



22 November 2019

Ms Liz Coad
Director City Planning and Environment
City of Ryde Council
Level1, Building 0, Binary Centre
3 Richardson Place
NORTH RYDE NSW 1670

By email: DirectorCityPlanning&Development@ryde.nsw.gov.au

Dear Liz

Ivanhoe Estate

Thank you for your letter dated 31 October 2019.

The Land and Housing Corporation (LAHC) notes Ryde City Council's (Council) request to modify the Part 5 determination of 16 January 2018 to formally align the demolition works with the revised Master Plan footprints presented to Council on 19 September 2019.

As per previous correspondence, the proposed changes to the demolition works will reduce the impact to the Sydney Turpentine-Ironbark Forest that is adjacent to Stage 4 of our demolition plan.

LAHC does not consider it necessary to modify the Part 5 determination, as the updated scope of works is still permissible within the existing Part 5 determination. However, in order to address Council's concerns and in the spirit of maintaining a co-operative relationship, LAHC will take steps to modify the Part 5 determination, and undertake stage 4 of the demolition works after the modified determination is issued and any conditions are met.

Please note that concurrent to this, LAHC's demolition contractor will make an application to Council to erect a hoarding along Epping Road in order to secure Stage 4 of the site.

LAHC intends to now commence demolition works on Stages 1-3 under the current Part 5 determination, noting that these works do not affect the Sydney Turpentine-Ironbark Forest. Works will commence on 2 December 2019.

We understand that as a result of LAHC's decision to modify the Part 5 determination, on a without admissions basis, that this now resolves all of Council's concerns in respect of demolition works as they relate to ecological matters.

If you have any more questions, please contact me on 9374 3655.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Richard Wood', followed by a period.

Richard Wood
Program Director
Communities Plus
Land and Housing Corporation

CC: Sanju Reddy