



HARRINGTON WATERS_AGED CARE VILLAGE

CONCEPT PLAN

JUNE 2014

For:
Roche Group

By:
RobertsDay

RobertsDay
planning.design.place

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Prepared for: Roche Group
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Prepared by: RobertsDay Sydney
Approved by: Stephen Moore

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Roberts Day
Level 4, 17 Randle Street Surry Hills NSW 2010
T: +612 8202 8000 www.robertsday.com.au
ABN 53 667 373 703 ACN 008 892 135

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INTRODUCTION

Roche Group (the applicant) has engaged RobertsDay (RD) to prepare a Concept Plan for the 41,200 sqm site known as Lot 4, Harrington Road, Harrington.

The site comprises a 37,200 sqm component zoned R1 General Residential and a 4,000 sqm strip of land zoned E3 Environmental Management. A triangular portion of the site (approximately 15,000 sqm) has been earmarked for an aged care facility for over 30 years. In 2001 Greater Taree City Council (GTCC) sold this land to Roche Group, with the contract of sale stipulating that they had to construct an aged care facility. In 2013, a Deed was entered into between GTCC and Roche Group identifying required milestones to progress the development of the site. The Concept Plan builds on the vision for an aged care facility and an integrated aged living development on an expanded site area. It is noted that this application is supported by the findings outlined in the Market Analysis Report prepared by Paynter Dixon (2012). GTCC has also undertaken a market analysis to determine the appropriateness of the site to meet the aged care needs of the community. This report found that it is crucial that the site remain earmarked for aged care and acknowledges that the need will arise in 2021 at the earliest.



The 15,000 sqm portion of Roche Group site that is the subject site of the MOU (Source: GTCC Market Analysis Report – Harrington Aged Care, GTCC 2013).



The site known as Lot 4, Harrington Road, Harrington is 41,200 sqm (above).

Not To Scale 

CONTEXT

Harrington Waters is an extension of Harrington, a small fishing village and township at the Northern mouth of the Manning River. It is the main township in the Crowdy, Harrington and Johns Rivers District. From 2006 to 2011, there was an increase in the district population with the largest growth in the number of empty nesters and retirees (60 to 69) and seniors (70 to 84). This also correlates to the changes in household type with an increase in the overall proportion of lone person households.

The township is located 15km north-east of Taree and is surrounded by river, ocean and Crowdy Bay National Park, offering picturesque views and an attractive setting for residential, community and recreational opportunities.

There are two main local centres within the locality of the aged care site, Harrington Local Centre and Harrington Waters Shopping Centre, linked by Harrington Road. The nearest town centre is Taree, a 25-minute drive from the township. The main public transport system is a bus service from Taree town centre to Harrington that runs three times a day. Other local bus services include the Harrington Community Bus (club or group bookings).

At a local scale the site is located adjacent to Harrington Waters Golf Course and approximately a five minute walk from Harrington Waters Shopping Centre. The Centre offers a range of shops and services including a supermarket, community church hall, medical centre, pharmacy and café. The Manning River, the Golf Club House and Marina are also within a ten minute walk. The site is also within walking distance of a river/ coastal walk.



Harrington Waters celebrates surrounding river, ocean and National Park.



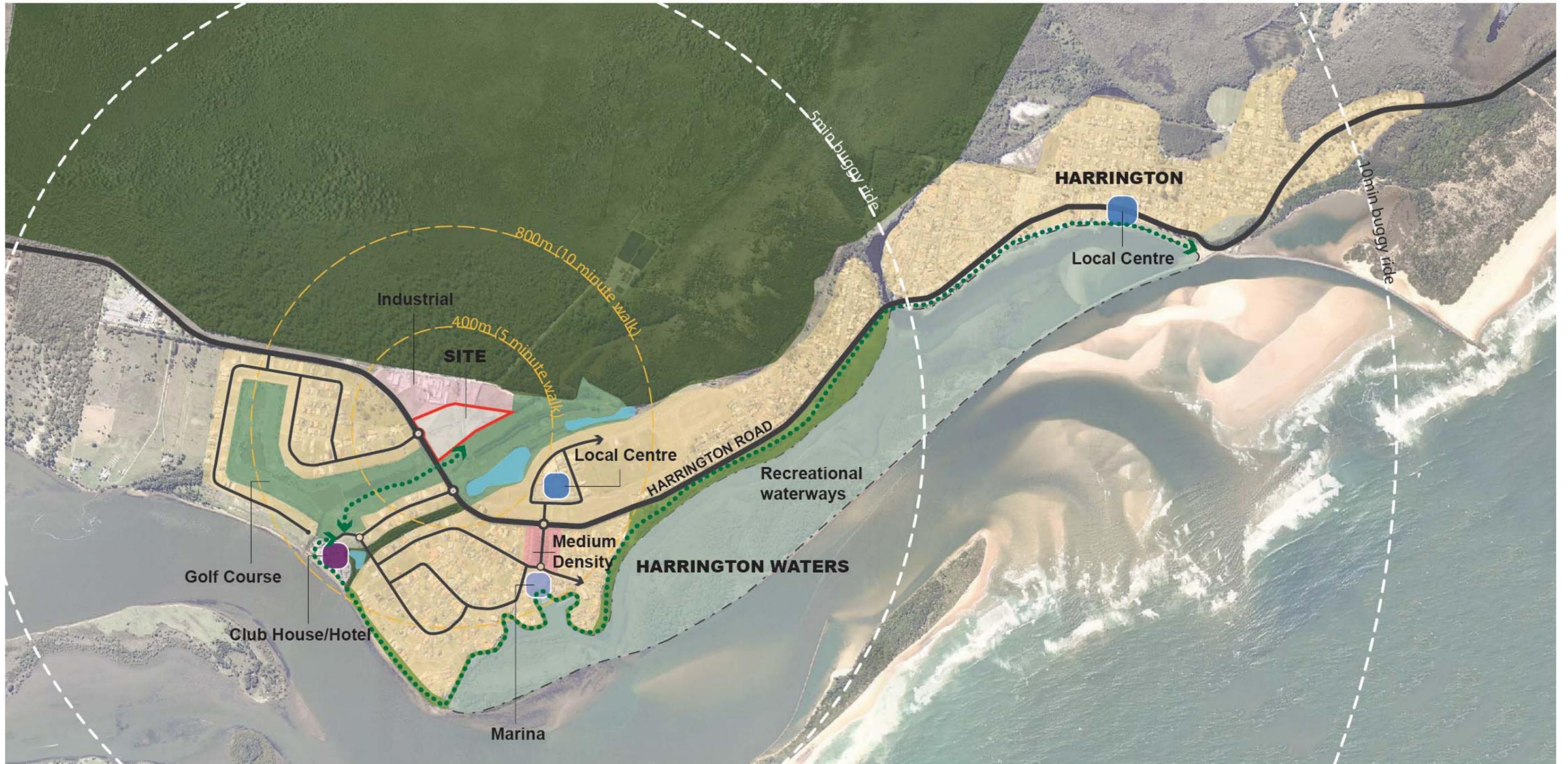
Harrington Waters is a healthy community with foreshore walks and trails.



The stunning Harrington Waters Golf Course sits at the front door of the site.



Harrington Waters Shopping Centre meets the daily convenience needs of the locality.



Harrington Waters Aged Care Village is the remaining piece of the Harrington Waters development.



SITE ANALYSIS

The locality is predominantly a low to medium density residential neighbourhood. Immediately north of the site is some light industry. On this edge the site slopes down gently to the south with some distant views towards Manning River. To the south and east, the site is bound by the Golf Course. The subject site is predominantly open grassland.

The key constraints and opportunities are illustrated opposite.



Property Line	Water and Sewer Main Easement	Not To Scale
Bushfire Prone Vegetation Buffer	National Park / Environmental Management	
Industrial Land	Drainage Channel	
Vegetation	Slope	

CHALLENGES

- A series of drainage channels divide the site into three parts;
- A 5m wide water and sewer main easement on the western boundary adjacent to Harrington Road;
- Proximity to bushfire prone vegetation buffer to the north;
- Environmental Management land on the northern boundary;
- Interface with the industrial land to the north; and
- Small screen of trees and vegetation on the western edge of the site.



Property Line

Access to Harrington Road

Crossing/Pedestrian Access to Golf Course

Golf Course

Views

Local Centre

Existing Pedestrian Links

Not To Scale



OPPORTUNITIES

- Views towards the Golf Course;
- Direct access to Harrington Road and public transport to Taree and Harrington;
- Pedestrian links to recreational trails, walks and areas of public recreation and open space; and
- Close proximity and walking distance to local services at Harrington Waters Shopping Centre, the Golf Course and marina.

LIFELONG COMMUNITIES

The concept of aging in place or lifelong communities is being celebrated throughout Australia because it promotes the positive outcome of older adults having a choice in their care and living arrangements. In order to facilitate lifelong communities it is important to provide a range of lifestyle opportunities that enable downsizing, reduced maintenance, improved security and varying degrees of assistance so that a person's needs can change without requiring them to abandon their neighbourhood and community.

The existing community and infrastructure at Harrington Waters provides the ideal opportunity for a lifelong community with good access to public transport, local centre, Golf Course, family and social networks. The Market Analysis prepared by Paynter Dixon identifies short and long term demand for retirement living in the form of independent living units (Retirement Living Accommodation, RLA) and a contained facility (Residential Aged Care Facility, RACF) to provide the opportunity to transition into an increased level of care as required.

The provision of retirement living at Harrington Waters will enable people to grow old in a mixed use neighbourhood with opportunities and access to social, cultural and recreational activities that can accommodate their changing housing needs and income while also providing a place for their children and grandchildren to visit. Harrington Waters Aged Care Village will provide a home and community where the aging population feel safe, secure and part of a place.



THE VISION

The Harrington Waters Aged Care Village will provide security and amenity to its residents and they will also benefit from the inbuilt community and assets of Harrington Waters.

By occupying the entire site an optimal outcome can be delivered. The Harrington Waters Aged Care Village will provide living options for a range of ages and abilities with common interests and values. It will be an attractive place to live and to visit.

Upon entry to the site from Harrington Road, residents and visitors arrive at the Village Green- the heart of the village. The Village Green is shared by the RACF and the RLA accommodating the Community Centre and functioning as an entry forecourt to the RACF. The RACF kitchen could double as a coffee shop opening up to the Village Green for visitors and community gathering.

The RACF is located in the southwest corner of the site to leverage off the adjoining Golf Course to the south and southwest, to provide a security point upon entry to the village and to facilitate a staged development of the site. The facility is set back from Harrington Road and screened by vegetation. The RACF is configured as a central administrative core opening up to the Village Green and eastern and western perimeter buildings forming internal courtyards that contain formal and community gardens. A visual connection is created between the western courtyard and the fairways to the west. The eastern building is removed from Harrington Road to provide a more tranquil experience for high care and dementia residents. Each room has a view and private outdoor area fronting the Village Green to the north, Golf Course or internal courtyard.

The RLA is designed for an active and social aging community. A connected network of tree lined streets and pedestrian paths provides the opportunity for walking, cycling and golf cart access. Streets in the eastern part of the site run north south to provide visual and pedestrian connections to the Golf Course from deep with the site, also providing optimum solar orientation for lots. The balance of the lots are concentrated around the Village Green and Community Centre.

Harrington Waters Aged Care Village will be an extension of the values and quality environment offered at Harrington Waters.



LEGEND

- Residential Aged Care Facility (RACF)
- Retirement Living Accommodation (RLA) Village
- 1. Security Gate
- 2. Entry Avenue
- 3. The Village Green
- 4. Entry Green/ Potential Bus Stop
- 5. Community Centre
- 6. Potential Coffee Shop
- 7. RACF Administrative Core
- 8. RACF Living Room/ Sunroom
- 9. Formal Garden
- 10. Community Garden
- 11. Tranquility Wing
- 12. Harrington Waters Golf Course
- 13. Potential Golf Course Connections
- 14. Boat and Golf Cart Storage



PROJECT HIGHLIGHTS

Community



Note: All areas are approximate

4%
1,500sqm

110 sqm Community Centre
900 sqm Village/ Entry Green
20 Minute Walking Loop
Coffee Shop
Golf Course Paths/ Access

RACE



*Includes 5m Sewer Easement Area

32%
13,300 sqm*

86 Beds
1,000 sqm Formal Garden
400 sqm Community Garden
1,010 sqm Admin/ Facilities
18 Staff Carparks
9 Visitor Carparks
Loading/ Servicing Zone
1 Storey

RLA



64%
26,500 sqm*

66 Dwellings
1 Garage/ Dwelling
1 Visitor Space/ Dwelling
Boat/ Golf Cart Storage Area
1 Storey



Harrington Waters Aged Care Village will be a place for people to come together and support one another in a secure living environment.

DESIGN PRINCIPLES

The Design Principles illustrated on the following pages have guided the preparation of the Concept Plan for Harrington Waters Aged Care Village. The design principles reflect the:

- Best practice principles for liveability;
- Planning intent of GTCC for the greater Harrington area;
- Development values of Roche Group; and
- Objectives and requirements of the Aged Care Act 1997 and Retirement Villages Act 1999 and Regulation 2000.



INTEGRATION

Co-location of multiple retirement living care services provide the opportunity for:

- A village environment;
- Aging in place;
- A social network that can support and engage with one another throughout the later stages of life;
- Shared and more cost-effective infrastructure;
- An increased density to support facilities such as community centres and a future bus stop; and
- A concentration of activity.

The Concept Plan proposes an integrated design solution where residents with varying levels of independence are brought together in a single village. The combined Village Green, Community Centre and potential coffee shop act as a focal point bringing together to the two village segments.



OPEN SPACE & COMMUNITY

The provision of a village green and community focal point can:

- Promote community gathering and celebration of life;
- Encourage friends and family to visit and stay longer;
- Healthy and active mind and body;
- Provide a place for events, classes and rehabilitation; and
- Potential connections to surrounding assets and destinations.

The Concept Plan proposes a central focus at Harrington Waters Aged Care Village with the co-location of the Village Green, Community Centre and potential coffee shop. The Community Centre will primarily function as a space for organised events for the residents of the RLA such as bingo, card games, knitting classes and family days.

The Village Green will be a public space where residents and visitors of the RACF and RLA can socialise and buy a coffee from dual functioning RACF kitchen/ coffee shop. A small farmer's market could be held here where residents share or sell the produce from the RACF community garden.

The Concept Plan proposes a connected network of streets and pedestrian paths linking people to each other, internal destinations and a local recreation and path system. A 20 minute walking loop is provided which is equivalent to the Heart Foundation's recommended daily exercise.



PUBLIC TRANSPORT

Irrespective of existing infrastructure, designing for a transit-ready community encourages improved services and/ or infrastructure which in turn:

- Reduces reliance on the private vehicle;
- Provides equitable access for all ages, abilities and economic position;
- Facilitates independence of residents;
- Improves connections to surrounding services and amenity; and
- Encourages visitors to use sustainable transport.

The Concept Plan anticipates a future bus stop associated with the daily Harrington Road service by providing a green space near the entry to the village. The green space could accommodate a shelter and seating for riders to wait in a safe and protected environment also benefitting from the proximity to the Community Centre and potential coffee shop.



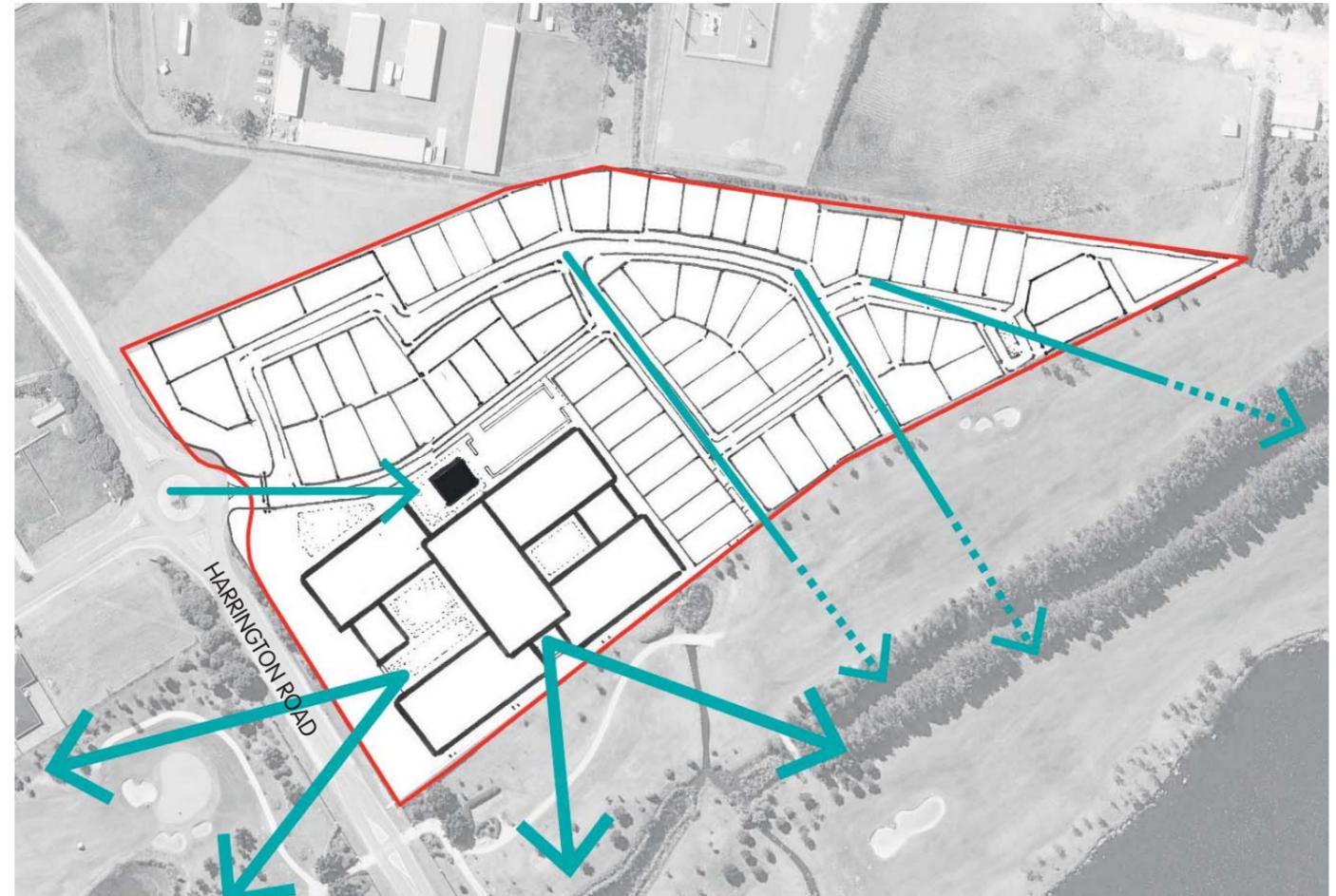
VIEWS

Retaining and celebrating local views in a development provides:

- A relationship with the context;
- An authentic place tailored to its surrounds;
- Amenity and connections to people and nature; and
- Lessens feelings of isolation by embedding a place in its existing community.

The Concept Plan considers internal and external views. Upon entering the site, the view terminates on the Community Centre. The RACF is sited to capture long views of the Golf Course to the west and whilst sitting in the communal living/ sunroom along the southern boundary to enjoy views of the golfers as they play the course immediately adjoining the site.

The streets are orientated towards the Golf Course wherever possible to bring the views deeper into and out of the site.



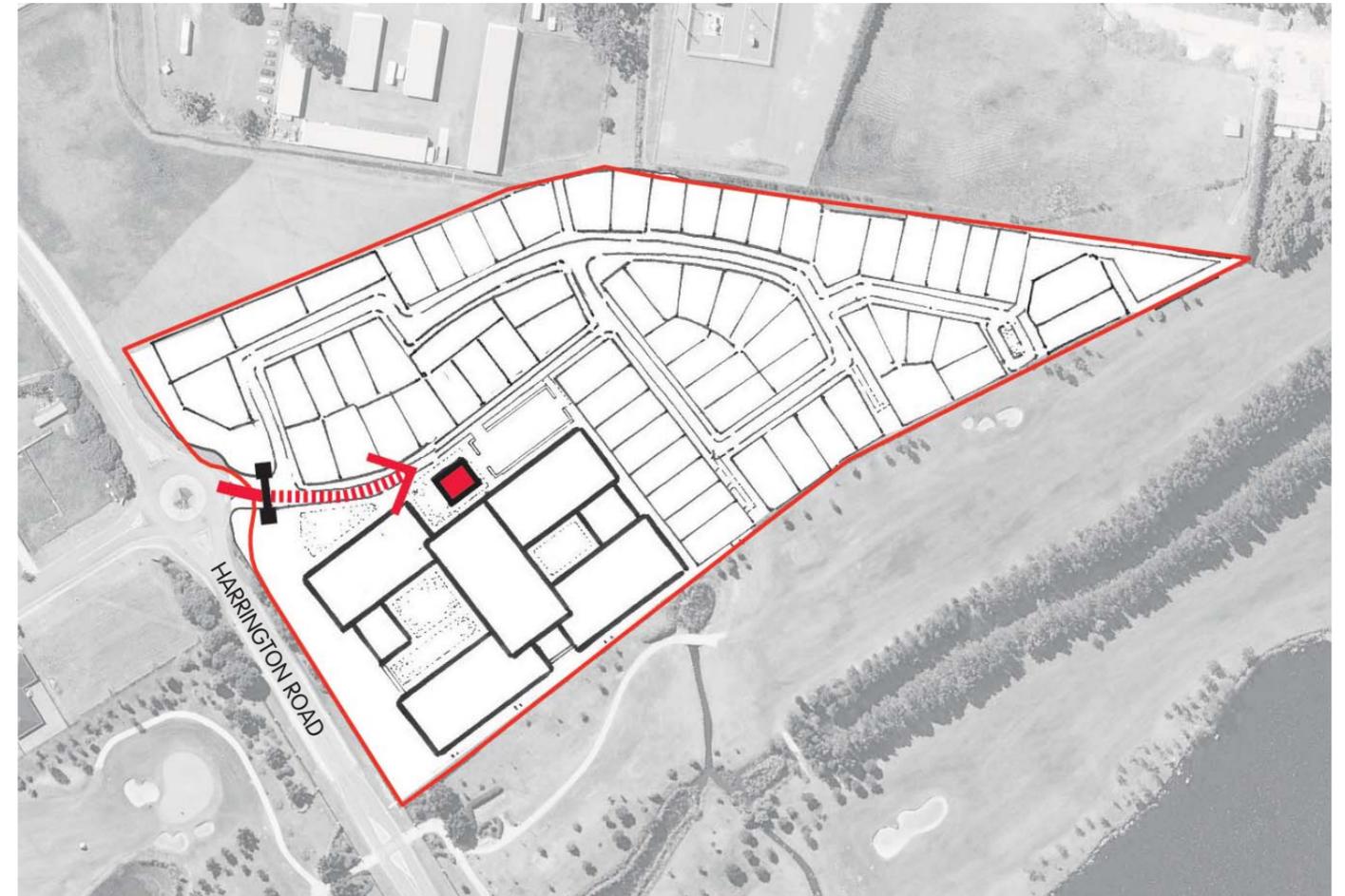
SECURITY

A sense of security in our own home is paramount on any resident's list of needs. Further attention is given to security to retirement living communities to ensure:

- Safety of residents;
- Caregivers can provide optimum care and attention without the distraction of security;
- Protection of property; and
- Mental calm and relaxation of residents.

The Concept Plan is designed to enable the first point of security as a gated swipe- card entry. The proposal also uses the RACF administrative building and lobby as a security and visitor checkpoint. The carpark adjoins the administrative building to facilitate visitor check in.

Local streets feed off the entry avenue to provide passive surveillance of traffic from the RACF and further control access.



SERVICING

The provision of direct, legible and accessible parking, servicing and loading will:

- Reduce pedestrian and vehicle conflicts;
- Ensure that daily operations run smoothly so that residents are attended to; and
- Provide convenience for residents, visitors and staff.

The carpark and associated circulation and service lane area also serve as a loading zone because the functions are required at different times of day or night.

The carpark is sleeved by hedges and accommodates RAFC visitor and staff parking as well as visitor spaces associated with the Community Centre.

Servicing and loading circulation is continuous and does not require unsafe manoeuvres or encroachment into pedestrian zones.



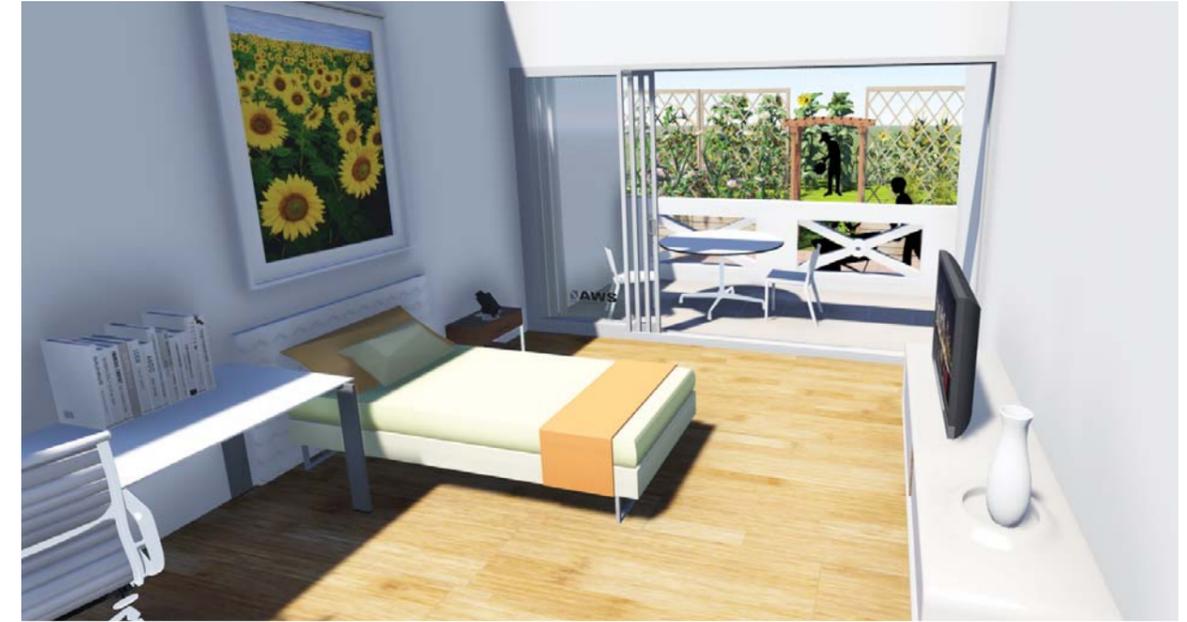
THE RACF LIFESTYLE

Residents of the RACF will benefit from the communal facilities found in the administrative core that may include offices, lobby, kitchen and coffee shop facilities, sunroom/ living room, laundry and medical services.

A double loaded corridor provides direct access to all rooms. Residents will also enjoy private rooms with their own disabled accessible en suite and the capability for a single or double bed. Each resident will have their own private outdoor courtyard looking onto the Village Green, the formal or community garden and/ or the Golf Course. The courtyard is sized to accommodate a small table and chairs.



The indicative representation of a typical double loaded corridor configuration and views are shown opposite and based on the above location.



View from a typical room looking towards the internal Community Garden courtyard.



View from a typical room looking south towards the Harrington Waters Golf Course.



Indicative typical RACF double- loaded corridor room configuration and amenity.

Typical Program	Size
Average Room Size (Including En suite)*	Approx. 32 sqm
Outdoor Courtyard	Approx. 8 sqm
Landscape Open Space/ Dwelling (Garden and Open Space Contribution)	30%

* For the purpose of calculating RACF land take, and in accordance with the Market Analysis Report, 70 sqm per bed is required in the first stage and 52 sqm per bed in the following stages. This total area contributes to communal uses, circulation and storage and is accommodated within the Concept Plan.

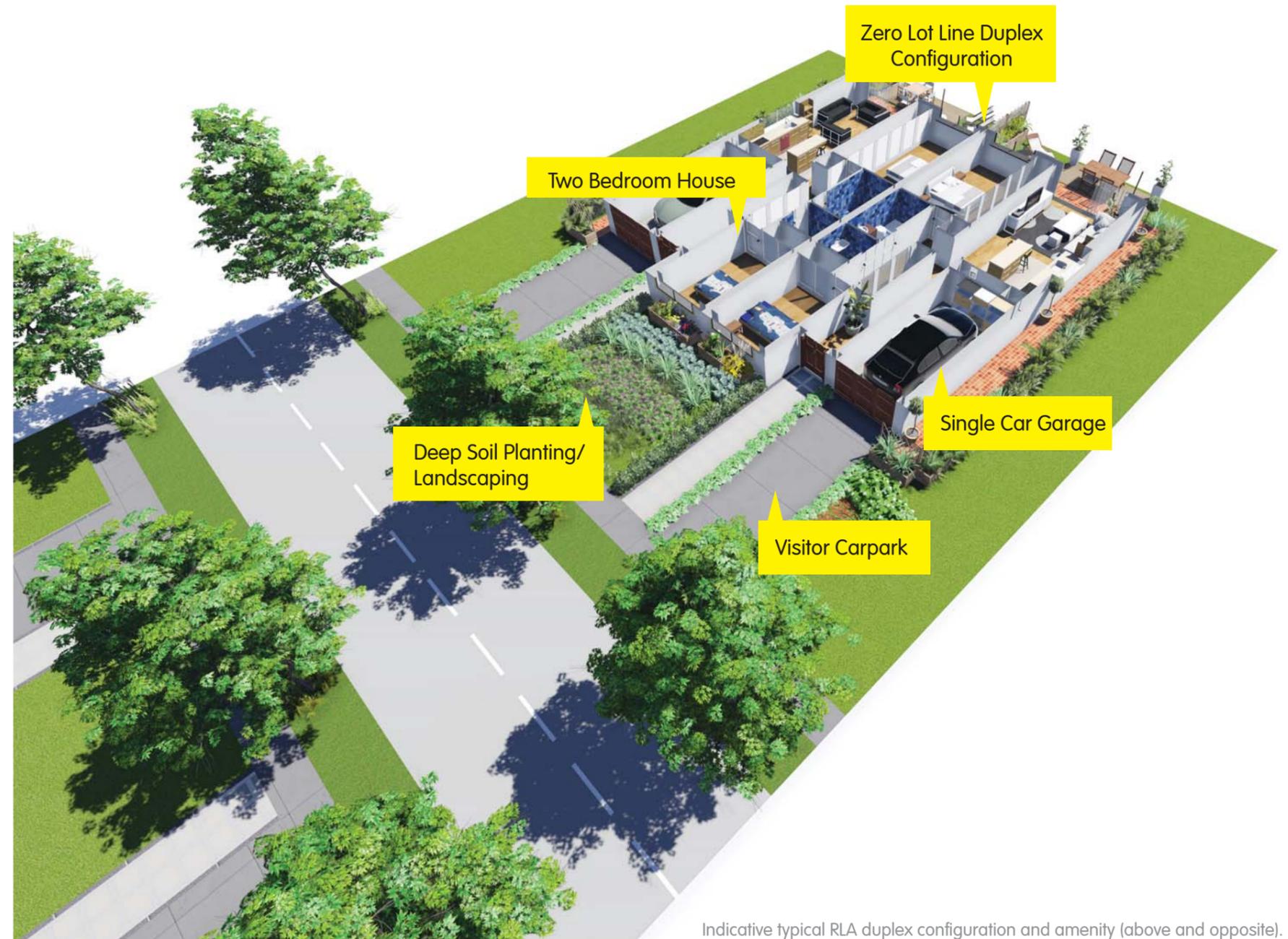
THE RLA LIFESTYLE

Residents of the RLA will benefit from being part of an authentic village.

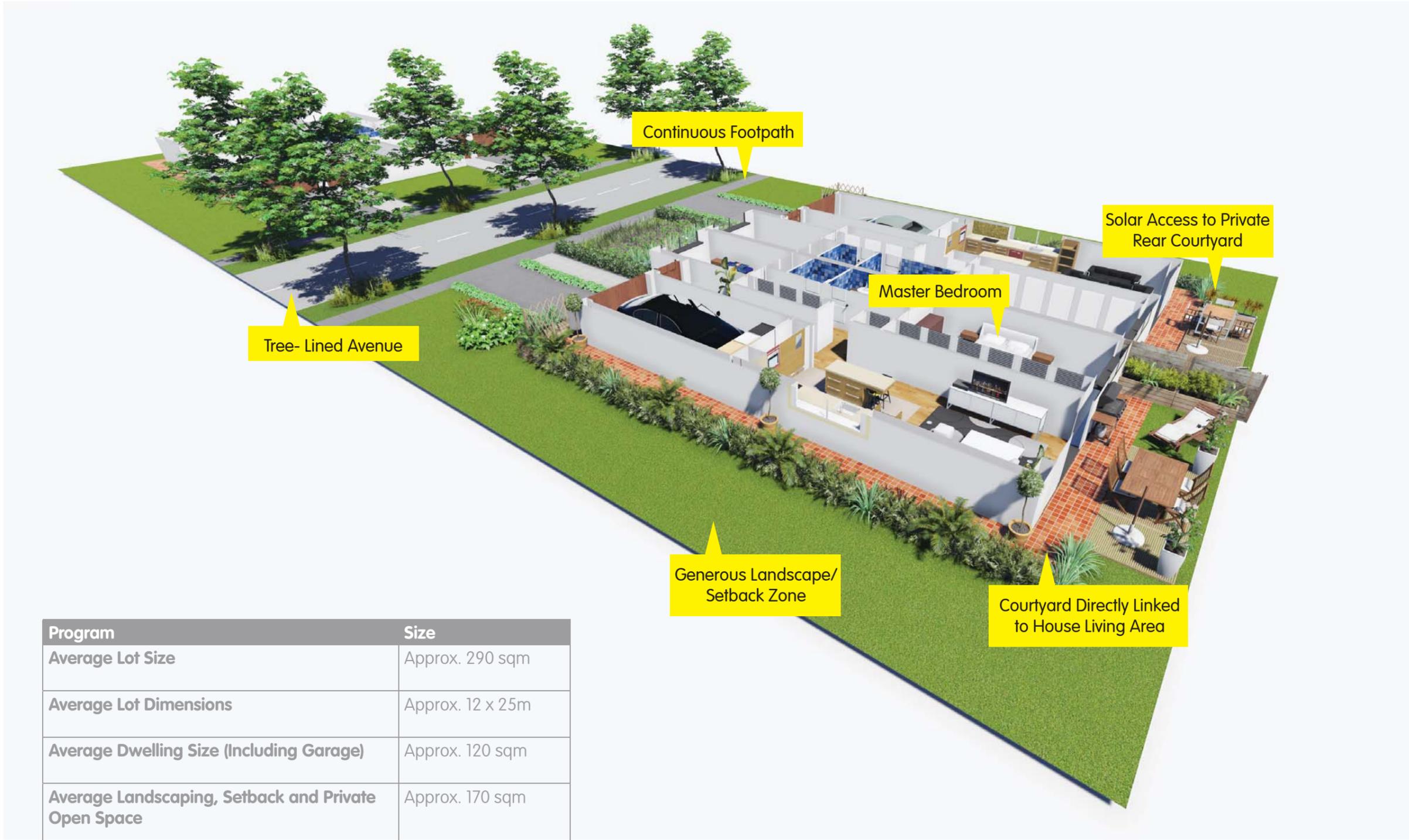
A typical lot can accommodate a 2 bedroom duplex or detached dwelling with sufficient area for landscaping, gardening and entertaining in the rear and front yard. Each dwelling will have a single car garage with space for a visitor to park in the driveway. Lot frontage and dwelling siting enables at least one street tree per lot to be planted.



The indicative representation of a typical lot and dwelling configuration are shown opposite and based on the above location.



Indicative typical RLA duplex configuration and amenity (above and opposite).



Program	Size
Average Lot Size	Approx. 290 sqm
Average Lot Dimensions	Approx. 12 x 25m
Average Dwelling Size (Including Garage)	Approx. 120 sqm
Average Landscaping, Setback and Private Open Space	Approx. 170 sqm

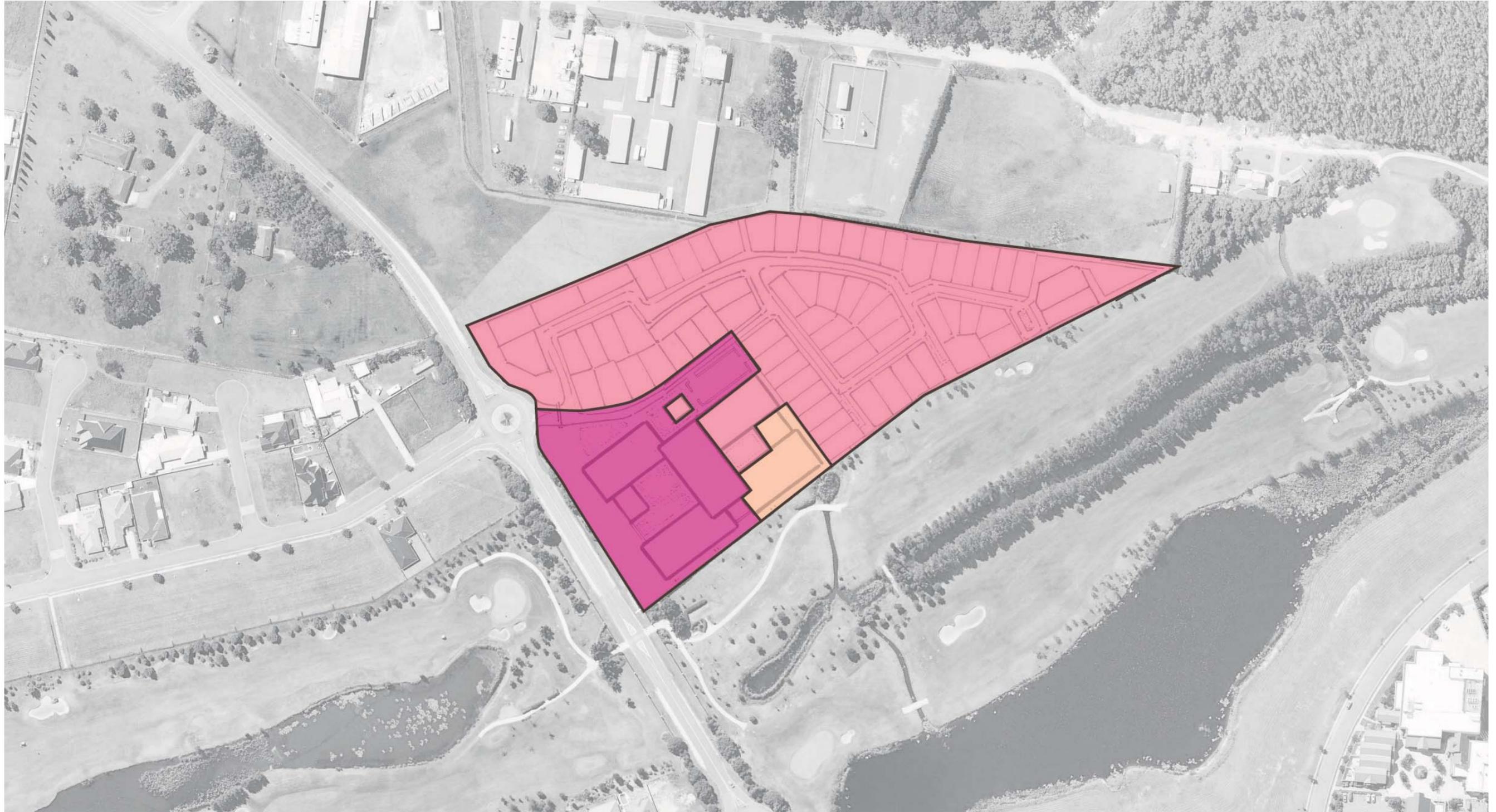
A STAGED APPROACH

Harrington Waters Aged Care Village will provide sufficient RAC beds to meet the region’s existing and future aged care needs until 2041. Based on Paynter Dixon’s Market Analysis Report (2012) a three stage approach will ensure that needs are met without oversupplying and that a critical mass is achieved to assist in the viability of the RACF.

As a priority, the RACF is proposed to fulfill future needs as this was the original intent of the site. The RACF is supplemented with RLA dwellings only to the extent that the RACF is not compromised and to ensure a quality village is delivered to RLA residents. Based on this approach, and according to Paynter Dixon’s Market Analysis Report (2012), the site yields approximately 75% of the existing RLA need in the region but contributes broader community and social benefits to the proposed integrated Aged Care Village.

The Staging Plan and summary table opposite outlines the staged delivery of the RACF and indicative delivery of the RLA.

	Program	2021	2031	2041	Total
Community	Village/ Entry Green	Approx. 900 sqm	-	-	Approx. 900 sqm
RAC	Administrative/ Amenity Core/ Potential Coffee Shop/ Sunroom	Approx. 1,300 sqm	-	-	Approx. 1,300 sqm
	Beds	56	13	17	86
	Parking (Visitor)	6	1	2	9
	Parking (Staff)	13	3	2	18
	Courtyard Gardens	Approx. 1,000 sqm	Approx. 400 sqm	-	Approx. 1,300 sqm
RLA	Community Centre	-	Approx. 110 sqm	-	Approx. 110 sqm
	Dwellings	-	66	-	66
	Parking (Community Centre Visitor)	-	4	-	4



Harrington Waters Aged Care Village will be staged appropriately to meet the region's demand and to ensure community infrastructure is delivered in parallel with lifestyle development.

CONCLUSION

The proposed Concept Plan proposal for the Harrington Waters Aged Care Village will round out the Harrington Waters Development providing a lifelong community where all ages, lifestyles and economic situations can live together in a vibrant, secure, healthy and integrated village.

The proposal will meet the needs of the region as well as deliver an attractive investment and lifestyle opportunity in accordance with the changing trends and legislation for aged care living.

The Harrington Waters Aged Care Village will be focused on how people live and interact in various stages of life- not just about the delivery of 'beds.'

We look forward to working closely with Roche Group in consultation with Council on this exciting opportunity to deliver a much needed, quality combined Residential Aged Care Facility and Retirement Living Accommodation at Harrington Waters.



Aerial view of the project from the north looking over the golf course with apartments and community amenities orientated to take advantage of views and solar amenity

RobertsDay
planning.design.place

level four
17 randle street
surry hills
nsw australia 2010
t+61 2 8202 8000

level one
130 royal street east
perth
wa australia 6004
t+61 8 9218 8700

33 chessell street
south melbourne
vic australia 3205
t+61 3 9645 0788

robertsday.com.au