



## Pre-Development Application

Lodgement Date: 25/10/2021

Project Name: Ivanhoe Estate - Stage 3  
Case ID: PDA-30433028

## Proponent Details

### Project Owner Info

Title	Ms
First Name	Richard
Last name	Wood
Role/Position	Program Director LAHC
Phone	0293743655
Email	richard.wood@facns.nsw.gov.au
Address	Level 5, 219-241 CLEVELAND STREET Strawberry Hills , , 2012 , AUS

### Company Info

Are you applying as a company/business?

Yes

Company Name	New South Wales Land and Housing Corporation
ABN	24960729253

### Primary Contact Info

Are you the primary contact?

Yes

<b>Title</b>	<b>First Name</b>
Ms	Anna
<b>Last Name</b>	<b>Phone</b>
Nowland	0294094935
<b>Email</b>	<b>Role/Position</b>
anowland@ethosurban.com	Senior Urbanist - Planning

### Address

173  
SUSSEX STREET  
SYDNEY,  
New South Wales  
2000  
AUS

## Development Details

### Engagement with the Department

Have you engaged with the Department in relation to this project?

No

### Project Info

Project Name	Ivanhoe Estate - Stage 3
Industry	Residential & Commercial
Development Type	Residential & Commercial
Capital Investment Value (excl GST)	AUD92,000,000.00
Indicative Operation Jobs	20
Indicative Construction Jobs	500

### Description of Development

Stage 3 of the Ivanhoe Estate Redevelopment, pursuant to the approved Master Plan (SSD-8707) . The DA will seek consent for the detailed design and construction of Building B3 and enhancements to the Shrimptons Creek corridor. Building B3 will be the subject of a competitive design process in accordance with the adopted Design Excellence Strategy.

### Concept Development

Are you intending to submit a Concept Application?

Yes

Would this be for the initial Concept Application?

No

Concept Proposal ID

[PDA-290](#)

Concept Proposal Name

Ivanhoe Estate Redevelopment

## Site Details

### Site Information

Site Name	Ivanhoe Estate
Site Address (Street number and name)	145 Herring Road, Macquarie Park
Site Co-ordinates - Latitude	-33.782219
Site Co-ordinates - Longitude	151.117

### Local Government Area

Local Government	District Name	Region Name	Primary Region
City of Ryde	North District	Sydney	<input checked="" type="radio"/>

Lot and DP

Lot 100 in DP 1262209

## Statutory Context

Under [State Environmental Planning Policy \(State and Regional Development\) 2011](#) , which schedule does your State Significant Development application relate to?

Schedule 2: SSD – Identified Sites

### Clause under selected Schedule

Clause 10 - Development at NSW Land and Housing Corporation Sites

### Permissibility of Proposal

Permissible with consent

### Describe the permissibility of the proposal under relevant environmental planning instruments

Residential flat buildings are permitted with consent in the B4 zone under the Ryde Local Environment Plan 2014

### Biodiversity Assessment Waiver

Would you like to request that the requirement for a biodiversity development assessment report be waived?

No

## Statutory Context 2

### Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Buildings

State Environmental Planning Policy No. 55 - Remediation of Land

Ryde Local Environment Plan 2014

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

Ivanhoe Estate Concept Masterplan (SSD 8707), Stage 1 DA (SSD 8903) which includes site preparation works across the entirety of the Ivanhoe Estate, Stage 2 DA (SSD 15822622).

Would the project vary any development standard?

Yes

### Describe the nature of variation.

Procedural request to vary the height of buildings development standard under Clause 4.3 of the Ryde LEP 2014, noting that the approved building envelope for Building B3 already exceeds the mapped height control. The variation request is administrative in nature and does not introduce any changes to the built form controls established under the approved Masterplan to which this application is pursuant.

### Designated development

Would the project be designated development (but for s4.10(2) of the EP&A Act) under Schedule 3 of the [Environmental Planning and Assessment Regulation 2000](#) or any other environmental planning instrument?

No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

## Approvals - Part1

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Would the development otherwise, but for [Section 4.41](#) of the EP&A Act, require any of the following:

A permit under section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?\*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?\*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?\*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?\*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?\*

No

## Approvals - Part2

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Do you require any of the following approvals from [Section 4.42](#) of the EP&A Act in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?\*

No

An approval under [Section 15](#) of the [Coal Mine Subsidence Compensation Act 1961](#)?\*

No

A mining lease under the [Mining Act 1992](#)?\*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?\*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?\*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?\*

No

A licence under the [Pipelines Act 1967](#)?\*

No

## Attachments

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File Name	Building B3 Reference Plans
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