

Vision

Kalbar Homestead is an integrated retirement community facility located within substantial open spaces, revegetated natural landscapes and watercourses.

Designed to reflect the existing rural character, Kalbar Homestead will appeal to retirees from rural and regional areas who are seeking to be close to family and amenities in the major SEQ centres but desire a rural environment. The design optimises the site's stunning views of the beautiful scenic rim and the natural attributes of its topography.

The integrated community provides residents with affordable independent living dwellings, high care facilities, community centre and abundant active and passive recreational amenities.

The aim of the proposed development is to provide an integrated and contemporary country themed residential retirement/aged care community, providing a high level of design quality. The project is designed to appeal to the local and regional rural retirement market, with a range of housing options that provide a varying price point for maximum appeal and market spread. The community is to be a benchmark project for rural retirement and aged care projects.

Principles of Ecologically Sustainable Development are to be incorporated throughout the project. By designing a more sustainable residential community, there will be social, environmental and economic benefits for residents and for the broader community.

The overall approach of the Kalbar Homestead landscape vision will deliver outstanding functional and aesthetic outcomes which are complimentary to both the local environment and the adjacent community of Kalbar.

Key

- 1

MAIN ENTRY
- 2

SECONDARY ENTRY
- 3

“HOMESTEAD COMMUNITY BUILDING”  
ARRIVAL, RECEPTION, COMMUNITY MEETING AND GENERAL MULTI USE - REFER DETAILED CONCEPTS
- 4

“COMMUNITY LEISURE HUB” - REFER DETAILED CONCEPTS  
RECREATION; TENNIS, BOWLS, COMMON GARDENS & SWIMMING POOL
- 5

“THE CENTRAL GREEN”  
FORMAL COMMUNITY EVENTS AND PERFORMANCE AND OPEN SPACE WITH STAGE AND SHELTER STRUCTURE, ARBOUR, FURNISHINGS AND GARDENS
- 6

VEHICLE | DRIVEWAY CIRCULATION  
LOW KEY VEHICLE & SHARED PEDESTRIAN CIRCULATION - REFER ACCESS AND CIRCULATION PLAN
- 7

HIGH CARE FACILITY - REFER DETAILED CONCEPTS
- 8

INDEPENDENT LIVING UNITS  
- a | DISPLAY DWELLINGS/STAFF/SHORT STAY ACCOMMODATION UNITS - 1, 2 & 3 BEDROOM ATTACHED AND DETACHED DWELLING TYPOLOGIES - REFER DETAILED CONCEPTS  
- b | HILLSIDE HOMES - A MIX OF 1, 2 & 3 BEDROOM LIGHTWEIGHT CONSTRUCTION DETACHED DWELLINGS ON THE HILLSIDE AREAS - REFER DETAILED CONCEPTS  
- c | DUPLEX TOWNHOUSES - 2 BEDROOM DUPLEX TOWNHOUSES - REFER DETAILED CONCEPTS  
- d | SUPPORTED LIVING APARTMENT - REFER DETAILED CONCEPTS
- 9

CAR PARKING  
RESIDENTS, STAFF & VISITORS - INCLUDES RV PARKING & SERVICE/UTILITIES
- 10

RECREATION TRAIL NETWORK - INFORMAL SHARED PATHS FOR ACTIVE & PASSIVE RECREATION, KEY NODES & MEETING POINTS - A SERIES OF DECKS, BOARDWALKS & SEATING AREAS INCORPORATING LOCAL ARTWORKS & INTERPRETATIVE ELEMENTS
- 11

LANDSCAPE BUFFER - USING LOCAL NATIVE SPECIES, ARRANGED IN APPROPRIATE STRATUM & COMMUNITIES AND INCORPORATING BUSHFIRE SETBACK - TYPICALLY MINIMUM 10m TO BUILDINGS ALONG EASTERN AND 30m ALONG NORTHERN BOUNDARY - REFER LANDSCAPE PLANS
- 12

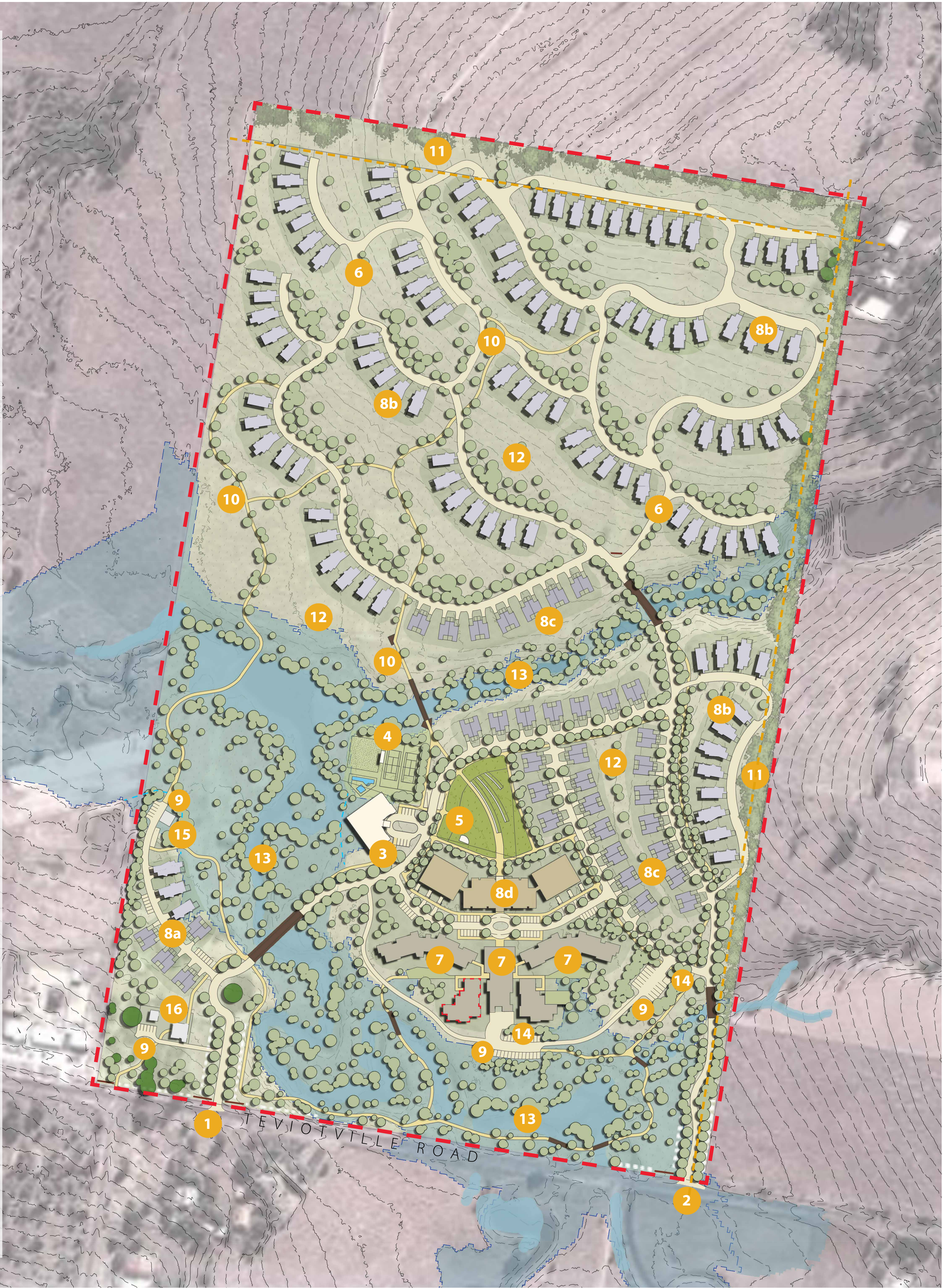
LANDSCAPE GENERAL/COMMON OPEN SPACE  
- INFORMAL AREAS CONSISTING PRIMARILY OF LOW GRASSLAND UNDERSTORY & RANDOM SPARSE LOCAL NATIVE TREE PLANTINGS - REFER LANDSCAPE PLANS
- 13

RIPARIAN CORRIDOR - INCORPORATING STORMWATER QUALITY & WATERCOURSE REVEGETATION IMPROVEMENTS TO ENHANCE BIODIVERSITY - REFER LANDSCAPE PLANS
- 14

REFUSE COLLECTION POINT
- 15

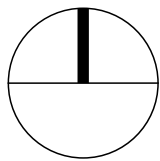
MEN'S SHED FACILITY
- 16

MANAGER & SALES FACILITIES - LOCATED WITHIN EXISTING RENOVATED FARM BUILDINGS
- INDICATIVE Q200 FLOOD LINE
- LANDSCAPE BUFFER EXTENT



Illustrative Master Plan

Kalbar Homestead



SCALE 1:2000 (A1)  
0 20 40 100