

# Record of site inspection, neighbour visit & locality tour



New South Wales Government  
Independent Planning Commission

SITE INSPECTION AND NEIGHBOUR VISIT NOTES		
Project:	Opal St Ives Community Care Seniors Housing – 285, 287, 287A, 289 Mona Vale Road and 1 Flinders Avenue, St Ives (SSD-48028209)	
Meeting location:	The project site and surrounding area	
Date:	9 July 2025	
Time:	10:00am (site inspection) 11:15am (neighbour visit)	
ATTENDEES		
Commissioners:	Janett Milligan Ken Kanofski	Panel Chair Panel Member
Office of the IPC:	Kendall Clydsdale Tahlia Hutchinson Callum Firth	Principal Case Manager Senior Planning Officer Planning Officer
Applicant:	John Cole-Clark Mohammad Ashari Daniel West Renee Stavroulakis Lisa-Maree Carrigan Noura Thaha Anika Hoffman Martin Peacock Onofrio Marzulli	Head of Property Development, Opal Healthcare Senior Development Manager, Opal Healthcare Director – Planning, Ethos Urban Senior Urbanist, Ethos Urban Director, Group GSA Associate Director, Group GSA Associate Director, Group GSA Tree-IQ Senior Project Manager, Midson Group
LOCATIONS AND KEY OBSERVATIONS (REFER TO SITE INSPECTION MAP)		
<b>A) Meeting Point</b> <ul style="list-style-type: none"><li>• Introductions and Commission Panel Chair Opening statement</li></ul>		
<b>B) 287 and 287A Mona Vale Road</b> <ul style="list-style-type: none"><li>• Panel observed the front, side and rear of 287 and 287A Mona Vale Road, including the northern boundary of the project site.</li></ul>		
<b>C) 285 Mona Vale Road - Driveway</b> <ul style="list-style-type: none"><li>• Panel walked the length of the driveway of 285 Mona Vale Road, noting the southern project site boundary, neighbouring dwellings at 283 Mona Vale Road and existing vegetation.</li><li>• Panel observed the proposed location of an acoustic wall.</li></ul>		
<b>D) 289 Mona Vale Road</b> <ul style="list-style-type: none"><li>• Panel observed the northern most north-east boundary of the project site.</li><li>• Panel walked the length of the northern project site boundary, observing the boundary interface with 295 Mona Vale Road.</li><li>• Panel observed an existing cedar tree to be retained and its surrounding context.</li></ul>		
<b>E) 285 Mona Vale Road</b> <ul style="list-style-type: none"><li>• Panel walked along the boundary between the project site and the southern end of 293 Mona Vale Road, observing the project’s proposed setbacks.</li><li>• Panel reached the rear of 285 Mona Vale Road, observing the eastern boundary of the project site and existing boundary fence with 6 Flinders Road</li><li>• An existing pool area was observed.</li></ul>		
<b>F) 1 Flinders Avenue</b> <ul style="list-style-type: none"><li>• Panel observed the rear yard, taking note of the existing fence and vegetation between the site and neighbouring dwellings.</li></ul>		
<b>G) Flinders Avenue Cul-de-Sac</b> <ul style="list-style-type: none"><li>• Panel observed the eastern frontage of the site.</li><li>• Applicant pointed out an existing liquid amber tree to be retained.</li></ul>		

## Office of the Independent Planning Commission

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## Conclusion of Inspection

- Panel walked west along the southern boundary of the project site back to Mona Vale Road and closed the meeting.

Meeting closed at: 11:05am

## NEIGHBOUR VISIT

- With the permission of the landowners the Panel observed the project site from the rear of an adjoining property.
- Commissioners and Office of the Independent Planning Commission staff only attended the neighbour visit.

Meeting closed at: 11:45am

## LOCALITY TOUR

- Commissioners observed the streets and existing developments surrounding the project site and within the general locality.

## SITE INSPECTION MAP





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## SITE INSPECTION PHOTOS (REFER TO SITE INSPECTION MAP)



Figure 1: Looking north from point A along the project site western frontage



Figure 2: Looking east from point A along the existing driveway of 285 Mona Vale Road, St Ives



Figure 3: Looking south from within the rear yard of 285 Mona Vale Road, St Ives towards boundary with 1 Flinders Avenue, St Ives



Figure 4: Looking north-west at the eastern frontage of the project site from the cul-de-sac of Flinders Avenue.