

Our ref: BaptistCare Carlingford – Seniors Housing (SSD-33631237)

Andrew Mills
Chair, Office of the Independent Planning Commission NSW
Suite 15.02, Level 15
135 King Street
Sydney NSW 2000

26 July 2024

Subject: Referral for Determination

Dear Mr Mills,

The Department has completed its assessment of BaptistCare Carlingford Seniors Housing, comprising a residential aged care facility containing 96 beds, 130 self-contained independent living units and respite day care centre.

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 Parramatta 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.

I have attached a copy of the Department's assessment report, recommended instrument of consent 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/baptistcare-carlingford-seniors-housing>

Please contact Amy Watson, A/Director, Social and Affordable Assessments, on [REDACTED], if you would like to arrange a briefing or require any additional information.

Yours sincerely,

[REDACTED]

David Gainsford
Deputy Secretary
Development Assessment and Sustainability