

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: SSD-48028209 - Opal St Ives Community Care Seniors Housing
Date: Thursday, 10 July 2025 3:56:46 PM
Attachments: [1d32cc5e68b2489895b01f0f6eed815b.png](#)
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[4e781a03a2d74362bcaa8b0006acfbef.png](#)
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[Recommended Conditions of Consent IPC Requested Amendments.docx](#)

Hi Kendall,

Great to meet you yesterday.

Please find attached our requested amendments to the recommended conditions of consent for SSD-48028209 Opal St Ives Community Care Seniors Housing.

Please let me know if you have any questions, or would like to discuss.

Kind regards,

Renee

Renee Stavroulakis
She/Her

Senior Urbanist
Planning



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Level 4, 180 George St
Sydney NSW 2000
(Gadigal Land)



Ethos Urban acknowledges Traditional Owners of Country throughout Australia and recognises the continuing connection to lands, waters, and communities. We pay our respect to Aboriginal and Torres Strait Islander cultures; and to Elders past and present.

We pledge our support to the Uluru Statement from the Heart and embrace the call to walk with the Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

This email is confidential and may contain information that is confidential and privileged. If you are not the intended recipient, please notify us by return email or phone, and delete the original message.

Recommended Condition	Proposed Amendment	Justification
A5. This consent does not approve the following: (a) fit-out of the ancillary café (b) signage (c) subdivision	A5. This consent does not approve the following: (a) fit-out of the ancillary café (b) signage (c) subdivision	Request deletion of this condition as: <ul style="list-style-type: none"> The fit-out of the ancillary café will align with Conditions B13 and B14. Signage zones are included in the architectural drawings under drawing number DA 9080 External Signage Details. We therefore request that this plan be included in the stamped architectural plans under Condition A1, as we have sought consent for signage as part of the subject SSDA. No subdivision is proposed, so this is requested to be deleted.
B9. Prior to the issue of Construction Certificate CC2, the Applicant must submit plans and technical specifications for the proposed works to the satisfaction of the relevant roads authority (Council or TfNSW, as relevant) demonstrating:	B9. Prior to the issue of Construction Certificate CC2, the Applicant must submit plans and technical specifications for the proposed works to the satisfaction of the relevant roads authority (Council or TfNSW, as relevant) Certifier demonstrating:	Requesting replacement from the relevant road authority to a Certifier to avoid any delays in the approval process.
C18. Upon completion of the remediation works and prior to the commencement of construction of the development, a Site Audit Report and a Site Audit Statement, prepared in accordance with the NSW Contaminated Land Management – Guidelines for the NSW Site Auditor Scheme 2017, which demonstrates the site is suitable for its approved land use, must be submitted to the Planning Secretary for information.	C18. Upon completion of the remediation works and prior to the commencement of construction of the development, a Site Audit Report and a Site Audit Statement, prepared in accordance with the NSW Contaminated Land Management – Guidelines for the NSW Site Auditor Scheme 2017, which demonstrates the site is suitable for its approved land use, must be submitted to the Planning Secretary for information.	Request deletion as environmental investigations by Geo-Logix in June 2022 identified bonded asbestos in shallow soils in a garden bed on the property 287A Mona Vale Road. The remediation methodology that will be employed has been detailed within the Geo-Logix prepared Remediation Action Plan dated 03 March 2023. This methodology includes the excavation of the shallow fill in the identified garden bed, an area of approximately 12m ² and a depth of approximately 4m. Given that the extent of contamination and the resulting remediation methodology is minor, the requirements to satisfy conditions C18 & C19 and the resulting cost of compliances are disproportionate.
C19. Within one month following the completion of the remediation works for the Development, a Remediation Validation Report (RVR) must be submitted to the Planning Secretary for information. The RVR must be prepared by a suitably qualified and experienced consultant(s) and in accordance with the approved remedial action plan and relevant guidelines produced or approved under the <i>Contaminated Land Management Act 1997</i> .	C19. Within one month following the completion of the remediation works for the Development, a Remediation Validation Report (RVR) must be submitted to the Planning Secretary for information. The RVR must be prepared by a suitably qualified and experienced consultant(s) and in accordance with the approved remedial action plan and relevant guidelines produced or approved under the Contaminated Land Management Act 1997.	
C22. Prior to the commencement of works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provision of adequate services.	C22. Prior to the commencement of works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provision of adequate services.	Request deletion as service providers do not issue letters confirming the provision of adequate services.
C24. Before the commencement of demolition works, the Applicant must submit to the Certifier a statement of compliance with <i>Australian Standard AS 2601-2001 The demolition of structures</i> (Standards Australia, 2001) and any work plans required by AS	C24. Before the commencement of demolition works, the Applicant must submit to the Certifier a statement of compliance with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and any work plans required by AS	Request the proposed amendment to address site establishment, protection, and other relevant requirements of the Standard, as it is unlikely that a statement of compliance for demolition can be obtained prior to commencement.

2601-2001, accompanied by a written statement from a suitably qualified person work plans complies with the safety requirements of the Australian Standard.	2601-2001, accompanied by a written statement from a suitably qualified person work plans complies with the safety requirements of the Australian Standard. Demolition works must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001), and endorsed by a suitably qualified and experienced licenced professional as required by under this consent.	
D7. Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	D7. Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9 8am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9 8am to 12pm, Saturday.	Request extension of hours in the morning, which is consistent with Kuring-gai Council's policy.
D11. The Applicant must ensure that any work generating high noise impact (i.e. work exceeding a NML of LAeq 75dBA) as measured at any Sensitive Receiver is only undertaken in continuous blocks of no more than 3 hours, with at least a 1 hour respite between each block of work generating high noise impact, where the location of the work is likely to impact the same receivers. For the purposes of this condition 'continuous' includes any period during which there is less than 1 hour respite between ceasing and recommencing any of the work the subject of this condition.	D11. The Applicant must ensure that any work generating high noise impact (i.e. work exceeding a NML of LAeq 75dBA) as measured at any Sensitive Receiver is only undertaken in continuous blocks of no more than 3 hours, with at least a 1 hour respite between each block of work generating high noise impact, where the location of the work is likely to impact the same receivers. For the purposes of this condition 'continuous' includes any period during which there is less than 1 hour respite between ceasing and recommencing any of the work the subject of this condition.	Request deletion as this will be addressed within the Construction Noise Vibration Management Plan along with mitigation measures, monitoring and complaint management.
D12. Vibration at any residence or structure outside the site caused by construction must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); (b) for human exposure to vibration, the evaluation criteria set out in the <i>Environmental Noise Management Assessing Vibration: a Technical Guideline</i> (Department of Environment and Conservation, 2006) (as may be updated or replaced from time to time).	D12. Vibration at any residence or structure outside the site caused by construction must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); (b) for human exposure to vibration, the evaluation criteria set out in the Environmental Noise Management Assessing Vibration: a Technical Guideline (Department of Environment and Conservation, 2006) (as may be updated or replaced from time to time).	Request deletion as it is not applicable to a project of this scale, and can be impossible to comply with.
D22. Adequate provisions must be made to collect and discharge stormwater drainage during construction of the Development. Prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	D22. Adequate provisions must be made to collect and discharge stormwater drainage during construction of the Development. Prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter. The connection and discharge of site stormwater to Council's stormwater	Request replacement to streamline the construction process.

	<i>drainage system or street gutter shall be in accordance with Council's guidelines.</i>	
D23. A separate written approval from Council is required to be obtained in relation to any proposed discharge of groundwater into Council's drainage system external to the site, in accordance with the requirements of section 138 of the <i>Roads Act 1993</i> .	D23. A separate written approval from Council is required to be obtained in relation to any proposed discharge of groundwater into Council's drainage system external to the site, in accordance with the requirements of section 138 of the Roads Act 1993.	Request deletion to streamline the construction process.
E4. Prior to the occupation or commencement of use, the Applicant is to provide documentation to the Certifier demonstrating the development has incorporated, and would operate in accordance with, the environmental sustainability objectives, measures and initiatives required under this consent.	E4. Prior to the occupation or commencement of use, the Applicant is to provide documentation to the Certifier demonstrating the development has incorporated, and would operate in accordance with, the environmental sustainability objectives, measures and initiatives required under this consent.	Request deletion as compliance with these requirements should be rolled into the OC process.
E10. Prior to the issue of an Occupation Certificate, the Applicant must submit to the Certifier: (a) works-as-executed plans for the Development; and (b) any compliance certificates and any other evidence confirming all stormwater drainage systems and storage systems.	E10. Prior to the issue of an Occupation Certificate, the Applicant must submit to the Certifier: works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier. (a) works-as-executed plans for the Development; and (b) any compliance certificates and any other evidence confirming all stormwater drainage systems and storage systems.	Request the proposed amendment to provide clearer wording to ensure clarity when issuing an Occupation Certificate.
E24. Prior to the occupation or commencement of use of the Development, the Applicant must submit to the Certifying Authority evidence of compliance demonstrating that bicycle parking spaces have been provided in accordance with Condition A1B8.	E24. Prior to the occupation or commencement of use of the Development, the Applicant must submit to the Certifying Authority evidence of compliance demonstrating that bicycle parking spaces have been provided in accordance with Condition A 1B8.	Request resolution of typo issues.
E27. Prior to the issue of the Occupation Certificate a sprinkler system must be installed and completed in accordance with the requirements of Condition B12B12.	E27. Prior to the issue of the Occupation Certificate a sprinkler system must be installed and completed in accordance with the requirements of Condition B 12B12.	
E33. Prior to the issue of any Occupation Certificate, the Applicant must submit to the Certifier a copy of the stormwater drainage design plans, prepared by an Engineer experienced in the design of stormwater drainage systems and approved with the Construction Certificate.	E33. Prior to the issue of any Occupation Certificate, the Applicant must submit to the Certifier a copy of the stormwater drainage design plans, prepared by an Engineer experienced in the design of stormwater drainage systems and approved with the Construction Certificate.	Request the deletion of this condition, as the Certifier will cross check the design drawings against the As Executed plans.
F6. The car spaces within the Development are for the exclusive use of the occupants of the building, team members and workers, visitors and	F6. The car spaces within the Development are for the exclusive use of the occupants of the building, team members and workers, visitors,	Request inclusion of wellness providers.

support services. The car spaces must not be leased to any person/company that is not an occupant of the building.

wellness providers and support services. The car spaces must not be leased to any person/company that is not an occupant of the building.

F7. Landscaping for the Development must be carried out and maintained in accordance with the Landscape Plan required under Condition A1 B6.

F7. Landscaping for the Development must be carried out and maintained in accordance with the Landscape Plan required under Condition ~~A1~~ B6.

Resolve typo issue.
