

Modification of Development Consent

Section 4.55 (1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Anthony Witherdin
Director
Key Sites Assessments

Sydney: 7 May 2021

SCHEDULE 1

Development consent:	SSD 8903 granted by the Minister for Planning and Public Spaces on 30 April 2020
For the following:	Stage 1 development application for the redevelopment of the Ivanhoe Estate, including: <ul style="list-style-type: none">• site preparation works, including removal of trees, demolition, bulk earthworks and excavation• construction of new roads, bridge over Shrimptons Creek and new road connection to Lyonpark Road• construction of two residential apartment buildings (Building A1 and Building C1) with basement car parking:<ul style="list-style-type: none">- Building A1 with 269 apartments, 233 car parking spaces and a child centre- Building C1 with 471 apartments and 346 car parking spaces• landscaping and public domain works• amalgamation and subdivision.
Applicant:	NSW Land and Housing Corporation
Consent Authority:	Minister for Planning and Public Spaces
The Land:	Ivanhoe Estate comprising Ivanhoe Place, Wilcannia Way, Nyngan Way, Narromine Way and Cobar Way (Lot 100 DP1262209), part of 2-4 Lyonpark Road (Lot 1 DP859537) and portions of Shrimptons Creek adjacent to Lot 1 DP859537 to the centre line of the creek, Macquarie Park
Modification:	MOD 2: Increase number of apartments in Building C1 from 471 to 497 and associated design amendments

SCHEDULE 2

1. The above approval is amended by the deletion of ~~strike through~~ text and inclusion of **bold and underlined** text as follows:

TERMS OF CONSENT

- A2. The development may only be carried out:
- (a) in compliance with the conditions of this consent;
 - (b) in accordance with all written directions of the Planning Secretary;
 - (c) in accordance with the EIS, Response to Submissions and additional information;
 - (d) in accordance with the management and mitigation measures.

Architectural Drawings prepared by Bates Smart (Building A1)			
Drawing No.	Revision	Name of Plan	Date
DA01.A1.001	E	Site Plan	31/01/20
DA03.A1.B4	D	Basement 04	31/01/20
DA03.A1.B3	D	Basement 03	31/01/20
DA03.A1.B2	D	Basement 02	31/01/20
DA03.A1.B1	D	Basement 01	31/01/20
DA03.A1.000L	F	Lower Ground Floor	31/01/20
DA03.A1.000U	F	Upper Ground Floor	31/01/20
DA03.A1.001	F	Level 01	31/01/20
DA03.A1.002	F	Level 02	31/01/20
DA03.A1.003	F	Level 03, 05, 07	31/01/20
DA03.A1.004	F	Level 04, 06	31/01/20
DA03.A1.008	F	Level 08, 10, 12, 14	31/01/20
DA03.A1.009	F	Level 09, 11, 13, 15	31/01/20
DA03.A1.016	F	Level 16, 18, 20	31/01/20
DA03.A1.017	F	Level 17, 19, 21	31/01/20
DA03.A1.022	G	Level 22	31/01/20
DA03.A1.023	G	Level 23	31/01/20
DA03.A1.024	E	Roof Level	31/01/20
DA07.A1.001	E	North Elevation	31/01/20

DA07.A1.002	E	East Elevation	31/01/20
DA07.A1.003	B	South Elevation	31/01/20
DA07.A1.004	B	West Elevation	31/01/20
DA08.A1.001	D	Section AA	31/01/20
DA08.A1.002	E	Section BB	31/01/20
DA12.A1.001	D	Adaptable Apartment – 1B	31/01/20
DA12.A1.002	D	Adaptable Apartment – 2B	31/01/20
DA12.A1.003	D	Adaptable Apartment – 3B	31/01/20
DA01.A1.010(1)	3	Stage 1 Staging Plan	09/09/19
DA01.A1.011(1)	3	Lot subdivision/Application Structure Plan	09/09/19
DA01.A1.012(1)	3	Stage 1 Ground Floor Plan	09/09/19
DA01.A1.013(1)	3	Stage 1 Roof Plan	09/09/19
Architectural Drawings prepared by Candalepas Associates (Building C1)			
Drawing No.	Revision	Name of Plan	Date
DA S4.55 -1050	B	Site Plan	46/09/19 <u>09/12/20</u>
DA S4.55 -1102	B <u>C</u>	Basement 3	46/09/19 <u>10/03/21</u>
DA S4.55 -1103	B <u>C</u>	Basement 2	46/09/19 <u>10/03/21</u>
DA S4.55 -1104	B <u>C</u>	Basement 1	46/09/19 <u>10/03/21</u>
DA S4.55 -1105	B	Lower Ground Floor	46/09/19 <u>09/12/20</u>
DA S4.55 -1106	B	Upper Ground Floor	46/09/19 <u>09/12/20</u>
DA S4.55 -1107	B	Level 1	46/09/19 <u>09/12/20</u>
DA S4.55 -1108	B	Level 2	46/09/19 <u>09/12/20</u>
DA S4.55 -1109	B	Level 3-4	46/09/19 <u>09/12/20</u>
DA S4.55 -1110	B	Level 5-12	46/09/19 <u>09/12/20</u>
DA S4.55 -1111	B <u>C</u>	Level 13	46/09/19 <u>24/02/21</u>

DA <u>S4.55</u> -1112	B	Level 14-19	16/09/19 <u>09/12/20</u>
DA <u>S4.55</u> -1113	B <u>C</u>	Roof	16/09/19 <u>24/02/21</u>
DA <u>S4.55</u> -1150	B	Adaptable Units Floor Plans	16/09/19 <u>09/12/20</u>
DA <u>S4.55</u> -1200	A <u>C</u>	Section A	26/11/18 <u>24/02/21</u>
DA <u>S4.55</u> -1201	B <u>C</u>	Section B	16/09/19 <u>24/02/21</u>
DA <u>S4.55</u> -1202	B	Section C	16/09/19 <u>09/12/20</u>
DA <u>S4.55</u> -1300	A <u>C</u>	North East Elevation	26/11/18 <u>24/02/21</u>
DA <u>S4.55</u> -1301	B <u>C</u>	North West Elevation	16/09/19 <u>24/02/21</u>
DA <u>S4.55</u> -1302	B <u>C</u>	North West Internal Elevation	16/09/19 <u>24/02/21</u>
DA <u>S4.55</u> -1303	B <u>C</u>	South East Elevation	16/09/19 <u>24/02/21</u>
DA <u>S4.55</u> -1304	B <u>C</u>	South East Internal Elevation	16/09/19 <u>24/02/21</u>
DA <u>S4.55</u> -1305	A <u>C</u>	South West Elevation	26/11/18 <u>24/02/21</u>
Landscape Drawings prepared by Hassell			
Drawing No.	Revision	Name of Plan	Date
L1_0002	I	Drawing Legends	05/11/18
L1_0003	J	Planting Schedule	08/02/19
L1_0101	J	Stage 1 Master Plan	02/09/19
L1_1101	J	General Arrangement (1 of 8)	02/09/19
L1_1102	J <u>K</u>	General Arrangement (2 of 8)	02/09/19 <u>16/12/20</u>
L1_1103	J <u>J</u>	General Arrangement (3 of 8)	05/11/19 <u>15/12/20</u>
L1_1104	J	General Arrangement (4 of 8)	02/09/19
L1_1105	J	General Arrangement (5 of 8)	02/09/19
L1_1107	J	General Arrangement (7 of 8)	02/09/19
L1_1108	I	General Arrangement (8 of 8)	02/09/19

L1_1801	I	A1 Roof Plan and Typical Internal Plan	05/11/19
L1_1802	J	C1 Roof Plan	05/11/19 15/12/20
L1_3001	J	Typical Streetscape Sections	02/09/19
L1_3010	I	A1 Open Space Sections	05/11/19
L1_3011	I	A1 Open Space Sections	05/11/19
L1_3020	I	C1 Open Space Sections	05/11/19
L1_3021	I	C1 Open Space Sections	05/11/19
Engineering Drawings prepared by ADW Johnson			
Drawing No.	Revision	Name of Plan	Date
DA-001	F	Title Sheet and Locality Sketch	09/09/19
DA-002	E	Staging Plan	09/09/19
DA-101	E	Detail Plan – Stage 1A	09/09/19
DA-102	E	Typical Sections – Stage 1A	09/09/19
DA-103	D	Road Longitudinal Sections – Road No.1 (Stage 1A)	09/09/19
DA-104	D	Road Longitudinal Sections – Road No.2 (Stage 1A)	09/09/19
DA-105	E	Concept Stormwater Plan – Stage 1A	09/09/19
DA-106	E	Stage 1A – Temporary Works	09/09/19
DA-107	C	Stage 1A – Earthworks	09/09/19
DA-201	E	Detail Plan – Stage 1B	09/09/19
DA-202	E	Detail Plan – Lyon Park Road Extension – Stage 1B	09/09/19
DA-203	D	Typical Sections – Stage 1B	09/09/19
DA-204	D	Road Longitudinal Sections – Road No.1 – Sheet 1 (Stage 1B)	09/09/19
DA-205	D	Road Longitudinal Sections – Road No.1 – Sheet 2 (Stage 1B)	09/09/19
DA-206	D	Road Longitudinal Sections – Road No.2 (Stage 1B)	09/09/19
DA-207	D	Road Longitudinal Sections – Road No.3 (Stage 1B)	09/09/19
DA-208	A	Longitudinal Sections – Basement 1 & Basement 2/3	09/09/19
DA-209	A	Longitudinal Sections – LPR Entry & Existing Car Park	09/09/19
DA-210	E	Concept Stormwater Plan – Stage 1B	09/09/19
DA-211	E	Stage 1B – Temporary Works	09/09/19

DA-212	D	Stage 1B - Earthworks	09/09/19
Subdivision Plans prepared by Beveridge Williams			
Drawing No.	Revision	Name of Plan	Date
Sheet 1 of 9	9 10	Stage 1 Plan of Proposed Subdivision of Lot 1 DP859537, Lots 6-8, 10-20 DP861433, Lot 5 DP740753, Lot 100 DP1223787 and Lot 101 DP1247443	28/01/20 14/12/20
Sheet 2 of 9	9 10	Stage 2 Plan of Proposed Subdivision of Lot 1 DP859537, Lots 6-8, 10-20 DP861433, Lot 5 DP740753, Lot 100 DP1223787 and Lot 101 DP1247443	28/01/20 14/12/20
Sheet 3 of 9	9 10	Stage 3 Plan of Proposed Subdivision of Lot 1 DP859537, Lots 6-8, 10-20 DP861433, Lot 5 DP740753, Lot 100 DP1223787 and Lot 101 DP1247443	28/01/20 14/12/20
Sheet 4 of 9	9 10	Stage 4 Plan of Proposed Subdivision of Lot 1 DP859537, Lots 6-8, 10-20 DP861433, Lot 5 DP740753, Lot 100 DP1223787 and Lot 101 DP1247443	28/01/20
Sheet 5 of 9	9 10	Stage 5 Plan of Proposed Subdivision of Lot 1 DP859537, Lots 6-8, 10-20 DP861433, Lot 5 DP740753, Lot 100 DP1223787 and Lot 101 DP1247443	28/01/20 14/12/20
Sheet 6 of 9	9 10	Stage 6 Plan of Proposed Subdivision of Lot 1 DP859537, Lots 6-8, 10-20 DP861433, Lot 5 DP740753, Lot 100 DP1223787 and Lot 101 DP1247443	28/01/20 14/12/20
Sheet 7 of 9	9 10	Stage 7 Plan of Proposed Subdivision of Lot 1 DP859537, Lots 6-8, 10-20 DP861433, Lot 5 DP740753, Lot 100 DP1223787 and Lot 101 DP1247443	28/01/20 14/12/20
Sheet 8 of 9	9 10	Stage 8 Plan of Proposed Subdivision of Lot 1 DP859537, Lots 6-8, 10-20 DP861433, Lot 5 DP740753, Lot 100 DP1223787 and Lot 101 DP1247443	28/01/20 14/12/20
Sheet 9 of 9	9 10	Easement Summary Plan of Proposed Subdivision of Lot 1 DP859537, Lots 6-8, 10-20 DP861433, Lot 5 DP740753, Lot 100 DP1223787 and Lot 101 DP1247443	28/01/20
Sheet 1 of 10	D	Plan of Proposed Stratum Subdivision of Lot 11	17/03/20
Sheet 2 of 10	D	Plan of Proposed Stratum Subdivision of Lot 11	17/03/20
Sheet 3 of 10	D	Plan of Proposed Stratum Subdivision of Lot 11	17/03/20
Sheet 4 of 10	D	Plan of Proposed Stratum Subdivision of Lot 11	17/03/20
Sheet 5 of 10	D	Plan of Proposed Stratum Subdivision of Lot 11	17/03/20
Sheet 6 of 10	D	Plan of Proposed Stratum Subdivision of Lot 11	17/03/20
Sheet 7 of 10	D	Plan of Proposed Stratum Subdivision of Lot 11	17/03/20
Sheet 8 of 10	D	Plan of Proposed Stratum Subdivision of Lot 11	17/03/20
Sheet 9 of 10	D	Plan of Proposed Stratum Subdivision of Lot 11	17/03/20
Sheet 10 of 10	D	Plan of Proposed Stratum Subdivision of Lot 11	17/03/20

Sheet 1 of 1	8	Plan of Proposed Subdivision of Lot 124	17/09/19 <u>02/12/20</u>
Sheet 1 of 42 <u>13</u>	§ <u>10</u>	Plan of Proposed Stratum Subdivision of Lot 12	17/09/19 <u>02/12/20</u>
Sheet 2 of 42 <u>13</u>	§ <u>10</u>	Plan of Proposed Stratum Subdivision of Lot 12	17/09/19 <u>02/12/20</u>
Sheet 3 of 42 <u>13</u>	§ <u>10</u>	Plan of Proposed Stratum Subdivision of Lot 12	17/09/19 <u>02/12/20</u>
Sheet 4 of 42 <u>13</u>	§ <u>10</u>	Plan of Proposed Stratum Subdivision of Lot 12	17/09/19 <u>02/12/20</u>
Sheet 5 of 42 <u>13</u>	§ <u>10</u>	Plan of Proposed Stratum Subdivision of Lot 12	17/09/19 <u>02/12/20</u>
Sheet 6 of 42 <u>13</u>	§ <u>10</u>	Plan of Proposed Stratum Subdivision of Lot 12	17/09/19 <u>02/12/20</u>
Sheet 7 of 42 <u>13</u>	§ <u>10</u>	Plan of Proposed Stratum Subdivision of Lot 12	17/09/19 <u>02/12/20</u>
Sheet 8 of 42 <u>13</u>	§ <u>10</u>	Plan of Proposed Stratum Subdivision of Lot 12	17/09/19 <u>02/12/20</u>
Sheet 9 of 42 <u>13</u>	§ <u>10</u>	Plan of Proposed Stratum Subdivision of Lot 12	17/09/19 <u>02/12/20</u>
Sheet 10 of 42 <u>13</u>	§ <u>10</u>	Plan of Proposed Stratum Subdivision of Lot 12	17/09/19 <u>02/12/20</u>
Sheet 11 of 42 <u>13</u>	§ <u>10</u>	Plan of Proposed Stratum Subdivision of Lot 12	17/09/19 <u>02/12/20</u>
Sheet 12 of 42 <u>13</u>	§ <u>10</u>	Plan of Proposed Stratum Subdivision of Lot 12	17/09/19 <u>02/12/20</u>
<u>Sheet 13 of 13</u>	<u>10</u>	<u>Plan of Proposed Stratum Subdivision of Lot 12</u>	<u>02/12/20</u>

BASIX CERTIFICATION

B66. The development must be implemented and all BASIX commitments thereafter maintained in accordance with:

- (a) Building A1: BASIX Certificate No. 893728M_02
- (b) Building C1.1-C1.4: BASIX Certificate No. 919971M_023
- (c) Building C1.5: BASIX Certificate No. 896458M_02

An updated certificate must be issued if amendments are made.

The BASIX certificate must be submitted to the Certifier with all commitments clearly shown on the Crown Building Works Certificate plans for each building.

NUMBER OF CAR PARKING SPACES

B78. A maximum of ~~328~~ **308** residential car parking spaces (**including a minimum of 65 spaces dedicated to affordable housing apartments**), ~~45~~ **17** visitor car parking spaces, and ~~three staff~~ **20 community facility** car parking spaces are to be provided for Building C1. **A minimum of 30 car share spaces must also be provided.** Details demonstrating

compliance must be submitted to the Certifier prior to the issue of the relevant Crown Building Works Certificate.

NUMBER OF BICYCLE PARKING SPACES

B81. The minimum number of bicycle parking spaces to be provided for the development shall comply with the table below. Details confirming the bicycle parking numbers must be submitted to the Certifier prior to the issue of the relevant Crown Building Works Certificate.

Bicycle parking allocation: Building A1	Number
Residential	269
Visitors	14
Bicycle parking allocation: Building C1	Number
Residential	474 496
Visitors	19 25

ENVIRONMENTAL PERFORMANCE

D12. Prior to the occupation or use of each building, the Applicant shall implement the commitments outlined in:

- (a) Building A1: BASIX Certificate No. 893728M_02
- (b) Building C1.1-C1.4: BASIX Certificate No. 919971M_023
- (c) Building C1.5: BASIX Certificate No. 896458M_02.

SCHEDULE 3

2. The above approval is amended by the addition of the following conditions:

MAIN STREET PUBLIC LIFT ACCESS

E22. 24 hours-per-day, seven-days-per-week public access must be maintained in perpetuity to the community lift providing access to the car share basement parking area.

PUBLIC LIFT SIGNAGE

E23. Signage must be located in perpetuity adjacent to the community lift identifying it as a public lift providing access to the car share spaces located within Building C1. Any pedestrian thoroughfare providing access to this community lift must also provide clear wayfinding signage at the adjacent street interface.

End of modification
(SSD 8903 MOD 1)