

Record of site inspection



New South Wales Government
Independent Planning Commission

SITE INSPECTION NOTES		
Project:	Mingara Recreation Club Seniors Housing, Tumbi Umbi (SSD-63475709)	
Meeting location:	The project site and surrounding area	
Date:	Monday, 22 June 2026	
Time:	10.00am – 11.00am	
ATTENDEES		
Commissioners:	Suellen Fitzgerald Alex O'Mara	Panel Chair Panel Member
Office of the IPC:	Brad James Tahlia Hutchinson	Principal Case Manager Senior Planning Officer
Applicant:	David Hoy Naomi Daley Andrew Melhem Michael Cardillo Andy Yelds Grant Gladman Ben Liddell Aaron Lakeman Jacob Lee	Director – Planning, Urbis Associate Director, Urbis Development Director, Pariter Development Manager, Pariter Chief Property Officer, Mingara Recreation Club Chief Executive Officer, Mingara Leisure Group Director, Traffix Director – Landscape, Taylor Brammer Environmental Engineer, Stantec
LOCATIONS AND KEY OBSERVATIONS		
1) Meeting point - Opening statement and introductions - Commissioners observed existing car parking facilities, existing hotel and recreation club and pedestrian access to athletics centre 2) Eastern interface - Commissioners observed the indicative location of the proposed buildings 3) Western interface - Commissioners observed the height of the existing hotel from the west, the southern and western interfaces with Glengara Retirement Village 4) Mingara Athletics Centre - Commissioners observed existing track facilities in use by school group and indicative location of proposed drop-off arrangements 5) Existing drop off area - Commissioners observed existing drop-off and parking facilities and existing and proposed pedestrian crossings and footpaths 6) Future Early Learning Centre (ELC) site - Commissioners observed the location of the future ELC site and location of proposed new pedestrian access to the car park 7) Proposed overflow car parking location 1 - Commissioners observed the location of the proposed overflow car park to the north of the existing car park 8) Proposed overflow car parking location 2 - Commissioners observed the location of the proposed overflow car park to the east of the existing car park 9) Mingara Club car park - Commissioners observed existing car parking facilities 10) Locality tour (Commissioners and OIPC staff only) - Commissioners observed properties on Bon-Mace Close and Lucas Crescent		
Meeting closed at: 11:00am		

Office of the Independent Planning Commission

Phone: (02) 9383 2100
Email: ipcn@ipcn.nsw.gov.au

Level 15, 135 King Street
Sydney, NSW, 2000

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SITE INSPECTION MAP



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SITE INSPECTION PHOTOS

Figure 1 – Location 2 looking south



Figure 2 – Location 3 looking east



Figure 3 – Location 6 looking west



Figure 4 – Location 8 looking west

