

25 August 2020

Dear Sir/Madam,

RE: NOTIFICATION OF PROPOSED CONCEPT DEVELOPMENT APPLICATION AND PLANNING PROPOSAL

**SITE DESCRIPTION: 5 Smalls Road GRASMERE
LOT: 201 DP: 734620**

Council has received a Concept Development Application (DA) and Planning Proposal that seeks to develop the above-described site for the purpose of Seniors Housing, consisting of various buildings up to five (5) storeys in height. A comprehensive description of the proposal and further details are attached to this letter for your information.

The Camden Local Environmental Plan 2010 (Camden LEP 2010) currently imposes a 9.5m height limit for buildings on the above-described site. Several buildings proposed under the Concept DA exceed this height limit. As such, a Planning Proposal has been lodged by the applicant that seeks Council approval to amend the Camden LEP 2010 by increasing the existing 9.5m height limit to a range of heights including 13m, 16m, 20m and 24m. The proposed height increases are limited to certain locations on the site to facilitate the building envelopes proposed as part of the Concept DA.

The Concept DA and Planning Proposal will be assessed concurrently. However, as the Concept DA relies on the increased height sought as part of the Planning Proposal, the Planning Proposal must be determined by Council prior to any final consideration of the Concept DA.

The Planning Proposal will be determined by Camden Council, while the Concept DA will be determined by the Sydney Western City Planning Panel.

Material available on Council website

The Concept DA, Planning Proposal and accompanying documents can be found on the Council website, under 'Matters on Exhibition': www.camden.nsw.gov.au/council/matters-on-exhibition/.

If you require assistance in accessing the website, please contact Council's Customer Relations team between Monday - Friday, 8.30am – 5pm on (02) 4654 7777 or visit the Oran Park, Narellan or Camden libraries during normal opening hours.

Note: *In accordance with the safety measures implemented by Camden Council to avoid the spread of COVID-19, physical copies will no longer be displayed at Council Libraries and the Oran Park Administration Building.*

Lodging a submission

Should you wish to make a submission on the proposal, the submission must be made in writing, addressed to the General Manager and submitted to Council no later than **8 October 2020**.

Your submission can also be e-mailed to mail@camden.nsw.gov.au.

Submissions must clearly indicate the name and address of the person making the submission, provide a contact telephone number and e-mail address where available and specify the grounds of objection (if any).

Note on Initial Notification for Planning Proposal

This notification forms part of the initial notification stage for the Planning Proposal. Should the Planning Proposal be endorsed by Council, it will be submitted to the Department of Planning, Industry and Environment requesting authorisation for the proposal to proceed (known as 'Gateway Determination'). If a Gateway Determination is received, a formal public exhibition period will follow inviting further comments on the Planning Proposal from the community.

A Frequently Asked Questions document that explains the initial notification process can be found with the Planning Proposal documentation under the Matters on Exhibition website linked above.

For further information

Further enquiries relating to the Concept DA should be directed to Jordan Soldo, Senior Town Planner on (02) 4654 7613.

Further enquiries relating to the Planning Proposal should be directed to Kashfia Hasan, Strategic Planner on (02) 4654 7616.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'J Soldo'.

Mr J Soldo
Senior Town Planner
(Planning and Environmental Services)

ADDITIONAL DETAILS AND NOTICES FOR CONCEPT DA (DA/2020/524/1)

- SITE DESCRIPTION:** 5 Smalls Road GRASMERE
LOT: 201 DP: 734620
- PROPOSED DEVELOPMENT:** Concept development application for a seniors housing development to be completed over 6 stages and comprising of:
- A 3 storey Residential Aged Care Facility containing 128 beds;
 - 12 buildings ranging in height from 3-5 storeys and containing approximately 259 apartment style self-contained dwellings;
 - A recreation centre consisting of a lounge, dining, cinema, salon, reception, function rooms and auditorium;
 - A single storey wellness centre containing a pool and gym;
 - Approximately 82 x single storey villa style self-contained dwellings;
 - A 3 storey retail and health centre building;
 - A single storey childcare centre for approximately 90 children;
 - 2 x single storey dementia cottages containing 24 rooms; and
 - Estate entrance signage, landscaping, internal private roads, services, stormwater, civil and associated works.
- APPLICANT:** Carrington Centennial Care Ltd
- CONSENT AUTHORITY:** Sydney Western City Planning Panel
- EXHIBITION PERIOD:** **FROM:** 28 August 2020
TO: 8 October 2020
- WRITTEN SUBMISSIONS
MUST BE RECEIVED BY:** 8 October 2020

This development is threatened species development.

This development is integrated development in that it requires authorisation under Section 100B in respect of bush fire safety of subdivision of land that could lawfully be used for residential or rural residential purposes or development of land for special fire protection purposes pursuant to the *Rural Fires Act 1997* from the NSW Rural Fire Service.

This development is nominated integrated development in that it requires an activity approval to carry out a controlled activity pursuant to the *Water Management Act 2000* from the Natural Resources Access Regulator.

English

"This information is important. If you need help understanding this document please call the Translating and Interpreting Service (TIS) on 131 450 and ask them to contact Council on 02 4654-7777 on your behalf."

Arabic

٠٢ ٤٦٥٤ ٧٧٧٧ نيابة عنك هذه معلومات هامة. إذا كنت تحتاج إلى مساعدة في فهم هذا المستند برجاء الاتصال بخدمة الترجمة الشفهية والخطية TIS على الرقم ١٣١ ٤٥٠ وأطلب منهم أن يتصلوا بالبلدية على الرقم

Croatian

Ove informacije su važne. Ako trebate pomoć da biste razumijeli ovaj dokument, molimo vas nazovite Službu prevoditelja i tumača (TIS) na 131 450 i zamolite ih da u vaše ime nazovu Općinu na 02 4654 7777.

German

Diese Informationen sind wichtig. Wenn Sie beim Verständnis dieses Dokuments Hilfe benötigen, wenden Sie sich bitte unter der Rufnummer 131 450 an den *Translating and Interpreting Service* (Übersetzer- und Dolmetscherdienst) und bitten Sie diesen Dienst, sich in Ihrem Namen unter 02 4654-7777 an die Kommunalverwaltung zu wenden.

Greek

Αυτές οι πληροφορίες είναι σημαντικές. Εάν χρειάζεστε βοήθεια για να καταλάβετε αυτό το έντυπο παρακαλώ τηλεφωνείτε στην Υπηρεσία Μεταφραστών και Διερμηνέων (TIS) στο 131 450 και ζητήστε τους να επικοινωνήσουν με το Δημοτικό Συμβούλιο εκ μέρους σας στο 02 4654 7777.

Italian

Queste informazioni sono importanti. Se vi serve aiuto per comprendere questo documento, chiamate il servizio traduzioni e interpreti (TIS) al numero 131 450 chiedendo che contatti il Comune per vostro conto al numero 02 4654-7777.

Maltese

Din l-informazzjoni hija importanti. Jekk ikollok bżonn għajnnuna biex tifhem dan id-dokument jekk jogħġbok ċempel il-Translating and Interpreting Service (TIS) (Servizz ta' Traduzzjoni u Interpreter) fuq 131 450 u itlobhom biex jikkuntattjaw lill-Kunsill fuq 02 4654 7777 f'ismek.

Serbian

Ove informacije su važne. Ako vam treba pomoć da biste razumeli ovaj dokument, molimo vas da nazovete Službu prevodilaца и тумача (TIS) на 131 450 и замолите их да у ваше име назову Општину на 02 4654 7777.

Spanish

Esta información es importante. Si necesita ayuda para entender este documento sírvase llamar al Servicio de Traducción e Interpretación (Translating and Interpreting Service / TIS) al 131 450 y pídale que se comuniquen por usted con el Municipio llamando al 02 4654-7777.

Tagalog

Ang impormasyong ito ay mahalaga. Kung kailangan mo ng tulong upang maintindihan ang dokumentong ito mangyari lamang na tawagan ang Serbisyo para sa Pagsasalang-wika at Pang-interpreter (TIS) sa 131 450 at hilingin sa kanila na kontakin para sa inyo ang Konseho sa 02 4654 7777.

Chinese

這是一份重要的資料。如果您在了解這份文件方面需要幫助，請致電 131 450 聯絡翻譯及傳譯服務 (TIS)，然後要求代致電 02 4654 7777 聯絡市議會。