

Our ref: Opal Healthcare Bayview (SSD-77240466)

Mr Tyron Nicholson
Senior Development Manager
Principal Healthcare Finance Pty Ltd
Level 11/420 George Street
Sydney NSW 2000

13 March 2026

Subject: Response to Submissions

Dear Mr Nicholson

The exhibition of the development application and environmental impact statement (EIS) for the Opal Healthcare Bayview Seniors Housing development (SSD-77240466) ended on 11 March 2026.

We have placed all submissions on the NSW Planning Portal at <https://www.planningportal.nsw.gov.au/major-projects/projects/opal-healthcare-bayview>.

At the time of writing, we have not yet received a response from NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) – Conservation Programs, Heritage and Regulation Group (CPHR) and NSW Rural Fire Service. Their responses will be made available when received. The Department of Planning, Housing and Infrastructure (Department) is also considering the proposal as outlined in your EIS and the issues raised in submissions and will separately forward you a list of the 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*.

We also require a response to the issues raised by agencies in their advice. This response should be incorporated into the submissions report.

Please lodge your submissions report by 13 May 2026 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.

Department of Planning, Housing and Infrastructure



If you have any questions, please contact Tia Mills, on 02 4063 6437 or via email at tia.mills@dpie.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "P. Wythes".

Paulina Wythes

Director

Social and Diverse Housing Assessments

as delegate for the Planning Secretary