

## General Public Submissions

Issue	Number of Times Raised	Response
Setbacks to properties on Peach Tree Road	20	<p>The proposed building envelopes were maximum parameters within which a future building could be developed. It is intended that the future detailed design of individual buildings would ensure that appropriate setbacks and visual privacy measures are implemented to protect the existing and future residents on Peach Tree Road. Notwithstanding this, the flexibility provided in the exhibited envelopes has been reduced in response to the submissions so that the development provides greater certainty and clarity for the public.</p> <p>A minimum side setback of 10 metres, which increases to 12m above 5 storeys for residential uses, has generally been adopted along the Peach Tree Road boundary. The proposed separation is consistent with those recommended in the Apartment Design Guide.</p> <p>The future residential aged care facility is setback 6 metres for the first 5 storeys, which is consistent with the minimum side setback control set out in the Ryde Development Control Plan (RDCP). As demonstrated in the Illustrative Masterplan Drawings, and now reinforced by additional controls in the Design Guidelines, the building will be designed to minimise potential for any visual privacy impacts in accordance with the Design Guidelines.</p>
Loss of privacy to properties on Peach Tree Road	10	<p>As outlined above, the proposed building envelopes have been set back in accordance with the requirements of the Ryde DCP and the Apartment Design Guide, where applicable. The Design Guidelines have been revised to require visual privacy measures will be incorporated to ensure that appropriate privacy is maintained between neighbouring buildings.</p>
Removal of Endangered Ecological Community	7	<p>The development footprint has been modified to reduce impacts to both threatened ecological communities and adjacent native vegetation. Details of the revised Masterplan are provided in the covering Response to Submissions report and revised Biodiversity Assessment Report (<b>Appendix I</b>).</p>
Overshadowing of properties on Peach Tree Road	6	<p>The properties on Peach Tree Road are north of the site. Therefore the shadows caused by the development will never fall on any properties on Peach Tree Road.</p>
Impact on future development potential of properties on Peach Tree Road	6	<p>The proposed building envelopes are set back in accordance with the side setbacks set out in the RDCP and the requirements of the Apartment Design Guide. Any future development within these envelopes would be subject to detailed design, including incorporation of the site specific Design Guidelines, and design criteria recommended by the Apartment Design Guide for any residential development, and would appropriately respond to the current and future character of neighbouring properties.</p>

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Excessive height	6	<p>The exhibited Masterplan building envelopes were within the permissible maximum height for development on the site, as prescribed by the <i>Ryde Local Environmental Plan 2014</i> (RLEP). Whilst the revised Masterplan includes building envelopes which seek to vary this maximum height in order to respond to the submissions relating to the provision of open space, the building envelopes have been deliberately designed and located to minimise impacts on the adjoining area. In particular:</p> <ul style="list-style-type: none"> <li>• The revised building envelopes do not exceed the maximum height controls which apply to the site.</li> <li>• Overshadowing impacts are limited to Epping Road, the front yard of residential properties on the opposite side of Epping Road and some portions of the Shrimptons Creek riparian corridor.</li> <li>• The revised building envelopes do not result in any significant visual impacts, as demonstrated by the Visual Impact Assessment at <b>Appendix J</b>.</li> <li>• The additional height is located away from the existing residential areas, such as Peach Tree Road.</li> <li>• The variation to the maximum building height allows approximately 2,900m<sup>2</sup> of additional open space provided within the Village Green, increased setbacks along Shrimptons Creek, and retention of 119 additional existing trees, improving the overall amenity of the area.</li> </ul>
Overall amenity impacts on properties on Peach Tree Road	5	<p>The exhibited EIS and this Response to Submission assessed the impacts on adjoining properties and demonstrates that:</p> <ul style="list-style-type: none"> <li>• Building envelopes are set back in accordance with the requirements of the RDCP 2014 and the Apartment Design Guide.</li> <li>• There are no overshadowing impacts.</li> <li>• Future development within the building envelopes would be subject to detailed design, in accordance with the Design Guidelines, at which time increased setbacks or other built form modulation would be incorporated to respond to the character of adjoining properties.</li> </ul>
Insufficient open space in the area	5	<p>In response to this feedback, the revised Masterplan has been amended to include additional open space, comprising an increase of approximately 2,900m<sup>2</sup> from the exhibited Masterplan. This is described in further detail in the covering Response to Submissions report.</p>
Traffic	4	<p>A revised Traffic Assessment has been prepared by Ason (refer to <b>Appendix M</b>), which finds that the increase in traffic as a result of the Masterplan is offset by provision of new infrastructure and upgrades to existing infrastructure, and can be accommodated on the surrounding road network. Traffic generation and impacts on the surrounding road network is discussed in further detail in the covering Response to Submissions report.</p>

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Cumulative construction impacts	3	Construction as a result of the Masterplan will be staged and will take place over a number of years. As part of each stage of development, a detailed Construction Management Plan would be prepared to mitigate construction impacts on the surrounding area.
Public access removed from Peach Tree Road	3	The revised Masterplan includes a future pedestrian and cycle access to the site from Peach Tree Road as well as increased permeability with the inclusion of the 'green link' for pedestrians and cycles access from Epping road to Wilga park
Overdevelopment of the area	3	The built form of the proposed Masterplan is generally in accordance with the zoning for the site, which was implemented following the finalisation of the Herring Road Precinct Plan undertaken by the Department of Planning and Environment. State government strategic planning for the area has sought to increase height and density controls around train stations and major road intersections to deliver integrated land use and transport outcomes. The exhibited EIS included an assessment against the relevant strategic plans for the area and this is updated as relevant in the covering Response to Submissions report to demonstrate that the built form outcome is consistent with the desired future character of the area.
Adverse effect on property prices	3	Impacts on property prices is not a relevant planning consideration.
Amenity of Ivanhoe Estate development	2	A preliminary assessment against the key design criteria recommended by the Apartment Design Guide is provided in the Supplementary Design Report at <b>Appendix C</b> and illustrates that future development will be capable of achieving a high level of amenity.
Insufficient infrastructure	2	<p>A number of reports have been prepared to assess the capacity of existing infrastructure to cater to future development on the site, as follows:</p> <ul style="list-style-type: none"> <li>• Electricity, gas, water, sewer and stormwater infrastructure is capable of accommodating future development on the site.</li> <li>• The surrounding local road network and public transport is capable of accommodating the future population (refer to <b>Appendix M</b>).</li> <li>• A school, two childcare facilities, a community centre, public swimming pool and active open space will be provided on the site. This infrastructure will benefit the residents of the Ivanhoe community and the surrounding area, adding to the wide range of community infrastructure already available.</li> </ul>
Request to extend notification period	2	The Concept SSD DA application was exhibited in accordance with the timeframes set out in the <i>Environmental Planning and Assessment Regulation 2000</i> .
Impact on Shrimptons Creek	1	The proposed development incorporates a riparian setback to Shrimptons Creek in accordance with the NSW Office of Water <i>Guidelines for riparian corridors on waterfront land</i> . In addition to this, rehabilitation works and riparian planting will be undertaken as part of subsequent stages of development to improve the overall quality of the Shrimptons Creek corridor. The Masterplan has been revised to improve the interface to Shrimptons Creek, as described in the Response to Submissions report.

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Land use flexibility does not create certainty for neighbours	1	The exhibited Environmental Impact Statement and the covering Response to Submissions report set out all future land uses that will be accommodated on the site. The Illustrative Masterplan demonstrates the indicative future land uses within each building envelope, as shown at <b>Appendix D</b> .
Masterplan does not consider approval of LDA2017/0107	1	The revised Masterplan includes consideration of the built form of the development approved by LDA2017/0107 and is described in the covering Response to Submissions reports (refer to <b>Appendix C</b> ).
Insufficient detail about dwelling types for social and affordable housing	1	The detailed design of social and affordable dwellings, as well as market dwellings, will be undertaken prior to the relevant detailed development application for each building. Social and affordable dwellings will be designed in cooperation with Mission Australia Housing and Land and Housing Corporation.
Insufficient detail about how tenure blindness would be achieved	1	The primary method for achieving tenure blindness will be through design which does not distinguish between market, social or affordable housing. Social and affordable housing will be provided alongside market housing, with no design features to distinguish between different types of housing.
Lost opportunity to provide more affordable housing to meet needs for workers on the estate to run school, child care centres and other community infrastructure	1	128 affordable housing dwellings will be provided on the site. As a Communities Plus site, the proposed development has an emphasis on delivering social housing rather than 'Affordable Housing' but noting that social housing is a form of affordable housing.
Potential for social and affordable housing residents to be excluded from the proposed town centre as future commercial uses may not be affordable	1	Development of the site is being undertaken as a partnership between Frasers Property Australia, Mission Australia and Land and Housing Corporation. As a result of this partnership, decisions about the future uses within the town centre will consider a range of factors, including what market retailers will cater to and what contribution retail would make to the activation of the surrounding area.
Potential for social and affordable housing residents to be excluded from the high school and further detail should be provided about subsidised places	1	The proposed school on the site is planned to be an independent high school and subsidised places or scholarships for young people living in social housing are proposed. Mission Australia is working with future operators on the site to maximise education and employment opportunities where possible.
Potential for new school to be non-secular and denominational may exclude some residents	1	As described above, the proposed school on the site is planned to be an independent high school. There are already a number of secular and non-denomination schools in the surrounding area.