



17 March 2020

Dear Neighbour

## **NOTICE OF PLANNING APPLICATION – GRAND CEDAR AGED CARE FACILITY 55-63 HIGH STREET ROAD & 8-10 HAROLD STREET, ASHWOOD**

### **OVERVIEW**

As the property owner and operator of Grand Cedar aged care facility at Nos. 61 – 63 High Street Road and 10 Harold Street, Ashwood, we wish to advise you that a planning application has been lodged with Monash City Council.

The planning application (Council Ref. TPA/551123) seeks approval for an extension to the existing aged care facility. Further detail of what the proposed extension entails is provided at the following section of this letter.

The original intent of this letter was to invite you to an informal information session, allowing you an early opportunity to meet with us and view the architectural plans for the proposed extension. In the past, we have found this process useful in clarifying for our neighbours any points of the design or operation of the building which are unclear. We have further found the process useful in identifying any perceived issues, so we can work with you towards finding mutually acceptable solutions.

Due to current circumstances, and advice from the Federal Government, we consider that it would be imprudent to hold an information session. This decision has been made to prevent the spread of novel coronavirus (COVID-19) in our community and reduce the risk of exposure to our residents, staff and visitors. The welfare of our elderly residents is our priority.

In light of this, we instead invite you to contact Phil Gleeson or Lauren Grusauskas at Urbis (town planners) for further information if required. Their contact details are provided at the end of this letter, offering you an opportunity to speak directly to the consultant team should you have any queries, concerns or points of clarification.

Please note that you will still receive formal notice of the application by Monash City Council, and you will also be able to engage with Council throughout the application process. Further detail provided below.

### **WHAT IS PROPOSED?**

The proposal seeks approval for an extension to the existing aged care facility at No. 61-63 High Street Road and 8 Harold Street, extending to Nos. 55-59 High Street Road and No. 10 Harold Street, Ashwood, which Grand Cedar owns.

The application was lodged with Monash City Council on 12th December 2019 and comprises the following key components:

#### **Built Form**

- A two (2) to four (4) storey built form (varies with slope of land) to join onto the existing aged care facility, with a maximum height of 15.65 metres above natural ground level.
- There will be no change to the height or setbacks of the existing aged care facility. The primary (external) built form changes proposed affect only 55 – 59 High Street Road and 10 Harold Street. For clarification, we have enclosed an aerial view along with this letter depicting the site in which the extension is proposed.
- A total of 63 proposed new residential aged care rooms.
- A new porte cochere (replaces existing) to the existing facility main entrance is proposed.
- Minor internal alterations to the existing aged care facility.

#### **Car Parking and Access**

- An additional 42 car parking spaces are proposed to be provided on site, resulting in a total of 74 spaces provided by the facility overall (noting there are 32 existing spaces). Disabled car parking spaces will be provided in accordance with Australian Standards.



- The total number of car parking spaces provided on site exceeds statutory requirements, which require the provision of 40 car parking spaces for the facility overall.
- We understand that one of the community's main frustrations associated with the existing aged care facility is the occasional overflow of staff parking in the local street network. We note the proposed overprovision of car parking spaces is directly aimed at alleviating these concerns.
- We note that there will be no staff or visitor parking proposed in the street network as ample car parking spaces will be provided on site for staff and visitors to the facility.
- As is the case with the vast majority of aged care facilities, residents of the proposed extension (and the existing facility) will not own a motor vehicle and accordingly, traffic generation associated with the proposed development will be limited to staff, service vehicles and visitor movements only.
- Vehicular access to the aged care facility will continue to be provided via the High Street Road frontage. No further crossovers or access points will be introduced.
- All loading activities (including waste collection) will be undertaken on-site from within the new loading bay and existing basement carpark as required. There will be no service vehicles parked in the local street network.



## FORMAL PUBLIC NOTICE PERIOD

In accordance with Section 52 of the Planning and Environment Act 1987, Monash City Council will be notifying you, and all owners and occupiers of adjoining and nearby properties, of this application in coming weeks. You will have an opportunity to sight the application documents (including architectural plans), and engage with the Council Officer assessing the application, should you wish.

## CONCLUSION

We trust that the above information has been insightful. As indicated earlier, if you would like further information about the proposed extension or wish to clarify any matters, please contact Phil Gleeson or Lauren Grusauskas at Urbis on (03) 8663 4888 or via email at [LGrusauskas@urbis.com.au](mailto:LGrusauskas@urbis.com.au).

As a valued and integral part of this community, we look forward to working closely with you and Council towards a mutually agreeable outcome for this proposed development.

Yours sincerely,

Grand Cedar Aged Care Facility

[www.grandcedar.com.au](http://www.grandcedar.com.au)