

Our ref: Mingara Recreation Club Seniors Housing, Tumbi Umbi (SSD-63475709)

Mr Andrew Mills  
Chair  
Office of the Independent Planning Commission NSW  
Suite 15.02, Level 15  
135 King Street  
Sydney NSW 2000

26 May 2026

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**Subject:** Referral for Determination

Dear Mr Mills

The Department of Planning, Housing and Infrastructure (the Department) has completed its assessment of the Mingara Recreation Club Seniors Housing proposal (SSD-63475709) comprising 215 independent living units and a 39 bed residential care facility.

On 17 October 2025, section 2.7 of the Planning System SEPP was amended so that the Independent Planning Commission (the Commission) is no longer the consent authority for seniors housing proposals where there are more than 50 public objections or an objection from the relevant council. The Minister for Planning and Public Spaces is now the consent authority under section 4.5(a) of the *Environmental Planning & Assessment Act 1979*. However, because this proposal received over 50 objections before the amendment took effect, it has been referred to the Commission for determination as the Minister's delegate (under delegation dated 14 September 2011).

Based on its assessment, the Department believes that the project is approvable, 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/mingara-recreation-club-seniors-housing-tumbi-umbi>

Please contact Peter McManus, Team Leader Social & Diverse Housing Assessments, on (02) [REDACTED] 3 [REDACTED] or via email at [REDACTED]@[REDACTED].au, if you would like to arrange a briefing or require any additional information.

## Department of Planning, Housing and Infrastructure



Yours sincerely,



Madeleine Thomas

A/Deputy Secretary

Development Assessment and Sustainability