

18 October 2017

Dear Neighbour

You may be aware that Life Care, a South Australian not for profit organisation that has been a provider of aged care services in Adelaide for 67 years, is currently part way through a redevelopment of its site at 251 Payneham Road, Joslin.

Construction of Stage 1 is well under way and comprises a three storey modern and contemporary aged care nursing home that will be completed in December 2017.

With respect to stage 2, we are proposing a modern facility that includes independent living units and a range of care services and facilities to support our residents as they age. In May this year, we made application to the State Government under the major project approval process for planning approval for stage 2. As part of this process, we are required to review our initial development concept to ensure we meet a predetermined set of planning and design guidelines.

On Monday 9 October, we held a community information session to share our latest iterations of the plans and we want to thank everyone who attended and provided their feedback. The feedback provided has been collated and will be shared with our project team for consideration as plans for the site are further refined.

If you did not attend the information session it is not too late to provide your comments on our current plans. The latest plans are available to download from the project website www.lifecareprojects.com or you can request a hard copy by calling 1800 431 301.

I want to emphasise that there has been no planning approval granted at this stage and our plans for stage 2 are being further refined. There have been substantial changes since our first concept based on feedback we have received from the community and during the government planning process.

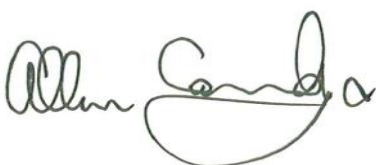
Currently there is a lot of misinformation being circulated and we would like to ensure that residents have an opportunity to understand the facts about our development proposal.

Please refer to the fact sheet overleaf for a snapshot of key facts.

If you would like to discuss the plans with us, please contact our community engagement team to make an appointment. Contact us on 1800 431 301 or discuss@lifecare.org.au

We look forward to sharing our latest plans with you and collating your feedback as we progress through the planning process.

Yours sincerely



Allen Candy

Chief Executive Officer

Life Care Community
Engagement Team

1800 431 310

discuss@lifecare.org.au
www.lifecareprojects.com



Project update

October 2017

Stage 2 Proposed
Development
251 Payneham Road,
Joslin

Key project facts:

Proposed building height: 5 storeys

Type of accommodation: 52 assisted living units and 7 independent living units

Total number of units: 59 units (1, 2 and 3 bedroom)

Number of car parks: 71 parking spaces provided underground

Services available: wellness centre with hydrotherapy pool, allied health service treatment rooms, gym, yoga studio and pilates room.

Resident facilities: dining room, lounge, cinema and library.

Key facts about Life Care:

- Not for Profit organisation with no dividends paid
- Revenue from sale of units is returned to the provision of care services
- Life Care developments aim to provide modern, contemporary facilities incorporating new technologies to provide the very best in care for the ageing
- Life Care developments aim to close a gap in the market to provide choice for older South Australians in locations where they currently live.
- Life Care has been providing aged care services in Adelaide for 67 years

Key changes made to Stage 2 Joslin proposal

Recent changes that have been made to our plans based on feedback received include:

- A reduction in building height from 7 storeys to 5 storeys
- Greater set-backs (the upper storeys are further away from the rear and side boundaries of our site)
- Car park entry from Payneham Road has been removed, access will be from Lambert Road
- Car park for all staff, visitors and residents provided underground (71 spaces) + linked to Stage 1
- A combination of supported accommodation and Independent Living Units
- No plant materials (such as condensers/air conditioners) to be located on the roof
- Plantings to create green walls on the first and second storeys
- Significant planting between ground floor hydrotherapy pool house and First Avenue rear fences
- Screening and frosted glass on all windows facing First Avenue and windows facing south along Payneham Road to address overlooking
- Sustainable building features including water tanks, solar panels, energy efficient lighting and appliances
- The inclusion of a sensory garden courtyard with mature trees

Stage 1 Joslin Update

- Stage 1 is due for completion in December 2017
- Stage 1 was approved by the Development Assessment Commission March 2015
- The Life Care owned property at 129 First Avenue will remain as independent living units, the existing rear car park will be returned to the property and landscaped into a private rear garden.

If you have further questions please get in touch with our community engagement team

www.lifecareprojects.com, discuss@lifecare.org.au or call 1800 431 310 (Monday – Friday 8am – 6pm)