



24 January 2024

Amy Watson  
Director, State Significant Acceleration  
Department of Planning, Housing and Infrastructure

via email: [amy.watson@planning.nsw.gov.au](mailto:amy.watson@planning.nsw.gov.au)

Dear Amy,

**Neringah Seniors Housing and Hospital (SSD-45121248)**  
**Request for comment – Recommended Conditions of Consent**

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

The Commission is considering the imposition of the attached conditions of consent for the Application (**Attachment A**) should it determine to approve the Application. The Commission seeks the Department's advice on the workability, enforceability and any potential unintended consequences of the proposed conditions.

Additionally, the Commission seeks the Department's response to the following:

1. Landscape Plan LAQ-DG-86-# Revision P4 shows the footing of the proposed fence on the northern boundary with 14 Neringah Avenue South encroaching outside of the Site boundary. Please provide further information regarding:
  - a. if landowners consent for these works has been obtained; or
  - b. if amendments to the proposed fence are required via a condition of consent (and provide a recommended condition of such).

Could you please provide the Department's advice by **5pm on Wednesday, 31 January 2024**.

This letter and your response will be made publicly available on the Commission's website immediately following the publication of the Commission's determination of this Application.

Should you require any clarification in relation to the above, or wish to discuss further, please contact Tahlia Sexton, Senior Planning Officer, [tahlia.sexton@ipcn.nsw.gov.au](mailto:tahlia.sexton@ipcn.nsw.gov.au) or 9383 2120.



Stephen Barry  
Planning Director