

Our ref: Opal St Ives Seniors Living (SSD-48028209)

Andrew Mills

Chair

Office of the Independent Planning Commission NSW

Suite 15.02, Level 15

135 King Street

Sydney NSW 2000

23 June 2025

Subject: Referral for Determination

Dear Mr Mills,

The department has completed its assessment of Opal St Ives Seniors Living development (SSD-48028209) comprising of residential care facility with 148 beds.

In accordance with section 2.7(1) of State Environmental Planning Policy (Planning Systems) 2021, the Independent Planning Commission is the declared consent authority for this development as Ku-ring-gai Council has made a submission by way of objection.

Based on its assessment, the department believes that the project is able to be approved, subject to the recommended conditions of consent.

I have attached a copy of the department's assessment report, recommended instrument of consent and other relevant documents for the Commission's consideration.

Further information about the project can be found on the NSW planning portal:

<https://www.planningportal.nsw.gov.au/major-projects/projects/opal-st-ives-care-community>

Please contact Gabriel Wardenburg, Team Leader Social and Diverse Housing Assessments, on [REDACTED] or via email at [REDACTED], if you would like to arrange a briefing or require any additional information.

Yours sincerely,

David Gainsford

[REDACTED]

Deputy Secretary

Development Assessment & Infrastructure