

CARDINAL FREEMAN VILLAGE

Supporting Documentation

Appendix B

Resident Relocation Plan

Prepared by **Aevum Limited**

Cardinal Freeman Village

Resident Relocation Plan

Stage 1 & 2

March 2010

Document Control:

Rev No.	Issue Date	Reason for Issue
CPA-P	5 March 2010	Concept Plan Application - Preliminary
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1.0 PURPOSE, DOCUMENT CONTROL & DISTRIBUTION

1.1 Purpose

Aevum Limited ('Aevum') owns Cardinal Freeman Village located at Victoria Street, Ashfield ('the Site' or 'the Village'). Aevum is seeking approval of a Concept Plan under Part 3A of the Environmental Planning and Assessment Act (1979) as well as approval to carry out Stage 1 and Stage 2 of the Project. The Project is set out in detail in the documents comprising the Concept Plan Application ('CPA').

This Resident Relocation Plan ('RRP') has been prepared by epm Projects Pty Ltd ('EPM'), who is engaged by Aevum as its Project Manager to manage the delivery of the Project, to accompany CPA. The RRP sets out the way in which Aevum 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

This RRP has been prepared by EPM. EPM holds the master copy of the RRP and is responsible to amend the RRP during the course of the Project and arrange the necessary statutory approvals. EPM will control distribution of the RRP as follows:

Organisation	Functional Role	Form
Aevum	▪ Senior Development Manager	▪ Electronic
Aevum	▪ Village Manager	▪ Electronic
Cardinal Freeman Village	▪ Chair, Residents Committee	▪ Electronic, Bound
Straight Talk	▪ Project Liaison Officer	▪ Electronic

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

1.3 Approval

This Resident Relocation Plan has been approved by Aevum.

Jon Spencer
Aevum Limited
Senior Development Manager

2.0 PROJECT DESCRIPTION

The Project involves the staged redevelopment of the Site including construction of a new Aged Care Facility, construction of approximately 225 new Self Care Units including underground carparking, construction of generous open landscaped space, construction of new community facilities, and preservation of historic buildings on the Site. The Project is set out in detail in the documents accompanying CPA.

3.0 STAGED RELOCATION STRATEGY

Aevum intends to deliver the Project through five stages as follows:

- Stage 1 – Village Green Precinct
- Stage 2 – Care Precinct
- Stage 3 – Victoria 1 Precinct
- Stage 4 – Victoria 2 Precinct
- Stage 5 – Heritage Precinct

Refer to the Construction Management Plan ('CMP') at Appendix J of Volume 5 of CPA 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.

The scope of the Project ultimately necessitates the demolition of 12 Independent Living Units as part of Stage 1 (Block E), the demolition of the 59-bed Nursing Home (North West Quadrant) as part of Stage 2, the demolition of the 60-bed Low Care Facility (North East Quadrant) as part of Stages 3 and 4, and the demolition of 17 Villas (South East Quadrant) as part of Stage 5. This however will occur over the five separate stages of the Project thereby enabling Aevum to relocate existing self-care residents to other vacant apartments of at least equivalent quality, and to relocate existing low-care residents to the newly constructed low-care facility adjacent to the new Aged Care Facility (constructed as part of Stage 2).

Other buildings to be demolished as part of the Project include the Village Administration and Services facilities buildings which will be temporarily, albeit conveniently relocated until completion of Stage 1 after which time they will be relocated to purpose-built spaces in the new buildings. The only exception to this is the Village Dining Room which will be relocated to the newly refurbished Chapel Undercroft as part of Stage 1. Reference should be made to the CMP at Appendix J of Volume 5 of CPA for further details of the staging of the Project.

Upon approval of CPA, Aevum will cease accepting new residents to the Village until completion of Stage 1 in order to ensure that there are sufficient vacant apartments to accommodate future demand.

4.0 RELOCATION PRINCIPLES

Aevum has adopted the following guiding principles in planning the relocation of Village Residents as this need arises out of the Project:

4.1 Consultation

Aevum has consulted extensively with the Village Residents in the course of preparing CPA. The extent of this consultation is set out in the Consultation Outcomes Report at Appendix C of Volume 5 of CPA. The relocation of Village Residents has been a key aspect of the consultation process.

4.2 Communication

The CMP at Appendix J of Volume 5 of CPA sets out the ways in which Aevum 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

Aevum 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 Aevum as this relates to the relocation of residents.

4.4 Planning

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

4.5 Support

Aevum 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

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

4.7 Financial

Aevum will not request additional entry contributions from current Village Residents, unless they request different levels of care or accommodation. Aevum 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, Aevum 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 Aevum based on the 'pre development, pre construction' conditions of the Village.

5.0 RELOCATION PROGRAMME

The Concept Plan Application seeks approval to undertake Stage 1 and 2 of the Project only. Subsequent Project Applications pursuant to Part 3A of the Environmental Planning & Assessment Act (1979) will be submitted by Aevum in order to seek approval to undertake Stages 3, 4 and 5 of the Project.

Stage 1 of the Project involves the demolition of Block E containing 12 Independent Living Units. The Indicative Construction Programme contained in the CMP at Appendix J of Volume 5 of CPA shows that Aevum would provide residents of Block E with ample time in which to relocate to another apartment in the Village. Other residents in the South West quadrant that wished to relocate would be relocated upon request.

Stage 2 of the Project involves the closure of the 59-bed Nursing Home. Aevum anticipates that this could take up to two and a half years, and would involve few (if any) relocations.

6.0 RELOCATION PROCESS

The flowchart below explains the process that will be adopted by Aevum in order to relocate a resident.

