



The new face of 

Boutique New Farm Retirement Living project



Bolton Clarke is proposing a contemporary retirement living community at Sargent Street, New Farm, to revitalise the former Treetops residential aged care home.

Our offer will allow New Farm residents to live in age-appropriate dwellings with extra support as needed in a safe, supportive and connected community.

Bolton Clarke

Bolton Clarke is the new name of the combined RSL Care and the Royal District Nursing Service (RDNS). RDNS is Australia's oldest home nursing service. Bolton Clarke are a national provider of aged care, health care and independent living services, with our headquarters close by at Kelvin Grove. We are 'for purpose' and not-for-profit and we re-invest in services and innovation to benefit our residents and the wider community.

We've been part of the New Farm community for decades

Bolton Clarke acquired the property in 1999 as a joint venture with the War Widows Guild. For the next 20 years we provided on-site care and

support for up to 88 elderly New Farm residents and built strong relationships with families and local community organisations. The residential aged care community closed in 2019, and residents relocated to more modern Bolton Clarke communities.

Treetops, New Farm – a new direction proposed

Built in the 1950s, Treetops was voluntarily taken out of service by Bolton Clarke in 2019. We considered the age of the property no longer met the standard of amenity that is consistent with Bolton Clarke's accommodation offering and was not in keeping with changing community and resident expectations. Since closing Treetops, we have carefully considered appropriate alternative accommodation and services which could be provided at this location.

Retirement living proposal

While there is sufficient aged care in New Farm, there is a lack of purpose-designed, retirement living options for locals. We are planning to repurpose the site with retirement living residences. Locals who love living in New Farm will be able to transition into a modern retirement community with facilities, amenities and support services to meet their changing needs.

Project overview



Re-purposing redundant former aged care residential home built in the 1950s.



40 high-quality dwellings proposed within new retirement living community.



Addressing need for retirement living in New Farm (only 14 retirement living units in New Farm).



Allowing seniors and retirees to remain in New Farm.



Re-location and refurbishment of pre-war Queenslander.



Onsite car-parking for residents and staff.



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Need for age appropriate dwellings in New Farm

There is unmet demand for retirement living within New Farm and the inner city. Research demonstrates that across the inner city catchment there is unmet demand for over 700 retirement living dwellings including 120 dwellings in New Farm. This number will continue to increase without delivery of new retirement living dwellings.

Across the next 10 years there will be significant growth of seniors within New Farm. By 2029:

- 65+ population is expected to have grown by 24% (2,700 people)
- 70+ population is expected to have grown by 26% (1,900 people).

This project will be the first purpose-designed, age-appropriate Retirement Living village in New Farm for many decades. Although New Farm has a population of greater than 12,500 (2016 census) there are only 14 retirement living dwellings, which were built in 1965.



Planning and design considerations

We need to provide at least 40 dwellings to provide resident services and amenities expected of a modern retirement living community. Therefore we are proposing a contemporary 4-6 storey building.

As this is a larger building than the former aged care home, consideration towards our neighbours is a lead design principle. The neighbour-friendly design includes:

- setbacks from the property line
- extensive vegetation screening

- use of a mix of colour, including dark colours
- recessed upper levels
- balcony design to protect neighbour privacy.

Ample onsite parking

Resident and visitor car parking will be allocated within two (2) basement levels. Staff car parking will also be provided to ensure there is no requirement for street car parking.

Streetscape

The design features re-positioning of a pre-war Queenslander to the corner of Sargent and Sydney Streets from 11 Sargent St to contribute to the New Farm character streetscape.

The project is in the early planning phase and a development application is being prepared.



Find out more

During this planning phase we are keen to discuss this project with you.

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Leave a comment and complete a survey.