

# WILLOWTREE PLANNING



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23 November 2022

REF: WTJ22-591

NSW Department of Planning and Environment  
State Significant Acceleration Team  
Locked Bag 5022  
Parramatta NSW 2124

**Attention: Gabriel Wardenburg**

**RE: REQUEST FOR INDUSTRY-SPECIFIC SEARS  
PROPOSED RESIDENTIAL AGED CARE DEVELOPMENT  
PROPERTY AT 235-237 MARSDEN ROAD, CARLINGFORD (LOT 1, 2 & 3 DP5982)**

Dear Gabriel,

We write on behalf of Opal Healthcare (the Proponent) to the NSW Department of Planning and Environment (DPE) in support of a request for industry-specific Secretary's Environmental Assessment Requirements (SEARs), under the Rapid Assessment Framework (RAF). The intent of the letter is to demonstrate that the proposal is eligible for industry-specific SEARs.

The proposal involves the construction of a Residential Aged Care Facility (RACF) development 235-237 Marsden Road, Carlingford, legally described as Lot 1, 2 and 3 on DP5982 (subject site).

The subject site is located within the Parramatta Local Government Area (LGA) and is zoned R2 Low Density Residential, pursuant to the *Parramatta Local Environmental Plan 2011* (PLEP2011). The proposed development falls within the definition of 'seniors housing', which is permissible with consent in the R2 Low Density Residential zone pursuant to the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

The proposed development seeks consent for a RCF, which is considered seniors housing, with a total Capital Investment Value (CIV) of greater than \$30 million.

The proposed development satisfies the definition of State Significant Development (SSD) pursuant to:

- Schedule 1, Clause 28 of *State Environmental Planning Policy (Planning Systems) 2021* (Planning Systems SEPP), being development for the purpose of seniors housing with a component of RCF in Greater Sydney with a CIV of more than \$30 million.

This letter provides an overview of the proposed development and the relevant planning framework that applies to enable the issuance of industry-specific SEARs, which will then guide the preparation of a formal Environmental Impact Statement (EIS) for development of the subject site.

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The proposal is considered to meet the criteria for industry-specific SEARs, based on the following:

- It does not constitute Designated Development
- It is wholly permissible pursuant to the T&I SEPP
- It does not involve a concept development application (DA)

The following sections provide an overview of proposal to inform the NSW DPE's decision making for the issuance of industry-specific SEARs.

### 1.0 SITE DESCRIPTION

The Site comprises of three (3) allotments located at 235-237 Marsden Road, Carlingford, legally referred to as Lot 1, 2 and 3 of DP 5982. The Site is irregularly shaped and has an area of 12,884m<sup>2</sup> and slopes south-east to an access handle for St Paul's Church Cemetery which is identified as a Heritage Item of Local Significance under the PLEP 2011. Vehicular and pedestrian access to the Site is central from Marsden Road.

The Site is zoned R2 Low Density residential pursuant to the PLEP 2011. The surrounding properties are also zoned R2 Low Density Residential and the Site adjoins RE1 Public Recreation zoning. The Site currently comprises of a nursery and two (2) older style single storey dwellings at the western and eastern allotments.

Carlingford Village, an established retail and shopping precinct is located approximately 550m west of the Site which comprises of various shops, bank service providers and other retail and commercial services for the wider community.

In addition, it is noted that there are numerous hospitals within the Local Government Area (LGA) in proximity to the Site including:

- Ryde Hospital – located approximately 3.1km south-east of the Site;
- Cumberland Hospital located approximately 5.8km south of the Site; and
- Westmead Private and Public Hospital located approximately 10km south of the Site.

The existing site context is shown in **Figure 1** and **Figure 2** below.





**Figure 1. Cadastral Map** (Source: SIX Maps, 2022)



**Figure 2. Aerial Map** (Source: Sixmaps, 2022)

## 2.0 PROPONENT DETAILS

The Proponent for this proposal is Opal Healthcare, refer to **TABLE 1**.



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**TABLE 1: PROPONENT CONTACT DETAILS**

<b>Company Details</b>	Opal HealthCare
<b>Contact Name</b>	John Cole-Clark
<b>Position</b>	Senior Development Manager
<b>Contact Number</b>	02 9324 8751
<b>Email Address</b>	John.Cole-Clark@opalhealthcare.com.au

### 3.0 CAPITAL INVESTMENT VALUE

The CIV of the proposed development in accordance with the CIV definition under the *Environmental Planning & Assessment Regulation 2021* (EP&A Regulation), is estimated based on the scope of works outlined in **Section 4.0** below.

A letter has been prepared by WT Partnership, and included in **Appendix 2**, which details that the CIV will exceed \$30 million.

### 4.0 PROJECT DETAILS

The proposal will seek development consent for the construction and operation of a RACF. The preliminary proposal plans, prepared by Custance Architects is included within **Appendix 1**.

The particulars of this proposal are summarised below:

- Demolition of all existing buildings and structures
- Site preparation works, including tree clearing (no. of trees to be confirmed in EIS)
- Construction of one buildings on site comprising 160 residential care rooms
- Construction of new entry and exit crossover
- Centralised basement carparking
- Associated landscaping

The proposed development has been designed to respond to the surrounding character of the area, the fall of the subject site and the needs of future residents.

It is noted that the Sydney Central Planning Panel resolved to approve DA873/2021 on 18 November 2021 for the construction of a RACF comprising 160 beds. Due to changes in market requirements, Opal are looking to further improve the resident offering through larger rooms and a better layout to reflect the small household model. The scope of changes to the approved design are considered beyond the scope of a Section 4.55 Modification Application and therefore a new SSD Application is required to be submitted.

### 5.0 STATUTORY CONTEXT

All relevant statutory documentation will be considered as part of the future EIS. The following statutes, strategic plans and policies have been considered as part of the development planning phase. Further consideration will be given to all relevant and applicable legislation and strategic plans in the EIS.

#### Commonwealth Planning:

- *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*

#### State Planning:

- *Environmental Planning and Assessment Act 1979*





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- *Environmental Planning and Assessment Regulation 2021*
- *Biodiversity Conservation Act 2016*
- *Rural Fires Act 1997*
- *Protection of the Environment Operations Act 1997*
- *Water Management Act 2000*
- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Housing) 2021*

### Local Planning:

- *Parramatta Local Environmental Plan 2011*
- *Draft Parramatta Local Environmental Plan 2020*

## 6.0 INDUSTRY-SPECIFIC SEARS

This section reviews the relevant industry-specific SEARs and includes commentary on how the Applicant intends to respond to each item, where applicable. Refer to **TABLE 2** for further details.

TABLE 2: INDUSTRY-SPECIFIC SEARS		
Issue and Assessment Requirements	Documentation	Applicant Comments
<b>1. Statutory Context</b>	Address in EIS.	Noted – the proposal will address the requirement of this item.
<b>2. Capital Investment Value and Employment</b>	Cost Summary Report.	Noted – a Cost Summary Report will support the proposal.
<b>3. Design Quality</b>	Address in EIS. If required: <ul style="list-style-type: none"><li>▪ Design Review Report (where the project has been reviewed by the SDRP).</li><li>▪ Design Excellence Strategy (where design excellence is required by an EPI).</li><li>▪ Competition Report (where a competitive design process has been held).</li></ul>	Design quality will be addressed in the EIS.  The proposal will be reviewed by the SDRP prior to lodgement. Any prior outcomes of the Parramatta Design Excellence Panel under DA873/2021 will be conveyed to the panel for design review purposes.
<b>4. Built Form and Urban Design</b>	Architectural drawings. Design Report. Survey Plan. BCA Compliance Report. Accessibility Report.	Noted – the proposal will address the requirements of this item through the listed reports.
<b>5. Environmental Amenity</b>	Shadow Diagrams. View Analysis. Pedestrian Wind Environment Assessment. If required: SEPP 65 Verification Statement	Noted – the proposal will address the requirements of this item through the listed reports.



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	SEPP 65 Assessment	
<b>6. Visual Impact</b>	Visual Analysis. Visual Impact Assessment.	Noted – the proposal will be informed by photomontages and perspective drawings, where necessary, and include a Visual Impact Assessment.
<b>7. Public Space</b>	Public Space Plan (as part of the Design Report). CPTED Report.	Noted – the proposal will address the requirements of this item through the listed reports.
<b>8. Trees and Landscaping</b>	Arboricultural Impact Assessment. Landscape Plan.	Noted – the proposal will address the requirements of this item through the listed reports.
<b>9. Ecologically Sustainable Development (ESD)</b>	ESD Report.	Noted – the proposal will provide an ESD report.
<b>10. Traffic, Transport and Accessibility</b>	Transport and Accessibility Impact Assessment. Construction Traffic Management Plan. Green Travel Plan or equivalent.	Noted – the proposal will address the requirements of this item through the listed reports.
<b>11. Biodiversity</b>	Biodiversity Development Assessment Report or BDAR Waiver.	Noted – the proponent intends to seek a BDAR Waiver.
<b>12. Noise and Vibration</b>	Noise and Vibration Impact Assessment.	Noted – the proposal will be supported by a Noise and Vibration Impact Assessment.
<b>13. Ground and Water Conditions</b>	Geotechnical Assessment. Surface and Groundwater Impact Assessment. Salinity Management Plan and/or Acid Sulfate Soils Management Plan.	Noted – the proposal will address the requirements of this item through the listed reports.
<b>14. Water Management</b>	Integrated Water Management Plan.	Noted – the proposal will be supported by an Integrated Water Management Plan.
<b>15. Flooding Risk</b>	Flood Risk Assessment.	Noted – the proposal will be supported by a Flood Risk Assessment.
<b>16. Hazards and Risk</b>	Preliminary Hazard Analysis.	Noted – the proposal will be supported, if required, by a Preliminary Hazard Analysis.
<b>17. Contamination and Remediation</b>	Preliminary Site Investigation. If required: <ul style="list-style-type: none"> <li>Detailed Site Investigation.</li> <li>Remedial Action Plan.</li> <li>Preliminary Long- term Environmental Management Plan.</li> </ul>	Noted – the proposal will be supported by a Detailed Site Investigation and Remedial Action Plan.
<b>18. Waste Management</b>	Waste Management Plan. Hazardous Material Survey.	Noted – the proposal will be supported by a Waste Management Plan and Hazardous Material Survey.



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<b>19. Aboriginal Cultural Heritage</b>	Aboriginal Cultural Heritage Assessment Report.	Noted – the proposal will be supported by an Aboriginal Cultural Heritage Assessment Report.
<b>20. Environmental Heritage</b>	Statement of Heritage Impact. Archaeological Assessment.	Noted – the proposal will be supported by a Heritage Impact Statement.
<b>21. Social Impact</b>	Social Impact Assessment.	Noted – the proposal will be supported by a Social Impact Assessment.
<b>22. Infrastructure Requirements and Utilities</b>	Infrastructure Delivery, Management and Staging Plan.	Noted – the proposal will be supported by an Infrastructure Delivery, Management and Staging Plan.
<b>23. Bush Fire Risk</b>	Bush Fire Assessment.	The proposal is not located on bushfire prone land, however as a Special Fire Protection Purpose, the proponent will address the relevant provisions of the RF Regulation.
<b>24. Aviation</b>	Aviation Report	N/A. The proposal does not propose a HLS.
<b>25. Construction, Operation and Staging</b>	Address in EIS.	Noted – the proposal will address the requirement of this item.
<b>26. Contributions and Public Benefit</b>	Address in EIS.	Noted – the proposal will address the requirement of this item.
<b>27. Engagement</b>	Engagement report.	Noted – the proposal will be supported by an Engagement Report, in accordance with the <i>Undertaking Engagement Guidelines for State Significant Projects</i> .

The proposal is considered to meet the eligibility criteria for industry-specific SEARs. As such, it is requested that NSW DPE issue formal SEARs for the preparation of an EIS for this proposal as SSD.

Should you require any further information to do so, please do not hesitate to contact the undersigned on 0448 972 959 or via email at [sprowd@willowtp.com.au](mailto:sprowd@willowtp.com.au).

Your sincerely,



Sally Prowd  
Associate  
Willowtree Planning Pty Ltd

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**Appendix 1** Preliminary Architectural Plans  
**Appendix 2** Cost Letter

