

Mr Andy Nixey
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Sydney NSW 2001

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11 December 2019

Our Ref: ENV/08/3/8/14/6

Dear Mr Nixey,

**Ivanhoe Estate Redevelopment Concept — Development Application (SSD 8707)
Revised Proposal – November 2019**

Reference is made to the revised Concept Development proposal for Ivanhoe Estate, Macquarie Park.

Thank you for the opportunity for City of Ryde to make a submission. Please find enclosed comments from Council staff to assist the Department of Planning, Industry and Environment's (Department) determination of the application.

City of Ryde is appreciative of the applicant's response with the revised proposal in regards to the increased building/basement setback along part of Epping Road. However, I wish to state that City of Ryde is still concerned with number issues with the proposal. Despite these being raised as part of previous submission, they have not been addressed by the proponent.

A review by Council staff of the concept proposal raised the following key concerns:-

- A number of details in regards the matter of tree loss is still unclear;
- The Arboricultural Report cannot be relied upon as details provided are unclear and incomplete;
- Building setbacks along the rest of the boundaries (western, northern and eastern side are still unsatisfactory to achieve building separation and to ensure retention of trees;
- Inadequate building setbacks from the proposed roads;
- Insufficient setback from the Riparian Corridor;
- Non-compliance with width of the bridge;
- Lack of drop-off pick up zones within the proposed lots sites;
- Lack of adequate open space; and
- Overdevelopment of the site.

Comments are also provided about the necessary park, open space, drainage, bridge, traffic, amenity and public domain in terms of both design and quantum.

As part of Council's previous submission some suggested conditions were forwarded to the Department (for SSD8707 & SSD 8903). Council seeks that ATTACHMENTS 1 and ATTACHMENT 2 sent to the Department on 18 June 2019 be read in conjunction with the current submission.

I also have to advise that City of Ryde is yet to receive a formal offer for any public benefits that will form part of a Voluntary Planning Agreement.

Finally, City of Ryde staff will be happy to meet with you to clarify any issues.

Yours sincerely



Liz Coad
Director, City Planning and Environment

ATTACHED:

1. APPENDIX A – Table outlining Issues with Revised Concept Proposal
2. APPENDIX B - Letter from LAHC