



Ms Carolyn McNally
Secretary
Department of Planning and Environment
320 Pitt Street
SYDNEY NSW 2000


Dear Ms McNally

Land and Housing Corporation - Ivanhoe Estate

I am writing to request that you issue Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) to accompany a State Significant Development (SSD) Development Application (DA) for the Ivanhoe Estate Masterplan.


This SEARs will enable the preparation of an EIS for the Masterplan DA as the first step for the planned redevelopment of the Ivanhoe Estate.

The redeveloped Ivanhoe Estate will create an integrated neighbourhood of around 3,000 dwellings including significantly more social housing mixed with affordable and private housing.

I trust the information detailed in the attached supporting documentation is sufficient to enable you to issue the SEARs documentation.

Should you have any queries about this matter please contact Mr Richard Wood, Development Director Communities Plus, NSW Land and Housing Corporation, on 8879 9002 or richard.wood@facs.nsw.gov.au.

Yours sincerely



Michael Coutts-Trotter
Secretary

REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS MASTERPLAN DA FOR THE IVANHOE ESTATE, MACQUARIE PARK

1.0 INTRODUCTION

All development on the Ivanhoe Estate site that is carried out by or on behalf of the NSW Land and Housing Corporation (LAHC) and has a capital investment value of more than \$20 million is State Significant Development (SSD), in accordance with Clause 10 Schedule 2 of the State Environmental Planning Policy (State and Regional Development) 2011 (S&RD SEPP).

LAHC has entered into arrangements to redevelop the site with the Aspire Consortium comprising development partners Frasers Property Australia and Citta Property Group and the community housing partner, Mission Australia Housing.

The Masterplan SSD DA will be a concept development application made pursuant to Section 83B of the *Environmental Planning and Assessment Act 1979* (EP&A Act) that sets out the concept proposal for the Ivanhoe Estate. Specifically, the DA will seek consent for:

- Allocation of uses across the site, including:
 - residential flat buildings comprising private, social and affordable housing
 - seniors house comprising residential care facilities and self-contained dwellings
 - a new high school
 - child care centres
 - public open space and roads
 - minor retail development and
 - community uses
- Built form design principles and controls, including maximum building heights, and maximum gross floor areas (GFA) across the site, for each development block, and for specific uses
- Vehicular and pedestrian access arrangements
- Tree removal and demolition of existing roadways and
- Regeneration of RE1 zoned land along Shrimptons Creek.

Separate development applications will be lodged for the detailed design and construction of future stages of the development in accordance with the approved Masterplan SSD DA. The Masterplan SSD DA will be accompanied by a concurrent detailed DA for the first stage of development.

To support the request for SEARs, LAHC provides the following information:

- A description of the site and its context
- A description of the overall project background and the development proposed in the Masterplan SSD DA
- A summary of the key environmental planning instruments applicable to the proposal
- An overview of the likely environmental and planning matters for consideration
- An outline of the expected key deliverables and supporting documentation associated with the proposal and
- The proposed groups and stakeholders to be considered for consultation.

Land and Housing Corporation

NSW Department of Family and Community Services | **ABN** 24 960 729 253

223-239 Liverpool Road, Ashfield NSW 2131 | Locked Bag 4009, Ashfield BC NSW 1800

W www.facs.nsw.gov.au | **E** facinfo@facs.nsw.gov.au

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2.0 BACKGROUND

In September 2015 the Ivanhoe Estate was rezoned by the Department of Planning and Environment as part of the Macquarie University Station (Herring Road) Priority Precinct to transform the area into a vibrant centre optimises the available transport infrastructure and the precinct's proximity to jobs, retail and education opportunities within the Macquarie Park corridor.

The Ivanhoe Estate is currently owned by the Land and Housing Corporation (LAHC) and comprises 259 social housing dwellings. The redevelopment of the Ivanhoe Estate is part of the NSW Government Communities Plus program, which seeks to deliver new communities where social housing blends with private and affordable housing, with good access to transport, employment, improved community facilities and open space.

The Communities Plus program seeks to leverage the expertise and capacity of the private and non-government sectors. As part of this process, three organisations were short-listed in mid-2016 to submit development proposals for the redevelopment of the Ivanhoe Estate.

In August 2017 Aspire Consortium, comprising Frasers Property Australia, Citta Property Group and Mission Australia Housing was announced as the successful proponent to develop the site. This SEARs request to enable preparation of the Masterplan DA is the first step as part of the planned redevelopment of the Ivanhoe Estate and will create an integrated neighbourhood of around 3,000 dwellings including significantly more social housing mixed with affordable and private housing.

3.0 THE SITE

3.1 Existing Development

The site is located in Macquarie Park near the corner of Herring Road and Epping Road within the Ryde Local Government Area (LGA) and as shown in the Ivanhoe Estate State Significant Development Sites Map in **Figure 1**.

The site is approximately 8.2 hectares and currently accommodates 259 social housing dwellings comprising a mix of townhouse and four storey apartment buildings set around a cul-de-sac street layout. There is significant vegetation along the Epping Road and Shrimpton Creek frontages of the site as well as established street trees through the site.

The site's only point of vehicular access is via a roundabout on Herring Road.

The proposal includes an intention to facilitate access to Lyonpark Road which will require subdivision and construction of a road connection that will ultimately be dedicated to council as shown in **Figure 2**.

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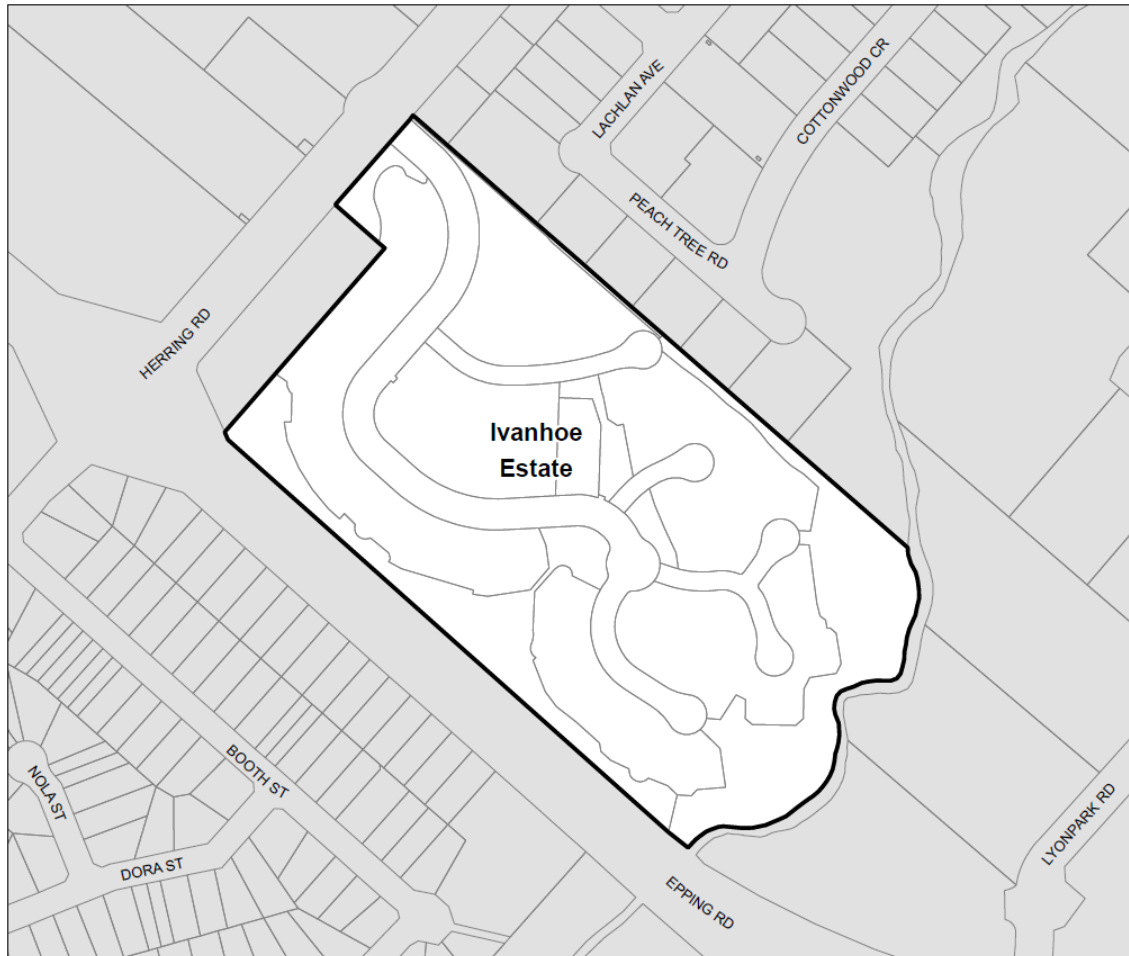


Figure 1 – Ivanhoe Estate State Significant Development Sites Map

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Figure 2 – Site location

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3.2 Legal Description and Ownership

The site comprises 17 individual allotments and a part lot, as shown in **Table 1** and **Figure 3**. The entire site, including all the internal roads, is owned and managed by LAHC.

The Masterplan SSD DA site also incorporates adjoining land, being a portion of Shrimptons Creek and part of Lot 1 DP 859537 (2-4 Lyonpark Road) to facilitate a bridge crossing and road connection to Lyonpark Road.

In total, the Masterplan site incorporates 18 individual allotments, as well as a portion of Shrimptons Creek.

Table 1 – Legal description

Lot	DP	Owner
5	740753	LAHC
6	861433	
7	861433	
8	861433	
9	861433	
10	861433	
11	861433	
12	861433	
13	861433	
14	861433	
15	861433	
16	861433	
17	861433	
18	861433 (internal road)	
19	861433 (internal road)	
20	861433 (internal road)	
100	1223787 (internal road)	
1(part lot)	859537	Local Government Super

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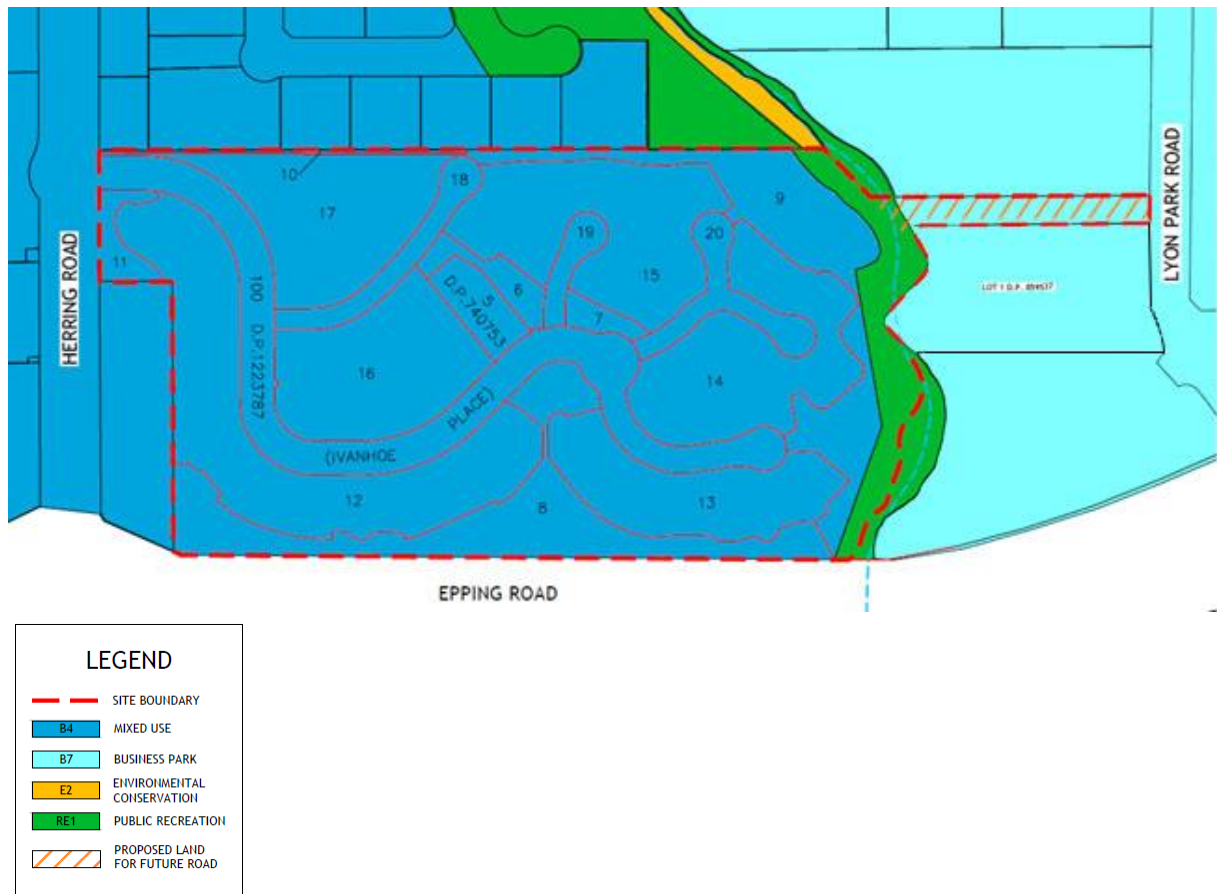


Figure 3 – Lot boundaries and zoning
Source: ADW Johnson

3.3 Surrounding Development

The site is located within the Macquarie University Station Precinct which forms part of the broader Macquarie Park corridor. The Precinct is characterised by a mix of new high density residential uses, older low scale residential flat buildings, the Macquarie Shopping Centre and Macquarie University. Macquarie University Station and Macquarie Shopping Centre are approximately 450 metres north east of the site.

Immediately to the north east of the site is a strand of established trees, which separates the site from a series of four storey residential flat buildings that front Peach Tree Road. The north western boundary fronts Herring Road and 137-143 Herring Road, which is occupied by four former student accommodation buildings. A DA is currently being assessed by Ryde Council for redevelopment of 137-143 Herring Road for a high density residential development.

Epping Road, an 8-lane arterial road, runs along the south western boundary of the site. On the other side of Epping Road are detached houses and townhouse developments. Shrimptons Creek, an area of public open space, runs along the south-eastern boundary. Commercial and light industrial uses are located further to the south east on the other side of Shrimptons Creek.

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4.0 THE IVANHOE ESTATE MASTERPLAN

The Ivanhoe Estate Masterplan will provide for a vibrant mixed-use neighbourhood with buildings arranged to maximise residential amenity outcomes and a diverse open space network designed to create an inclusive community oriented public domain. The Concept Masterplan is shown at **Figure 4** below.

The Masterplan concept is focussed on delivering a seamlessly integrated community of private, affordable and social housing dwellings. In addition to this, the Masterplan also includes a range of other complimentary uses to support the future community, including seniors housing, a year 7-12 non-government high school, retail and child care facilities.

The urban design framework that underpins the Masterplan will enhance the character of the site, linking the established bushland corridor with a series of high quality public open spaces. A new main street will be activated by community and retail uses, alongside a hard landscaped retail plaza, soft landscaped village green, amphitheatre, forest park and community hub. Shrimptons Creek will also be enhanced to provide a recreational and environmental green spine.

A key component of the Masterplan concept is establishing a street grid that allows connectivity through the site and to the surrounding areas for vehicles, pedestrians and cyclists. This includes a new crossing of Shrimptons Creek to connect to Lyonpark Road and also potential connections to Peach Tree Road and Epping Road, creating new access points in the local road network.

The Masterplan SSD DA will seek consent for:

- Tree removal and demolition of existing roadways.
- Allocation of uses across the site, including:
 - residential flat buildings comprising private, social and affordable housing
 - seniors house comprising residential care facilities and self-contained dwellings
 - a non-government high school
 - child care centres
 - minor retail development
 - public open space and roads and
 - community uses.
- Built form design principles and controls, maximum building heights, and maximum gross floor areas (GFA) across the site, for each development block, and for specific uses.
- Vehicular and pedestrian access arrangements including a new road and pedestrian connection through Lot 1 DP 859537. Approval is sought for subdivision, and construction of the access element only, in order to facilitate dedication to Council as part of the access provision for the Ivanhoe Estate.

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Figure 4 – Concept Masterplan

Source: Bates Smart

5.0 PLANNING FRAMEWORK

The following are the key relevant legislative and planning instruments that will need to be considered as part of the EIS.

5.1 Environmental Planning and Assessment Act 1979

The EP&A Act establishes the assessment framework for SSD. Under Section 89D, the Minister is the consent authority for SSD. Section 89E(3) provides the Minister the authority to grant development consent to the proposed development. Section 78A(8A) requires that Development Application for SSD is to be accompanied by an Environmental Impact Statement (EIS) that meets the requirements set out in Schedule 2 of the EP&A Regulation.

Pursuant to Section 83B of the EP&A Act, a staged Development Application may be made to set out the concept proposal for the development of the site and for which the detailed proposal is to be subject to subsequent development applications.

5.2 State Environmental Planning Policy (State and Regional Development) 2011

SEPP (State and Regional Development) 2011 identifies development that is State significant development (SSD). Clause 8(b) of the SEPP identifies that development is SSD for the purposes of the EP&A Act if it is specified in Schedule 1 or 2 of the SEPP. Clause 10 of Schedule 2 of the SEPP specifies that:

10 Development at NSW Land and Housing Corporation Sites

(1) Development on land identified as a NSW Land and Housing Corporation Site on the State Significant Development Sites Map if the development:

- (a) is carried out by or on behalf of the NSW Land and Housing Corporation, and
- (b) has a capital investment value of more than \$20 million.

(2) For the purposes of subclause (1), land identified as being within Ivanhoe Estate on the State Significant Development Sites Map is identified as a NSW Land and Housing Corporation Site.

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The proposal is SSD as it is located on the identified Ivanhoe Estate site, is carried out on behalf of the NSW Land and Housing Corporation and has a capital investment value more than \$20 million.

In addition to this, clause 8(2) of the S&RD SEPP states that if a single development application comprises development that is only partly under SSD, the remainder of the development may also be declared SSD for the purpose of the EP&A Act.

5.3 State Environmental Planning Policy (Affordable Rental Housing) 2009

Division 1 of Part 2 of the SEPP (Affordable Rental Housing) (referred to as the 'SEPP (ARH)') applies to development for the purpose of dual occupancies, multi-dwelling housing or residential flat buildings if the development is permitted with consent, the site does not contain a heritage item and all or part of the development is located within a prescribed distance to public transport. Under Clause 13 of the SEPP (ARH), development to which the SEPP applies is eligible for a floor space ratio bonus derived from the existing FSR and amount of affordable housing to be provided across the site.

The proposed Masterplan SSD DA seeks to utilise the floor space ratio bonus prescribed in Clause 13 of the SEPP (ARH) and the EIS will detail how this bonus has been applied.

5.4 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

Where development is carried out on a site for the accommodation of seniors or people with a disability within meaning of the SEPP (Housing for Seniors or People with a Disability) 2004 (referred to as the 'Seniors Living SEPP'), additional FSR can be applied under Clause 45 where the requirement of the SEPP are satisfied. The FSR bonus adds 0.5:1 to the maximum FSR allowable under another environmental planning instrument.

The proposed Masterplan SSD DA seeks to utilise the floor space ratio prescribed in Clause 45 of the Seniors Living SEPP and the EIS will detail how this bonus has been applied.

5.5 Ryde Local Environmental Plan 2014

The Ryde Local Environmental Plan 2014 (RLEP) establishes the key land use and built form controls that apply to the site, as follows:

- The site is zoned part B4 Mixed Use and part RE1 Public Recreation. The land uses permissible with consent in the B4 zone include residential flat buildings, seniors housing, educational establishments, community facilities, childcare centres and retail premises.
- Three different height limits apply across the B4 zoned area of the site:
 - Along Herring Road: 75m
 - Along Epping Road: 65m and
 - Remaining portion of the site 45 metres.
- No height limit applies to the land zoned RE1.
- The maximum floor space ratio permitted on the B4 zoned area of the site is 2.9:1. No FSR limit applies to the land zoned RE1.

5.6 Ryde Development Control Plan 2014

Development Control Plans (DCPs) do not apply to SSD DAs. Notwithstanding this, the Ryde DCP provides a reference point for the desired future character and built form of development on the site. In particular, the site is identified as being with the Macquarie Park corridor which seeks to foster an integrated centre where business, education and residential uses are supported. The DCP also contains a Macquarie Park corridor structure plan, which identifies the site as appropriate for mixed use and residential development.

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5.7 Other Planning Policies

There are a range of other Environmental Planning Instruments and Policies that will need to be considered as part of the EIS, including:

- State Environmental Planning Policy No. 55 – Remediation of Land.
- State Environmental Planning Policy (Infrastructure) 2007.
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.
- State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Buildings (SEPP 65).
- Draft State Environmental Planning Policy (Vegetation) 2017.
- Draft State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017.
- NSW Making It Happen – Premier's Priorities.
- A Plan for Growing Sydney.
- Draft North District Plan.
- NSW Long Term Transport Masterplan.
- Development Near Rail Corridors and Busy Roads – Interim Guideline.
- Guide to Traffic Generating Developments.
- Sydney's Bus Future 2013.
- Sydney's Cycling Future 2013.
- Sydney's Walking Future 2013.
- Planning Guidelines for Walking and Cycling.
- Future Directions for Social Housing in NSW.
- Ryde 2025 Community Strategic Plan.

6.0 OVERVIEW OF LIKLEY ENVIRONMENTAL AND PLANNING ISSUES

Based on our preliminary environmental assessment, the following are the key environmental assessment issues that will need to be considered as part of the future Masterplan SSD DA:

- Consistency with strategic and statutory plans
- Urban design and built form
- Land use and gross floor area
- Impacts on adjoining properties
- Community integration
- Residential amenity
- Traffic, access and parking
- Flora and fauna
- Stormwater and Flooding
- Ecologically sustainable development
- Construction and operational impacts
- Contributions.

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6.1 Consistency with Strategic and Statutory Plans

The EIS will analyse the proposed development and outline how the proposal is consistent with the policies outlined in **Section 5** above.

6.2 Urban Design and Built Form

The EIS will assess the height, density, bulk and scale of the proposed development within the context of the locality and will demonstrate how the proposal integrates with the local environment and the desired future character of the area. The EIS will also address how the form, layout and siting of the buildings as identified by the Masterplan achieves optimal design and amenity outcomes.

The EIS will also consider the surrounding public domain and links through the site to the existing road network, particularly the crossing of Shrimptons Creek and the interface with existing development.

6.3 Land Use and Gross Floor Area

The EIS will include a detailed description and analysis of all land uses proposed under the Masterplan and the proposed gross floor area that could be achieved under the RLEP and through bonuses permitted under the SEPP (Affordable Rental Housing) and SEPP (Housing for Seniors and People with a Disability). This will enable future development stages on the site to comply with the maximum floor space areas set by the relevant environmental planning instruments and clearly define the type and intensity of land uses which will be proposed to be delivered on the site.

6.4 Community Integration

The EIS will provide a strategy for how future development will achieve an integrated community of private, social and affordable housing on the site. The strategy will include:

- details of the community housing provider/s managing the housing;
- the mix of housing (private, social and affordable) to be provided;
- community consultation during operation, including:
 - identification of key stakeholders; and
 - methods of engaging with key stakeholders.

6.5 Residential Amenity

The EIS will demonstrate that the building envelopes proposed as part of the Masterplan are capable of delivering residential development consistent with SEPP 65 as well as the provisions of the NSW Apartment Design Guide (ADG). A further detailed assessment of the ADG will be completed as part of applications for future stages of development.

6.6 Impacts on adjoining properties

The EIS will consider and assess impacts on adjoining properties, particularly adjoining residential properties. This assessment will consider the impacts in relation to solar access, view loss and privacy and how these impacts can be mitigated as part of development of future stages.

6.7 Traffic, access and parking

Traffic, access and parking considerations form a key part of the Masterplan as the proposed development will increase the density on the site and establish a new street network that connects to the surrounding area. A detailed traffic and parking assessment, supported by traffic simulation modelling, will be prepared by a specialist traffic consultant and submitted with the EIS. The report will assess:

- Access arrangements.
- Design and operation of road network.
- Demand for car parking.

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- Traffic impacts of the proposed development on the surrounding road network and intersections.
- Access to public transport.

6.8 Tree removal, flora and fauna

The site is mapped as containing endangered ecological communities. The EIS will detail any tree removal and impacts on existing and flora and fauna on the site and will be accompanied by ecological report that sets out a framework for offsetting any biodiversity impacts as a result of the development.

6.9 Stormwater and Flooding

Whilst the site is not mapped as flood prone land, the part of the site near Shrimptons Creek has the potential to be impacted by flooding. The EIS will be accompanied by a stormwater and flood study which details the stormwater concept for the site and make recommendations to address potential flooding within the development.

6.10 Ecologically sustainable development

The EIS will address the principles of ecologically sustainable development in relation to the project and set out an ESD strategy that will be incorporated into future stages of development. The provisions of *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004* and other relevant ESD and building sustainability guidelines will also be addressed in future stages of development.

6.11 Construction Impacts

The EIS will, at a level appropriate for a Stage 1 DA, address and consider construction impacts such as noise and vibration and access, parking and traffic.

6.12 Contributions

The EIS will outline the approach for contributions on the site.

7.0 EXPECTED DELIVERABLES

To assist in confirming the SEARs, the following are the expected deliverables to support the EIS:

- Site Survey Plan
- Masterplan Concept Drawings
- Urban Design Report
- Public Domain Report
- Preliminary SEPP 65 Design Statement and Assessment
- Traffic, Access and Parking Assessment
- Arborist Assessment
- Ecological Assessment
- Stormwater Management and OSD Report
- Hydrology and Flooding Assessment
- Geotechnical and Contamination Assessment
- Noise and Vibration Assessment
- Sustainability Framework Report
- Stakeholder and Community Engagement Strategy
- CPTED Assessment

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- Wind Report
- Infrastructure and Services Report
- Preliminary Construction Management Plan

8.0 CONSULTATION

In preparing the EIS, a Consultation and Community Engagement Strategy will be developed to detail the consultation activities undertaken in preparation of the Masterplan and prior to subsequent development applications. It is anticipated that the following key stakeholders and government agencies will be consulted with:

- Existing residents of Ivanhoe Estate.
- Existing residents in the surrounding area.
- Existing landowners and business owners in the surrounding area, including Macquarie University.
- Roads and Maritime Services.
- Transport for NSW.
- Department of Primary Industries – Office of Water.
- Office of Environment and Heritage.
- Council of the City of Ryde.

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