

Appendix 5

**Plan of Management
prepared by
Lendlease**



6 July 2018

To whom it may concern.

Jordan Springs – Retirement Village Plan of Management

This letter is in reference to the request from Council in the pre-DA meeting on the 1st of February, 2018 for a Plan of Management for communal areas within Jordan Springs Retirement Village.

The 51 Retirement Villas, along with the future Apartment buildings, will form the Jordan Springs Retirement Village. They will both be serviced by a Community facility, to be located on the ground floor of one of the Apartment buildings.

The Community facility, which will also include Village Management offices and reception, will have operating hours between 9am – 5pm, 5 days a week. Some areas may be used later for specific events for residents.

We will have between 4 – 6 full time staff within the Village, and they will have designated car parks.

Communal areas within the village, including landscaped areas, bin enclosures and footpaths, will be maintained by our full time maintenance staff. The village is a reflection on Lendlease and is constantly kept clean and presentable for current and future residents, as well as visitors and members of the public.

Light spill from the community facility and apartments will be managed within the design of the apartment buildings. Light spill from the village itself will be mitigated through landscaping treatments.

Safety is one of our primary concerns for our residents. The village will have video monitoring in high traffic areas around the Apartments, as well as video intercom and other measures to ensure safety for our residents.

In our experience in managing Retirement Villages, we have found that most residents are reasonably quiet. Due to the Apartment buildings location to the south of the site, we expect any noise outside of the 9am – 9pm hours to be isolated to that part of our village. In our detailed design of the Apartments we will ensure that the communal areas have additional sound negating measures.

Kinds Regards,

Ann Holzer

General Manager NSW/ACT & Queensland
Village Management – Retirement Living

