



## Pre-Development Application

Project Name: Ivanhoe Estate Redevelopment  
Case ID: PDA-290

### Scoping Meeting Request

#### Project Owner Info

Title	Mr
First Name	Thomas
Last name	Hurrell
Role/Position	Senior Development Manager - Communities Plus
Phone	0287539097
Email	thomas.hurrell@facs.nsw.gov.au
Address	NSW Land and Housing Corporation 223-239 Liverpool Road Ashfield , New South Wales, 2131 , AUS

#### Company Info

Are you applying as a company/business?

No

#### Primary Contact Info

Are you the primary contact?

Yes

Title	Mr
First Name	Inflight
Last Name	User
Role / Position	InflightUser
Phone	0123456789
Email	inflightuser@dpe.com

### Development Details

#### Project Info

Project Name	Ivanhoe Estate Redevelopment
Industry	Residential & Commercial
Development Type	Residential & Commercial
Indicative Capital Investment Value	AUD1,350,000,000.00
Indicative Operation Jobs	205
Indicative Construction Jobs	4,950

#### Concept and Staged Applications Info

Are you intending to submit a Concept or Staged Application?

Yes

Would this be for the initial Concept Application?

Yes

Would this application also include the first stage of the project?

No

### Site Details

#### Site Information

Site Name	Ivanhoe Estate
Site Address (Street number and name)	Ivanhoe Place, Wilcannia Way, Nyngan Way, Narramine Way, Cobar Way

#### Local Government Area

Local Government	District Name	Region Name	Primary Region
City of Ryde	North District	Sydney	

## State Significant Development - Identified Site

Is your proposal on an Identified Site?

Yes

Identified Site Name

NSW Land and Housing Corporation Sites

## Lot & DP

Lot and DP

## Landowners Consent

Is Landowner's consent required?

## Statutory Context

### Justification and Permissibility

Reason why the proposal is State significant

The proposal is SSD pursuant to clause 10 of Schedule 2 of State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP) as it involves development by the NSW Land and Housing Corporation, of the identified Ivanhoe Estate site, with a CIV of more than \$30 million.

Permissibility of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

Under the provisions of Ryde LEP 2014, the proposed mixed-use development comprising residential, retail, educational and community uses are permissible land uses in the B4 zone. The proposed open space and road works within the RE1 zone and the proposed road works within the B7 zone are also permissible.

## Other

Is the proposal likely to require approval under the Commonwealth [Environmental Protection and Biodiversity Conservation Act 1999](#)?

Unsure

## Attachments

File Name	Category
No attachments	