

AVEO Proposal

4th Letter to Residents January 2016

In October 2015, I wrote to you providing an update on the work of the Aveo Working Group in its liaison with Aveo.

In late November, I briefed the local State member, Michael Crandon on the work of the Group.

Since my last letter we have made significant progress in discussions with Aveo particularly in relation to the issues that I raised in that letter. The following is a synopsis of those developments:

Legal Issues:

- a. *“If Aveo states what is to be built and gains community support then that is what will be built”*
Aveo understands the community concern and has its legal advisers working on a set of words that will ensure that the construction of the final agreed facility will be enforceable.
- b. *“If the approved use for ‘residential’ land is to be amended in SCRA to include both retirement living and residential aged care, such changes will only apply to the Rec Club site”.*
Aveo has agreed and, again, is having its legal advisers draft proposed changes to SCRA to ensure this is the case.

Scope and Design of Facilities

- a. There will be a suitable lake for the geese.
- b. A 70+ bed Residential Aged Care facility which will meet the highest Australian standards will form part of the overall development and will be part of the first stage of development.
- c. Up to 180 Independent Living Units (ILUs) will be constructed over a number of stages. Housing sizes, construction and finishes will be in keeping with Sanctuary Cove’s current excellence in design, innovation, construction, landscaping and resort lifestyle. For example, ILUs will range from 150m² to 200m² with the highest level of inclusions, finishes and landscaping.
- d. Golf buggy parking will be available in ILUs.
- e. Preference will be provided to Sanctuary Cove residents in both ILUs and the residential aged care facility.
- f. Whilst not requiring ARC approval, the ILUs will meet the requirements of the Development Control Bylaws.

Operational and Financial Issues

- a. Village Competition - Aveo has agreed that nothing within the development will compete with the Village traders. Indeed, the residents of the Aveo facility will provide a substantial increase in the market for the goods/services offered by Village traders. A gate will facilitate direct access to the Village for residents.
- b. Payment of PBC levies – All Sanctuary Cove lot holders pay an annual PBC levy. Aveo will start to pay levies on its allocated lots when they are registered. Aveo has also agreed that, if the number of ILUs built is greater than the number of lot entitlements allocated to the land,

Aveo will ensure, by Additional Contributions, that every ILU pays the same PBC levy as all other lot holders in Sanctuary Cove. So, the ILU residents will be no different to any other Sanctuary Cove resident in terms of levies paid. The Group is working with Aveo to ensure this promise is enforceable.

- c. Security arrangements – Because the facility will be part of Sanctuary Cove and ILU residents pay the same as other residents, they will have the same access to security services as other residents.
- d. Location of entrances. The main entrance will be adjacent to the Sanctuary Cove boulevard roundabout but there will be two other gates which can be used by residents.

Aveo has indicated that it will develop concept plans based on the discussions with the Working Group and will establish a shop front in the Village to discuss the plans with residents as soon as the process has been formally endorsed by the PBC. This will give all residents the opportunity to view the plans, ask questions, express views and generally become familiar with what is planned.

When a Plan has been developed, which reflects the results of the consultation process, the Working Group will carry out another survey of Sanctuary Cove residents to gauge community support.

It is planned for there to be a legal form of Agreement between Aveo and the PBC specifying the agreements reached between Aveo and the PBC – agreements which will be enforceable. At that stage, the PBC may consider the Agreement to be a restricted matter and, therefore, refer to each RBC for consideration. All Sanctuary Cove residents would then have the opportunity for further input.

At this stage no approaches have been made by the Working Group, PBC or Aveo to the State Government regarding potential SCRA changes. So, as I mentioned in my last letter there is a long administrative road to travel before construction of any sort can commence and there will be ample opportunity for all residents via the PBC and individual RBCs to express an opinion.

The Aveo Group has viewed this letter and agreed its contents.

I will correspond further when necessary.

Dr Greg Herring
Chair
Aveo Working Group