

5 August 2021

17156

## Appendix Z Compliance with Approved Concept Proposal

On 30 April 2020, development consent was granted to the Concept Proposal SSD application for the redevelopment of the Ivanhoe Estate.

Under Section 4.24 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), while a Concept Development Application (DA) remains in-force, any further detailed application in respect to the site cannot be inconsistent with the consent for the Concept Proposal.

The table following outlines the conditions of consent applying to the Concept Proposal and provides a response to how these have been achieved, if relevant. The assessment demonstrates that the proposed development is not inconsistent with the terms of the approved Concept Proposal.

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Condition No.	Condition	Comment																
Part A – Administrative Conditions																		
A2	<div>The development may only be carried out:<div><div>a) in compliance with the conditions of this consent;</div><div>b) In accordance with all written directions of the Planning Secretary;</div><div>c) in accordance with EIS, RTS, RRTS and additional information;</div><div>d) In accordance with the approved plans in the table below</div></div><table><tr><th colspan="4">Concept Drawings by Woods Bagot</th></tr><tr><th>Drawing No.</th><th>Revision</th><th>Title</th><th>Date</th></tr><tr><td>DA01.MP.100</td><td>9</td><td>Envelope Control Plan</td><td>17.01.20</td></tr><tr><td>DA01.MP.200</td><td>6</td><td>Deep Soil Plan</td><td>11.9.19</td></tr></table></div>	Concept Drawings by Woods Bagot				Drawing No.	Revision	Title	Date	DA01.MP.100	9	Envelope Control Plan	17.01.20	DA01.MP.200	6	Deep Soil Plan	11.9.19	<div>Noted, please see below for the following</div> <div><div><div>• Appendix Z - Compliance to the Conditions Consent.</div><div>• Appendix A and the EIS – Compliance with SEARs</div><div>• The EIS - accordance with EIS, RTS, RRTS and additional information;</div><div>• Appendix B and C – Compliance with the concept drawings.</div></div></div>
Concept Drawings by Woods Bagot																		
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DA01.MP.100	9	Envelope Control Plan	17.01.20															
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A3	<div>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:<div><div>a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and</div><div>b) the implementation of any actions or measures contained in any such document referred to in <b>Condition A3(a)</b>.</div></div></div>	<div>Noted.</div>																
A4	<div>The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in <b>Condition A2(c) or Condition A2(d)</b>. In the event of an inconsistency, ambiguity or conflict between any of the documents listed in <b>Condition A2(c)</b> and <b>Condition A2(d)</b> the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.</div>	<div>Noted.</div>																
A5	<div>In accordance with Section 4.22 of the EP&amp;A Act, all physical works and subsequent stages of the development are to be subject of future development applications.</div>	<div>This subsequent SSD application fulfils the requirement of this condition of consent.</div>																
A6	<div>In accordance with Section 4.24 of the EP&amp;A Act, the determination of future development applications cannot be inconsistent with the terms of this development consent (SSD 8707) as described in <b>Schedule 1</b>, and subject to the conditions in <b>Schedule 2</b>.</div>	<div>Noted.</div>																
A7	<div>This consent shall lapse five years after the determination date unless an application is submitted to carry out a stage of development for which concept approval has been given.</div>	<div>Noted.</div>																

Condition No.	Condition	Comment																		
A8	This consent does not allow any components of the concept development application to be carried out without further approval or prior consent being granted.	This subsequent SSD application fulfils the requirement of this condition of consent.																		
A10	The maximum approved building heights for the site are shown on the Envelope Control Plan listed in <b>Condition A2(d)</b> .	As demonstrated in the Architectural Plans and discussed in the Design Reports provided at <b>Appendix B</b> of the EIS, the proposed building podiums and towers to the top of the roofline have been designed to comply with the building envelopes heights as shown on the stamped plans. Consistent with the approved Stage 1 SSDA, minor rooftop plant and services have been provided for Building C3 and the Block C4 buildings.																		
A11	<p>This consent permits the maximum gross floor area and the uses specified in the table below.</p> <table> <tr> <th>Development Block</th><th>Maximum GFA (m<sup>2</sup>)</th><th>Approved use</th></tr> <tr> <td>C1</td><td>37,000</td><td>Residential, retail/community</td></tr> <tr> <td>C2</td><td>3,000</td><td>Community</td></tr> <tr> <td>C3</td><td>15,000</td><td>Residential, retail, community facilities</td></tr> <tr> <td>C4</td><td>43,000</td><td>Residential</td></tr> <tr> <td><i>Precinct C Total</i></td><td><i>98,000</i></td><td></td></tr> </table>	Development Block	Maximum GFA (m <sup>2</sup> )	Approved use	C1	37,000	Residential, retail/community	C2	3,000	Community	C3	15,000	Residential, retail, community facilities	C4	43,000	Residential	<i>Precinct C Total</i>	<i>98,000</i>		<p>Noted, Stage 2 fulfils the requirement of this condition of consent. The GFA of Stage 2 developments are outlined below:</p> <ul style="list-style-type: none"> <li>Block C2 has a total GFA of 1,824m<sup>2</sup></li> <li>Block C3 has a total GFA of 14,819m<sup>2</sup></li> <li>Block C4 has a total GFA of 38,743m<sup>2</sup></li> </ul>
Development Block	Maximum GFA (m <sup>2</sup> )	Approved use																		
C1	37,000	Residential, retail/community																		
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<i>Precinct C Total</i>	<i>98,000</i>																			
A12	The development must include a minimum non-residential GFA of 7,711 m <sup>2</sup> , including 2,011 m <sup>2</sup> for community centres, 2,797 m <sup>2</sup> for a primary school, 1,347 m <sup>2</sup> for childcare centres, 596 m <sup>2</sup> for Mission Australia Offices and 960m <sup>2</sup> for retail	Building C2 has a total GFA of 1,824m <sup>2</sup> while the approved Stage 1 also accommodates 244m <sup>2</sup> of community facilities, therefore, providing a total of 2,068m <sup>2</sup> fulfilling this requirement of the condition of consent. Retail spaces are also provided on the ground floor of Building C3 equating to 997m <sup>2</sup> of GFA also fulfilling the requirement of this condition of consent.																		
A13	The development must include a minimum of 950 social housing apartments and a minimum of 128 affordable housing apartments.	Stage 2 provides 216 social housing apartments. A combined total of social housing apartments that have been provided between Stage 1 and 2 equals to 475 apartments. The remaining 475 social housing apartments to reach the minimum amount will be fulfilled in other progressive stages of the redevelopment.																		
A14	<p>The development must include provision of the following community facilities on the site:</p> <ol style="list-style-type: none"> <li>a community centre (minimum GFA 700 m<sup>2</sup>)</li> <li>a multi-purpose hall and playground within the primary school for public use outside school hours</li> <li>a skate park.</li> </ol>	Stage 2 (Block C2) provides a community centre exceeding the minimum GFA of 700m <sup>2</sup> and therefore fulfilling this section of the requirement of the condition of consent.																		

Condition No.	Condition	Comment
A15	<p>The development must include a minimum of 27,627 m<sup>2</sup> of public open space on the site, including:</p> <ul style="list-style-type: none"> <li>a) a minimum 3,300 m<sup>2</sup> forming the Village Green</li> <li>b) A minimum 1,009 m<sup>2</sup> forming the Forest Playground</li> <li>c) a minimum 365 m<sup>2</sup> forming the School Garden</li> <li>d) a minimum 6,507 m<sup>2</sup> forming Forest Threshold Parks</li> <li>e) a minimum 5,111 m<sup>2</sup> forming the Shrimptons Creek riparian corridor</li> <li>f) a minimum 566 m<sup>2</sup> Town Square</li> <li>g) a minimum 8,376 m<sup>2</sup> forming the Epping Road ecological corridor</li> <li>h) a minimum 2,393 m<sup>2</sup> Village Green formal and informal gathering spaces.</li> </ul>	Stage 2 (Block C2) provides the Village Green exceeding the minimum area 3,300m <sup>2</sup> and therefore fulfilling this section of the condition of consent.
A16	All future proposed tree removal must be consistent with Table 3 and drawings in Appendix C, contained in the Arboricultural Impact Assessment, prepared by Eco Logical Australia, dated February 2020.	The proposed Stage 2 buildings and works are consistent with the tree removal and retention plans approved as part of the Concept Masterplan.
A17	A minimum of 950 trees must be planted throughout the estate.	Noted. Tree planting as part of Stage 2 will contribute to achieving this minimum requirement.
A18	<p>Car parking must comply with the rates set out below:</p> <ul style="list-style-type: none"> <li>a) 1-bedroom dwellings: 0.6 spaces per dwelling</li> <li>b) 2-bedroom dwellings: 0.9 spaces per dwelling</li> <li>c) 3-bedroom dwellings: 1.4 spaces per dwelling</li> <li>d) residential visitor: 1 space per 20 apartments</li> <li>e) school: Minimum of 25 pick-up/drop-off spaces and maximum of 30 staff spaces</li> <li>f) public community facilities: 1 space per 100 m<sup>2</sup> GFA</li> <li>g) retail: 1 space per 100 m<sup>2</sup> GFA</li> <li>h) commercial: 1 space per 100 m<sup>2</sup> GFA</li> <li>i) childcare: 1 space per 8 children and 1 space per 2 employees</li> <li>j) car share: 1 space per 100 parking spaces and minimum of 50 spaces</li> <li>k) car parking for apartments subject to the provisions of the State Environmental Planning Policy (Affordable Rental Housing) 2009 shall be provided at a rate of 0.5 spaces per apartment</li> <li>l) car parking for apartments subject to the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors SEPP) shall be provided in accordance with the parking rates specified in the Seniors SEPP.</li> </ul>	<p>The quantum of proposed car parking spaces for Buildings C3 and C4 comply with this condition of consent as demonstrated in the Architectural Plans at <b>Appendix B</b> of the EIS and the Transport Assessment at <b>Appendix P</b> of the EIS.</p> <p>The approved Stage 1 SSDA (as modified) includes space provisioning in the basement of Building C1 for carparking, waste removal and servicing associated with the proposed Building C2. Accordingly, Building C1 has been approved to provide 20 spaces that are to be dedicated for Building C2. The demand generated by the proposed Building C2, however, based on the conditioned carparking rates is 19 spaces, meaning there is a surplus of 1 space.</p> <p>A Modification Application will be lodged to the separate Stage 1 SSDA to remove the surplus 1 car parking space prior to the determination of this Stage 2 SSDA.</p>

Condition No.	Condition	Comment
A19	All residential visitor car parking must be provided on-site for each building.	All visitor and residential car parking is provided within the basemen for each building in Stage 2, or within the approved Building C1 basement for the community centre on Block C2. This is demonstrated in the Architectural Plans at <b>Appendix B</b> of the EIS and the Transport Assessment at <b>Appendix P</b> of the EIS.
A20	All childcare centre car parking and pick-up/drop-off spaces are to be provided off-street.	N/A – no child care centre is proposed as part of this Stage 2 SSDA.
A21	Car share parking spaces must be: <ul style="list-style-type: none"> <li>a) publicly accessible 24 hours-a-day, 7 days-per-week</li> <li>b) located in convenient locations</li> <li>c) located near, and with access from, a public road and integrated with the streetscape through appropriate landscaping</li> <li>d) designated by signage as for use only by car share vehicles</li> <li>e) retained as common property by the Owners Corporation where located on private land.</li> </ul>	N/A – no car share spaces are proposed as part of this Stage 2 SSDA.
A22	All residential buildings must provide a minimum of one bicycle parking space per apartment, designed in accordance with AS2890.3.	This SSDA provides 656 bicycle spaces and 10 visitor spaces for the 656 dwellings being delivered as part of Stage 2 in accordance with this condition of consent. Refer to the Architectural Plans at <b>Appendix B</b> of the EIS and the Transport Assessment at <b>Appendix P</b> of the EIS.
A23	A minimum of 200 visitor bicycle spaces are to be provided across the site, including a minimum of 100 spaces located within the public domain.	25 bicycle parking spaces have been provided within the public domain in Block C2 for use by the public, in association with the community centre and Village Green. Additional visitor parking is provided in Buildings C3 and C4 as detailed in the Transport Assessment at <b>Appendix P</b> of the EIS.
A24	A free pre-loaded travel pass (minimum value of \$20) must be provided for each dwelling occupied within each development stage.	Noted. This can be achieved through the future occupation of the proposed buildings, and is a nominated initiative in the Green Travel Plan provided at <b>Appendix P</b> of the EIS.
A25	A free community bus service for residents and employees within the site, must be provided, operated and funded by the Applicant to connect the site with Macquarie Park employment zones, Macquarie Shopping Centre and Macquarie Park Station during the weekday morning and evening peak hours. The bus service must commence operation prior to any occupation/commencement of use of Building C1. Details of the bus service must be prepared in consultation with Council and approved by TfNSW, prior to any occupation/commencement of use of Building C1.	Noted. This can be achieved prior to the future occupation of the proposed buildings.
A26	Stage 1 of the estate redevelopment must include the construction of the new bridge over Shrimptons Creek and completion of the new road link between Herring Road and Lyonpark Road. Stage 2 of the development cannot be occupied until the new road link is completed and operational.	Noted. Stage 2 will not be occupied until the new road link is completed and operational.

Condition No.	Condition	Comment
A27	If the Herring Road and Main Street (formally Ivanhoe Place) intersection is signalised prior to completion of the estate road network, publicly accessible turning heads sufficient to accommodate a U-turn manoeuvre, must be provided. The turning heads must be provided in accordance with Figure 3 of the Technical Note dated 9 October 2019, prepared by Ason Group, and remain accessible to all road users until the new estate road network is completed and operational.	Noted, not applicable to this SSDA.
A28	<p>The full costs associated with the intersection upgrade at the intersection of Herring Road and Main Street (formally Ivanhoe Place) (including both works and land acquisition) are to be paid by the Applicant to TfNSW capped at an amount of \$2,000,000. The Applicant is to enter into a Transport Infrastructure Contribution Deed with TfNSW outlining the extent of work for the intersection upgrade, including lane configuration, timing of work and costs, and is to be signed and executed prior to the occupation or commencement of use of any building.</p> <p>Note to Condition A28: LAHC shall enter into inter-agency negotiations with TfNSW on the reasonable costs of the intersection over and above \$2,000,000. The agencies must negotiate in good faith and conclude the arrangements within 3 months of the date of this consent.</p>	Noted, not applicable to this SSDA.
A29	The Applicant is to make a partial contribution capped at \$1,500,000 for the upgrade works at the intersection of Herring Road and Epping Road. The contribution will be triggered once TfNSW has provided the Applicant an approved final set of drawings outlining the extent of work for the intersection upgrade, including lane configuration, timing of work and costs. Once triggered the Applicant is to enter into an Agreement with TfNSW outlining the timing of payment and is to be signed, executed and paid prior to the occupation or commencement of use of buildings in the next stage of the development, being the stage immediately after the stage to be occupied next. If the contribution is not triggered prior to consent of the final stage of the development then the Applicant is not required to pay the contribution.	Noted, not applicable to this SSDA.
A30	<p>...</p> <p>The Applicant proposes to provide the land and material public benefits prior to the prior to the issue of an Occupation Certificate for a building (or in the case of Crown development, prior to the occupation or use of any building) where that building would result in the cumulative total number of dwellings in buildings for which an Occupation Certificate has been issued (or in the case of Crown development, for which occupation or use of any building has commenced) in relation to development the subject of this consent, being equal to or exceeding the number specified opposite the relevant land dedication and material public benefit in the below table.</p>	Stage 2 of the Ivanhoe Estate will deliver two community assets being the community centre and Village Green. These assets have been designed to fulfil the requirements specified for each in Condition A30(5) and (6) of the Concept Masterplan consent as demonstrated in the plans at <b>Appendix B</b> and <b>C</b> . A certificate from an independent Quantity Surveyor will be provided for these facilities to the Certifier at the appropriate stage as required under Condition A30.

Condition No.	Condition	Comment
	<p>...</p> <p>5. <b>Village Green.</b> This item includes the design, construction and dedication of land as a public reserve. Minimum 3,300m<sup>2</sup> of usable area. The proposed Village Green will consist of: A flat circular lawn for small events, gatherings and kicking a ball; Seasonal tree planting surrounding the village green; Active landscape terraces including seating and games (table tennis, chess); Bleachers steps into village green; Outdoor dining are on edge of village green; Children's Playground.</p> <p>6. <b>Community centre</b> This item includes the design and construction of a building to be used as a community centre. Minimum GFA of 700 m<sup>2</sup>. The proposed community centre will be owned by the relevant strata committee, but access will be provided to the broader community and public agencies via pre-agreed licences, free of charge. The community centre will consist of: Community rooms; Fitness areas; Meeting rooms; Amenities (male, female and accessible bathrooms).</p> <p>The final design of the material public benefits in items 1 to 9 inclusive of the table above must be the subject of a detailed development application under section 4.22(4)(a) and each item must be provided in accordance with a consent of the relevant detailed development application. Prior to the issue of an Occupation Certificate (or in the case of Crown development, prior to the occupation or use of any building) for the dwellings nominated in the table above, a certificate from an independent quantity surveyor or land valuer certifying that the value of works completed for each contribution item or land dedicated as the case requires meets or exceeds the relevant minimum value assigned to that contribution item must be provided to the Certifier.</p>	
<b>Part B – Conditions to be satisfied prior to the lodgement of future development applications</b>		
B1	<p>Prior to the lodgement of the first future development application, a schedule confirming the timing and delivery of:</p> <ul style="list-style-type: none"> <li>a) the social and affordable housing required under <b>Condition A13</b></li> <li>b) a minimum of 950 replacement trees across the site required under <b>Condition A17</b> shall be submitted to and approved by the Planning Secretary.</li> </ul>	Schedules for the delivery of social and affordable housing and replacement tree planting were lodged with DPIE, and a written notice was issued on 6 April 2021 that the condition had been satisfied.
B2	Prior to the lodgement of the first future development application, the Design Guideline 02(2) shall be updated to require a Forest Playground comprising a minimum 1,009 m <sup>2</sup> useable area between Development Blocks D2 and D3, to the satisfaction of the Planning Secretary.	The Design Guideline was revised and submitted to DPIE in accordance with this condition. This condition has been satisfied.



Condition No.	Condition	Comment																					
B3	Prior to the lodgement of any future application for Buildings B3, C4 or D4 and/or the embellishment of Shrimptons Creek (whichever occurs first), further details and plans of the rehabilitation and enhancement of the Shrimptons Creek riparian corridor must be prepared in consultation with Council, DPIE-Water, the Natural Resources Access Regulator and the EESG, and submitted to and approved by the Planning Secretary.	Extensive consultation and evidence was prepared for the satisfaction of this condition including iterative consultation with Council, DPIE-Water, NRAR, and EESG. It was confirmed that the satisfaction of Condition B3 would be achieved through the preparation of a Vegetation Management Plan and Biodiversity Management Plan. These documents were submitted to DPIE with evidence of the significant consultation completed that informed the preparation of these documents. Written notice was issued by DPIE that the condition had been satisfied.																					
<b>Part C – Future Environmental Assessment Requirements</b>																							
C1	Future State Significant Development applications must demonstrate consistency with: <ul style="list-style-type: none"> <li>a) the approved drawings contained in <b>Condition A2(d)</b></li> <li>b) The approved maximum building heights (<b>Condition A10</b>)</li> <li>c) the approved maximum GFA for the site and development block (<b>Condition A11</b>)</li> <li>d) the approved minimum non-residential GFA for the site (<b>Condition A12</b>)</li> <li>e) the Design Excellence Strategy</li> <li>f) the Design Guidelines</li> <li>g) tree removal plans contained in Appendix C of the Arboricultural Impact Assessment, prepared by Eco Logical Australia, dated February 2020 (<b>Condition A16</b>)</li> <li>h) the approved car parking rates (<b>Condition A18</b>)</li> <li>i) the approved bicycle parking rate (<b>Conditions A22 and 23</b>).</li> </ul>	<ul style="list-style-type: none"> <li>a) Refer to the Architectural Plans at <b>Appendix B</b> of the EIS</li> <li>b) Refer to the Architectural Plans at <b>Appendix B</b> of the EIS</li> <li>c) Architectural Plans at <b>Appendix B</b> and <b>Section 5.4</b> of the EIS</li> <li>d) Refer to the discussion for Condition A12 above</li> <li>e) Refer to the discussion in <b>Section 5.5</b> of the EIS</li> <li>f) Refer to the Design Reports at <b>Appendix B</b> of the EIS</li> <li>g) Refer to the Architectural Plans at <b>Appendix B</b> of the EIS, particularly for the Block C4 buildings</li> <li>h) Refer to the Architectural Plans at <b>Appendix B</b> and the Transport Assessment at <b>Appendix P</b> of the EIS</li> <li>i) Refer to the Architectural Plans at <b>Appendix B</b> and the Transport Assessment at <b>Appendix P</b> of the EIS</li> </ul>																					
C2	Future development applications must include the following: <ul style="list-style-type: none"> <li>a) a detailed design analysis of the proposed built form, including architectural design and materials and assessment of visual impacts</li> <li>b) demonstration how the proposal demonstrates design excellence in accordance with the Design Excellence Strategy and Design Guidelines</li> <li>c) an Open Space, Public Domain and Landscape Report, including the design and treatment of all areas of open space, public domain and landscaping and the relationship of these spaces with proposed, approved and constructed buildings, spaces, structures and connections</li> <li>d) demonstration of how the proposal complies with the schedule/s approved in accordance with Condition B1</li> <li>e) consideration of residential privacy whilst ensuring an acceptable visual outcome for ground floor apartments i.e. use of higher floor levels, landscaping and low scale screening</li> <li>f) an Aboriginal Cultural Heritage Assessment Report (ACHAR) to assess the impacts of the development on the Aboriginal archaeological and cultural heritage values of</li> </ul>	<p>Noted, the following table outlined the Appendices attached to the EIS</p> <table> <tr> <th>Clause</th><th>Name of Document</th><th>Appendix</th></tr> <tr> <td>a)</td><td>Architectural Plans and Design Reports</td><td>B</td></tr> <tr> <td>b)</td><td>Architectural Plans, Design Reports, Design Excellence Strategy</td><td>B &amp; D</td></tr> <tr> <td>c)</td><td>Landscape Plans and Design Report</td><td>C</td></tr> <tr> <td>d)</td><td>EIS</td><td>EIS</td></tr> <tr> <td>e)</td><td>Architectural Plans and Design Reports</td><td>B</td></tr> <tr> <td>f)</td><td>Aboriginal Cultural Heritage Assessment Report</td><td>I</td></tr> </table>	Clause	Name of Document	Appendix	a)	Architectural Plans and Design Reports	B	b)	Architectural Plans, Design Reports, Design Excellence Strategy	B & D	c)	Landscape Plans and Design Report	C	d)	EIS	EIS	e)	Architectural Plans and Design Reports	B	f)	Aboriginal Cultural Heritage Assessment Report	I
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	<p>each development site. An ACHAR is not required for the Stage 1 future development application (Development Blocks A 1 and C1 ).</p> <p>g) a State Environmental Planning Policy No.65 -Design Quality of Residential Apartment Development assessment (for residential buildings only)</p> <p>h) a Traffic and Transport Report that assesses each stage within the context of the approved concept plan and cumulative impacts of prior developments</p> <p>i) a detailed Green Travel Plan</p> <p>j) a Construction Pedestrian and Traffic Management Plan prepared in consultation with the Sydney Coordination Office within TfNSW</p> <p>k) a Wind Impact Assessment</p> <p>l) a Geotechnical Report</p> <p>m) a Public Art Strategy, including a schedule confirming the timing and delivery of public art within the development. The Strategy shall be prepared in consultation with Council</p> <p>n) an Acoustic Report</p> <p>o) a Flood Impact Assessment and a Flood Emergency Response Plan for buildings fronting Shrimptons Creek</p> <p>p) a Stormwater Impact Assessment and a Stormwater Management Plan</p> <p>q) an ESD Report confirming the development will achieve the following commitments:</p> <ul style="list-style-type: none"> <li>- deliver 5 Star Green Star Design &amp; As Built v1 .1 minimum for all buildings</li> <li>- deliver 6 Star Green Star Communities v1</li> <li>- deliver an integrated infrastructure solution via 'Real Utilities'.</li> </ul>	<table> <tr> <td>g)</td><td>Architectural Plans and Design Reports</td><td>B</td></tr> <tr> <td>h)</td><td>Transport Assessment, incl. Preliminary Construction Traffic Management Plan, Green Travel Plan</td><td>P</td></tr> <tr> <td>i)</td><td>Transport Assessment, incl. Preliminary Construction Traffic Management Plan, Green Travel Plan</td><td>P</td></tr> <tr> <td>j)</td><td>Transport Assessment, incl. Preliminary Construction Traffic Management Plan, Green Travel Plan</td><td>P</td></tr> <tr> <td>k)</td><td>Wind Impact Assessment</td><td>T</td></tr> <tr> <td>l)</td><td>Geotechnical Report</td><td>F</td></tr> <tr> <td>m)</td><td>N/A – refer to the discussion below</td><td>-</td></tr> <tr> <td>n)</td><td>Noise and Vibration Assessment Report, including preliminary Construction Noise and Vibration Impact Assessment</td><td>V</td></tr> <tr> <td>o)</td><td>Flood Impact Assessment with preliminary Flood Emergency Response Plan</td><td>H</td></tr> <tr> <td>p)</td><td>Stormwater and Drainage Assessment</td><td>E</td></tr> <tr> <td>q)</td><td>Sustainability Assessment and Design Reports</td><td>B &amp; N</td></tr> </table> <p>The provision of public art across the Estate has been considered as part of the Concept Masterplan under Section 4.2 of Urban Design Report (dated October 2019), which identifies a range of potential locations being explored for public art. Connecting with County Strategy provided at <b>Appendix CC</b> of the EIS further identifies a commitment to engaging an Aboriginal art coordinator to provide an overall strategy for the procurement of Aboriginal art across the project.</p>	g)	Architectural Plans and Design Reports	B	h)	Transport Assessment, incl. Preliminary Construction Traffic Management Plan, Green Travel Plan	P	i)	Transport Assessment, incl. Preliminary Construction Traffic Management Plan, Green Travel Plan	P	j)	Transport Assessment, incl. Preliminary Construction Traffic Management Plan, Green Travel Plan	P	k)	Wind Impact Assessment	T	l)	Geotechnical Report	F	m)	N/A – refer to the discussion below	-	n)	Noise and Vibration Assessment Report, including preliminary Construction Noise and Vibration Impact Assessment	V	o)	Flood Impact Assessment with preliminary Flood Emergency Response Plan	H	p)	Stormwater and Drainage Assessment	E	q)	Sustainability Assessment and Design Reports	B & N
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q)	Sustainability Assessment and Design Reports	B & N																																	
C3	Future development applications shall confirm methods/arrangements to ensure public open space is publicly accessible 24 hours-a-day, 7 days-a-week ( <b>Condition A15</b> ).	The staged subdivision plans provided as part of the Stage 1 SSDA confirm that an easement will be placed over the Village Green for a public park, ensuring it will be publicly accessible.																																	

Condition No.	Condition	Comment
C4	Future development applications shall incorporate designs that seek to maximise solar access to areas of public open space.	As discussed in <b>Section 6.5</b> of the EIS, the proposed buildings are generally consistent with the extent of overshadowing assessed and approved as part of the Concept Masterplan, recognising a degree of design development has occurred for the Stage 2 buildings. This is with the exception of Building C2 which has been designed to occupy a significantly lesser volume than the approved building envelope ensuring that the degree of overshadowing on the Village Green is reduced in compliance with this condition. The majority of shadows cast on the Village Green are occurring from the approved building envelope at Block B2, which will be subject to refinement as part of a separate and future DA.
C5	Future development applications must: <ul style="list-style-type: none"> <li>a) allow for equitable access connections between Main Street and Shrimptons Creek pathways heading north and south from each side of Main Street</li> <li>b) ensure all playgrounds are designed in accordance with Council's Children's Play Plan updated 2019</li> <li>c) ensure play elements are not provided within the road reserve due to ongoing compliance and maintenance issues</li> <li>d) combine the proposed two north/south pathways adjacent to Shrimptons Creek into one sinuous 4 m wide path, matching Council's project to the north of the site to Waterloo Road, scheduled for construction in 2022/23.</li> </ul>	<ul style="list-style-type: none"> <li>a) This Stage 2 SSDA will not provide the Main Street road and associated pathways, which are approved and are being delivered under the Stage 1 SSDA.</li> <li>b) The playground proposed to form part of the Village Green is classified as a local playground under Council's Children's Play Plan. It has been designed to achieve the objectives of safety, accessibility, play value and sustainability and will provide a play space in a location that is readily accessible to the community, is supported by play equipment as well as open areas for informal play, and includes seating to ensure everyone can stay at the play space for as long as desired. Further discussion of the design of the playground is included in the Design Report at <b>Appendix C</b>.</li> <li>c) No works are proposed to the road reserve, which are being constructed as part of the approved Stage 1 SSDA.</li> <li>d) The works to Shrimptons Creek will be the subject of a separate and future DA, likely Stage 3.</li> </ul>
C6	Future development applications must provide emergency vehicle access and access around buildings or structures in accordance with Fire and Rescue NSW Policy No.4: Guidelines for Emergency Vehicle Access.	Noted. This is assessed in the Transport Assessment at <b>Appendix P</b> of the EIS.
C7	Any future development application seeking approval for more than 2,500 dwellings on the site must include a review of operation of the Main Street and Lyonpark Road intersection. The review must include SIDRA modelling and include consultation with TfNSW and Council. Should the SIDRA modelling conclude the proposal would result in the Main Street and Lyonpark Road intersection performing at an unacceptable level (level of service F), the Applicant will be required to contribute to appropriate upgrades to that intersection. This contribution should consider the volume of traffic generated by the Ivanhoe Estate in the context of background traffic flows on the external road network compared to the SIDRA modelling undertaken as part of this application.	The cumulative proposed Stage 2 SSDA and approved Stage 1 SSDA will not deliver more than 2,500 dwellings.

Condition No.	Condition	Comment
	Note: This condition does not preclude the ability to achieve the approved GFA under this approval and is only to ensure the Applicant contributes to the costs to any further upgrades required to the intersection (if required) generated by the development.	
C8	Future development applications must demonstrate compliance with Council's DCP part 8.2 (Stormwater and Floodplain Management).	The Stormwater and Drainage Assessment and the Flood Impact Assessment have been prepared with reference to the Ryde DCP. Further discussion is provided in <b>Section 6.14</b> and <b>Section 6.15</b> of the EIS and <b>Appendix E</b> and <b>H</b> of the EIS.
C9	Future development applications for buildings must make provision for on-site servicing and waste collection in accordance with Council's requirements. If this cannot be provided for Buildings B 1.1 and B3, justification must be provided together with alternate waste management arrangements that avoid on-street waste collection.	On-site servicing and waste collection for Stage 2 is provided in accordance with Council's Requirements as confirmed in the Architectural Drawings at <b>Appendix B</b> and the Transport Assessment at <b>Appendix P</b> .
C10	Future residential development applications must demonstrate waste collection areas can be serviced by an 11 m long rear loading truck. A Positive Covenant will be required for onsite waste collection.	Blocks C3 and C4 can be serviced by an 11m long rear loading truck. See <b>Appendices B</b> and <b>P</b> for specific details.
C11	Future development applications for the works within the Shrimptons Creek riparian zone must include a Water Quality Management Plan. The Water Quality Management Plan must include details including but not limited to, appropriate water quality targets, treatment measures for capturing onsite pollutants, details of any rainwater gardens, maximising water capture and vehicle access to gross pollutant traps.	No works are proposed within the Shrimptons Creek riparian zone as part of this SSDA, notwithstanding this, the Stormwater and Drainage Assessment at <b>Appendix E</b> of the EIS includes MUSIC modelling and an assessment of water quality devices.