushfire Hazard Assessment and Mitigation Plan
  - Water Supply & Wastewater Report
-