

Modification of Development Consent

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

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



Cameron Sargent
Team Leader
Key Sites Assessments

Sydney

19 December 2022

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:
- 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:
 - 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:** **SSD 8903 MOD 5:** Amendments to Building C1

SCHEDULE 2

1. Schedule 2 Part A – Administrative Conditions – Condition A2 is amended by the deletion of ~~strikethrough~~ 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.
- e) Section 4.55(1A) modification application (SSD 8903 MOD 1) prepared by Ethos Urban dated 22 June 2020, as amended by additional information prepared by Ethos Urban dated 1 September 2020 and 26 October 2020.
- f) Section 4.55(1A) modification application (SSD 8903 MOD 2) prepared by Ethos Urban dated 11 March 2021.
- g) Section 4.55(1A) modification application (SSD 8903 MOD 3) prepared by Ethos Urban dated 3 November 2021, as amended by additional information prepared by EcoLogical dated 1 December 2021 and Ethos Urban dated 8 December 2021.
- h) Section 4.55(1A) modification application (SSD 8903 MOD 4) prepared by Ethos Urban dated 3 May 2022, as amended by additional information prepared by Ethos Urban dated 4 July 2022.
- i) **Section 4.55(1A) modification application (SSD 8903 MOD 5) prepared by Ethos Urban dated 31 October 2022, as amended by additional information prepared by Ethos Urban dated 7 December 2022.**

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Architectural Drawings prepared by Candalepas Associates Crone Architects (Building C1)			
Drawing No.	Revision	Name of Plan	Date
S4.55-1050	<u>E</u>	Site Plan	<u>24/08/2022</u>
S4.55-1102	<u>E</u>	Basement 3	<u>24/08/2022</u>
S4.55-1103	<u>F</u>	Basement 2	<u>15/09/2022</u>
S4.55-1104	<u>E</u>	Basement 1	<u>24/08/2022</u>
S4.55-1105	<u>E</u>	Lower Ground Floor	<u>24/08/2022</u>
S4.55-1106	<u>E</u>	Upper Ground Floor	<u>24/08/2022</u>
S4.55-1107	<u>E</u>	Level 1	<u>24/08/2022</u>
S4.55-1108	<u>E</u>	Level 2	<u>24/08/2022</u>
S4.55-1109	<u>E</u>	Level 3-4	<u>24/08/2022</u>
S4.55-1110	<u>E</u>	Level 5-12	<u>24/08/2022</u>
S4.55-1111	<u>E</u>	Level 13	<u>24/08/2022</u>
S4.55-1112	<u>E</u>	Level 14-19	<u>24/08/2022</u>

S4.55-1113	<u>E</u>	Roof	<u>24/08/2022</u>
S4.55-1150	<u>F</u>	Adaptable Units Floor Plans	<u>08/09/2022</u>
S4.55-1200	<u>E</u>	Section A	<u>24/08/2022</u>
S4.55-1201	<u>E</u>	Section B	<u>24/08/2022</u>
S4.55-1202	<u>E</u>	Section C	<u>24/08/2022</u>
S4.55-1300	<u>E</u>	North East Elevation	<u>24/08/2022</u>
S4.55-1301	<u>E</u>	North West Elevation	<u>24/08/2022</u>
S4.55-1302	<u>F</u>	North West Internal Elevation	<u>23/09/2022</u>
S4.55-1303	<u>E</u>	South East Elevation	<u>24/08/2022</u>
S4.55-1304	<u>F</u>	South East Internal Elevation	<u>23/09/2022</u>
S4.55-1305	<u>F</u>	South West Elevation	<u>23/09/2022</u>

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Subdivision Plans prepared by Beveridge Williams			
Drawing No.	Revision	Name of Plan	Date
<u>Sheet 1 of 15</u>	<u>13</u>	<u>Stage 0 Plan of Proposed Subdivision of Lot 1 DP859537, Lots 6-8, 10-20 DP861433, Lot 5 DP740753, Lot 100 DP1223787 and Lot 101 DP1247443</u>	<u>12/11/2021</u>
<u>Sheet 2 of 15</u>	<u>13</u>	<u>Stage 0A Plan of Proposed Subdivision of Lot 1 DP859537, Lots 6-8, 10-20 DP861433, Lot 5 DP740753, Lot 100 DP1223787 and Lot 101 DP1247443</u>	<u>12/11/2021</u>
<u>Sheet 3 of 15</u>	<u>13</u>	<u>Stage 0B Plan of Proposed Subdivision of Lot 1 DP859537, Lots 6-8, 10-20 DP861433, Lot 5 DP740753, Lot 100 DP1223787 and Lot 101 DP1247443</u>	<u>12/11/2021</u>
Sheet <u>4</u> of <u>15</u>	<u>13</u>	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	<u>12/11/2021</u>
<u>Sheet 5 of 15</u>	<u>13</u>	<u>Stage 1A Plan of Proposed Subdivision of Lot 1 DP859537, Lots 6-8, 10-20 DP861433, Lot 5 DP740753, Lot 100 DP1223787 And Lot 101 DP1247443</u>	<u>12/11/2021</u>
<u>Sheet 6 of 15</u>	<u>13</u>	<u>Stage 2A Plan of Proposed Subdivision of Lot 1 DP859537, Lots 6-8, 10-20 DP861433, Lot 5 DP740753, Lot 100 DP1223787 And Lot 101 DP1247443</u>	<u>12/11/2021</u>
<u>Sheet 7 of 15</u>	<u>13</u>	<u>Stage 2B Plan of Proposed Subdivision of Lot 1 DP859537, Lots 6-8, 10-20 DP861433, Lot 5 DP740753, Lot 100 DP1223787 and Lot 101 DP1247443</u>	<u>12/11/2021</u>

<u>Sheet 8 of 15</u>	<u>13</u>	<u>Stage 2C Plan of Proposed Subdivision of Lot 1 DP859537, Lots 6-8, 10-20 DP861433, Lot 5 DP740753, Lot 100 DP1223787 and Lot 101 DP1247443</u>	<u>12/11/2021</u>
<u>Sheet 9 of 15</u>	<u>13</u>	<u>Stage 2D-Stage 2E Plan of Proposed Subdivision of Lot 1 DP859537, Lots 6-8, 10-20 DP861433, Lot 5 DP740753, Lot 100 DP1223787 and Lot 101 DP1247443</u>	<u>12/11/2021</u>
Sheet 2 of 9	40	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	14/12/20
Sheet <u>10 of 15</u>	<u>13</u>	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	<u>12/11/2021</u>
Sheet <u>11 of 15</u>	<u>13</u>	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	<u>12/11/2021</u>
Sheet <u>12 of 15</u>	<u>13</u>	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	<u>12/11/2021</u>
Sheet <u>13 of 15</u>	<u>13</u>	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	<u>12/11/2021</u>
Sheet <u>14 of 15</u>	<u>13</u>	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	<u>12/11/2021</u>
Sheet 8 of 9	40	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	14/12/20
Sheet <u>15 of 15</u>	<u>13</u>	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	<u>12/11/2021</u>

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Sheet 1 of 13	<u>18</u>	Plan of Proposed Stratum Subdivision of Lot 12	<u>16/02/2022</u>
Sheet 2 of 13	<u>18</u>	Plan of Proposed Stratum Subdivision of Lot 12	<u>16/02/2022</u>
Sheet 3 of 13	<u>18</u>	Plan of Proposed Stratum Subdivision of Lot 12	<u>16/02/2022</u>
Sheet 4 of 13	<u>18</u>	Plan of Proposed Stratum Subdivision of Lot 12	<u>16/02/2022</u>
Sheet 5 of 13	<u>18</u>	Plan of Proposed Stratum Subdivision of Lot 12	<u>16/02/2022</u>
Sheet 6 of 13	<u>18</u>	Plan of Proposed Stratum Subdivision of Lot 12	<u>16/02/2022</u>
Sheet 7 of 13	<u>18</u>	Plan of Proposed Stratum Subdivision of Lot 12	<u>16/02/2022</u>
Sheet 8 of 13	<u>18</u>	Plan of Proposed Stratum Subdivision of Lot 12	<u>16/02/2022</u>

Sheet 9 of 13	<u>18</u>	Plan of Proposed Stratum Subdivision of Lot 12	<u>16/02/2022</u>
Sheet 10 of 13	<u>18</u>	Plan of Proposed Stratum Subdivision of Lot 12	<u>16/02/2022</u>
Sheet 11 of 13	<u>18</u>	Plan of Proposed Stratum Subdivision of Lot 12	<u>16/02/2022</u>
Sheet 12 of 13	<u>18</u>	Plan of Proposed Stratum Subdivision of Lot 12	<u>16/02/2022</u>
Sheet 13 of 13	<u>18</u>	Plan of Proposed Stratum Subdivision of Lot 12	<u>16/02/2022</u>

2. Schedule 2 Part B – Prior to Commencement of Works/Issue of a Crown Building Works Certificate/ Issue of Subdivision Works Certificate – Condition B78 is amended by the deletion of ~~strike through~~ text and inclusion of **bold and underlined** text as follows:

NUMBER OF CAR PARKING SPACES

B78. A maximum of 308 residential car parking spaces (including a minimum of 65 spaces dedicated to affordable housing apartments), 17 visitor car parking spaces and ~~20~~ **19** 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.

3. Schedule 2 Part E – Post Occupation – During Operation – Condition E22 is deleted and Condition E24 is inserted by the inclusion of **bold and underlined** text as follows:

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.~~

RELOCATION OF BUILDING C1 CARPARK EXHAUST

E24. The temporary exhaust air discharge in Building C1 is to be removed and replaced with landscaping in accordance with SSD 15822622 upon the completion of the new exhaust air discharge to Building C2.

End of modification
(SSD 8903 MOD 5)