

# Community Information Session

## Proposed Development: Manly Village



### Proposed retirement living

Anglicare and The Village Retirement Group are seeking community feedback on revised plans for a retirement village to be built on land next to Lota House at Manly.

TVRG and Anglicare Southern Queensland are proposing to build 102 retirement living apartments in four redesigned buildings to meet the demands of the Lota area's ageing population.

The redesigned buildings have new facades and building heights have been reduced. TVRG now proposes two buildings of five storeys and two buildings of six storeys.

The buildings are set back from the property boundary minimising the visual impact through extensive landscaping to supplement the existing mature trees.

The project will provide much needed retirement living accommodation in the Manly-Lota area allowing local residents to age in their own community which residents have told us is important to them. A local ageing population means that the area needs at least another 280 independent living units in the foreseeable future. It will also provide local jobs and an economic boost for small businesses in the bayside area.



### HAVE YOUR SAY

TVRG and Anglicare are seeking feedback on the redesigned proposal. Two community information sessions will be held to allow residents to view the new plan and provide written feedback.

**WHERE** : Lota House, Manly

**SESSION 1** : Tuesday 20 November 2018,  
5.30pm - 7.30pm

**SESSION 2** : Wednesday 21 November,  
5.30pm - 7.30pm

You are invited to meet and ask questions of the project team. Please register your interest in attending by email to [emily@threeplus.com.au](mailto:emily@threeplus.com.au) or by phone (during normal business hours) on 07 3167 1200.

### Anglicare at Lota House

Anglicare has provided aged care accommodation and retirement living on the site for more than 50 years in line with its vision: "To create a more loving, just and inclusive society, reflecting the life and teachings of Christ and the coming Kingdom of God."

The site is zoned for Community Facilities (Health Care Purposes) and the proposed building height is within Brisbane City Council's planning guidelines.

**Anglicare**  
Southern Queensland

**the village**





Lota House

## Protecting Lota House

Heritage consultants will guide the project team to ensure Lota House is protected and enhanced.

TVRG's proposal will fund the improvements to the heritage listed building, and the introduction of a formal forecourt will help provide prominence to Lota House's frontage.

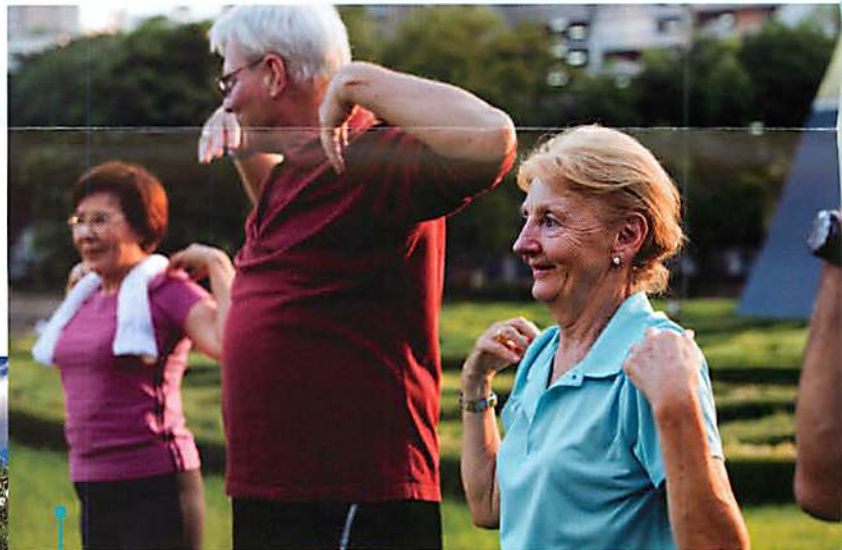


## The new proposal

TVRG has a demonstrated reputation for delivering quality retirement living with five thriving communities in Coorparoo, Redcliffe, Taigum, Toowoomba and Yeronga.

At Lota House, TVRG proposes a development that will provide:

- 102 independent retirement living apartments (including eight two-bedroom, 16 three-bedroom and two four-bedroom apartments)
- ample off-street parking with 151 underground car parking spaces and
- onsite communal facilities (e.g. a café, cinema, library, pool, gym, and medical suites)



## A significant need for retirement accommodation

The Core Catchment Area (Lota, Hemmant, Wynnum, Manly West, Manly & Wynnum West), has an ageing population – almost 7500 people are 65 years old or over\*.

If only five per cent was seeking an age-in-place retirement solution, the area would need at least another 280 independent living units<sup>^</sup>.

For every aged-care development, four out of five aged-care residents will come from within a 2km radius of the facility.

This retirement living development will complement the existing retirement and aged-care living facility operated by Anglicare at the Lota House site.

\* Based on 2011 Census data and Queensland Government Statistician's Office estimates for June 30, 2015.

<sup>^</sup> "A report on the potential demand for retirement village living in and around Manly", by Prof. Robert Stimson, November 2016.