

Our ref: Neringah Seniors Housing & Hospital (SSD-45121248)

Professor Mary O’Kane AC
Chair, Office of the Independent Planning Commission NSW
Suite 15.02, Level 15
135 King Street
Sydney NSW 2000

1 December 2023

Subject: Referral for Determination

Dear Professor O’Kane,

The Department has completed its assessment of Neringah Seniors Housing & Hospital, comprising a residential aged care facility containing 12 beds and 18 palliative care beds and 57 self-contained dwellings.

In accordance with section 2.7(1)(a)-(c) of State Environmental Planning Policy (Planning Systems) 2021, the Independent Planning Commission is the declared consent authority for this development as City of Ku-ring-gai Council has made a submission by way of objection.

Based on its assessment, the department believes that the project is able to be approved, subject to the recommended conditions of consent and recommended modification instrument.

I have attached a copy of the Department’s assessment report, recommended instrument of consent, recommended instrument of modification and other relevant documents for the Commission’s consideration.

Further information about the project can be found on the NSW planning portal:

<https://www.planningportal.nsw.gov.au/major-projects/projects/neringah-seniors-housing-hospital>

Please contact Amy Watson, A/Director, State Significant Acceleration, on 8289 6612, if you would like to arrange a briefing or require any additional information.

Department of Planning and Environment



Yours sincerely,

Sargeant

Anthea Sargeant
Executive Director
Key Sites & Regional Assessments