

## Redevelopment Plan

*Retirement Villages Act 1999 (Section 113E)*

This form is effective from 11 November 2019

ABN: 86 504 771 740

### About this document

Under the *Retirement Villages Act 1999 (the Act)* a retirement village scheme operator (**scheme operator**) must prepare a written *redevelopment plan* when it proposes to redevelop a retirement village in situations where the village will continue to operate throughout the process (a running redevelopment).

Short description of redevelopment additional units to be built on the land adjoining the current retirement village.

Plan version number v0.1.....

The information in this document is correct as at [12/04/2022](#)

### Part 1 – Retirement village, operator and management details

<b>1.1 Retirement village name and location</b>	Retirement village name: <b>Cooloola Waters Retirement Village</b> Street address: <b>34 Toolara Road</b> Suburb: <b>Tin Can Bay</b> State: <b>QLD</b> Postcode: <b>4580</b> Real property description: Retirement Village Extension
<b>1.2 Retirement village scheme operator details</b>	Name of entity that operates the retirement village (scheme operator) <b>Cooloola Waters Holdings Pty Ltd</b> Australian Company Number (ACN) <b>656 040 612</b> Address of registered office: <b>50 Lake St</b> Suburb: <b>Yeronga</b> State: <b>QLD</b> Postcode: <b>4104</b> Date entity became operator: <b>05/03/2022</b>
<b>1.3 Village management details</b>	Name of village management entity <b>Cooloola Waters Retirement Village Pty Ltd</b> Australian Company Number (ACN) <b>656 559 894</b> Phone: <b>0418-400-449</b> Email: <b>Nicole@cooloolawaters.com.au</b>
<b>1.4 Contact person for redevelopment</b>	Name: <b>Nicole McMullen</b> Phone: <b>0418-400-449</b> Email: <b>nicole@cooloolawaters.com.au</b>

## Part 2 – Requirements of a redevelopment plan

### When a redevelopment plan is required

A *redevelopment plan* is required when a scheme operator seeks to redevelop a retirement village without winding down the retirement village scheme or stopping the retirement village scheme from operating (including temporarily). Where a retirement village scheme is closing to redevelop the retirement village, a closure plan should be completed instead.

A *redevelopment plan* must not state matters about more than 1 retirement village scheme.

A *redevelopment plan* must be prepared for any running redevelopments of the village, such as:

- the construction or demolition of an accommodation unit
- the construction or demolition (or expansion or reduction in size / area) of a building or structure in the retirement village
- the expansion or reduction in size or area of the retirement village
- an expansion or reduction in retirement village greenspace or parklands
- a change of the use of a building or structure located in the retirement village.

A *redevelopment plan* is not needed where:

- the expansion or reduction of the retirement village size or area, structures or greenspace is of a minor nature, for example, the construction of a shed or similar structure.
- the change of use of a structure is of a minor nature
- every resident of the retirement village was given written notice of the running redevelopment, before he or she became a resident in the village comparison document, public information document, the residence contract, a prospective cost document, any by-laws for the village or another document prescribed by regulation.

### Redevelopment plan must be clear, orderly and fair

The purpose of the *redevelopment plan* is to provide for a clear, orderly and fair process for the running redevelopment and include the matters prescribed by the *Retirement Village Regulation 2018*.

### Redevelopment plan process

A scheme operator who proposes to redevelop a retirement village must give each resident of the retirement village:

- a proposed *redevelopment plan* relating to the running redevelopment using this form; and
- a *resident meeting notice* (Form 9A), which contains further information for residents on the process and timeframes for approving a proposed *redevelopment plan*.

Residents vote on the proposed *redevelopment plan* by special resolution at a residents' meeting. The deadline by which residents must have voted cannot be less than 21 days from receiving the proposal.

A *redevelopment plan* may be approved by either:

- the residents of the retirement village by a special resolution passed at a residents' meeting; or
- the chief executive (Director General of the Department of Housing and Public Works), on application from the scheme operator, if the *redevelopment plan* has been voted against by residents or has not been approved within the period stated in the *residents' meeting notice*.

If a proposed redevelopment is voted against or is not approved by residents, then instead of making an application to the chief executive to approve the proposed *redevelopment plan*, the scheme operator may choose to consider and negotiate any issues or matters raised by residents. In this case, the scheme operator must submit an amended proposed *redevelopment plan* for reconsideration by residents and give residents a further notice of a residents' meeting for a special resolution in accordance with the Act. Residents must be given at least 21 days' notice of a further residents' meeting where this occurs.

## **Redevelopment plan process (continued)**

Where an application is made to the chief executive to approve a proposed *redevelopment plan*, the chief executive will notify each resident of the application and provide residents with an opportunity to make submissions to the chief executive about the proposed *redevelopment plan*. The chief executive may approve the proposed *redevelopment plan* only if satisfied that the plan provides for a clear, orderly and fair process for the running redevelopment.

The chief executive must make a decision within 90 days of the later of receiving the application or receiving further information from the scheme operator that the chief executive reasonably requires for the purpose of making the decision.

## **Redevelopment plan may be revised**

An approved *redevelopment plan* may be revised in the following circumstances:

- a scheme operator may apply to the chief executive to approve a revision to an approved *redevelopment plan*; or
- the chief executive may, on the chief executive's own initiative, give the scheme operator a written direction to take action to revise an approved *redevelopment plan*.

The chief executive may approve the revised *redevelopment plan* only if satisfied that the revised plan provides for a clear, orderly and fair process for redevelopment.

## **Decisions that may be reviewed by the Queensland Civil and Administrative Tribunal (QCAT)**

Residents who disagree with a decision by the chief executive to approve a *redevelopment plan* may have the decision reviewed by QCAT. If a decision to approve a *redevelopment plan* is made by the chief executive, each resident in the village will receive a *QCAT information notice* which provides further information on how to have a decision reviewed.

A scheme operator may also apply to QCAT for a review of the chief executive's decision directing the scheme operator to revise a proposed *redevelopment plan*, or to revise an approved *redevelopment plan*.

## **Preparing and implementing a redevelopment plan is a legal requirement**

A *redevelopment plan* must be in the approved form and meet the requirements of the *Retirement Villages Act 1999* and the *Retirement Villages Regulation 2018*. Penalties may apply to scheme operators who do not prepare a *redevelopment plan* or fail to implement an approved *redevelopment plan*.

## **Discontinuing a redevelopment**

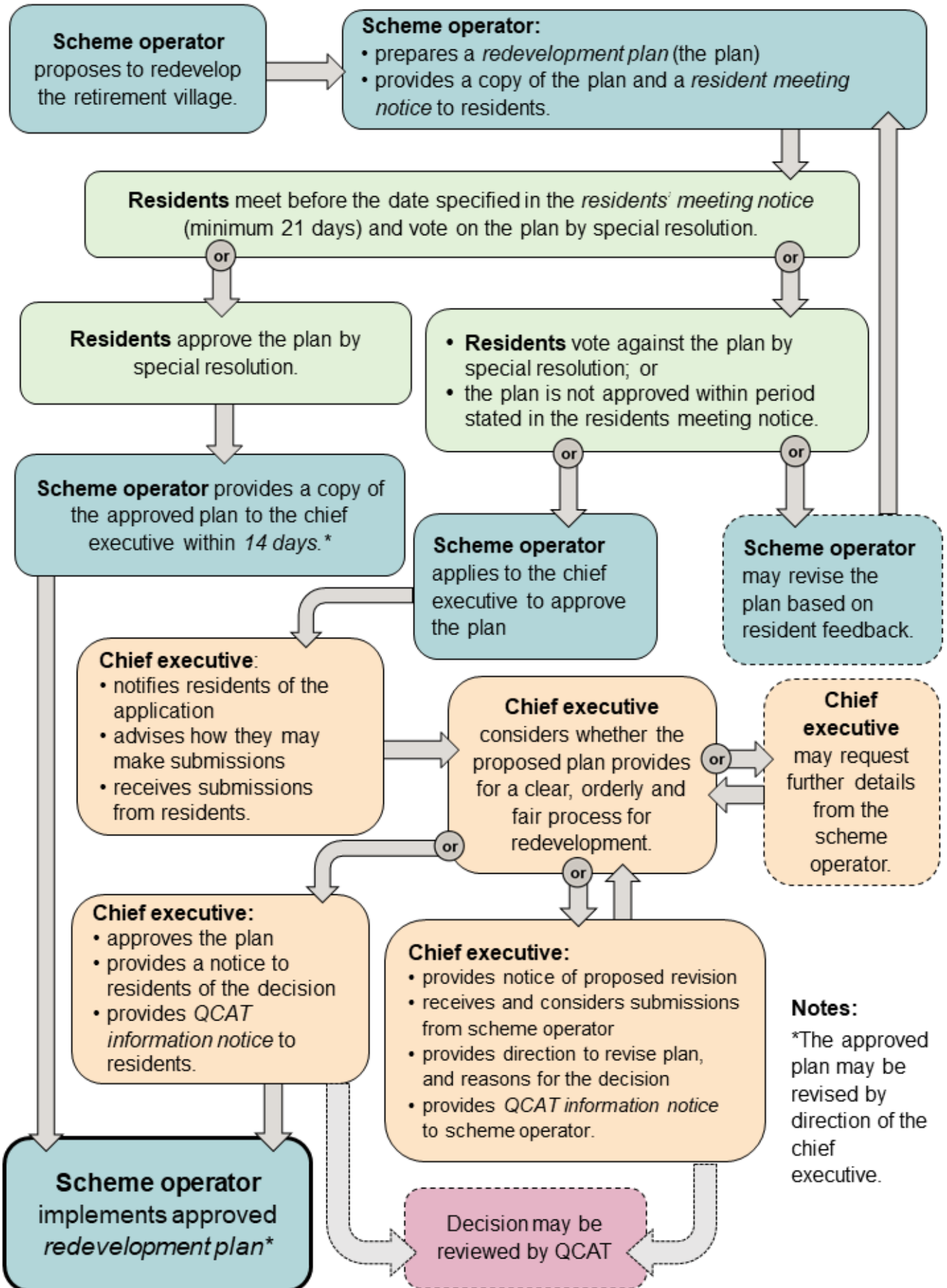
If at any time the scheme operator decides not to proceed with the redevelopment of the village, they must give a *notice of discontinuation* (Form 9B) to the chief executive and to each resident of the retirement village. This will mean that the approved *redevelopment plan* for redevelopment of the retirement village scheme is no longer approved.

## **Important**

### **Residents are encouraged to seek independent legal advice**

Before voting on a proposed *redevelopment plan* at the residents' meeting, residents are encouraged to seek independent legal advice about their rights and obligations under the Act and other relevant laws and how the proposed redevelopment may affect them. Some useful contacts for residents are listed at the end of this document.

# REDEVELOPMENT PLAN PROCESS



## Part 3 – Details of proposed redevelopment

<p><b>3.1 Overview of redevelopment</b></p> <p><b>Note:</b> these are proposed changes which will require a scheme operator to prepare a <i>redevelopment plan</i> under the Act.</p> <p>Specific details of changes should be provided in 3.9.</p>	3.1.1 Redevelopment of the village will involve (select all that apply)	
	<input checked="" type="checkbox"/>	<p>Construction of an accommodation unit(s)</p> <p>Specify number</p> <p><b>39 x Units</b></p>
	<input type="checkbox"/>	<p>Demolition of accommodation units</p> <p>Specify number</p> <p><b>Nil</b></p>
	<input checked="" type="checkbox"/>	<p>Construction of a building(s) or structures other than accommodation units*</p> <p>Specify</p> <p><b>Nil</b></p> <p>Storage Facilities</p> <p><b>Nil</b></p> <p>Car Parking Spaces</p> <p><b>Stage 2c – 5 x Car Parking Spaces</b></p> <p><b>Sage 3a,3b &amp; 3c – 15 x Car Parking Spaces</b></p> <p>Letterbox and Bin Storage</p> <p><b>39</b></p> <p>Water Gardens for water management</p> <p><b>Nil</b></p>
	<input type="checkbox"/>	<p>Demolition of building(s) or structure(s) other than accommodation units*</p> <p>Specify number</p> <p><b>Nil</b></p>
	<input type="checkbox"/>	<p>Expanding the size or area of building(s) or structure(s)</p> <p><b>Nil</b></p>
	<input type="checkbox"/>	<p>Reduction in size or area of building(s) or structure(s)</p> <p><b>Nil</b></p>
	<input checked="" type="checkbox"/>	<p>Expansion in the size or area of the retirement village</p> <p><b>1.44 Hectares</b></p>

	<input type="checkbox"/>	Reduction in size or area of the retirement village Nil
	<input type="checkbox"/>	A change of use of a building or structure in the retirement village* Nil
	<input type="checkbox"/>	An expansion in greenspace or parkland of the retirement village* Nil
	<input type="checkbox"/>	A reduction in greenspace or parkland of the retirement village* Nil
*other than changes / works that are of a minor nature		
3.1.2 Real property description of land subject to redevelopment The two vacant lots adjoining the current retirement village complex are to be developed for further accommodation units. Their Real Property Description is as follows: <ul style="list-style-type: none"> <li>- Lot 3 on MCH 806973</li> <li>- Lot 4 on MCH 806973</li> </ul>		
<b>3.2 Overview of ancillary changes and impacts</b>  <b>Note:</b> These are proposed changes involved in the redevelopment which would not, by themselves, require the scheme operator to prepare a <i>redevelopment plan</i> under the Act.  Specific details of changes should be provided in 3.9	Redevelopment of the village will involve (select all that may apply)	
	<input checked="" type="checkbox"/>	Construction of new roads
	<input checked="" type="checkbox"/>	Construction of new pathways, bike paths or sidewalks
	<input checked="" type="checkbox"/>	Installation of utility infrastructure
	<input checked="" type="checkbox"/>	Creation of new parking spaces
	<input checked="" type="checkbox"/>	Planting or installation of trees
	<input checked="" type="checkbox"/>	Installation of streetlights
	<input type="checkbox"/>	Interruptions in use of utilities Not Applicable
	<input type="checkbox"/>	Removal of existing roads Not Applicable
	<input type="checkbox"/>	Road closures or redirections Not Applicable

	<input type="checkbox"/>	Removal of existing pathways, bike paths or sidewalks Not Applicable		
	<input type="checkbox"/>	Removal of existing parking spaces Not Applicable		
	<input checked="" type="checkbox"/>	Clearing of trees In new development areas only and not effecting existing Village		
	<input type="checkbox"/>	Removal of existing streetlights Not Applicable		
	<input checked="" type="checkbox"/>	Other (specify) Construction of a new Storm Water Retention Basin in Stages 3a, 3b, 3c only.		
<b>3.3 Reason for the proposed redevelopment</b>	What is the purpose / reason for the proposed redevelopment? The existing Village is full, and there is now a waiting list of proposed new residents wishing to move into the Village. Since 1990 when the original Development Approval was issued there has been an on-going need to provide more Retirement Village Style accommodation units in the local area.			
<b>3.4 Number of units in the retirement village</b>	3.4.1 Total number of people currently residing in accommodation units in the retirement village 62 3.4.2 Total number of accommodation units before redevelopment 44 3.4.3 Total number of accommodation units after redevelopment 83 3.4.4 Total number of currently vacant accommodation units 0			
<b>3.4.5 Number of units before redevelopment</b>	<b>Freehold</b>  Independent living units 15.....  Serviced units .....	<b>Leasehold</b>  Independent living units 29.....  Serviced units .....	<b>Licence</b>  Independent living units .....  Serviced units .....	<b>Other (specify)</b> ..... Independent living units .....  Serviced units .....

<p>3.4.6 Number of units  <u>once redevelopment is  completed</u></p>	<p><b>Freehold</b></p> <p>Independent  living units</p> <p>15.....</p> <p>Serviced units</p> <p>.....</p>	<p><b>Leasehold</b></p> <p>Independent  living units</p> <p>68.....</p> <p>Serviced units</p> <p>.....</p>	<p><b>Licence</b></p> <p>Independent  living units</p> <p>.....</p> <p>Serviced units</p> <p>.....</p>	<p><b>Other (specify)</b></p> <p>.....</p> <p>Independent  living units</p> <p>.....</p> <p>Serviced units</p> <p>.....</p>
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<p><b>3.5 Facilities</b></p> <p>See 6.5 and 6.6 for more details on impacts and interruptions to facilities.</p>	<p>3.5.1 Will the proposed redevelopment involve new or improved facilities available to residents?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>3.5.2 If yes, provide details.</p> <p>The Operator has already, with the approval of the Residents, started the Clubhouse refurbishment process and has recently installed a commercial grade <i>Air Conditioning System</i>.</p> <p>The Operator is also proposing to extend the floor area within the Village Clubhouse to allow for a likely increase in demand for indoor activities as well as for greater foot traffic. This will be achieved by a reshuffle of the available floor space within the building and not via any physical extension to the existing building configuration.</p> <p>In addition, it is proposed that a substantial upgrade to the kitchen area be completed via a significant upgrade to existing kitchen facilities. A further upgrade to the outdoor BBQ and swimming pools will also take place.</p> <p>3.5.3 Will the proposed redevelopment involve a removal of any facilities available to residents?</p> <p><input type="checkbox"/> Yes (permanently) <input type="checkbox"/> Yes (during redevelopment) <input checked="" type="checkbox"/> No</p> <p>3.4.4 If yes, provide details</p> <p>Not Applicable</p>
<p><b>3.6 Construction height</b></p>	<p>3.6.1 Does the proposed redevelopment involve the construction of any multi-storey buildings?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>3.6.2 If yes, provide details.</p> <p>One set of Triplex buildings are being developed in stage 2C. These units do not look over any other units either existing or new.</p>
<p><b>3.7 Change in size or area of retirement village</b></p>	<p>3.7.1 Does the proposed redevelopment involve the expansion or reduction in the size or area of the retirement village?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>3.7.2 If yes, provide details including the reason for the expansion or reduction.</p> <p>The overall site of the Retirement Village will be increased by a total of 1.44 Hectares in land area taking into account <u>all</u> proposed new additional units</p>

<p><b>3.8 Shared use facilities</b></p> <p>For example, an elevator which services a retirement village and an aged care facility which share a building.</p> <p>Include details of how costs for these facilities will be apportioned (if applicable).</p>	<p>3.8.1 Does the proposed redevelopment involve the construction, demolition, expansion, reduction or change of purpose of a building, structure, facility or infrastructure where usage is (or will be) shared by another type of housing service (such as aged care)?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>3.8.2 If yes, provide details.</p> <p><b>Not Applicable</b></p> <p>3.8.3 If you answered yes to 3.8.1, does a draft, or finalised building management statement exist which outlines this arrangement?</p> <p><input type="checkbox"/> Yes (draft) <input type="checkbox"/> Yes (registered) <input type="checkbox"/> No</p> <p>3.8.4 If a registered building management statement exists, provide the BMS dealing number</p> <p><b>Not Applicable</b></p>
<p><b>3.9 Detailed explanation of proposed redevelopment</b></p> <p>The explanation should include enough information for residents to clearly understand what will be involved in the redevelopment. This should include, but is not limited to:</p> <ul style="list-style-type: none"> <li>the details of all relevant matters listed in section 3.1 of this form</li> <li>the size and location of new accommodation units</li> <li>the size and location of new communal facilities or buildings</li> <li>the location of any new roads, paths or bikeways</li> <li>the details of any expansions or reductions of the size or area of the retirement village.</li> </ul>	<p>Provide a detailed explanation of the proposed redevelopment</p> <p><i>Please also insert or attach diagrams of the village layout prior to redevelopment and after redevelopment such as a site plan where helpful. The objective should be to ensure someone is able to understand what is currently on site, what the development proposes and key aspects of that development.</i></p> <p><b>See attached</b></p> <p><b>2B DEVELOPMENT (WITHIN THE EXISTING RETIREMENT VILLAGE)</b></p> <p>1 x 'Standalone' Unit</p> <p><b>2C DEVELOPMENT – (WITHIN LOT 3)</b></p> <p>1 set Triplex units 2 sets Duplex units 1 standalone home</p> <p><b>STAGE 3A BUILD – (WITHIN LOT 4)</b></p> <p>5 sets Duplex units = 10 accommodation units</p> <p><b>STAGE 3B BUILD – (WITHIN LOT 4)</b></p> <p>5 sets Duplex units = 10 accommodation units</p> <p><b>STAGE 3C BUILD – (WITHIN LOT 4)</b></p> <p>5 sets Duplex units = 10 accommodation units</p>

## Part 4 – Development applications and development approvals

### 4.1 Details of development applications and development approvals

**Note:** preparing a *redevelopment plan* does not replace other development approval requirements required under the *Planning Act 2016*.

This should include, but is not limited to:

- the name of the relevant authority
- any timeframes for residents to make representations (if known).

4.1.1 Will development approval be required for the proposed redevelopment in accordance with the *Planning Act 2016*?

Yes  No  Not known

4.1.2 If yes, provide details.

Stages 2B, 2C and Stage 3 (A,B+C), were approved by way of a 1990 issued Deed of Development Approval which remains current to this date. Additionally, a supporting Operational Works Approval (02182) for Stage 2C was finalised in 9<sup>th</sup> June 2000 and the Operator is currently in the process of finalised a BA for 2C, which is expected to be completed very shortly.

A later Development Approval for Stage 3 however was subsequently re-issued via the Development Application (2013-0219) Dated 14 May 2014 followed by a further application for a Minor Amendment (CTS/DMJ 20220) to the DA. The proposed Minor Amendment to the existing DA was lodged in January 2022 with approval expected to be issued in early May 2022 (This amendment allows for Stages 3A.B & C to be built across 3 x stages, each of 10 x units)

4.1.3 Will the development application process allow for residents to make representations on the application?

Yes  No  Not known  Not applicable

4.1.4 If yes, provide details.

The Operator has been discussing all aspects of the existing approvals with the current Residents in on-going weekly residents' meetings.

No objections on these approvals and the proposed expansion of the Village have been brought forward to date.

4.1.5 Have any applications for relevant development application already been lodged with the relevant authority?

Yes  No  Not applicable

4.1.6 If yes, what was the date of lodgement?

As per section 4.1.2

4.1.7 Have any relevant development application approvals already been granted by the relevant authority at the time of this proposed *redevelopment plan*?

Yes  No  Not applicable

4.1.8 If yes, when was approval granted?

As per section 4.1.2

## Part 5 – Timeframes for proposed redevelopment

### 5.1 Timeframe for redevelopment

**Note:** this may include date ranges, estimations and indications of whether dates are contingent upon specific circumstances (approvals, etc).

#### 5.1.1 Proposed start date (or date range)

Bal of Stage 2B (lot 47) - May 2022

Stage 2C - May 2022

Stage 3A – August 2022

Stage 3B – TBC

Stage 3C - TBC

#### 5.1.2 Proposed final end date (or date range)

Stage 2B (Bal of Lot 47) - Sept 2022

Stage 2C - Up to 12 Months completing on or before May 2023, or sooner, subject to the availability of building supplies.

Stage 3A - Completion by July 2023

Stage 3B – TBC

Stage 3C - TBC

#### 5.1.3 Outline proposed schedule for redevelopment including details of any stages.

See above

## Part 6 – Likely impacts of proposed redevelopment

### 6.1 Impact on amenity, privacy, safety or quiet enjoyment during redevelopment

Impacts may include both positive or negative consequences of the proposed redevelopment.

Examples of impact on amenity include, but are not limited to:

- road closures
- changes in access to parklands
- dust
- disruptive noise
- traffic interruptions or congestion
- workers and tradespeople in the village
- construction vehicles, equipment or materials left in the village.

6.1.1 Will the proposed redevelopment be likely to have an impact (other than a minor impact) on the amenity, privacy, safety or quiet enjoyment of residents within the retirement village during the redevelopment?

Yes  No

6.1.2 Provide details on the nature, extent and approximate timeframes including what parts of the village are likely to be impacted.

Nil

6.1.3 What strategies will be in place to mitigate any of the negative impacts listed above?

Not Applicable

Dust limitation strategies – wet dusty areas – dust proof fencing

Temporary Fencing to limit access to existing Village to works contractors and to prevent Residents walking onto the construction site.

<p><b>6.2 Impact on amenity, privacy, safety or quiet enjoyment <u>once redevelopment is completed</u></b></p> <p>Impacts may include both positive or negative consequences of the proposed redevelopment.</p> <p>Examples could include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• changes in access to greenspace, parklands, lakes or gardens</li> <li>• improve road safety through better lighting / barriers etc</li> <li>• changes in traffic congestion</li> <li>• changes in ambient noise levels.</li> </ul>	<p>6.2.1 Will the proposed redevelopment be likely to have an impact (other than a minor impact) on the amenity, privacy, safety or quiet enjoyment of the residents within the retirement village <u>once the redevelopment is completed</u>?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>6.2.2 Provide details on the nature, extent of the impact including what parts of the village are likely to be impacted.</p> <p><b>Nil</b></p> <p>6.2.3 What strategies are in place to mitigate any of the negative impacts listed above? (if applicable)</p> <p><b>Temporary Fencing to be installed but only as a precautionary measure to delaminate the current Village from the existing new lots to be developed.</b></p>
<p><b>6.3 Impact on accessibility or universal design features during redevelopment</b></p> <p>Impacts may include both positive or negative consequences of the proposed redevelopment.</p> <p>Examples could include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• changes to disability parking</li> <li>• changes to wheelchair access</li> <li>• changes to elevator access</li> <li>• toilet access</li> <li>• footpath diversions.</li> </ul>	<p>6.3.1 Will the proposed redevelopment be likely to have an impact (other than a minor impact) on the accessibility, or universal design features of the retirement village <u>during the redevelopment</u>?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>6.3.2 Provide details on the nature, extent and approximate timeframes including what parts of the village are likely to be impacted.</p> <p><b>Not Applicable</b></p> <p>6.3.3 What strategies are in place to mitigate any of the negative impacts listed above?</p> <p><b>Not Applicable</b></p>

<p><b>6.4 Impact on accessibility or universal design features once redevelopment is complete</b></p> <p>Impacts may include both positive or negative consequences of the proposed redevelopment.</p> <p>Examples could include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• changes to disability parking</li> <li>• changes to wheelchair access</li> <li>• changes to elevator access</li> <li>• toilet access</li> <li>• footpath diversions.</li> </ul>	<p>6.4.1 Will the proposed redevelopment be likely to have an impact (other than a minor impact) on the accessibility, or universal design features of the retirement village <u>once redevelopment is complete</u>?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>6.4.2 Provide details on the nature, extent of the impact including what parts of the village are likely to be impacted</p> <p><b>Not Applicable</b></p> <p>6.4.3 What strategies are in place to mitigate any of the negative impacts listed above?</p> <p><b>Not Applicable</b></p>
<p><b>6.5 Impact on facilities, services or businesses on the retirement village land during redevelopment</b></p> <p>Impacts may include both positive or negative consequences of the redevelopment on the value of accommodation units.</p> <p>Examples may include temporary closure or cessation of facilities, businesses or services during redevelopment</p>	<p>6.5.1 Will the proposed redevelopment be likely to have an impact on a resident's use of any facilities, businesses or services operating in the retirement village <u>during redevelopment</u>?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>6.5.2 Provide details on the nature, extent and approximate timeframes including what parts of the village are likely to be impacted</p> <p><b>Not Applicable</b></p> <p>6.5.3 Will the proposed redevelopment involve any alternative arrangements or mitigations to the negative impacts during redevelopment? (if applicable)</p> <p><b>Not Applicable</b></p>

<p><b>6.6 Impact on facilities, services or businesses operating on the retirement village land once redevelopment is complete</b></p> <p>Impacts may include both positive or negative consequences of the redevelopment on the value of accommodation units.</p> <p>Example of impacts could include:</p> <ul style="list-style-type: none"> <li>• a new community hall available to residents</li> <li>• access to existing facilities needing to be shared among a greater number of residents</li> <li>• a new business or service in the village.</li> </ul>	<p>6.6.1 Will the proposed redevelopment be likely to have an impact on a resident's use of any facilities, businesses or services operating in the retirement village <u>once redevelopment is completed</u>?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>6.6.2 If yes, provide details.</p> <p><b>Not Applicable</b></p> <p>6.6.3 What strategies will be in place to address, compensate or mitigate any negative impacts on the availability of facilities, services or businesses for <u>once a redevelopment is completed</u>?</p> <p><b>Not Applicable</b></p>
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<p><b>6.7 Impact on the value of accommodation units during redevelopment</b></p> <p>Impacts may include both positive or negative changes in value.</p> <p>Any indications are an estimate only and are subject to a range of factors and influences. The scheme operator does not warrant that increases or decreases will in fact occur at the time of resale / next ingoing contribution.</p> <p>An example of a basis may include, but is not limited to: valuations, operational experience or market research, etc.</p> <p>For example, compensation where the value of a resident's unit will be reduced by the redevelopment and they are entitled to capital gains on their accommodation unit.</p>	<p>6.7.1 Is it anticipated that there will be an impact (other than a minor impact) on the value of accommodation units <u>during the redevelopment</u>?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>6.7.2 Provide an estimate on the nature and extent of the impact on accommodation units and the basis for the estimation</p> <p><b>The Operator is taking on the redevelopment on a commercial basis and as such it forecasting to make a profit from the development.</b></p> <p><b>However, while the Operator cannot predict the nature of the general property market in the local area, the Operator will be selling the new leasehold units at a higher price than what the current existing units have been selling for in the last financial year which means that the older units should in theory increase in value.</b></p> <p>6.7.3 What strategies will be in place to address, compensate or mitigate decreases in the market value of a resident's accommodation units during redevelopment</p> <p><b>The existing Village Residents will benefit by the improved infrastructure provided by the Operator as well as an increase in the Village's general population, meaning an increased community and therefore the greater opportunity for individual Village participation.</b></p> <p><b>Additionally, it stands to reason that an increase in the maintenance budgets will benefit existing owners and therefore value ad their existing tenures.</b></p>
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<p><b>6.8 Impact on the value of accommodation units <u>once redevelopment is completed</u></b></p> <p>Impacts may include both positive or negative changes in value.</p> <p>Any indications are an estimate only. The scheme operator does not warrant that increases or decreases will in fact occur at the time of resale / next ingoing contribution.</p> <p>An example of a basis may include, but is not limited to: valuations, operational experience or market research, etc.</p> <p>For example, compensation where the value of a resident's unit will be reduced by the redevelopment and they are entitled to capital gains on their accommodation unit.</p>	<p>6.8.1 Is it anticipated that there will be an impact (other than a minor impact) on the value of accommodation units <u>once redevelopment is completed</u>?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>6.8.2 Provide an estimate on the nature and extent of the impact on accommodation units and the basis for the estimation.</p> <p><b>See comments from 6.7.2 &amp; 6.7.3</b></p> <p>The prices within the village have increased with the potential sales of the new units. The village is in high demand at the moment, so the prices are rising.</p> <p>6.8.3 What strategies will be in place to address, compensate or mitigate decreases in the market value of a resident's accommodation units because of redevelopment? (if applicable)</p> <p><b>See above</b></p>
<p><b>6.9 Access for construction vehicles, workers or tradespeople</b></p>	<p>Provide details on the likely access requirements for construction vehicles / equipment, workers and tradespeople during the redevelopment.</p> <p><b>All access for construction related persons and vehicles is completely removed from the existing Village so the development works will be completed 100% transparently.</b></p>
<p><b>6.10 Impact on utilities</b></p> <p>For example, impacts on:</p> <ul style="list-style-type: none"> <li>• water / sewerage</li> <li>• electricity</li> <li>• gas</li> <li>• water</li> <li>• Telecommunications</li> </ul>	<p>Provide details on any known interruptions of a service for supplying utilities during redevelopment</p> <p><b>Nil</b></p>

<p><b>6.11 Emergency access requirements during redevelopment</b></p>	<p>Provide details on any plans, strategies or procedures in place to ensure continued access to the retirement village for emergency vehicles during redevelopment.</p> <p>The current residents have their own driveways that do not connect to the redevelopment so no interruption to emergency vehicles will be required.</p>
<p><b>6.12 Impact on general services charge</b></p> <p>Include detail of any changes to the general services charge due to the proposed redevelopment.</p>	<p>6.12.1 Will the proposed redevelopment have an impact on the general services charge paid by residents during redevelopment?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>6.12.2 If yes, provide details.</p> <p>6.12.3 Will the proposed redevelopment have an impact on the general services charge paid by residents once redevelopment is completed?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>6.12.4 If yes, provide details.</p> <p>As the General Services Fee (GSF) costs will be divided over a larger number of residents, it is anticipated that the GSF will likely be decreased once all new units are sold and occupied.</p> <p>However we note that the Residents remain the primary arbitrators of these costs and therefore they will have the final say in what level the GSF will be in the future.</p>
<p><b>6.13 Impact on budgets and quantity surveyor reports</b></p>	<p>6.13.1 Select any of the following reports or budgets that will be impacted by the proposed redevelopment</p> <p><input checked="" type="checkbox"/> Quantity surveyor reports</p> <p><input checked="" type="checkbox"/> Maintenance reserve fund budget</p> <p><input checked="" type="checkbox"/> Capital replacement fund budget</p> <p>6.13.1 If yes, when will the reports or budgets be updated to reflect the impacts of the approved <i>redevelopment plan</i>?</p> <p>A new MRF and CRF budget will need to be developed to ensure that we have all the new units in the preventative maintenance plan to ensure all units and facilities are maintained as required. This will be available as each stage is opened and we know how many units are to be occupied and will be updated quarterly as new residents move in.</p>

<p><b>6.14 Impact on maintenance reserve fund contribution</b></p> <p>Include detail of any changes to the maintenance reserve fund contribution due to the proposed redevelopment, including any changes due to shared use of multi-story buildings.</p>	<p>6.14.1 Will the proposed redevelopment be likely to have an impact on the maintenance reserve fund contribution paid by residents during redevelopment?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>6.14.2 If yes, provide details.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>6.14.3 Will the proposed redevelopment be likely to have an impact on the maintenance reserve fund contribution paid by residents once redevelopment is completed?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>6.14.4 If yes, provide details.</p> <p><b>A new MRF and CRF budget will need to be developed to ensure that we have all the new units in the preventative maintenance plan to ensure all units and facilities are maintained as required. This will be available as each stage is opened and we know how many units are to be occupied and will be updated quarterly as new residents move in.</b></p>
<p><b>6.15 Impact on maintenance and capital replacement</b></p> <p>For example, increased road maintenance due to increased usage by construction vehicles.</p>	<p>6.15.1 Will there be any changes to maintenance and replacement of existing capital items during redevelopment?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>6.15.2 If yes, provide details.</p> <p><b>NOT APPLICABLE</b></p>

<p><b>6.16 Temporary relocation of residents</b></p> <p><b>Note:</b> relocation may be subject to the terms of your residence contract or other applicable legal restrictions.</p> <p><i>A redevelopment plan cannot, by itself, require a resident to relocate without their consent, or alter a resident's rights under their residence contract.</i></p>	<p>6.16.1 Will the proposed redevelopment involve the temporary relocation of any residents?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>6.16.2 Which accommodation units will be impacted?</p> <p><b>Not Applicable</b></p> <p>6.16.3 Provide details of the temporary relocation of residents.</p> <p><b>Not Applicable</b></p> <p>6.16.4 Provide details of what consultation or negotiation will occur with impacted residents and whether support or compensation will be available to them.</p> <p><b>Not Applicable</b></p>
<p><b>6.17 Permanent relocation of residents</b></p> <p><b>Note:</b> relocation may be subject to the terms of your residence contract or other applicable legal restrictions.</p> <p><i>A redevelopment plan cannot, by itself, require a resident to relocate without their consent, or alter a resident's rights under their residence contract.</i></p>	<p>6.17.1 Will the proposed redevelopment involve the permanent relocation of residents?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>6.17.2 Which accommodation units will be impacted?</p> <p><b>Not Applicable</b></p> <p>6.17.3 Provide details of the permanent relocation of residents.</p> <p><b>Not Applicable</b></p> <p>6.17.4 Provide details of what consultation or negotiation will occur with impacted residents and whether support or compensation will be available.</p> <p><b>Not Applicable</b></p>

<p><b>6.18 Support services and assistance available to residents</b></p> <p>Examples of support services could include:</p> <ul style="list-style-type: none"> <li>• counselling</li> <li>• funds for independent legal or financial advice</li> <li>• moving assistance</li> <li>• special assistance available for people with a disability.</li> </ul> <p>Indicate whether assistance will be available to all residents or only residents experiencing certain impacts.</p>	<p>6.18.1 Will any support services or assistance be available to residents during the redevelopment?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>6.18.2 If yes, provide details.</p> <p><b>Staff will be available to Residents at all times for any questions or concerns they may have during the construction phase and/or during the 'moving in stage' for any new residents.</b></p> <p><b>In addition, on-going weekly meetings, (currently scheduled every Thursdays at 3pm), will also continue to take place to field any Resident issues.</b></p>
<p><b>6.19 Compensation available to residents</b></p> <p>Notes:</p> <ul style="list-style-type: none"> <li>• Compensation which relates to relocation of residents should be provided in 6.16 and 6.17.</li> <li>• Compensation which relates to the loss of value of a unit should be provided in 6.7 and 6.8.</li> </ul>	<p>6.19.1 Will any compensation (other than for relocation or loss of value of an accommodation unit) be provided to residents?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>6.19.2 If yes, provide details including under what circumstances it will be available.</p> <p><b>Not Applicable</b></p>

## Part 7 – Communication and consultation on proposed redevelopment

## 7.1 Prior notification of redevelopment in relevant documents

**Note:** a *redevelopment plan* is not needed where the details of the proposed redevelopment have been provided to all residents in one of the documents listed in 7.1.1.

However, a *redevelopment plan* must be provided to all residents where not all residents have been notified of the change, or where the nature of the redevelopment has changed since the notification was given.

7.1.1 Has the scheme operator given residents a notification of the proposed redevelopment in (one of the following): their residence contract, village comparison document, prospective cost document, public information document or in any by-laws before moving into the retirement village?

All residents  Some residents  No residents

7.1.2 Provide detail of what documents notification of the proposed redevelopment was given in, and the date those documents were given to residents

\* Both weekly and monthly discussions remain on-going about the proposed development at current all Resident meetings.

\* VCD and PCD state details about the redevelopment.

\* Plans are available to all Residents upon request and displayed in the clubhouse. And provided along with this Redevelopment Plan to all current and prospective residents.

\* Village Comparison Document will be updated to reflect these notices.

7.1.3 Do the details of the proposed redevelopment in this plan differ from the information given to residents?

Yes  No

7.1.4 To what extent does the proposed *redevelopment plan* differ from the information given to residents? (if applicable)

<p><b>7.2 Resident consultation on proposed redevelopment (to date)</b></p> <p>Details should include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• who has been consulted, approximate number and tenure of residents, family members and other relatives</li> <li>• opportunities given to residents to express their views and concerns</li> <li>• types of consultation undertaken, e.g. residents meeting, forums, individual meetings, written information</li> <li>• matters consulted on and types of issues raised</li> <li>• how the scheme operator has considered and sought to address resident views and issues</li> <li>• feedback implemented from a previous unapproved <i>redevelopment plan</i>.</li> </ul>	<p>7.2.1 Have residents been consulted on the proposed redevelopment and in preparation of this proposed <i>redevelopment plan</i>?</p> <p><input checked="" type="checkbox"/> All Residents have been consulted</p> <p><input type="checkbox"/> Some residents have been consulted</p> <p><input type="checkbox"/> No residents have been consulted</p> <p>7.2.2 Provide details about consultation with residents that has occurred to date</p> <p>Resident meetings are held weekly to consult with residents about the process and upcoming development. All Residents can attend and comment and/or ask any questions they like about the development proposals.</p> <p>Formal Residents Meetings are also held monthly where the redevelopment is always discussed.</p> <p>Compliments and Complaints forms are available for all Residents that would not like to raise a concern in the meetings, so all Residents are able to communicate through this as well as in person at meetings.</p>
<p><b>7.3 Opportunities for residents to ask questions about the proposed redevelopment plan</b></p> <p>For example, time and location of planned information or Q&amp;A sessions with residents.</p>	<p>Detail if an opportunity will be provided to residents to meet with the scheme operator, or a representative, to discuss the proposed <i>redevelopment plan</i> and ask questions prior to the resident meeting.</p> <p>As per clause 7.2.2</p>



<p><b>7.4 Communication and consultation with residents throughout the proposed redevelopment</b></p> <p>Details are to include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• timing and type of ongoing communication and consultation</li> <li>• opportunities to be given to residents to express their views and concerns</li> <li>• how the operator will consider and address resident views and concerns.</li> </ul>	<p>As per clause 7.2.2</p>
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<p><b>7.5 Communication and consultation on revisions to approved redevelopment plan</b></p> <p><b>Note:</b> scheme operators must make an application to the chief executive before an approved <i>redevelopment plan</i> may be revised.</p>	<p>7.5.1 How will the scheme operator consult with residents about proposed revisions to an approved <i>redevelopment plan</i>?</p> <p>As per clause 7.2.2</p> <p>7.5.2 How will the scheme operator communicate with residents about approved revisions to a <i>redevelopment plan</i>?</p> <p>As per clause 7.2.2</p>
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**Part 8 – General information**

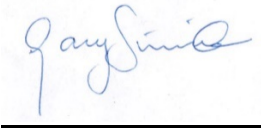
Other relevant information related to the proposed redevelopment may be provided below.

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**Part 9 – Confirmation and signature**

I, Gary Simonite of 50 Lake St, Yaronga QLD 4101 being the scheme operator of the retirement village of the retirement village certify the information in this *redevelopment plan* is correct as at 12/04/2022.

Position in Company: Director

Signature 

Date 12<sup>th</sup> April 2022

## Part 10 – Lodgement

Please send the completed plan to the chief executive of the Department of Housing and Public Works at the address below:

### By mail:

Regulatory Services  
Department of Housing and Public Works  
GPO Box 690  
Brisbane QLD 4001

### By email:

[regulatoryservices@hpw.qld.gov.au](mailto:regulatoryservices@hpw.qld.gov.au)

If you require any assistance, please contact Regulatory Services on phone: 07 3008 3450.

## Further information

If you would like more information, contact the Department of Housing and Public Works on 13 QGOV (13 74 68) or visit our website at [www.hpw.qld.gov.au](http://www.hpw.qld.gov.au)

### General information

For general information and fact sheets on retirement villages visit [www.qld.gov.au/retirementvillages](http://www.qld.gov.au/retirementvillages)

For more information on retirement villages and other seniors living options visit [www.qld.gov.au/seniorsliving](http://www.qld.gov.au/seniorsliving)

### Queensland Retirement Village and Park Advice Service (QRVPAS)

Specialist service providing free information and legal assistance for residents and prospective residents of retirement villages and manufactured home parks in Queensland. Caxton Legal Centre also provides free legal and support services for seniors concerned about elder abuse, mistreatment or financial exploitation.

Caxton Legal Centre Inc.  
1 Manning Street, South Brisbane, QLD 4101  
Phone: 07 3214 6333  
Email: [caxton@caxton.org.au](mailto:caxton@caxton.org.au)  
Website: [www.caxton.org.au](http://www.caxton.org.au)

### Queensland Law Society

Find a solicitor  
Law Society House  
179 Ann Street, Brisbane, QLD 4000  
Phone: 1300 367 757  
Email: [info@qls.com.au](mailto:info@qls.com.au)  
Website: [www.qls.com.au](http://www.qls.com.au)

### Residential Tenancies Authority

Provides advice for persons renting.  
Phone: 1300 366 311  
Website: <https://www.rta.qld.gov.au>