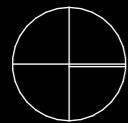


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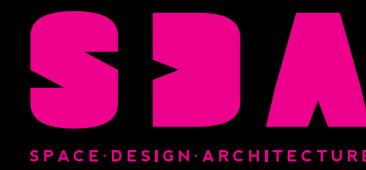
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ISSUE	DESCRIPTION	BY	CHK	DATE
01	FOR COMMENT			26/07/2021
02	FOR REVIEW			27/07/2021

PROJECT
 CHAIN VALLEY BAY
 MASTERPLAN
 CLIENT
 VIVACITY

DRAWING
 CONCEPT MASTERPLAN
 PROJECT NO.
 2021-164

LOCATION
 45 MULLOWAY ROAD CHAIN VALLEY BAY
 NSW
 DRAWING NO.
 SK01
 ISSUE NO.
 02
 SCALE
 1:1500@A3





Rod Mergan
Senior Strategic Planner
Central Coast Council

30 November 2021

BRIEFING NOTE

RE: Proposed Rezoning to RE2 Private Recreation, R2 Low Density Residential and E2 Environmental Conservation to establish a Residential Lifestyle Community for Over 55's (Ref: (PP_2020_CCOAS_002_00))
Property: No. 45 Mulloway Road, Chain Valley Bay

Further to our recent discussions please find the following information regarding our proposed new community at No. 45 Mulloway Road, Chain Valley Bay. This information is intended to inform local stakeholders (residents, land holders and community groups) on the operation, design, and quality of the proposed community. If there are any queries or if further information is required from the proponent (Vivacity) residents and stakeholders are welcome to contact Tom Copping, Planning and Development Manager directly on 0425 555 383, and we would be happy to have a discussion.

The Proposal

It is proposed to rezone the site to RE2 Private Recreation to establish a Residential Lifestyle Community for over 55's comprising approximately 143 relocatable dwellings and community facilities (clubhouse, pools, bowling green and tennis court). A portion of the site towards Mulloway Road will be zoned R2 Low Density Residential for a small subdivision of 18 residential allotments. The balance of the land is proposed for E2 Environmental Conservation which will retain the existing significant vegetation and habitat corridor located to the south.

Key Development Parameters	
Site Area:	10.8 hectares
Developable area:	8.4 hectares
No. Homes	Lifestyle Community - 143 homes Residential subdivision – 18 lots
Environmental Land	2.4 hectares (not including parklands and communal open space within the community)

* Note: The number of homes is indicative and subject to detailed design, assessment by Council and development consent.



Who is Vivacity?

Vivacity (The proponent) is an experienced developer and operator of Lifestyle Communities for over 55's. Our staff have 15 years of experience in the construction and operation of communities nationally. Vivacity specialises in the establishment and operation of new communities with over 400 homes currently under construction across several projects.

What is land lease?

Land lease is a housing model whereby the land is retained by the operator of the community under a single title. The relocatable homes are sold to the resident and the community operator charges a 'ground rent' or site fee for the lease of the land upon which the home sits. The home is completely owned by the resident, and the resident has permanent tenancy under the Residential Land Lease Communities Act (RLLC Act).

Land lease is a popular housing choice for retirees and downsizers due to improved affordability, quality of housing, active and social lifestyle, and provision of 5-star facilities.

Key benefits of the land lease model are as follows:

- Homes are affordable and are sold below the market value of residential homes in the locality.
- Residents own their homes and retain all capital gains. This is opposed to traditional retirement villages where capital gains are eroded by deferred management fees.
- Residents are charged a single weekly site fee which is indexed to CPI. This includes use of the facilities, maintenance of the community, etc. Unlike a traditional retirement village there are no additional management fees, charges, or body corporate fees.
- Some residents are eligible for government rental assistance which can reduce the site fees up to 50%.
- Permanent tenancy and strong protections for tenants and operators under the RLLC Act.

The ownership of the community under a single title and operator also has benefits for the management of the environmental conservation land.

What will the new community at Chain Valley Bay be like?

The proposed community at Chain Valley Bay will be a permanent community composed of architecturally designed homes built in-situ as a slab on ground. The community will be of a high quality with 5-star community facilities including a clubhouse, communal open space, and environmental conservation land. Further details are provided below:

Resident profile:

Based on our national studies, operational experience, and current developing communities the typical future residents are likely to be:

- Younger and more active seniors who do not require on site health facilities (Aged 65+).
- A mix of couples and singles, with a trend towards single females
- Locals from the area (previous studies indicated that 80-90% of residents move from within the LGA with the balance coming from capital cities)
- Downsizers who have sold their family home, with retirement savings with a love of travel, who partake in an active lifestyle, and recreational activities.

Community design and sustainability:

- The recreational facilities will include a clubhouse with indoor and outdoor pool, sauna, library, lounge and dining room, games room, fitness centre, consultant room, craft room and cinema. Outdoor facilities will include a bowling green, tennis/pickleball court, and fruit trees and communal vegetable gardens. The clubhouse will be built during the first stage of the construction.
- The relocatable homes are built in-situ with a slab on ground (refer to examples provided below). The construction of homes in-situ has benefits for the local community from the reduction in construction traffic and use of local trades, contributing to the creation of jobs. Slab homes also can meet accessibility standards for ageing in place.
- All the homes will have 2 bedrooms with a bathroom and ensuite.
- Home sites are typically 280sqm however there will be a mix of site and home sizes available within the community to provide diversity and cater to a wide range of budgets.
- The homes will be single storey. A range of different house designs and architectural styles will be utilised to provide variability within the streetscape.
- The homes will be designed for ageing in place and will achieve a silver or gold standard of accreditation under the Liveable Homes Guidelines.
- The open spaces within the community will be of a high quality with active and passive uses, tree lined streets and landscaping.
- Sustainability initiatives will be implemented within the community such as solar panels for every home and the community facilities, energy and water saving devices, rainwater harvesting and water sensitive urban design.
- Provision of a community bus and car pooling will be encouraged. Centralised facilities typically result in a lower traffic generation for these types of communities.



Typical manufactured home



Clubhouse lounge room



Library



Cinema



Indoor pool

Economic development

The project has a capital investment value of \$90 million over a period of 4 years during the construction. Based on similar projects the new community at Chain Valley Bay will provide the following economic benefits to the local community:

- Employment of 150 people including 60 trades in home construction, 60 civil contractors and 30 ongoing jobs in operations. For example, onsite managers, gardeners, maintenance staff, sales staff, etc.
- Use of local contractors and builders who employ trades and staff from the local community.
- Increased patronage of local shops and businesses.

Other community benefits

- Upgrades for the signalisation of the Pacific Highway/Chain Valley Bay Road intersection
- Local frontage improvements to Mulloway Road and Chain Valley Bay Road.
- Developer contributions towards local facilities

We appreciate the opportunity to engage with community stakeholders and we look forward to working with Council further to assist in delivering good planning, economic and social outcomes, through the provision communities and aged housing that meets the needs of the local community.

Kind Regards
Tom Copping
Manager of Planning and Development
Vivacity