

Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Cameron Sargent
Acting Director
Key Sites and TOD Assessments

Sydney

30 June 2026

SCHEDULE 1

Development consent:	SSD 15822622 granted by the Minister for Planning on 28 November 2022
For the following:	Stage 2 development application for the redevelopment of the Ivanhoe Estate, including: <ul style="list-style-type: none">• excavation and earthworks• construction of a community facilitates building (Building C2) and two residential apartment buildings (Building C3 and Building C4) with basement car parking:<ul style="list-style-type: none">○ Building C3 with 162 dwellings, 163 car parking spaces and ground floor retail○ Building C4 with 488 dwellings and 396 car parking spaces• construction of Village Green public open space• utilities, services infrastructure and public domain areas
Applicant:	NSW Land and Housing Corporation
Consent Authority:	Minister for Planning
The Land:	Ivanhoe Estate, Macquarie Park (Lot 100 DP1262209)
Modification:	MOD 5: Amendments to Building C4 (Building C4.1, Building C4.2 and townhouses) and to conditions

SCHEDULE 2

The above approval is modified as follows:

1. Schedule 1, description of the approved development – is amended by the deletion of ~~struck out words~~ and the insertion of **bold and underlined** words as follows:

Stage 2 development application for the redevelopment of the Ivanhoe Estate, including:

- excavation and earthworks
- construction of a community facilitates building (Building C2) and two residential apartment buildings (Building C3 and Building C4) with basement car parking:
 - Building C3 with 162 dwellings, 163 car parking spaces and ground floor retail
 - Building C4 with 480 **519** dwellings and 382 **305** car parking spaces, **comprising:**
 - **Building C4.1 with 113 market dwellings and 190 social dwellings**
 - **Building C4.2 with 211 social dwellings**
 - **5 market townhouses**
- construction of Village Green public open space
- utilities, services infrastructure and public domain areas

2. Schedule 2, Part A, Administrative Conditions – is amended by the deletion of ~~struck out words~~ and the insertion of **bold and underlined** words as follows:

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, Response to Submissions and additional information;
- (d) in accordance with the approved plans in the table below
- (e) in accordance with the following modification applications:
 - (i) the Section 4.55(1A) application prepared by Ethos Urban dated 13 September 2023 appendices.
 - (ii) the Section 4.55(1A) application prepared by Ethos Urban dated 14 September 2023, as modified by the submissions reports dated 6 February 2024 and 19 April 2024.
 - (iii) the Section 4.55(1A) application prepared by Ethos Urban dated 26 September 2023 (SSD-15822622-MOD-3)
 - (iv) the Section 4.55(1A) application prepared by Ethos Urban dated 26 February 2025, as modified by the submissions reports dated 7 May 2025.
 - (v) the Section 4.55(1A) application prepared by Ethos Urban dated 5 December 2025 (SSD-15822622-MOD-5) and response to submissions and additional information**

Building C4			
Architectural Drawings prepared by Cox Architecture			
Drawing No.	Revision	Name of Plan	Date
A-DA-0100	4	Cover Sheet	24.08.2023 <u>22.05.2026</u>
A-DA-1100	3	Site Plan	24.08.2023 <u>22.05.2026</u>
A-DA-2050	3	Basement 3 Plan	24.08.2023
A-DA-2051	3 <u>5</u>	Basement 2 Plan	24.08.2023 <u>23.02.2026</u>
A-DA-2052	3 <u>5</u>	Basement 1 Plan	24.08.2023 <u>23.02.2026</u>
A-DA-2100	3 <u>5</u>	Ground Floor Plan	24.08.2023 <u>23.02.2026</u>
A-DA-2101	3 <u>5</u>	Level 1 Plan	24.08.2023 <u>23.02.2026</u>

A-DA-2102	<u>3</u> <u>5</u>	Level 2 Plan	24.08.2023 <u>23.02.2026</u>
A-DA-2103	<u>3</u> <u>5</u>	Level 3 Plan	24.08.2023 <u>23.02.2026</u>
A-DA-2104	<u>3</u> <u>5</u>	Level 4 Plan	24.08.2023 <u>23.02.2026</u>
A-DA-2105	<u>3</u> <u>5</u>	Level 5 Plan	24.08.2023 <u>23.02.2026</u>
A-DA-2106	<u>3</u> <u>5</u>	Level 6 Plan	24.08.2023 <u>23.02.2026</u>
A-DA-2107	<u>3</u> <u>5</u>	Level 7 Plan	24.08.2023 <u>23.02.2026</u>
A-DA-2108	<u>3</u> <u>5</u>	Level 8 Plan	24.08.2023 <u>23.02.2026</u>
A-DA-2109	<u>3</u> <u>5</u>	Level 9 Plan	24.08.2023 <u>23.02.2026</u>
A-DA-2110	<u>3</u> <u>5</u>	Level 10 Plan	24.08.2023 <u>23.02.2026</u>
A-DA-2111	<u>3</u> <u>5</u>	Level 11 Plan	24.08.2023 <u>23.02.2026</u>
A-DA-2112	<u>3</u> <u>5</u>	Level 12 Plan	24.08.2023 <u>23.02.2026</u>
A-DA-2113	<u>3</u> <u>5</u>	Level 13 Plan	24.08.2023 <u>23.02.2026</u>
A-DA-2114	<u>3</u> <u>5</u>	Level 14 Plan	24.08.2023 <u>23.02.2026</u>
A-DA-2115	<u>3</u> <u>5</u>	Level 15 Plan	24.08.2023 <u>23.02.2026</u>
A-DA-2116	<u>3</u> <u>5</u>	Level 16 Plan	24.08.2023 <u>23.02.2026</u>
A-DA-2117	<u>3</u> <u>5</u>	Level 17 Plan —Roof Plan	24.08.2023 <u>23.02.2026</u>
A-DA-2118	<u>3</u> <u>5</u>	Level 18 Plan —Sky Garden	24.08.2023 <u>23.02.2026</u>
A-DA-2119	<u>3</u> <u>5</u>	Level 19 Plan	24.08.2023 <u>23.02.2026</u>
A-DA-2120	<u>3</u> <u>5</u>	Level 20 Plan	24.08.2023 <u>23.02.2026</u>
A-DA-2121	<u>3</u> <u>5</u>	Level 21 Plan	24.08.2023 <u>23.02.2026</u>
A-DA-2122	<u>3</u> <u>5</u>	Level 22 Plan	24.08.2023 <u>23.02.2026</u>
A-DA-2123	<u>3</u> <u>5</u>	Level 23 Plan	24.08.2023 <u>23.02.2026</u>
A-DA-2124	<u>3</u> <u>5</u>	Roof Plan	24.08.2023 <u>23.02.2026</u>
A-DA-3000	<u>3</u>	North Elevation	24.08.2023
A-DA-3001	<u>3</u>	East Elevation	24.08.2023
A-DA-3002	<u>4</u>	South Elevation	24.08.2023
A-DA-3003	<u>3</u>	West Elevation	24.08.2023
A-DA-3004	<u>3</u>	East Elevation — Social Tower	24.08.2023
A-DA-3005	<u>3</u>	West Elevation — Market Tower	24.08.2023
A-DA-3006	<u>3</u>	North Elevation — Market Townhouses	24.08.2023
A-DA-4000	<u>3</u> <u>4</u>	Sections	24.08.2023 <u>05.11.2025</u>
A-DA-4001	<u>3</u> <u>4</u>	Sections	24.08.2023 <u>05.11.2025</u>
A-DA-4002	<u>3</u> <u>4</u>	Sections	24.08.2023 <u>05.11.2025</u>
A-DA-8100	<u>3</u>	Artist Impression	<u>21.11.2025</u>
A-DA-8101	<u>3</u>	Artist Impression	<u>21.11.2025</u>
A-DA-8300	<u>3</u>	ADG Compliance — Solar and Cross Ventilation	24.08.2023
A-DA-8301	<u>3</u>	ADG Compliance — Solar and Cross Ventilation	24.08.2023
A-DA-8302	<u>3</u>	ADG Compliance — Solar and Cross Ventilation	24.08.2023
A-DA-8400	<u>3</u> <u>4</u>	Adaptable and Liveable Silver Level Apartments	24.08.2023 <u>05.11.2025</u>
A-DA-9000	<u>3</u> <u>4</u>	Development Calculations (GFA)	24.08.2023 <u>05.11.2025</u>
A-DA-9001	<u>3</u> <u>4</u>	Development Calculations (GFA)	24.08.2023 <u>05.11.2025</u>
A-DA-9002	<u>3</u> <u>4</u>	Development Calculations (GFA)	24.08.2023 <u>05.11.2025</u>
A-DA-9003	<u>3</u> <u>4</u>	Development Calculations (GFA)	24.08.2023 <u>05.11.2025</u>
A-DA-9004	<u>4</u>	Development Calculations (GFA)	12.04.2024 <u>05.11.2025</u>
A-DA-9015	<u>1</u> <u>3</u>	Development Calculations (Storage)	24.08.2023 <u>23.02.2026</u>
A-DA-9016	<u>1</u> <u>3</u>	Development Calculations (Storage)	24.08.2023 <u>23.02.2026</u>

A-DA-9017	4 <u>3</u>	Development Calculations (Storage)	24.08.2023 <u>23.02.2026</u>
A-DA-9018	4 <u>3</u>	Development Calculations (Storage)	24.08.2023 <u>23.02.2026</u>
A-DA-9019	4 <u>3</u>	Development Calculations (Storage)	24.08.2023 <u>23.02.2026</u>
<u>A-RFS-300</u>	<u>1</u>	<u>Townhouse Height</u>	<u>10.04.2026</u>
<u>A-RFS-500</u>	<u>1</u>	<u>North Elevation</u>	<u>10.04.2026</u>
<u>A-RFS-501</u>	<u>1</u>	<u>East Elevation</u>	<u>10.04.2026</u>
<u>A-RFS-502</u>	<u>1</u>	<u>South Elevation</u>	<u>10.04.2026</u>
<u>A-RFS-503</u>	<u>1</u>	<u>West Elevation</u>	<u>10.04.2026</u>
<u>A-RFS-504</u>	<u>1</u>	<u>East Elevation – Social Tower</u>	<u>10.04.2026</u>
<u>A-RFS-505</u>	<u>1</u>	<u>West Elevation – Market Tower</u>	<u>10.04.2026</u>
<u>A-RFS-506</u>	<u>1</u>	<u>North Elevation – Market Townhouses</u>	<u>10.04.2026</u>
<u>A-RFS-400</u>	<u>1</u>	<u>ADG Compliance – Solar and Cross Ventilation</u>	<u>10.04.2026</u>
<u>A-RFS-401</u>	<u>1</u>	<u>ADG Compliance – Solar and Cross Ventilation</u>	<u>10.04.2026</u>
<u>A-RFS-402</u>	<u>1</u>	<u>ADG Compliance – Solar and Cross Ventilation</u>	<u>10.04.2026</u>

Building C4			
Landscape Drawings prepared by Hassell			
Drawing No.	Revision	Name of Plan	Date
<u>HSL-CD-0001</u>	<u>005</u>	<u>Cover Sheet</u>	<u>11/11/2025</u>
HSL-C4-1001	004 <u>005</u>	General Arrangement <u>Plan</u> – Ground <u>and Level 1</u>	29/06/2023 <u>11/11/2025</u>
HSL-C4-1002	004 <u>005</u>	General Arrangement <u>Plan</u> – Rooftop Plan	29/06/2023 <u>11/11/2025</u>
HSL-C4-3001	004 <u>005</u>	Sections	29/06/2023 <u>11/11/2025</u>
HSL-C4-3002	004 <u>005</u>	Sections	29/06/2023 <u>11/11/2025</u>
HSL-C4-4001	004 <u>005</u>	Material Schedule	29/06/2023 <u>11/11/2025</u>
HSL-C4-5001	004 <u>005</u>	Planting Schedules	29/06/2023 <u>11/11/2025</u>
HSL-C4-5002	004 <u>005</u>	Planting Schedules	29/06/2023 <u>11/11/2025</u>
HSL-C4-5003	004 <u>005</u>	Planting Schedules	29/06/2023 <u>11/11/2025</u>
HSL-C4-5004	004 <u>005</u>	Planting Schedules	29/06/2023 <u>11/11/2025</u>
HSL-C4-5005	004 <u>005</u>	Planting Schedules	29/06/2023 <u>11/11/2025</u>

Subdivision Plans prepared by Beveridge Williams			
Drawing No.	Revision	Name of Plan	Date
Sheet 1 of 7	F <u>H</u>	Stratum Subdivision Block C4 Basement 3 <u>2</u>	<u>23/10/2025</u>
Sheet 2 of 7	F <u>H</u>	Stratum Subdivision Block C4 Basement 2 <u>1</u>	<u>23/10/2025</u>
Sheet 3 of 7	F <u>H</u>	Stratum Subdivision Block C4 Basement 1 <u>Ground Level</u>	<u>23/10/2025</u>
Sheet 4 of 7	F <u>H</u>	Stratum Subdivision Block C4 <u>Ground Level 1</u>	<u>23/10/2025</u>
Sheet 5 of 7	F <u>H</u>	Stratum Subdivision Block C4 Level 1 <u>2 and Level 3</u>	<u>23/10/2025</u>
Sheet 6 of 7	F <u>H</u>	Stratum Subdivision Block C4 Level 2 and above <u>4 to Level 10</u>	<u>23/10/2025</u>
Sheet 7 of 7	F <u>H</u>	Stratum Subdivision Block C4 Roof Easements <u>Level 11 and above</u>	<u>23/10/2025</u>

3. Schedule 2, Part B, Prior To Commencement Of Works/Issue Of A Crown Building Works Certificate/Issue Of Subdivision Works Certificate /Issue Of A Construction Certificate – is amended by the deletion of ~~struck-out words~~ and the insertion of **bold and underlined** words as follows:

Gross Floor Area (GFA) Certification

B19 The GFA of Building C2 must not exceed 1,527 m². The GFA of Building C3 must not exceed 15,000 m². The GFA of Building C4 must not exceed ~~37,462~~ **37,246** m².

Details confirming compliance must be submitted to the Certifying Authority prior to the issue of any Crown Building Works Certificate or Construction Certificate for each building

Maximum Height

B23 The maximum height of Building C4 must not exceed RL 404.7 **102.18** m AHD to the top of the north-western tower, RL 422 **122.68** m AHD to the top of the south-eastern tower and RL ~~59.42~~ **57.52** m AHD to the top of the three storey townhouses.

The measurements of maximum heights exclude plant and lift overruns, communication devices, antennae, satellite, dishes, masts, flagpoles, chimneys, flues, **parapets, handrails** and the like.

Details confirming compliance must be submitted to the Certifying Authority prior to the issue of any Crown Building Works Certificate or Construction Certificate

Tree Planting

B24. A minimum of ~~267~~ **287** new trees are to be planted comprising:

- (a) 90 trees within the Building C2 and Village Green site
- (b) 20 trees within the Building C3 site
- (c) ~~157~~ **177** trees within the Building C4 site.

BASIX Certification

B48. The development must be implemented and all BASIX commitments thereafter maintained in accordance with:

- (a) Building C3: BASIX Certificate No.1207739M_11
- (b) Building C4: BASIX Certificate No. 4199962M_07 **1199962M 09**

An updated certificate must be issued if amendments are made.

The BASIX Certificate must be submitted to the Certifying Authority with all commitments clearly shown on the Crown Building Works Certificate or Construction Certificate plan for each building.

Number of Car Parking Spaces

B60 A maximum of ~~382~~ **305** car parking spaces allocated as follows:

- (a) **Market housing: 95 residential spaces and 6 visitor spaces**
Building C4.1 (Market Tower): 248 residential and 14 visitor spaces
- (b) **Social housing: 201 residential spaces**
Building C4.2 (Social Tower): 106 residential and 10 visitor spaces
- (c) Community Housing Provider Office: ~~4~~ **3** spaces

~~The 10 visitor spaces allocated to the social housing tower must only be used by social housing tenant visitors. Details demonstrating compliance must be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate.~~

Number of Bicycle Parking Spaces

B62 The minimum number of bicycle parking spaces to be provided for the development shall comply with the table below. Details confirming the bicycle parking numbers must be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate.

Bicycle parking allocation: Building C2	Number
Visitors	24
Bicycle parking allocation: Building C3	Number
Residential	162
Staff	4
Visitors	10
Bicycle parking allocation: Building C4.1 and C4.2	Number
Residential	482 519
Visitors	10

Landscaping

B69. Detailed landscape plans and details drawn to scale, and technical specification, by a registered landscape architect must be prepared and submitted to the Planning Secretary.

The landscape plans for Building C4, must:

- (a) demonstrate adequate soil depth, soil volume and soil area to support mature trees planted on structures**
- (b) include detailed section drawings for the landscaping of the communal open space areas to the central courtyard and grove.**

Details demonstrating compliance must be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate.

Vertical Transportation Services Design Requirements

B70 The vertical transportation services within Building C4 shall be designed to comply with the average waiting times and handling capacities as summarised in the Traffic Analysis Outcome Performance Levels for Building C4 table, prepared by Donnelley Simpson Cleary, dated 5 August 2020, reference 8162/AB1 **and as amended by the Traffic Analysis Outcome Performance Levels for Building C4, prepared by Donnelley Simpson Cleary, dated 30 March 2026, reference 8162/AB2.**

Details demonstrating compliance must be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate.

Waste Management

B72. Prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate, amended plans and amended Waste Management Plans (as amended by MOD 4 **and MOD 5**), prepared in consultation with Council, shall be submitted to the satisfaction of the Certifier, addressing the following:

Building C3

- (a) Provide a bin holding room for bins awaiting collection adjacent to the loading dock of Building C3, that does not impede truck access and/or manoeuvring.

- (b) Details of where bulky waste material will be stored in Building C3 when awaiting collection and how bulky waste material will be taken up to the loading dock for collection

Building C4

- (a) Ensure a HRV to AS 2890.02 (12.5 metres long with a headroom clearance of 4.5 metres) can safely manoeuvre into a straight position with a minimum 2 metre rear clearance to the main waste collection room
- (b) Provide a dedicated storage area for a bin tug and trailer for the movement of bins as carting routes exceed 10 metres for bulk bins. The dedicated storage area must be located beside the main waste room.
- (c) Details of where bulky waste material will be stored when awaiting collection and how bulky waste material will be taken to the loading dock for collection**

Stormwater – Building C4

B83. Prior to the issue of the of the relevant Crown Building Works Certificate or Construction Certificate for Building C4, the Applicant must submit to the Certifier details of an operational stormwater management system for Building C4, designed by a suitably qualified and experienced person(s). The operational stormwater management system must be:

- (a) generally in accordance with the conceptual design submitted in accordance with Condition A1 and any Council stormwater requirements and specifications which are consistent with that conceptual design;**
- (b) in accordance with applicable Australian Standards; and**
- (c) designed with a system capacity in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.**

Dewatering Management Plan

B84. Prior to the issue of the of the relevant Crown Building Works Certificate or Construction Certificate for Building C4, the Applicant must submit to the Certifier an amended Dewatering Management Plan (DMP) for Building C4. The DMP must include:

- (a) a review of the detailed plans and specifications for the basement and any other relevant structures, and confirmation that the management/mitigation measures implemented in that design are appropriate**
- (b) a detailed groundwater management and monitoring plan with identified trigger values for monitoring points, entitlements, and licence conditions based on the final combination of mitigation/monitoring measures**
- (c) a response action/mitigation plan to address any excessive drawdowns including make good provisions for impacted receptors**
- (d) a methodology for ongoing groundwater monitoring and reporting to comply with the Water Management (General) Regulation 2018. Monitoring will be required to assess inflow/disposal volumes, groundwater quality, and drawdown beyond the proposed basement**
- (e) details of the dewatering system for construction and operation of the building.**

4. Schedule 2, Part C, During Construction – is amended by the deletion of ~~struck-out words~~ and the insertion of **bold and underlined** words as follows:

Groundwater Licencing and Management

- C35. ~~Groundwater shall not be pumped or extracted for any purpose other than temporary dewatering during the period of construction.~~

Activities On Waterfront Land

- C45. ~~Outlets onto the adjacent watercourse should be in accordance with the Guidelines for Controlled Activities (NRAR 2018).~~

Works on waterfront land (as defined under the Water Management Act 2000), must be designed and constructed in accordance with the Guidelines for Controlled Activities on Waterfront Land (prepared by Department of Climate Change, Energy, the Environment and Water). This includes, but is not limited to, any earthworks and stormwater outlets on waterfront land.

5. Schedule 2, Part D, Prior to Occupation or Commencement of Use – is amended by the deletion of ~~struck-out words~~ and the insertion of **bold and underlined** words as follows:

GFA and Height Certification

- D3. A Registered Surveyor is to certify that the GFA of Building C4 does not exceed ~~37,462~~ **37,246** m² and the ~~maximum heights~~ of the building does not exceed RL 101.7 **102.18** m AHD to the top of the north-western tower, RL 122 **122.68** m AHD to the top of the south-eastern tower, and RL 59.42 **57.52** m AHD to the top of the three storey townhouses.

The measurements of maximum heights exclude plant and lift overruns, communication devices, antennae, satellite, dishes, masts, flagpoles, chimneys, flues, parapets, handrails and the like.

Details shall **must** be provided to the Certifying Authority demonstrating compliance with this condition prior to the occupation or use of Building C4.

Social Housing

- D4. A minimum of 214 **401** apartments within Building C4 must be provided as social housing. Details demonstrating compliance must be submitted to the Certifying Authority prior to the occupation or use of Building C4.

BASIX Commitments

- D12. Prior to the occupation or use of each building, the Applicant shall **must** implement the commitments outlined in:
- (a) Building C3: BASIX Certificate No.1207739M_11
 - (b) Building C4: BASIX Certificate No. 1199962M_07 **1199962M_09**

Long Term Dewatering Management Plan

- D52. Prior to the occupation or commencement of use of the Building C4 basement, the Applicant must prepare a detailed long-term dewatering management plan. The plan must identify trigger levels for monitoring with respect to monitoring points, entitlements, and licence conditions based on the constructed basement and any other relevant structure, and require periodic readings of discharge quantities from an approved meter installed to measure the ongoing take of groundwater over the life of the building in accordance with the Water Management (General) Regulation 2018.**

Details demonstrating compliance must be submitted to the Certifying Authority prior to the occupation or commencement of use or the issue of an Occupation Certificate for the basement or building (whichever occurs first).

6. Schedule 2, Part E, Post Occupation - During Operation – is amended by the deletion of ~~struck out words~~ and the insertion of **bold and underlined** words as follows:

Long Term Dewatering

E26. The Applicant must implement the long-term dewatering management plan (Condition D52) to ensure that appropriate monitoring of dewatering activities continues for the life of Building C4.

End of modification
(SSD-15822622-MOD-5)