

Concept Master Plan

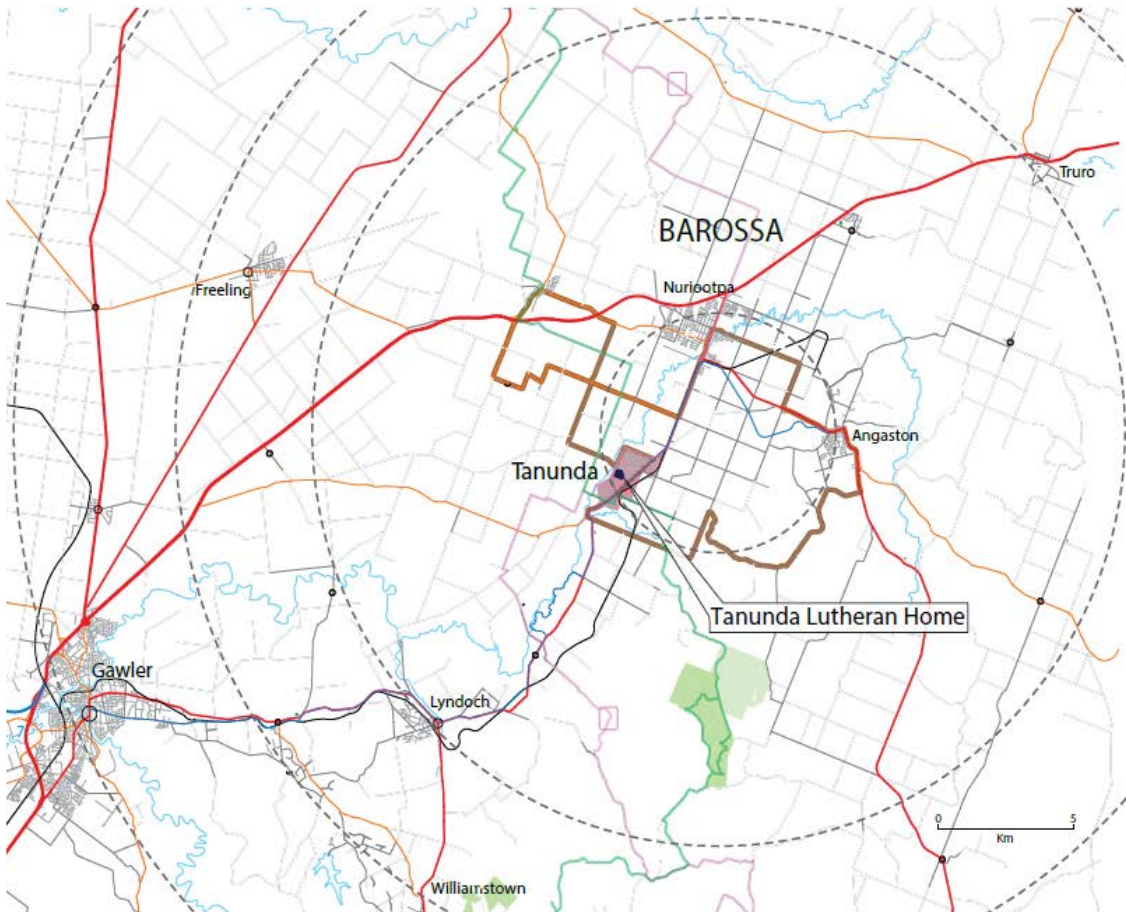


Tanunda
Lutheran Home Inc.

Enriching the lives of our older people

Vision of the next 30 years

Tanunda Lutheran Home Location



**Address: 27 Bridge Street,
TANUNDA**

**Local Council: The Barossa
Council**

**One hours drive from
Adelaide**

117 residents in aged care

**88 retirement units – 110
residents**

190 staff = 100 FTE



150 Volunteers

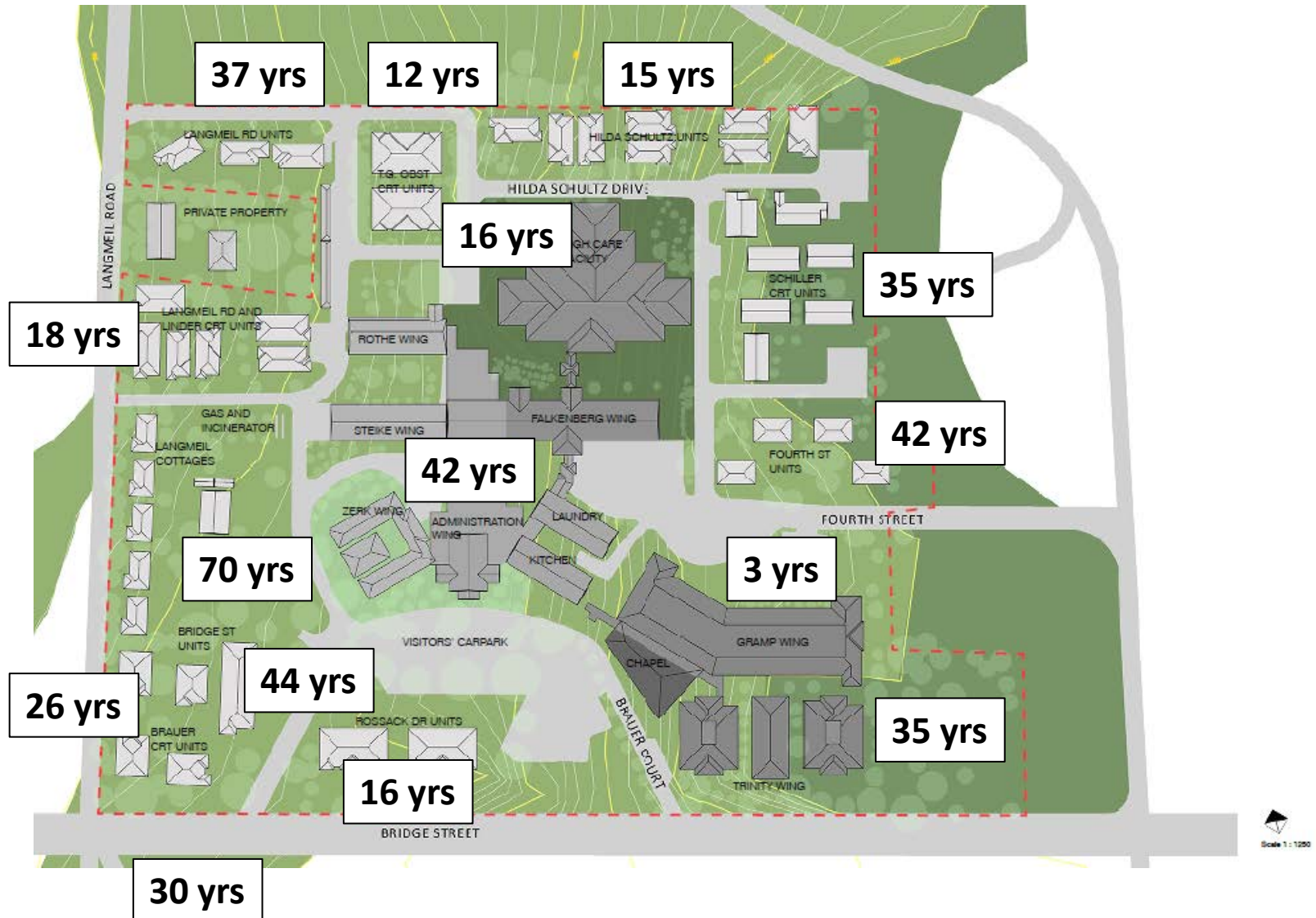
Tanunda Lutheran Home Location



TLH was established in 1952 on the basis of the Lutheran faith of its founders

Site area: 71,400 m² or 17.6 acres

Existing TLH Site Plan & Age of Buildings



Existing TLH Building Conditions



Visioning Workshop

A rigorous workshop process has been carried out with key stakeholders to analyse the opportunities and constraints. In attendance was:

Chris Pfeiffer – TLH Board Chair person

James Bartsch – TLH Board Member

Andrew Schilling – TLH Board Member

Lee Martin – TLH CEO

Cherie Cheyne – TLH CFO

Danny Harkin – TLH Property & Facilities Manager

Bev Galway – TLH Operations Manager

Marilyn Langley – TLH ILU Manager

Angela Rogers (LCA SA/NT District)

Karl Traeger (Architectus)

Melanie Kang (Architectus)

David Barone (Town Planner)

Stuart Bater (KBR Engineering)

Julie Wrobel (Algo Mas)

Darren Timms (Marketability)



Visioning Workshop

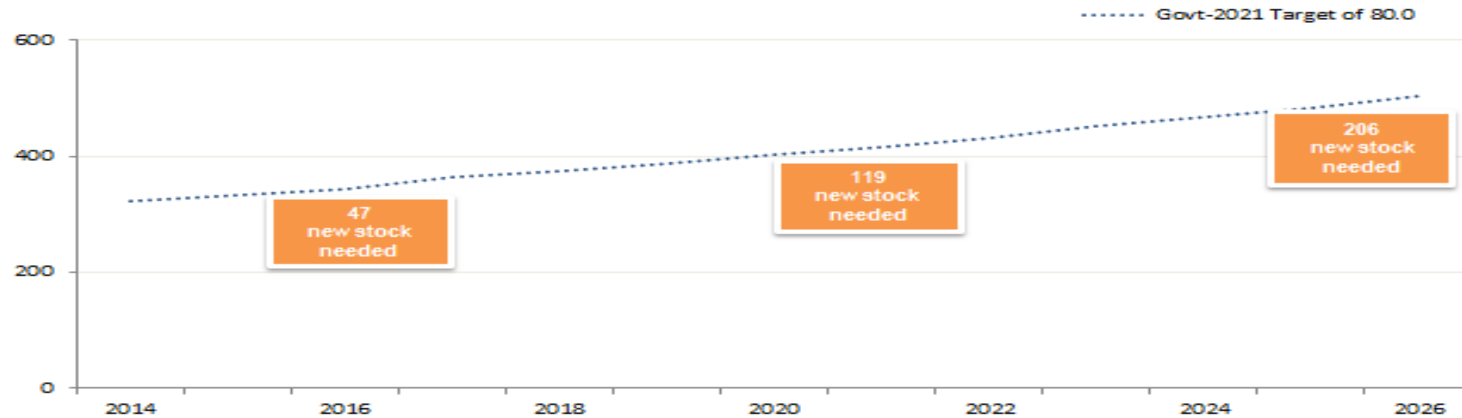
The following areas were considered during the planning process:

- Site Visits & Tours
- Local historic context of Tanunda & the Barossa
- Planning Controls – Local & State
- Site Engineering
- Local site information & records
- Existing Conditions on site
- Case Studies – Community, Accessibility, Retirement Villages
- Marketing Research

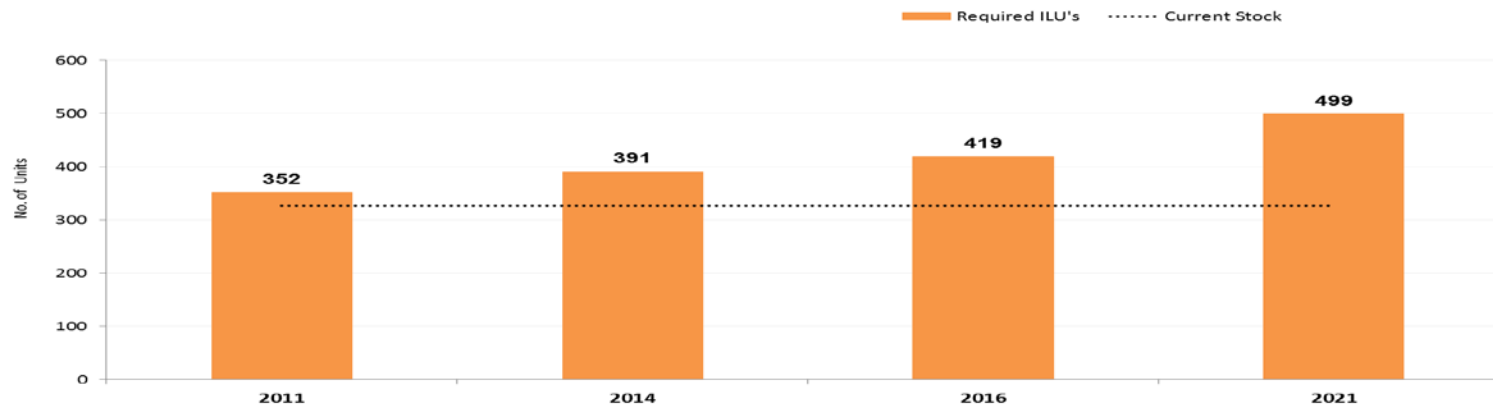


Market Research

Catchment: New Stock Required



Projected Retirement Unit Demand



Visioning Workshop

Strengths:

- Has potential for ancillary spaces to supplement main aged care facility and uses
- Has a specifically designed Chapel that is regularly used for worship, hymn-singing, Bible studies and funerals.
- No flooding issues
- Potential to strengthen landscape character
- Potential to use existing rainwater tanks for proposed waterscape

Limits:

- Existing zoning limits the building heights around the edges of site
- Retention of some existing buildings – The Gramp Building & Chapel – 3 years old
- Heritage Zoning affecting the site

All our future plans are based on continuing the Christian nature of our Home

Visioning Workshop



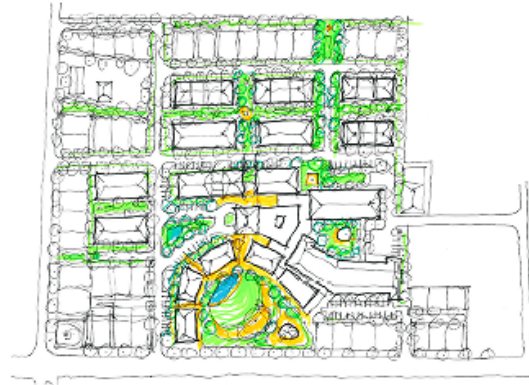
- Creating a fully integrated, safe & sustainable Christian Retirement village that provides social & spiritual interaction with the local community
- Develop a vibrant community centre serving as a cultural and social hub for all who live & worship in the Barossa
- Providing a concise range of accessible aged care facilities in conjunction with a wellness gym & cafe'
- More car parking and open space involving community gardens, walking trails, recreation & public art spaces

Historical Context

Transforming the image of a 'Rest Home' to something culturally forward looking, yet having up-to-date facilities to help adjust to growing old?



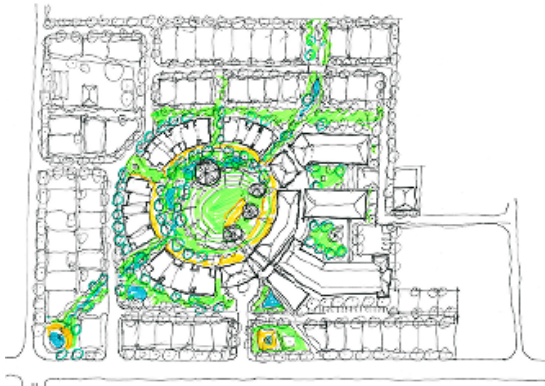
Initial Concept Master Plan Options



Option 1 - Town Square



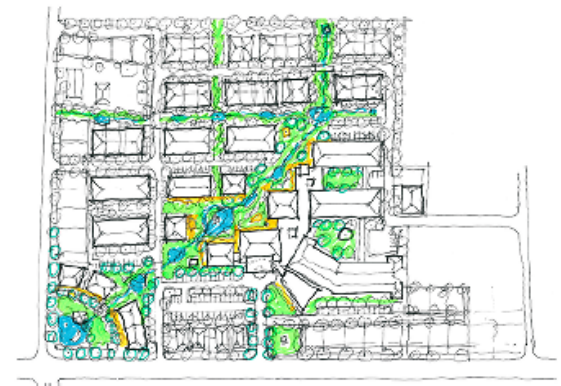
Option 1a - Alternative Town Square



Option 2 - Central Park



Option 2a - Alternative Central Park



Option 3 - Cascading Gardens

Initial Concept Master Plan Options



Option 1 - Town Square

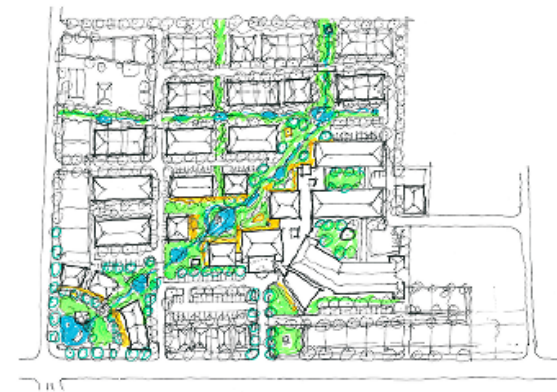


Option 1a - Alternative Town Square



Option 2 - Central Park

Option 2a - Alternative Central Park



Option 3 - Cascading Gardens

Pro: Town Square located on Bridge Street

Cons: Entry to site & new drop off point segregated from town square, a more public space

Initial Concept Master Plan Options

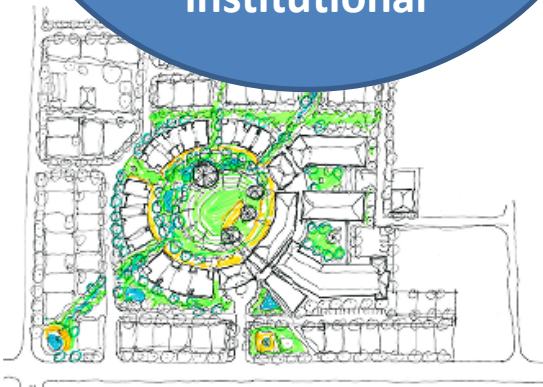
Pro: Town Square
located Bridge
Street creates
strong identity
Con: Scale & size of
the Gramp building
extension looks
institutional



Option 1 - Town Square



Option 1a - Alternative Town Square



Option 2 - Central Park



Option 2a - Alternative Central Park



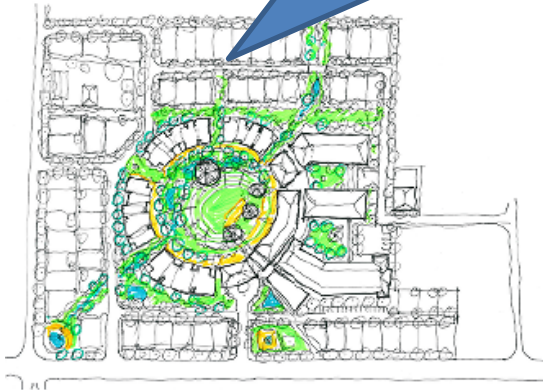
Option 3 - Cascading Gardens

Initial Concept Master Plan Options

Pro: Strong central open space – RAC wings define 2 clear court yards
Cons: Circular building forms foreign to established character



Option 1a - Alternative Town Square



Option 2 - Central Park



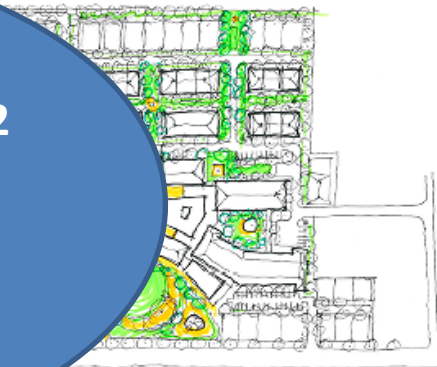
Option 2a - Alternative Central Park



Option 3 - Cascading Gardens

Initial Concept Master Plan Options

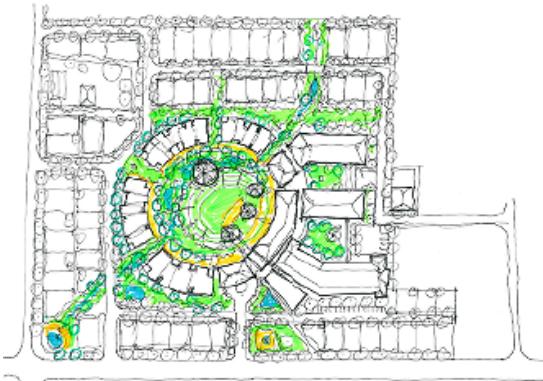
Pro: Strong central open space – RAC wings define 2 clear court yards
Cons: Square planning maybe perceived as more institutional



Option 1 - Town Square



Option 1a - Alternative Town Square



Option 2 - Central Park



Option 2a - Alternative Central Park

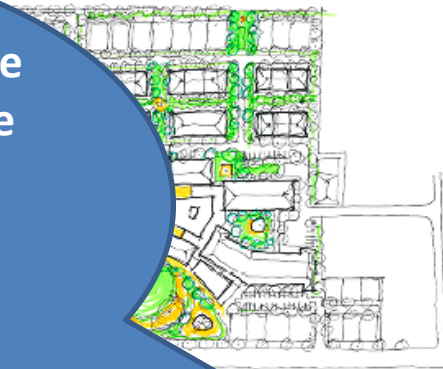


Option 3 - Cascading Gardens

Initial Concept Master Plan Options

Pro: Potential to link Bridge street to public park to the north

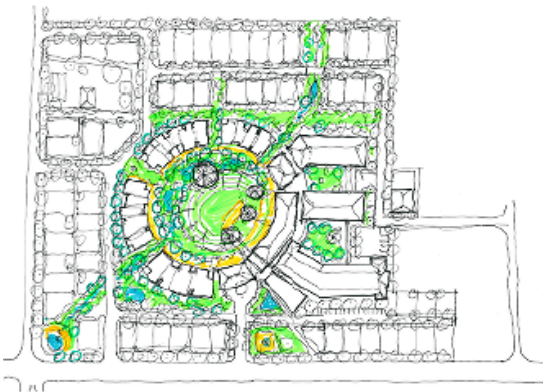
Cons: Segregated spaces, large travel distances for ILU residents



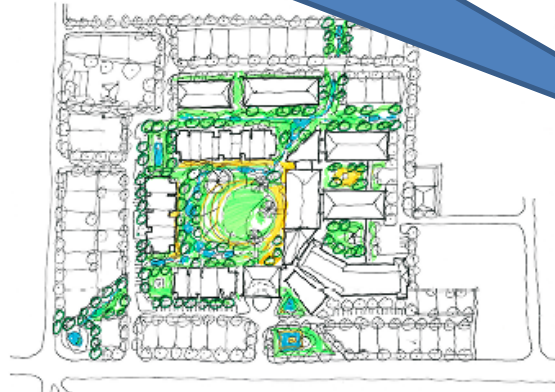
Option 1



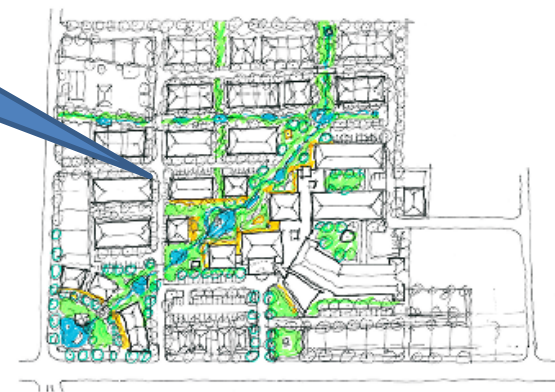
Option 1a - Alternative Town Square



Option 2 - Central Park

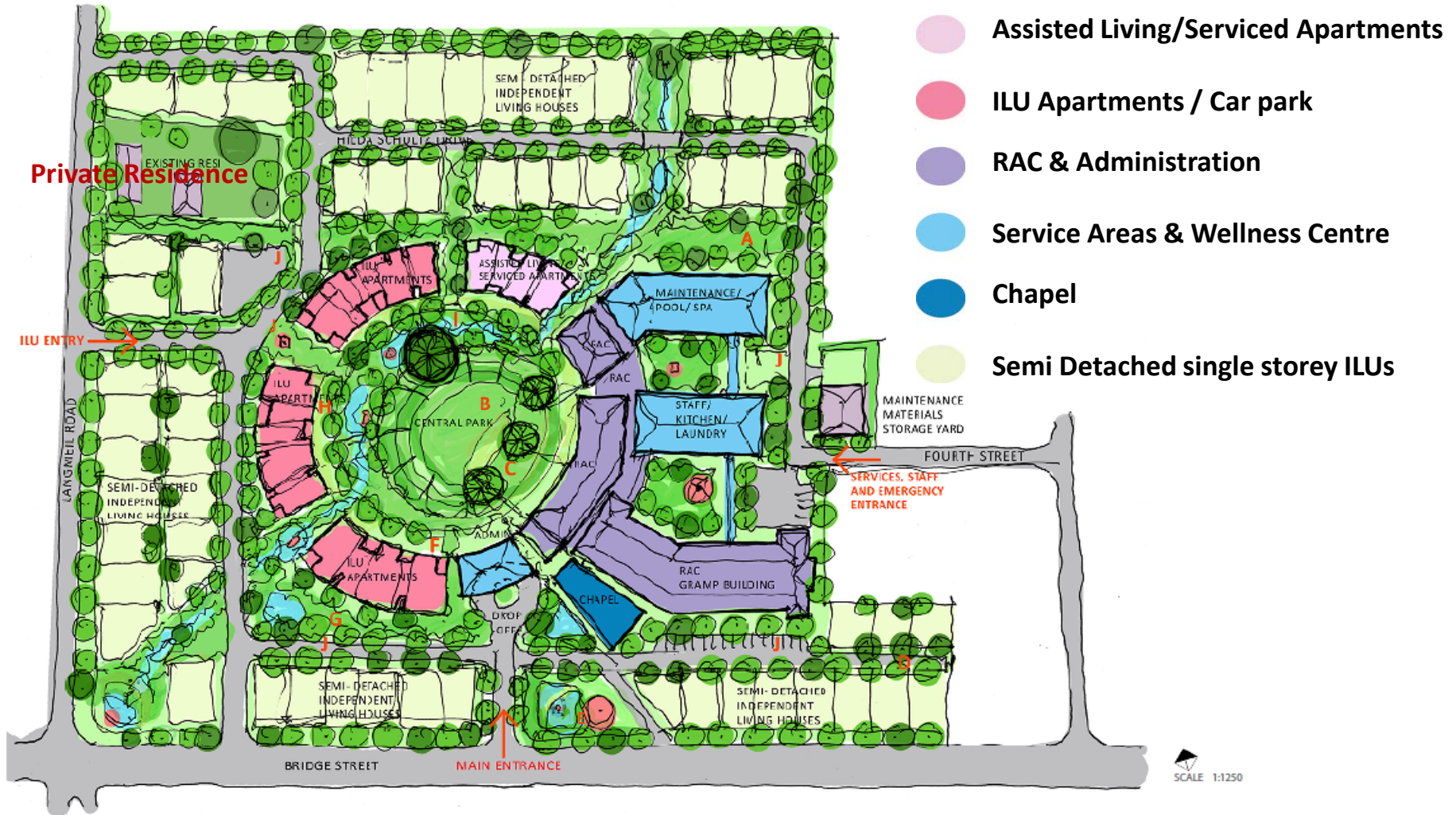


Option 2a - Alternative Central Park



Option 3 - Cascading Gardens

Preferred Concept Master Plan Option



Concept Master Plan

- A dynamic mix of functions is provided across the site and concentrated around a central park concept.
- This is demonstrated by intertwining the human, natural and built form network through the to form a cohesive system of connection and liveability.
- This will serve both the TLH community, the people of Tanunda and visitors from across the region.
- A mix of publicly accessible outdoor parks and secure zones promotes interaction between residents and the community, maintaining the safety and comfort whilst creating a sanctuary for Tanunda Lutheran Home.
- Creating a strong sense of identity while in a vibrant hub with a connecting performative landscape will revitalise Tanunda Lutheran Home over a staged development
- The centrality of our Chapel reminds us of the Christian nature of the home.

The Future Tanunda Lutheran Home - Overview



SOUTHWEST AERIAL VIEW

The Future Tanunda Lutheran Home - Entrance



The Future Tanunda Lutheran Home – The Park



TLH CENTRAL PARK

30 Year Staging Strategy

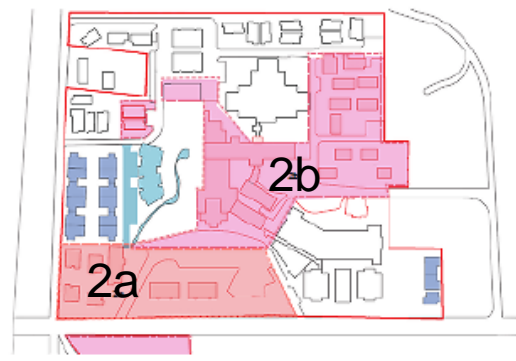


Stage 1 Demolition of Rothe and Steicke wings, and Langmeil cottages

(Total Area: 12 230sqm)

Stage 1a Demolition of Langmeil cottages, development of Bridge St cottages

Stage 1b Demolition of Rothe and Steicke wings

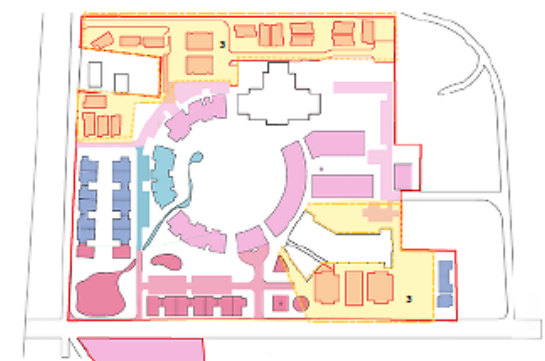


Stage 2 Redevelopment of West of the site

(Total Area: 41 230sqm)

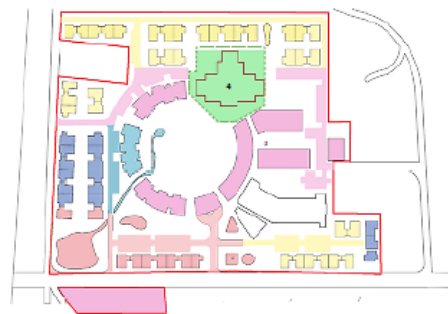
Stage 2a Independent Living Semi-detached Houses

Stage 2b Independent Living Units – Apartments



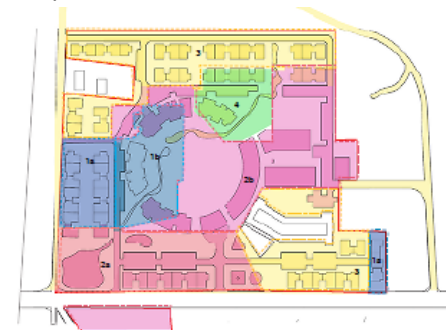
Stage 3 Develop South, Central and NE of Site, High Care building retained, Gramp building and Chapel refurbished.

(Total Area: 62 090sqm)



Stage 4 Redevelop High Care Site

(Total Area: 68 620sqm)



Final Phase Entire site developed

(Total Area: 62 090sqm)

Stage One Strategy

Stage 1a

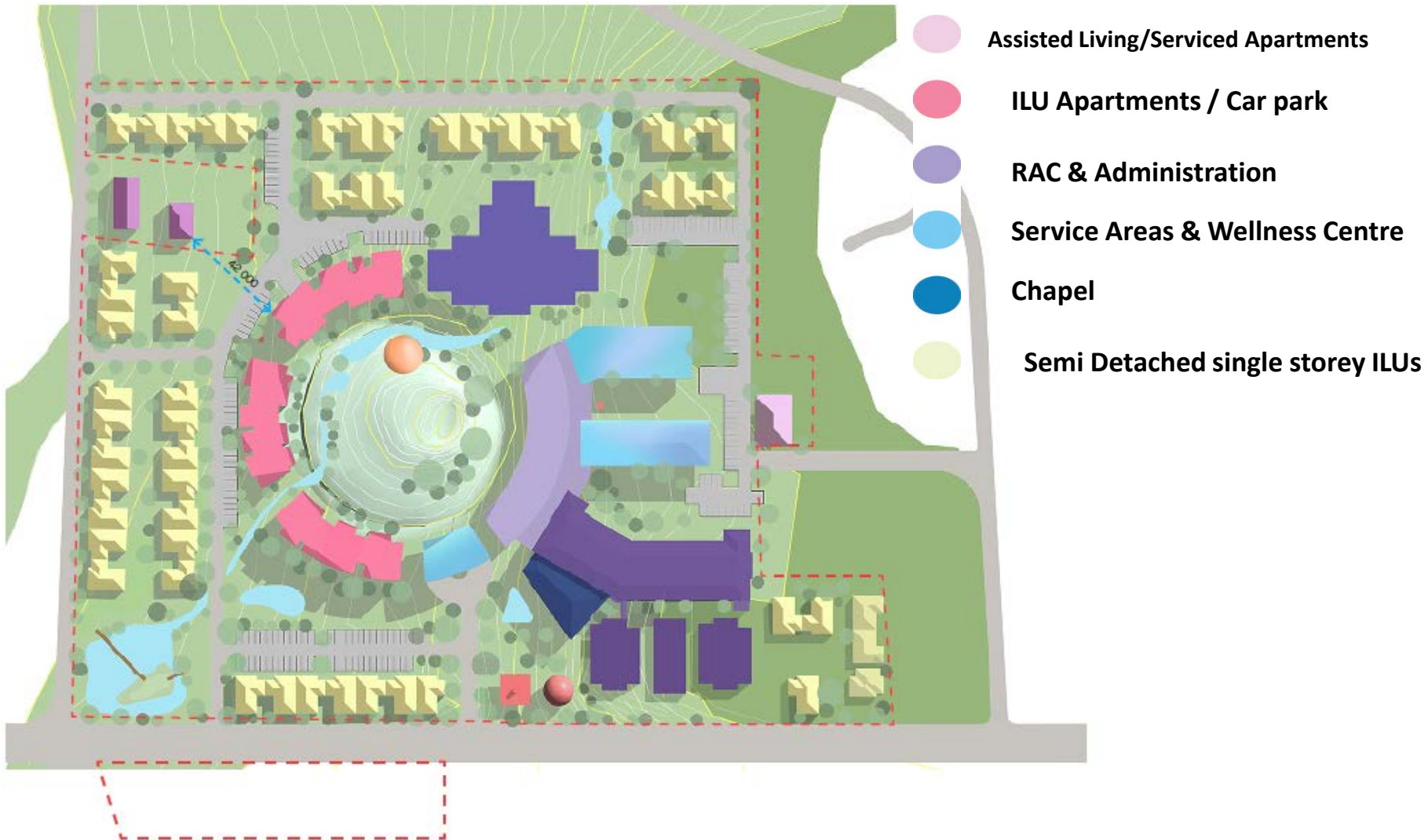
Demolition of Langmeil cottages then planning, design and construction of Langmeil Road ILUs & 25 Bridge Street dwellings



Stage 1b

Demolition of Zerk, Rothe and Steicke wings & development of ILU apartments & car park

Staging – 10 yr Plan



Planning Outcomes

- Increased number of Aged Care Beds from 117 to 162
- Assisted Living Units – 30
- Independent Living Units – 65
- Wellness Centre with therapy pool & Gym
- New kitchen, laundry & staff amenities
- New reception & administration / managers office space
- New Hairdressing & Cafe locations
- New function areas
- Parking for a total of 410 vehicles – Residents / staff & visitors
- Gardens - open spaces, interactive artworks & water features
- Greater number of employment opportunities into the future
- More customers / clients & residents to provide services to
- A greater variety of services to develop & deliver.

Other major TLH Projects

Menge Road ILU Development – 7 houses

25 Bridge Street ILU Development – 3 houses

Nuriootpa land – ILU Development – 40-50 houses
& social infrastructure

Angaston Land – ILU Development – 6-8 houses

Thank you & Questions

Acknowledgements:

- Architectus Staff
- Marketability Staff
- TLH Board Members & Staff
- The Consulting Team
- Lutheran Church of Australia, SA/NT District Staff