



Carrington

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Carrington Park A Lifestyle Village by Carrington

Carrington Park at 5 Smalls Road is Carrington's vision to create a lifestyle retirement and aged care village which provides a number of much needed services for a growing and ageing population.

The services planned for the site also seeks to provide a good integration with the wider community as it services the needs of the people that live in the area.

The key design principles provides for:

- A boulevard vista to a Wellness Centre containing a Swimming Pool, Gym, Community Rooms and a café that will service the village residents and the community that lives in the area.
- Community interface through services such as a Health Centre which will provide GP services, Allied Health Services (Physiotherapy, Occupational Therapy, Nutrition and Dietetics and Podiatry). The Centre will also provide a pharmacy, a pathology blood collection unit, a medical oncology unit and specialist suites. All these services will be available to the community of Carrington and the Community of Grasmere.
- A childcare centre for 90 places will be provided on the site to service the staff of Carrington and help Carrington's recruitment and retention strategy to attract staff to work in Carrington's facilities. The childcare centre will also service the community of Grasmere of having their young children in a modern, early childhood learning centre
- As part of the Health Centre and the Early Childhood Learning Centre there will be a small retail precinct to service the community of Carrington as well as the community of Grasmere comprising of a small grocery shop, a coffee shop and a small fruit and vegetables shop. These services are all part of our vision of community interface.
- Carrington Park will have a retirement living and assisted living apartments serviced by all the services mentioned above to enjoy an independent and a relaxed lifestyle. It will have around 80 Single story villas and six (6) 3-4 storey apartment buildings, a recreation club and a restaurant available for both Carrington residents and the Community as required.
- The topography of the site varies at various parts in this property. Therefore some of the buildings will be in excess of the height control map. The rezoning of the land has retained the existing heights of buildings in the area at 9.5 metres. However due to the topography of the site which will require a lot of engineering and levelling will cause some buildings to be higher than 9.5 metres and there we had to submit a planning proposal in order to vary the height of the buildings on the site.

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- A visual impact photomontage has already been submitted to Council and is on Council's website as part of the exhibition of the plans. This assessment clearly shows that there will be no overshadowing around the street and/or houses in the area. The site is heavily landscaped and tree filled on all external perimeters.

Given the complex topography of the site, the land will require a lot of civil engineering through cut and fill. In this context where there are buildings over the allowable 9.5m height, the images will show that the buildings are sunk in the middle of the site. The front buildings will be set back from the street by 20-25 metres.

These major and much needed amenities for the growing ageing population, retirees and the community at large will be staged over a period of 10-15 years. The landscape designs have taken into consideration the current landscape of the area similar to what has been developed over the years on the current Carrington Campus.

We are planning to conduct an information session for the Community shortly to ensure that more accurate information is put out there for the benefit of the community and to dispel any speculative comments and opinions.

Raad Richards
Chief Executive