

Lucinda Craig
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

EMAIL: Lucinda.craig@dpie.nsw.gov.au

26 July 2023

Our reference: COR2022/87/2

Dear Ms Craig,

Ivanhoe Estate Redevelopment – Stage 3 (SSD-30530150)

Reference is made to the Ivanhoe Estate Redevelopment Stage 3 proposal.

Thank you for the opportunity for City of Ryde to make a submission. Please find enclosed comments from Council staff to assist the Department of Planning and Environment's assessment of this application.

The EIS suggests that the Village Green is intended to be dedicated to City of Ryde. Council has previously raised issues in respect to the note in Condition A30 of the Concept Development (SSD-8707). Please refer to letter dated 16 September 2021 addressed to The Hon Rob Stokes MP, Minister for Planning and Public Spaces. Accordingly, Council does not accept the dedication of the Shrimptons Creek Corridor and expects Stage 3 Consent will be appropriately conditioned to enable payment of the s7.11 contributions in accordance with Condition A30 of the SSD-8707 Ivanhoe Concept Instrument.

A review by Council Officers of the Stage 3 proposal raises the following additional key concerns: -

- Proposal is inconsistent with Concept Approval
- Proposal is inconsistent with SEARS requirements
- Inadequate Survey details
- Lack of maintenance vehicle access to the creek
- Drainage and Flood impact issues
- Waste Management Issues
- Traffic issues
- Matters relating to works proposed along Shrimptons Creek
- Building setback and planning issues
- Environmental Concerns – water quality impacts and creek
- Dedication of Creek Corridor not supported by Council

A number of issues are being raised and will require changes to the design. Council will be happy to provide further comments on any revised submissions or Response to Submissions. The detailed submission included in the ATTACHEMENT 1.

Finally, Sanju Reddy, Council's Senior Coordinator Development Advisory Services can be contacted on telephone 9952 8187 if you require any clarification.

Yours sincerely



Sandra Bailey
Executive Manager City Development

ATTACHED:

1. Attachment 1 – Detailed Submission
2. Attachment 2 – Previous letter to Minister regarding condition A30