

OCR East Proposed New facility Assessment

Item description	Current Facility	Proposed New Facility	Shortfall or Issue	Increase or Benefit	Resident proposal	Resident Comment	Minimum Resident Requirement	Category	Management response
Gym	Gym	Nil	37% increase not met	Nil	<p>We agree that a 37% increase in the demand on our existing facilities will have a huge impact in a negative way, particularly the Gymnasium. The facilities supplied by the gymnasium at the present time are inadequate for the existing residents let alone an increase in residential usage. For example one of each cardio equipment is causing issues for the residents who wish to use the occupied machines, with wait times causing unnecessary friction between residents.</p> <p>We noticed no provision for a new gym on the proposed plans. Does this mean the owners plan to expand the less than adequate existing gym facility? If not then a provision for a much larger gym housing two of the existing types of equipment at a minimum is essential to cater for the expected residential growth and should be incorporated in the proposed facility development.</p> <p>It is fair to say that OCR lacks a decent gym as the current one is too small, has very limited and aging equipment (some of which is poorly maintained and dangerous to users). The current gym either needs to be extended with new equipment included or relocated to the new Pavilion.</p>		Practical 37% increase in gym space size and gym equipment	Nil additional provision	Pending
Tennis court	Single tennis court	Nil	37% increase not met	Nil		No additional facility	Practical 37% increase in tennis court which can only translate to a second tennis court	Nil additional provision	Pending
Putting green	Putting green	Nil	37% increase not met	Nil		No additional facility	Practical 37% increase in the facility	Nil additional provision	Pending
Golf net	Dual golf net		37% increase not met			No additional facility	Practical 37% increase in the facility	Nil additional provision	Pending
Swimming pool lap area	4 lanes	Nil	37% increase not met	Nil	Can the pool design be modified to allow this activity as the existing pool is often over-utilised for this?	The proposed new Pool does not appear to be usable for swimming laps which many residents like to do.	Additional 2 lanes to meet 37% increase	Nil additional provision	Pending
Swimming pool general	Variable depth pool incorporating wading and lap areas	Appears to be wading/plunge pool only	Appears to be comparable based on surface area	Unclear	Perhaps the roof design could be modified to provide cover for shading and rain protection?	<p>We were under the impression that the new pool was to be indoors or at least under cover.</p> <p>Our current pool is generous but may not cope with more users so in principle agree with another proposed pool. However not sure if this needs to be more than just a plunge pool to cool off in which will then allow more room for the above suggestions for a purpose built theatre, Gym etc.</p>	Practical 37% increase in the facility	Impact yet to be determined	Pending
Swimming pool shower and toilet	Appropriate facilities located within pool area	Nil	37% increase not met	Nil	Perhaps new toilet and shower facilities for the pool could replace the proposed BBQ area which could be relocated elsewhere.	<p>There are no toilets or showers shown in the Pool area. We consider this essential as it is not practical or sensible to expect people to use the facilities in the proposed new Pavilion when they are wet from the pool.</p> <p>There is no shower for the pool area.</p> <p>People using the pool have to access the Club house for toilet requirements.</p>	<p>Practical 37% increase in the facility</p> <p>The new facility requires appropriately located and safely accessible facilities</p>	Nil additional provision	Pending
Swimming pool lounge areas	Generous lounge areas provided all around pool plus additional cabana area	Cabana area, no other poolside lounge areas as these appear to only be able to accommodate circulation space	37% increase not met	Nil			Practical 37% increase in the facility	Shortfall	Pending

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Bowling green	"Club standard" synthetic surface 7 rinks X 7 rinks	Nil	37% increase not met	Nil		<p>Whilst there appears to be more internal areas for the various groups to hold their regular events, my concern is that our bowling greens won't cope. We're already having people missing out on bowls days due to demand exceeding availability.</p> <p>Management already agreed to replace the synthetic grass early in the new year (presumed to be 2025). Additional to this we see a new Bowls room, bar, seating area proposed and agree with this as the bowls community in OCR is quite large, active and will require more focus in the future.</p>	Practical 37% increase in the facility which would suggest complete redesign of the current area and connected facilities to provide additional rinks	Nil additional provision	Pending
Bowling green club room	Bowling green club room 1 toilet, locker room small wet area and fridges ice making machine etc	Replicated facilities in new building	Unclear	Unclear		What is the intent for the existing club room facilities?	Practical 37% increase in the facility	Impact yet to be determined	Pending
BBQ facilities	1 on clubhouse verandah, 1 at Activities centre	1 additional on pool terrace	Appears to be comparable	Nil		No additional facility	Practical 37% increase in the facility	Impact yet to be determined	Pending
Clubhouse	<p>Single building comprising</p> <p>Main Clubhouse 234m2 Pool Table area 33m2 Lounge/sitting 110m2 Theatre 135m2 Library 19m2</p> <p>Total 531m2</p>	<p>Single building comprising</p> <p>Multipurpose space 1 and 2 273m2 Library/Meeting room 78m2 Bowls & bar 20m2</p> <p>Total 371m2</p>	<p>Straight spacial comparison of 531m2 increased to 902m2 is a 69% increase however this is impractical as it does not address increased pressure to the existing distinct use spaces by simply providing more general and disconnected floor space.</p> <p>The operator has declined to provide the requested (8/11/24) briefing/rationale session via return correspondence 11/11/24. This would have facilitated a more informed assesment</p>	Nil	<p>I am not comfortable that there will be an area large enough to run a large gathering. At present we sometimes struggle to accommodate all those residents wishing to attend various events/meetings. I'm not able to determine if the new pavilion has an area 37% larger than our existing club house area.</p> <p>There appears to be NO Bar area in the Main Hall as we have in the present Main Hall, along with an area for Fridges.</p> <p>I believe that by building a new Clubhouse it would create an Us & Them mentality between the residents both old & new and creating a division. I'm definitely not alone in thinking this way. The last thing you would need in a Community like this is more Division.</p> <p>In its current form the clubhouse can only facilitate 96 people for any given function. Ultimately there is likely to be some 600 or more residents occupying the proposed 419 sites so it does not take a lot of brain power to understand that the current floor plan will not cope. It is a dated design with cumbersome and heavy furniture. An efficient and cost effective remedy for this could be to disperse with the poorly equipped Theatre and underused lounge area and combining it with the current timber floored club room. The extended area will then be able to hold more people for various functions, dinners, dances, etc. Appropriate, easy to move furniture and dedicated stage area should be included with this development to meet the growing community needs.</p>	Practical 37% increase in the facility	Impact yet to be determined	Pending	

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Library	Library 19m2	Mixed use	Unclear	Unclear		Additional library space nominated appears to be shared space, unclear what this is intended as.	Practical 37% increase in the facility	Impractical	Pending
Lounge area	Lounge/sitting 110m2	Refer to clubhouse above	Refer to clubhouse above	Refer to clubhouse above	Refer to clubhouse above	Refer to clubhouse above	Refer to clubhouse above	Impact yet to be determined	Pending
Cinema	Theatre 135m2	Nil	37% increase not met	Nil	<p>I propose that a new fantastic Cinema be constructed instead & utilise the old Cinema & fireplace area to extend our beautiful Clubhouse so more people can enjoy it under the one roof. No more Division , problem solved!!</p> <p>It is a dated design with cumbersome and heavy furniture. An efficient and cost effective remedy for this could be to disperse with the poorly equipped Theatre and underused lounge area and combining it with the current timber floored club room.</p> <p>A purpose built, 32 seat theatre should be included in the proposed new eastern side Pavilion. GEM life do this well with elevated theatre seating limiting the amount of space required to accommodate such a structure. This could easily be included in the new Pavilion.</p>	We are in need of a new state of the art Cinema with surround sound & great picture quality because what we have at present does not meet the 5 Star rating that has been bestowed upon us by Management.	Practical 37% increase in the facility which will require reconfiguration of the existing or relocation	Nil additional provision	Pending
Verandah space	Covered verandah space wrapping around and connected to clubhouse general floor area	Difficult to determine, appears to be largely utilised as walkway space interrupted by columns	Unclear	Unclear		No additional facility	Practical 37% increase in the facility	Impact yet to be determined	Pending
Pool Table	Pool Table area 33m2	Nil	37% increase not met	Nil		No additional facility	Practical 37% increase in the facility which would require a second table and allocated space	Nil additional provision	Pending
Bar	Bar	Inline bar in kitchen	Appears to be comparable	Nil		Appears to be comparable	Practical 37% increase in the facility	Comparable provision	Pending
Kitchen Facilities	large kitchen space with commercial style appliances	Kitchen in multi purpose space	Appears to be comparable	Nil		No additional facility	Practical 37% increase in the facility	Comparable provision	Pending
Club House Toilets	Club House Toilets	Circa 8 additional	Appears to be comparable	Nil		No additional facility	Practical 37% increase in the facility	Comparable provision	Pending
PA system	PA System to Clubhouse	Unknown	Unknown	Unknown		No additional facility	Practical 37% increase in the facility	Impact yet to be determined	Pending
Club house rubbish bins	2+1	6 undefined	Appears excessive for localised use	Unknown		Rubbish Bin storage is a very poor look when entering the Library, along with possible pungent odours.	Practical 37% increase in the facility	Comparable provision	Pending
Art / Craft room	Art / Craft room	Nil	37% increase not met	Nil			Practical 37% increase in the facility	Nil additional provision	Pending

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Activities room	Activities room and wet area facilities	Nil	37% increase not met	Nil		<p>There are times when the existing Activities building is at full capacity (e.g. exercise classes on Monday, Wednesday and Friday). At these times, there is no space for additional participants. The new building will need to have spatial provision for these types of activities, presumably on a % basis of the new houses. It may be necessary to obtain written agreement from management that such Activities will be allowed in the new space.</p> <p>Further to the above, we understand that the current Activities Centre was originally proposed to be a "Men's Shed/Workshop" but management changed this to its current use. There is no provision made for a facility of this nature in the new plans.</p> <p>We also feel the activities centre will fall short to accommodate a significant rise in participants.</p>	Practical 37% increase in the facility	Nil additional provision	Pending
Activities covered verandah	Activities covered verandah incl BBQ	Nil	37% increase not met	Nil		No additional facility	Practical 37% increase in the facility	Nil additional provision	Pending
Activities toilets	Basic	Nil	37% increase not met	Nil		No additional facility	Practical 37% increase in the facility	Nil additional provision	Pending
Activities Kitchen facilities	Basic	Nil	37% increase not met	Nil		No additional facility	Practical 37% increase in the facility	Nil additional provision	Pending
Boat and caravan storage	Boat and caravan storage	Nil	37% increase not met	Nil		<p>There is no provision for additional caravan and boat parking in the plans. The existing parking area appears to be close to full capacity and new residents will be forced to find alternative parking at a facility external to the resort.</p> <p>I have concerns that competition for the existing spaces that will be generated will be problematic and place an unanticipated constraint on existing residents access to the amenity</p>	Practical 37% increase in the facility	Nil additional provision	Pending
Recycling facilities	Adjacent to Activities centre. Constantly unable to support current requirements	Nil	37% increase not met	Nil		<p>Current capacity is already not meeting requirements. No method of capacity calculation provided despite several requests.</p> <p>Access from the proposed expansion will create unnecessary additional traffic within the resort with particular impact to those residences on the main central road.</p>	Practical increase to offset the current shortfall without impact to current amenity plus a 37% increase in the facility to cover new residences and to be located central to the new residences.	Nil additional provision	Pending
Visitor Parking	Existing parking provisions - various	Spaces indicated adjacent to new pool only	Unclear however nil changes identified around existing facilities so a practical 37% increase in the facility not met	Nil		Are we to assume that more internal parking will be part of the new DVA as I'm not sure that this clearly indicates such.	Additional pressure not to be applied by default to existing parking facilities around the existing facilities which will require a practical 37% increase in local parking adjacent to and associated with any increased facility	Nil additional provision	Pending
Spare									Pending
Spare									Pending