

## General Public Submissions

Issue	Number of Times Raised	Response
Removal of Endangered Ecological Community	41	The development footprint has been modified to reduce impacts to both threatened ecological communities and adjacent native vegetation. Details of the revised Masterplan are provided in the covering Response to Submissions report and revised Biodiversity Assessment Report ( <b>Appendix J</b> ).
Excessive height	7	<p>The exhibited Masterplan building envelopes were within the permissible maximum height for development on the site, as prescribed by the Ryde Local Environmental Plan 2014 (RLEP). Whilst the revised Masterplan includes building envelopes which seek to vary this maximum height in order to respond to the submissions relating to the provision of open space, the building envelopes have been deliberately designed and located to minimise impacts on the adjoining area. In particular:</p> <p>Overshadowing impacts are limited to Epping Road, the front yard of residential properties on the opposite side of Epping Road and some portions of the Shrimptons Creek riparian corridor. The revisions to the scheme, which include increased setbacks to Epping Road further reduce the shadow impacts on these properties resulting in an improved outcome. It is noted that the affected properties will receive at least 2 hours solar access to at least 50% of the private open space area between 9am and 3pm on 21 June as required by the Ryde DCP.</p> <ul style="list-style-type: none"> <li>• The revised building envelopes do not result in any significant visual impacts, as demonstrated by the Visual Impact Assessment at <b>Appendix K</b> and the Response to Submissions Report.</li> <li>• The additional height is located away from the existing residential areas, such as Peach Tree Road.</li> <li>• The variation to the maximum building height allows approximately 2,900m<sup>2</sup> of additional open space provided within the Village Green, increased setbacks along Shrimptons Creek and Epping Road, and retention of 179 additional existing trees, improving the overall amenity of the area.</li> </ul>
Insufficient open space in the area	3	<p>The Masterplan, as amended, includes additional open space, from that of the original Masterplan. Please refer to attached drawing DA02.MP.202(B) which details the active and passive open spaces of the indicative reference scheme and details the overall area of open space across the site.</p> <p>This is described in further detail in the covering Response to Submissions report.</p>

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Traffic and parking	14	A Traffic response has been prepared by Ason (refer to <b>Appendix Q</b> ), which finds that the increase in traffic as a result of the Masterplan is offset by provision of new infrastructure and upgrades to existing infrastructure, and can be accommodated on the surrounding road network. Traffic generation and impacts on the surrounding road network is discussed in further detail in the covering Response to Submissions report.
Cumulative construction impacts	4	Construction as a result of the Masterplan will be staged and will take place over a number of years. As part of each stage of development, a detailed Construction Management Plan would be prepared to mitigate construction impacts on the surrounding area.
Overdevelopment of the area	19	The built form of the proposed Masterplan is generally in accordance with the zoning for the site, which was implemented following the finalisation of the Herring Road Precinct Plan undertaken by the Department of Planning and Environment. State government strategic planning for the area has sought to increase height and density controls around train stations and major road intersections to deliver integrated land use and transport outcomes. The exhibited EIS included an assessment against the relevant strategic plans for the area and this is updated as relevant in the covering Response to Submissions report to demonstrate that the built form outcome is consistent with the desired future character of the area.
Adverse effect on property prices	3	Impacts on property prices is not a relevant planning consideration.
Amenity of Ivanhoe Estate development	4	A preliminary assessment against the key design criteria recommended by the Apartment Design Guide is provided in the Urban Design Report at <b>Appendix E</b> and illustrates that future development will be capable of achieving a high level of amenity.
Insufficient infrastructure	8	<p>A number of reports have been prepared to assess the capacity of existing infrastructure to cater to future development on the site, as follows:</p> <ul style="list-style-type: none"> <li>Electricity, gas, water, sewer and stormwater infrastructure is capable of accommodating future development on the site.</li> <li>The surrounding local road network and public transport is capable of accommodating the future population (refer to <b>Appendix Q</b>).</li> </ul> <p>A school, two childcare facilities, a community centre, public swimming pool and active open space will be provided on the site. This infrastructure will benefit the residents of the Ivanhoe community and the surrounding area, adding to the wide range of community infrastructure already available.</p>
Impact on Shrimptons Creek	7	The proposed development incorporates a riparian setback to Shrimptons Creek in accordance with the NSW Office of Water <i>Guidelines for riparian corridors on waterfront land</i> . In addition to this, rehabilitation works and riparian planting will be undertaken as part of subsequent stages of development to improve the overall quality of the Shrimptons Creek corridor.

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Potential for increase in crime and anti-social behaviour	2	A Crime Prevention Through Environmental Design (CPTED) Report was prepared by Ethos Urban and attached to the previous RTS package at <b>Appendix O</b> . The report assigns a Crime Risk Assessment Rating of 'Moderate' to the development, with potential to be downgraded to 'low' in a future assessment, and provides a series of recommendations to be implemented in minimising crime risk in the area; including with regards to surveillance, lighting and technical supervision, territorial reinforcement, environmental maintenance, activity and space management, access control and design, definition and designation.
Exceedance in FSR is inappropriate	10	<p>A Clause 4.6 Justification was prepared by Ethos Urban and attached at <b>Appendix F</b>. The document noted that, in the case of the proposed development, compliance with the FSR development standard is considered to be unreasonable and unnecessary in the circumstances of the case and there are sufficient environmental planning grounds to justify a contravention of the standard. It is noted that the exceedance to the development standard has been significantly reduced given the reduction to overall site gross floor area. The previous RTS 1 response proposed 278,000m<sup>2</sup> of gross floor area which is being reduced to 268,000m<sup>2</sup>, representing a variation of 2.5% to the development standard. Specifically, the 4.6 variation notes:</p> <ul style="list-style-type: none"> <li>• The exceedance results in a better planning outcome by strategically redistributing bulk and scale;</li> <li>• The exceedance achieves the objectives of Clause 4.4 notwithstanding the compliance;</li> <li>• The exceedance will not result in adverse environmental impacts as a result of the variation and is considered to be in the public interest; and</li> <li>• The exceedance will allow for the provision of additional space for community facilities, and therefore provides public benefit.</li> </ul>
Loss of privacy to properties on Herring Road	2	The proposed building envelopes have been set back in accordance with the requirements of the Ryde DCP and the Apartment Design Guide, where applicable. The Design Guidelines have been revised to require visual privacy measures will be incorporated to ensure that appropriate privacy is maintained between neighbouring buildings.