

Addendum

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CC	Andy Nixey, Principal Planner- Key Sites Assessments, NSW Planning & Environment
FROM	Mychelle Curran, Executive Director - Strategy, NSW Land and Housing Corporation
DATE	25 July 2018
SUBJECT	DPE review of the Social Impact Assessment (SIA) for the Ivanhoe Concept Development Application

The following information is provided in response to the Department of Planning and Environment's request of 6 July 2018 to provide an addendum to the SIA that outlines:

- how the operation of proposed amenities on the redeveloped Ivanhoe site will facilitate social inclusion and
- the proposed arrangements for social impact monitoring.

The following information, in response to this request, draws on content from:

- The Social Impact Assessment Report (Appendix W of the EIS)
- The Community Infrastructure and Recreation Demand Study (Appendix U of the EIS)

How will proposed amenities on Ivanhoe Estate's facilitate social inclusion?

The vision for the Ivanhoe project is to create a place that is open, inclusive and highly connected — a place where every person has the opportunity to fulfil their potential.

This vision for connection and reaching individual potential is consistent with views of social inclusion. For example the City of Ryde (Ivanhoe Estate's local council) defines social inclusion as:

A society where all people feel valued, their differences are respected, and their basic needs are met so they can live in dignity. Social inclusion allows all people to belong, feel informed, connected and contribute to society socially, culturally, economically and politically.

The proposed amenities on Ivanhoe Estate will facilitate social inclusion through:

- **Design elements**, for example age appropriate playgrounds and access ramps to amenities.
- **Programming elements** that guide how facilities are used for social inclusion (for example an adult education class), and how facilities operate (for example

arrangements for community groups' shared access to a community kitchen).

The table below details the proposed physical amenities on the Ivanhoe Estate and supporting programming elements that will facilitate social inclusion.

Mission Australia Housing (MAH) will lead implementation of a Social Housing Outcomes Plan. As part of this plan, MAH will develop a strategy for optimising the use of key community infrastructure, and for leveraging these facilities (such as the Village Green) when implementing projects that foster community cohesion, belonging and placemaking.

Proposed impact monitoring arrangements

The approach to monitoring the impact of Ivanhoe Estate development is being developed collaboratively with FACS through the application of the Future Directions Evaluation Framework.

The Future Directions Evaluation Framework is in design and will be consistent with the NSW Government Guidelines for Program Evaluation 2016. The Framework will embed evaluation into routine service delivery and performance monitoring systems. It will provide a framework for evaluating the implementation of initiatives, with a focus on quality and access, and the impact on clients and reporting on relevant short-term, intermediate and longer-term outcomes across the NSW Government Human Services Outcomes Framework domains. This Framework provides a common set of population-level wellbeing outcomes across the following domains; social and community, education and skills, empowerment, economic, safety, health and home.

Amenity	Supporting program elements	Contribution to social inclusion
<p>120-bed residential aged care facility and wellbeing centre</p>	<p>The wellbeing centre will provide classes and social events for all residents of the Ivanhoe development and the broader community. As well, the wellbeing centre will provide coordination of in home care packages.</p>	<p>Residents will be able to age in place and connect with friends and the local community.</p>
<p>Vertical co-educational school for around 1,000 students</p> <p>The proposal includes a 700m² multi-purpose hall with a gymnasium to be co-located with the school. This will allow indoor courts for sports and activities such as dance, martial arts, yoga and fitness.</p>	<p>The school will offer scholarships for disadvantaged students. An agreed number of subsidised places will be made available to young people living in social housing at Ivanhoe on a no fee basis.</p> <p>It is intended that the multipurpose hall be available for public use after hours on weekdays and on weekends. MAH will develop a strategy for optimising the use of key community infrastructure, including the multipurpose hall, where appropriate. Programs will work with residents to implement projects that foster community cohesion and leverage facilities like the multipurpose hall.</p>	<p>Scholarships will provide greater access to educational opportunities for social housing residents, and enhance social interaction between students living at Ivanhoe and others in the Ryde LGA. The development of pathways to tertiary education (in partnership with Macquarie University) will also contribute to social inclusion.</p> <p>The school will expand access for residents to recreational space. The facility has the potential to address the needs of seniors for recreation and community activity space as well as arts and cultural activities which has been identified as a need.</p>
<p>A multi-use sport area has been proposed adjacent to the school which could include foursquare, half netball/basketball, cricket, badminton, and small running track.</p>		<p>The sports area will provide active recreation opportunities for all residents and people from the local community, particularly young people. Public sport areas remove price barriers to health and recreational activities.</p>
<p>Child care centres (2)</p>	<p>The childcare centres will provide an agreed number of subsidised places for children of social housing residents at Ivanhoe.</p>	<p>Subsidised places will remove price barriers that could exclude social housing residents from accessing childcare and the benefits of early childhood education. Access to childcare for social housing residents also aims to remove barriers to continued education & training and take up of employment opportunities.</p>

<p>Town square with retail centre, supermarket, shops and café</p>		<p>A place at the heart of the new community where people come to meet with friends.</p>
<p>Community Housing Provider offices</p>	<p>From practical completion of Stage 1, MAH will have a permanent presence through an office located within the Ivanhoe Estate.</p>	<p>This presence will allow the delivery of a range of services and also provide social housing tenants a place for face to face contact including tenancy support with MAH. MAH have committed to the provision of some services that will be available to residents in addition to social housing tenants.</p>
<p>The concept application proposes around 2.5ha of open space, including for:</p> <ul style="list-style-type: none"> • A village green with an oval, learn to cycle track and gardens • Improvements to the Shrimpton’s Creek Corridor including regenerated forest, running and cycle trails, exercise stations shaded areas and amphitheatre and stage for community events. • Forest thresholds that provide opportunities for small gatherings, exercise <p>The Ivanhoe proposal meets the City of Ryde’s standard that all residences should be a maximum of 400m walking distance from some form of public open space.</p> <p>The need for open space to include facilities such as drinking fountains, public toilet facilities and shaded areas will be outlined in more detailed design stages.</p>	<p>MAH will lead a local community development program to organise community activities and events such as fun days, cultural celebrations or community markets for the whole community</p> <p>Off leash exercise areas for dogs will provide opportunities for informal community interaction.</p>	<p>A variety of spaces including more intimate spaces that foster conversation-based interaction and larger recreation parks that provide a focus for community activities will contribute to social inclusion.</p> <p>Opportunities to enjoy bushland, water and other natural settings, for picnics, bushwalking and as spaces for reflection, rest and relaxation will also broaden recreation opportunities.</p> <p>The quality and diversity of the space will also provide amenity to surrounding residents and encourage them to move through and spend time in Ivanhoe, reinforcing the new development as an integrated part of the broader community.</p>

<p>The proposal includes playground and spaces that cater for a variety of age groups - 6 months to 2 years, 2 years to 5 years, 5 years to 12 years and 12 + years.</p>		<p>Playgrounds encourage children to engage in non-organised physical activity and provide important community meeting places that encourage social interaction and assist social cohesion.</p>
<p>Community hub</p> <ul style="list-style-type: none"> • Offices for MAH to deliver community building and tailored support to social housing residents • Offices for community services such as Jobactive providers or New Horizons • Meeting spaces for community groups and training classes • Space for social enterprises 	<p>The design and ongoing management of this facility will be critical to equitable access and its success and acceptance by the wider community. Preliminary discussions have been held between City of Ryde and MAH.</p> <p>MAH will develop a strategy for optimising the use of key community infrastructure. Programs will work with residents to implement projects that foster community cohesion and integration, and will leverage facilities such as the community hub.</p>	<p>The community hub will facilitate community inclusion by providing a meeting place for all community members within Ivanhoe and others in Macquarie Park.</p>
<p>A 25-metre aquatic facility has been proposed.</p>	<p>Hydrotherapy and learn to swim programs will be delivered within the Ivanhoe project.</p>	<p>The proposed aquatic facility will be yet another space where all residents of the Ivanhoe Community can engage and interact encouraging social inclusion.</p>
<p>Options are also being considered for the provision of community gardens within private open space on the site.</p>	<p>The Community hub has capacity to provide a community kitchen program if demand requires</p>	<p>During December 2017 community engagement processes, Ivanhoe residents spoke of the importance of spaces such as community gardens that foster health activity and social connections. Residents noted the importance of any community gardens being raised so those with mobility issues can use them.</p>