

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

23 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 and 6-8 Lyonpark Road (Lot 62 DP 570271)
- Modification:** **SSD 8903 MOD 6:** Increase in height of Building A1

SCHEDULE 2

1. Schedule 2 Part A – Administrative Conditions – Condition A2 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.
- (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 6) prepared by Ethos Urban dated 31 October 2022.**

Architectural Drawings prepared by Bates Smart (Building A1)			
Drawing No.	Revision	Name of Plan	Date
DA01.A1.001	E <u>F</u>	Site Plan	31/01/20 <u>20/09/22</u>
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 <u>H</u>	Level 22	31/01/20 <u>20/09/22</u>
DA03.A1.023	G <u>H</u>	Level 23	31/01/20 <u>20/09/22</u>
DA03.A1.024	E <u>F</u>	Roof Level	31/01/20 <u>20/09/22</u>
DA07.A1.001	E <u>F</u>	North Elevation	31/01/20 <u>20/09/22</u>
DA07.A1.002	E <u>F</u>	East Elevation	31/01/20 <u>20/09/22</u>
DA07.A1.003	B <u>C</u>	South Elevation	31/01/20 <u>20/09/22</u>
DA07.A1.004	B <u>C</u>	West Elevation	31/01/20 <u>20/09/22</u>
DA08.A1.001	D <u>E</u>	Section AA	31/01/20 <u>20/09/22</u>
DA08.A1.002	E <u>F</u>	Section BB	31/01/20 <u>20/09/22</u>
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

2. Schedule 2 Part B – Prior to Commencement of Works/Issue of a Crown Building Works Certificate/Issue of Subdivision Works Certificate – Condition B27 is amended by the deletion of ~~strikethrough~~ text and inclusion of **bold and underlined** text as follows:

MAXIMUM HEIGHT

B27. The maximum height of Building A1 must not exceed RL ~~438.3~~ **138.865**m AHD. The measurement of maximum height excludes plant and lift overruns, communication devices, antennae, satellite dishes, parapets (to a maximum height of RL ~~438.8~~ **139.095m AHD**), masts, flagpoles, chimneys, flues and the like. Details confirming compliance just be submitted to the Certifier prior to the issue of any Crown Building Works Certificate.

3. Schedule 2 Part D – Prior to occupation or commencement of use – Condition D1 is amended by the deletion of ~~strikethrough~~ text and inclusion of **bold and underlined** text as follows:

GFA AND HEIGHT CERTIFICATION

D1. A Registered Surveyor is to certify that the GFA of Building A1 does not exceed 21,580 m² and the height of the building does not exceed RL ~~438.3~~ **138.865**m AHD. Details shall be provided to the Certifier demonstrating compliance with this condition prior to the occupation or use of Building A1.

**End of modification
(SSD 8903 MOD 6)**