

Opal St Ives Seniors Housing Development (SSD 48028209)

285, 287, 287A, 289 Mona Vale Road and 1 Flinders Avenue, St Ives in the Ku-ring-gai local government area

DPHI Social & Diverse Housing Assessments

July 2025

Prepared for Department meeting with IPC

Site context

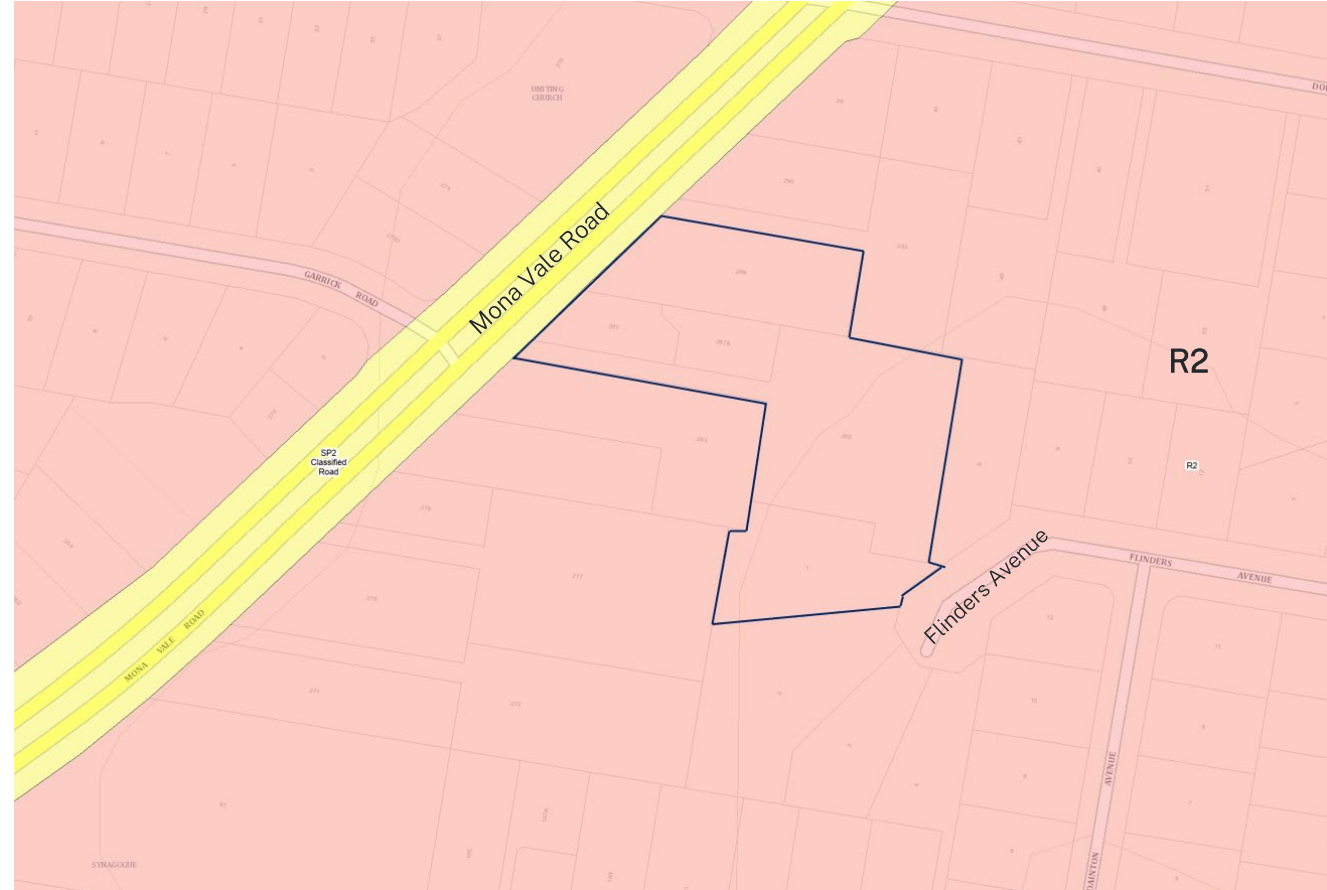


Statutory context

- Zone: R2 Low Density Residential under Ku-ring-gai LEP 2015

Under the Housing SEPP:

- maximum building height of 9.5m and up to 11.5m for servicing equipment on the roof of a building
- maximum floor space ratio of 1:1



Proposal Overview

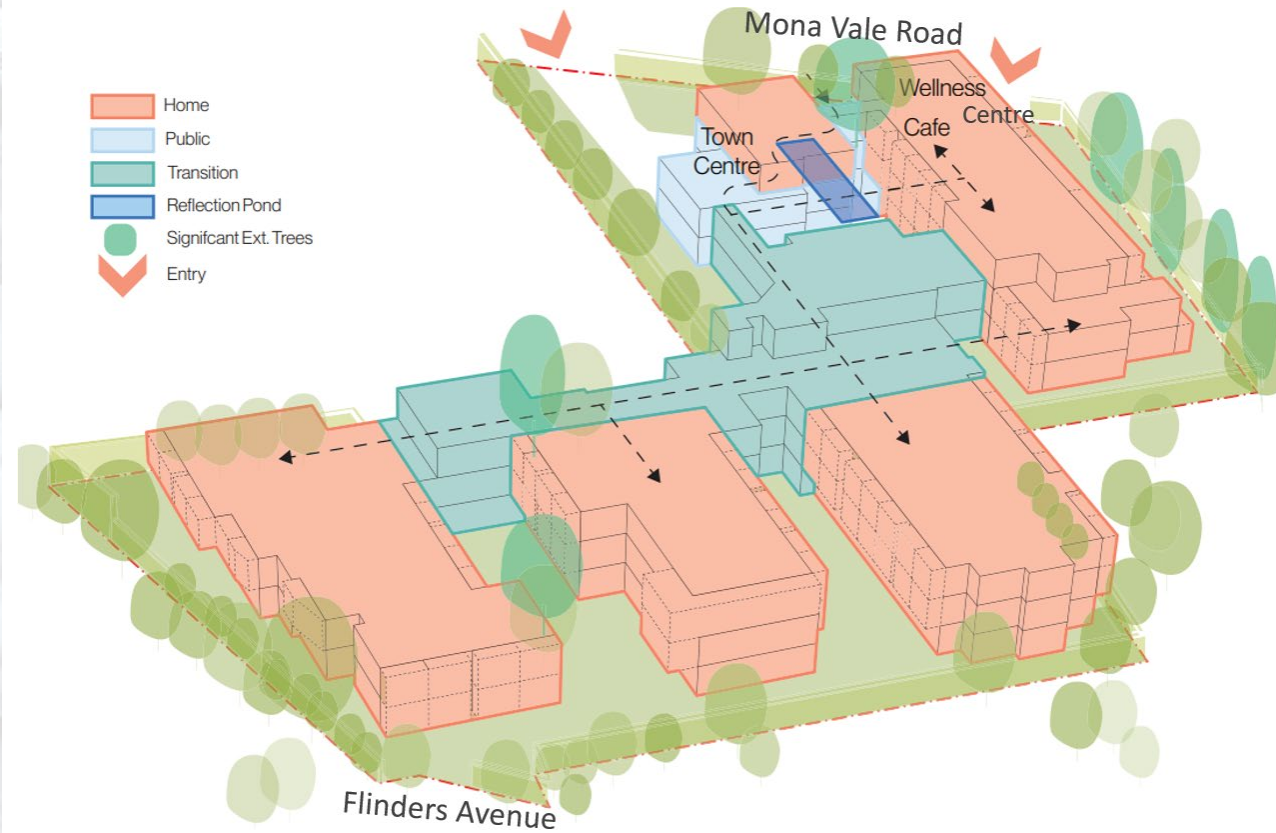
Seniors housing development comprising:

- demolition of existing dwellings;
- bulk earthworks, excavation, remediation works and removal of 96 trees;
- construction of two to three storey residential care facility (RCF) providing for:
 - 148-beds;
 - communal facilities including lounge/dining area, media room;
 - ancillary facilities including café, salon and wellness centre which includes a gym, and health consulting rooms;
 - minibus bay and ambulance bay
- construction of a two-level basement providing for:
 - 42 carparking spaces, three motorbike spaces and four bicycle spaces
 - RCF servicing facilities including laundry, kitchen and staff facilities
- communal open space, hard and soft landscaping, including tree removal and planting of 67 new trees;



Perspective from Mona Vale Road

Proposed site plan



Key and other matters discussion

Key matters and issues raised by Council



Key matters

- Built form
- Internal and external amenity impacts
- Department's recommended conditions

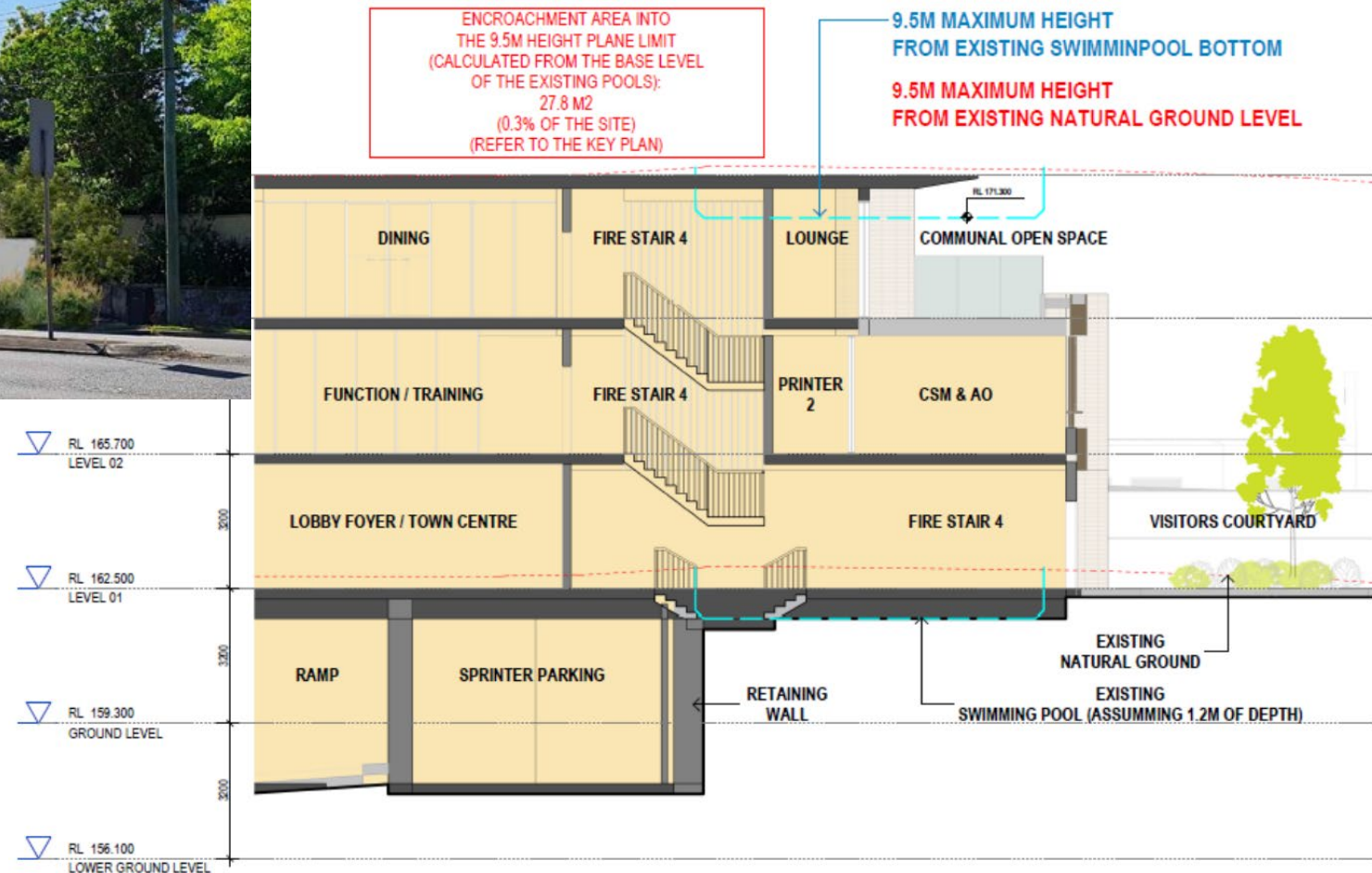
Issues Raised by Council

- Built form and amenity
- Tree removal
- Stormwater
- Pedestrian safety
- Development contributions

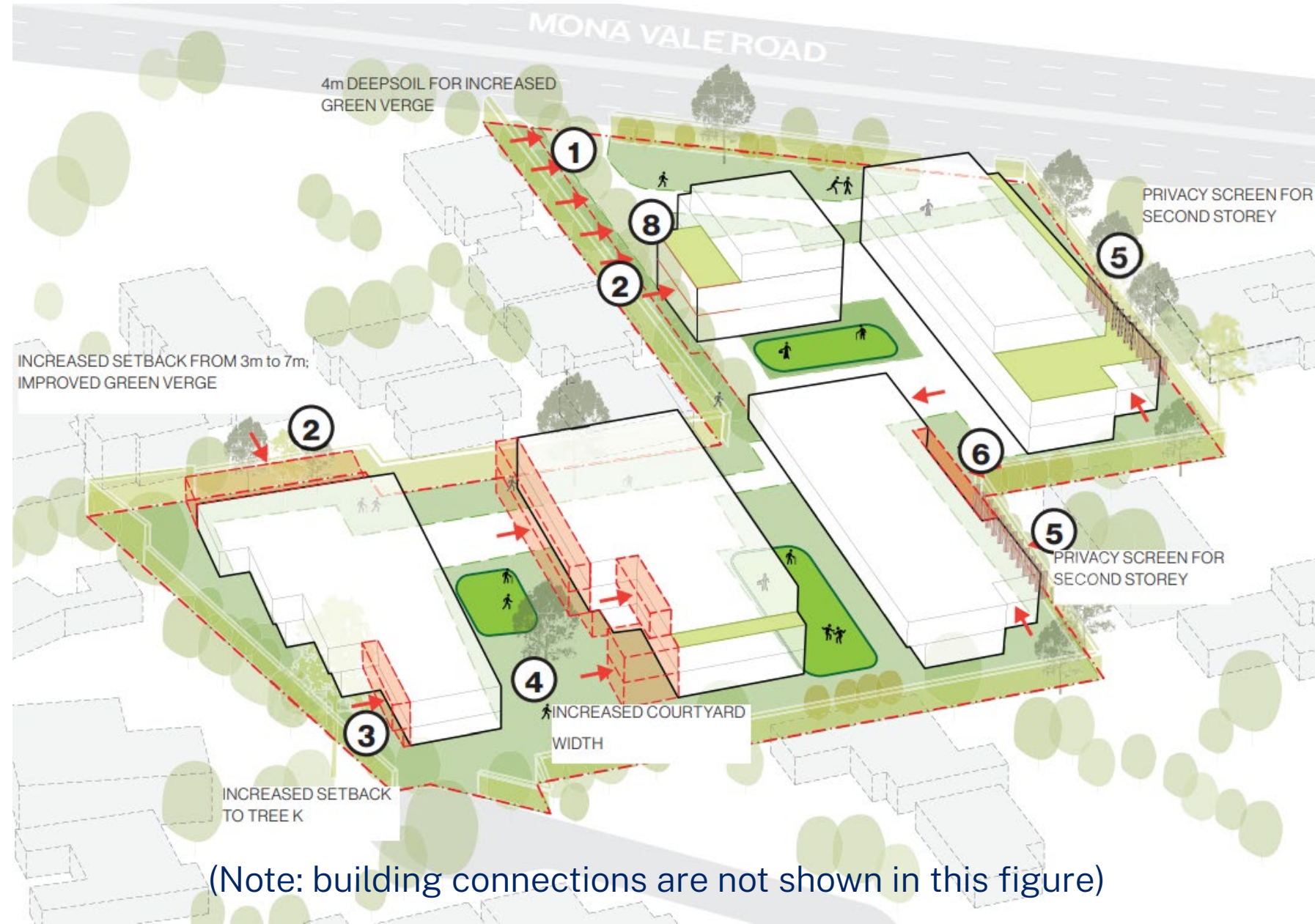
Built form – building height



Perspective from Mona Vale Road



Built form – bulk and scale



Built form – bulk and scale



Perspective from Monavale Road



Perspective from resident's balcony at 277 Monavale Road
(south of site)

Built form – bulk and scale

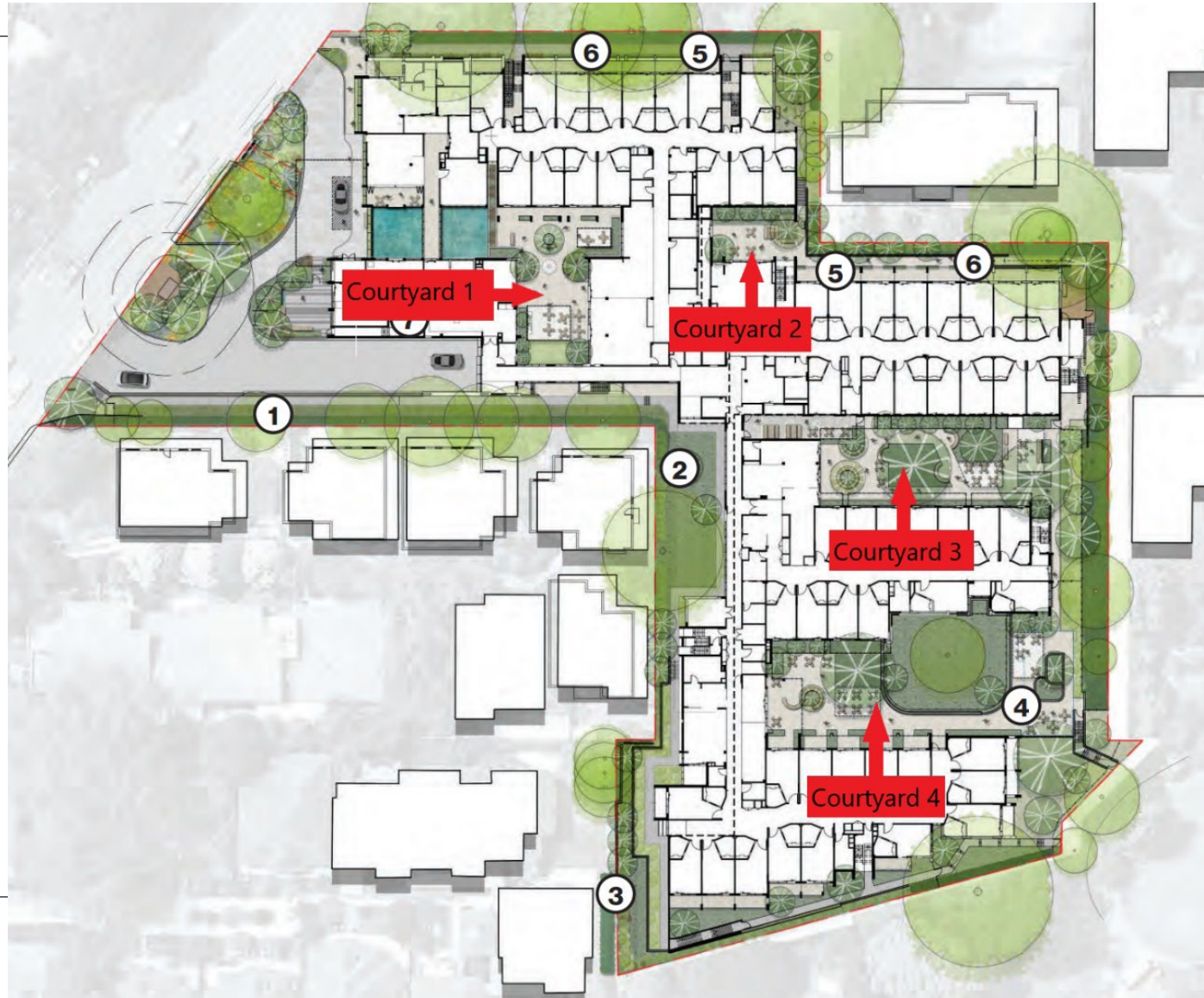


Built form - setbacks



Boundary	Proposed Setbacks
A. Western (Mona Vale Road)	5.9m-23.8m
B. Northern (western portion)	3.5m-8.5m
C. Northern (eastern portion)	3.5m-4.7m
D. Eastern	3.7m-10.2m
E. South-eastern (Flinders Avenue)	6.3m-16.5m
F. Southern (eastern portion)	3.6m-6.9m
G. South-western	3.6m-9.2m
H. Southern (western portion)	4m-11.7m

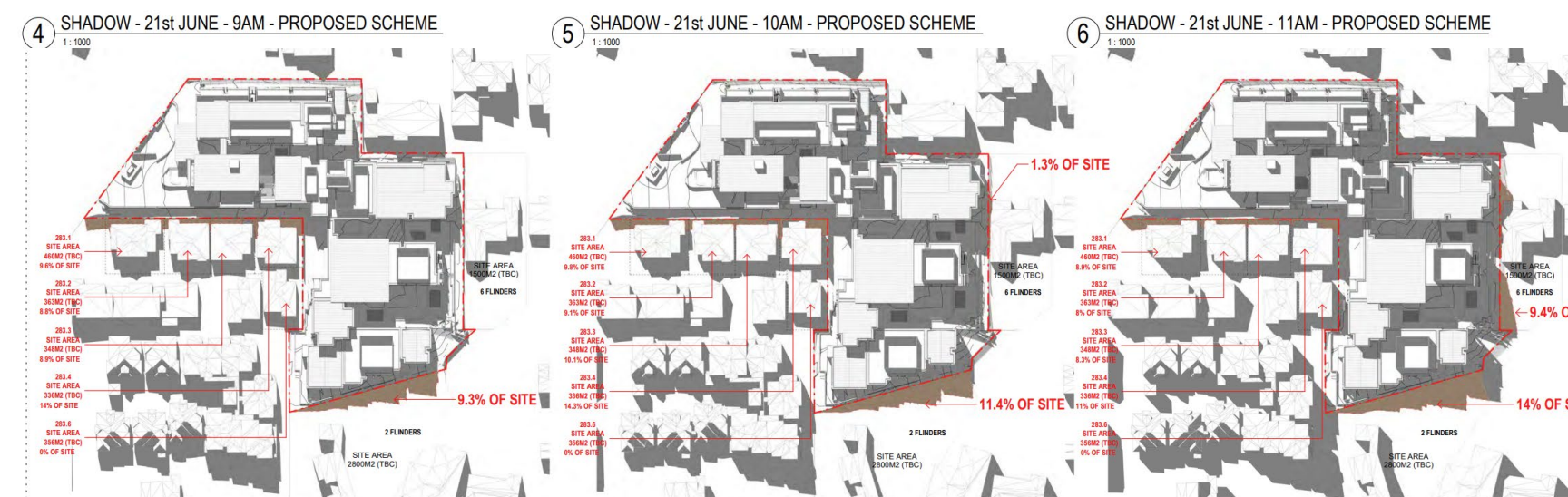
Internal Residential Amenity – Solar access to communal areas



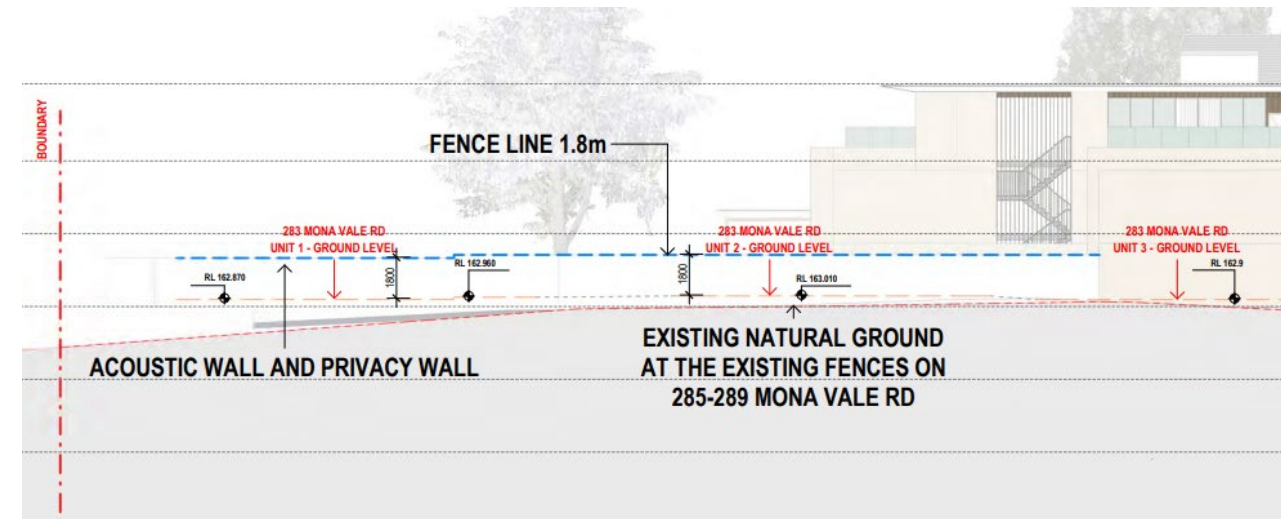
External residential amenity – Visual Privacy



External residential amenity – Overshadowing



External residential amenity – Noise (construction and operation)



Acoustic wall proposed adjacent to the units at 283 Mona Vale Road (R1, R2, R3)

Draft conditions of consent

Conditions to address key concerns raised in submissions

- Measures to minimise amenity impacts during construction
- Tree protection measures during construction, including street trees
- Requirement for a Construction Environmental Management Plan to manage all construction impacts
- Construction traffic management requirements, including the preparation of a Construction Traffic and Pedestrian Management Plan
- Operational Plan of Management to manage the development
- Requirement for car parking and traffic movements to be managed in accordance with an operational car parking, loading and servicing management plan

Conditions to address Council's key concerns

- Tree protection conditions
- Condition relating to development contributions

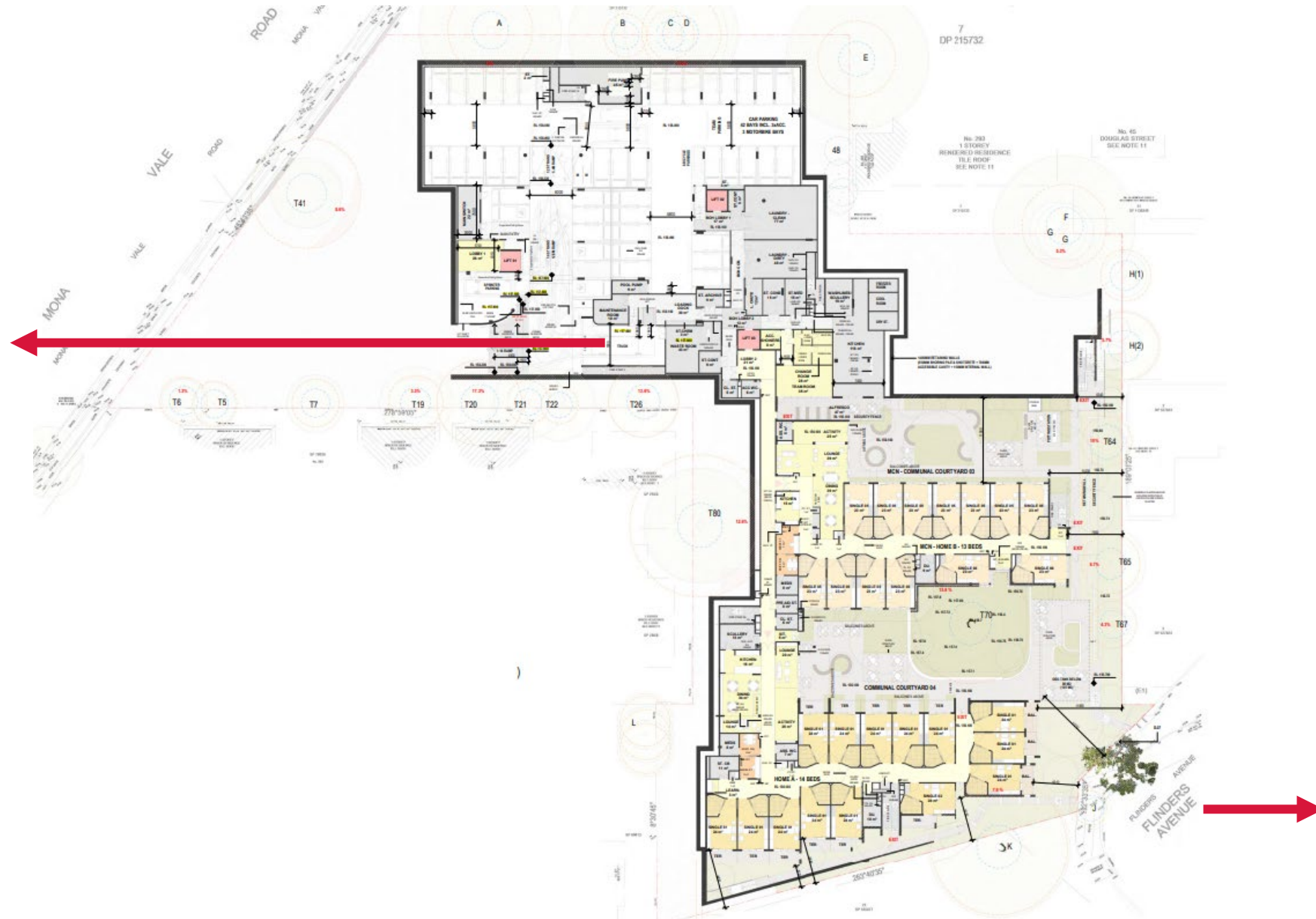
Tree removal

Tree K - *Liquidambar styraciflua* (Sweet Gum)



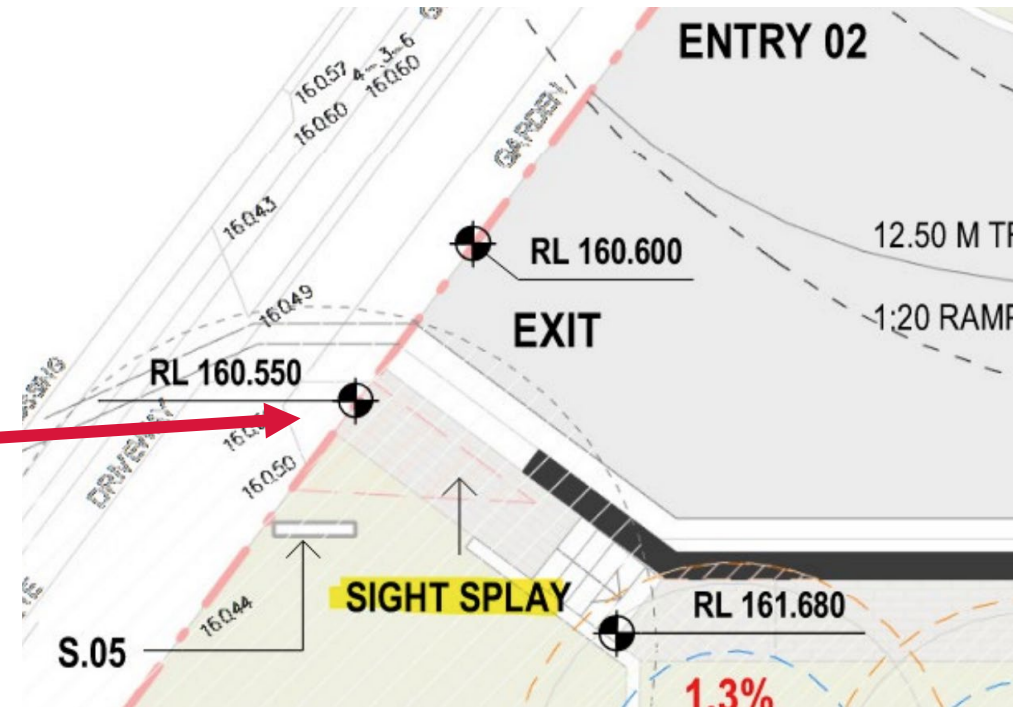
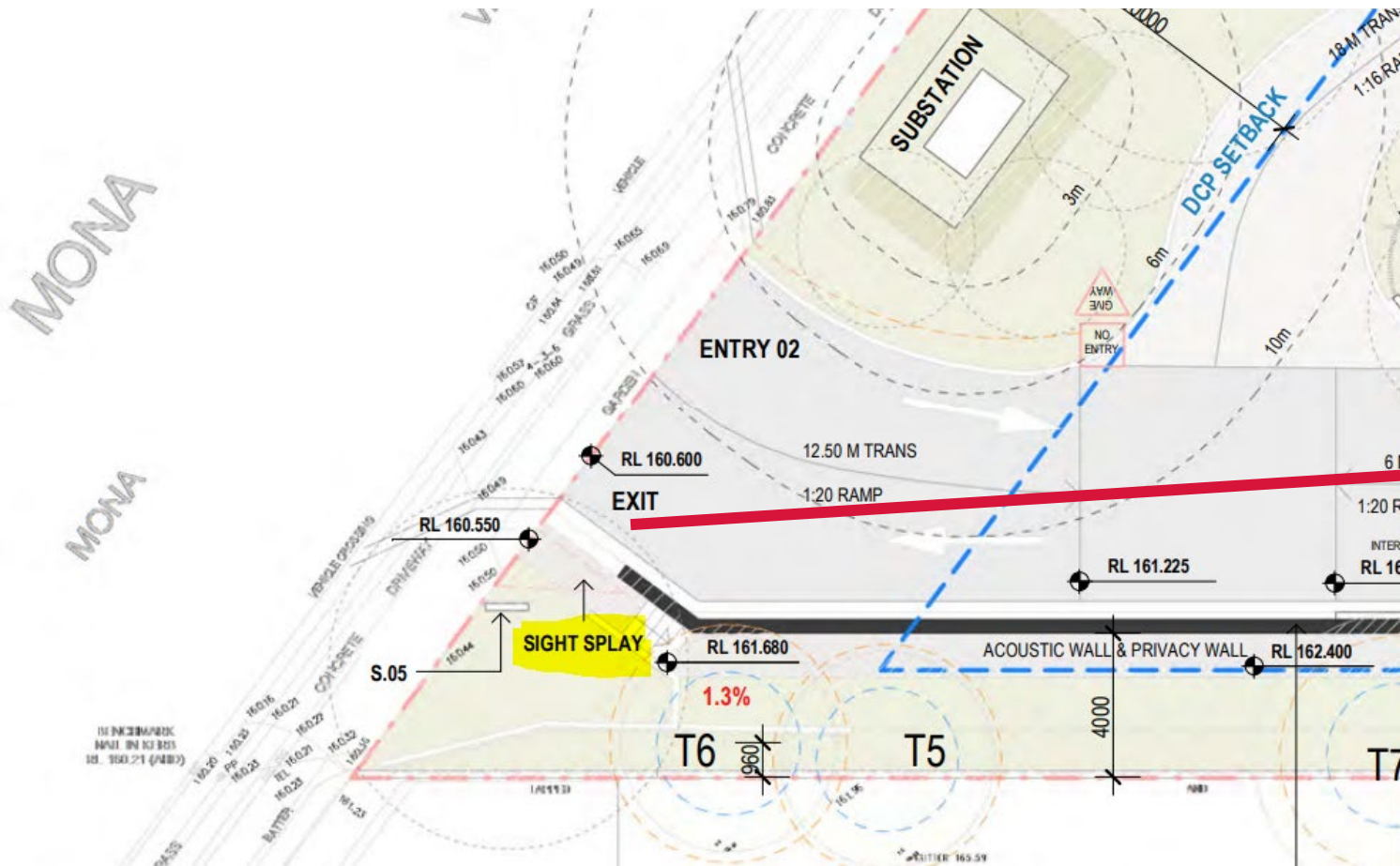
Stormwater Design

Southern side of
the basement RL
157.90



Flinders
Avenue
RL 153.20

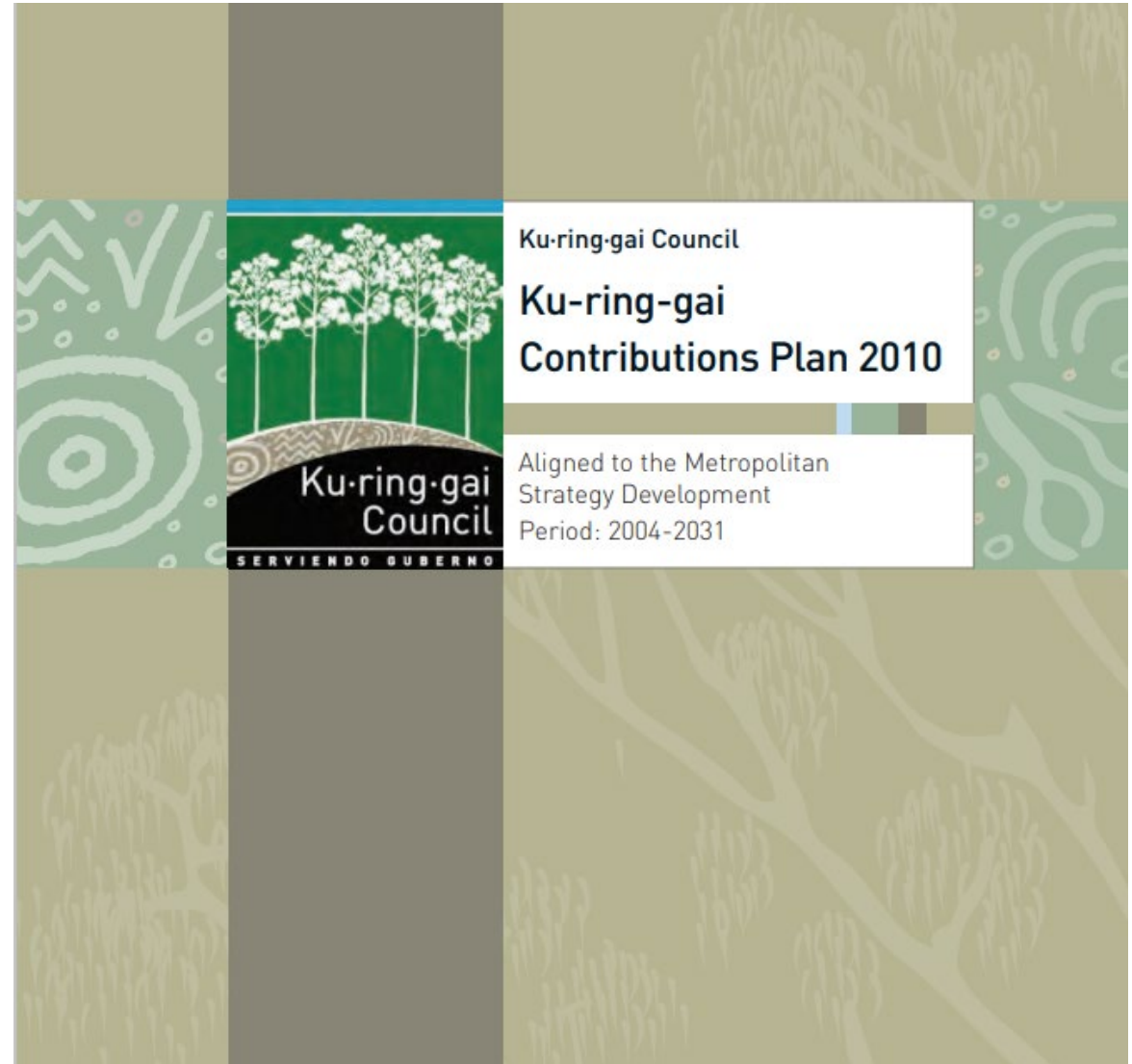
Sightlines for pedestrian safety along Mona Vale Road



Development Contributions

Condition A8

The development is exempt from contributions levied under Ku-ring-gai Contribution Plan 2010. However, for the life of the development, 100% of the occupants must be high needs residents who can only exit the premises with supervision and not independently. If the percentage of occupants that are high needs reduces below 100%, Council is to be notified within seven days so that relevant contributions can be levied in accordance with Ku-ring-gai Contribution Plan 2010.



Questions?