

Information on aspects of the Preliminary Assessment Report currently being undertaken

Summary Description of the Development

The proposed facility is a Retirement Complex comprising self-contained supportive housing and residential care facility accommodation for older people.

In the PA report, the terms used to describe the development are the terms used under the Territory Plan:

- Residential Care Facility – is commonly called a Nursing Home or Hostel
- Supportive Housing – is commonly called Independent Living Units.

The development mix comprises approximately 80 self-contained supportive housing units and 60 residential care facility beds (20 high care and 40 low care) plus future expansion of an additional 40 beds. In addition, the development will include a range of services (medical and personal) provided within the Residential Care Facility and a community centre forming part of the Supportive Housing section of the site which will accommodate a range of communal activities. Additional landscaped areas providing for communal outdoor activities will also be provided.

Building Form

The physical structures to be included in the development include a range of building styles comprising:

- residential care accommodation building
- apartment building
- two-storey buildings
- single storey buildings
- community room

The PA will be based on concept site planning and indicative development outcomes. This is supported by sketches presenting the indicative built form and potential unit layouts that show planning and design issues, taking into account all the identified constraints and opportunities for the site.

It is not possible to precisely define the design details however the conceptual layout represents the general nature of the proposed development.

After completion of the land sale process Mandir Ashram will prepare detailed plans as part of the Development Application stage. It is possible that the applicant will incorporate Indian architectural influences in the final design of the building. This detailed design issue will be resolved through the Development Application process.

This information is provided by Purdon Associates to provide information for residents on the investigations currently being undertaken for the site. The information and plans are to be considered as a “Works-in-Progress” and do not necessarily reflect the details to be formally lodged with the ACT Planning and Land Authority at completion of the study.