

Cardinal Freeman Village

Resident Relocation Plan

Concept & Project Modification Application

September 2013

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I	9 August 2013	Draft Attachment 1 Added
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1.0 PURPOSE, DOCUMENT CONTROL & DISTRIBUTION

1.1 Purpose

Stockland Development Pty Limited ('Stockland') owns Aevum Limited ('Aevum'). Aevum owns Cardinal Freeman Village which is located at Victoria Street, Ashfield ('the Village').

Stockland is seeking approval on behalf of Aevum of an Application under section 75W of Part 3A of the Environmental Planning and Assessment Act 1979 ('the Act') to **modify Concept Approval MP 08_0245 and Project Approval MP 08_0260 each dated 20 January 2011 that relate to the Village and modification MP_0245MOD and MP08_0260MOD each dated 9 April 2013** that relate to the Village. The proposed modifications are set out in detail in the documents accompanying the Application including this Resident Relocation Plan ('RRP').

This RRP has been prepared by epm Projects Pty Ltd ('EPM'), who is engaged by Stockland as its Project Manager to manage the delivery of the Project, to accompany the Modification Application. The RRP sets out the way in which Stockland and EPM will manage the process associated with relocating Village Residents where this is necessary to enable construction of the proposed new buildings and facilities, in a manner that minimises the impact on the Village Residents.

1.2 Amendments, Control & Distribution

EPM holds the master copy of the RRP and is responsible to amend the RRP during the course of the Project. EPM will control distribution of the RRP as follows:

Organisation	Functional Role	Form
Stockland	▪ Development Manager	▪ Electronic
Cardinal Freeman Village	▪ Chair, Residents Committee	▪ Electronic, Bound

Distribution of the RRP beyond the organisations of the controlled recipients is only permitted with the prior approval of Stockland.

1.3 Approval

This Resident Relocation Plan has been approved by Stockland.



Calum Ross
Stockland Development Limited
Development Manager
Retirement Living

2.0 PROJECT DESCRIPTION

The Project involves the redevelopment of the Village including construction of a new 133 bed Residential Aged Care Facility ('RACF'), construction of approximately 240 new Independent Living Units ('ILU') including underground carparking, construction of a generous open landscaped space, construction of new community facilities, and preservation of historic buildings at the Village. The Project is set out in detail in the documents accompanying the Application.

3.0 STAGED RELOCATION STRATEGY

Stockland intends to deliver the Project through two stages as follows:

- **Stage 1 – Care Precinct & Village Green Precinct**

This is the part of the Project for which approval to construct was granted through MP 08_0260 Project Approval.

- **Stage 2 – Victoria Precinct**

This is the part of the Project for which Stockland will lodge a separate Development Application under Part 4 of the Act at a later date.

This RRP addresses Stage 1 only while a separate RRP will be included the Development Application for Stage 2.

Refer to the Construction Management Plan ('CMP') at **Appendix 3** of the Modification Application for details about the extent, scope and timing of each stage of the Project and the ways in which construction will be managed in order to minimise the impacts on the Village Residents.

Stage 1 necessitates the demolition of the old Nursing Home, Serviced Self Care Apartment Building, Apartment Buildings E and F, Activities Centre Building, Café Building and Administration Building all which will be replaced with new buildings and facilities. Refer to the CMP at **Appendix 3** of the Application that shows the location and timing of the demolition of these buildings.

At the request of Village Residents Apartment Building 1 will be deferred until existing commitments to residents of the existing Serviced Apartments have been acquitted. This may be subsequent to the completion of Stage 2 Construction which will be the subject of a future Development Application to construct a further three Apartment Buildings.

Stockland will progressively relocate the residents of the old Nursing Home to external facilities which will be determined following approval of the Consent Modification and negotiated with residents and their family in the lead up to the commencement of demolition and construction work associated with the new Residential Aged Care Facility (RACF). A minimum of 12 months' notice will be given to residents before they are required to relocate.

Stockland expects that Buildings E and F will have decanted through natural means by the time that these buildings are scheduled to be demolished. However, in the case that someone is still in residence in these buildings, Stockland would relocate the resident to another vacant apartment at the Village which is of at least equivalent standard to the standard of the apartments that they are leaving.

Tabled below is a Resident Relocation Schedule that reflects the foregoing arrangement:

FROM	TO	WHEN
Nursing Home	To External Aged Care Facilities	Progressively in the lead-up to the demolition of the Nursing Home
Buildings E & F	Other Vacant Self Care Apartments at Cardinal Freeman Village	Progressively in the lead-up to the demolition of Buildings E & F
Lodge	New RACF	Progressively in the lead-up to the demolition of the Serviced Self Care Apartment Building
Serviced Self Care Apartment Building	Other Vacant Self Care Apartments at Cardinal Freeman Village	The construction of Building 1 will be deferred until existing commitments to residents of the services apartment building are resolved.

Attachment 1 of this RRP is a diagram that simplifies the explanation of the foregoing table.

4.0 RELOCATION PRINCIPLES

Stockland has adopted the following guiding principles in planning the relocation of Village Residents as the need arises:

4.1 Consultation

Stockland has consulted extensively with the Village Residents in the course of preparing the Application. The extent of this consultation is set out in the Consultation Outcomes Report at **Appendix 9** of the Application. The relocation of Village Residents has been a key aspect of the consultation process.

4.2 Communication

The CMP at **Appendix 3** of the Application sets out the ways in which Stockland will continue to consult and communicate with Village Residents throughout the course of the Project which will extend to consultation and communication associated with relocation of Village Residents.

4.3 Understanding

Stockland will use its best endeavours to assist the understanding of Village Residents about their rights and responsibilities and in turn, the rights and responsibilities of Stockland as this relates to the relocation of residents.

4.4 Planning

Stockland will prepare a detailed Move Plan that sets out exactly how Stockland will relocate a resident. Stockland will provide and discuss Move Plans with residents as early as possible before relocating a resident.

4.5 Support

Stockland will have particular regard for Village Residents who have special needs and provide these residents with high levels of support and assistance throughout the entire course of relocating these residents.

4.6 Equity

Stockland will use its best endeavours to relocate residents to apartments in the Village of equivalent quality and value. Stockland would refurbish an apartment at its own costs prior to a resident relocating to the apartment.

4.7 Financial

Stockland will not request additional entry contributions from current Village Residents, unless they request different levels of care or accommodation. Stockland will meet the cost of removalists, disconnection and reconnection of services and temporary storage for existing residents that choose to or are required to relocate. In the event that an existing resident were to choose not to remain at the Village because of construction impacts, Stockland would 'buy back' the resident's apartment in accordance with its contract with the resident for the value set out in a valuation arranged and paid for by Stockland based on the 'pre development, pre-construction' conditions of the Village.

5.0 RELOCATION PROGRAMME

Stage 1 will be constructed in the following order of priority:

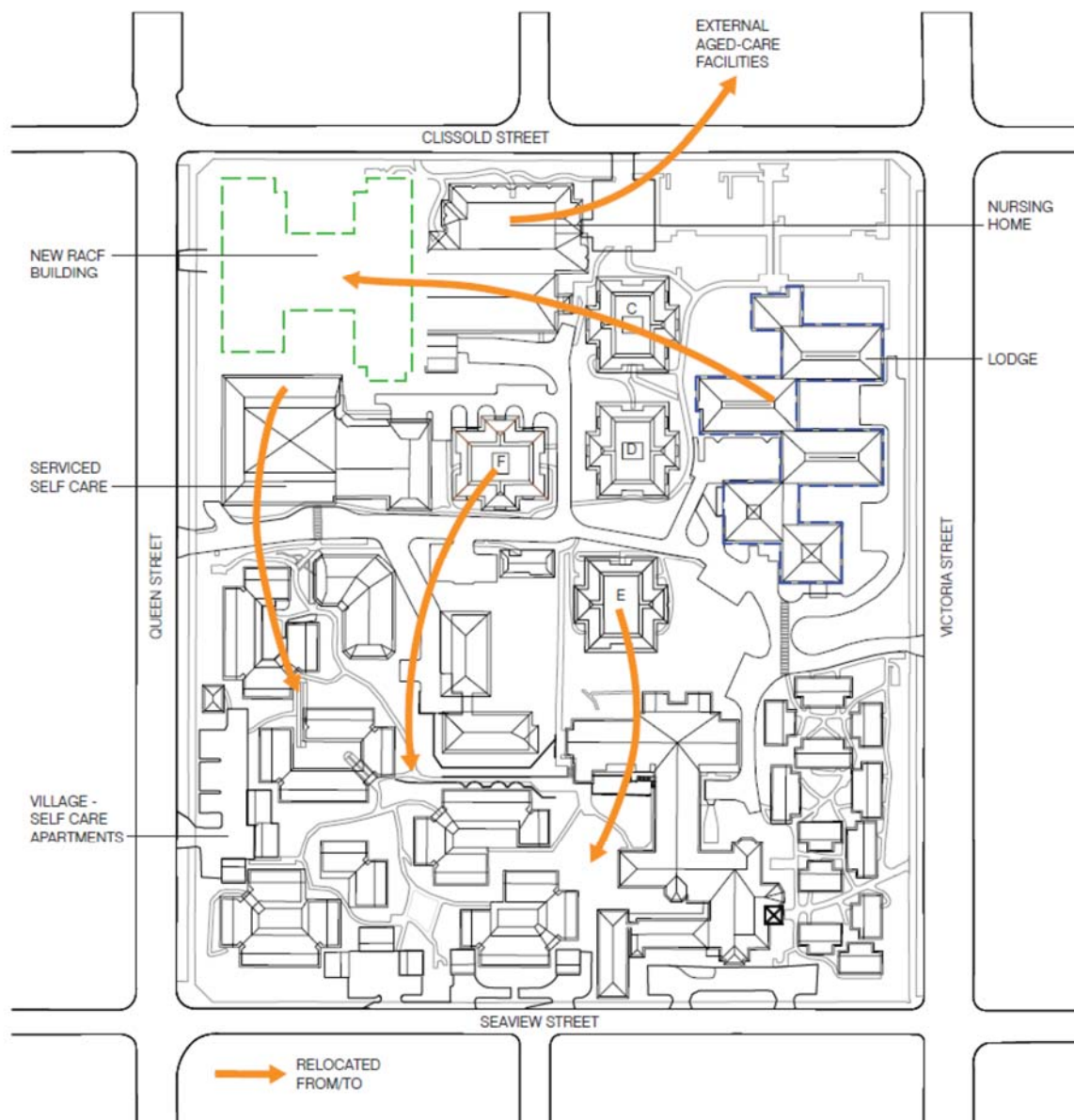
- Buildings 2 & 3
- RACF
- Chapel Undercroft Conversion
- Building 4 and part of the Village Green
- Building 1

An indicative timeline for the construction of Stage 1 can be found at **Attachment 1** to the CMP at **Appendix 3** of the Application. This will be reviewed during the course of the Project when the Principal Contractor has been appointed, and Stockland will communicate and discuss any changes with the Village Residents.

6.0 RELOCATION PROCESS

The flowchart at **Attachment 2** to this RRP shows the process that will be adopted by Stockland in order to relocate a resident.

ATTACHMENT 1 – RELOCATION DIAGRAM



ATTACHMENT 2 – RELOCATION PROCESS

