

Our ref: Opal St Ives Care Community-Mod-1 (SSD-48028209-Mod-1)

Mr Mohammad Ashari
Senior Development Manager
OHCA Property Holdings PTY LTD
173 Sussex Street
SYDNEY NSW 2000

5 February 2026

Subject: Response to Submissions

Dear Mr Ashari

The exhibition of the proposed modification to the development consent for the Opal St Ives Care Community Seniors Housing development (SSD-48028209-Mod-1) ended on 4 February 2026.

We have placed all submissions (including from Council) on the NSW Planning Portal at:
www.planningportal.nsw.gov.au/major-projects/projects.

The Department of Planning, Housing and Infrastructure is also considering the proposal as outlined in your modification report and the issues raised in the submissions, and will separately forward a letter of key issues to be addressed.

We now require a written response to issues raised in the submissions, as required under section 59(2) of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation). The written response must be in the form of a submissions report that has been prepared having regard to the *State Significant Development Guidelines including Appendix C - Preparing a Submissions Report*.

Your submissions report must also incorporate responses to the Department's forthcoming letter.

Please lodge your submissions report within two months of the Department's forthcoming letter via the NSW Planning Portal <https://majorprojects.planningportal.nsw.gov.au/>.

Note that the time between the date of this letter and the date the Planning Secretary receives your response is not included in the 'assessment period' under section 94(1) of the EP&A Regulation.

If you have any questions, please contact Manwella Hawell, on 02 8275 1794 or via email at manwella.hawell@dpie.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Brendon Roberts", with a long horizontal stroke extending to the right.

Brendon Roberts
Team Leader Social and Diverse Housing
Social & Diverse Housing Assessments

as delegate for the Planning Secretary