



State Significant Development

Project Name: Ivanhoe Estate Redevelopment

Case ID: SSD-8707

Proponent Details

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

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Ivanhoe Estate Redevelopment
Industry	Residential & Commercial
Development Type	Residential & Commercial
Indicative Capital Investment Value	AUD1,789,538,000.00
Indicative Operation Jobs	100
Indicative Construction Jobs	1,200

Concept Development

Are you intending to submit a Concept 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, Narromine Way, Cobar Way
Site Co-ordinates - Latitude	-33.782274
Site Co-ordinates - Longitude	151.116

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 and DP

5/740753, 6 to 20/861433, 100/1223787, 1/859537, portions of Shrimptons Creek/859537

Landowners Consent

Is Landowner's consent required?

Yes

Do you have evidence of all Land Owners' consent?

No

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

Schedule 1: SSD - General

Schedule 2: SSD – Identified Sites

Clause 10: Development at NSW Land and Housing Corporation Sites

Permissibility of Proposal

Permissible with consent

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [Schedule 1, Part 1\(2\) of the Environmental Planning and Assessment Regulation](#))

Yes

Approvals - Part1

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](#)?

Yes

Approvals - Part2

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](#)?

Yes

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

No

Attachments

Attachments

File Name	Appendix M_ Transport Assessment_ Ason
File Name	Appendix P_ Consultation Outcomes Report_ Elton_Part2
File Name	Appendix B_ Design Report_ Bates Smart + HASSELL_Part5
File Name	Appendix T_ Visual Impact Photomontages_ Virtual Ideas_Par
File Name	Appendix Z_ Concept Engineering Plans_ ADW Johnson_Part1
File Name	Appendix T_ Visual Impact Photomontages_ Virtual Ideas_Par
File Name	Appendix B_ Design Report_ Bates Smart + HASSELL_Part2
File Name	Appendix B_ Design Report_ Bates Smart + HASSELL_Part4
File Name	Appendix B_ Design Report_ Bates Smart + HASSELL_Part1
File Name	Appendix Z_ Concept Engineering Plans_ ADW Johnson_Part2
File Name	Appendix F_ Stormwater and Drainage Assessment_ ADW Johnso
File Name	Appendix B_ Design Report_ Bates Smart + HASSELL_Part8
File Name	Appendix T_ Visual Impact Photomontages_ Virtual Ideas_Par
File Name	Appendix F_ Stormwater and Drainage Assessment_ ADW Johnso
File Name	Appendix B_ Design Report_ Bates Smart + HASSELL_Part6
File Name	Appendix T_ Visual Impact Photomontages_ Virtual Ideas_Par
File Name	Appendix Z_ Concept Engineering Plans_ ADW Johnson_Part3
File Name	Appendix I_ Flood Impact Assessment_ BMT WBM_Part1
File Name	Appendix T_ Visual Impact Photomontages_ Virtual Ideas_Par
File Name	Appendix K_ Utility Services Report_ ADW Johnson_Part2
File Name	Appendix F_ Stormwater and Drainage Assessment_ ADW Johnso
File Name	Appendix B_ Design Report_ Bates Smart + HASSELL_Part7
File Name	Appendix D_ Survey_ ADW Johnson
File Name	Appendix T_ Visual Impact Photomontages_ Virtual Ideas_Par
File Name	Appendix I_ Flood Impact Assessment_ BMT WBM_Part4
File Name	Appendix I_ Flood Impact Assessment_ BMT WBM_Part11
File Name	Appendix I_ Flood Impact Assessment_ BMT WBM_Part10
File Name	Appendix I_ Flood Impact Assessment_ BMT WBM_Part7
File Name	Appendix B_ Design Report_ Bates Smart + HASSELL_Part3
File Name	Appendix I_ Flood Impact Assessment_ BMT WBM_Part9
File Name	Appendix I_ Flood Impact Assessment_ BMT WBM_Part13
File Name	Appendix I_ Flood Impact Assessment_ BMT WBM_Part14
File Name	Appendix I_ Flood Impact Assessment_ BMT WBM_Part8
File Name	Appendix T_ Visual Impact Photomontages_ Virtual Ideas_Par
File Name	Appendix P_ Consultation Outcomes Report_ Elton_Part1
File Name	Appendix I_ Flood Impact Assessment_ BMT WBM_Part5
File Name	Appendix I_ Flood Impact Assessment_ BMT WBM_Part15
File Name	Appendix T_ Visual Impact Photomontages_ Virtual Ideas_Par
File Name	Appendix I_ Flood Impact Assessment_ BMT WBM_Part18
File Name	Appendix S_ Acoustic Assessment_ Acoustic Logic

File Name	Appendix I_ Flood Impact Assessment_ BMT WBM_Part3
File Name	Appendix I_ Flood Impact Assessment_ BMT WBM_Part2
File Name	Appendix T_ Visual Impact Photomontages_ Virtual Ideas_Par
File Name	Appendix T_ Visual Impact Photomontages_ Virtual Ideas_Par
File Name	Appendix K_ Utility Services Report_ ADW Johnson_Part1
File Name	Appendix T_ Visual Impact Photomontages_ Virtual Ideas_Par
File Name	Appendix I_ Flood Impact Assessment_ BMT WBM_Part17
File Name	Appendix I_ Flood Impact Assessment_ BMT WBM_Part6
File Name	Appendix P_ Consultation Outcomes Report_ Elton_Part3
File Name	Environmental Impact Statement_ Ethos Urban
File Name	Appendix N_ Sustainability Report_ Frasers Property Austra
File Name	Appendix E_ Biodiversity Assessment_ Eco Logical
File Name	Appendix I_ Flood Impact Assessment_ BMT WBM_Part16
File Name	Appendix F_ Stormwater and Drainage Assessment_ ADW Johnso
File Name	Appendix T_ Visual Impact Photomontages_ Virtual Ideas_Par
File Name	Appendix T_ Visual Impact Photomontages_ Virtual Ideas_Par
File Name	Appendix J_ Aboriginal and Historical Assessmenmt_ Eco Log
File Name	Appendix G_ Geotechnical Assessment_ Ivanhoe Estate_ Dougl
File Name	Appendix H_ Preliminary Contamination Assessment_ Ivanhoe
File Name	Appendix V_ Wind Assessment_ CPP
File Name	Appendix B_ Design Report_ Bates Smart + HASSELL_Part9
File Name	Appendix Z_ Concept Engineering Plans_ ADW Johnson_Part4
File Name	Appendix Y_ Arborist Assessment
File Name	Appendix T_ Visual Impact Assessment_ Ethos Urban
File Name	Appendix A_ Masterplan Drawings_ Bates Smart
File Name	Appendix H_ Contamination Report_ Ivanhoe Estate_ DLA Envi
File Name	Appendix I_ Flood Impact Assessment_ BMT WBM_Part12
File Name	Appendix U_ Community and Recreation Infrastructure Demand
File Name	Appendix H_ Contamination Report_ Lyonpark Road_ DLA Envir
File Name	Appendix O_ Waste Management Plan
File Name	Appendix G_ Geotechnical Assessment_ Lyonpark Road_ Dougla
File Name	Appendix X_ CPTED Report_ Ethos Urban
File Name	Appendix W_ Social Impact Assessment_ Elton Consulting
File Name	Appendix K_ Utility Services Report_ ADW Johnson_Part3
File Name	Appendix Q_ Clause 4.6 Variation_ Ethos Urban
File Name	Appendix L_ Design Guidelines_ Bates Smart
File Name	LIF Landowners consent
File Name	CIV Letter_ Altus Group
File Name	Appendix C_ SEARs_ Ethos Urban
File Name	Appendix R_ Detailed Compliance with EPIs_ Ethos Urban
