



State Significant Development

Project Name: Ivanhoe Estate redevelopment - Stage 1

Case ID: SSD-8903

Proponent Details

Project Owner Info

Title	Mr
First Name	Cameron
Last name	Yeates
Role/Position	Senior Development Manager
Phone	0293743658
Email	cameron.yeates@facns.nsw.gov.au
Address	NSW Land and Housing Corporation 219-241 Cleveland Street Strawberry Hills , New South Wales, 2016 , 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

Primary Contact

jmcbride@ethosurban.com

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 - Stage 1
Industry	Residential & Commercial
Development Type	Residential & Commercial
Indicative Capital Investment Value	AUD260,000,000.00
Indicative Operation Jobs	22
Indicative Construction Jobs	550

Concept Development

Are you intending to submit a Concept Application?


No

Site Details

Site Information

Site Name	Ivanhoe Estate
Site Address (Street number and name)	Ivanhoe Place, Wilcannia Way, Nyngan Way, Cobar Way and Narromine Way
Site Co-ordinates - Latitude	-33.780921
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

5/40753, 6 to 20/861433, 100/1223787

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?

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 E - Survey
File Name	Appendix Q - Traffic Report
File Name	Appendix A - Architectural Plans C1_Part3
File Name	Appendix B - Urban Design Report A1_Part4
File Name	Environmental Impact Statement
File Name	Appendix L - Civil and Engineering Drawings_Part1
File Name	Appendix K - Utility Services Report_Part2
File Name	Appendix B - Urban Design Report A1_Part3
File Name	Appendix T - Visual Impact Assessment_Part3
File Name	Appendix R - Consultation Outcomes Report
File Name	Appendix C - Landscape Report_Part1
File Name	Appendix T - Visual Impact Assessment_Part1
File Name	Appendix K - Utility Services Report_Part3
File Name	Appendix I - Flood Impact Assessment
File Name	Appendix T - Visual Impact Assessment_Part2
File Name	Appendix A - Architectural Plans C1_Part2
File Name	Appendix B - Urban Design Report A1_Part2
File Name	Appendix B - Urban Design Report A1_Part1
File Name	Appendix C - Landscape Drawings
File Name	Appendix A - Architectural Plans A1_Part1
File Name	Appendix A - Architectural Plans C1_Part1
File Name	Appendix A - Stage 1 Overview Drawings
File Name	Appendix A - Architectural Plans A1_Part2
File Name	Appendix DD - Fire Safety Strategy A1
File Name	Appendix K - Utility Services Report_Part1
File Name	Appendix N - Draft Plans of Subdivision - Staging
File Name	Appendix C - Landscape Report_Part2
File Name	Appendix FF - Masterplan Arboricultural Assessment
File Name	Appendix W - Site Audit Report
File Name	Appendix F - Stormwater Management Plan
File Name	Appendix L - Civil and Engineering Drawings_Part2
File Name	Appendix J - Aboriginal and Historical Assessment
File Name	Appendix G - Geotechnical Assessment
File Name	Appendix T - Visual Impact Assessment_Part4
File Name	Appendix B - Urban Design Report C1
File Name	Appendix DD - Fire Safety Strategy C1
File Name	Appendix L - Bridge Design
File Name	Appendix U - Wind Impact Assessment
File Name	Appendix H - Preliminary Contamination Assessment
File Name	Appendix B - Urban Design Report A1_Part5
File Name	Appendix H - Contamination Report
File Name	Appendix I - Flood Impact Assessment - Shrimpton's Creek B
File Name	Appendix W - Site Audit Statement
File Name	Appendix X - Design Review Panel Working Documents

File Name	Appendix Z - Acoustic Assessment
File Name	Appendix P - Waste Management Plan
File Name	Appendix H - Contamination Report - Lyonpark Road
File Name	Appendix AA - Air Quality Report
File Name	Appendix W - Remediation Action Plan
File Name	Appendix A - Architectural Plans C1_Part4
File Name	Appendix Y - National Framework Checklist
File Name	Appendix G - Geotechnical Assessment - Lyonpark Road
File Name	Appendix L - Civil Engineering Report
File Name	Appendix N - Draft Plans of Subdivision - C1
File Name	Appendix V - CPTED
File Name	Appendix S - BASIX - C1
File Name	Appendix O - Sustainability Report
File Name	Appendix X - Stage 1 Design Excellence Strategy
File Name	Appendix CC - BCA Report A1
File Name	Appendix S - BASIX - A1
File Name	Appendix CC - BCA Report C1
File Name	Appendix K - Utility Services Report_Part4
File Name	Appendix N - Draft Plans of Subdivision - A1
File Name	Appendix EE - Vertical Transportation Advice
File Name	Appendix BB - Accessibility Report
File Name	Appendix J - Aboriginal and Historical Assessment - Stage
File Name	Appendix I - Flood Impact Assessment - Stage 1 Cover Letter
File Name	Appendix M - Biodiversity Assessment - Stage 1 Cover Letter
File Name	Appendix N - Draft Plans of Subdivision - Terraces
File Name	CIV Letter
File Name	Appendix D - SEARs Response Table
File Name	Appendix Y - Childcare Guideline Response
