



21 December 2023

Caleb Ball  
Senior Planning Officer, State Significant Acceleration  
Department of Planning and Environment

via email: [caleb.ball@planning.nsw.gov.au](mailto:caleb.ball@planning.nsw.gov.au)

Dear Caleb,

**Neringah Seniors Housing and Hospital (SSD-45121248)  
Department Stakeholder Meeting – Questions on Notice**

I refer to the State significant development application for the Neringah Seniors Housing and Hospital project (SSD-45121248) (**Application**), currently before the NSW Independent Planning Commission (**Commission**) for determination.

The Commission is seeking information from the Department of Planning and Environment (**Department**) regarding the following:

- a) recommended additional conditions of consent presented by the Department relating to:
  - a. the sandstone wall along Neringah Avenue South; and
  - b. 24 hour access of the through site link; and
- b) further information regarding the Applicant's and the Department's assessment of traffic impacts to Neringah Avenue South (specifically the narrowed portion), particularly regarding potential for conflict between vehicles accessing the proposed loading dock and local school traffic.

The Commission requests that the Department provide a response by **12pm on Monday 8 January 2024**.

This letter and your response will be made publicly available on the Commission's website.

Should you require any clarification in relation to the above, or wish to discuss further, please contact Tahlia Sexton, [tahlia.sexton@ipcn.nsw.gov.au](mailto:tahlia.sexton@ipcn.nsw.gov.au) or 9860 1560.

Yours sincerely,

Stephen Barry  
Planning Director