

Background Information

Moruya East Village is a \$280 million state-of-the-art seniors living/aged care project planned and to be built on 70 hectares in Moruya. It incorporates a comprehensive range of care options including a wide variety of homes for ageing Australians who live independently, assisted care apartments surrounding the Village Square for those in need of assistance and 120 high care rooms for those needing constant care and attention. As the project also includes traditional Torrens title homes it is the first truly multigenerational community planned in Australia.

The project embodies the most contemporary environmental systems in terms of water sensitive urban design and solar access. *Botanica* is the project's health and wellness facility designed by leading architect Stanic Harding. It contains a comprehensive array of facilities including restaurant with display kitchen for cooking demonstrations, library, business centre, bar, lounge, outdoor dining on the veranda overlooking the floodplain, cards room, arts and crafts room, wood and metal working workshop, yoga/Pilates room, 6 spa treatment rooms, indoor and outdoor pools, tennis court, function room, theatre for movies and stage productions and 12 club rooms for out of town guests to stay in.

A network of boardwalks and walking trails link the project to all points' north/south/east and west. The project will have its own high speed fibre optic network providing big city internet access speeds and low costs.

The Village Square is designed by leading architects Durbach Block and contains all of the services and facilities normally found in the clubhouse of a traditional retirement village except they are provided in a more retail format on the ground floor of the apartment's buildings which surround the piazza. This more contemporary format will appeal to the next generation of retirees who feel more comfortable in this type of environment. The highest points of the buildings surrounding the Village Square are turned back over to the community and are not penthouses for the rich. This sends a strong signal to all who live in the Moruya East Village that the needs of the community override those of the individual. The principle of locating the most frail and vulnerable members of the community in the apartments above the Village Square which is the heart and soul of the project is also an innovative concept. It also helps to minimise the costs of providing services to these residents by reducing the travel distances between the services providers and those needing the services.

Ultimately upon completion in 7-10 years time, the project will have 566 dwellings housing approximately 1,100 people. The project will create approximately 400 jobs during construction and will ultimately employ up to 80 permanent and part-time staff. In an area with an unemployment rate three times the national average the positive social and economic impact upon the township of Moruya, and the Eurobodalla generally, will be very significant.