

Active Holidays BIG4 Lake Conjola Development Proposal: Q&A

1. What is the development proposal?

A development application has been lodged with Shoalhaven Council for an expansion of the Park for a new seniors living community of 119 long term sites and a new community facility on the golf course land.

Although we already have approval for short term tourist sites on the golf course land we believe that our proposal for long term sites is a more compatible use. The proposal will result in significantly less density on the site compared to tourism as our long term house sites will range from 216 to 371m² which is the equivalent of about 3 tourist sites.

2. Who will live here?

The expansion of the Park will focus on providing dwellings for permanent senior residents only.

Ingenia specialises in providing housing in secure and enriching communities, particularly for Australian seniors. Most residents will be aged 55 and over and will be:

- seeking to downsize their family home;
- moving into the area to be close to family; and/or
- moving for a lifestyle change.

We believe the expansion of the Park will be made up of active and mindful community members.

3. This proposal doesn't sound much like a caravan park, more like a retirement village. How are you classified as a caravan park and why?

Caravan parks allow for long term tenancy on permanent sites, which allows us to build our vibrant, low-maintenance, yet affordable home estates. It is also noted that the current site has semi-permanent occupation in the form of annual sites.

4. Will the dwellings be for sale or lease?

Each dwelling is for sale, while the land is for lease.

5. What impact will this development have on population numbers? How many people are moving into the community?

If approved, on completion our community will add to the population by around 140-180 people. However, it will likely take 4-5 years until the Park is fully occupied.

We do acknowledge our Park will bring many more people into the local area, however the expansion will support local businesses such as the bowling club particularly in off-peak periods.

6. What about the impact on nearby medical services?

Ingenia plans on engaging with NSW Health to ensure any potential impact on local medical services is well planned.

Ingenia will also roll out its Care services program, in addition our community facilities typically have consultation rooms, in which service providers can come in and conduct appointments or meet the residents.

7. Will this increase traffic - during development and once complete?

An initial traffic assessment has been undertaken to understand the traffic loads on surrounding roads, both pre and post construction.

Our traffic engineers do not anticipate any significant road works will be required to support the development based on the current and future traffic flows. We will work to minimise impact to the local community as much as we can, for example consideration of entry and exit points on Norman Street.

Our proposal also includes a temporary construction access off Lake Conjola Entrance Road in the south-western corner of the park. This will operate only during construction and see a reduction in the speed limit to 50km/h for that part of Lake Conjola Entrance Road during the construction period.

Pending approval, each home will have the capability of housing one to two cars. There will also be adequate visitor parking to ensure there is no need for visitors to park on Norman Street.

8. What services upgrades are you proposing?

Subject to approval, we plan on upgrading local services (where necessary) to ensure there is no impact on surrounding properties. This includes connecting the entire Park to sewer on Edwin Avenue in accordance with Council standards and at our cost and upgrading electricity to the park.

Our preliminary investigations with Council indicate there is sufficient water supply and pressure.

9. What will the noise be like both during and post construction?

We will be considerate to our neighbours and keep noise disruption to a minimum. While there may be some general construction noise, once our community is settled, we expect this to be a quiet community. During the construction phase we intend to include shaded fencing to minimise the visual impact of construction and dust to the surrounding properties.

As we propose to install manufactured homes on the new sites, the majority of house building will be completed off-site with each house only 'finished' on-site over a few weeks.

10. What will the approval process be?

We have lodged our DA with Shoalhaven City Council. The application will go on public exhibition via the Council and the public will be able to make submissions.

We have no control over how long the application will take to be processed, but we believe it will be a minimum of three months.

11. When will construction start?

While it is quite difficult to anticipate a start date, as it is largely dependent upon Council approval, we would like to begin construction in early 2017.

Construction activity will be minimised to roads and services and the community building. The new homes will be largely manufactured off-site with a small amount of finishing work completed on-site.

12. What assessments have you undertaken to date?

We have completed the following:

- Flora and Fauna Assessment;
- Bushfire threat assessment;
- Stage 1 geotechnical and contamination assessment;
- Water Cycle Management;
- Sewer and Water Strategy;
- Traffic Assessment; and
- Planning Report.

13. Are there any endangered species (flora or fauna) on the site or in the area?

Our ecological consultants have completed their flora and fauna assessment. Some areas of Endangered Ecological Community (Swamp Sclerophyll Forest) have been identified on the site in varying condition. Our masterplan incorporates the findings of the report which includes retaining the high quality vegetation.

14. How many of the existing trees will be conserved and what about bushfire?

The development will include open space and community land incorporating dams, retaining high quality vegetation and key hollow bearing trees. As part of the development we will include additional planting of native trees and plants in the open spaces.

We will be removing 0.98ha of poor quality vegetation while retaining 1.22ha of medium and high quality vegetation.

We have consulted with the Rural Fire Service (RFS) and our design has incorporated their requirements for Asset Protection Zones and emergency access.

15. What will happen to existing annuals and tourists of the Park?

The current Park will remain open and fully operational during and after development of the new section.

Whilst the proposal includes the expansion of the existing Park, there will be no change to the current operations and arrangement with existing annuals tenants or tourists.

16. Will the annuals tenants and tourists be able to use the new facilities in the long term sites area?

The new facilities will be exclusively for the use of the new long term residents. Access to the long term sites section of the Park will be restricted to long term residents only.

17. Will local residents of the current caravan park, or other local members of the community get any preference to purchase the new homes?

We do not foresee anyone receiving precedence to purchase these homes. However, in our experience, the majority of our residents typically come from the local area.

18. What will the dwellings look/feel like?

If approved, this community will join our Lifestyle portfolio. This portfolio boasts state-of-the-art manufactured homes while residents enjoy resort-style lifestyles and facilities.

We currently envisage the proposed development to be one of our highest quality estates developed to date.

Although home designs have not been finalised, the homes will have a contemporary look to fit in with the coastal location and bushland environment.

Landscaping, including the internal streets, will provide a traditional Australian home and suburb feel for residents.

19. How high will the tallest building be?

This will be a low-rise development made up of single storey homes and the community facility building will also be single storey.

20. What facilities will be included?

The following facilities will be provided for residents of the new community:

- Community Clubhouse
- Outdoor swimming pool
- BBQ area
- Gym

- Library
- Consultation room
- Dining and lounge areas
- Landscaped gardens
- Ingenia will also provide access to our Care services

21. What is Ingenia Care?

Ingenia Care is a free service to help connect Ingenia's residents with the care they need to live an active, independent life in our villages.

The service aims to identify residents' needs, receive approval for government funded care, and arrange for the care services to be delivered to residents in their units.

Care services include (and are not limited to):

- Personal services
- Domestic assistance
- Nutrition
- Social activities
- Mobility / transport
- Clinical care
- After hospital care
- Respite care
- Vision and hearing assessments
- Care for Carers
- Medication management and reviews

22. Will the Park incorporate tourism?

Tourism is well established and a popular destination, as such we have no plans to close the existing tourism section.

23. Will fees increase for Annual residents?

While we are still very much in the planning stages, we do not foresee any exponential rise in fees for annual residents. Ingenia is committed to providing *affordable* housing and holidays.

24. What about access to medical and emergency services?

Access to medical and emergency services will be at Milton which can be accessed by residents via their own car or our community bus. We also plan to engage relevant health stakeholders to ensure all potential issues are addressed.

However, we do not foresee access to medical or emergency services being a problem.

In addition, our residents will have access to Ingenia Care, which provides them with access to medical services.

25. Public transport won't be sufficient. What are your plans for getting residents to and from their homes?

If approved, we plan to operate a mini bus that will shuttle our residents to and from local shops and community services in Milton and Ulladulla.