

Mr Andy Nixey
Principal Planner
Key Sites Assessment
Department of Planning, Industry and Environment
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Sydney NSW 2001

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12 November 2021

Our reference: ENV/21/64

Dear Mr Nixey,

Ivanhoe Estate Redevelopment – Stage 2 (SSD-15822622)

Reference is made to the Ivanhoe Estate Redevelopment Stage 2 proposal currently on public exhibition.

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 assessment of this application.

The Environmental Impact Statement suggests that the Village Green is intended to be dedicated to City of Ryde. Council has raised issues in respect to the note in Condition A30 of the Concept Development (SSD-8707) and the proposed Mod 1 that is yet to be determined. Please refer to letter dated 16 September 2021 addressed to The Hon Rob Stokes MP, Minister for Planning and Public Spaces. Accordingly, Council does not accept the dedication of the Village Green. Council expects Stage 2 Consent be subject to appropriate Condition to enable payment of the s7.11 contributions in accordance with Condition A30 of the SSD-8707 Ivanhoe Concept Instrument.

A review by Council Officers of the concept raises the following additional key concerns:-

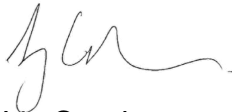
- Design issues with respect to the open space (Village Green);
- Significant under provision of waste storage areas within the basements of proposed C3 and C4 blocks;
- Inadequate access arrangement and clearance required for waste collection truck into the basement;
- Traffic Report inadequate and is based on incorrect assumptions;
- Additional details required with respect to flood planning;

- Apartment Design Guide related design/ privacy issues in Building C4;
- Environmental sustainability issues;
- Other issues that will require Conditions of Consent to be addressed.

A number of design issues are being raised and will require changes to the design. Council will be happy to provide further comments on any revised submissions or Response to Submissions. Some suggested conditions are also included in the ATTACHMENT 1 and separately in ATTACHMENT 2.

Finally, City of Ryde staff will be happy to meet with you to clarify any issues. If you have any further enquiries regarding the submission or would like to meet please do not hesitate to contact Sanju Reddy, Senior Coordinator Development Advisory Service on 99528187.

Yours sincerely



Liz Coad

Director, City Planning and Environment

ATTACHED:

1. Attachment 1 – Submission with issues that require revised design
2. Attachment 2 – Recommended Public Domain Conditions