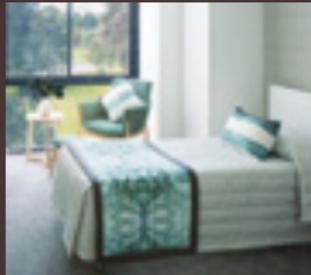


PATHWAYS RESIDENCES

LONGUEVILLE

Delivering Excellence In Aged Care And Community Wellbeing



Pathways Residences invites you to join in the community information process to guide the future development of their land holdings located at 274 and 274a Longueville Road and 4-18 Northwood Road, Lane Cove. This newsletter contains important community information about the project and how you can participate in our September Community Information Session.

I M P O R T A N T C O M M U N I T Y I N F O R M A T I O N



PHOTOGRAPH 1: PATHWAYS RESIDENCES SAILORS BAY, NORTHBRIDGE

INTRODUCING PATHWAYS RESIDENCES

DELIVERING EXCELLENCE
IN AGED CARE AND
COMMUNITY WELLBEING
FOR OLDER AUSTRALIANS



Graeme Skerritt
MANAGING DIRECTOR
Pathways Residences &
Pathways Property Group

Pathways Residences is a boutique organisation that provides excellence in care, accommodation and services to older Australians who are no longer able to live independently within the community.

Fundamental to our approach is the development of a custom designed residential aged care facility or nursing home that we refer to as our 'Residences'. Since 2001 we have established four Residences in the Sydney Metropolitan Area: Pathways Residences Sailors Bay (pictured opposite), Pathways Residences Killara Gardens, Pathways Residences Cronulla Pines and Pathways Residences Cronulla Seaside.

We are delighted to announce that we have selected the Lane Cove Local Government Area (LGA) as the location of our fifth residential aged care facility- Pathways Residences Longueville. The location of our Site is adjacent to the Longueville Village with frontage to Northwood Road as illustrated by Figure 1.

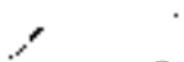
We fully understand the sensitivity of developing in local communities. We are committed to working with our neighbours, local residents and interested stakeholders as we take our vision forward. This is not a speculative development. We build and operate all of our Residences and want to ensure they are integrated into the community. Integration is fundamental to the success of our care model which recognises the importance of helping our

seniors to be part of the broader community. At Longueville we hope to achieve this integration by co-locating our aged care accommodation above a street level community wellbeing precinct comprising neighbourhood shops and services, cafes and allied health uses.

If we are to realise our development vision for Pathways Residences Longueville, amendments will need to be made to the Lane Cove Local Environmental Plan 2009 (Lane Cove LEP 2009). The LEP did not foresee the level of demand that would exist within the LGA for aged care accommodation at the time that it was made. The formulation of a Planning Proposal through Lane Cove Council is the first step in advancing an amendment to an LEP under NSW planning law.

This newsletter marks the commencement of a community information process that we will run over the coming weeks to help you understand the Planning Proposal we will be advancing. It also includes details about how you can participate in the community information evening we are holding on Tuesday 20th September 2016 at the 'Diddy' (Longueville Sporting Club).

We look forward to meeting you and to starting a dialogue with you as we take our project forward.



Graeme Skerritt



PHOTOGRAPH 2: BUSHLAND RESERVE AT THE EASTERN SITE BOUNDARY



FIGURE 1: THE SITE

THE SITE

The Pathways Residences Longueville Site measures 5,002.8 square metres in area and comprises the properties at 274 and 274a Longueville Road and 4-18 Northwood Road, Lane Cove. Refer to Location Plan at Figure 1. The Site is currently occupied by six buildings including single detached houses, a service station, telecommunication monopole and older style shop top housing developments with ground floor service and retail uses. All of the existing buildings will be demolished with the exception of the telecommunication monopole which will stay on the Site.

The Site is bounded by Northwood Road to the west, Lane Cove Country Club and Bushland Reserve to the east, residential flat buildings to the north and single detached houses to the south.

Key features of the Site that make it a desirable location for an aged care and community wellbeing development include:

- Its location in the Lane Cove LGA that has a high proportion of its population in the 85 plus demographic profile.
 - It is on an established public transport corridor that offers regular bus services. A bus stop is located in close proximity to the Site.
 - It is adjacent to an established neighbourhood village that offers level pedestrian access to community facilities, medical facilities, churches and parks.
 - It has the ability to deliver a high level of resident amenity with access to district and bushland views and a north easterly orientation to maximise solar access for courtyards and terraces.
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PATHWAYS RESIDENCES AGED CARE MODEL

The Pathways approach to aged care focuses on enriching the livelihood of older Australians by recognising the unique place they occupy within our community. Our care model has been acknowledged by the Australian Aged Care Quality Agency through their better practice awards.

The model balances best practice in architectural and landscape design with award winning community wellbeing and residential care practices. It caters for residents who are no longer able to live independently and for residents with symptoms of dementia who require support in managing their everyday life.

The average age of a Pathways resident is 88 years of age and our residents do not drive.

The care model that Pathways Residences would like to realise for their Longueville facility is based on:

- The development of a 130 bed residential aged care facility that will provide a mix of nursing home style accommodation, a dedicated area for residents who are living with the symptoms of dementia and an area set aside for short stay respite care. Under Federal Government legislation Pathways must have a bed licence for each nursing home bed within its facility.
 - The co-location of allied health, community well-being services and neighbourhood shops in a street level precinct to activate the Site whilst offering residents the opportunity for casual interaction with the broader community.
 - A senior's day care centre for local residents who are still living independently in the local area so they can visit the centre, socialise and enjoy a range of recreational activities.
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MEETING THE DEMAND FOR AGED CARE

Lane Cove Council Seniors Social Plan 2010-2014, states that *'the over 80 age profile was the fastest growing age group in the demographic profile of the Lane Cove LGA with the number of seniors aged over 85 years having risen by 17% between 2001 to 2006'*.

Research commissioned by Pathways Residences in September 2016 and undertaken by Critical Success Solutions has confirmed that the over 85 age group, based on 2011 data, comprises a larger percentage of the population of the Lane Cove LGA accounting for 2.4% of the population compared with that of the Greater Sydney Area at 1.8% and NSW at 2%.

The Aged and Community Services Australia (ACSA) Submission to the Federal Government 2014/2015 Budget, summarises the current situation facing Australian communities in planning for the accommodation needs of an ageing population:

'Australia has an ageing population, and as people become frailer in older age many will require care and support in the community or in a nursing home. Currently there are about 182,000 aged care beds and about 1 million older people who use community care in Australia. By 2020 we will need 82,000 new aged care beds and over 1.4 million people will require community care. To put this in context there will need to be 2.25 new 100 bed residential aged care facilities opened each and every week over the next seven years.'

Pathways Residences Longueville will play an important role in addressing the under supply of aged care accommodation. As a community it is vital that we actively work together to plan for this growing sector of the seniors housing market.



WHAT DOES THE PLANNING PROPOSAL INVOLVE?

The Planning Proposal seeks to establish a new statutory planning framework to support the development of the Site for a residential aged care facility and community wellbeing precinct incorporating neighbourhood shops such as a pharmacy, newsagent, hairdresser, beautician, delicatessen, cafe and allied health services.

There are two land use zones that currently apply to the Site under the Lane Cove LEP 2009. These zones are R4 High Density Residential and B1 Neighbourhood Centre.

The Lane Cove LEP 2009 prescribes a range of land uses that are permissible with consent as well as height and floor space ratio controls for each of these zones.

Realising Pathways Residences development vision requires amendments to be made to the controls that apply to the site. The Lane Cove LEP 2009 at the time that it was made did not foreshadow the demand that would exist within the community for aged care accommodation.

THE AMENDMENTS BEING PROPOSED TO THE LANE COVE LEP 2009

The Planning Proposal will seek the following amendments to the planning controls relating to the Site under the Lane Cove LEP 2009:

1. It will seek to add the land use ‘Seniors Housing’ to the zoning table for that part of the site that is zoned B1 Neighbourhood Centre. A residential aged care facility is a form of ‘Seniors Housing’.
2. It will seek to introduce height and floor space ratio (FSR) controls that are applicable to the development of the Site for ‘Seniors Housing’. A comparison of the existing and proposed controls is detailed in Table 1.

TABLE 1: EXISTING AND PROPOSED FSR AND HEIGHT CONTROLS

LAND USE ZONE	FLOOR SPACE RATIO		HEIGHT	
	Existing Control	Proposed Control	Existing Control	Proposed Control
B1 Neighborhood Centre	1:1	1.98:1	RL 65.68	RL 70.750
R4 High Density Residential	1.5:1*	1.98:1	RL 68.18	RL70.750

* Based on FSR provisions for Vertical Villages prescribed under Clause 45 of the Seniors Housing SEPP

Source: Compiled from information sourced from City Plan Strategy and Development and Morrison Design Partnership

The Planning Proposal must also consider ‘State Environmental Planning Policy Housing for Seniors and People Living with a Disability’ (Seniors Housing SEPP). The SEPP aims to ensure that ‘Seniors Housing’ is built to a consistent and appropriate industry standard. The Pathways residential aged care facility would adopt the planning controls and definitions specified in the Seniors Housing SEPP. It should be noted that the SEPP does not specify a maximum FSR control. However, to provide the community with a greater level of certainty Pathways will nominate in the Planning Proposal a maximum FSR control to apply to the Site.

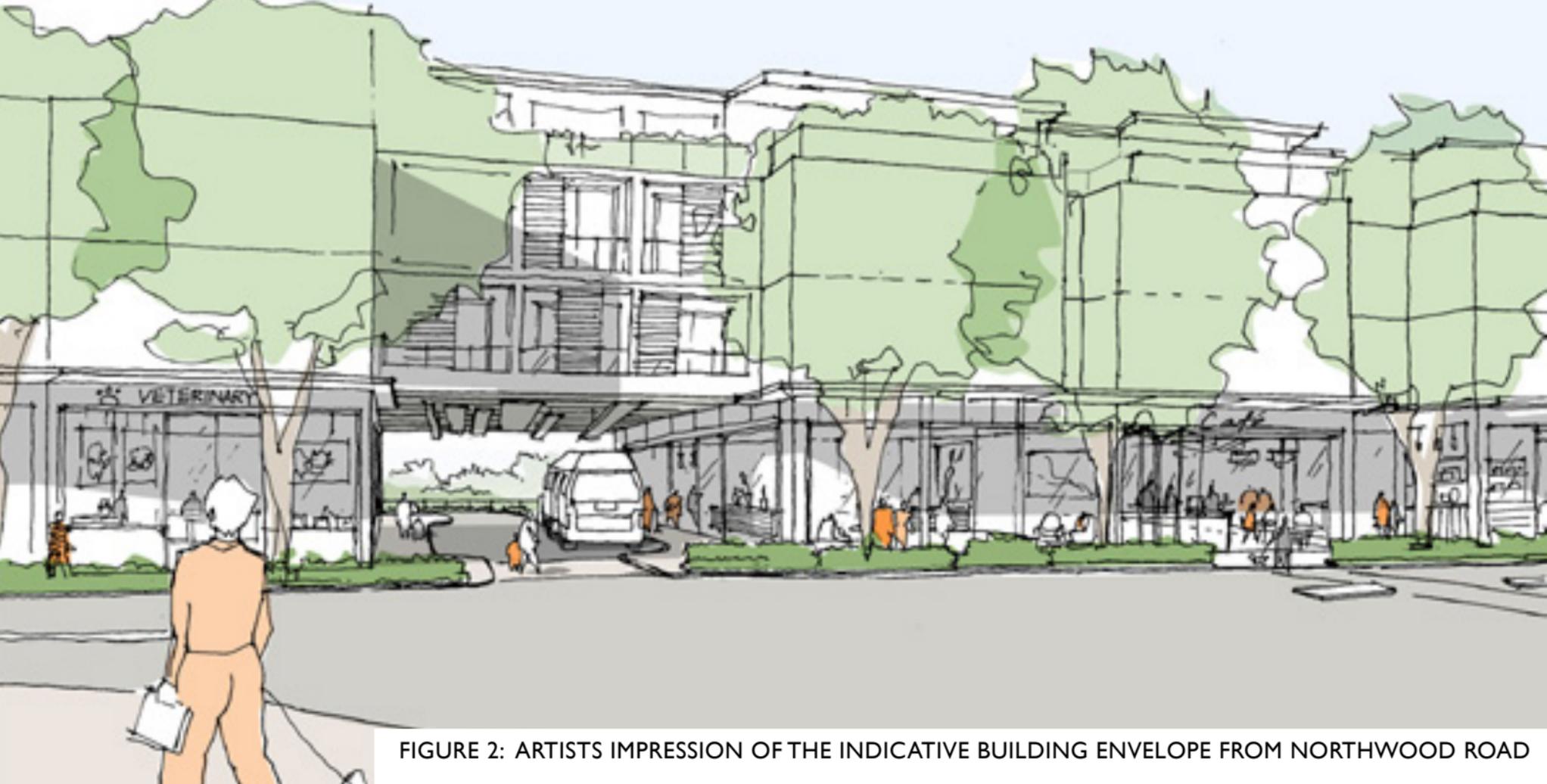


FIGURE 2: ARTISTS IMPRESSION OF THE INDICATIVE BUILDING ENVELOPE FROM NORTHWOOD ROAD

THE URBAN DESIGN APPROACH

The Planning Proposal is underpinned by extensive Site investigations undertaken by a multi-disciplinary team with expertise in urban design, architecture, urban planning, flora and fauna, demographic analysis and traffic management.

The investigations have culminated in a series of urban design principles for the Site. These principles would be incorporated into a site specific Development Control Plan that would be adopted by Lane Cove Council pending the successful progression of the Planning Proposal.

The artist's impression at Figure 2 has been prepared to illustrate the intended building envelope that the proposed height, FSR and urban design controls could give rise to on the Site.

The urban design approach together with an analysis of the proposed height and FSR controls will be presented at the Community Information Evening on the 20th September 2016. Details about how you can attend this evening are included in this newsletter.





UNDERSTANDING THE GATEWAY PLAN MAKING PROCESS

The statutory planning process that is followed in NSW when changes are required to be made to an Local Environmental Plan (LEP) is referred to as the Plan Making Process.

The preparation and lodgement of a Planning Proposal with Lane Cove Council is the first step in seeking an amendment to the Lane Cove LEP 2009 under the Plan Making Process.

A Planning Proposal precedes a Development Application (DA). Where a DA seeks approval for a specific architectural design, a Planning Proposal seeks approval for amending statutory planning controls.

If the Planning Proposal progresses through the Plan Making Process and the Lane Cove LEP 2009 is amended, Pathways would then progress a Development Application through Lane Cove Council seeking consent for the Pathways Residences Longueville development.

HOW CAN I LEARN MORE ABOUT THE PROJECT?

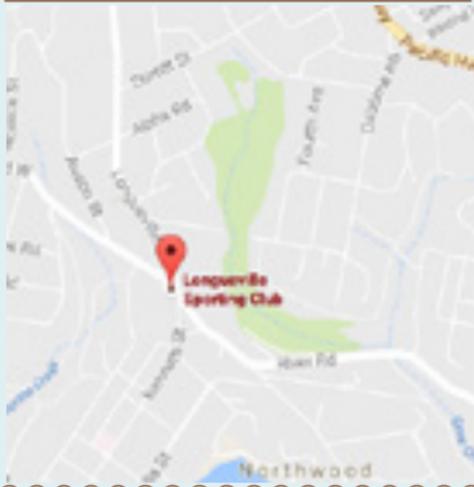
Community attitudes are important to Pathways Residences and we want to ensure that the local community understands the Planning Proposal that is being advanced prior to being lodged with Lane Cove Council.

To assist with aspects of the project we have engaged Urban Concept, a consultancy that specialises in communications for town planning and development projects.

Urban Concepts has developed a range of initiatives to enable you to learn more about the project:

- **PHONE** Urban Concepts on 1800 825 586 during business hours 9am to 5pm Monday to Friday.
 - **EMAIL** info@pathwayslonguevilleconsultation.com
 - **VISIT** The Project Website www.pathwayslonguevilleconsultation.com to review project information, register your participation for our community information session or ask a question.
 - **READ** this Community Newsletter. This is our first newsletter for this project. We will provide further newsletters at later stages of the project.
 - **ATTEND** Our Community Information Session on Tuesday 20th September 2016. The Information Session will be 2 hours in duration and will be held from 6-8pm at the 'Diddy' (Longueville Sporting Club). Details about how you can register to attend are set out in this newsletter.
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HOW DO I ATTEND THE COMMUNITY INFORMATION SESSION?



The Community Information Session will be held on **TUESDAY 20TH SEPTEMBER 2016**. This session will be held at the **'THE DIDDY' (LONGUEVILLE SPORTING CLUB)** which is located on the corner of Kenneth Street and River Road, Longueville. Light refreshments will be provided.

The session will be held in the evening from **6PM – 8PM**.

At the session the members of our multi-disciplinary team will present their findings and be available to answer your questions:

- **GMU URBAN DESIGN AND ARCHITECTURE** will present the urban design and landscape principles they have developed for the Site;
- **TRAFFIX** will present the findings from their traffic management investigations; and
- **CITY PLAN STRATEGY AND DEVELOPMENT** will explain the proposed amendments to the Lane Cove LEP 2009, the format of the Planning Proposal and the Gateway Plan Making Process.

We would appreciate if you would register your attendance for the information session. Registering helps us to plan for our event ensuring there is sufficient seating and refreshments.

TO REGISTER:

- **EMAIL** info@pathwayslonguevilleconsultation.com
- **VISIT** the project website www.pathwayslonguevilleconsultation.com
- **PHONE** Urban Concepts during business hours (9am-5pm) on 1800 825 586 Monday to Friday.

PATHWAYS RESIDENCES

LONGUEVILLE

Disclaimer: The information and text presented in this newsletter has been prepared by Urban Concepts in conjunction with and has been approved by Pathways Residences ABN 96 093 017 399. Urban Concepts is the trading name for Ambaska Holdings Pty Ltd ABN 96 074 171 065 Director Belinda Barnett, Suite 1A Gunshot Alley, Suakin Drive, Mosman NSW 2088.