

Mr Richard Wood
Program Director, Delivery North Northern Sydney & Central Coast
New South Wales Land and Housing Corporation
173 Sussex Street
SYDNEY NSW 2000
13/05/2022

Dear Mr Wood

**Ivanhoe Estate Redevelopment - Stage 2 (SSD-15822622)
Request for additional information**

I refer to the Response to Submissions (RTS) for the Ivanhoe Estate Redevelopment - Stage 2 (SSD-15822622). Advice from Council and EHG on the RTS have been received and can be viewed on the Planning Portal under the 'Agency Advice' tab at:

<https://www.planningportal.nsw.gov.au/major-projects/projects/ivanhoe-estate-redevelopment-stage-2>

After careful consideration of the advice, the Department is requesting that you provide additional information on the following matters:

1. Traffic Impact

The Ivanhoe Concept Plan approval was modelled on the provision of the Macquarie Park Bus Priority and Capacity Improvement Project works which included the signalisation of Waterloo Road/Byfield Street intersection. Council's advice notes the MPBPCI is currently on hold, with only Stage 1A and Stage 1B works of the project completed.

Additional information is required demonstrating the combined traffic generated from Ivanhoe Stage 1 and Stage 2 development on surrounding intersections will continue to operate at acceptable levels of performance, given the only works completed as part of the MPBPCI are Stage 1A and Stage 1B.

2. Miscellaneous

- (a) Provide an updated BASIX certificate for Building C3 and Building C4.
- (b) Provide a unit mix/numbers table on the cover page of the architectural plans for Building C4.

You are requested to provide your response to the issues raised in this letter by **13 June 2022**.

If you have any questions, please contact Rodger Roppolo, on 02 8289 6876 or at rodger.roppolo@planning.nsw.gov.au

Yours sincerely,

A handwritten signature in black ink, appearing to read 'C. Sargent', enclosed within a large, loopy oval stroke.

Cameron Sargent
Team Leader
Key Sites Assessments