

Lourdes Retirement Village

DRAFT



Stockland

Agenda

Planning Process

Draft Master Plan

Community Centre – Temporary Provision

The New Community Centre

The Valuation and Selling Process

Planning Process and Consultation

We are very early in a long and detailed process of planning for the renewal of Lourdes.

2015

1

ASSET REVIEW BEGINS

Stockland often undertakes assets review of all assets to ensure that they're meeting the needs of current and future residents. This review highlighted a number of challenges for the village.

2

INVESTIGATION OF OPTIONS

We looked at two options for addressing these challenges – retrofitting the buildings of the village, and redeveloping the village with a new masterplan. Retrofitting was not a cost effective or long-term solution for residents and was ruled out.

3

MASTER PLANNING INVESTIGATIONS

We worked through the challenges and opportunities of a new master plan for the village to determine whether redevelopment was worthwhile.

4

PLANNING PROPOSAL PREPARED

After completing a master plan we have decided to proceed with planning for the redevelopment of the village. In this instance, a planning proposal is the instrument that allows for a new master plan of Lourdes to be further developed

5

PLANNING PROPOSAL LODGED

Following discussions with residents, we will soon lodge a planning proposal with The Ku-ring-gai Council.

6

PLANNING PROPOSAL ASSESSMENT

The assessment of the planning proposal can take some time. Council, the Department of Planning and Environment, and other state agencies will all look at the document as part of deciding whether it will proceed. It will also go through another round of formal public consultation.

7

DEVELOPMENT APPLICATION PREPARED

If the planning proposal is approved, we would then begin the process of preparing detailed designs. This detailed design would inform our construction and staging plans, meaning we could start to talk to residents about how redevelopment would occur.

8

DEVELOPMENT APPLICATION LODGED

After talking to residents and neighbours, we would prepare a Development Application and lodge with Council for formal assessment.

9

DEVELOPMENT APPLICATION ASSESSMENT

Council and other state agencies will then look at the Development Application as part of deciding whether it will proceed. It will also go through another round of formal public consultation.

10

REDEVELOPMENT BEGINS

If approved, Stockland would then begin the process of redeveloping the site. Nothing would occur before residents and neighbours had been consulted in detail about how construction would occur.

2020+

Timing

Consultation

- Resident Session
- Family Session

Planning Proposal Approval

- Submit February 2017
- 1.5 to 2 years

Development Application Approval

- 1.5 to 2 years to approval
- Resident Consultation

Construction

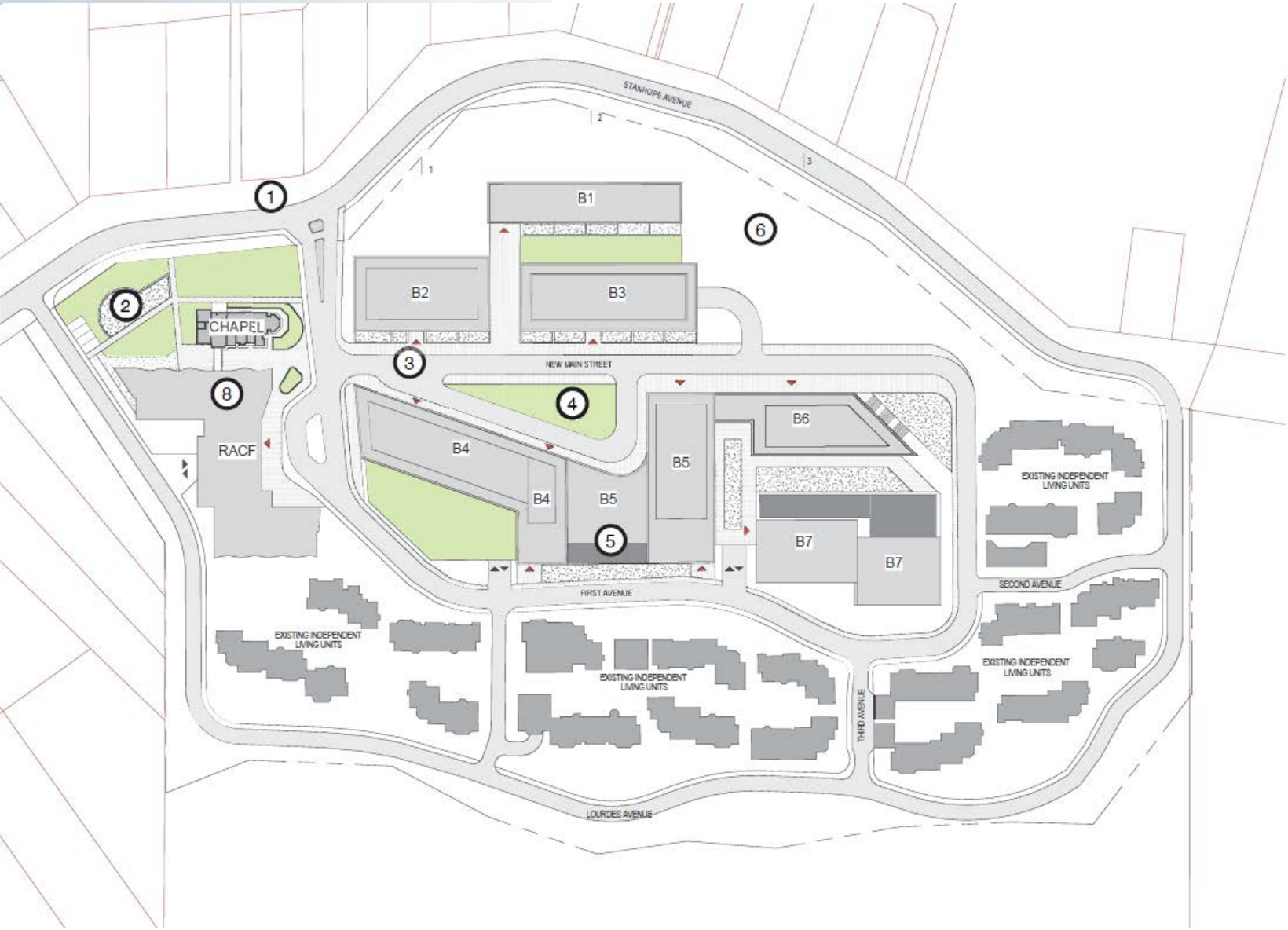
- Commencement 2020+

Consultation to Date

We are very early in a long and detailed process of planning for the renewal of Lourdes. To date we have held the following consultation meetings.

Date	Meeting	Description
07/10/2015 + 08/10/2015	Resident Meeting #01	Meeting to gain an understanding of resident likes and dislikes.
04/11/2015 + 05/11/2015	Resident Meeting #02	Presentation back to the residents on the issues that they had raised in the prior meeting and what we are suggesting to do to address them in the redevelopment. Particular focus on grade of the site, community centre location, lifts in units and sheltered access.
11/12/2015	Resident Meeting #03	Presentation to residents of the masterplan and design intent with key principles that are important to residents and how they have been incorporated into the current masterplan.
17/10/2016	Resident Meeting #04	Recap of the process undertaken so far (what people like and don't like about the village). The planning process about to be undertaken, the key aspects of the masterplan, our commitments, timing, next steps.
14/11/2016	New Purchasers Meetings	Update to new residents on the development process.
7/12/2016	Chair of Resident Committee (RC) and Development Advisor Meeting	Meeting with JC and FB to discuss the development.
9/01/2017	RC Briefing	Meeting with the RC and FB to discuss what will be presented at the Resident Information sessions.
23/01/2017	Presentation of Parameter Drafts to RC	Presentation to the executive committee of the parameter drafts.

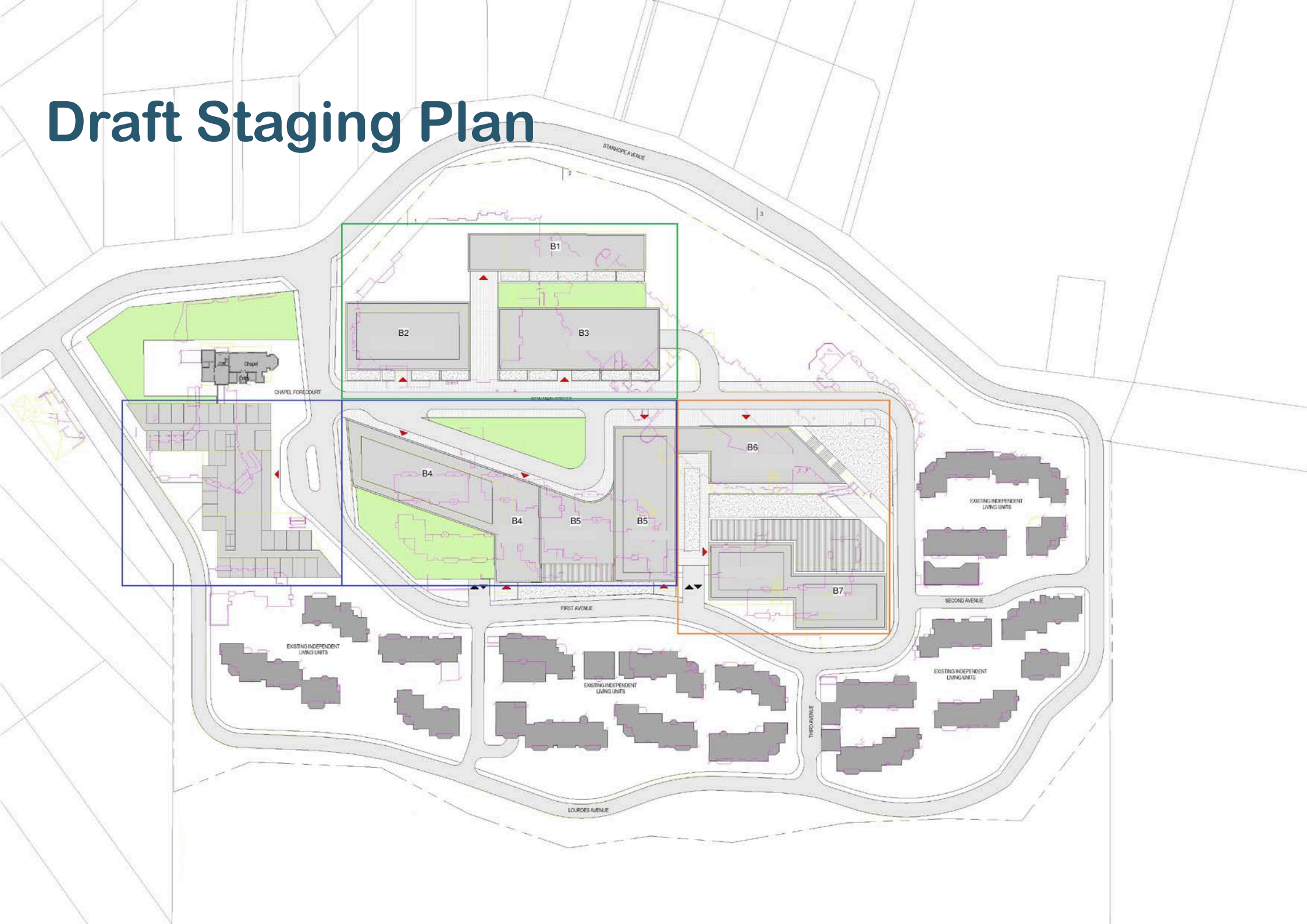
Draft Master Plan



Draft Building Uses



Draft Staging Plan



Nursing Home

- The current nursing home not meeting the needs of Aged – many beds in one room, old fit out
- New nursing home would have private rooms, a separate dementia unit and very comfortable communal areas



Community Centre – Temporary Provision

- The community centre is the hub of the village, we know how important it is and during construction we will provide a high quality community centre in modern temporary buildings.

Community Centre – Temporary Provision

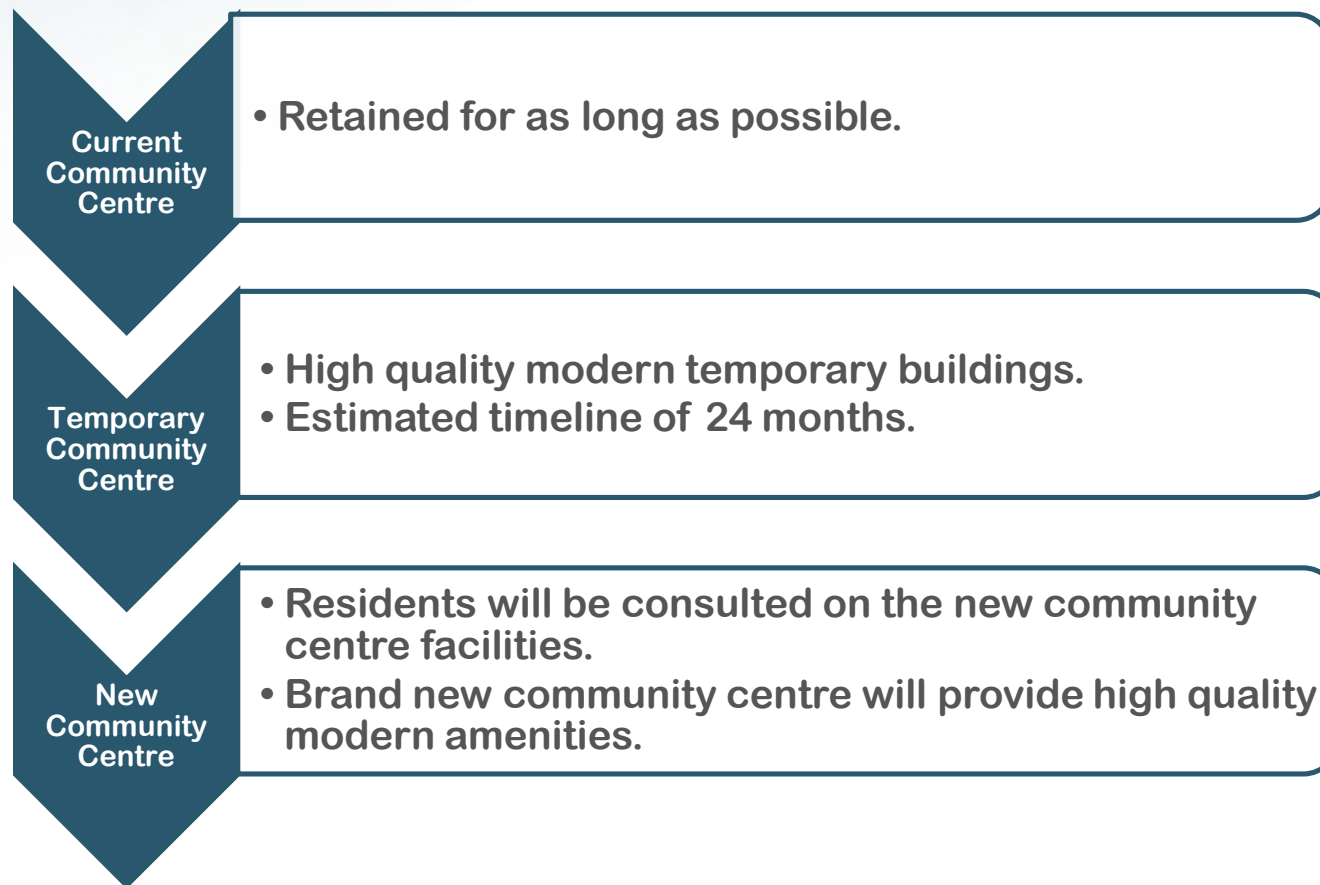
- We are committed to providing the range of facilities listed below:

Room	
Billiard Room	✓
Lounge	✓
Café/Kitchen/Servery	✓
Kitchenette	✓
Kiosk	✓
Management Office	✓
Reception	✓
Auditorium	✓
Store Room	✓
Outside Space	✓
Toilets	✓
Gym	✓

- In addition, Stockland will provide a village bus to help people get around the village and also to key local places, including the swimming pool.

Community Centre – Temporary Provision

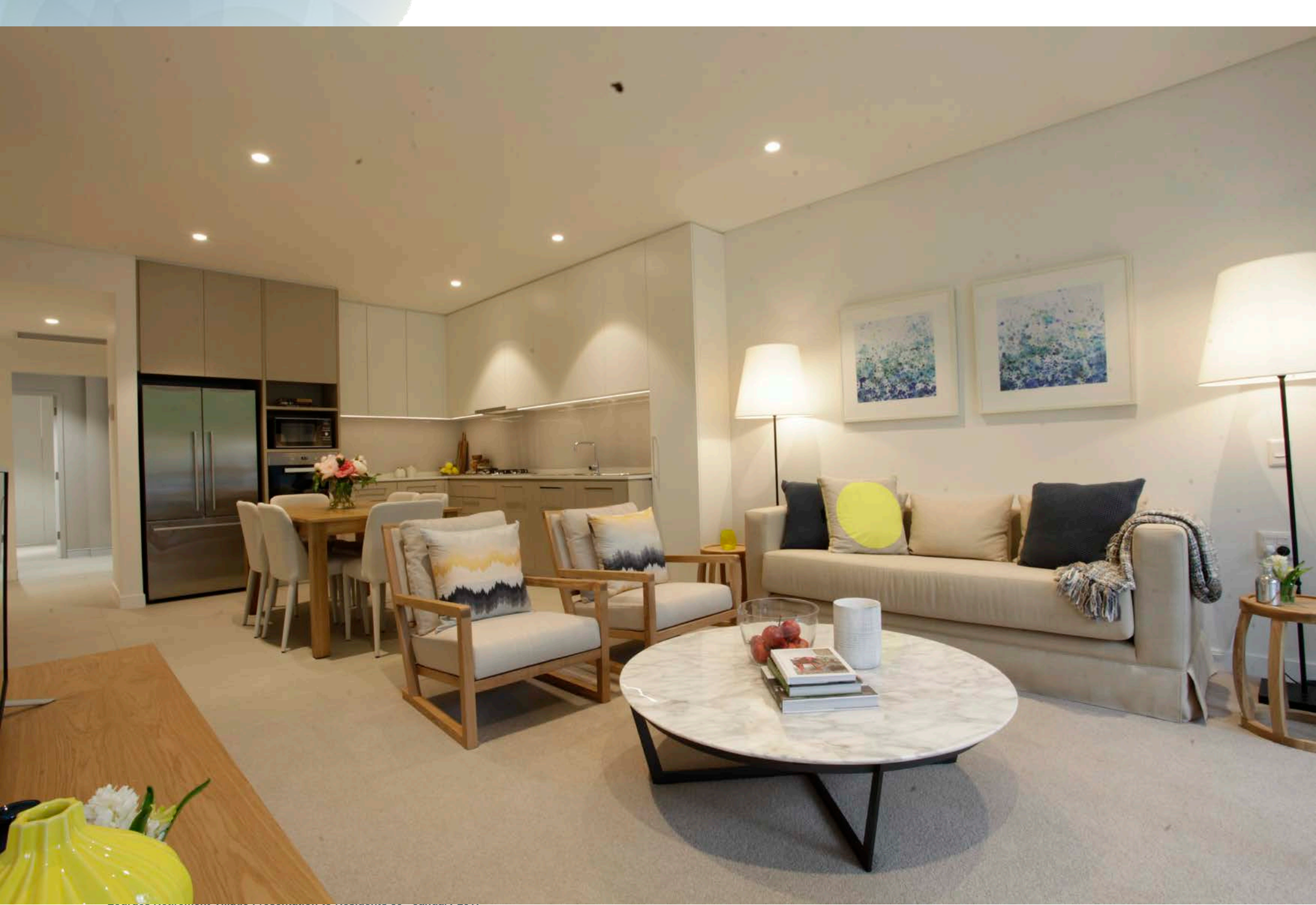
- We know how important it is to minimise the time period that the village community centre is in temporary facilities. We will prioritise delivery of new community facilities.
- The estimated timeline is 24 months.





 Cardinal Freeman
141 RESIDENCES





New Community Centre

- Once construction is complete Lourdes residents will benefit from a brand new, community centre, providing modern amenities.
- The following images show the sort of high quality provision of community facilities in a finished development that can be expected. The Lourdes provision will be different but to a similar standard.





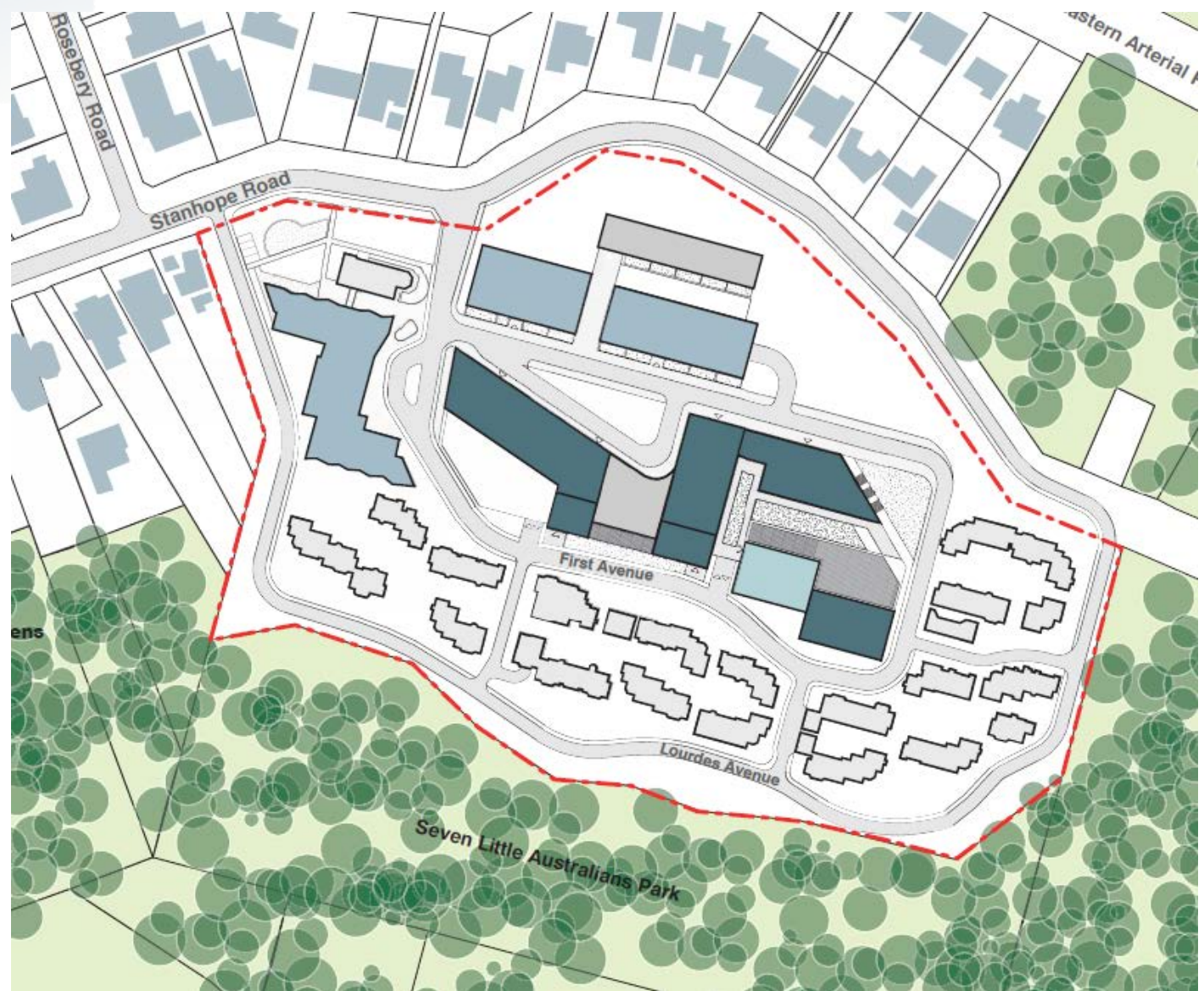




Draft Building Heights

Legend

-  Subject site
-  Existing houses
-  6 Storeys
-  5 Storeys
-  4 Storeys
-  3 Storeys



Withholding Homes from Sale, Valuation and Payment on Exit

When will Stockland stop selling the village?

- Within the next 6 months.

How will Stockland determine the value of your home?

- Within 3 months of the decision to withhold Residences from sale at the Village, Stockland will organise for an Independent Valuation Report of each Residence in the Village. Following the initial valuation, an independent valuer will determine and provide a growth factor for the Village every 6 months. As time passes, Stockland will apply the growth factor each six months to the value set out in the original Independent Valuation to determine the value of your Residence at the time it is required.

What will the valuation take into account?

- Recent sales of like units at Lourdes
- Sales within Surrounding Villages
- Residential strata Sales Evidence within the local area
- The valuation will be as if no redevelopment was taking place

Our Commitments to You

If a relocation is instigated by Stockland and you choose to relocate, Stockland will not asking any extra financial contribution towards the relocation home.

- The ingoing contribution you paid coming into the village will be transferred over to the new contract

You will not be impacted financially by having to relocate within Lourdes or to another Stockland village;

- Your new contract will reflect the same or better, financial outcomes as your previous contract, if you choose to relocate within Lourdes or to another Stockland village.
- We will cover any reasonable moving and legal costs associated with any relocation and contract review.

You will be part of the decision making process of where you move to;

- If you want to stay within the village, we'll find you a home of the same standard of better as your current home;
- If you want to move to another Stockland village, we'll use our resources to arrange it

We'll ensure relocation is as easy as possible

- We'll talk to you about your options and needs, well before an relocations takes place;
- You don't have to move out of the village unless you wish to;





Process Overview



Consultation Dates

Committee Briefing 23rd
January 2017

Committee Q&A Session 2nd
February 2017

Resident Information
Sessions 10th February 2017

Family Exhibition 15th
February 2017

1 on 1
Resident
Meetings

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