



# **ATTACHMENTS**

**UNDER SEPARATE COVER**

**Ordinary Council Meeting**

**17 November 2020**



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## **MARKETING STRATEGY FOR THE DEVELOPMENT OF AN INDEPENDENT LIVING VILLAGE ON LAND SITUATED AT LOT 2 DP 1112287 CNR CRESCENT AND ELWIN STREETS NARRANDERA NSW 2700**

### **BACKGROUND**

Council has identified the need for a suitably designed Independent Living Village to be developed by an external provider/developer on land currently owned by Council at Cnr Crescent and Elwin Streets Narrandera.

For this purpose, Council has commissioned a suitably qualified architect being Noel Thomson Architects of Wagga Wagga to prepare various concept options for development on the land and Councillors have indicated their preference for the Independent Living Village Option.

Meetings with a representative seniors' group have also endorsed this option.

As this development is proposed at this stage to be undertaken by an external provider/developer the value proposition for Council is essentially the sale of the subject land to the preferred developer following the Expression of Interest exercise.

Therefore, as this proposal for Council is essentially the sale of land to a third party for a specific development purpose, this exercise is not subject to formal tendering requirements in accordance with Section 55 .3(d) of the NSW Local Government Act 1993.(see note #1 below)

Notwithstanding this exemption, processes should be put in place to ensure probity and transparency and adherence to all other legal obligations.

### **STRATEGY**

- 1) The subject land should be formally valued before Council determines a price at which it can be offered to prospective developers. (see note #3 below)
- 2) Council's Economic Development Manager will identify as many providers and developers in the relevant industry sector and provide a background communication to the Chief Executive of each entity so identified inviting that organization to submit a formal expression of interest in acquiring and developing the site with a suitably designed Independent Living Village.
- 3) To ensure that the widest possible response is attracted, suitable advertisements should be placed in NSW metropolitan print media, Regional and local print media and online using Council resources, with such advertisements outlining the preferred development option and requesting submissions of Expressions of Interest in accordance with guidelines to be provided hard copy and/or online. Estimated cost of such an advertising program is \$4,000.

- 4) Respondents will be provided with concept plans developed by Noel Thomson Architects but will be under no obligation to follow those concepts. However, alternative site layout and residence designs will need to respond to the overall guidelines established by Council.
- 5) Responses to the request for EOIs will be required to be made within a nominated time frame and such responses will be assessed by a suitably convened panel (**The Panel**), generally in accordance with Council's Tender processes (ref.cl.10.3 of the Procurement Manual)
- 6) If sufficient responses are received to warrant short listing of 3 submissions, then such shortlisted submissions will be reassessed by **the Panel** against criteria to be developed and a preferred submission identified. If fewer than 3 submissions are received, a preferred submission will be identified against the criteria.
- 7) The preferred provider/developer will be invited by Council to discuss the submission with the Panel and if the proposal meets Council's requirements then the successful entity will be invited to enter into a contract for the sale of the land subject to conditions as noted in (10) below.
- 8) Unsuccessful submissions will be advised accordingly.
- 9) Guidelines established by Council will ultimately be applied as conditions to any contract of sale that may eventuate for the transfer of the land to the entity that provides the successful EOI submission.
- 10) Any contract for sale, as referenced in (7) above, shall be subject to approval of a DA by Council where such DA is required to address the guidelines for development that will be provided by Council in the EOI documentation. Additionally the contract will contain a clause enabling Council to buy back the land at the price paid by the successful EOI proponent in the event that construction of the development has not commenced within two years of the approval of the DA. (see note #2 below)

#### NOTES

#note 1. Contact was made by the Economic Development Manager on 4 November 2020 with a Governance Adviser from NSW Office of Local Government and the marketing strategy as outlined above discussed in detail. In the circumstances where Council would be selling the land ultimately to a preferred provider/developer determined through the Expression of interest process, the adviser confirmed that as the value proposition is for the sale of land then the provisions for formal tendering process did not apply in accordance with section 55.3(d) of the NSW Local Government Act 1993.

#note 2. Contact was made by the Economic Development Officer with Jason Goode of Farrell Goode Lawyers who confirmed that it would be in order to condition any contract that may eventuate following the Expression of Interest process with conditions (1) requiring the successful provider/developer to develop an Independent Living Village in accordance with a Development Application it would be required to lodge with Council and (2) including a buy-back clause in the event that that the development as approved did not commence within a two year period from the date of DA approval, such buy-back amount be the amount paid for the subject site by the provider/developer.

Note #3. As advised by the Governance Adviser from the NSW Office of Local Government. Valuation fee estimated at \$1,000.





# DESIGN REPORT

## NARRANDERA FLEXIBLE LIVING DEVELOPMENT



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**RECORD OF AMENDMENTS**

<b>Date</b>	<b>Revision No</b>	<b>Comments</b>	<b>Authorised</b>
10.8.2020	A	FOR REVIEW / APPROVAL	NT
7.10.2020	B	FOR APPROVAL/CLIENT ISSUE	NT

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## 1. INTRODUCTION & BACKGROUND

The Narrandera Shire Council aims to provide flexible housing options for a site in Narrandera. Narrandera is a dynamic rural community in the Riverina region of NSW with a population of around 6,000 which has demonstrated a need for an aged care development. To accommodate this need Council has identified a strategically located site that is appropriately zoned to enable a 'Seniors Living' complex to be developed. The Council owns a site that is 1.4 hectares and zoned RU5 Village.

The site on the corner of Crescent and Elwin Streets, Narrandera is adjoined by residential development, Narrandera Base Hospital, Narrandera TAFE and located a kilometre from the Main Street precinct (East Street).

The proposals will look at different housing options with Aged Care, Independent Living and Housing Development being designed for consideration by Council.

The aged care options are to be designed in accordance with the State Environment Policy 2004 (Housing for Seniors of People with a Disability), and NDIS Specialist Disability Accommodation Design Standard. The aged care options will look at facilities and services to be provided including Common / Community Hall and 'Village Green.' The masterplan proposal for the aged care development is the construction of approximately 20-25 one- and two-bedroom units on the site.

The Independent Self Care Living option is for a housing development for over 55-year old where it could be run by an independent corporate body or "Care Provider." The residents are responsible for maintaining their own private gardens and grounds. The masterplan proposal for the Independent Living development is the construction of say 18-20 one- and two-bedroom units on the site.

The Housing Estate option is for a developer that could provide say 18 housing allotments of say 550-750m<sup>2</sup> in size on site with Jellinbah Street extended through to Elwin Street.

Narrandera Council Economic Development Manager (Peter Dale) has advised that Surveyors, Contamination Investigation and Geotechnical Engineers were engaged to look at the conditions of the site and have subsequently provided documentation that are of assistance in finalising this report.

## 2. PROJECT OUTLINE / OBJECTIVES

CLIENT: Narrandera Shire Council

PROJECT: Master planning for 'flexible housing' development options on the site at Corner Elwin and Crescent Streets, Narrandera and for the preparation of conceptual designs for submission to Council for consideration and approval.

ADDRESS: Corner Crescent and Elwin Streets, Narrandera

OBJECTIVES: To work closely with The Narrandera Shire Council representatives and stakeholders, so that various options and ideas may be fully explored. In regards to the 'Aged Care' development Council wishes to provide options for the valuable seniors in the community (where they have established friendships), to be active in 'in a 'village' community and have access to facilities with reasonable ease. This is also relevant for the 'Independent Living' development. From the Council Brief, it is estimated that the Aged Care and Independent Living Developments will house residents in the 55 and over age brackets and will be open for existing and outlying Narrandera residents. The housing development option is to provide potential layouts for subdivision into allotments and inputs for servicing the sites.

REFERENCES & WEBSITES:

- NCC / Building Code of Australia 2019
- Australian Standards – Design for Access and Mobility – AS1428.1 (2009)
- NDIS - [www.ndis.gov.au/](http://www.ndis.gov.au/)
- NDIS Specialist Disability Accommodation – Design Standard
- Australia's Guide to Good Residential Design

- Residential Density Guide - Built form guidelines and housing typology
- Department of Planning - Low Risk Housing Diversity Code
- Department of Planning - Diversity and Affordable Housing Schemes
- Department of Planning - Proposed Housing Diversity SEPP (under consideration 2020)
- Department of Health & Ageing - [www.health.gov.au](http://www.health.gov.au)
- NSW Health – Design Guidelines for Aged Care Facilities
- State Environment Planning Policy 2004 (Housing for Seniors of People with a Disability)

### 3. MASTERPLANNING ISSUES

#### 01: Management structure for an Aged Care Facility

The management structure needs to be finalised by the Client (Narrandera Shire Council) following input from Stakeholders as it could be either an ownership or lease agreement. Other Aged Care facilities in the Region which offer Independent Living generally have units available for purchase, however The Haven (Wagga Wagga) does offer rental accommodation with lease agreements in place.

The management / ownership of the site is by the “Care Provider” with community facilities, roads, community centre and grounds being owned and maintained by management. The individual units can then either be offered for sale or rental depending on the “Care Providers” business / operational model.

Management can also require a ‘Contribution Fee’ to be paid by residents which can cover recurrent charges to provide residents with maintenance free living and use of all the facilities in the “village”, which can include,

- External and internal maintenance of the unit (incl. electricity and plumbing)
- Garbage services and gardening services
- Building insurance and public liability insurance
- The Community Facilities (community centre, BBQ areas, etc)

#### 02: State Environment Planning Policy – Senior Living

Much of the housing for older people and people with a disability in NSW is approved under SEPP - Seniors Living (2004).

The aims of the Policy are to encourage the provision of housing that will:

1. Increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and
2. Make efficient use of existing infrastructure and services, and
3. Be of good design.

**SEPP - Seniors Living** meets the special housing needs of seniors or people with a disability by providing opportunities for the development of a well-designed range of housing types including:

- infill self-care housing and serviced self-care housing that is well-located in existing areas that allow seniors to:
  - stay in the area they know with good access to transport, local facilities and activities
  - 'age in place', because the housing is capable of being modified for varying levels of disability
- assisted living of two kinds:
  - hostels (i.e. independent living with low level support [not personal care or nursing care] provided on-site, such as meals and housekeeping)
  - residential care facilities which provide a high level of care.
- large scale developments on the urban fringe
-

- affordable housing options
  - vertical villages require that in return for an increased density 10 % of dwellings within the development are dedicated as affordable places for rent
  - hostels are also likely to be provide an affordable rental option given the smaller sized dwellings and shared facilities

### **03: Brief / Site Master Planning Issues for Aged Care Option**

Following the Narrandera Shire Council 'Concept Brief' they wish to progress the option for Aged Care Development based on the following criteria;

- Ensuring a successful functioning and serviceable residences for elderly (over 55) persons and people with disabilities
- Approximately 20-30 one and two bedroom units on the site
- One and two bedroom units to include kitchen/dining/living area, bedroom/s, bathroom and possible combined laundry/bathroom along with attached garage into the design and for the design to be adaptable for people with disability
- Provide new internal roads for circulation around the site and for access to garages.
- Site analysis/detailed survey into factors affecting site planning layouts, the services required for the units
- Provision of community facilities and storage shed location to be considered in the masterplan layouts for the development
- Defining architectural expression and character for the unit modules and the overall site.
- Minimise as far as practicable any disturbance to adjoining existing residences/properties during the development/construction process.

None of these planning issues can be fully resolved until final briefing and the necessary exchanges between the designer and the Client / Stakeholders takes place. As architects, our approach therefore demands openness to investigation, consultation, and debate during the design process. Our desire is to generate a 'solution' that will be stimulating for the residents by creating a pleasurable living environment.

### **04: Brief/Site Masterplanning Issues for Independent Living Option**

Following the Narrandera Shire Council 'Concept Brief' they wish to progress the option for Independent Living Development based on the following criteria;

- Ensuring a successful functioning and serviceable residences / independent living units for elderly (over 55) persons.
- Approximately 18-20 one- and two-bedroom independent living units on the site.
- One- and two-bedroom units to include kitchen/dining/living area, bedroom/s, bathroom, and possible combined laundry/bathroom along with attached garage into the design and for the design to be adaptable.
- Provide new internal roads for circulation around the site and for access to garages.
- Site analysis/detailed survey into factors affecting site planning layouts, the services required for the units.
- Defining architectural expression and character for the unit modules and the overall site.
- Minimise as far as practicable any disturbance to adjoining existing residences / properties during the development/construction process.

None of these planning issues can be fully resolved until final briefing and the necessary exchanges between the designer and the Client / Stakeholders takes place. The architects / designers, approach therefore demands openness to investigation, consultation, and debate during the design process. The desire is to generate a 'solution' that will be stimulating for the residents by creating a pleasurable living environment.

### **05: Brief/Masterplanning Issues for Residential Development Option**

Following the Narrandera Shire Council 'Concept Brief' they wish to progress the option for Residential Development based on the following criteria;

- Layout options for 18-20 allotments.

- Allotments should be able to cater for three-bedroom houses which are to include kitchen/dining/living area, bedroom/s, bathroom, laundry and private outdoor living areas.
- Provide new internal road extension of Jellinbah St for circulation through the site and for access to allotments, with access to western allotments direct from Crescent St.
- Site analysis/detailed survey into factors affecting site planning layouts, the services required for the allotments.
- Proposal to define architectural expression and character for the housing options and the overall site.
- Minimise as far as practicable any disturbance to adjoining existing residences / properties during the development/construction process.

None of these planning issues can be fully resolved until final briefing and the necessary exchanges between the designer and the Client / Stakeholders takes place. As architects, our desire is to generate a 'solution' that will create a pleasurable living environment.

#### 4. SITE CONSIDERATIONS

##### 01: The Site

The site for the 'Flexible Housing' Development is located on the corner of Crescent and Elwin Streets, Narrandera (Lot 2, DP 1112287) and the block is owned by The Narrandera Shire Council. The site area for the Aged Care Development is say 14000m<sup>2</sup> or 1.4 hectares.



FIG 1 :SIXMAPS: Aerial Image of the Site, Cnr of Elwin and Crescent Sts, Narrandera.

The Site is undeveloped and consist of unmade track adjacent to the east boundary which is an extension of Jellinbah Street.

There is a substantial copse of Eucalypts on east boundary along with multiple eucalypts and cypress pines across the site. There is a substantial group of cypress pine trees along western boundary to Crescent Street.

What became evident from the site investigation visit and walk across the site was that there was a substantial 'drop off' / bank to the south-east corner of the site, where there is say a 2m fall over a short distance that allows access to / from Jellinbah Street.

For current site details indicating the trees, see photographs below taken in May 2020 and Site Survey Plan prepared by PHL Surveyors – Drawing 524709-1A dated April 2020.



Photo 1: View - North (Elwin St)



Photo 2: View - north



Photo 3: View - West (Crescent St)



Photo 4: View - West (Crescent St)



Photo 5: View - West (Crescent St)



Photo 6: Overall View - Jellinbah St



Photo 7: View - South Jellinbah St



Photo 8: View - East (TAFE)



Photo 9: View - East (track)



Photo 10: View - East (track)



Photo 11: View - East (track)



Photo 12: View - Central trees



Photo 13: View - Central grass



Photo 14: View - South to residences



Photo 15: View - Central area + trees



Photo 16: View - Central area + trees



Photo 17: View - North area + trees



Photo 18: View - North area + trees





Photo 19: View - North area



Photo 20: View - West side trees

**02: Site Survey and Evaluation**

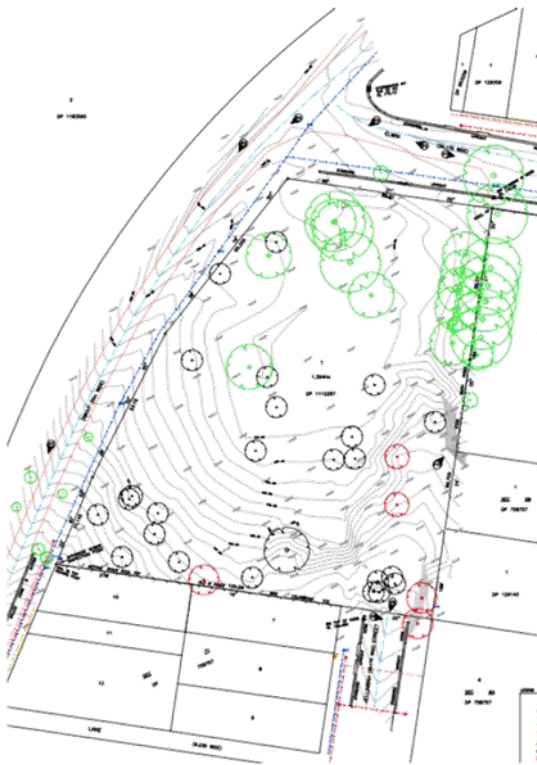


FIG 2: Site Survey – April 2020

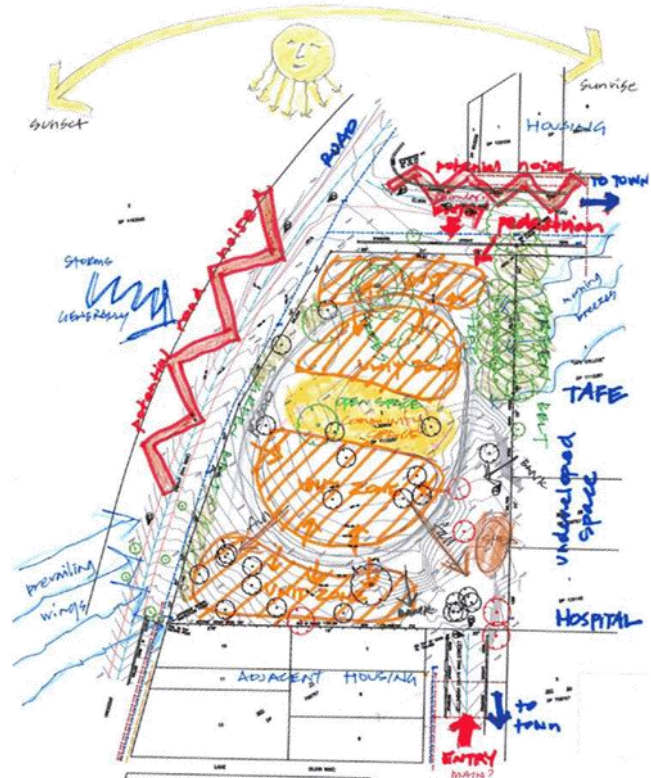


FIG 3: Site Evaluation Plan – May 2020

**03: Site Testing/ Investigation**

McMahon Earth Science conducted a preliminary Site Investigation (PSI) on the site on 15 April 2020. The PSI was conducted in consideration of the Contaminated Land Guidelines for Consultants Reporting on Contaminated Land NSW EPA (2020), State Environmental Planning Policy 55 – Remediation of Land (SEPP 55) and the National Environment Protection (assessment of site contamination) Measure (NEPM) (2013). This includes researching available information, reviewing site history, and conducting a site inspection regarding historical and current potential contamination activities and land uses.

From research, enquiries and inspection undertaken, the site has not been developed and shows no evidence of any improvements or infrastructure. The site is natural soil with no evidence of fill or dumping. Owing to the lack of contamination sources identified, McMahon determined that no further investigation or assessment was required.

Aitken and Rowe, Geotechnical Engineers conducted a geotechnical investigation for the proposed site of the aged care facility. Aitken Rowe drilled ten (10) boreholes (BH1 to BH10) to the depths of 4.0m across the site as shown in the attached borehole and DCP test location plan using our trailer-mounted drill rig on 23 April 2020. Dynamic Cone Penetrometer testing (DCP) was also carried out at each borehole location (BH1 to BH10) at various depths to assess the strength of the underlying material. Disturbed samples were recovered from the boreholes for relevant laboratory testing. The purpose of the investigation is to assess the type and condition of the underlying soil material and make recommendation for the proposed development.



FIG 4: Borehole locations on site

### 5: SERVICING THE SITE – INVESTIGATIONS

The proposed development site on the corner of Crescent and Elwin Streets, Narrandera has adjacent services that will require extending in various forms to satisfy the proposed development options. These will need to be further investigated with the relevant authorities once a design option for the site is finalised. For investigation and comments regarding current services adjoining the site, see items below and Appendices;

#### 01: Electrical Supply – Investigation

Figure 5&6 below illustrates the existing electrical infrastructure surrounding the site with legend indicating substations, HV and LV cabling, poles and lighting. A qualified electrical designer will need to develop detailed designs for the adopted development that indicates the required electrical infrastructure to service the site and the layout of substation and electrical distribution to houses, road lighting etc around the site, so that costs can be determined,

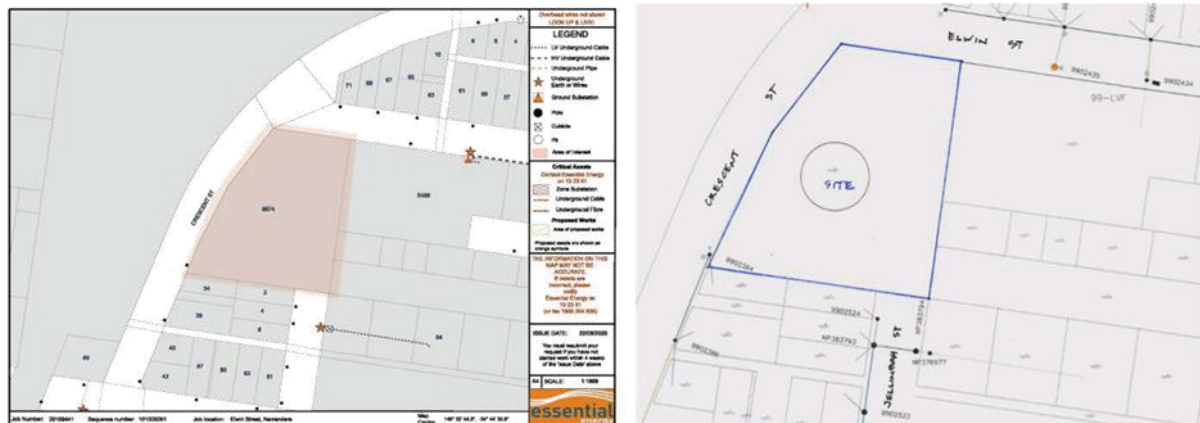


FIG 5 & 6: illustrating the existing electrical infrastructure

**02: Sewer Drainage – Investigation**

Figure 7 opposite illustrates the existing sewer infrastructure surrounding and for servicing the site. The sewer infrastructure is indicated in Maroon colouring. The mains are located around the site and the site sewer would need to be connected to south west corner with the sewer main to be extended along Crescent Street to allow connection. Due to lack of information regarding the downstream infrastructure, the capacity is unable to be verified. If the development proceeds, Council may require survey and detailed analysis of sewer infrastructure in the region, as a condition of consent. The outcome of this may require upgrading existing infrastructure, the cost of which is undetermined at this stage.

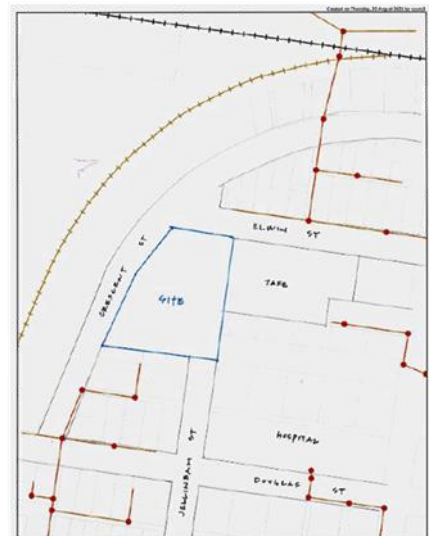


FIG 7: illustrates the existing sewer infrastructure

**03: Stormwater Drainage – Investigation**

Figure 8 below illustrates the existing stormwater drainage infrastructure surrounding the site. The storm water/drainage infrastructure (pipes and pits) are indicated in black colouring. Detailed designs would need to be developed for the site to see how the adopted future development can be serviced by the stormwater / drainage mains south of the site. The design would need to incorporate roads, roof, and yard drainage into the civil works and how collection/discharge to occur from the site.



FIG 8: illustrates the existing stormwater drainage infrastructure



FIG 9: above illustrates the existing water supply

**04: Water Supply/Mains – Investigation**

Figure 9 above illustrates the existing water supply infrastructure surrounding the site with Narrandera Shire Council being the supply authority. The water mains/infrastructure is indicated in light blue colouring. On the adoption of 'development' an application would need to be made to the local authority to connect to the water supply network. Mains pressure testing may be required to establish flow rates that a designer can then use to provide detailed designs for on site water reticulation and for the establishing that the existing water infrastructure in the vicinity is capable of accommodating the future development.

**05: Gas Supply – Investigation**

Figure 10 below illustrates the existing gas infrastructure surrounding the site. The gas infrastructure is indicated in blue colouring. The gas mains adjacent to the site would require extension for the servicing of the site. On the adoption of the 'development' designs would be required to be submitted to the gas networks supply authority of the future development to ascertain extension requirements.



FIG 10: illustrates the existing gas infrastructure

**06: NBN/Communications – Investigations**

Figures 11 & 12 below illustrates the existing NBN/telecommunications network surrounding the site. On the adoption of the 'development' an application would be required to be submitted to NBN for extension of telecommunications infrastructure to the site/sites (if residential development)



FIG 11 & 12: illustrates the existing NBN/telecommunications network

**6. DESIGN CHALLENGES FOR AGED CARE & INDEPENDENT LIVING UNITS**

**01: General**

The design philosophy for the Aged Care Units and Self Care Independent Living Units should impart a friendly and inviting environment. A non-institutional / residential, safe and supportive environment needs to be promoted. Whilst the aim should be to keep the scale of the building 'domestic', care should be taken to ensure practical considerations are addressed, including the need for ease of movement and the avoidance of congesting the site. The architect will review and investigate the current site conditions, current reports and surveys that undertake an evaluation of the site. Preliminary review has taken place and the Site Evaluation Plan looks at opportunities and constraints for the project.

Building design must be flexible and adaptable for varying residents and their needs and to cater for future service delivery changes. The aesthetic outcomes of the design should take into consideration the building's function and the surrounding local environment. An energy efficient and passive solar design will provide economically and environmentally sustainable residences. It must present an image that is like any other unit development (not to look like aged care complex), be welcoming and accessible to all members of the community.

In general, the residential buildings should be designed and constructed in a manner which promotes a domestic environment which is cost effective in both capital and recurrent terms. Simple straight forward solutions should be encouraged for accommodation to suit resident's needs and the ease of construction. Wherever possible the design and construction should involve the use of local trades and materials and Australian products. Advice will need to be obtained from Essential Energy for the process of electrical supply to units and costings / location for proposed new substation.

## **02: Innovative Design Solutions**

Aged Care planning and Seniors Living literature provides the wealth of knowledge that is required to design for the Aged Care and the Independent Living Units. The aim is to understand the benefits of introducing innovative design solutions so that any preconceived ideas are fully scrutinised and tested. Part of the masterplan is to provide one central area for use by the residents for meetings (Community Centre) and recreational (BBQ, outdoor dining, gardening) 'Village Green' activities.

The design aims to have an invigorating and relaxing environment and is to be energy and constructability efficient. A duplex or cluster design may be most appropriate to achieve these aims.

The Stakeholders (over 55's and elderly residents) will need to be carefully considered when designing and planning the proposed new Aged Care and Independent Living Units. The aim is to apply imagination to the resolution of relevant Building Code issues with best planning practices and produce a solution that complies with the Client brief. An important element should be scooter access, storage and adaptability for needs of disabled and compliance with NDIS design standards.

## **03: Good Design Principles**

The following design principles should guide any development within residential aged care facilities and independent living units. Good design ensures that an 'home' environment;

- Complies with the necessary standards and legislation.
- Supports the safety and security of residents, staff and visitors. Security measures are unobtrusive to residents and visitors but a deterrent to unwanted visitors.
- Is homely for the residents, and pleasant to work in for staff and for families to visit. It creates a sense of belonging and familiarity and promotes residents' being able to 'personalise' their living spaces.
- Supports residents' independence and facilitates provision of assistance when required – unobtrusive support services that enable residents to maintain their independence and dignity while remaining within a 'homely' environment.
- Supports the appropriate level of care required by the clients e.g. those with dementia or challenging behaviours and those with disabilities, as well as any special cultural needs.
- Enables future alterations, particularly for upgrading to NDIS design standards to be conducted with minimal cost.
- Achieves a balance between residents' functional abilities and a manageable work environment for staff.
- Meets the changing needs of the residents in the foreseeable future.
- Enables residents to maintain their connection with their local community.
- Is sympathetic to the local community and natural environment including attention to visual appeal and being sympathetic to the local buildings
- Is energy efficient such as maximising natural light, warmth and fresh air flow and provides adequately for storm water run-off

FIG 13: Examples of Good Design Principles similar to Masterplan / Concept Designs



External view of proposed units



External view of proposed units



External view of typical unit



Views of external landscaping and unit



View of external shared space / gazebo



View of rear Private Open space + shed



View of typical combined Living, Kitchen + Dining



View of typical combined Living, Kitchen + Dining



View of typical combined Living, Kitchen + Dining



View of typical combined Living, Kitchen + Dining



View of typical Bedroom - Double



View of typical Bathroom / Laundry



View of typical Bathroom / Laundry



View of typical Bathroom / Laundry

#### 04: Space and Welcoming Environment

Privacy must be considered at all times and residents must have a sense of personal space/territory. External spaces need to be easily accessible for residents and shall comprise of a landscaped front yard and rear yard consisting of private open space, with landscaping, storage shed and area for scooters. All main living areas should have a pleasant view where possible. The building should facilitate a choice of options and encourage continuation of residents' lifestyles where possible.

#### 05: Orientation and Climate Control

The design for the new Aged Care and Independent Living units should provide for effective sun control, light penetration (solar efficiency), thermal performance and protection from prevailing weather / winds to external sitting areas. Physical comfort is important for the residents which can be affected orientation of the building, external surface areas and internal ventilation and heating. Elements to be considered include the use of appropriate insulation, types and colours of materials including walls, window coverings and roofing.

Specific orientation factors include:

- Proper implementation of orientation principles can significantly reduce dependence on mechanical means of heating and cooling (air-conditioning).
- Combining orientation of the units with the effective use of passive solar controls to minimise heat gain in summer and maximise heat gain in winter. This is achieved for north-facing walls with roof overhangs eaves, screens and pergolas and effective landscape planting.
- Southern and eastern facing rooms can be very pleasant. With minimal screening of eastern walls, hot summer sun can be effectively blocked out.
- Western-facing walls are the most difficult to control, therefore if possible avoid windows in this wall. However if this is unavoidable use verandahs, adjustable louvres or other means of solar control.

#### 06: Ease of Maintenance

Subject to budgetary constraints, the Aged Care and Independent Living buildings must be low maintenance and this will have an impact on all aspects of design.

- Surfaces must be easy to clean, and simple to rectify if they wear or become damaged
- Built-in furniture and fittings must be robust, yet attractive

- Light fittings must be easy to reach with normal maintenance equipment, and consumables should be of the long-life variety.
- Windows and glazed screens must be easily accessible for cleaning.
- Landscaping shall be 'controlled' at the front of the units and shall have selected plants that will reduce maintenance and water use.

**07: Masterplan Design Options**

**OPTION 1: AGED CARE DEVELOPMENT**

The project was envisioned from the initial site inspection where access to the site is from Jellinbah St. So maintaining this access and trees at the north-east corner meant that a 'ring' road could be established with access to units and the Community Centre (centrally located) from the internal road. Pedestrian access to the site could be from either Elwin St or Jellinbah St however there is a significant rise from Jellinbah St to the first units, where overall there is a slight fall from the north to south on the site.

With this proposal there is a combination of 21 one and two bedroom units with attached garages and Community Centre, Village Greens, Gazebo's Car Parking and Workers shed accommodated on the site.

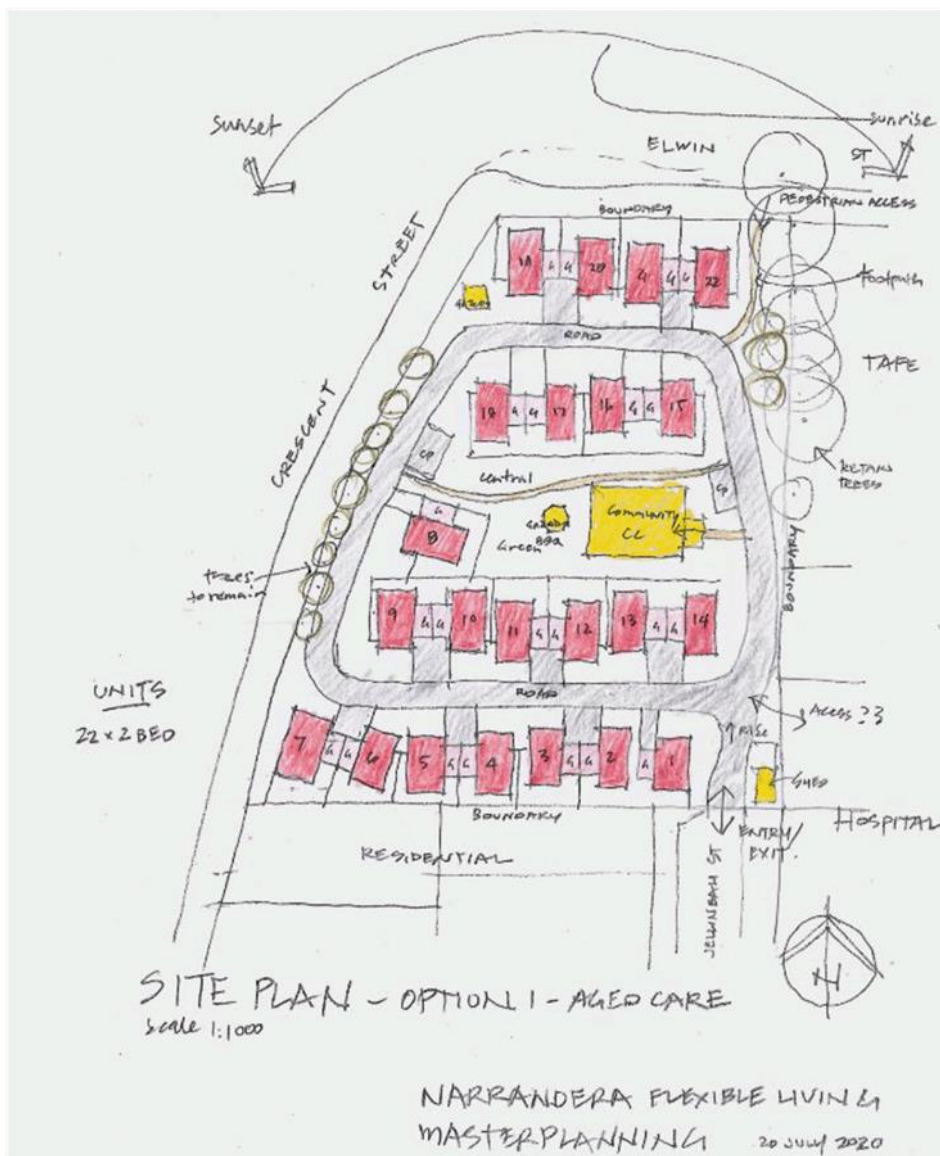


FIG 14: MASTERPLAN DESIGN CONCEPT - OPTION 1



**OPTION 2: AGED CARE DEVELOPMENT**

This proposal is a variation of Option 1 and includes some one and two bedroom units distributed throughout the site. There is a ring road with a branch road through the centre of the site to gain access to units with the Community Centre adjacent Elwin St, with workers shed located at the south east corner. Again, vehicle access is to be provided from Jellinbah St, where there is a rise to the first units on the site.

With this proposal there are 8 single bed units and 17 two bedroom units with attached garages along with Community Centre, Gazebos and Worker shed accommodation on the site.



FIG 15: MASTERPLAN DESIGN CONCEPT - OPTION 2

**OPTION 3: INDEPENDENT LIVING DEVELOPMENT**

This proposal was considered after receiving Council feedback where access to the site be provided from Crescent St – (the west side of the site), and for this Independent Living Option. In this instance the main entry road forms the spine through the site and branch roads to the side for access to units. This option focuses on Independent Living, and therefore there is no Community Centre or Worker’s Shed accommodation.

The proposal maintains the significant trees at the north east corner (TAFE) and allows for some tree retention at west boundary/Crescent St to give privacy to unit rear yards.

With this proposal there is 1x single bedroom unit, 3x two-bedroom units with attached single garages and 15x two bedroom units with attached double garages, gazebo and carparking spaces accommodated on the site.

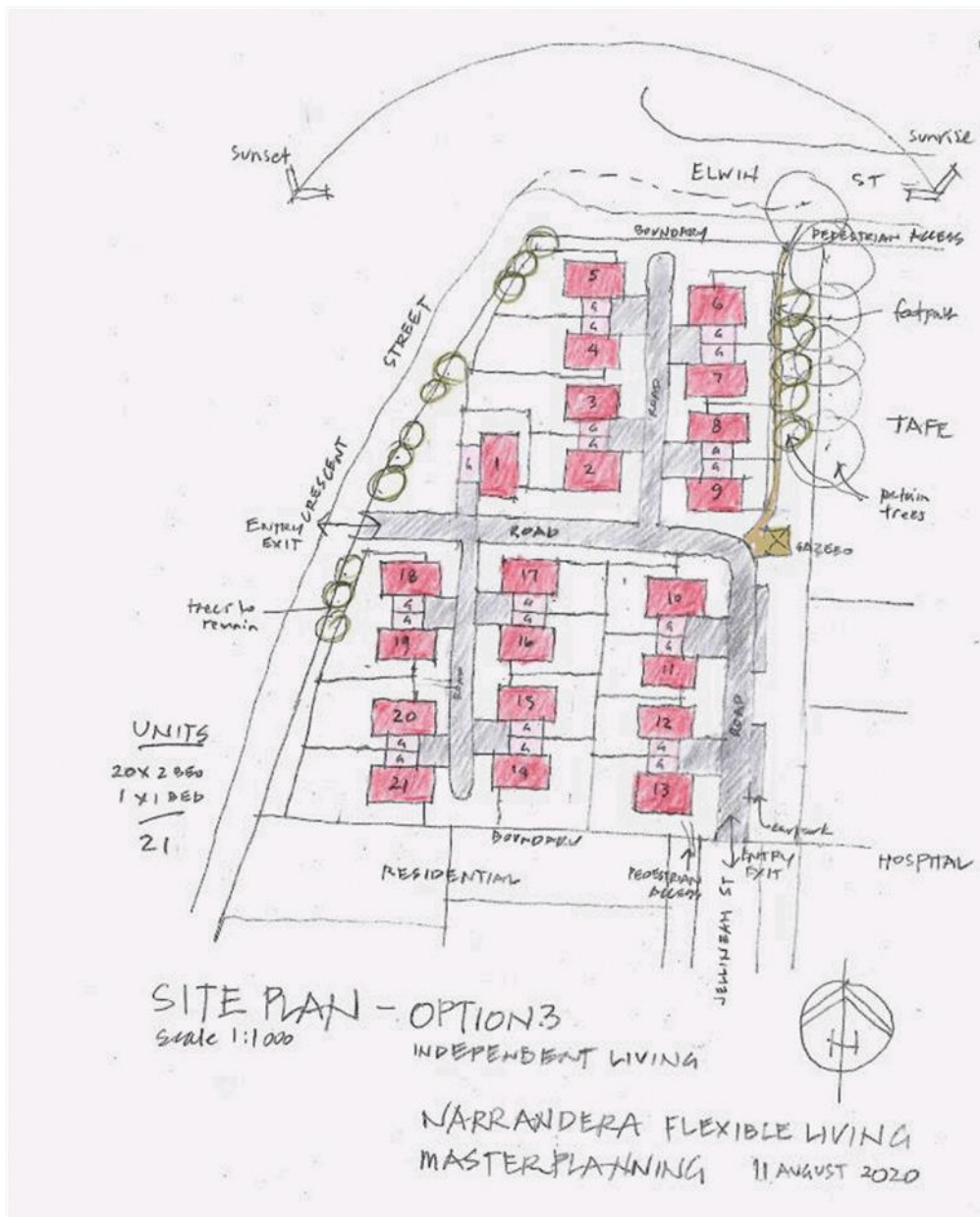


Figure 16: MASTERPLAN DESIGN CONCEPT - OPTION 3

## **7: DESIGN CHALLENGES FOR RESIDENTIAL DEVELOPMENT**

### **01: General**

The design philosophy for the Residential Development are that houses are very important in our lives and where we look forward to coming home to. Its where we both work and relax and where we give as families and where we take an interest in our local urban environment. Good residential developments consider how we use the land and what to build – it affects all of us and if done correctly has such beneficial impact for us as individuals and our communities.

Good design is not just about looking good, it must be flexible and adaptive for the occupants. The aesthetic outcomes of the design should take into consideration the building's function and the surrounding local environment. An energy efficient and passive solar design will provide economically and environmentally sustainable residences.

In general, the residential buildings should be designed and constructed in a manner which promotes a domestic environment which is cost effective in both capital and recurrent terms. Simple straight forward solutions should be encouraged for accommodation to suit resident's needs and the ease of construction. Wherever possible the design and construction should involve the use of local trades and materials and Australian products.

### **02: Good Design Principles**

Good residential subdivision planning is done by starting with site analysis which take into account the movement of the sun, setback patterns of existing houses, positioning of houses to avoid over shadowing and views to/from windows (privacy), trees on the land, shape of the land, position of driveways, access to the site and the location of drainage and services.

Things to be considered in planning for an attractive living environment on the residential allotments are that they take advantage; of any views, the movement of the sun, consider the privacy and sunlight of neighbours, make good use of outdoor spaces and the house should be attractive and compatible with the character of the street and surrounding residential area.

The following design principles should guide the residential development where good design ensures that the following criteria are incorporated.

- Positioning of the house on the allotment and considering the movement of the sun in passive solar design - solar heat gain in winter and solar exclusion in summer.
- The slope of the site and existing vegetation on the site needs to be analysed for each allotment to obtain the best outcome.
- Design the house to suit the land and build in an architectural style that maintains the 'character' of the street/local area and be a good neighbour.
- Being a good neighbour includes curating a garden that fits in with your area, building in the same scale as your neighbours (not two storey) and avoid having garages that dominate the street frontage.
- Visual and acoustic privacy are important, and designs should take into account, not overlooking neighbours and having private outdoor living areas with screening as required.
- Designs for houses must comply with the necessary building standards and codes and should be designed in a way that promotes a safe environment for living including; minimise change of level where practical, use non slip and impact absorbing flooring surfaces, use hardwearing/fire resistant materials, have adequate lighting and switchboard safety devices installed and provide supervision for indoor and outdoor play areas from main living areas of the house.

**03: Masterplanning Design Options**

**OPTION 4: HOUSING ESTATE DEVELOPMENT**

The fourth option for the site at Narrandera is for a proposed Housing Estate. This option proposes the developers move away from Aged Care and Independent Living and focus on developing a housing estate which will be available to anyone from the community and surrounds to purchase. Vehicle and pedestrian access will be made available through the site with new road extended from Jellinbah St with new driveways will be built for Crescent St access. The proposal maintains the significant trees at the north east corner (TAFE) and allows for some tree retention at north west corner to Crescent St to give privacy to rear yard of Lot 6.

This option proposes 18 house allotments with the house allotment sizes varying from 550m<sup>2</sup> to 770m<sup>2</sup>. Included with the proposal are designs for seven different stylistic house options.

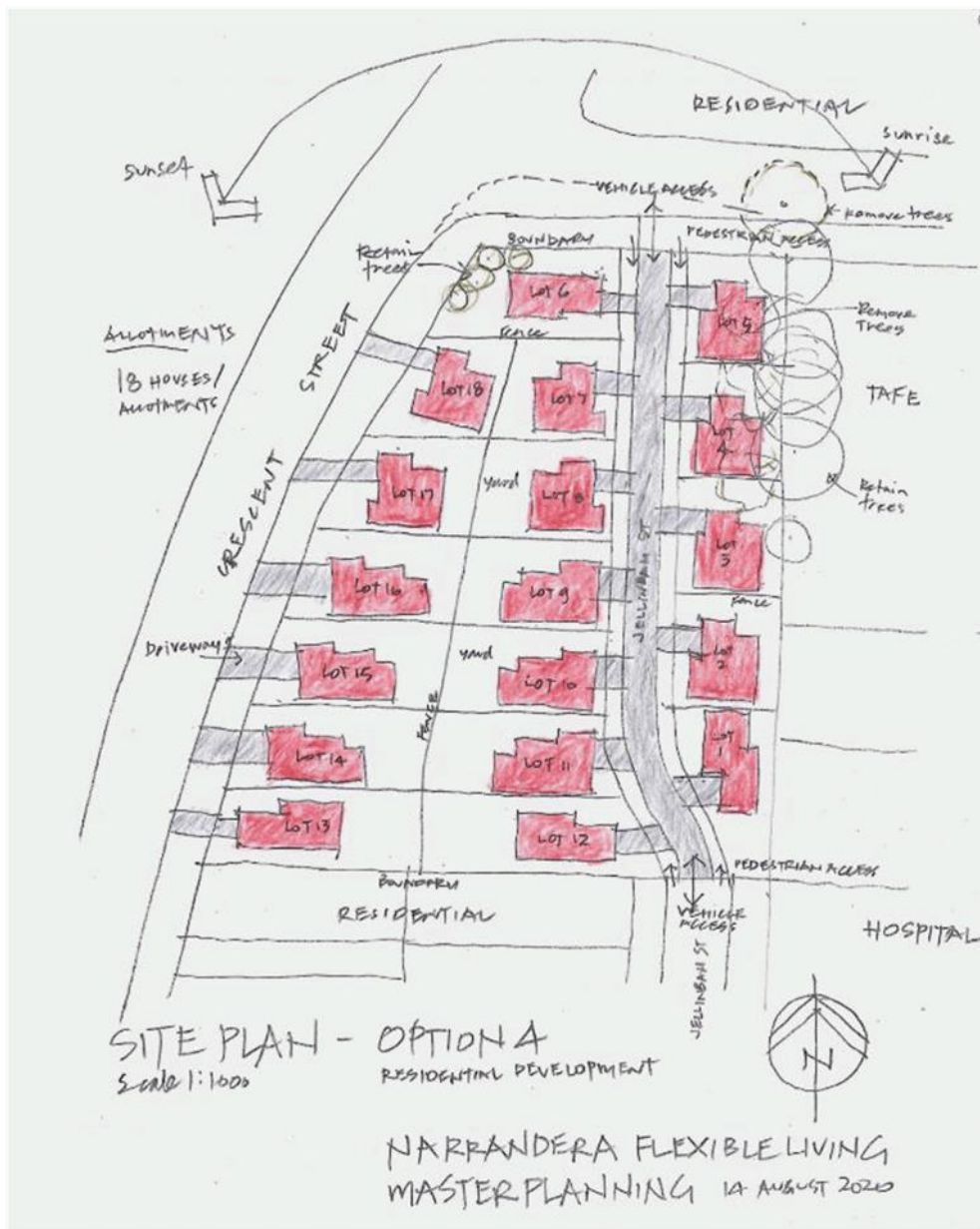


FIG 17: MASTERPLAN DESIGN CONCEPT - OPTION 4

## **08: DEVELOPMENT COSTINGS AND FUNDING FOR OPTIONS**

### **01: Identifying the budget for the Flexible Housing Project**

The budget for the project needs to include not only the raw construction cost of the project but also the site, site servicing and development costs that are needed to bring the project to a successful operational conclusion. Frequently projects are established without the totality of its costs being declared at the outset and successful projects are achieved through the total budget for the project, including site related, construction, commissioning, authorities, inflation, set-up and recurring costs being established at the beginning of the project.

Feasibility studies which form the basis of the project budget should be prepared for each of the masterplan options which will then provide costings for the proposed Development. Once design for site layouts and unit types is established the opinion of probable construction costs and the various project cost reviews can be undertaken during the design phase. When undertaken, this will ensure the complete project budget is identified and then be adjusted as required to meet the "Developers" cost projections.

### **02: Aged Care Funding Options**

The Australian Government pays approved "Aged Care Providers" a subsidy for each person receiving government-subsidised aged care. Paying subsidies is one of the main ways the Government funds aged care in Australia. The Aged care funding instrument (ACFI) is used to measure the level of care each resident needs, based on activities of daily living, residents behaviour and complex health care. Outcomes are then used to allocate Australian Government subsidy to residential aged care providers to care for the residents.

Aged care subsidies and supplements are for approved providers of home care, residential aged care and flexible care,

Where the Australian Government pays approved providers a subsidy for each person receiving government-subsidised aged

- residential aged care subsidy
- Home Care Package Program subsidy
- residential respite subsidy
- flexible care subsidy for the Short-Term Restorative Care Programme
- flexible care subsidy for the Transition Care Programme

Supplements help to cover the cost of meeting specific care needs. The Government includes supplements for residential aged care and if you're an approved provider of residential aged care or short-term restorative care (STRC), you can apply for Australian Government-subsidised places through an Aged Care Approvals Round (ACAR.) Residential aged care providers can also apply for capital grants to build or upgrade facilities.

ACAR will publish:

- an Invitation to Apply in major metropolitan and regional newspapers and other press and media outlets
- application forms, guidance material and other resources
- Approved providers of residential aged care can apply

Capital grants for residential aged care can also be sought with these grants provide funding for building or upgrading residential aged care facilities. To be allocated a grant, you must be an approved provider of residential aged care and meet one of the following:

- You are located in a rural, regional or remote area.
- You focus on residential aged care for people from special needs groups or concessional, assisted, or low-means residents.
- You provide services in a region that needs extra residential aged care services.

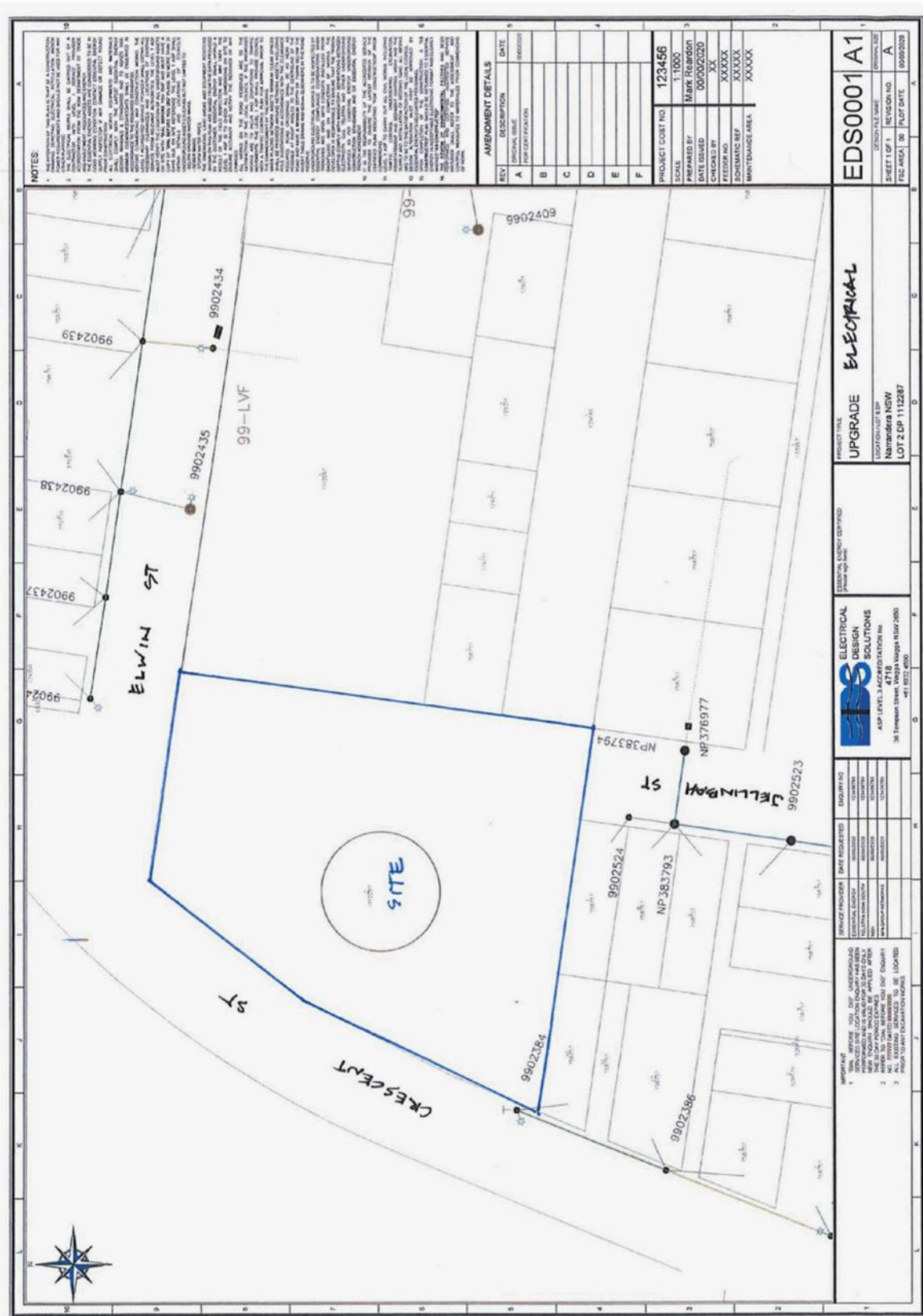
These grants come from our Rural, Regional and Other Special Needs Building Fund.

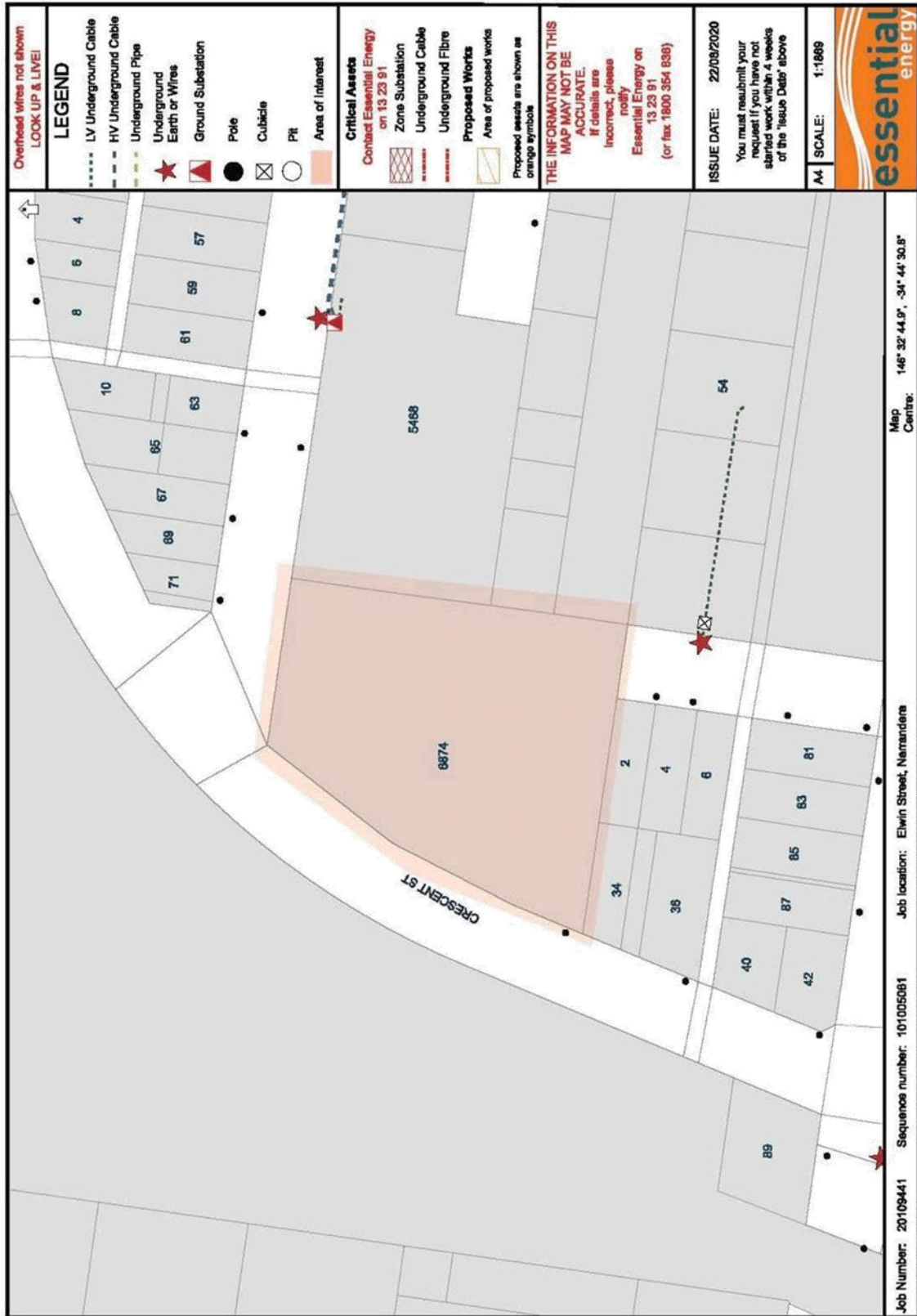
**NOEL THOMSON RAIA**  
**Noel Thomson Architecture Pty Ltd**

October 2020

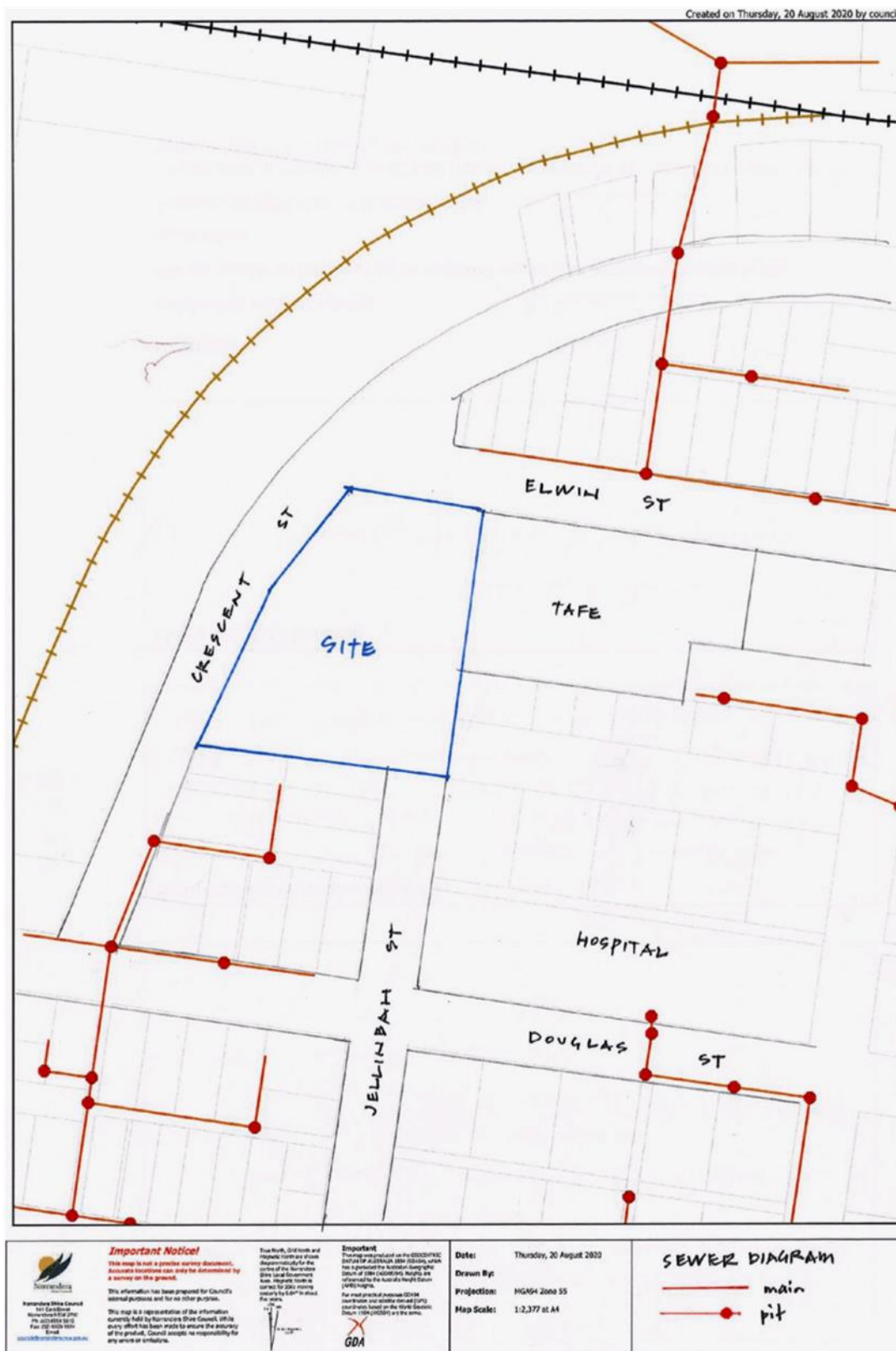
**APPENDICES**

**01: Electrical Infrastructure**



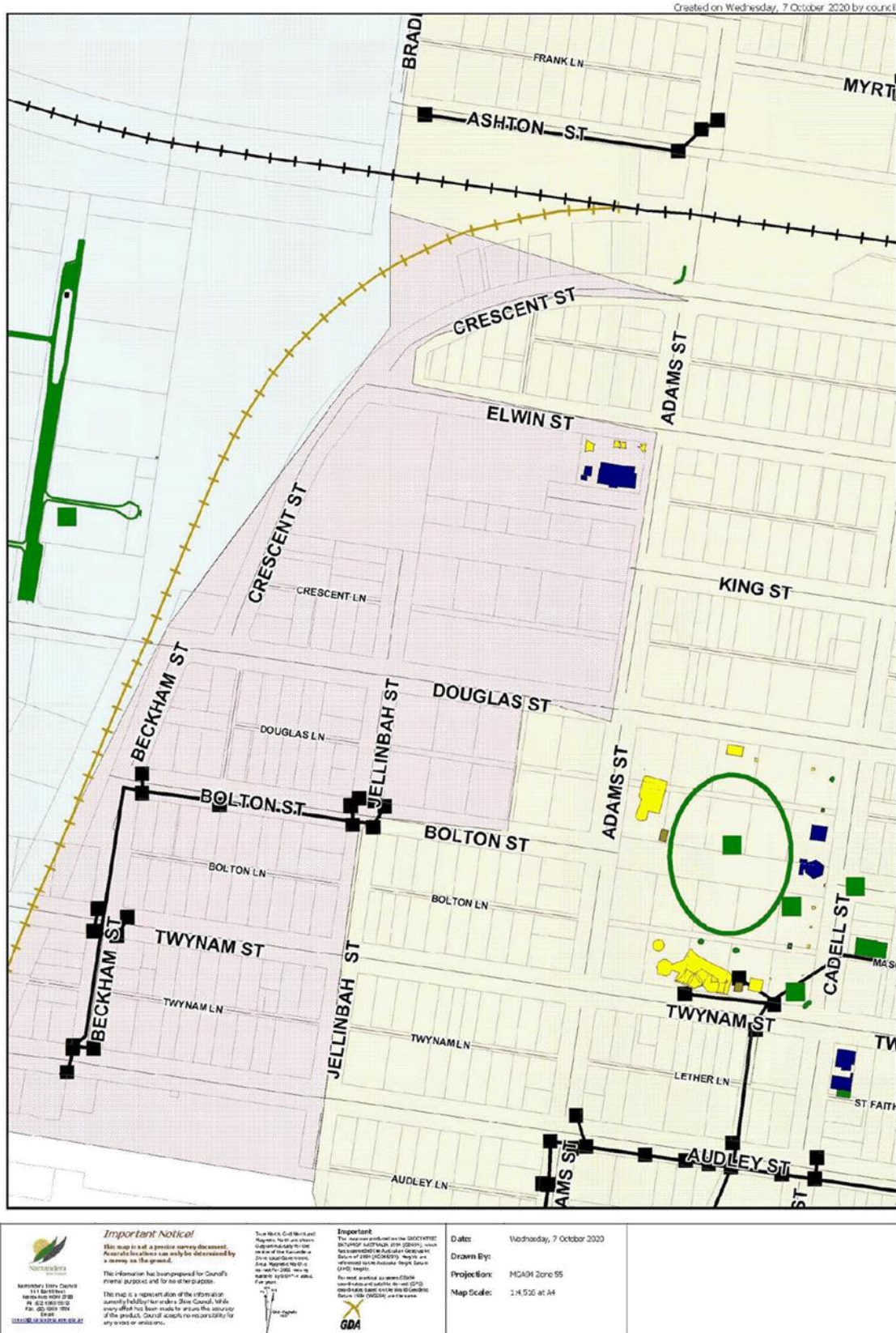


02: Sewer Infrastructure





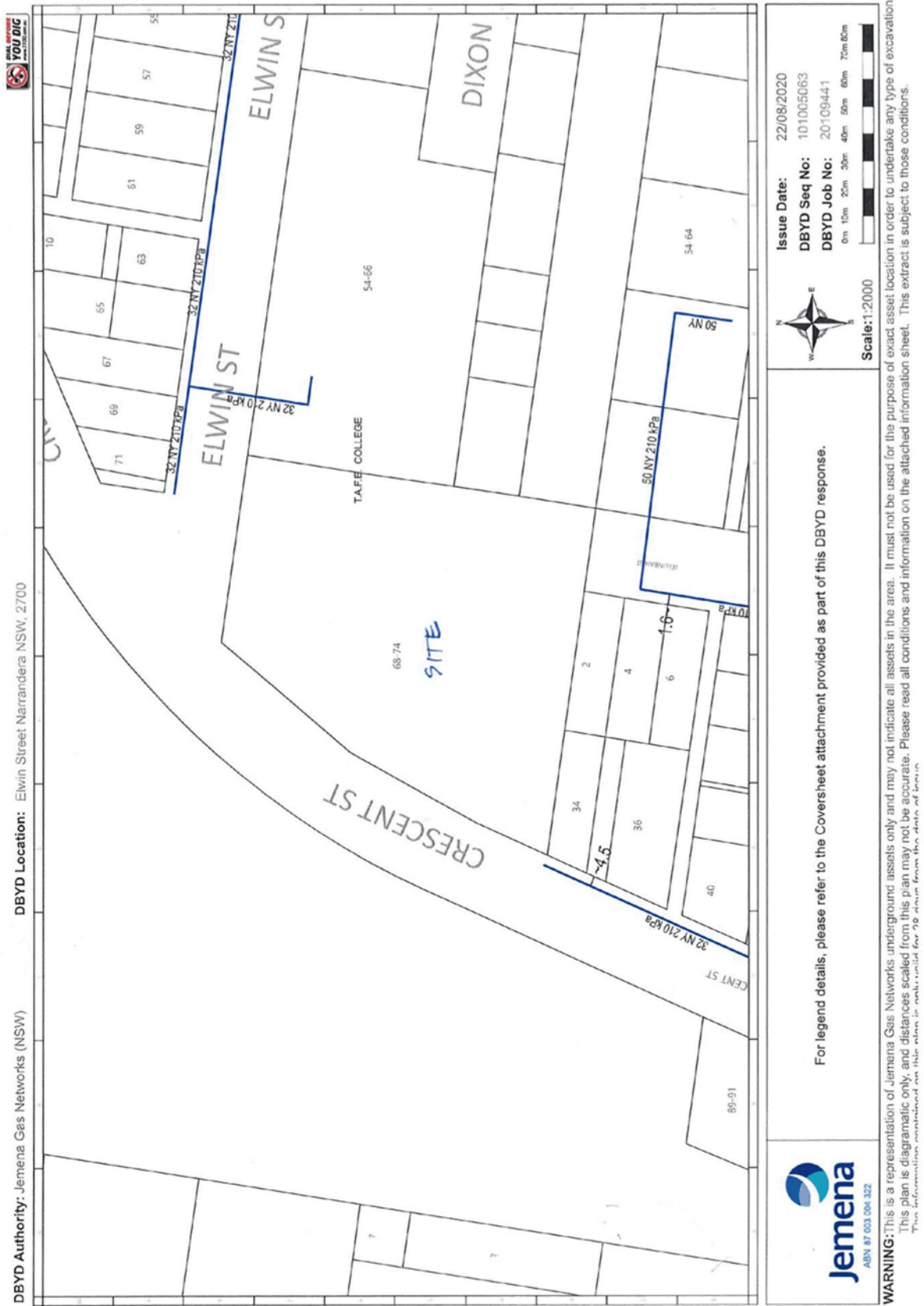
03: Stormwater/Drainage Infrastructure



04: Water Supply/Mains Infrastructure



05: Gas Supply Infrastructure



**Jemena Gas Networks**  
Dial Before You Dig Map Legend

June 2020 ver1



**Network Mains**

- Proposed New Main (coloured as per kPa)
- Proposed Isolate (coloured as per kPa)
- Unknown kPa
- 2kPa Low Pressure gas main
- 7kPa Low Pressure gas main
- 30kPa Medium pressure gas main
- 100kPa Medium Pressure gas main
- 210kPa Medium Pressure gas main
- 300kPa Medium Pressure gas main
- 400kPa Medium Pressure gas main
- 1050kPa High Pressure gas main
- 3500kPa High Pressure gas main
- 7000kPa High Pressure gas main
- >7000kPa Transmission pipeline
- Isolated Service - Former Med/High Pressure
- Isolated Steel Main -**Treat as High Pressure**

Conduit or Casing  
100 PVC  
Size & Material (see conduit material codes)

**Critical Main -Treat as High Pressure**  
(Main coloured as per kPa)

**Exposed Main section**  
EXPOSED

**Shallow Main section: see Protection Code below, no code assume no protection**

SP	Steel Plate	CE	Concrete Encased
PP	PE Plate	UNK	Unknown Type
CS	Concrete Slab		

**Network Assets**

- Siphon
- Network Valve
- High Pressure Automatic Line Break Valve (>1050kPa)
- Distribution Regulator Set (<=1050kPa)
- High Pressure Regulating Station (>1050kPa)

**Annotations**

Pipe and Conduit Material Codes

NY	Nylon	NB	Nominal Bore – Cast Iron
PE	Polyethylene	ST	Steel
P/P/L	Plastic (undefined)	C/CO	Copper
PVC	Polyvinyl Chloride		

Pipe code combinations and dimension references

**6NB 50MM NY** 50mm Nylon main inserted into 6 inch (Nominal Bore) Cast Iron pipe

**60MM 32MM NY** 32mm Nylon main inserted into 50mm Steel pipe

**~1.5** Distance (in metres) of main from Boundary Line (MBL)


MBK	Distance in Metres Back of Kerb
MKL	Distance in Metres from Kerb Line
MEBL	Distance in Metres from Eastern Boundary Line (North/SouthWest)
MCL	Distance in Metres from Centre Line of Road
MFL	Distance in Metres from Fence Line

06: NBN/Telecommunications Infrastructure



<b>LEGEND</b>	
	Parcel and the location
	Pit with size "S"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "S" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "S" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "S" and "9" are 10.0m apart.
	Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Copper/RF/Fibre) cables.
	Trench containing only <b>DESIGNED/PLANNED</b> (Copper/RF/Fibre/Power) cables.
	Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Power) cables.
	Road and the street name "Broadway ST"
<b>Scale</b>	0 20 40 60 Meters 1:2000 1 cm equals 20 m



CLIENT: NARRANDERA SHIRE COUNCIL			ARCHITECT: Noel Thomson Architecture Pty Ltd.		PROJECT NO: <b>2007 - MPO</b>		NOEL THOMSON ARCHITECTURE PTY LTD 20 CHURCHILL AVE WAGGA WAGGA T: 60263320 F: 60266011 NOMINATED ARCHITECT NOEL THOMSON 5869 ACN: 077 973 623 ABN: 82 077 973 623	
PROPERTY/ ADDRESS: JELLINBAH STREET			PROJECT TITLE: NARRANDERA FLEXIBLE HOUSING DEVELOPMENT					
TOWN: NARRANDERA, NSW 2700			SCALE: AS NOTED @ A3		DATE: OCT 2020			
A: FOR REVIEW			Date: 02-10-2020		Check: NT		REVISION NO: A	
Revision Notes:					DRAWN BY: CN			

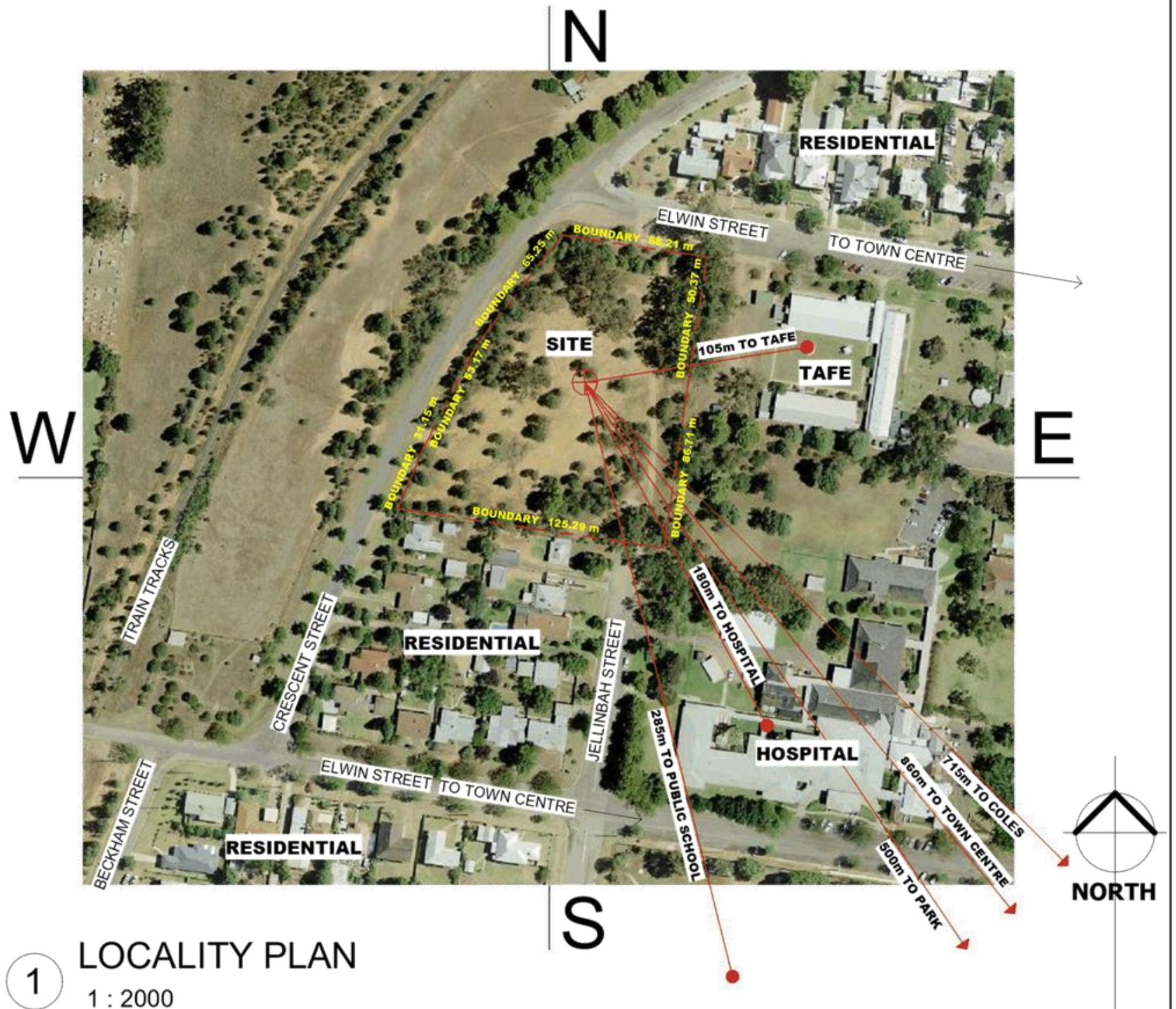
**DRAWING REGISTER**

SHEET No.	SHEET NAME
MP0	TITLE SHEET + LOCALITY PLAN
MP1	SITE OPTION 1- AGED CARE
MP2	ISOMETRIC OPTION 1- AGED CARE
MP3	SITE OPTION 2- AGED CARE
MP4	ISOMETRIC OPTION 2- AGED CARE
MP5	SITE OPTION 3- INDEPENDENT LIVING
MP6	ISOMETRIC OPTION 3- INDEPENDENT LIVING
MP7	SITE OPTION 4- HOUSING ESTATE
MP8	ISOMETRIC OPTION 4
CD1	FLOOR PLANS OPTION 1&2
CD2	FLOOR PLANS OPTION 1&2
CD3	FLOOR PLANS OPTION 3
CD4	FLOOR PLANS OPTION 4
CD5	FLOOR PLANS OPTION 4
CD6	FLOOR PLANS OPTION 4

**GENERAL NOTES:**

FOR GROUND FEATURES, CONTOURS, LEVELS AND MAJOR TREE LOCATIONS REFER PHL SURVEYORS DRAWING 524709-1A

FOR SITE GEOTECHNICAL INVESTIGATION REFER ARTL REPORT AND CONTAMINATION TESTING REFER REPORT FROM MACMAHON EARTHSCIENCE.



1 LOCALITY PLAN  
1 : 2000

CLIENT: NARRANDERA SHIRE COUNCIL			ARCHITECT: Noel Thomson Architecture Pty Ltd.		PROJECT NO: <b>2007 - MP1</b>		NOEL THOMSON ARCHITECTURE PTY LTD 20 CHURCHILL AVE WAGGA WAGGA T: 60263320 F: 60266011 NOMINATED ARCHITECT NOEL THOMSON 5869 ACI: 077 973 623 ABN: 82 077 973 623	
PROPERTY/ ADDRESS: JELLINBAH STREET			PROJECT TITLE: NARRANDERA FLEXIBLE HOUSING DEVELOPMENT		SCALE: AS NOTED @ A3		DATE: OCT 2020	
TOWN: NARRANDERA, NSW 2700			DWG NO: MP1		REVISION NO: A		DRAWN BY: CN	
Revision Notes:			Date: 02-10-2020		NT		Check:	

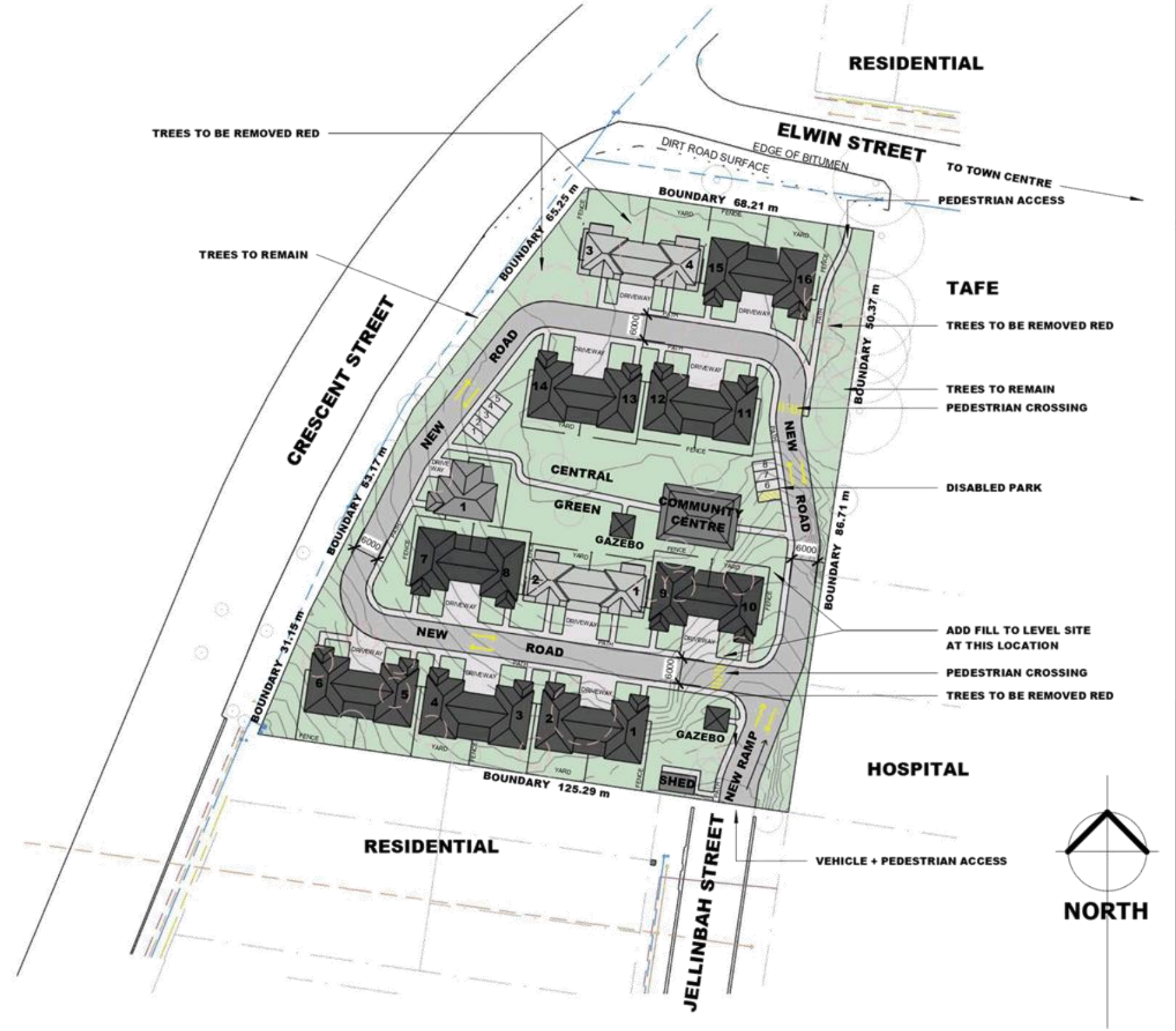


TWO BED UNITS + GARAGES (DUPLEX TYPE)	16 UNITS
TWO BED UNIT + GARAGES (SINGLE TYPE)	1 UNIT
ONE BED UNITS + GARAGES (DUPLEX TYPE)	4 UNITS
<b>TOTAL UNITS</b>	<b>21 UNITS</b>
<b>TOTAL BEDROOMS</b>	<b>38</b>
GARAGE PARKING	21
CARPARKS (INCLUDING 1 DISSABLED PARK)	8
SITE AREA	13,940m <sup>2</sup>
SITE COVER	3,563m <sup>2</sup> 25.6%
OPEN SPACE / SITE RATIO	10,377m <sup>2</sup> 74.4%

	<b>TWO BED UNIT DUPLEX WITH GARAGE</b>
	<b>ONE BED UNIT DUPLEX WITH GARAGE</b>
	<b>TWO BED UNIT WITH GARAGE</b>
	<b>GAZEBO</b>
	<b>SHED</b>
	<b>PEDESTRIAN CROSSING</b>
	<b>DIRECTION OF TRAVEL</b>

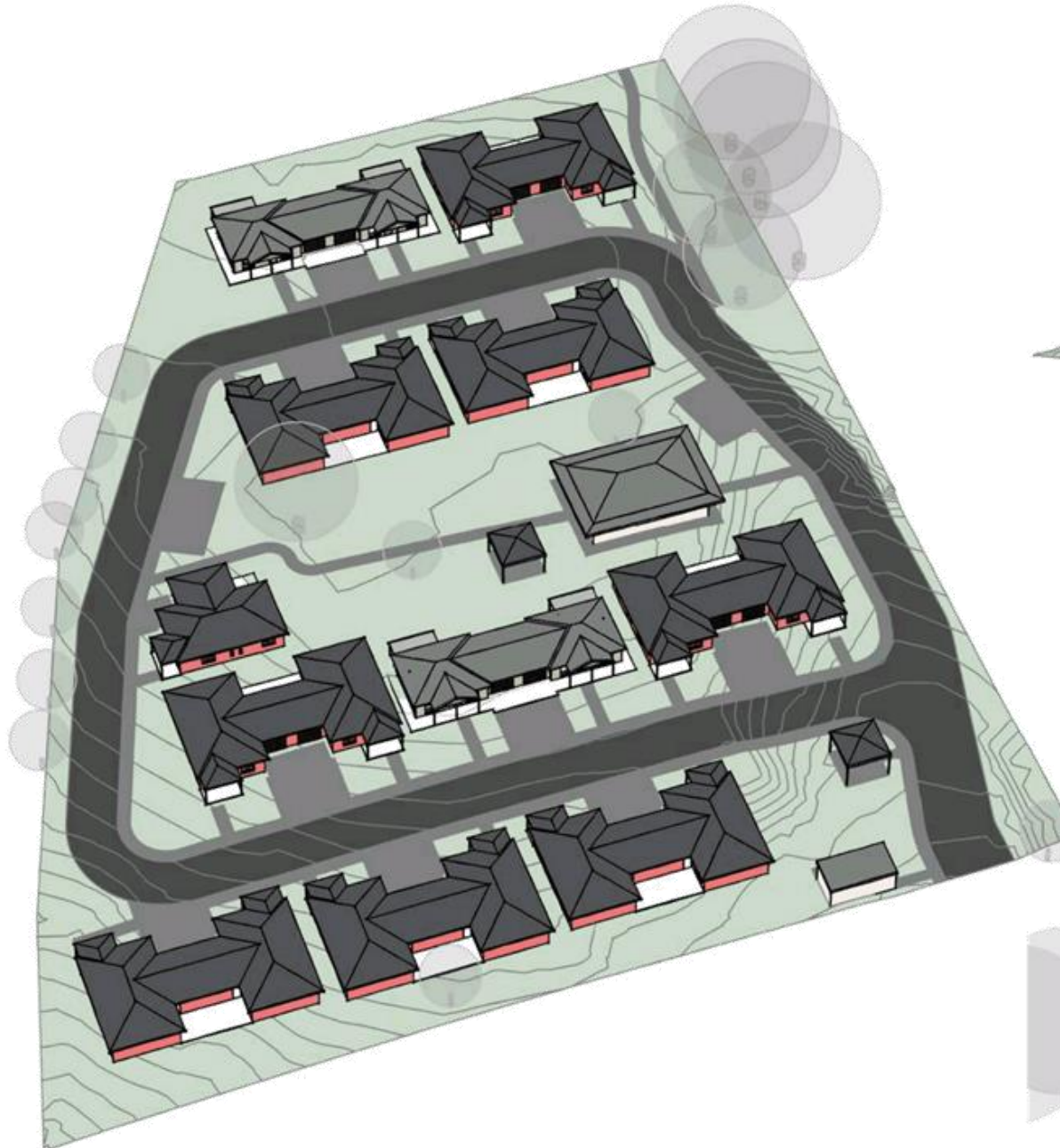
**NOTE:**  
FOR HOUSE LAYOUTS / PLANS  
REFER DRAWINGS CD1 & CD2

**1 SITE OPTION 1 AGED CARE**  
1 : 1000





CLIENT: NARRANDERA SHIRE COUNCIL			ARCHITECT: Noel Thomson Architecture Pty Ltd.		PROJECT NO: <b>2007 - MP2</b>		<b>NOEL THOMSON ARCHITECTURE PTY LTD</b> 20 CHURCHILL AVE WAGGA WAGGA T: 60263320 F: 60266011 NOMINATED ARCHITECT NOEL THOMSON 5869 ACN: 077 973 623 ABN: 82 077 973 623	
PROPERTY/ ADDRESS: JELLINBAH STREET			PROJECT TITLE: NARRANDERA FLEXIBLE HOUSING DEVELOPMENT				<b>NOEL THOMSON ARCHITECTURE</b>	
A: CLIENT ISSUE	02-10-2020	NT	TOWN: NARRANDERA, NSW 2700	SCALE: AS NOTED @ A3	DATE: OCT 2020	DWG NO: MP2	REVISION NO: A	DRAWN BY: CN
<b>Revision Notes:</b>		<b>Date:</b>	<b>Check:</b>					




**1- PERSPECTIVE- OPTION 1 AGED CARE**



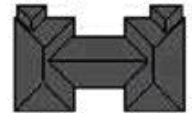
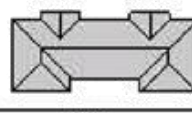
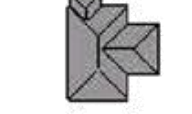




**3- PERSPECTIVE- OPTION 1 AGED CARE**



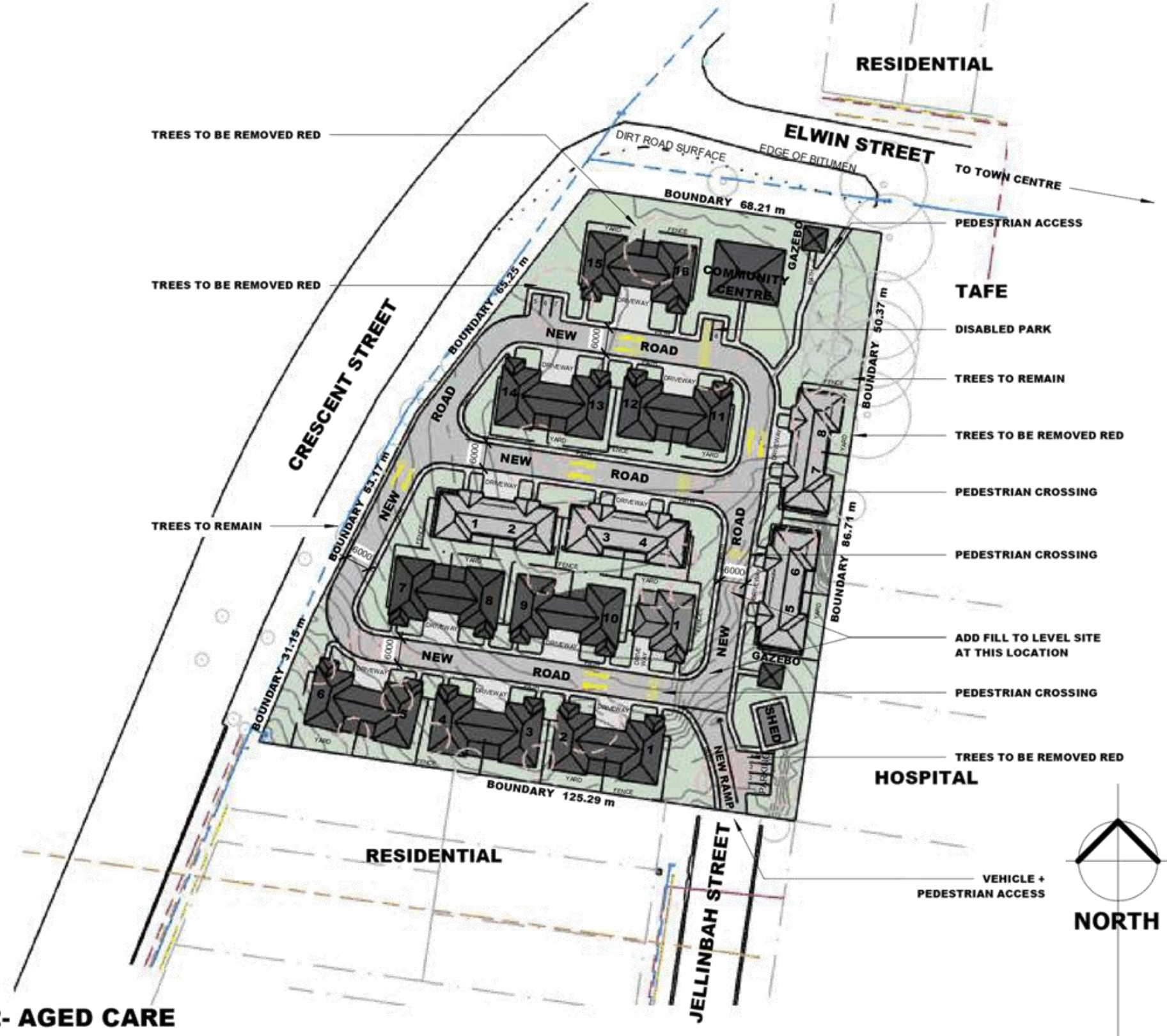
**2- PERSPECTIVE- OPTION 1 AGED CARE**

CLIENT: NARRANDERA SHIRE COUNCIL			ARCHITECT: Noel Thomson Architecture Pty Ltd.		PROJECT NO: <b>2007 - MP3</b>		NOEL THOMSON ARCHITECTURE PTY LTD 20 CHURCHILL AVE WAGGA WAGGA T: 60263320 F: 60266011 NOMINATED ARCHITECT NOEL THOMSON 5869 ACI: 077 973 623 ABN: 82 077 973 623	
PROPERTY/ ADDRESS: JELLINBAH STREET			PROJECT TITLE: NARRANDERA FLEXIBLE HOUSING DEVELOPMENT					
TOWN: NARRANDERA, NSW 2700			SCALE: AS NOTED @ A3		DATE: OCT 2020			
A: CLIENT ISSUE			Date: 02-10-2020		NT		Check:	
Revision Notes:								

SITE AREA TABLE	
TWO BED UNITS + GARAGES (DUPLEX TYPE)	16
ONE BED UNITS + GARAGES (DUPLEX TYPE)	8
TWO BED UNIT + GARAGES (SINGLE TYPE)	1
<b>TOTAL UNITS</b>	<b>25</b>
<b>TOTAL BEDROOMS</b>	<b>42</b>
GARAGE PARKING	25
CARPARKS (INCLUDING 1 DISSABLED PARK)	8
SITE AREA	13940m <sup>2</sup>
SITE COVER	4,164m <sup>2</sup> 29.9%
OPEN SPACE / SITE RATIO	9,776m <sup>2</sup> 70.1%

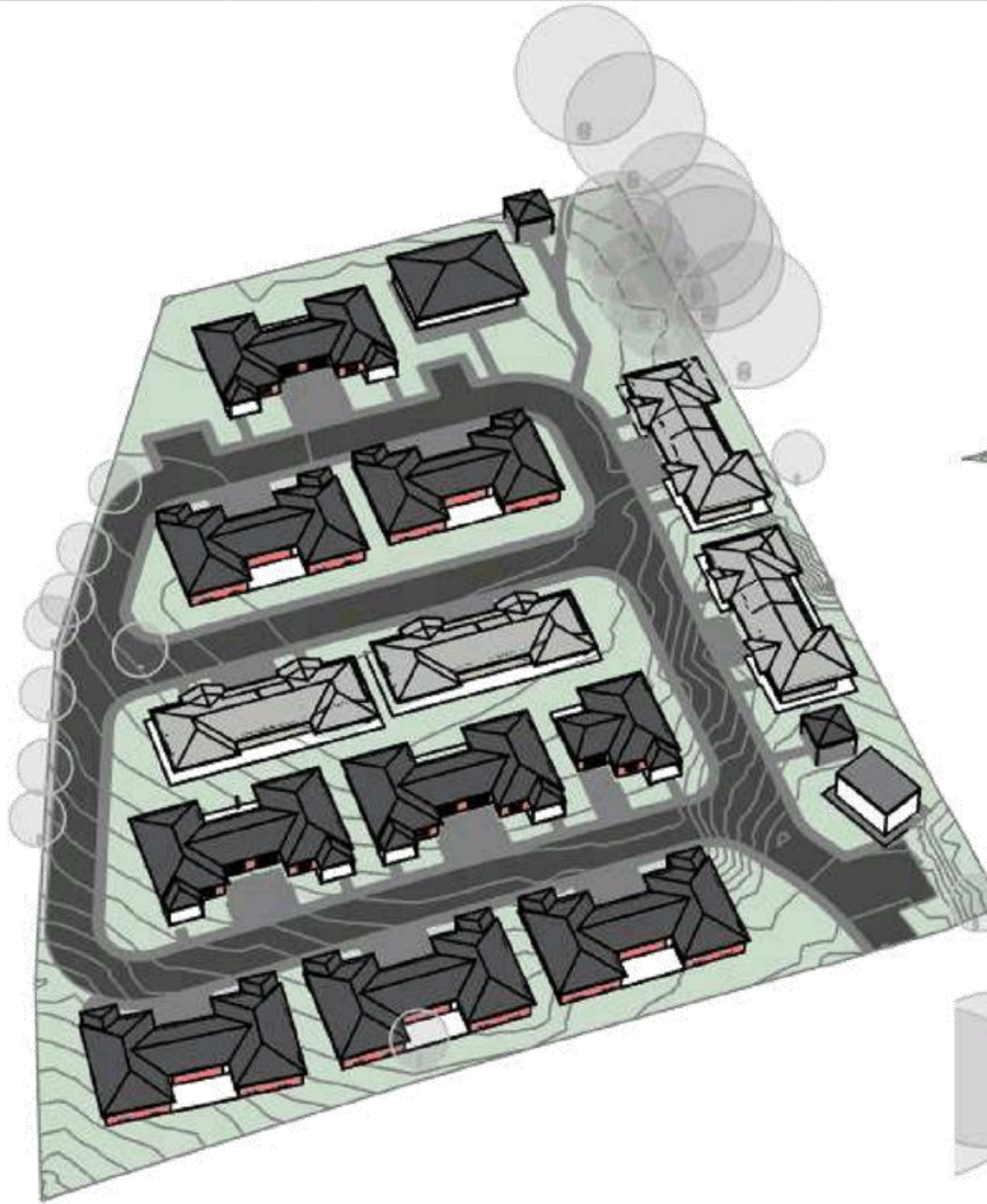
LEGEND	
	TWO BED UNIT DUPLEX WITH GARAGE
	ONE BED UNIT DUPLEX WITH GARAGE
	TWO BED UNIT WITH GARAGE
	GAZEBO
	SHED
	PEDESTRIAN CROSSING
	DIRECION OF TRAVEL

**NOTE:**  
FOR HOUSE LAYOUTS / PLANS  
REFER DRAWINGS CD1 & CD2

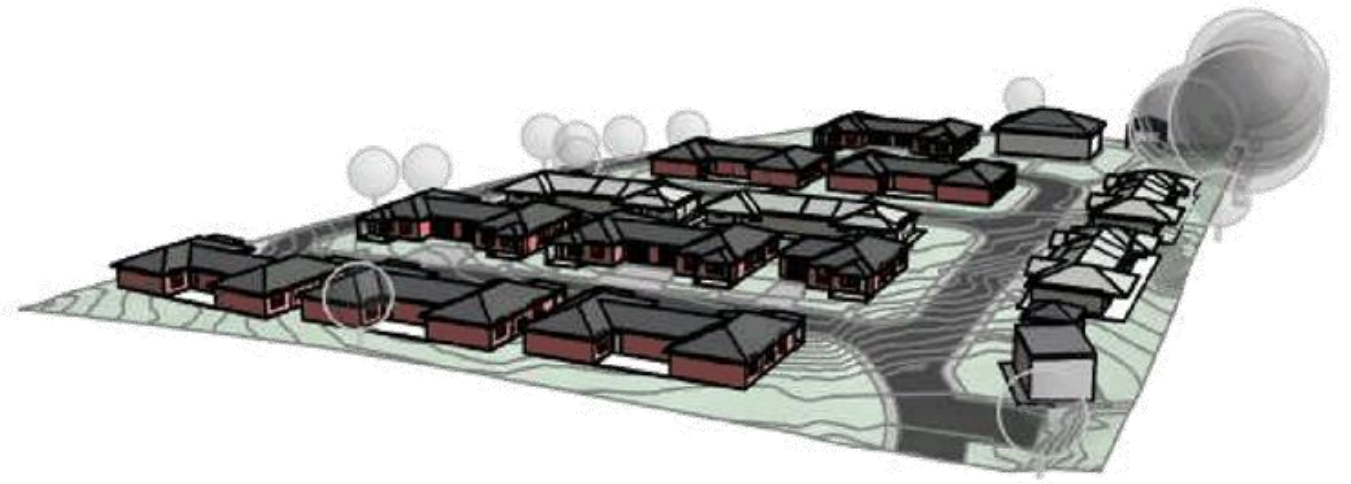


**1** SITE OPTION 2- AGED CARE  
1 : 1000

CLIENT: NARRANDERA SHIRE COUNCIL			ARCHITECT: Noel Thomson Architecture Pty Ltd.		PROJECT NO: <b>2007 - MP4</b>		<b>NOEL THOMSON ARCHITECTURE PTY LTD</b> 20 CHURCHILL AVE WAGGA WAGGA T: 60263320 F: 60266011 NOMINATED ARCHITECT NOEL THOMSON 5869 ACN: 077 973 623 ABN: 82 077 973 623	
PROPERTY/ ADDRESS: JELLINBAH STREET			PROJECT TITLE: NARRANDERA FLEXIBLE HOUSING DEVELOPMENT				<b>NOEL THOMSON ARCHITECTURE</b>	
A: CLIENT ISSUE	02-10-2020	NT	TOWN: NARRANDERA, NSW 2700	SCALE: AS NOTED @ A3	DATE: OCT 2020	DWG NO: MP4	REVISION NO: A	DRAWN BY: CN
<b>Revision Notes:</b>		<b>Date:</b>	<b>Check:</b>					



**1 - PERSPECTIVE- OPTION 2- AGED CARE**



**3 - PERSPECTIVE- OPTION 2- AGED CARE**



**2 - PERSPECTIVE- OPTION 2- AGED CARE**

CLIENT: NARRANDERA SHIRE COUNCIL			ARCHITECT: Noel Thomson Architecture Pty Ltd.		PROJECT NO: <b>2007 - MP5</b>		NOEL THOMSON ARCHITECTURE PTY LTD 20 CHURCHILL AVE WAGGA WAGGA T: 60263320 F: 60266011 NOMINATED ARCHITECT NOEL THOMSON 5869 ACI: 077 973 623 ABN: 82 077 973 623	
PROPERTY/ ADDRESS: JELLINBAH STREET			PROJECT TITLE: NARRANDERA FLEXIBLE HOUSING DEVELOPMENT		SCALE: AS NOTED @ A3		DATE: OCT 2020	
TOWN: NARRANDERA, NSW 2700			DWG NO: MP5		REVISION NO: A		DRAWN BY: CN	
A: CLIENT ISSUE			Date: 02-10-2020		Check: NT			
Revision Notes:								




SITE AREA TABLE	
2 BED DOUBLE GARAGE UNIT	15
2 BED SINGLE GARAGE UNIT	3
1 BED SINGLE GARAGE UNIT	1
<b>TOTAL UNITS</b>	<b>19</b>
<b>TOTAL BEDROOMS</b>	<b>37</b>
GARAGE PARKING	34
CARPARKS	6
SITE AREA	13,940m <sup>2</sup>
SITE COVER	4,870m <sup>2</sup> 35%
OPEN SPACE / SITE RATIO	9,070m <sup>2</sup> 65%

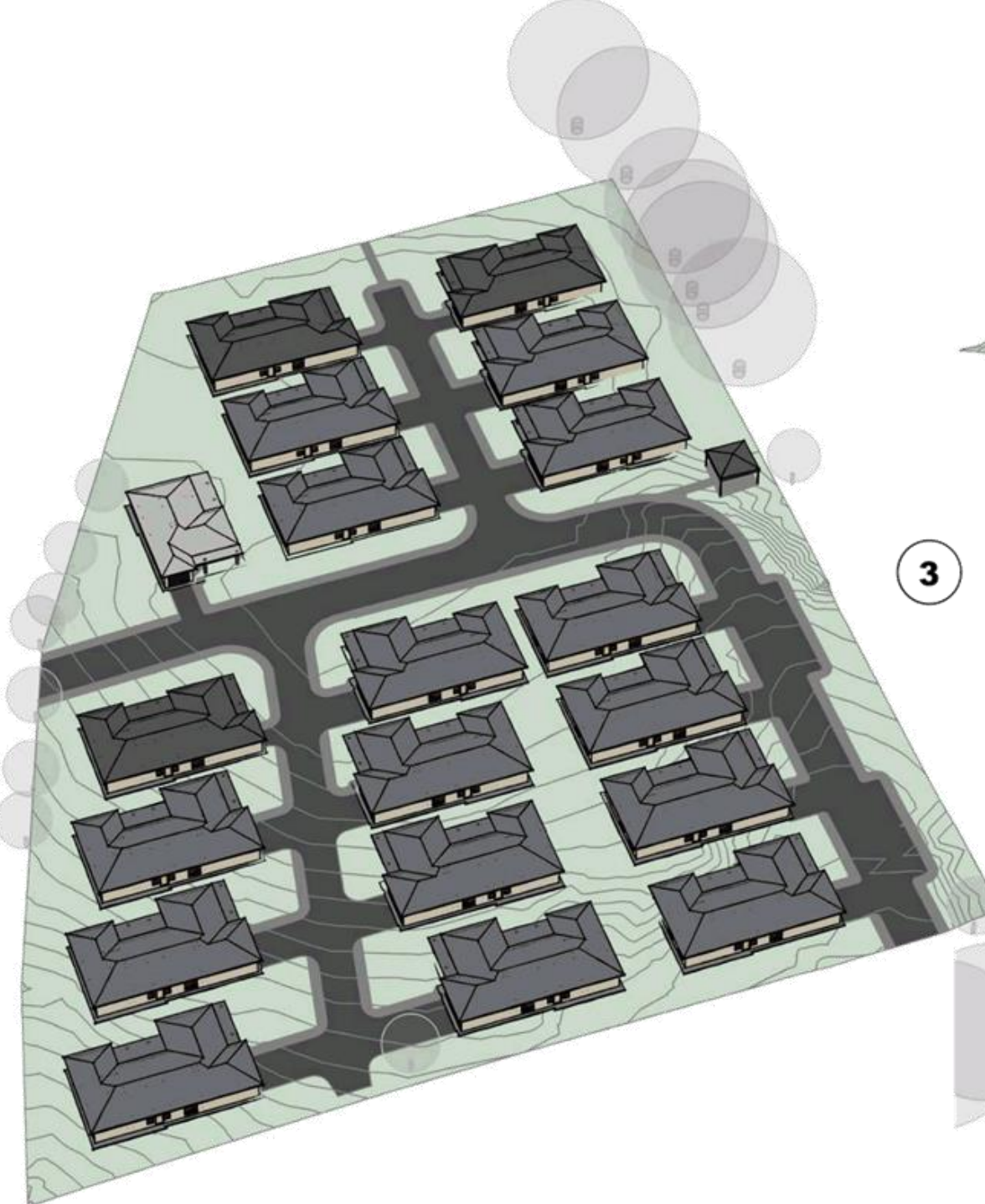
LEGEND	
	TWO BED DOUBLE GARAGE UNIT
	TWO BED SINGLE GARAGE UNIT
	ONE BED SINGLE GARAGE UNIT
	GAZEBO
	DIRECTION OF TRAVEL

**NOTE:**  
FOR HOUSE LAYOUTS / PLANS  
REFER DRAWINGS CD3

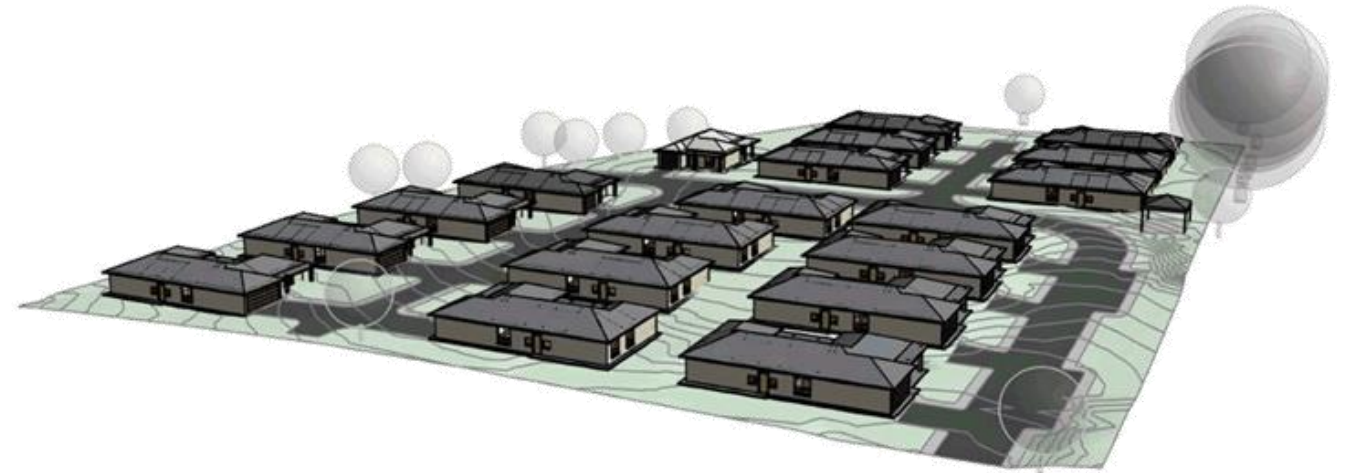


**1 SITE OPTION 3- INDEPENDENT LIVING**  
1 : 1000

CLIENT: NARRANDERA SHIRE COUNCIL			ARCHITECT: Noel Thomson Architecture Pty Ltd.			PROJECT NO: <b>2007 - MP6</b>			<b>NOEL THOMSON ARCHITECTURE PTY LTD</b> 20 CHURCHILL AVE WAGGA WAGGA T: 60263320 F: 60266011 NOMINATED ARCHITECT NOEL THOMSON 5869 ACN: 077 973 623 ABN: 82 077 973 623		
PROPERTY/ ADDRESS: JELLINBAH STREET			PROJECT TITLE: NARRANDERA FLEXIBLE HOUSING DEVELOPMENT								
A: CLIENT ISSUE	02-10-2020	NT	TOWN: NARRANDERA, NSW 2700	SCALE: AS NOTED @ A3	DATE: OCT 2020	DWG NO: MP6	REVISION NO: A	DRAWN BY: CN			
<b>Revision Notes:</b>			Date: Check:								




**1- PERSPECTIVE- OPTION 3 - INDEPENDENT LIVING**











**3- PERSPECTIVE- OPTION 3 - INDEPENDENT LIVING**



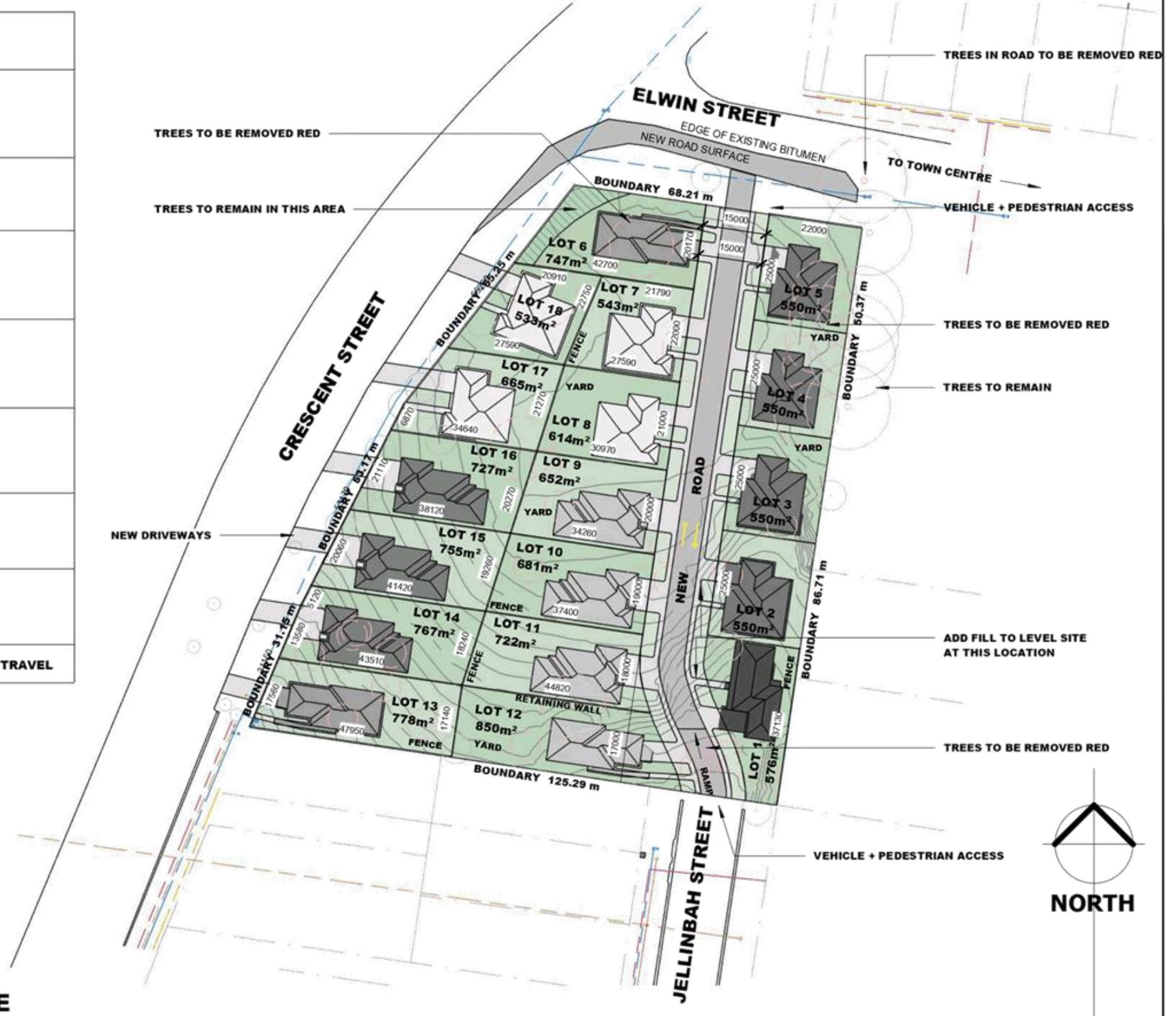
**2- PERSPECTIVE- OPTION 3 - INDEPENDENT LIVING**

CLIENT: NARRANDERA SHIRE COUNCIL			ARCHITECT: Noel Thomson Architecture Pty Ltd.		PROJECT NO: <b>2007 - MP7</b>		NOEL THOMSON ARCHITECTURE PTY LTD 20 CHURCHILL AVE WAGGA WAGGA T: 60263320 F: 60266011 NOMINATED ARCHITECT NOEL THOMSON 15869 ACI: 077 973 623 ABN: 82 077 973 623		
PROPERTY/ ADDRESS: JELLINBAH STREET			PROJECT TITLE: NARRANDERA FLEXIBLE HOUSING DEVELOPMENT						
TOWN: NARRANDERA, NSW 2700			SCALE: AS NOTED @ A3		DATE: OCT 2020				DWG NO: MP7
A: CLIENT ISSUE		02-10-2020	NT	SCALE: AS NOTED @ A3		DATE: OCT 2020	DWG NO: MP7	REVISION NO: A	DRAWN BY: CN
Revision Notes:		Date:	Check:						

ALLOTMENT TABLE	
LOT 1	588m <sup>2</sup>
LOT 2	550m <sup>2</sup>
LOT 3	550m <sup>2</sup>
LOT 4	550m <sup>2</sup>
LOT 5	550m <sup>2</sup>
LOT 6	747m <sup>2</sup>
LOT 7	543m <sup>2</sup>
LOT 8	614m <sup>2</sup>
LOT 9	652m <sup>2</sup>
LOT 10	681m <sup>2</sup>
LOT 11	705m <sup>2</sup>
LOT 12	835m <sup>2</sup>
LOT 13	778m <sup>2</sup>
LOT 14	767m <sup>2</sup>
LOT 15	755m <sup>2</sup>
LOT 16	727m <sup>2</sup>
LOT 17	665m <sup>2</sup>
LOT 18	533m <sup>2</sup>
TOTAL	11,790m <sup>2</sup>
ROAD RESERVE	2,150m <sup>2</sup>
SITE AREA	13,940m <sup>2</sup>

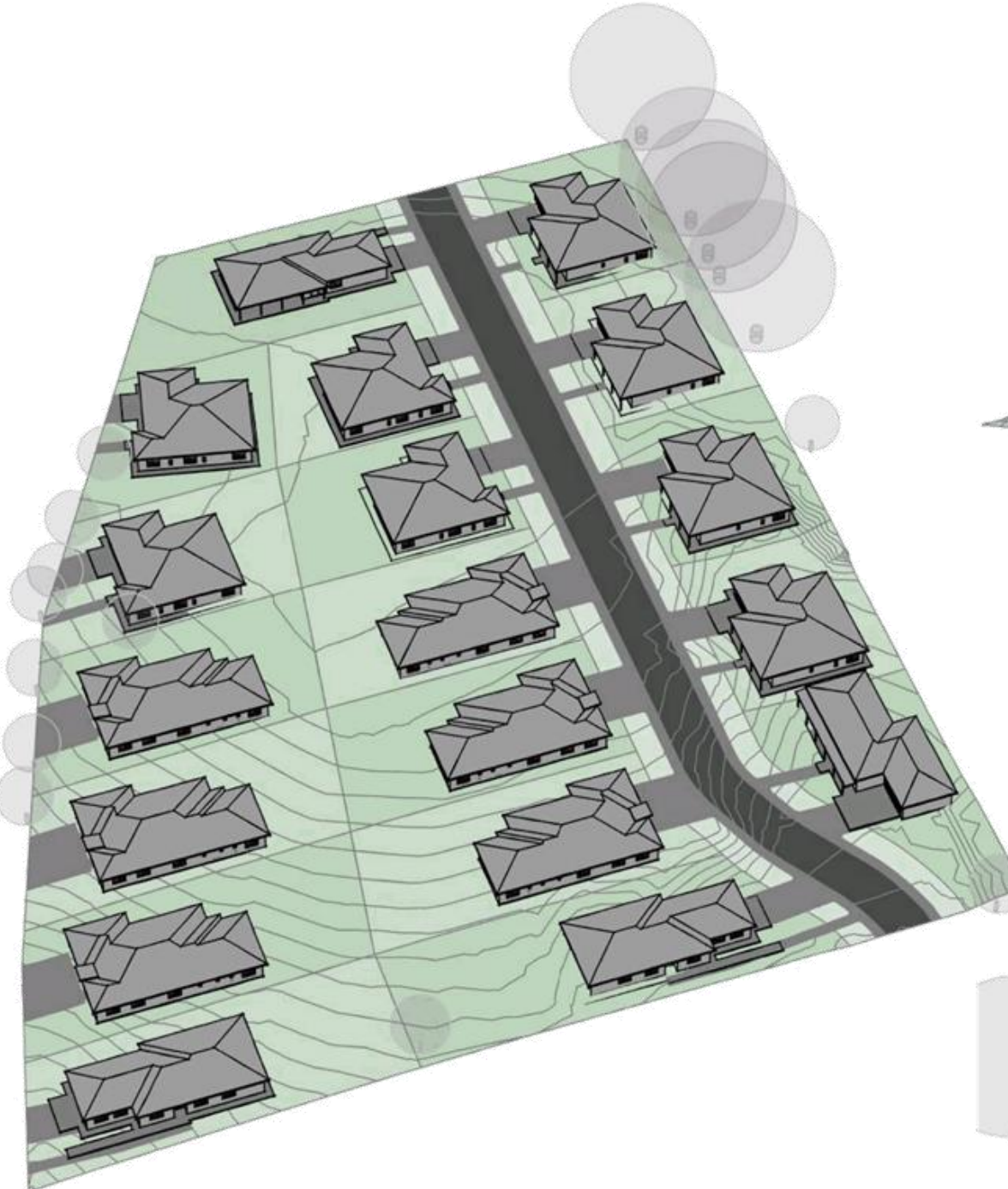
LEGEND	
	HOUSE TYPE 1 LOT 1
	HOUSE TYPE 2 LOT 2-5
	HOUSE TYPE 3 LOT 6,13
	HOUSE TYPE 4 LOT 12
	HOUSE TYPE 5 LOTS 7,8,17,18
	HOUSE TYPE 6 LOT 9,10,11
	HOUSE TYPE 7 LOT 14,15,16
	DIRECTION OF TRAVEL

**NOTE:**  
FOR HOUSE LAYOUTS / PLANS  
REFER DRAWINGS CD4, CD5 & CD6



**1 SITE OPTION 4- HOUSING ESTATE**  
1 : 1000

CLIENT: NARRANDERA SHIRE COUNCIL			ARCHITECT: Noel Thomson Architecture Pty Ltd.		PROJECT NO: <b>2007 - MP8</b>		<b>NOEL THOMSON ARCHITECTURE PTY LTD</b> 20 CHURCHILL AVE WAGGA WAGGA T: 60263320 F: 60266011 NOMINATED ARCHITECT NOEL THOMSON 5869 ACN: 077 973 623 ABN: 82 077 973 623	
PROPERTY/ ADDRESS: JELLINBAH STREET			PROJECT TITLE: NARRANDERA FLEXIBLE HOUSING DEVELOPMENT				<b>NOEL THOMSON ARCHITECTURE</b>	
A: CLIENT ISSUE	02-10-2020	NT	TOWN: NARRANDERA, NSW 2700	SCALE: AS NOTED @ A3	DATE: OCT 2020	DWG NO: MP8	REVISION NO: A	DRAWN BY: CN
<b>Revision Notes:</b>		<b>Date:</b>	<b>Check:</b>					



**1 1- PERSPECTIVE- OPTION 4- HOUSING ESTATE**



**3 3- PERSPECTIVE- OPTION 4- HOUSING ESTATE**



**2 2- PERSPECTIVE- OPTION 4- HOUSING ESTATE**

CLIENT: NARRANDERA SHIRE COUNCIL			ARCHITECT: Noel Thomson Architecture Pty Ltd.		PROJECT NO: <b>2007 - CD1</b>		NOEL THOMSON ARCHITECTURE PTY LTD 20 CHURCHILL AVE WAGGA WAGGA T: 60263320 F: 60266011		<b>NOEL THOMSON ARCHITECTURE</b>	
PROPERTY/ ADDRESS: JELLINBAH STREET			PROJECT TITLE: NARRANDERA FLEXIBLE HOUSING DEVELOPMENT				NOMINATED ARCHITECT NOEL THOMSON 5869 ACI: 077 973 623 ABN: 82 077 973 623			
A: CLIENT ISSUE	02-10-2020	NT	TOWN: NARRANDERA, NSW 2700	SCALE: AS NOTED @ A3	DATE: OCT 2020	DWG NO: CD1	REVISION NO: A	DRAWN BY: CN		
<b>Revision Notes:</b>		<b>Date:</b>	<b>Check:</b>							



**3 FRONT ELEVATION - SINGLE OPT 1&2**  
1 : 200

**4 FRONT ELEVATION- DUPLEX OPT 1&2**  
1 : 200



AREA TABLE	
LIVING	97.6m <sup>2</sup>
GARAGE	27.5m <sup>2</sup>
SUB TOTAL	125.1m <sup>2</sup>
VERANDAH	10.5m <sup>2</sup>
REAR PATIO	16m <sup>2</sup>


AREA TABLE	
LIVING	97.6m <sup>2</sup>
GARAGE	27.5m <sup>2</sup>
SUB TOTAL	125.1m <sup>2</sup>
VERANDAH	10.5m <sup>2</sup>
REAR PATIO	16m <sup>2</sup>

AREA TABLE	
LIVING	97.6m <sup>2</sup>
GARAGE	27.5m <sup>2</sup>
SUB TOTAL	125.1m <sup>2</sup>
VERANDAH	10.5m <sup>2</sup>
REAR PATIO	16m <sup>2</sup>

**1 SINGLE 2 BED UNIT - A PLAN OPT 1&2**  
1 : 200

**2 DUPLEX UNIT - A PLAN OPT 1&2**  
1 : 200



CLIENT: NARRANDERA SHIRE COUNCIL			ARCHITECT: Noel Thomson Architecture Pty Ltd.		PROJECT NO: <b>2007 - CD2</b>		<b>NOEL THOMSON ARCHITECTURE PTY LTD</b> 20 CHURCHILL AVE WAGGA WAGGA T: 60263320 F: 60266011 NOMINATED ARCHITECT NOEL THOMSON 5869 ACI: 077 973 623 ABN: 82 077 973 623	
PROPERTY/ ADDRESS: JELLINBAH STREET			PROJECT TITLE: NARRANDERA FLEXIBLE HOUSING DEVELOPMENT					
A: CLIENT ISSUE	02-10-2020	NT	TOWN: NARRANDERA, NSW 2700	SCALE: AS NOTED @ A3	DATE: OCT 2020	DWG NO: CD2		
<b>Revision Notes:</b>								




**2 FRONT ELEVATION - DUPLEX OPT 1&2.**  
1 : 200

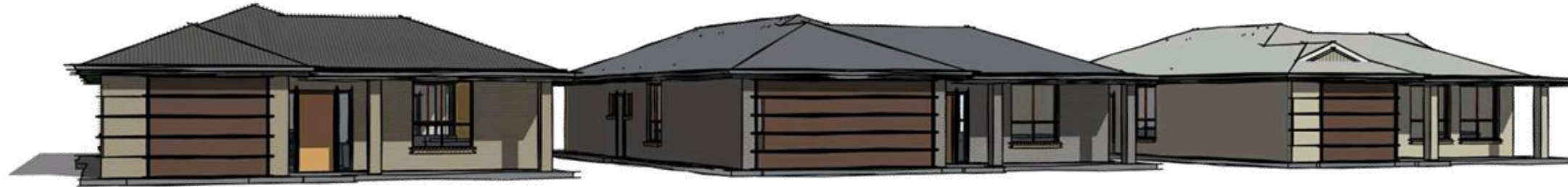


AREA TABLE	
LIVING	65.5m <sup>2</sup>
GARAGE	26.9m <sup>2</sup>
SUB TOTAL	92.4m <sup>2</sup>
VERANDAH	10.2m <sup>2</sup>
REAR VERANDAH	14.5m <sup>2</sup>

AREA TABLE	
LIVING	65.5m <sup>2</sup>
GARAGE	26.9m <sup>2</sup>
SUB TOTAL	92.4m <sup>2</sup>
VERANDAH	10.2m <sup>2</sup>
REAR VERANDAH	14.5m <sup>2</sup>

**1 DUPLEX SINGLE BED - B PLAN UNIT OPT 1&2.**  
1 : 200

CLIENT: NARRANDERA SHIRE COUNCIL			ARCHITECT: Noel Thomson Architecture Pty Ltd.		PROJECT NO: <b>2007 - CD3</b>		NOEL THOMSON ARCHITECTURE PTY LTD 20 CHURCHILL AVE WAGGA WAGGA T: 60263320 F: 60266011 NOMINATED ARCHITECT NOEL THOMSON 5869 ACI: 077 973 623 ABN: 82 077 973 623		
PROPERTY/ ADDRESS: JELLINBAH STREET			PROJECT TITLE: NARRANDERA FLEXIBLE HOUSING DEVELOPMENT						
TOWN: NARRANDERA, NSW 2700			SCALE: AS NOTED @ A3		DATE: OCT 2020				DWG NO: CD3
A: CLIENT ISSUE		02-10-2020	NT	SCALE: AS NOTED @ A3		DATE: OCT 2020		DWG NO: CD3	
Revision Notes:		Date:	Check:	SCALE: AS NOTED @ A3		DATE: OCT 2020		REVISION NO: A	
								DRAWN BY: CN	



**AREA TABLE**

LIVING	158.8m <sup>2</sup>
GARAGE	29.2m <sup>2</sup>
SUB TOTAL	188m <sup>2</sup>
VERANDAH	21m <sup>2</sup>
FRONT VERANDAH	14.7m <sup>2</sup>



**AREA TABLE**

LIVING	161.3m <sup>2</sup>
GARAGE	40m <sup>2</sup>
SUB TOTAL	201.3m <sup>2</sup>
VERANDAH	21m <sup>2</sup>
FRONT VERANDAH	14.7m <sup>2</sup>



**AREA TABLE**

LIVING	65.5m <sup>2</sup>
GARAGE	26.9m <sup>2</sup>
SUB TOTAL	92.4m <sup>2</sup>
VERANDAH	10.2m <sup>2</sup>
REAR VERANDAH	14.5m <sup>2</sup>



**2 2B SG FRONT ELEVATION- OPT 3**  
1 : 200



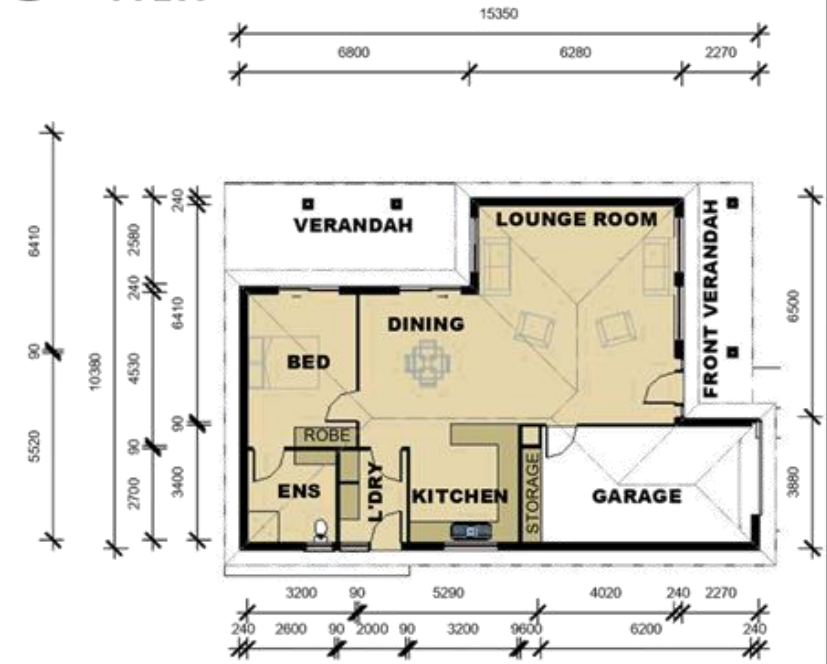
**1 TWO BED SINGLE GARAGE- PLAN OPT 3**  
1 : 200

**4 2B DG FRONT ELEVATION- OPT 3**  
1 : 200




**3 TWO BED DOUBLE GARAGE- PLAN OPT 3**  
1 : 200

**6 1B DG FRONT ELEVATION- OPT 3**  
1 : 200



**5 SINGLE BED SINGLE GARAGE- PLAN OPT 3**  
1 : 200

CLIENT: NARRANDERA SHIRE COUNCIL			ARCHITECT: Noel Thomson Architecture Pty Ltd.			PROJECT NO: <b>2007 - CD4</b>			NOEL THOMSON ARCHITECTURE PTY LTD 20 CHURCHILL AVE WAGGA WAGGA T: 60263320 F: 60266011 NOMINATED ARCHITECT NOEL THOMSON 5869 ACI: 077 973 623 ABN: 82 077 973 623					
PROPERTY/ ADDRESS: JELLINBAH STREET			PROJECT TITLE: NARRANDERA FLEXIBLE HOUSING DEVELOPMENT											
TOWN: NARRANDERA, NSW 2700			SCALE: AS NOTED @ A3			DATE: OCT 2020						DWG NO: CD4		
A: CLIENT ISSUE			Date: 02-10-2020			NT			REVISION NO: A			DRAWN BY: CN		
Revision Notes:			Date:			Check:								



**4 TYPE 1 ELEVATION**  
1 : 200

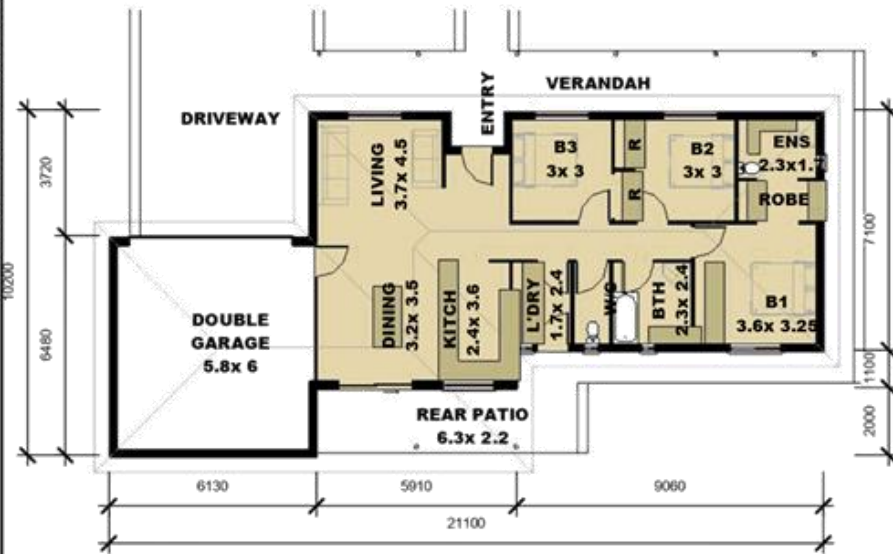
AREA TABLE	
LIVING	112.4m <sup>2</sup>
GARAGE	39.3m <sup>2</sup>
SUB TOTAL	151.7m <sup>2</sup>
VERANDAH	27.4m <sup>2</sup>
REAR PATIO	17.3m <sup>2</sup>

**5 TYPE 2 ELEVATION**  
1 : 200

AREA TABLE	
LIVING	122.8m <sup>2</sup>
GARAGE	40.4m <sup>2</sup>
SUB TOTAL	163.2m <sup>2</sup>
VERANDAH	19.7m <sup>2</sup>
REAR PATIO	17.716m <sup>2</sup>

**6 TYPE 3 ELEVATION**  
1 : 200

AREA TABLE	
LIVING	111.8m <sup>2</sup>
GARAGE	39.4m <sup>2</sup>
SUB TOTAL	125.1m <sup>2</sup>
VERANDAH	2.5m <sup>2</sup>
REAR PATIO	28.6m <sup>2</sup>




**1 HOUSE TYPE 1**  
1 : 200



**2 HOUSE TYPE 2**  
1 : 200

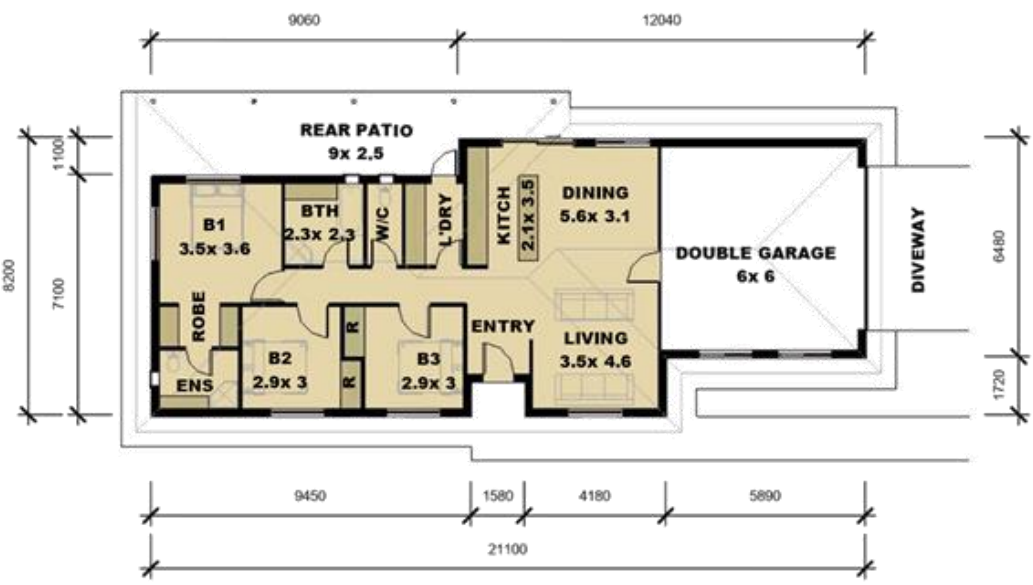


**3 HOUSE TYPE 3**  
1 : 200

CLIENT: NARRANDERA SHIRE COUNCIL			ARCHITECT: Noel Thomson Architecture Pty Ltd.		PROJECT NO: <b>2007 - CD5</b>		<b>NOEL THOMSON ARCHITECTURE PTY LTD</b> 20 CHURCHILL AVE WAGGA WAGGA T: 60263320 F: 60266011 NOMINATED ARCHITECT NOEL THOMSON 5869 ACI: 077 973 623 ABN: 82 077 973 623	
PROPERTY/ ADDRESS: JELLINBAH STREET			PROJECT TITLE: NARRANDERA FLEXIBLE HOUSING DEVELOPMENT					
A: CLIENT ISSUE	02-10-2020	NT	TOWN: NARRANDERA, NSW 2700	SCALE: AS NOTED @ A3	DATE: OCT 2020	DWG NO: CD5	REVISION NO: A	DRAWN BY: CN
<b>Revision Notes:</b>		<b>Date:</b>	<b>Check:</b>					



**3 TYPE 4 ELEVATION**  
1 : 200

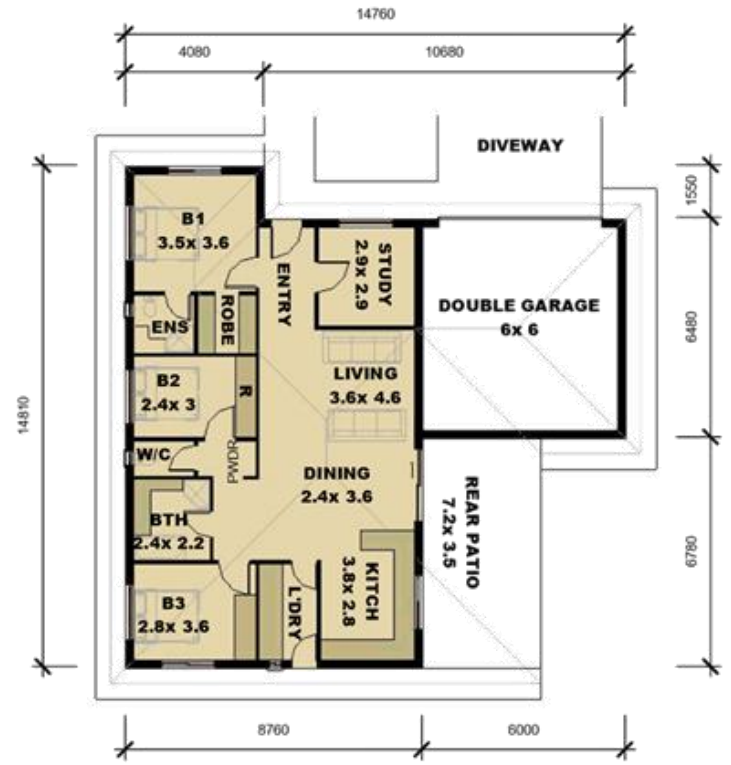


AREA TABLE	
LIVING	111.8m <sup>2</sup>
GARAGE	39.4m <sup>2</sup>
SUB TOTAL	151.2m <sup>2</sup>
VERANDAH	-
REAR PATIO	28.4m <sup>2</sup>

**1 HOUSE TYPE 4**  
1 : 200




**4 TYPE 5 ELEVATION**  
1 : 200



AREA TABLE	
LIVING	121.7m <sup>2</sup>
GARAGE	39.6m <sup>2</sup>
SUB TOTAL	161.3m <sup>2</sup>
VERANDAH	-
REAR PATIO	25.3m <sup>2</sup>

**2 HOUSE TYPE 5**  
1 : 200

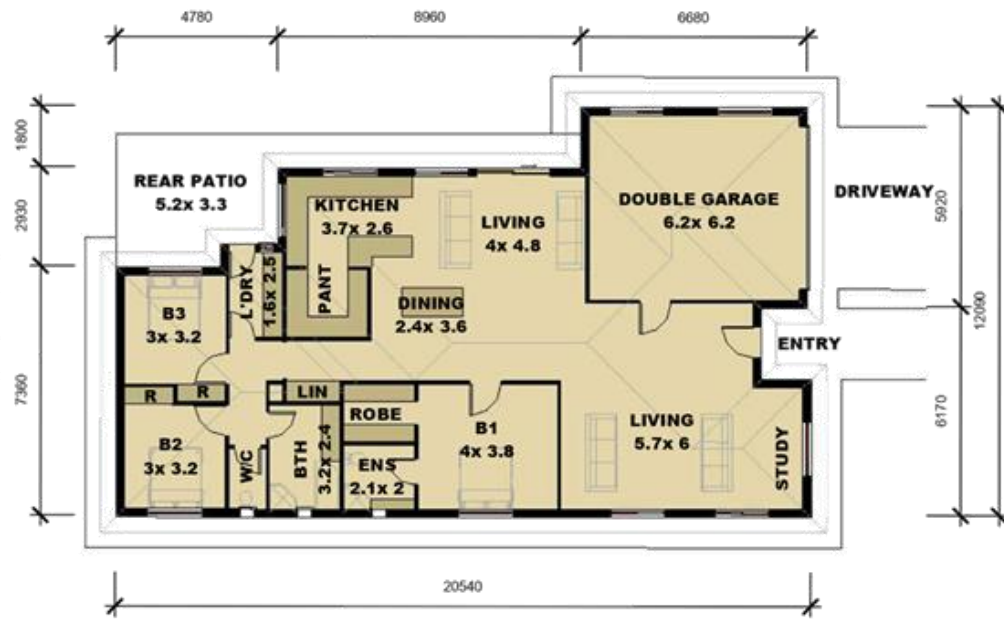
CLIENT: NARRANDERA SHIRE COUNCIL			ARCHITECT: Noel Thomson Architecture Pty Ltd.		PROJECT NO: <b>2007 - CD6</b>		<b>NOEL THOMSON ARCHITECTURE PTY LTD</b> 20 CHURCHILL AVE WAGGA WAGGA T: 60263320 F: 60266011 NOMINATED ARCHITECT NOEL THOMSON 5869 ACN: 077 973 623 ABN: 82 077 973 623	
PROPERTY/ ADDRESS: JELLINBAH STREET			PROJECT TITLE: NARRANDERA FLEXIBLE HOUSING DEVELOPMENT					
TOWN: NARRANDERA, NSW 2700			SCALE: AS NOTED @ A3	DATE: OCT 2020	DWG NO: CD6	REVISION NO: A	DRAWN BY: CN	
A: CLIENT ISSUE			Date: 02-10-2020	NT				
Revision Notes:								



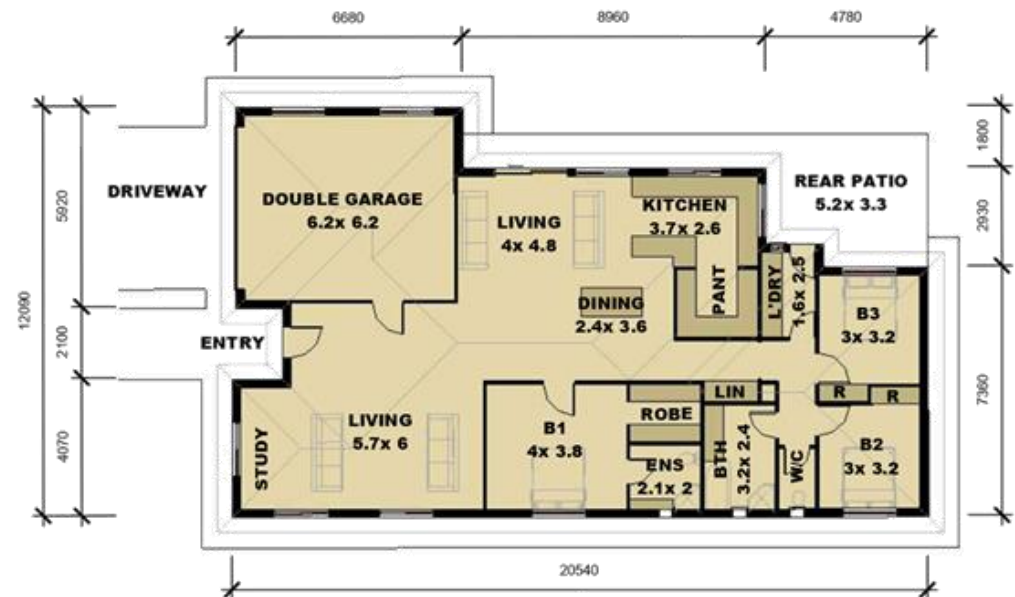
**4 TYPE 6 ELEVATION**  
1 : 200

**5 TYPE 7 ELEVATION**  
1 : 200

AREA TABLE	
LIVING	169m <sup>2</sup>
GARAGE	37.8m <sup>2</sup>
SUB TOTAL	206.8m <sup>2</sup>
VERANDAH	-
REAR PATIO	17.7m <sup>2</sup>



AREA TABLE	
LIVING	169m <sup>2</sup>
GARAGE	37.8m <sup>2</sup>
SUB TOTAL	206.8m <sup>2</sup>
VERANDAH	-
REAR PATIO	17.7m <sup>2</sup>



**1 HOUSE TYPE 6**  
1 : 200

**2 HOUSE TYPE 7**  
1 : 200