

Subdivision Works Certificate

Environmental Planning and Assessment Act, 1979, Section 6.4 (b)

Determination:	Approved
Determination Date:	31/01/2022
Applicant:	Frasers Property Ivanhoe Pty Ltd
Applicant Address:	Level 2, 1C Homebush Bay Drive, Rhodes NSW 2138
Consent Authority:	Minister for Planning and Public Spaces
Development Consent:	Ref: SSD-8903 Dated: 30/04/2020
Modification:	Ref: SSD-8903 MOD 3 Dated: 21/12/2021
Subject Land:	Lot 100 DP 1262209, Lot 101 DP 1263727, Lot 200 DP 1274184
Site Address:	Ivanhoe Estate comprising Ivanhoe Place, Wilcannia Way, Nyngan Way, Narromine Way and Cobar Way, part of 2-4 Lyonpark Road and portions of Shrimptons Creek, Macquarie Park
Description of Works:	Subdivision Work – Ivanhoe Stage 1B – Tree Removal, earthworks, roads, bridge, drainage, landscaping and public domain works.
Approved Documents:	Refer to Schedule 1 (attached) for a listing of the Approved Documents.
Supporting Documents:	Refer to Schedule 2 (attached) for Supporting Documents applying to this certificate.
Notes:	Refer to Schedule 3 (attached) for Notes applying to this certificate.
Certification Statement:	I certify that the subdivision works, as more fully detailed in the approved documents attached to this certificate, if completed strictly in accordance with these approved documents, will comply with the requirements of the Environmental Planning & Assessment Regulation 2000.



Eric Hausfeld

Accredited Certifier

BPB Accreditation No. 2416

Schedule 1

Approved Documents: ADW Johnson
Project Reference: 300001(2)

Drawing	Revision	Date	Description
001	1	21/01/2022	Cover Sheet, Index of Drawings & Locality Sketch
002	1	21/01/2022	General Notes
003	1	21/01/2022	Overall Site Plan
004	1	21/01/2022	Demolition Plan
005	1	21/01/2022	Survey Setout Plan
006	1	21/01/2022	Structural Notes
007	1	21/01/2022	Flood Extents Plan
101	1	21/01/2022	Detail Plan
151	1	21/01/2022	Pavement Plan
152	1	21/01/2022	Pavement Details
181	1	21/01/2022	Subsoil Drainage Plan
201	1	21/01/2022	Typical Road Profiles, Kerb Details & Road Setout Tables
202	1	21/01/2022	Kerb Ramp, Temporary Berm & Bin Footing Details
211	1	21/01/2022	Road Longitudinal Sections Road No. 01 – Sheet 1
212	1	21/01/2022	Road Longitudinal Sections Road No. 01 – Sheet 2
213	1	21/01/2022	Road Longitudinal Sections Road No. 02
231	1	21/01/2022	Road Cross Sections Road No. 01 – Sheet 1
232	1	21/01/2022	Road Cross Sections Road No. 01 – Sheet 2
233	1	21/01/2022	Road Cross Sections Road No. 01 – Sheet 3
234	1	21/01/2022	Road Cross Sections Road No. 01 – Sheet 4
235	1	21/01/2022	Road Cross Sections Road No. 01 – Sheet 5
236	1	21/01/2022	Road Cross Sections Road No. 01 – Sheet 6
237	1	21/01/2022	Road Cross Sections Road No. 01 – Sheet 7
238	1	21/01/2022	Road Cross Sections Road No. 01 – Sheet 8
239	1	21/01/2022	Road Cross Sections Road No. 01 – Sheet 9
240	1	21/01/2022	Road Cross Sections Road No. 02 – Sheet 1
241	1	21/01/2022	Road Cross Sections Road No. 02 – Sheet 2
242	1	21/01/2022	Road Cross Sections Road No. 02 – Sheet 3
243	1	21/01/2022	Road Cross Sections Road No. 02 – Sheet 4
244	1	21/01/2022	Road Cross Sections Road No. 02 – Sheet 5
301	1	21/01/2022	Intersection Details Kerb Returns KR03 & KR04
302	1	21/01/2022	Intersection Details Kerb Returns KR05 & KR06
303	1	21/01/2022	Intersection Details Kerb Returns KR10 & KR11
310	1	21/01/2022	MRV Turning Paths Details Plans
351	1	21/01/2022	Carpark Detail Plan CP07, CP08, CP10 & CP11
352	1	21/01/2022	Carpark Longitudinal Sections CP07, CP08, CP10 & CP11
353	1	21/01/2022	Carpark Detail Plan CP 02, CP03, CP04 & CP05
354	1	21/01/2022	Carpark Longitudinal Sections CP02, CP03 & CP04

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Drawing	Revision	Date	Description
355	1	21/01/2022	Carpark Setout Tables CP02, CP03, CP04 & CP05
361	1	21/01/2022	Overall LIF Carpark Plan
362	1	21/01/2022	LIF Carpark Detail Plan Carpark No. 1
363	1	21/01/2022	LIF Carpark Section Carpark CL No. 1
364	1	21/01/2022	Driveway Longitudinal Sections Driveway No. 1 & No. 2
365	1	21/01/2022	Kerb Return Longitudinal Sections KR101, KR101A, KR102, KR102A & KR102B
366	1	21/01/2022	Footpath No. 1 Longitudinal Section & Typical Carpark No. 1 Details
367	1	21/01/2022	LIF Carpark Detail Plan Carpark No. 2
368	1	21/01/2022	LIF Carpark Section Carpark CL No. 2
369	1	21/01/2022	Driveway Longitudinal Section Driveway No. 03
370	1	21/01/2022	Kerb Return Longitudinal Sections KR103 & KR103A
371	1	21/01/2022	Typical Details & Sections
401	1	21/01/2022	Stormwater Catchment Plan
411	1	21/01/2022	Stormwater Setout Table & Details
421	1	21/01/2022	Stormwater Calculation Charts 20 Year A.R.I.
422	1	21/01/2022	Stormwater Calculation Charts 100 Year A.R.I.
431	1	21/01/2022	Stormwater Longitudinal Sections – Sheet 1
432	1	21/01/2022	Stormwater Longitudinal Sections – Sheet 2
433	1	21/01/2022	Stormwater Longitudinal Sections – Sheet 3
434	1	21/01/2022	Stormwater Longitudinal Sections – Sheet 4
435	1	21/01/2022	Stormwater Longitudinal Sections – Sheet 5
451	1	21/01/2022	Basin Detail Plan
481	1	21/01/2022	Custom Stormwater Pit – Pit No. 1/14
482	1	21/01/2022	Custom Stormwater Pit – Pit No. 1/15
483	1	21/01/2022	Custom Stormwater Pit – Pit No. 1/16
484	1	21/01/2022	Custom Stormwater Pit – Pit No. 1/17
485	1	21/01/2022	Custom Stormwater Pit – Pit No. 3/9
486	1	21/01/2022	Custom Stormwater Pit – Pit No. 3/10
487	1	21/01/2022	Custom Stormwater Pit – Pit No. 3/11
488	1	21/01/2022	Custom Stormwater Pit – Pit No. 3/12
489	1	21/01/2022	Custom Stormwater Pit – Pit No. 3/13
490	1	21/01/2022	Custom Stormwater Pit – Pit No. 15/3
491	1	21/01/2022	Custom Stormwater Pit – Pit No. 15/4
492	1	21/01/2022	Custom Stormwater Pit – Pit No. 15/5
493	1	21/01/2022	Custom Stormwater Pit – Pit No. 100/3

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Approved Documents: ADW Johnson
Project Reference: 300001(2)

Drawing	Revision	Date	Description
494	1	21/01/2022	Custom Stormwater Pit – Pit No. 101/1
495	1	21/01/2022	Typical Custom Stormwater Pit Details – Sheet 1
496	1	21/01/2022	Typical Custom Stormwater Pit Details – Sheet 2
497	1	21/01/2022	Typical Custom Stormwater Pit Details – Sheet 3
498	1	21/01/2022	Stormwater Pit 101/2 Setout Plan
499	1	21/01/2022	Custom Stormwater Pit – Pit No. 1/10
501	1	21/01/2022	Site Regrade Plan
551	1	21/01/2022	Retaining Wall Detail Plan
561	1	21/01/2022	Retaining Wall Longitudinal Section RW100
562	1	21/01/2022	Retaining Wall Longitudinal Section Bridge Wall No. 1
563	1	21/01/2022	Retaining Wall Longitudinal Section Existing Retaining Wall
564	1	21/01/2022	Retaining Wall Longitudinal Section RW101
571	1	21/01/2022	Typical Retaining Wall Details & Notes
572	1	21/01/2022	Typical Gabion Wall Details & Notes
573	1	21/01/2022	Typical Gabion Wall Bridging Structure Details
574	1	21/01/2022	Typical Gabion Wall Notes
601	1	21/01/2022	Erosion & Sediment Control Plan
611	1	21/01/2022	Erosion & Sediment Control Details & Notes
701	1	21/01/2022	Bridge Detail Plan
711	1	21/01/2022	Footpath No. 2 Plan & Longitudinal Section
721	1	21/01/2022	Bridge Abutment Longitudinal Section & Headwall Outlet Details
722	1	21/01/2022	Headwall Outlet Details
801	1	21/01/2022	Tree Retention Plan
902	1	21/01/2022	Typical Road Profiles, Service Locations

Approved Documents: SMEC
Job Number: 30013046

Drawing	Revision	Date	Description
100	03	14/10/2021	Cover Sheet
101	02	28/08/2021	Drawing Schedule
105	03	14/10/2021	General Arrangement – Sheet A
106	03	14/10/2021	General Arrangement – Sheet B
107	02	14/10/2021	General Arrangement – Sheet C
111	03	14/10/2021	Piling Layout

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Schedule 1

Approved Documents: SMEC
 Job Number: 30013046

Drawing	Revision	Date	Description
112	03	14/10/2021	Pile Details
115	03	14/10/2021	Abutment Concrete – Sheet A
116	03	14/10/2021	Abutment Concrete – Sheet B
117	02	20/08/2021	Abutment Concrete – Sheet C
121	03	14/10/2021	Abutment Reinforcement – Sheet A
122	03	14/10/2021	Abutment Reinforcement – Sheet B
123	02	14/10/2021	Abutment Reinforcement – Sheet C
124	02	14/10/2021	Abutment Reinforcement – Sheet D
131	03	14/10/2021	Pier Details – Sheet A
132	03	14/10/2021	Pier Details – Sheet B
133	02	20/08/2021	Pier Details – Sheet C
135	03	14/10/2021	Pier Reinforcement Details – Sheet A
136	03	14/10/2021	Pier Reinforcement Details – Sheet B
141	03	14/10/2021	Bearings
151	03	14/10/2021	Deck Setting Out
152	03	14/10/2021	Deck Concrete – Sheet A
153	03	14/10/2021	Deck Concrete – Sheet B
161	03	14/10/2021	Deck Post Tensioning – Sheet A
162	03	14/10/2021	Deck Post Tensioning – Sheet B
163	03	14/10/2021	Deck Post Tensioning – Sheet C
171	03	14/10/2021	Deck Reinforcement – Sheet A
172	03	14/10/2021	Deck Reinforcement – Sheet B
173	03	14/10/2021	Deck Reinforcement – Sheet C
174	03	14/10/2021	Deck Reinforcement – Sheet D
181	03	14/10/2021	On Structure Barrier Details – Sheet A
182	03	14/10/2021	On Structure Barrier Details – Sheet B
183	03	14/10/2021	On Structure Barrier Details – Sheet C
184	02	20/08/2021	On Structure Barrier Details – Sheet D
185	02	20/08/2021	On Structure Barrier Details – Sheet E
186	03	14/10/2021	Retaining Wall Concrete Details
187	03	14/10/2021	Retaining Wall Reinforcement Details
188	03	14/10/2021	Off Structure Barrier Details Sheet A
189	03	14/10/2021	Off Structure Barrier Details – Sheet B
190	02	14/10/2021	Off Structure Barrier Cycle Rail and Hand Rail Termination Details



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Schedule 1

Approved Documents: SMEC
Job Number: 30013046

Drawing	Revision	Date	Description
191	03	14/10/2021	Approach Slab Concrete – Sheet A
192	03	14/10/2021	Approach Slab – Sheet B
195	03	14/10/2021	Approach Slab Reinforcement – Sheet A
196	03	14/10/2021	Approach Slab Reinforcement – Sheet B
201	03	14/10/2021	Expansion Joint Details – Sheet A
202	02	14/10/2021	Expansion Joint Details – Sheet B
205	02	20/08/2021	Cover Plate Details – Sheet A
206	02	20/08/2021	Cover Plate Details – Sheet B
211	03	14/10/2021	Scour Protection Details – Sheet A
212	03	14/10/2021	Scour Protection Details – Sheet B
213	01	20/08/2021	Maintenance Access
215	03	14/10/2021	Bar Shapes Diagrams
221	02	14/10/2021	Cladding Details – Sheet A
222	02	14/10/2021	Cladding Details – Sheet B
223	02	14/10/2021	Cladding Details – Sheet C
230	01	20/08/2021	Bridge and Approach Slab Pavement Details
235	02	14/10/2021	Rail Splice Details at Curve Location

Approved Documents: Hassell
Project Number: 012092

Drawing	Revision	Date	Description
0001	A	16/08/2021	Cover Sheet
0002	C	18/10/2021	Drawing Index
0003	A	16/08/2021	Drawing Legend
0004	C	18/10/2021	Planting Schedule
0100	C	18/10/2021	Site Plan
1001	A	16/08/2021	General Arrangement
1002	A	16/08/2021	General Arrangement
1003	B	18/10/2021	General Arrangement
1004	B	24/08/2021	General Arrangement
1005	C	24/08/2021	General Arrangement



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Schedule 1

Approved Documents: Hassell

Job Number: 012092

Drawing	Revision	Date	Description
1006	A	16/08/2021	General Arrangement
1007	A	16/08/2021	General Arrangement
1008	A	16/08/2021	General Arrangement
1009	A	16/08/2021	General Arrangement
1010	B	18/10/2021	General Arrangement
5001	A	16/08/2021	Detail Plan – Shrimptons Creek Bridge
5201	A	16/08/2021	Details – Furniture & Fixtures
5202	A	16/08/2021	Details – Furniture & Fixtures
5203	A	16/08/2021	Details – Furniture & Fixtures
5301	A	16/08/2021	Details – Paving
5302	A	16/08/2021	Details – Paving
5401	B	18/10/2021	Details - Planting



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Schedule 2

Supporting Documents

- City of Ryde Development Control Plan 2014 Part 8.5
<https://www.ryde.nsw.gov.au/files/assets/public/development/dcp/dcp-2014-8.5-public-civil-works.pdf>
- City of Ryde Development Control Plan 2014 Part 8.5
<https://www.ryde.nsw.gov.au/Business-and-Development/Planning-Controls/Development-Control-Plan/City-of-Ryde-Standard-Drawings>
- Engineer's Design Certificate – Shrimptons Creek Crossing, dated 26/11/2021 as issued by Vishnu Balakrishnan of SMEC Australia Pty Ltd
- Design Compliance Certificate, dated 24/01/2022, as issued by Craig Bennett and Melissa-Paige Cooper of ADW Johnson Pty Ltd
- Slope Stability Assessment of Existing Retaining Wall, dated 20/04/2018 as issued by Douglas Partners Pty Ltd
- Structural Report Condition Assessment of Existing Retaining Wall, Revision A, dated 1/06/2021 as issued by ADW Johnson Pty Ltd
- Long Service Levy Receipt No. 00441550
- Letter (Condition B36 – Environmental Sustainability), dated 29/07/2021 as issued by Julia Halioua of Frasers Property Australia Pty Limited
- Letter (Condition B74 – Access Compliance), dated 17/07/2020 as issued by Peter Statham of Frasers Property Australia Pty Limited
- Letter (Condition B82 – Bicycle Facilities), dated 28/07/2021 as issued by Peter Statham of Frasers Property Australia Pty Limited
- Midtown Materials & Finishes Schedule, L-SB-6001, dated 18/10/2021 as issued by Hassell
- Bond Documents receipted 12/10/2020
- Ryde City Council Concurrence (Condition B97) – email dated 03/09/2021
- Ryde City Council Concurrence (Condition 102) – email dated 9/10/2020
- Peer Review Shrimpton Creek Bridge, dated 23/10/2021 as issued by Dr Gregg Klopp of Robert Bird Group.



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Schedule 2

Supporting Documents

- Revised Pavement Thickness Design Advice, dated 13/08/2020 as issued by Douglas Partners
- Assessment of Pavement Subgrade Conditions Stage 1B, dated 12/08/2021 as issued by Douglas Partners
- Proposed Residential Development – Carpark, Rev 0, dated 30/06/2021 as issued by Douglas Partners
- Ivanhoe Estate Stage 1B – Civil Design Statement, dated 21/01/2022, as issued by Nathan Delaney of ADW Johnson Pty Ltd
- Ivanhoe Estate – Stage 1B Public Domain Landscape Works - Landscape Architectural Statement, dated 24/01/2022 as issued by Georgia darling of Hassell
- Shrimptons Creek Proposed Bridge Detailed Design Flood and Scour Assessment, Rev 2, dated 1/10/2021 as issued by BMT
- Flood Impact Assessment of the Proposed Pedestrian Pathway, dated 6/08/2021 as issued by BMT
- Utility Consultation

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Schedule 3

Notes

- This certificate does not approve or authorise any proposed works within Lyonpark Road which require a Roads Act approval to be issued by the City of Ryde.

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