

Development Consent

Section 4.38 of the Environmental Planning and Assessment Act 1979

As the Minister for Planning and Public Spaces, I approve the Development Application referred to in Schedule 1, subject to the conditions specified in Schedule 2.

These conditions are required to:

- prevent, minimise, or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the development.



The Hon. Rob Stokes MP

Minister for Planning and Public Spaces

Sydney

30th April,

2020

SCHEDULE 1

Application Number:

SSD 8707

Applicant:

NSW Land and Housing Corporation

Consent Authority:

Minister for Planning and Public Spaces

Site:

Ivanhoe Estate comprising Ivanhoe Place, Wilcannia Way, Nyngan Way, Narromine Way and Cobar Way (Lot 100 DP1262209), part of 2-4 Lyonpark Road (Lot 1 DP859537) and portions of Shrimptons Creek adjacent to Lot 1 DP859537 to the centre line of the creek, Macquarie Park

Development:

Concept development application for the redevelopment of the Ivanhoe Estate, including:

- a mixed-use development with a maximum of gross floor area of 268,000 m² including:
 - residential flat buildings comprising private, social and affordable housing (approximately 3,300 dwellings in total, including approximately 950 social and 128 affordable housing dwellings), and basement car parking;
 - seniors housing comprising residential care facilities and self-contained dwellings;
 - a primary school;
 - childcare centres;
 - community and retail uses; and
 - public domain concept, including new parks, landscaping, roads and enhancement of land adjacent to Shrimptons Creek.
- maximum building heights (ranging from 45 m to 75 m) and gross floor areas for each development block.
- built form design guidelines for future development.

- vehicular and pedestrian access arrangements including:
 - new road and pedestrian connection to Lyonpark Road through 2-4 Lyonpark Road, including new bridge over Shrimptons Creek; and
 - intersection upgrades to Herring Road.

DEFINITIONS

Applicant	NSW Land and Housing Corporation, or any person carrying out any development to which this consent applies
Conditions of this consent	Conditions contained in Schedule 2 of this document
Construction	The demolition and removal of buildings or works, the carrying out of works for the purpose of the development, including bulk earthworks, and erection of buildings and other infrastructure permitted by this consent.
Council	City of Ryde Council
Department	NSW Department of Planning, Industry and Environment
Design Guidelines	Ivanhoe Estate Design Guidelines
Development	The development described in the EIS, Response to Submissions and Revised Response to Submissions and additional information, as modified by the conditions of this consent.
EESG	Environment, Energy and Science Group of the Department of Planning, Industry and Environment (former NSW Office of Environment and Heritage)
EIS	The Environmental Impact Statement, prepared by Ethos Urban, dated 3 April 2018, submitted with the application for consent for the development, including any additional information provided by the Applicant in support of the application
Environment	Includes all aspects of the surroundings of humans, whether affecting any human as an individual or in his or her social groupings
EPA	NSW Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
Feasible	Means what is possible and practical in the circumstances
Future Development Application(s)	Subsequent development application(s) for detailed proposal(s) pursuant to this consent in accordance with the EP&A Act
GFA	Gross Floor Area
LAHC	NSW Land and Housing Corporation
Land	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
Minister	NSW Minister for Planning and Public Spaces (or delegate)
Non-compliance	An occurrence, set of circumstances or development that is a breach of this consent
Planning Secretary	Planning Secretary under the EP&A Act, or nominee
Reasonable	Means applying judgement in arriving at a decision, taking into account: mitigation benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements
Response to submissions (RTS)	The Applicant's response to issues raised in submissions received in relation to the application for consent for the development under the EP&A Act
Revised Response to Submissions (RRTS)	The Applicant's revised response to issues raised in submissions received in relation to the application (RTS) for consent for the development under the EP&A Act
SSD	State Significant Development
Subject Site	Land referred to in Schedule 1
TfNSW	Transport for NSW
TfNSW (RMS)	Transport for NSW (RMS)
Tree	A plant having a permanently woody main stem or trunk, ordinarily growing to a considerable height and having a minimum pot size of 100 litres at the time of planting

SCHEDULE 2
PART A TERMS OF APPROVAL

DEVELOPMENT DESCRIPTION

- A1. Consent is granted to the 'Development' as described in Schedule 1 and the EIS, as amended by the RTS and RRTS and the conditions contained in this development consent.

TERMS OF CONSENT

- A2. The development may only be carried out:
- (a) in compliance with the conditions of this consent;
 - (b) in accordance with all written directions of the Planning Secretary;
 - (c) in accordance with the EIS, RTS, RRTS and additional information;
 - (d) in accordance with the approved plans in the table below.

Architectural Drawings prepared by Bates Smart			
Drawing No.	Revision	Name of Plan	Date
DA01.MP.100	9	Envelope Control Plan	17/01/20
DA01.MP.200	6	Deep Soil Plan	11/09/19

- A3. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:
- (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
 - (b) the implementation of any actions or measures contained in any such document referred to in **Condition A3(a)**.
- A4. 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 **Condition A2(c)** or **Condition A2(d)**. In the event of an inconsistency, ambiguity or conflict between any of the documents listed in **Condition A2(c)** and **Condition A2(d)** the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

DETERMINATION OF FUTURE DEVELOPMENT APPLICATIONS

- A5. In accordance with section 4.22 of the EP&A Act, all physical works and subsequent stages of the development are to be subject of future development applications.
- A6. In accordance with section 4.24 of the EP&A Act, the determination of future development applications cannot be inconsistent with the terms of this development consent (SSD 8707) as described in **Schedule 1**, and subject to the conditions in **Schedule 2**.

LIMITS ON CONSENT

- A7. 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.
- 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.

LEGAL NOTICES

- A9. Any advice or notice to the consent authority must be served on the Planning Secretary.

MAXIMUM BUILDING HEIGHTS

- A10. The maximum approved building heights for the site are shown on the Envelope Control Plan listed in **Condition A2(d)**.

MAXIMUM PERMITTED GROSS FLOOR AREA AND APPROVED USES

A11. This consent permits the maximum gross floor area and the uses specified in the table below.

Development Block	Maximum GFA (m ²)	Approved use
A1	24,000	Residential, childcare
A2	10,000	Residential
A3	12,000	Residential
Precinct A Total	46,000	
B1.1	8,000	Residential
B1.2	17,000	Residential aged care
B2	5,000	School, childcare
B3	21,000	Residential
Precinct B Total	51,000	
C1	37,000	Residential, retail/community
C2	3,000	Community
C3	15,000	Residential, retail, community facilities
C4	43,000	Residential
Precinct C Total	98,000	
D1	33,000	Residential
D2	18,000	Residential
D3	18,000	Residential, Mission Australia Offices
D4	39,000	Residential
Precinct D Total	108,000	
Maximum GFA	268,000	

MINIMUM NON-RESIDENTIAL GROSS FLOOR AREA

A12. The development must include a minimum non-residential GFA of 7,711 m², including 2,011 m² for community centres, 2,797 m² for a primary school, 1,347 m² for childcare centres, 596 m² for Mission Australia Offices and 960 m² for retail.

PROVISION OF SOCIAL AND AFFORDABLE HOUSING

A13. The development must include a minimum of 950 social housing apartments and a minimum of 128 affordable housing apartments.

PROVISION OF COMMUNITY FACILITIES

A14. The development must include provision of the following community facilities on the site:

- (a) a community centre (minimum GFA 700 m²)
- (b) a multi-purpose hall and playground within the primary school for public use outside school hours
- (c) a skate park.

OPEN SPACE/PUBLIC DOMAIN

A15. The development must include a minimum of 27,627 m² of public open space on the site, including:

- (a) a minimum 3,300 m² forming the Village Green
- (b) a minimum 1,009 m² forming the Forest Playground
- (c) a minimum 365 m² forming the School Garden
- (d) a minimum 6,507 m² forming Forest Threshold Parks
- (e) a minimum 5,111 m² forming the Shrimptons Creek riparian corridor
- (f) a minimum 566 m² Town Square

- (g) a minimum 8,376 m² forming the Epping Road ecological corridor
- (h) a minimum 2,393 m² Village Green formal and informal gathering spaces.

REMOVAL OF TREES

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.

TREE PLANTING

A17. A minimum of 950 trees must be planted throughout the estate.

CAR PARKING

A18. Car parking must comply with the rates set out below:

- (a) 1-bedroom dwellings: 0.6 spaces per dwelling
- (b) 2-bedroom dwellings: 0.9 spaces per dwelling
- (c) 3-bedroom dwellings: 1.4 spaces per dwelling
- (d) residential visitor: 1 space per 20 apartments
- (e) school: Minimum of 25 pick-up/drop-off spaces and maximum of 30 staff spaces
- (f) public community facilities: 1 space per 100 m² GFA
- (g) retail: 1 space per 100 m² GFA
- (h) commercial: 1 space per 100 m² GFA
- (i) childcare: 1 space per 8 children and 1 space per 2 employees
- (j) car share: 1 space per 100 parking spaces and minimum of 50 spaces
- (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
- (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.

A19. All residential visitor car parking must be provided on-site for each building.

A20. All childcare centre car parking and pick-up/drop-off spaces are to be provided off-street.

A21. Car share parking spaces must be:

- (a) publicly accessible 24 hours-a-day, 7 days-per-week
- (b) located in convenient locations
- (c) located near, and with access from, a public road and integrated with the streetscape through appropriate landscaping
- (d) designated by signage as for use only by car share vehicles
- (e) retained as common property by the Owners Corporation where located on private land.

BICYCLE PARKING

A22. All residential buildings must provide a minimum of one bicycle parking space per apartment, designed in accordance with AS2890.3.

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.

TRAFFIC MITIGATION

A24. A free pre-loaded travel pass (minimum value of \$20) must be provided for each dwelling occupied within each development stage.

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.

SHRIMPTONS CREEK BRIDGE AND COMPLETION OF ROAD LINK

- 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.

TEMPORARY U-TURN FACILITIES

- 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.

INTERSECTION UPGRADES

- A28. 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.

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.

- 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.

SECTION 7.11 CONTRIBUTIONS

- A30. A monetary contribution in the amount specified in Column B is to be paid to the consent authority 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 a 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, where the 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 that amount in Column A:

Column A	Column B
Prior to Issue of an Occupation Certificate (or in the case of Crown development, the Occupation or Commencement of Use) Dwelling Number	Section 7.11 Contribution Payable
750	\$6,355,067
1425	\$10,580,997
2000	\$9,109,675
2550	\$8,257,126
3307	\$11,231,757
*Total	\$45,534,622
* Dwelling numbers are exclusive of Residential Aged Care Facility beds.	

The monetary contributions set out in the above table are imposed under the provisions of section 7.11 of the *Environmental Planning and Assessment Act 1979* and generally in accordance with the City of Ryde Development Contributions Plan 2007 (Interim Update (2014) (**Plan**)). The monetary contributions have been determined having regard to the contribution rates applicable under the Plan as at the date of this consent.

If a monetary contribution set out in the above table is not paid in the same quarter of the year in which this consent is granted (being the second quarter of 2020), the amount of the monetary contribution is to be adjusted as follows at the time of payment:

$$\$C_P = \$C_{DC} + \frac{[\$C_{DC} \times (\$C_Q - \$C_c)]}{\$C_c}$$

Where:

- $\$C_P$ is the monetary contribution that must be paid
- $\$C_{DC}$ is the monetary contribution as set out in the table above
- $\$C_Q$ is the contribution rate applicable at the time of payment (as determined in accordance with clause 2.11 of the Plan at the date of this consent)
- $\$C_c$ is the contribution rate applicable under the Plan at the date of this consent

Note to Condition A30:

Under section 7.11(5) of the Environmental Planning and Assessment Act 1979, a consent authority may accept:

- The dedication of land in full or part satisfaction of a condition imposed in accordance with section 7.11(3);
- The provision of a material public benefit in full or part satisfaction of a condition imposed in accordance with section 7.11(1) or (3).

The Applicant has proposed to provide the following land dedication and material public benefits in the locations indicated on the plan in **Annexure A** in lieu of section 7.11 contributions.

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.

Item	Prior to Issue of an Occupation Certificate (or in the case of Crown development, the Occupation or Commencement of Use) Dwelling Number	Land and other material public benefit to be delivered	Minimum value (\$M)
1	750	50% of Road 1 to connect Herring Road to Shrimptons Creek bridge. This item includes the design, construction and dedication of the land as a public road. The proposed road reserve is 21m wide consisting of: 2 x 3.5m wide travel lanes; 2.5m wide parking bays on each side of the road; 4.5m of verge on each side of the road.	\$2,300,000
2	1425	Remaining 50% of Road 1 to connect Herring Road to Shrimptons Creek bridge. This item includes the design, construction and dedication of the land as a public road. The proposed road reserve is 21m wide consisting of: 2 x 3.5m wide travel lanes; 2.5m wide parking bays on each side of the road; 4.5m of verge on each side of the road.	\$2,300,000
3	1425	Road 1 within LGS site to connect Shrimptons Creek Bridge to Lyon Park. This item includes the design, construction and dedication of the land as a public road. The proposed road reserve is 10.5m wide consisting of: 2 x 3.5m wide travel lanes; South side verge 2.5m wide; North side verge 1.0m wide.	\$7,730,000
4	1425	Bridge over Shrimpton's Creek. This item includes the design, construction and dedication of the land as a public road. The proposed bridge is 14.0m wide consisting of: 2 x 3.5m wide travel lanes; South side verge 2.5m wide; North side verge 4.5m wide.	\$3,850,000
5	1425	Village Green. This item includes the design, construction and dedication of the land as a public reserve. Minimum	\$7,030,000

		3,300m ² 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.	
6	2000	Community centre. This item includes the design and construction of a building to be used as a community centre. Minimum GFA of 700 m ² . 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).	\$6,500,000
7	2550	Forest playground. This item includes the design, construction and dedication of the land as a public reserve. Minimum usable area of 1,009 m ² . The proposed forest playground will consist of: Children's playground; Elements of natural play, spilling into the surrounding landscape, creating opportunities for exploration and discovery suitable to children aged 12+; Elevated sky-net play sensitively integrated with the existing EEC.	\$4,300,000
8	2550	Shrimptons creek. This item includes the design, construction and dedication of the land as a public reserve. Rehabilitation of the Shrimptons Creek riparian corridor, consisting of: Vegetation management to remove noxious weeds and to improve the ecology and watercourse; Concrete linear pathway to create a shared path for cyclists and pedestrians; Wetlands to collect site water and clean it before discharge into Shrimptons creek; Sinuous decking boardwalk along the riparian corridor and under the bridge with lookout and picnic areas; Access staircases and accessible ramps to enter the development; New skate park utilising the space under the bridge; All ages and abilities exercise stations.	\$7,010,000
9	3307	Epping road underpass. This item includes the design and construction of an upgraded pedestrian underpass beneath Epping Road in the location of the existing underpass. Proposed upgrade to the existing underpass under Epping road consisting of: Upgrade of balustrades; Upgrade of lighting and security; Upgrade of existing walkway finishes; Repainting of surfaces.	\$680,000
	TOTAL		\$41,700,000

The consent authority may, in its sole discretion, consider accepting these land dedications, and material public benefits in lieu of a monetary contribution being made under **Condition A30** of this consent on the following terms:

- 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.

- The standard of the works are to the consent authority's satisfaction.
- The consent authority may require the applicant to enter into a written agreement for the provision of the land and works.
- The consent authority may review the valuation of works or land to be dedicated, and may seek the services of an independent person to verify their value. In these cases, the applicant will pay for all costs and expenses borne by the consent authority in determining the value of the works or land.

PART B
CONDITIONS TO BE SATISFIED PRIOR TO LODGEMENT OF FUTURE DEVELOPMENT APPLICATIONS

TIMING AND DELIVERY OF WORKS

- B1. Prior to the lodgement of the first future development application, a schedule confirming the timing and delivery of:
- a) the social and affordable housing required under **Condition A13**
 - b) a minimum of 950 replacement trees across the site required under **Condition A17**
- shall be submitted to and approved by the Planning Secretary.

REVISED DESIGN GUIDELINES

- 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 m² useable area between Development Blocks D2 and D3, to the satisfaction of the Planning Secretary.

SHRIMPTONS CREEK

- 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.

PART C FUTURE ENVIRONMENTAL ASSESSMENT REQUIREMENTS

Conditions to be met in Future Development Applications

COMPLIANCE WITH APPROVED CONCEPT DEVELOPMENT APPLICATION

- C1. Future State Significant Development applications must demonstrate consistency with:
- (a) the approved drawings contained in **Condition A2(d)**
 - (b) the approved maximum building heights (**Condition A10**)
 - (c) the approved maximum GFA for the site and development block (**Condition A11**)
 - (d) the approved minimum non-residential GFA for the site (**Condition A12**)
 - (e) the Design Excellence Strategy
 - (f) the Design Guidelines
 - (g) tree removal plans contained in Appendix C of the Arboricultural Impact Assessment, prepared by Eco Logical Australia, dated February 2020 (**Condition A16**)
 - (h) the approved car parking rates (**Condition A18**)
 - (i) the approved bicycle parking rate (**Conditions A22 and 23**).

PLANNING SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

- C2. Future development applications must include the following:
- (a) a detailed design analysis of the proposed built form, including architectural design and materials and assessment of visual impacts
 - (b) demonstration how the proposal demonstrates design excellence in accordance with the Design Excellence Strategy and Design Guidelines
 - (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
 - (d) demonstration of how the proposal complies with the schedule/s approved in accordance with **Condition B1**
 - (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
 - (f) an Aboriginal Cultural Heritage Assessment Report (ACHAR) to assess the impacts of the development on the Aboriginal archaeological and cultural heritage values of each development site. An ACHAR is not required for the Stage 1 future development application (Development Blocks A1 and C1).
 - (g) a State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development assessment (for residential buildings only)
 - (h) a Traffic and Transport Report that assesses each stage within the context of the approved concept plan and cumulative impacts of prior developments
 - (i) a detailed Green Travel Plan
 - (j) a Construction Pedestrian and Traffic Management Plan prepared in consultation with the Sydney Coordination Office within TfNSW
 - (k) a Wind Impact Assessment
 - (l) a Geotechnical Report
 - (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
 - (n) an Acoustic Report
 - (o) a Flood Impact Assessment and a Flood Emergency Response Plan for buildings fronting Shrimptons Creek
 - (p) a Stormwater Impact Assessment and a Stormwater Management Plan
 - (q) an ESD Report confirming the development will achieve the following commitments:
 - o deliver 5 Star Green Star Design & As Built v1.1 minimum for all buildings
 - o deliver 6 Star Green Star Communities v1
 - o deliver an integrated infrastructure solution via 'Real Utilities'.

OPEN SPACE AND PUBLIC DOMAIN

- C3. Future development applications shall confirm methods/arrangements to ensure public open space is publicly accessible 24 hours-a-day, 7 days-a-week (**Condition A15**).
- C4. Future development applications shall incorporate designs that seek to maximise solar access to areas of public open space.
- C5. Future development applications must:
 - (a) allow for equitable access connections between Main Street and Shrimptons Creek pathways heading north and south from each side of Main Street
 - (b) ensure all playgrounds are designed in accordance with Council's Children's Play Plan updated 2019
 - (c) ensure play elements are not provided within the road reserve due to ongoing compliance and maintenance issues
 - (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.

EMERGENCY VEHICLE ACCESS

- 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.

INTERSECTION PERFORMANCE

- 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.

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.

STORMWATER MANAGEMENT

- C8. Future development applications must demonstrate compliance with Council's DCP part 8.2 (Stormwater and Floodplain Management).

WASTE MANAGEMENT

- 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 B1.1 and B3, justification must be provided together with alternate waste management arrangements that avoid on-street waste collection.
- 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.

WATER QUALITY

- 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.

ANNEXURE A

