



Pre-Development Application

Lodgement Date: 10/03/2021

Project Name: Ivanhoe Estate Redevelopment - Stage 2
Case ID: PDA-14312057

Proponent Details

Project Owner Info

Title	Mr
First Name	Richard
Last name	Wood
Role/Position	Program Director, Delivery North Northern Sydney & Central Coast
Phone	0293743655
Email	richard.wood@facs.nsw.gov.au
Address	173 SUSSEX STREET SYDNEY , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	New South Wales Land and Housing Corporation
ABN	24960729253

Primary Contact Info

Are you the primary contact?
Yes

Primary Contact
Anna Nowland

Title	Ms
First Name	Anna
Last Name	Nowland
Role / Position	Senior Urbanist - Planning
Phone	0294094935
Email	anowland@ethosurban.com

Development Details

Project Info

Project Name	Ivanhoe Estate Redevelopment - Stage 2
Industry	Residential & Commercial
Development Type	Residential & Commercial
Capital Investment Value (excl GST)	AUD360,000,000.00
Indicative Operation Jobs	50
Indicative Construction Jobs	400

Indicative Assessment Pathway
State Significant Development
Description of Development

Stage 2 of the Ivanhoe Estate redevelopment, pursuant to the approved Ivanhoe Estate Concept Masterplan (SSD-8707) and subsequent to the approved Stage 1 works (SSD-8903). The detailed design, construction, and operation of C2, C3 and C4, earthworks, utilities and services, new driveways and public domain areas, and stratum subdivision to correspond with the proposed buildings. Broader site preparation works, roads, servicing and public domain works across the site have already been approved.

Concept Development

Are you intending to submit a Concept Application?
Yes

Would this be for the initial Concept Application?
No

Concept Proposal ID

Concept Proposal Name
Ivanhoe Estate Redevelopment - Concept

Site Details

Site Information

Site Name	Ivanhoe Estate
Site Address (Street number and name)	Ivanhoe Place, Macquarie Park
Site Co-ordinates - Latitude	-33.782274
Site Co-ordinates - Longitude	151.116

Local Government Area

Local Government	District Name	Region Name	Primary Region
City of Ryde	North District	Sydney	

Lot and DP
100/1262209

Statutory Context

Under Schedule 2 of the State Environmental Planning Policy (State Regional Development) 2011, which clause does your State Significant Development application relate to?
Clause 10: Development at NSW Land and Housing Corporation Sites

Permissibly of Proposal
Permissible with consent

Biodiversity Assessment Waiver

Would you like to request that the requirement for a biodiversity development assessment report be waived?

Yes

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the EP&A Act, require any of the following:

A permit under section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the EP&A Act in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Coal Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

No

A licence under the [Pipelines Act 1967](#)?*

No

Scoping Report

Attachments

File Name	Ivanhoe Estate Stage 2 - SEARs Request
-----------	--