



# Scotts Head

## Local Community Information Brochure

Published 17 February 2022

  
Ingenia Lifestyle





Ingenia communities have a positive impact on thousands of Australians each and every day. We care for our residents, guests, staff and the communities in which we operate.



# Ingenia Lifestyle



Ingenia Lifestyle looks forward to continuing to engage with you as we develop our plans to invest in a new, quality lifestyle community for over-55s at Scotts Head.

We recognise the unique nature of this site and that our commitment to good design needs to inform our approach to this future community. We are also advancing extensive technical studies to minimise the impact, enhance conservation outcomes and supplement local infrastructure.

Ingenia Lifestyle is a leading owner, operator and developer of lifestyle communities, with more than 4,800 Australians currently calling an Ingenia Lifestyle community home. The quality and affordability of land lease communities make them the fastest growing housing choice for downsizers in Australia.

Because we are a long-term owner and operator of lifestyle communities,

Ingenia remains part of the fabric of every region in which we invest. That's why we take seriously our obligation to have a positive impact each and every day on our residents, guests, staff and the communities in which we operate.

We appreciate everyone who has engaged with us to date, look forward to listening to constructive feedback as we go, and will continue to share our latest thinking.

Working together, Ingenia Lifestyle believes we can create the best vision for the site, minimise the impact, and provide a positive ageing experience for future residents.

Yours sincerely

**Simon Owen**

CEO and Managing Director  
Ingenia Communities



# Our proposed site

Ingenia Lifestyle is proposing to invest in a new, quality lifestyle village for over 55s on a site on Scotts Head Rd, Scotts Head. This is the only land Ingenia is acquiring, and the only land it intends to develop.

Land west of the site will be preserved under a conservation

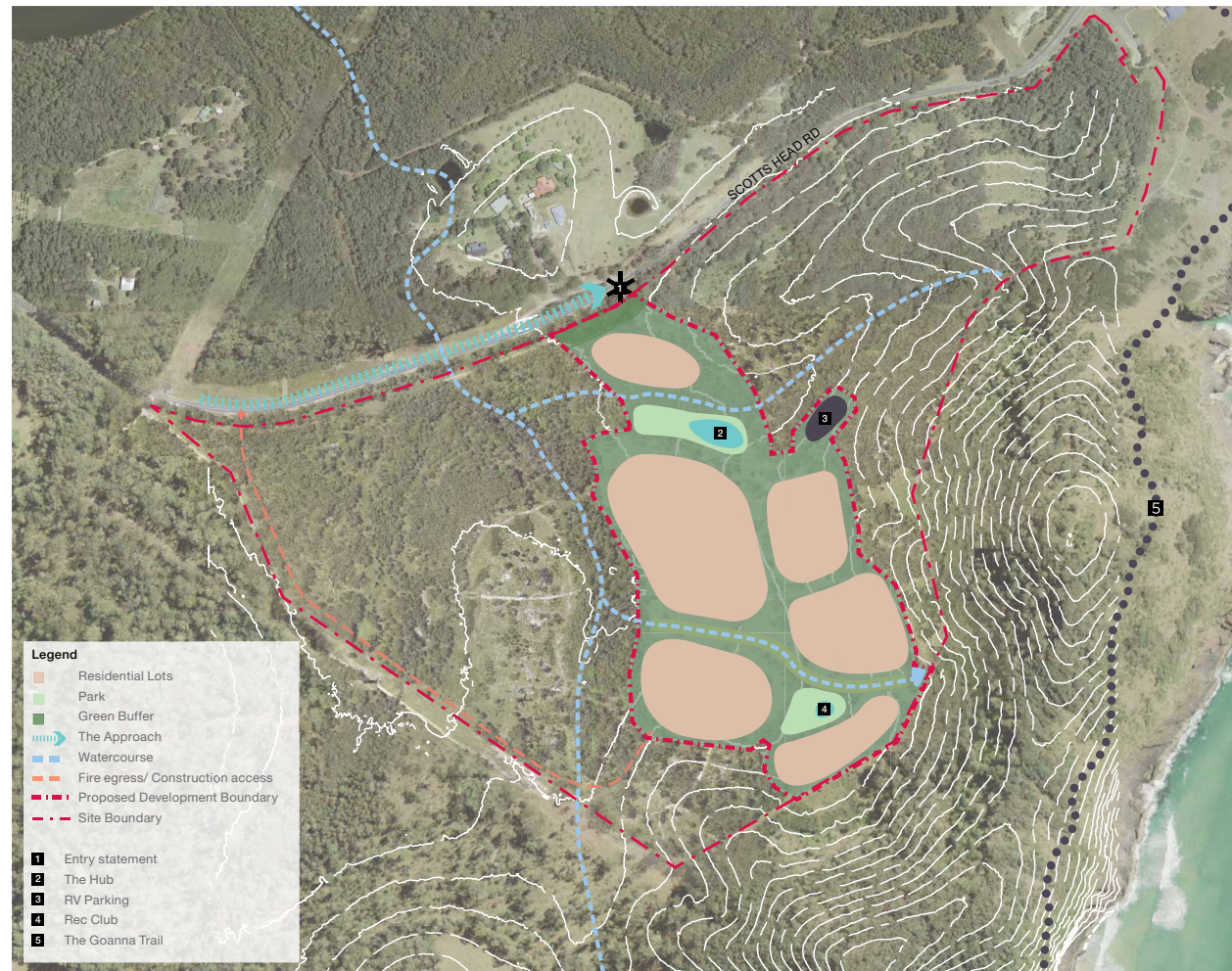
agreement that both enhances biodiversity outcomes and forever protects it from development. Ingenia is not acquiring land east of the site.

The final master plan will be informed by further consultation, technical studies, dialogue with Traditional Owners and other engagement.

## Project features

Ingenia Lifestyle is currently consulting the community and undertaking technical studies to support our proposed community, but features to be included are:

- ✓ A strong focus on health, wellbeing and recreational facilities that provide a positive ageing experience for residents.
- ✓ An architecturally designed community facility including a clubhouse, swimming pool, community garden and bowling green for residents.
- ✓ Approximately 250 architecturally designed homes that reflect the local environment and setting.
- ✓ Extensive landscaping and walking tracks to promote an active lifestyle.
- ✓ Construction of a safe new entrance on Scotts Head Road,
- including substantial landscaping and screening to minimise visual impacts.
- ✓ Enhancing biodiversity outcomes by placing the land west of our proposal under permanent biodiversity stewardship covenant, including perpetual maintenance provisions.
- ✓ Committed to working towards extending the availability of local services. We are seeking advice and input from local medical providers, our in-house care team and other parties.
- ✓ Exploring ways to reflect the critical role of the Traditional Owners and honour their cultural heritage.







The unique financial model, quality and extensive facilities offered by land lease communities make them the fastest growing housing choice for downsizers in Australia.



## Community engagement & technical studies

Over the coming period, Ingenia Lifestyle will continue its outreach to the local community and advance an extensive suite of technical studies.

These include biodiversity, infrastructure, bushfire, traffic, visual and social impact and Aboriginal cultural heritage assessments.

We will also be keen to hear constructive feedback and take on board good ideas that can enhance the design of the lifestyle community.

To stay engaged, please register via our dedicated website if you haven't already done so, and check it regularly for updates.

[www.ingenialifestyle.com.au/scotts-head-community](http://www.ingenialifestyle.com.au/scotts-head-community)



*Please register your interest to stay engaged and keep up to date with the latest information.*

