

Summerset Chirnside Park Community Webinar

04 May 2022



Agenda

1. Format and Introductions
2. Summerset Background
3. Vision for new Community
4. Project Master Planning
5. Accommodation and Services
6. Process and Timing
7. Questions

Format and Introductions

1. Webinar - Guests video and cameras will be disabled
2. Slides and a recording of tonight highlights will be available on the project web site
3. Zoom help available
4. You are welcome to ask questions though the 'chat' function



Chris Robinson
Capire
CoFounder / Director



Melanie Parry
Summerset
Head of Design Australia



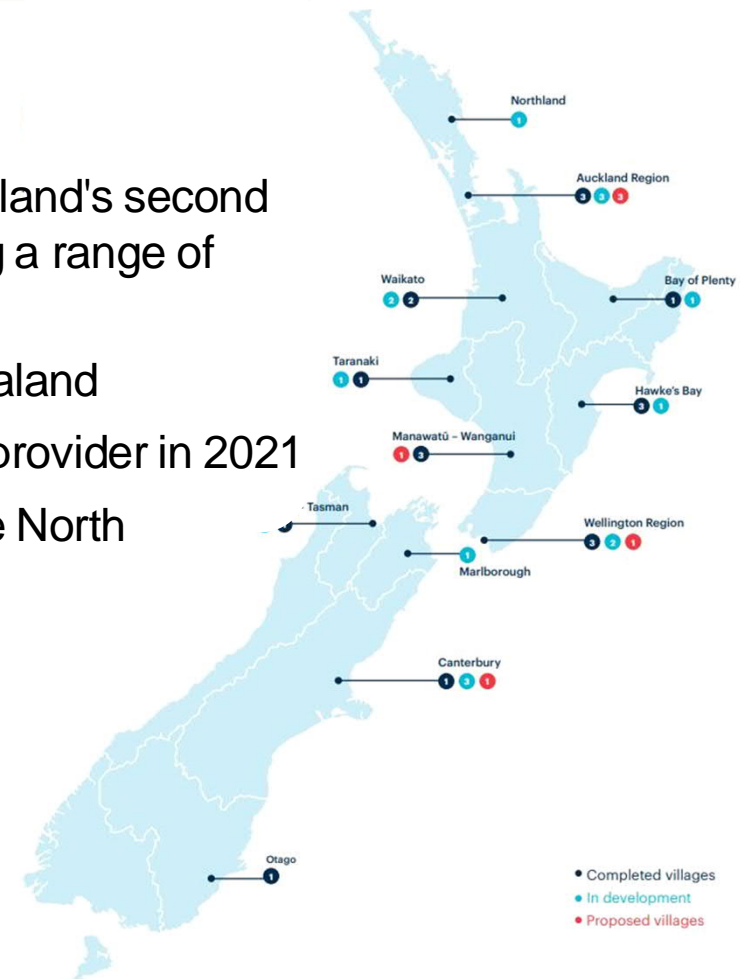
James Kelly
Clarke Hopkins
Clarke
Partner



Phil Gleeson
Urbis
Director - Planning

Summerset Background

- 46 locations across New Zealand & Australia
- Summerset started in 1997 and has grown to be New Zealand's second largest retirement village developer and operator providing a range of independent living options through to care homes on site.
- More than 6,500 residents and 1,800 staff across New Zealand
- Awarded New Zealand's best Aged Care and Retirement provider in 2021
- First Australian village is under construction at Cranbourne North



Summerset Purpose and Values



Our Purpose

Bringing the Best of Life

Our Founding Philosophy

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 Values



Strong enough to care

We treat our residents like family
We do what's right
We respect people as individuals



One team

We look out for each other
We take ownership and follow through
We share and listen to each other's ideas



Strive to be the best

We work hard
We like to win
We're always learning and improving



Summerset Vision

- Introduce our quality continuum of care model to Australia and tailor it to the local 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

- ✓ Communities with care onsite
- ✓ Warm and inviting environments tailored for residents needs
- ✓ Diverse range community facilities and recreational opportunities
- ✓ Range of homes to suit peoples needs as they age
- ✓ High quality services and care tailored to residents needs



Summerset Villages

Retirement Living

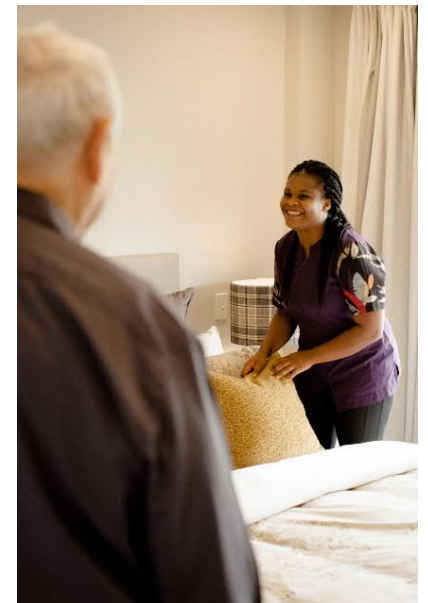
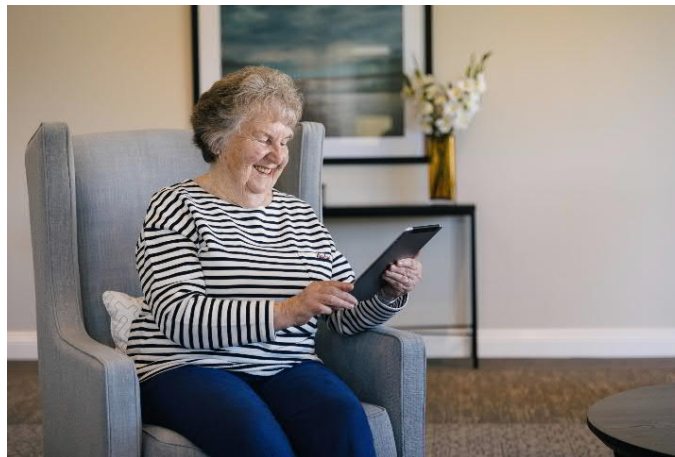
- ✓ Vibrant and active communities
- ✓ Range of homes and sizes including 1, 2 and 3 bedroom villas and townhouses
- ✓ Serviced apartments offering assisted living
- ✓ Easy access to the recreational facilities
- ✓ Services and care available



Summerset Villages

Care Homes

- ✓ Premium care homes adopting a small household model
- ✓ Specialist memory care homes specifically designed for those with dementia to lead active, positive lives
- ✓ Dedicated lounges, libraries, activity areas & dining areas in each household
- ✓ Professional trained and dedicated staff



Summerset Villages

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, a bowling green, children's playground, alfresco dining and community gardens

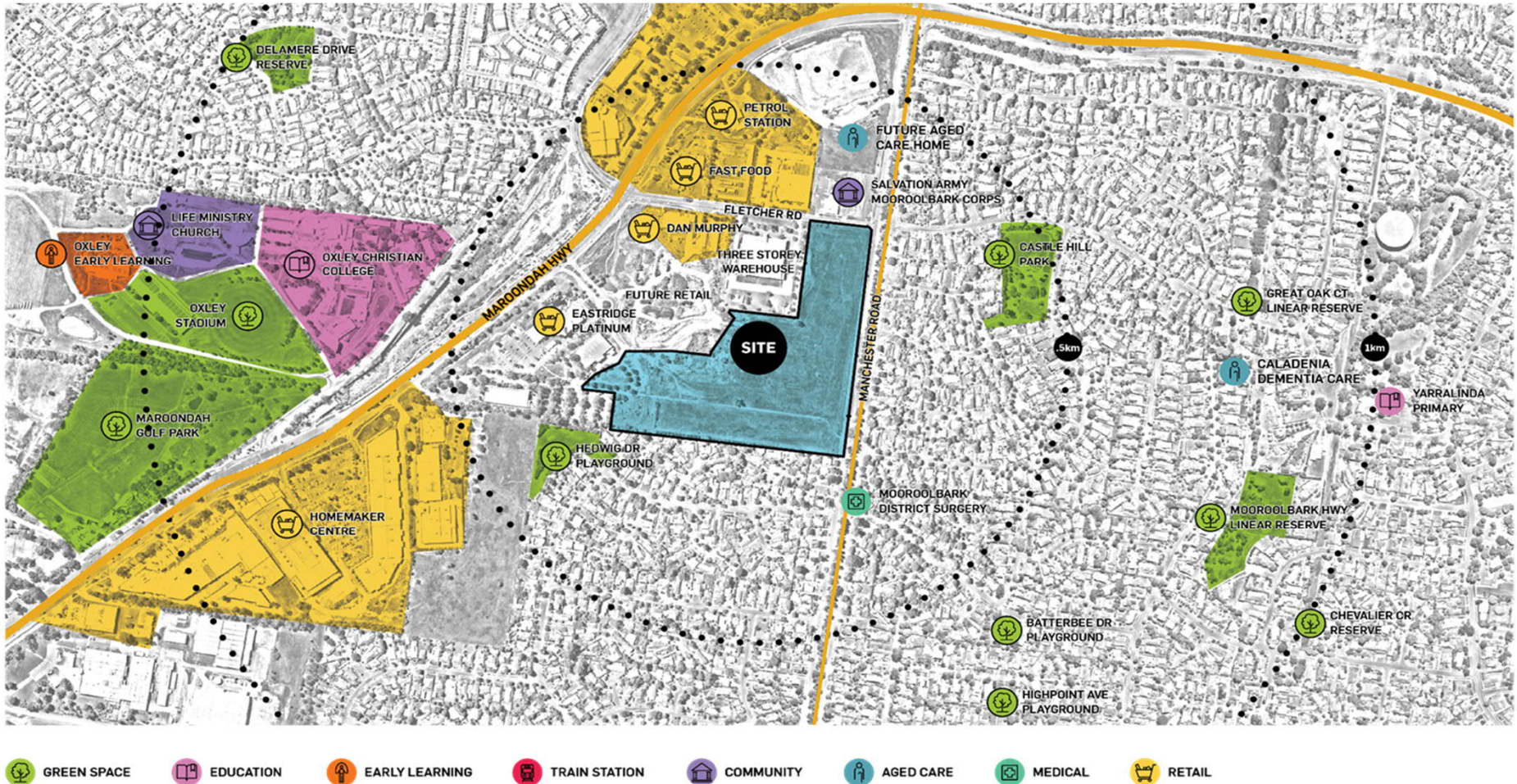


New Community Vision

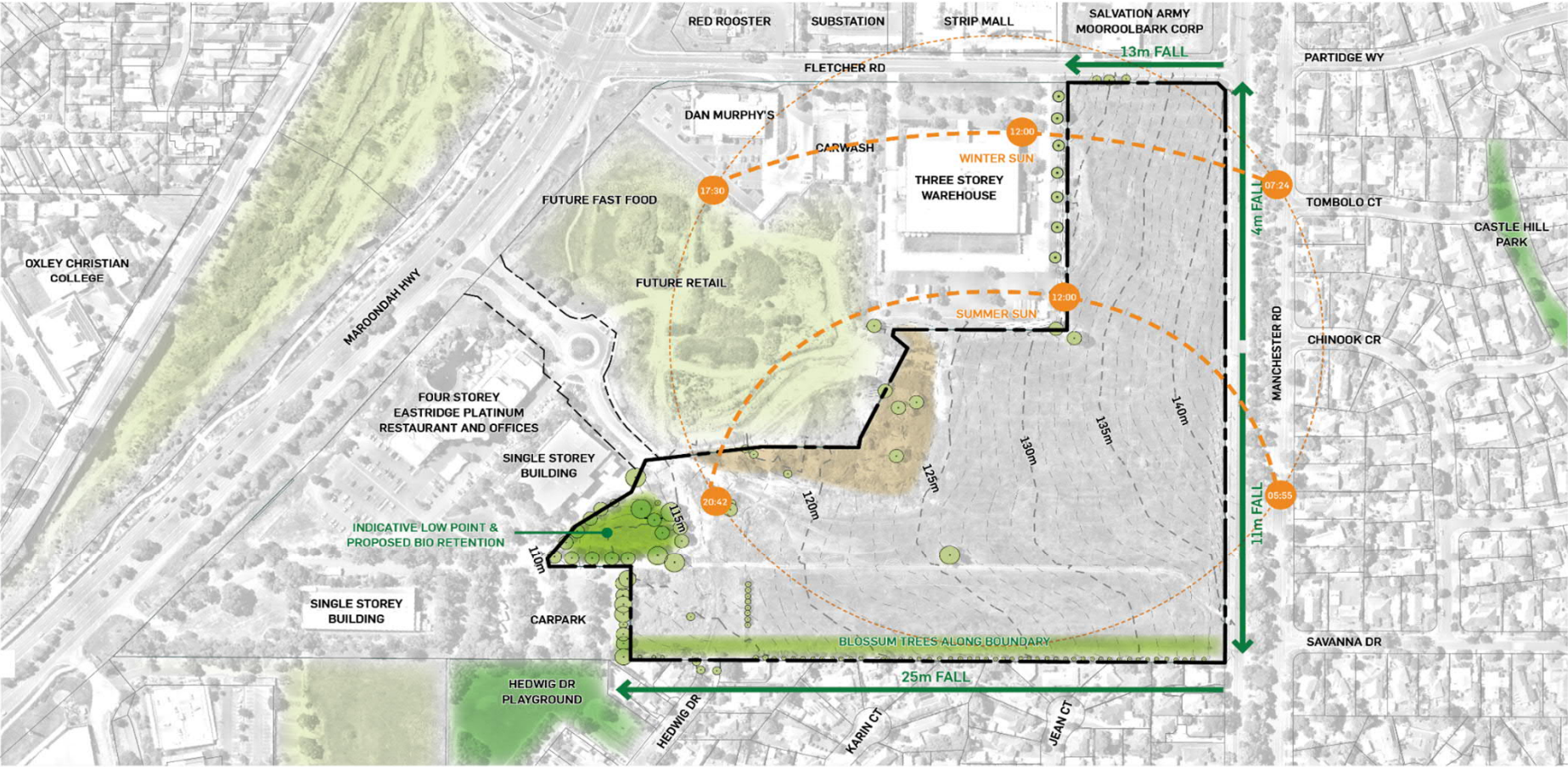
1. Create a vibrant, contemporary and diverse residential neighbourhood combining a quality Summerset continuum of care village alongside a medium density residential precinct
2. Create a community with high quality homes and services catering for a variety of people with different needs and interests
3. Create a place with a distinct character that is timeless, driven by landscape and architectural expression that connects with Chirnside Park's local amenity



Site Context



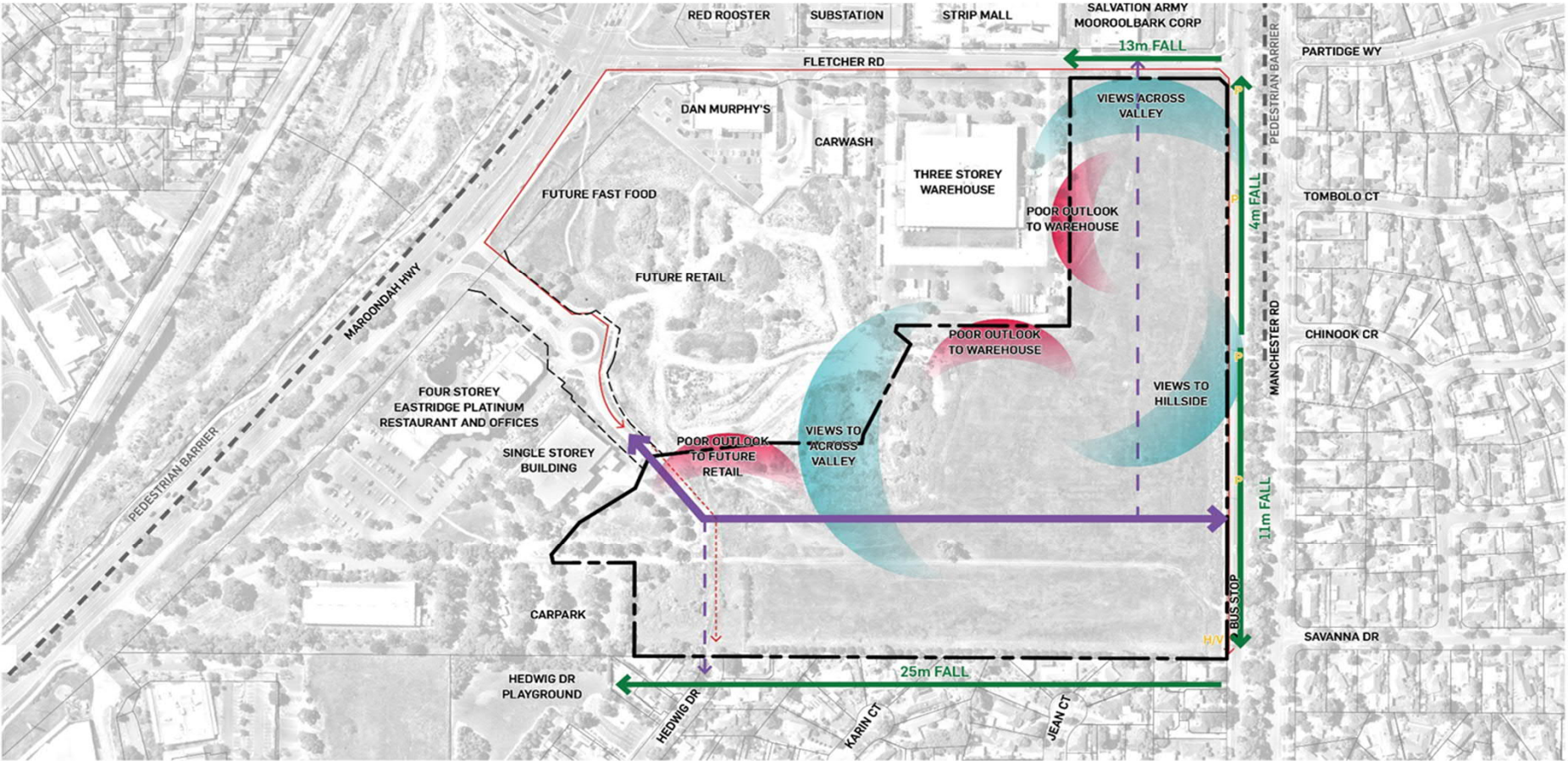
Existing Site Analysis



UNDEVELOPED/ SCRUB GREEN SPACE FILL

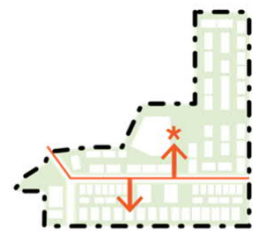
SUBJECT TO ARBORIST'S REVIEW

Existing Site Analysis

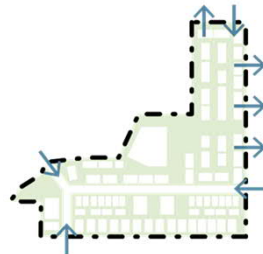


← COUNCIL REQUIRED VEHICLE CONNECTION ← - - COUNCIL PROPOSED VEHICLE CONNECTION — PEDESTRIAN CONNECTION P POWER POLE H/V HIGH VOLTAGE POWER

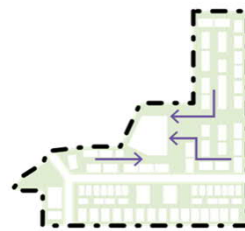
Site Masterplan



Prominent sense of arrival
creates a destination



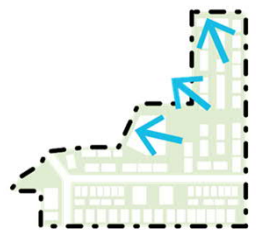
Connection to community through
appropriate permeable edges and
concealing of fencing



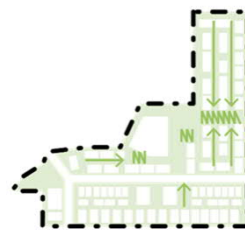
Community facilities located
centrally in the site



Scattered landscapes promoting
active lifestyles



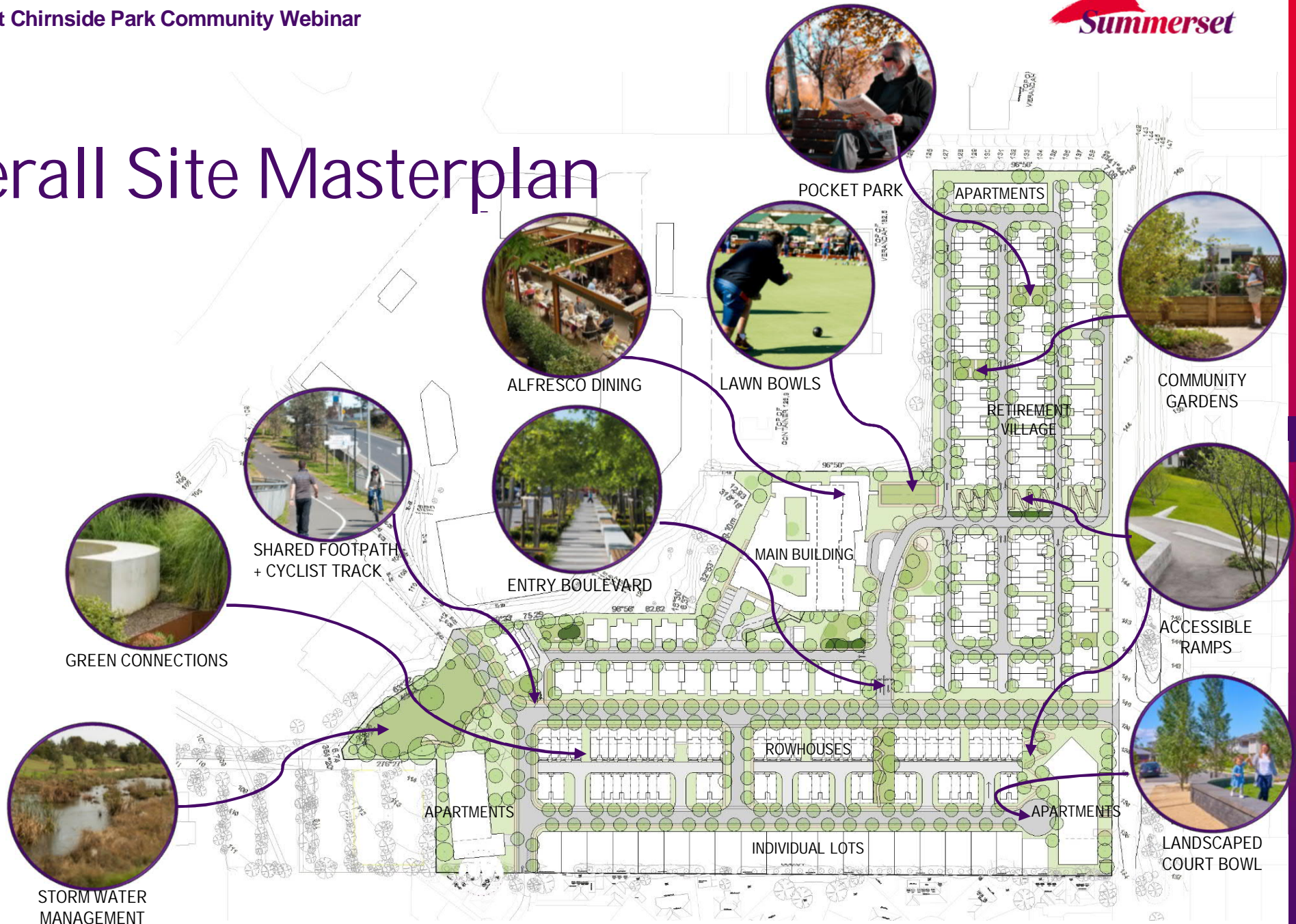
Sweeping views captured



Pedestrian connections
accessible to all



Overall Site Masterplan



Accommodation Summary



Retirement
Village

Aged Care



100



71

Retirement



192



381



Residential
Subdivision

Apartments



79



102

Row Houses



84



110

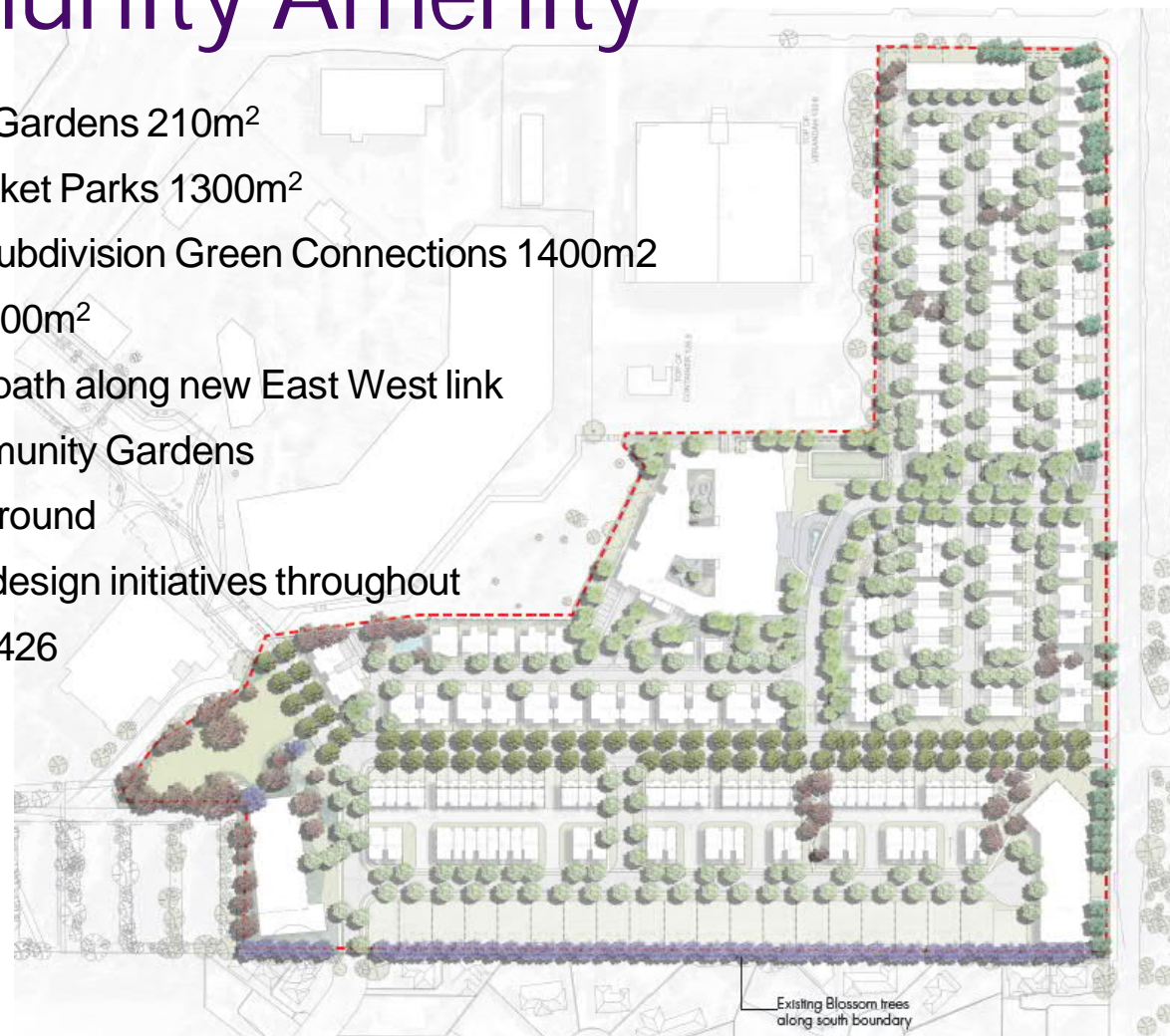
House Lots



~20

Community Amenity

- Village Rain Gardens 210m²
- Village 5 Pocket Parks 1300m²
- Residential subdivision Green Connections 1400m²
- Footpaths 4700m²
- Shared bike path along new East West link
- Village Community Gardens
- Village Playground
- Sustainable design initiatives throughout
- New Trees ~426



Legend

- TITLE BOUNDARY**
- Existing Trees**
- Indigenous Trees**
Mix of indigenous species for site boundary plantings, within pocket parks or larger wetland areas
Large Trees Approx. No. 60
Low water use plantings
- Large Boulevard Trees**
Large exotic tree lined street with boulevard character
Large Trees Approx. No. 64
- Green Spine Feature Trees**
Connected canopy creating linear vegetated corridor
Medium Trees Approx. No. 80
- Street trees**
Small leaf foliage varieties and evergreen native trees for greening and cooling, low slip hazard and low winter maintenance
Medium Trees Approx. No. 190
- Feature Blossom Trees**
Small feature flowering trees to match those existing along the residential boundary, and reminiscent of the garden style of Edna Walling
Small Trees Approx. No. 2
- Mix of Native Trees**
Manchester Road tree plantings are a mix of indigenous and native trees to complement those within the existing fully vegetated central median
Large Trees Approx. No. 30

TREE CANOPY COVER

- Site area 93,000m² (approx)
- Minimum canopy coverage = 32,550m² (35% of the site area).
- The retention of 45 existing trees contributes to this number, with an existing 1260m² of canopy cover retained along residential boundary

Calculation assumptions:

- large tree area 113m² (12m+ canopy diameter) x 155 Large Trees (17,515m²)
- medium tree area 50m² (8-12 m canopy diameter) x 270 Medium trees (13,500m²)
- small tree area 30m² (6-8m canopy diameter) x 2 Small Trees (60m²)
- Total of 31,075m² new canopy cover proposed

Community Contribution

This Village will provide the following community contribution:

- ✓ A diverse new community
- ✓ Housing for over 600 people
- ✓ Operational jobs for 80+ people
- ✓ 400+ dwellings
- ✓ \$250m of capital investment



The Village Green



Main Building

- 72 Aged Care Beds
- 28 Assisted Living Apartments
- Resident amenity



Main Building

Ground

Basement – Carparking + Back of house

Lower Ground and Ground floor

- The residential living components, which are segregated into 4 households of 18 residents.
- A vibrant site wide community that
 - connects at Ground level
 - provides social activities

First and Second floor contains

- 28 Assisted Living apartments
- Each Apartment is self contained



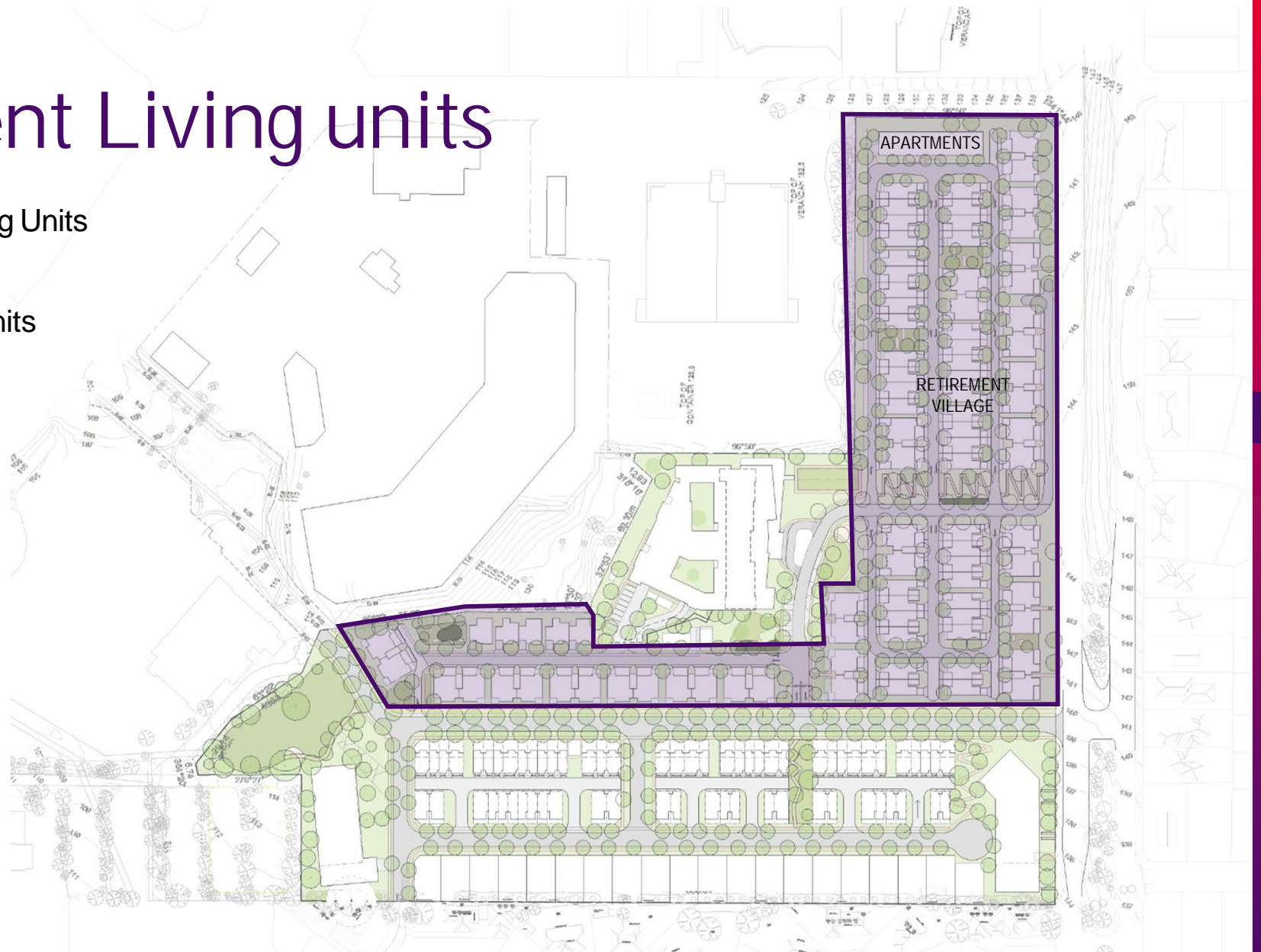
Main Building



Retirement Living units

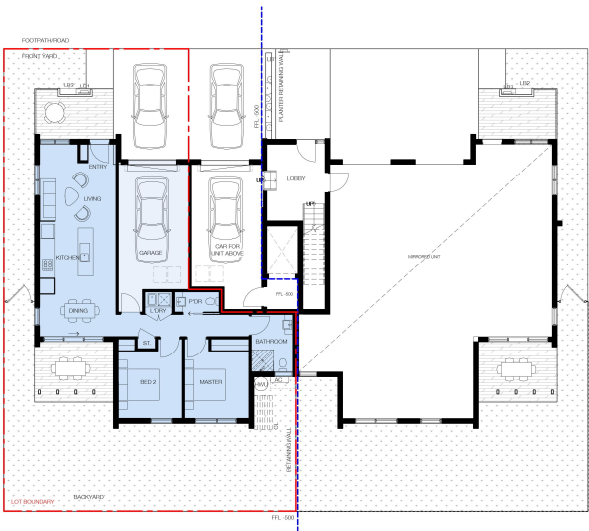
192 Independent Living Units

- 96 Townhouses
- 82 Over / Under units
- 5 Villa's
- 9 Apartments



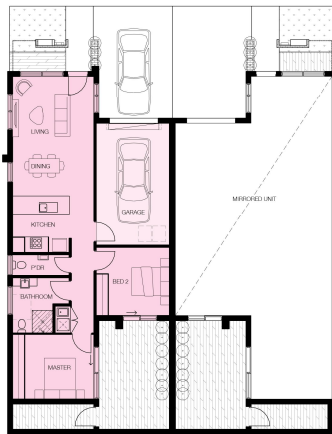
Retirement Living Units

Townhouses



Retirement Living Units

Over / Under Units



Retirement Living Units

Villa's



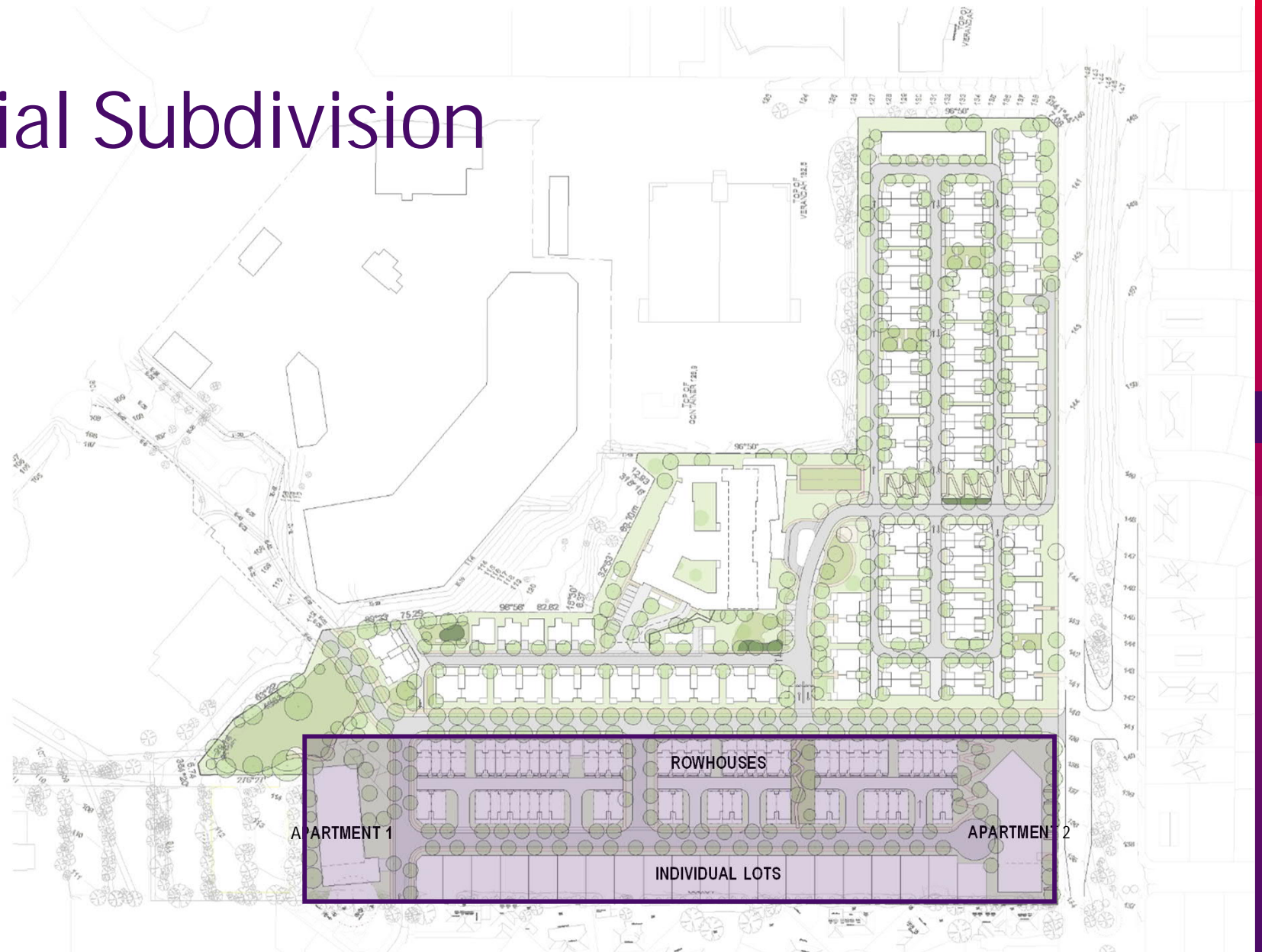
Retirement Living Units

Fletcher Road Apartments



Residential Subdivision

- 64 Rowhouses
- 79 Apartments
- 20 Housing Lots



Residential Subdivision

Rowhouses, Apartments & Housing Lots



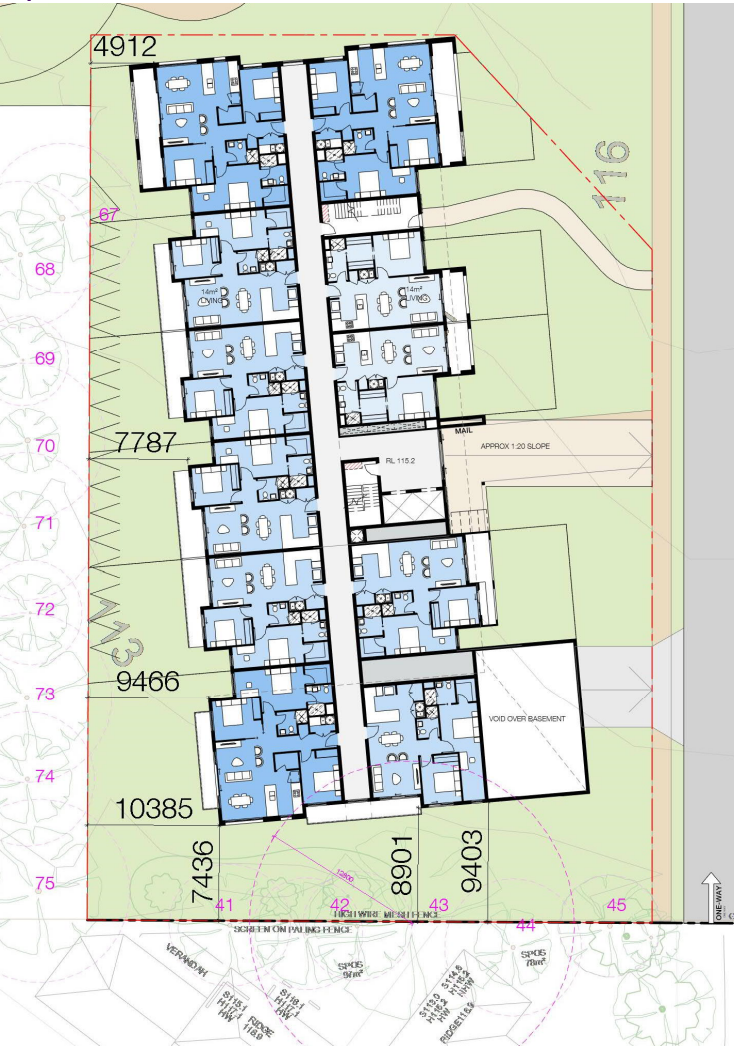
Residential Subdivision

Rowhouses



Residential Subdivision

Apartments



Planning Context

Planning Policy for the site seeks to deliver housing diversity and density

State Planning Policy seeks, amongst other things, seeks:

- To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community



Local Planning identifies the site within Chirnside Park Activity Centre.

Objectives include:

- To create a thriving centre, comprising a broad range of retail, entertainment, commercial and community facilities clustered around a vibrant town centre and supported by higher density residential neighbourhoods.



Residential Growth Zone.

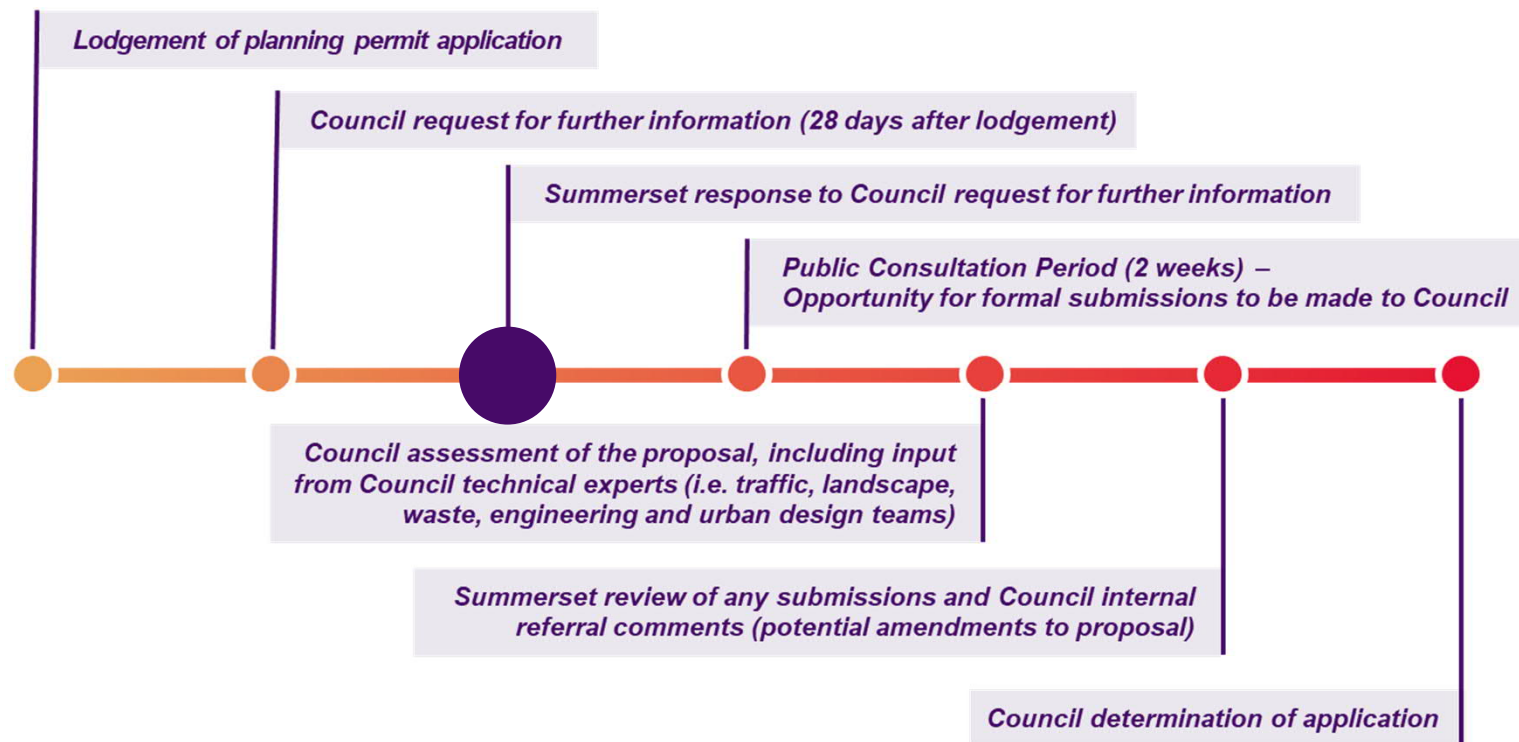
The purpose of this zone includes:

- To provide housing at increased densities in buildings up to and including four storey buildings.
- To encourage a diversity of housing types in locations offering good access to services and transport including activity centres and town centres.
- To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas



Planning Process & Next Steps

A planning permit is required to realise Summerset's Vision – the community is key stakeholder



Questions



Thank you

Stay Connected with us

Website: <https://www.summerset.com.au/chirnside-park-updates/>

Call Summerset: 1800 321 700

Send a message or question to the team via the 'Ask a question form' on the website



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