



Retirement Living project, Sargent Street, New Farm

Project Q&A - December 2022

Preamble: The following project Q&A provides information on topics raised and discussed during the four (4) December community information sessions, and discussions following these sessions. This document also provides updates on actions since the information sessions.

What are the features of the proposed design of the retirement living community?

The key design outcomes include:

- Reduction of the height of the building to three (3) storeys above natural ground at interface with Sargent Street and Hazelwood Street properties
- Retention of the Queenslander house in current location at 11 Sargent Street (formerly proposed to be re-located to the current car park).
- Use of the current car park on the corner of Sydney Street and Sargent Street for new retirement living apartments
- New façade design and material selection which are sympathetic to the neighbourhood and responsive to the local New Farm character.

An overview of the proposed plan footprint is at Attachment 1.

Has Bolton Clarke set aside the earlier design presented to the community?

Yes, Bolton Clarke is no longer progressing the earlier design which featured a larger building, which was subject to Public Notification in early 2022.

Why is Bolton Clarke proposing new plans for the proposed retirement living project?

Bolton Clarke reviewed submissions from the Public Notification phase in early 2022. While there was some support for the project and a retirement living proposal, we also recognised concern expressed about the height, bulk, and character of the initial design.

We therefore voluntarily set-aside the initial design. We challenged a new architectural firm to propose a new design that could better meet community expectations, including reducing height, while meeting our commercial requirements.

A key design principle presented to the new architects was to ensure the building presented as a three (3) storey building to Sargent Street and Hazelwood Street properties, inclusive of a recessed rooftop recreational space.

Within the new design, what are the actual storeys/ levels across the entire site?

At natural ground level on Sargent Street and Hazelwood Street boundaries there are three (3) apartment storeys, with recessed roof gardens and recreation areas.

At the Hazelwood Street boundary interface there is an apartment level which commences below the natural ground level, in addition to the three (3) apartment levels above natural ground.

The building becomes four (4) storeys above natural ground level towards the middle of the site due to the slope of the site.

The levels/ storeys and rooftop terraces across the site are illustrated at Attachment 2, as an indicative cross-section.

How does the new design restrict overlooking to maintain neighbour privacy?

This is a key design feature and consideration. Restricted overlooking is achieved through multiple treatments, including:

- Building elevation is three (3) storeys above natural ground level
- Buildings are set-back from the site boundary, with deep planting on the Bolton Clarke property along the boundary to achieve canopy tree spread of approx. 5m wide and approximately 8m height
- Bolton Clarke proposes to plant mature vegetation early, instead of relying on on-site growth when planted
- Planter boxes, vertical planting and fixed horizontal screening devices on the balcony edge combine to prevent looking down onto adjacent properties
- Recessed rooftop recreation areas, setback from the facade, are surrounded by balustrades and planter boxes to restrict access to the edge of the roof, only allowing upward views above neighbouring rooflines.

These outcomes can be referenced at Attachment 2 and 3.

What is being proposed to improve the interface and transitions between the new buildings and boundaries?

At the west aspect the building footprint also interfaces with:

- Residential unit block on Sydney Street to the current car park
- Residential properties on Sydney Street.

Bolton Clarke's architects are undertaking further design review to assess these interfaces, as follows:

At neighbouring properties at Sydney Street: We are further examining the interface, including building elements, aspect, and screening with neighbouring properties at Sydney Street. More design detail will be available in early 2023.

At the interface with the existing block of units at Sydney Street: We are undertaking a design review of the building footprint to further consider the interface with existing residential units on Sydney Street. We are assessing building design elements and screening, and whether the existing large tree at the boundary can be retained. Design detail will be available in early 2023.

What is the planned use of the retained Queenslander?

The Queenslander at 11 Sargent Street will be renovated. At ground level this will become the entrance lobby for residents. The upstairs area will primarily be used as an administrative centre for Bolton Clarke's at-home support service and offer communal dining, library, and lounge spaces for the residents.

Will the Queenslander be raised?

Yes, the Queensland is proposed to be raised by about two (2) metres to improve access and use of this building.

How many retirement living apartments are proposed? / What range of bedrooms are proposed?

In total, 39 independent living apartments are proposed with a mix of 1, 2 and 3 bedrooms.

What is meant by independent living apartments?

The apartments appear no different to the typical modern apartment dwellings, designed for seniors to maintain their independence with a kitchen and laundry. There are some design features which consider future mobility needs such as wider corridors and all surfaces are completely on grade, with no levels or internal steps.

The apartments are designed for people to age in place, and as best possible avoid the need to move to receive higher levels of care, such as residential aged care.

Should residents require, Bolton Clarke can also provide in-home support in their independent living apartments as they age.

Will there be lifts across the site, with less reliance on stairs?

Yes, lifts will be installed across all buildings, with less reliance on stairs for vertical movement. The buildings will comply with disability access regulations.

This isn't going to be an aged care home with a commercial kitchen and meal services for residents?

We are planning a retirement living community only, not an aged care home. Residents will be retirees or of retirement age, who will live independently. Each apartment will have its own kitchen. A commercial grade kitchen to service this community isn't needed and is not planned.

How much car parking is proposed for this resident population?

Bolton Clarke has allocated adequate parking spaces in two (2) basement levels to meet the needs of the residents, staff, and visitors. The number of car parks provided in the basement will exceed the minimum car parking ratio stipulated by Brisbane City Council.

Will traffic increase around the site?

While we expect many residents will walk and remain active, there will be resident vehicle traffic from the retirement living community.

Residents are allocated one car space, and we expect most residents will retain their independence by driving. Residents may drive once or twice a day, but in our experience don't tend to drive every day and avoid peak traffic times.

We are also likely to offer a resident electric vehicle for communal booking and use, and a concierge service for residents to be dropped off and picked up across New Farm. At other sites, this service tends to reduce the need for a private vehicle and/or private vehicle use. Ride share is also changing car ownership patterns, including for seniors.

There will also be vehicle movements from our in-home support team visiting local seniors in their homes. Neighbours and residents will recall the former residential aged care home was quite busy with visitors, deliveries, and a high ratio of staff driving to and from the site.

At the site, is there just one way in and one way out for vehicles?

Yes, the current driveway crossover location is planned to provide the sole access and egress point to underground basement levels. This arrangement also protects the root zones of the existing mature street trees, helping with their protection and retention.

Will there be frequent noise from truck deliveries and removal of refuse?

As there is no commercial kitchen or laundry services on site, there is far less requirement for onsite deliveries. However, a delivery area will be available in the basement to reduce potential interference with local traffic and reduce truck related noise. Refuse collection is also likely from the basement, which will reduce associated noise to the street and neighbourhood.

Will we hear air-conditioning noise?

The building will comply with Council's and Australian Standards noise conditions and limits. Air conditioning units will be modern, energy efficient and housed within an acoustic screening enclosure on the roof.

What are the expected price points for the apartments?

Price points haven't yet been established, primarily as we need to receive a development approval before we can take a detailed design to the market for pricing.

The existing price escalations within the construction market also makes it very difficult to price the build, and in turn, set apartment prices.

We can advise the price points of the apartments when we are ready to commence the marketing and sales campaign.

Will stakeholders be able to see updated plans following the latest round of feedback?

The concept plans will be updated in 2023, and then lodged with Council which will be available for community review. We will advise the community when the plans are available for further review. We are also preparing renders for residents who requested specific imagery from the perspective of their homes.

Does Bolton Clarke intend to revisit the design and material selection of the building at the corner of Sargent and Sydney Streets?

Yes, our architects are assessing the design and material selection based on feedback received at our recent information sessions.

The design intent is to reference both the historic character and modern aspects of New Farm design. The intent is not present a homogenous building style to Sargent Street, but instead present a diversity of building styles reflecting the eclectic built form within the local area.

The materials palette will be natural tones, light and fresh in a planted setting which is responsive to both the neighbourhood and the climate. An updated design will be available in early 2023.

What is the planning process leading into, and during, early 2023?

Bolton Clarke is working with our architects and other consultants to update plans following feedback received during the December information sessions.

These plans will be lodged with Council, and we understand the project will progress to a further Public Notification phase. Following the Public Notification phase and Brisbane City Council review of submissions, the project enters the decision phase.

If approved, when might construction commence?

Construction is dependent on several factors, including if, and when, we might achieve Brisbane City Council approval.

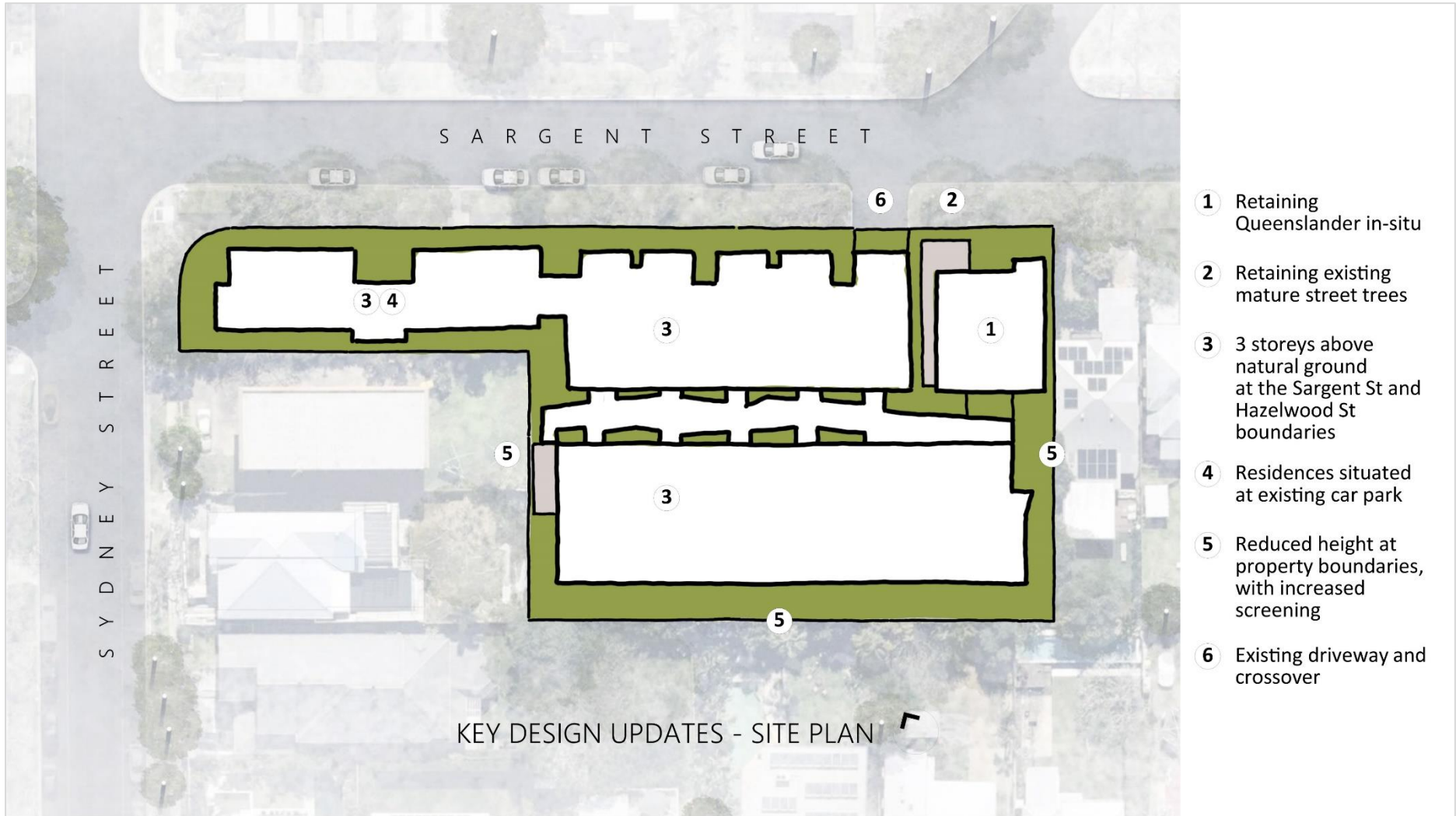
If approved, we will progress the approved plans to detailed design. We don't expect construction to commence until 2024 or 2025.

We will of course advise the community and our immediate stakeholders about future milestones, including a community forecast.

To raise a question and for more information, please contact the project team at: contact@newfarmboltonclarke.com

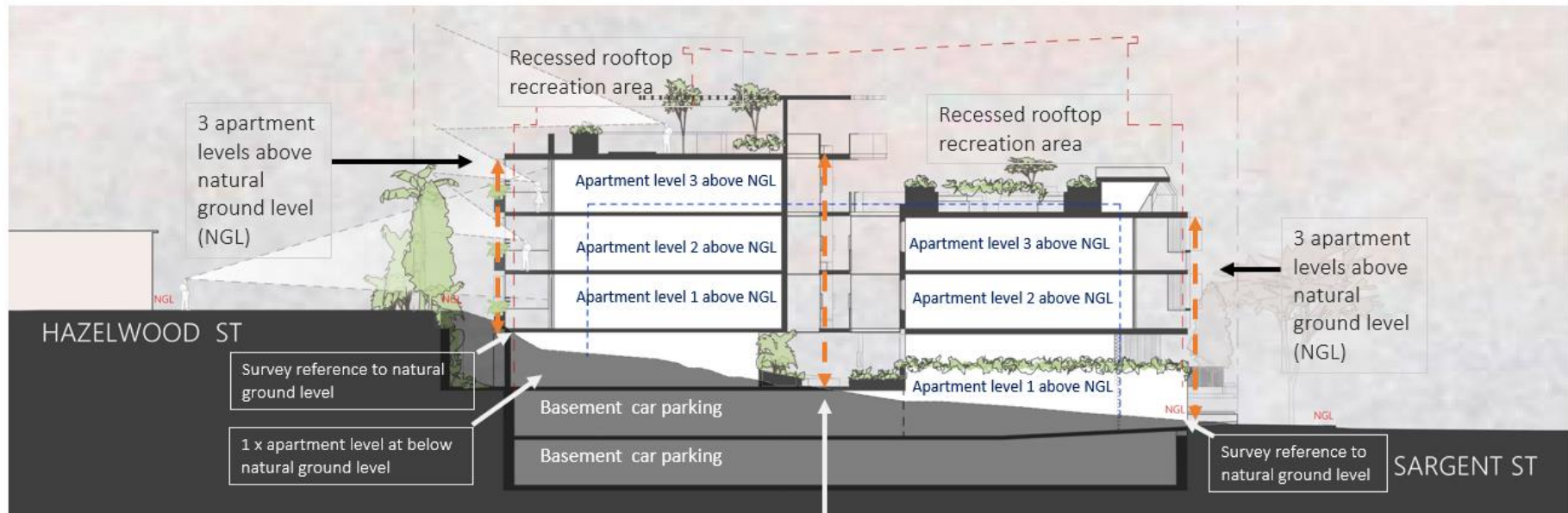
We will keep our project website up-to-date at: www.newfarmboltonclarke.com

Attachment 1



Attachment 2

Design outcomes – Cross section from 'lower' Sargent Street



- **Red line** – former design roofline
- **Blue line** – existing aged care home roofline
- **NGL** – Natural Ground Level

Mid-section of site which becomes 4 apartment levels above natural ground



Cross sections – Interface with Hazelwood Street



Former levels

- Avoiding over-
looking**
- Reduced height
 - Balcony depth
 - Balcony planter boxes
 - Increased screening
 - Rooftop recessed.