

Janith Desilva  
Department of Planning, Industry and Environment

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31 May 2024

Our Ref: COR2024/78/1

Dear Janith,

**Modification (Mod 3) to approved Concept Development – SSD-8707 for Ivanhoe Estate Redevelopment**

Thank you for providing the opportunity to comment on the Modification Application (SSD- 8707 Mod-3) which seeks to modify building envelope for block B2 to facilitate larger public school and modify block B1.2 to replace seniors housing with mixed use living and childcare amongst other changes.

Council notes that the modifications proposed under MOD 2 have been brought under MOD 3 which is lodged as a Section 4.55(2) Application under the EP& A Act. It is further noted that Council had made a submission objecting to the changes proposed under MOD 2. Since the applicant has made no effort to address Council's concerns previously raised with respect to the modifications sought, Council continues to object to the Application.

Council's submission is attached (**Attachment 1**) comprising comments and issues with respect to this application.

In summary, as outline in Council's submission dated 9 August 2023, Council continues to object to the proposed modification. Inadequate attention has been given to the various changes to Block B2 and B1.2 with no thought to the future amenity of the locality. The development has also failed to address the required setbacks, open space, parking, pick-up/ drop off zone on the site and traffic movements resulting from the change of use for B1.2 and B2. In addition, as the proposed modification seeks to delete the residential care facility and seniors housing without any justification and to the detriment of the Ryde community.

For the reasons articulated in Attachment 1, Council is unable to support the proposed modifications and requests that the Application be rejected by the Department.

If you require any additional information regarding this matter, please contact Sanju Reddy, Acting Manager Development Advisory Services on 9952 8187 or email to [sanjur@ryde.nsw.gov.au](mailto:sanjur@ryde.nsw.gov.au)

Yours sincerely



Sanju Reddy  
**Acting Manager, Development Advisory Service**