

30 July 2025

Department of Planning, Housing and Infrastructure
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

Dear Sir or Madam,

Request for early scoping meeting and SEARs under Schedule 1, Part 28 of the State Environmental Planning Policy (Planning Systems) 2021 at 119-123 Rocky Point Road, Beverley Park

This letter has been prepared on behalf of Creative Vision as a request for an early scoping meeting and for the Secretary's Environmental Assessment Requirements (SEARs) to enable the preparation of an Environmental Impact Statement (EIS) for State Significant Development of a residential care facility at 119-123 Rocky Point Road, Beverley Park located in the Georges River local government area.

The proposal satisfies the definition of State Significant Development (SSD) under Chapter 2, Part 2.2, Section 2.6 and requirements under Schedule 1 of *State Environmental Planning Policy (Planning Systems) 2021* (SEPP Planning Systems). Schedule 1, Part 28 – Seniors Housing specifies that development for seniors housing with a residential care facility component in the Greater Sydney Region with a CIV greater than \$30 million is SSD, provided other components of the proposed development are not prohibited under an environmental planning instrument (EPI) applying to the land.

With regard to the relevant criteria, the residential care facility development in this instance is eligible for Industry-Specific SEARs, as follows:

Table 1: Industry-specific SEARs criteria

INDUSTRY-SPECIFIC SEARS QUALIFICATION	YES/NO
Is the project:	
<ul style="list-style-type: none">designated development but for the Act, section 4.10(2), or	No, the proposal is not designated development.
<ul style="list-style-type: none">partly prohibited by an EPI, or	No, the development is permitted with consent under the Housing SEPP, Chapter 3, Part 5 and within the R4 zone under the Georges River LEP 2021.
<ul style="list-style-type: none">wholly prohibited by an EPI, to the extent permitted by the Act, section 4.38(5), or	No, the development is permitted with consent.
<ul style="list-style-type: none">concept development application for State significant development.	No, detailed development consent is sought.

2. Site location

The site is located at 119-123 Rocky Point Road, Beverley Park. The site comprises of four allotments legally described as:

- Lot E DP101335
- Lot A DP343822
- Lot C DP373834
- Lot D DP373834.

The consolidated development site is rectangular in shape and has an area of approximately 2,271 sqm.



FIGURE 1: SUBJECT SITE

Source: Mecone Mosaic

The site currently contains three single storey dwellings with concrete vehicular driveways accessible from Rocky Point Road. Each dwelling has a private open space, and a review of aerial imagery shows secondary structure situated at the rear of 121 Rocky Point Road. The consolidated development site has an approximate frontage of 42 m to Rocky Point Road.

The locality consists mostly of low-to-medium density residential development, comprising of buildings ranging from one-to-four storeys in height, noting there is also high-density development up to 12 storeys situated approximately 200 m southwest on Garrigarrang Avenue. Commercial uses are present, situated on the opposite side of Rocky Point Road including a Mazda dealership, petrol station, and an auto parts retailer. The site is located 1.9 km south of Kogarah Railway Station and Carlton Railway Station. Multiple bus stops are located along Rocky Point Road providing services to Rockdale Railway Station and Kogarah Railway Station.


The site is located within walking distance from public open spaces such as the Scarborough Park (located 800 m east of the site), Spooner Park (located 550 m west of the site), Scarborough Park North (located 900 m northeast of the site) and Leo Smith Reserve (located 550 m southeast of the site).

The site is located within proximity to the multiple health services such as the St George Health, Sage Health Clinic, Noris Health and Community Centre. The Uniting Church in Australia Beverley Park is located 1.2 km to south of the site.

Some limited commercial uses are present in the area but are dispersed throughout the residential area. Apart

from the nearby rail transport, there is also on-street parking available on the surrounding streets.

Table 2: Summary of key features

ADDRESS	119-123 ROCKY POINT ROAD, BEVERLEY PARK
Legal description	Lot E DP101335 Lot A DP343822 Lot C DP373834 Lot D DP373834
Total area	Approx. 2,271 sqm
Street frontage	42 m to Rocky Point Road The site does not have a secondary frontage. Its western boundary adjoins residential development on the western side.
Shape	Rectangular
Access	Via Rocky Point Road
Vegetation	Interspersed throughout the site
Structures	Single storey dwellings and associated structures
Current use	Residential (dwelling houses)
Slope	Generally flat
Bushfire	No
Flooding	<p>A Flood Impact Assessment will need to be prepared to demonstrate any impacts on post development flood risk and ensure any impacts are mitigated and managed. The site is not mapped as 1% AEP flood event.</p>  <p>Source: Beverley Park Flood Study</p>
Utilities and services	The site is located within an established urban area within which all utility services exist and are capable of being augmented to accommodate the future residential development.

3. Proposal summary

In summary, the SSDA will seek development consent to develop the site for a **residential care facility**, including the following components:

- demolition of existing structures
- construction of a seven-storey residential care facility with 78 beds
- a ground level pool and basement car parking
- landscaping and tree removal.

An extract of the indicative site plan is shown in Figure 2. Further detail is included in the accompanying architectural plan set prepared by McNally Architects.



FIGURE 2: PROPOSED SITE PLAN

Source: Proposed Ground Plan prepared by McNally Architects

4. Statutory planning framework

A summary of the key provisions of the statutory planning framework is provided in **Table 3** below.

Table 3: Statutory requirements for the project

ITEM	SUMMARY
Power to grant consent	The proposal satisfies the definition of State Significant Development under Chapter 2, Part 2.2, Section 2.6 and requirements under Schedule 1, Part 28 of <i>State Environmental Planning Policy (Planning Systems) 2021</i> . The Minister for Planning will be the consent authority.
Land use permissibility	The site is zoned R4 High Density Residential. Residential care facilities , a subset term of seniors housing , is permissible in the R4 High Density Residential zone under the Georges River LEP. Nevertheless, permissibility for seniors housing is also granted under section 81 of the Housing SEPP because: <ul style="list-style-type: none"> development for the purposes of seniors housing may be carried out with development consent on land to which Part 5 of the Housing SEPP applies Part 5 of the Seniors Housing SEPP applies to the R4 zone pursuant to section 79. as such, seniors housing may be carried out with development consent on the site.
Key planning controls	Maximum height: The site is subject to a maximum height of building control of 15m under clause 4.3 of the Georges River LEP 2021. However, under section 87 of the Housing SEPP, the consent authority may grant consent to an additional 3.8m of



ITEM	SUMMARY
	<p>height, effectively making the maximum height of building 18.8m. The proposed development is 18.8m in height, with the exception of an anticipated lift overrun breaching this development standard.</p> <p>Maximum FSR: The site is subject to a maximum floor space ratio of 1.5:1 under clause 4.4 of the Georges River LEP 2021. However, under section 87 of the Housing SEPP, the consent authority may grant consent to an additional 20% of FSR, effectively making the maximum FSR 1.8:1. The concept development has an FSR of 1.8:1.</p> <p>Flood Planning: The site is mapped as low PMF flood event under the Beverley Park Flood Study. A Flood Impact Assessment will be prepared to demonstrate any impacts on post development flood risk and ensure any impacts are mitigated and managed under clause 5.21 of the Georges River LEP 2021. The site is not mapped as 1% AEP flood event.</p> <p>Acid Sulfate Soils: The site is identified as Class 5 on the acid sulfate soils maps. Appropriate geotechnical investigations will be undertaken to determine whether an acid sulfate soils management plan is required.</p> <p>Other relevant Housing SEPP provisions apply including s.84, s.86, s.88, s91, s.94, s.95, s.98 – s.106, and non-discretionary development standards under s.107. Although the Georges River Development Control Plan 2021 (GRDCP 2021) includes a range of controls relevant to the proposed development, it is noted that development control plans do not apply to State significant development applications pursuant to section 2.10(1)(a) of the Planning Systems SEPP.</p>
Other statutory and planning matters	<p>Other statutory matters relevant to the SSDA, to be addressed in the application will include the following:</p> <ul style="list-style-type: none">• <i>State Environmental Planning Policy (Planning Systems) 2021</i>• <i>State Environmental Planning Policy (Housing) 2021</i>• <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>• <i>State Environmental Planning Policy (Sustainable Buildings) 2022.</i> <p>Ecologically sustainable development (ESD) principles found in the <i>Protection of the Environment Administration Act 1991</i> will also be considered. Section 6(2) of that Act states that ESD requires the effective integration of economic and environmental considerations in decision-making processes.</p> <p><i>Biodiversity Conservation Act 2016</i> – a waiver for a Biodiversity Development Assessment Report will be prepared as part of the SSD application.</p> <p><i>National Parks and Wildlife Act 1974</i> – an Aboriginal Cultural Heritage Assessment Report will be prepared as part of the SSD documentation.</p>

5. Engagement

The project design is at an early stage, but early engagement with George River Council is planned in the coming weeks. A program of further engagement with Government authorities including Georges River Council, DPHI, agencies, stakeholders, infrastructure and utilities providers and the community will be carried out to obtain feedback and advice regarding the detailed development of the project design. Engagement will also be undertaken with indigenous community leaders and community organisations. This will be carried out in accordance with the DPE guidance Undertaking Engagement Guidelines for State Significant Projects (2021), to inform the formulation and detailed design of the SSDA.

6. Matters for assessment in the EIS



The EIS will meet the requirements as prescribed by Part 8 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation).

Assessment of impacts arising from the proposal will also be carried out in accordance with the DPE State Significant Development Guidelines – Preparing and Environmental Impact Assessment.

The strategic context, project description, statutory context, consideration of alternatives and details of engagement will all be addressed in the EIS.

The EIS will address the SEARs as notified for the project. Since the project will benefit from Industry-specific SEARs tailored to Seniors Living proposals generally, the level of assessment of impacts (and appropriate mitigation measures) in the EIS will be proportionate to the scale and likely impacts of the project in this case. Particular items of focus for assessment will include:

- design quality
- built form and urban design
- environmental amenity (including solar access, overshadowing)
- visual impact
- public space
- trees and landscaping
- ESD
- traffic and transport
- biodiversity
- ground water conditions
- stormwater management and flooding risk
- hazards
- contamination
- waste management
- heritage (Aboriginal cultural and environmental)
- social impact
- infrastructure requirements and utilities
- contributions
- engagement.

7. Conclusion

The proposed seniors living development is permitted with consent under section 81 of the Housing SEPP.

The proposal satisfies the definition of SSD under Chapter 2, Part 2.2 (s.2.6) and requirements under Schedule 1, Part 28 of the Planning Systems SEPP.

A summary of the proposal is provided, together with other relevant statutory provisions, an outline of the approach to be taken in the preparation of the EIS and engagement.

Should any further details or clarification be required prior to the arrangement of an early scoping meeting, please do not hesitate to contact Ben Frasco, Associate at bfrasco@mecone.com.au or +61 457 500 803.

Yours faithfully,

Chris Shannon

Western Sydney Practice Director