

27 September 2019

SUSTAINABILITY LETTER FOR SSDA RTS2

This letter provides confirmation that, following the response to submissions (RTS), changes to the Ivanhoe Masterplan do not impact on the assumptions within the Ivanhoe Sustainability Report (August 2018).

Key changes to the Ivanhoe Masterplan include:

- Expansion of the Village Green to create a new subterranean community centre and provision of additional public open space
- Revised building setbacks
- Revised building heights
- Reduction of total gross floor area
- Reduced massing along Ecological zone
- Retention of additional trees and improved interface with the Shrimptons Creek riparian corridor.

Subject to the implementation of the corresponding initiatives, these changes do not impact on the development's capacity to achieve the following commitments:

- Deliver 5 Star Green Star Design & As Built v1.1 minimum for all buildings
- Deliver 6 Star Green Star Communities v1 for the Ivanhoe precinct
- Deliver an integrated infrastructure solution via 'Real Utilities'

Furthermore, the development is still adhering to the NSW Secretary's Environmental Assessment Requirements (SEARS) principles of ecologically sustainable development, namely:

- Application of the precautionary principle and assessment of risk-weighted consequences of options
- Intergenerational equity and conservation of biological diversity and ecological integrity
- Improved valuation, pricing and incentive mechanisms including life cycle costs, use of natural resources and waste disposal
- Establishment of environmental goals and associated mechanisms that enable those best placed to maximise benefits or minimise costs to develop their own solutions and responses to environmental problem

Regards,



Sean Kahn
Sustainability Advisor
Frasers Property Australia Pty Limited