

# Ivanhoe

## Consultation Outcomes Report

### Phase 1

PREPARED BY



**ELTON** CONSULTING

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# 1

# Engagement Summary

## Engagement Summary

### Purpose of Engagement

The first project under the Future Directions and the Communities Plus program, Ivanhoe Estate is a trailblazer for the delivery of mixed tenure communities in NSW. To achieve Ivanhoe's vision of a happy, healthy and connected community, meaningful engagement with stakeholders is of critical importance.

Engagement was sought to provide stakeholder and community input into the development of the Master Plan in the pre-lodgement phase of the State Significant Development (SSD) application. Engagement at this stage of the project's development is also important to obtaining a six-star Green Star rated community.

Engagement included the following communication channels and consultation events:

 <p><b>Three Community Information and Feedback Sessions</b></p>	 <p><b>Workshop with key local education providers and businesses</b></p>	 <p><b>Workshop with Social Service Peak Bodies and local social service providers</b></p>
 <p><b>'Meet the team' afternoon Tea for former and current Ivanhoe Residents</b></p>	 <p><b>Dedicated website</b></p>	 <p><b>Two newsletters delivered to 3,500 local residents</b> <b>Two letters delivered to former and current Ivanhoe Residents</b></p>
 <p><b>Advertisements in two local papers</b></p>	 <p><b>Fact sheet available online and at events</b></p>	 <p><b>Project phone number and email</b></p>

# 2

## About this report

## About this report

This report provides a summary of the information that was collated and analysed from the engagement events held during November and December 2017 and in February 2018.

What was heard at each event has been analysed separately and a summary is included in the following pages. A further thematic analysis has been undertaken to provide insight into where stakeholders share similar aspirations, hopes or reservations, and where there are differences in views.

### The key themes that were heard during the engagement activities were:



**Support for the draft Master Plan**



**Monitoring and evaluation of services**



**Green spaces**



**Forging partnerships before tenants move in**



**Pedestrian links**



**Transitioning out of Social Housing**



**Traffic**



**Strengthening wider community networks**



**School facilities**



**Building a strong Ivanhoe together**



**Tenant Support**



**History of the site**



**Community providers accessing Ivanhoe's facilities**



**Support for the updated Master Plan**

# 3

## Vision for Ivanhoe

## Vision for Ivanhoe

NSW Land and Housing Corporation (LAHC) has been working with the Aspire Consortium (Frasers Property Australia, Citta Property Group and Mission Australia Housing) on the transformation of Ivanhoe Estate's 8.2 hectare site.

Ivanhoe will be first and foremost a community for everyone, providing a range of housing options, community facilities and services to cater for all residents.

Ivanhoe's future facilities:

- » residential flat buildings comprising private, social and affordable housing
- » seniors housing comprising 120 bed residential care facilities and self-contained dwellings
- » a wellbeing centre
- » non-government co-educational high school
- » two 75-place child care centres
- » Minor retail which includes a supermarket, cafes and specialty retail shops
- » nature-based playgrounds and exercise stations
- » indoor basketball court within school
- » open green spaces
- » swimming pool
- » community centre
- » independent living units
- » revitalisation and enhancement of Shrimptons Creek and its surrounds.
- » vehicular and intersection upgrades.

Strong, positive relationships are vital to delivering this vision for Ivanhoe. A community is built through the activation of its beautiful places and spaces. The community and key stakeholders that were identified during this engagement were asked their views on how to bring the Master Plan to life to achieve Ivanhoe's vision.

# 4

## Community Information and Feedback Sessions

## Community Information and Feedback Sessions

- » **Wednesday 29 November 2017**  
**Wednesday 6 December 2017**  
**Monday 19 February 2018**  
5pm – 8pm  
Dunmore Lang College  
Conference Centre  
Promoted through:
  - » A letter box drop to 3,500 local residents on 23 November and 9 February 2018
  - » Advertisements in two local papers – The Weekly Times and The Northern District Times

To provide the community with the opportunity to meet the project team, ask questions and have input into the Master Plan, three community information and feedback sessions were held.

The sessions were informal, where the community could 'drop in' at anytime during a three-hour period. Senior members of the project team spoke to attendees and explained the process of developing the master plan and sought verbal and written feedback.

Two sessions were held in late November 2017. A third was held to update the community and to seek their feedback on the updates to the Master Plan before it was lodged for approval in February 2018.

The 39 attendees expressed support for the Master Plan, the vision for Ivanhoe and the future facilities it will be offering the wider community.

Several major themes were raised during the sessions. They are ordered to reflect their frequency, from highest to lowest. They are outlined below:

## Community Information and Feedback Sessions

### Green Space

Support was expressed for the amount of green and open space that will be provided, and the retention and enhancement of the stand of turpentine trees fronting Epping Road.

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“I like the fine grain Master Plan- and the green spaces.”

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“It’s good you’re looking after the turpentine trees.”

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“I’d like to see places where people can dig – like a community garden. But I think you’ll need several of them spread throughout the site.”

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“I’d like to see formal and informal playing spaces – and activities such as outdoor chess or outdoor chinese chess” (Xiangqi)

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“I like all the courtyards inside the buildings”



### The Consortium’s response:

A hallmark of the Ivanhoe Master Plan is the provision of both green and open spaces at a high quality. We will preserve and strengthen the natural environment, enhancing the stand of ecologically important Turpentine trees and rehabilitating Shrimptons Creek. We will also investigate options for providing community gardens in several locations across the site.

## Community Information and Feedback Sessions

### Pedestrian Links

Many expressed the importance of pedestrian and cycling links, especially to Macquarie Centre and towards Epping. Many attendees cautioned that through traffic shouldn't have a detrimental impact on pedestrian links.

"You definitely need a good pedestrian link to Macquarie Centre."

"These connections will be really important not just to residents but people who cycle to work in Macquarie Park."

#### The Consortium's response:

Now we have a clearer understanding that pedestrian links are of high importance to the local community, we will continue to communicate how our Master Plan responds to this priority. For example, the pedestrian link to Peach Tree Road will assist in providing access to Macquarie Centre. We are also investigating ways to improve Shrimptons Creek pedestrian links.

### Traffic

The current traffic congestion along Herring Road was raised. A comment was also made about the closure of the train station coinciding with early works on site and the possible impact on traffic congestion.

However, support was given for the upgrades to the intersections in and out of Ivanhoe, and facilities such as the child care, aged care and the school being located close to the major entry point at the intersection of Ivanhoe Place and Herring Road.

"I like the fact the aged care is at the top and the road way is a grid network."

"I think the upgrading of the intersection will be helpful, but I wonder if it will be enough. It's not just this development, the whole Precinct is increasing in size meaning more residents and more workers."

#### The Consortium's response:

Having clarity around the community's sentiments on traffic and the impact they feel the development will have on further congestion, we understand we have a role to play in promoting alternative modes of transport. Located within close proximity to a variety of public transport options, we will investigate strategies and programs to encourage residents to use public transport. We will also work closely with Macquarie Connect to support their programs to decrease reliance on private cars.

## Community Information and Feedback Sessions

### School Facilities

The vast majority of attendees expressed support for a high school being included in the Master Plan, as it caters to the increase in population. Sharing of the school's facilities such as the basketball court and classrooms after hours was considered to be a beneficial resource for the wider community.

"A school is definitely needed, but I don't understand why it won't be a public school."

#### The Consortium's response:

We have signed a Memorandum of Understanding with Sydney Catholic Schools to work together to plan for a new co-educational school that aligns with the vision for Ivanhoe Estate. We will work with the school provider to ensure there is a specialised intake program that considers the needs of social housing residents. We will also promote the availability of school facilities for community use and that they are a resource for all residents.

### Updated Master Plan

Attendees were generally accepting of the changes to the Master Plan.

"The changes seem fine".

#### The Consortium's response:

We will continue to seek the community's views throughout the evolution of the site, and report back to them when changes have been made.

# 5 Workshops

## Workshops



### Tuesday 5 December

Macquarie Graduate School of Management

#### Morning Workshop

10am – 11:30

Education Providers and Local Businesses

#### Afternoon Workshop

Social Service Peak Bodies and local social service providers

#### Workshop Presentations:

- » Communities Plus and Ivanhoe's role
- » Vision for Ivanhoe
- » Mission Australia Housing's overview of the Social Housing Outcomes Framework + importance of partnerships to achieve great social outcomes for all residents

To facilitate meaningful input into the Master Plan, introduce key stakeholders to the team, and provide an overview of Ivanhoe's vision, workshops were organised. Both workshops followed the same agenda. Brief presentations were followed by a question and answer session and guided discussion. There was significant support for the Master Plan from both sessions, and overwhelming enthusiasm about establishing formal relationships to facilitate the delivery of Ivanhoe's vision.

### MORNING WORKSHOP – EDUCATION PROVIDERS AND LOCAL BUSINESSES

9 participants attended as representatives from 7 local education providers and local businesses. These included Ryde Secondary School, TAFE NSW, Robert Menzies College, Macquarie University Accommodation Office, Connect – Macquarie Park + North Ryde, Morling College, and City of Ryde Council.

Participants supported Ivanhoe's ambition to create a strong and cohesive sense of community. They also contributed suggestions for potential collaborations with local education providers and programs.

Several major themes were raised during the session. They are ordered to reflect their frequency, from highest to lowest. They are outlined below:

## Workshops

### Forging partnerships before residents move in

Representatives from local education providers were excited to create partnerships and support for Ivanhoe Estate residents. It was suggested that apprentice training programs would be beneficial for workers on the construction sites. Another suggestion was to have programs that facilitated the involvement of University and/or TAFE students living and studying in the area to support residents.

Tertiary training and education providers made several suggestions for how they could implement programs at Ivanhoe:

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“We would like to see how we can have a presence... in some of our campuses we run a multi purpose child care facilities and we are entertaining this for aged care.”

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“Some of the contracts we can run are Indigenous employment programs.”

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“We would like to explore using the school facilities after hours.”

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### The Consortium's response:

The workshops were the first step in creating partnerships with education providers and local businesses. We are committed to developing these partnerships and are currently exploring avenues to undertake the recommendations, in consultation with the attendees at the workshops.

## Workshops

### Support for the Master Plan

Participants were very supportive of the facilities, design and layout of the Master Plan. They were also keen to understand how Ivanhoe Estate would combine social, affordable and market housing. They were curious about the proportionate mix of tenures, and locating social housing in separate buildings rather than “salt and peppering” throughout the development. They seemed satisfied with the explanation given for the approach.

Participants liked that ground level amenities in all buildings would be open for all residents to use.

The use of these amenities and meeting rooms by the wider community was also suggested as a way to encourage use of the community and place-making.

There was also support for how the street facing activity and shops would contribute towards a stronger human presence and local ownership.

“We need to make environments that are conducive to connecting. Looking at (the) overall Master Plan it shows this is creating a community centre.”

“We want people to comment ‘Gee, I’m lucky this development was in Macquarie Park’ instead of ‘Gee, I wish it was somewhere else’.”

### The Consortium’s response:

We want to make Ivanhoe a community that has vibrant and active spaces, which enhance social cohesiveness and create a sense of community. The Master Plan sets a blue print for how this can be achieved. As the project evolves, we will continue to seek community input to ensure this objective is fulfilled.

## Workshops

### Building a strong Ivanhoe Together

Participants responded positively to the role of Mission Australia Housing and the funding of community programs, including a bus that will provide transport for residents to the wider Macquarie Park area. A benefit identified by participants of this increased access to the local area was the potential to create a sense of connection to and ownership of the local area. An opportunity was also identified by an education provider's accommodation services to establish rental opportunities such as sub-letting for families or students studying in the area.

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"I liked the Social Inclusion Strategy by Mission Australia."



#### The Consortium's response:

We are proud to be delivering Ivanhoe Estate in partnership with Mission Australia Housing. Together, we have a vision to create a community that is inclusive of all; a community that is vibrant and healthy and has a sense of ownership. We are actively creating partnerships with local education and service providers, peak organisations and employers to help facilitate these suggestions.

### Traffic

The existing high level of traffic moving in and out of Macquarie Park, particularly during peak hours, was discussed. Participants raised the impact of the large number of construction vehicles will have on already congested roads.



#### The Consortium's response:

We are aware traffic congestion is a frustration and we have a responsibility to reduce our impact where we can. We will work with local residents and subcontractors to investigate measures to reduce our impact during the construction phase.

## Workshops

### School Facilities

Participants were enthusiastic about the construction of a school on the Estate but expressed concern this would place stress on local green spaces and that there were not enough nearby parks to accommodate the students during recess and lunch breaks.



#### The Consortium's response:

A key feature of the Master Plan is the provision of a diverse range of open and green spaces. We will work with the school to ensure that all spaces are used to their maximum advantage.

### AFTERNOON WORKSHOP – PEAK SOCIAL SERVICE PEAK BODIES AND LOCAL SERVICE PROVIDERS

There were 17 attendees from the following Peak Bodies and local social service providers: Aboriginal Child, Family and Community Care State Secretariat (AbSec) ; The Northern Centre; City of Ryde; Shelter NSW; MGSM; Salvation Army; Centre for Volunteering; NSW Federation of Housing Australia; Domestic Violence NSW; Riverside Business Chamber; Ivanhoe Research Team; North Ryde Community Aid; Macquarie University.

The project team's presentations were met with enthusiasm by attendees. Significant support was provided for Ivanhoe's ambitions to build a strong, vibrant, connected community. Attendees also expressed a willingness to collaborate with the Consortium and each other to deliver these ambitions.

Several major themes were raised during the session. They are ordered to reflect their frequency, from highest to lowest. They are outlined below:

## Workshops

### Forging partnerships before residents move in

There was general acknowledgement that early partnerships should be forged and formalised after development approval has been obtained.

“There are many opportunities that can be taken hold of before residents move back in.”

Several ideas were raised as to how this could occur, including Memorandums of Understanding, or working on the principle of collective impact or shared value. The consensus from attendees is that a collaborative approach would be ideal.

“A partnership with a range of stakeholders/providers would be preferable (to the Consortium) forging independent agreements with groups and organisations.”

“I’d like to see the creation of a network of agencies to work collaboratively to achieve outcomes.”

“I’m excited to start from the ground up to provide services, facilities and support to deliver outcomes.”

“There are opportunities across the region into the developing community and to draw the University into a range of rich relationships with service providers, community agencies and residents.”

### The Consortium’s response:

The workshops were the first step in our commitment to creating partnerships early in the development of Ivanhoe. We have already started to adopt these recommendations through the establishment of our partnerships with Peak Bodies and local service providers.

## Workshops

### Use of Ivanhoe's facilities and community spaces by local service providers

There was general consensus that there is a shortage of meeting rooms and gathering spaces in the Macquarie Park Area. Attendees were pleased that Ivanhoe's facilities will be available to the wider community.

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"We see this as a great opportunity for service providers to deliver on site. To date there has been a lack of access to community facilities (in the Ryde LGA)."

Comments were also made that these spaces should also be used to support innovation and social enterprises. However, to do this effectively a dedicated space is needed.

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"To adequately support innovation and social enterprise a minimum hub of 1200 square metres is needed. Then I could see the chamber and others stepping in."

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"There is also a need for space to be provided for as yet unknown activities."



#### The Consortium's response:

These workshops were crucial for gaining a clearer understanding of how the social service providers and Peak Bodies might interact with the spaces and assist us in building a strong and cohesive community. We will utilise this feedback in the design of our spaces.

## Workshops

### Support for the Master Plan

Attendees commented on the quality, thought and research that had been undertaken for the design and location of the buildings, facilities, open spaces and connections. Many attendees expressed support for the ‘tenure blind’ design approach where the design and quality of social and affordable housing will be exactly the same as the market dwellings.

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“The buildings looking the same is fantastic.”

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“You are to be commended.”

Attendees acknowledged the consortium’s Master Plan is consistent with the approved rezoning of the area as part of the Macquarie University Priority Precinct.

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“In terms of density, you can’t avoid it.”



### The Consortium’s response:

We are proud of our Master Plan and will continue to communicate how we will deliver a strong, vibrant and connected community with beautiful public places, a diversity of green spaces and outstanding community facilities.

## Workshops

### Tenant Support

Significant support was expressed for Mission Australia Housing's approach to tenant support, and the consortium's financial commitment to fund tenant support programs.

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"(At the moment) there are lots of programs but lack of people to sit down and see how they (the residents) are."

There was general acknowledgement of the complex needs many tenants may have arising from mental health or disability issues.

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"It's great Mission (Australia) will be based there, as (the design) won't take away the problems people have."

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"I'm hoping to ensure true integration, inclusion and high need support services."



#### The Consortium's response:

Tenant support and community development is a priority for the Ivanhoe Estate. This feedback will be incorporated into the development of the Social Housing Outcomes Plan.

## Workshops

### School Facilities

There was widespread support for the location of a high school on the site. As it will be a non-government school, comments were centred on it delivering Ivanhoe's ambitions to offer great opportunities and access to all residents.

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"We would like to see equal opportunity for social housing families."

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"It's important to ensure places for children living in social and affordable housing – Perhaps there could be an allocation?"



#### The Consortium's response:

We will work with the school provider to ensure there is a specialised intake program that considers the needs of social housing residents. We have already signed a Memorandum of Understanding with Sydney Catholic Schools and are actively working together to create a school that aligns with the vision for a connected and integrated Ivanhoe community.

## Workshops

### Strengthening wider community networks

A significant number of participants expressed enthusiasm for the role Ivanhoe Estate can play to strengthen the services and connections of the wider community. Many saw it as an opportunity to raise awareness of their own services, and to create more networks and collaborations. Examples such as Time Banking were provided as to how this outcome could be achieved.

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“What an exciting project this is, for the broader community – people can learn about our services, we could also generate volunteers.”

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“This is a great opportunity to engage the wider community.”



#### The Consortium's response:

We are committed to continuing these conversations and creating partnerships that facilitate stronger community networks. We are currently in discussions with interested social service providers about opportunities for this.

## Workshops

### Monitoring and evaluating Outcomes

Attendees were very curious about the consortium's commitment to the analysis and evaluation of social outcomes on both an individual and community level. Many participants expressed a desire to be involved in the further refinement of the model and saw it as an opportunity to further enhance collaborative relationship between the consortium, peak bodies and local service providers to achieve social outcomes.

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"We want to be part of the conversation on an ongoing basis to explore how we collectively achieve outcomes."



#### The Consortium's response:

We will communicate with the community and stakeholders about how they can be involved, and report back to them when changes are made. We will also ensure that we effectively communicate information about our Social Housing Outcomes Plan as it becomes available.

## Workshops

### Transitioning Out of Social Housing

The housing continuum was raised as a potential opportunity for Ivanhoe to assist tenants to move out of social housing. It was explained to attendees there will be a process where the 'opportunity' cohort will be supported to transition to affordable housing at 50% of the market rate which will be underwritten by the developer.

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"That's a great approach."



#### The Consortium's response:

We will deliver programs that support tenants to transition out of social housing.

# 6

## Engagement with Former and Current Ivanhoe Estate Residents

## Engagement with Former and Current Ivanhoe Estate Residents

 **Wednesday 6 December 2017**  
**Monday 19 February 2018**  
2pm – 4pm  
Dunmore Lang College  
Conference Centre

All 254 former and current residents were issued with a letter inviting them to an afternoon tea ‘meet and greet’ the project team session. A free bus was offered to transport them to and from the session.

The vast majority of the approximately 15 residents who attended the session are still living on site. They all had questions about their re-location process and timing. Dedicated housing relocation staff members answered their questions.

Once re-location questions were dealt with, attendees were mostly curious about the facilities and community programs that will be delivered.

### Support for the draft masterplan

There was overwhelming support for the Master Plan’s inclusion of retail. The small supermarket and cafes were very well received, and seen as a hub for other activities and events.

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“Night time and weekend activities are needed.”

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“Cafes and a supermarket will be great.”

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“I’m glad to hear about the wide variety of programs and activities as they will be needed to combat isolation.”

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“I like the solar panels on the roof tops.”

### The Consortium’s response:

The suggestions received are complementary to the Consortium’s vision and Master Plan.

## Engagement with Former and Current Ivanhoe Estate Residents

### Tenant support

Of most interest to the attendees were the facilities and support programs that will be available to tenants. They were very keen to see some previous support programs continue, as they were referred to as the 'foundation' of the Ivanhoe community spirit. Programs singled out as most successful were the weekly coffee mornings, homework club and reading programs. These were important as they provided the mechanism whereby tenants could be the ones providing support rather than always receiving it. They were also the lynchpin of social interactions and where informal support was organised such as meal rosters. Both the formal and informal programs and gatherings were very important to those from Culturally and Linguistically Diverse backgrounds as it gave them sense of inclusion and helped to build relationships and support.

"It's how we got to know our neighbours."

"It was important that I was able to help others."

"It provided the opportunity for some people, especially those with a chronic mental illness or disability to feel useful."

"It was the morning teas that enabled me to get out and talk to people again."

"The homework club was great as it involved uni students and volunteers that lived both in and outside of Ivanhoe."

"It's really important someone or a couple of people/families from Mission Australia Housing or another community service provider live here 24/7, as that is the glue."

"mental health programs will be needed as local services have been cut recently."

### The Consortium's response:

Tenant support and community development is a priority for Ivanhoe Estate. These ideas and suggestions will be incorporated into the Social Housing Outcomes Plan, and will be critical to the suite of support services that are offered.

## Engagement with Former and Current Ivanhoe Estate Residents

### History of the site

Tenants have strong sentimental ties to Ivanhoe and most are struggling with the upheaval of relocating. They are also worried the history of the site will be forgotten. Many mentioned they would like to see the history of the site acknowledged in some way.

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“Can the street names be kept? If not, can they be used in the naming of buildings?”

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“I’d like to see the families remembered in some way – either stamped on bricks or in a monument, or street art.”

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“There are so many stories of dislocation and sadness, if there can be some kind of recognition it means something good will come out of it.”



### The Consortium’s response:

We now understand the importance of the site’s history to current and future residents and will investigate how these suggestions can be incorporated.

## Engagement with Former and Current Ivanhoe Estate Residents

### Green Spaces

Preservation and enhancement of the natural environment was of key importance due to the increase in density. Resident's talked about access to green spaces for a variety of activities, but mentioned the importance of having quiet, tranquil spaces.

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"A community garden is really important."

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"Can there be a couple of community gardens spread out across the site?"

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"It's important any community gardens are raised garden beds so those with mobility issues can use them."



#### The Consortium's response:

The provision of high quality, diverse green spaces is a hallmark of the Ivanhoe Master Plan. We will be preserving and enhancing the stand of Turpentine trees, rehabilitating Shrimptons Creek and will provide community gardens in several locations across the site.

## Engagement with Former and Current Ivanhoe Estate Residents

### Strengthening Wider Community Networks.

Tenants were excited about Mission Australia Housing's role to provide links to wider community networks and service providers. They saw the opportunity to not only be the recipients of services, but also to provide their own skills to help others.

#### The Consortium's response:

This insight will be adopted in the Social Housing Outcomes Plan to facilitate programs that enable residents to both provide and receive support.

### Final Master Plan

Tenants were generally accepting.

"It looks OK to me."

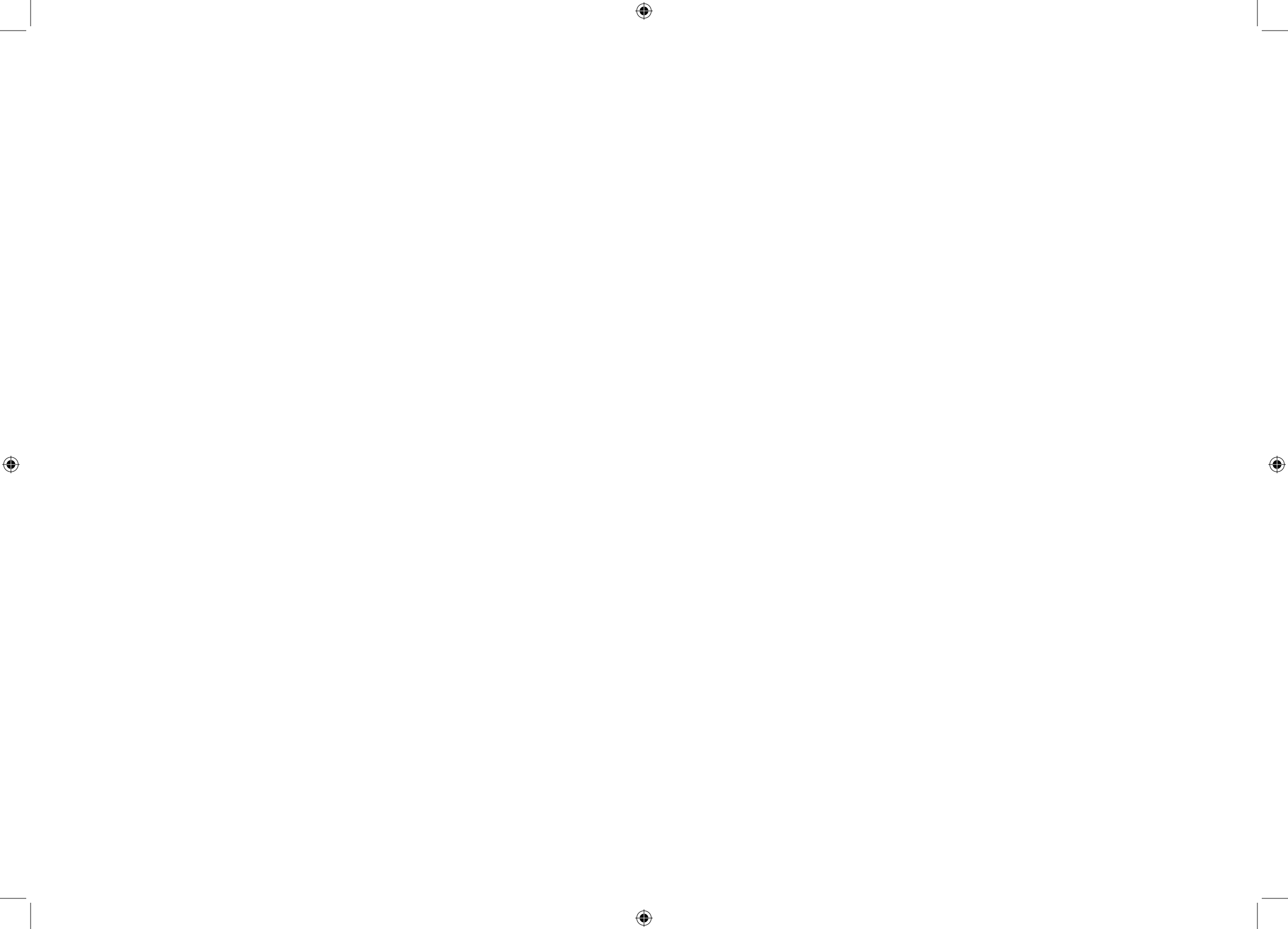
#### The Consortium's response:

Feedback was mostly positive and in support of the Ivanhoe Master Plan.

# 7 SEARs required engagement

## SEARs required engagement

Under the requirements from the Director-General, several meetings were held with key state government agencies. The notes of these meetings appear in appendix B.



# Appendix A

## Collateral

- 1 Fact Sheet
- 2 Newsletter
- 3 Residents Letter
- 4 Newspaper Advertising – Northern District Times
- 5 Newspaper Advertising – Weekly Times
- 6 AO Information Posters
- 7 Residents Letter February 2018
- 8 Newsletter February 2018
- 9 Website

# 1 Fact Sheet

## FACT SHEET



### About the project

The redevelopment of the Ivanhoe Estate at Macquarie Park into an integrated community of between 3,000 and 3,500 new homes is entering a new phase.

- » Ivanhoe will be first and foremost a community for everyone, providing a range of housing options, community facilities and services to cater for all residents.
- » 950 social and 128 affordable rental homes will be integrated into a community of between 3,000 and 3,500 dwellings over the next 10-12 years.
- » World-class urban design, quality facilities and public open spaces will support a cohesive and sustainable community and make Ivanhoe a highly desirable place to live.

### Ivanhoe's future facilities:

- » 120-bed residential aged care facility
- » a wellbeing centre
- » non-government co-educational high school
- » two 75-place child care centres
- » a supermarket
- » cafés
- » specialty retail shops
- » nature-based playgrounds and exercise stations
- » indoor basketball court within school
- » open green spaces
- » swimming pool
- » community centre
- » independent living units
- » revitalisation and enhancement of Shrimptons Creek and its surrounds

### Who is involved

- » NSW Land and Housing Corporation (LAHC) has been working with the recently-selected Aspire consortium (Fraser's Property Australia, Citta Property Group and Mission Australia Housing) on the transformation of the 8.2 hectare site on the corner of Herring Road and Epping Road.
- » LAHC and Aspire are working with the local community, Ryde City Council, NSW Government agencies, local businesses, local schools, universities and social service providers to hear feedback and ideas.



**Communities Plus**  
www.communitiesplus.com.au



**FRASERS**  
PROPERTY

**citta**  
property group

**MISSION**  
**AUSTRALIA**

Aspire Ivanhoe Consortium partners



### About Communities Plus

Ivanhoe Estate is the first major project of Communities Plus, Australia's largest social housing reform program. Communities Plus will:

- » Deliver more housing and a better social housing experience, with more opportunities and incentives to avoid or move beyond social housing.
- » Develop new mixed communities where social housing blends seamlessly with private and affordable housing, offering better access to transport and employment, improved community facilities and open spaces.

### Project timeline

The next step in our journey is to prepare a Concept Master Plan Development Application that firmly places people at its heart.

**Sept 2015** - Ivanhoe announced to be transformed into mixed tenure development under priority precinct rezoning



**2016-2018** - Ivanhoe residents relocated



**August 2017** - Aspire Consortium announced as successful tenderer



**Now - February 2018** - Preparation for lodging a Concept Masterplan Development Application



**Indicative only: 2018** - Statutory Public Exhibition, Assessment and Approval of Concept Masterplan Development Application



**Indicative only: 2018** - Early works on site



**Indicative only: 2019** - Staged Construction \*Subject to authority approval



**Indicative Only: 2021 onwards** - Occupation and ongoing construction \*Subject to authority approval



**Communities Plus**  
www.communitiesplus.com.au



**FRASERS**  
PROPERTY

**citta**  
property group

**MISSION**  
**AUSTRALIA**

Aspire Ivanhoe Consortium partners

## 2 Newsletter

### IVANHOE ESTATE UPDATE



The redevelopment of the Ivanhoe Estate at Macquarie Park into an integrated community of around 3000 new homes is entering a new phase.

NSW Land and Housing Corporation (LAHC) has been working with the recently-selected Aspire consortium (Fraser's Property Australia, Citta Property Group and Mission Australia Housing) on the transformation of the 8.2 hectare site on the corner of Herring Road and Epping Road.

Ivanhoe will be first and foremost a community for everyone, providing a range of housing options, community facilities and services to cater for all residents.

The next step is to prepare a Master Plan Development Application that firmly places people at its heart. The master plan is a 'big picture' report that shows how redevelopment will benefit the people who live, work and visit the area including parks, playgrounds and community facilities. Once approved by the Minister for Planning, it will guide future development applications across the site providing greater detail on each stage of the development.



#### Community Information and Feedback Sessions


You can meet the LAHC and Aspire teams, ask questions and find out more.

**Date:** Wednesday, 29 November 2017 and Wednesday 6 December 2017

**Address:** Dunmore Lang College Conference Centre, 130-134 Herring Road, Macquarie Park, 2113

**Time:** 5pm - 8pm

#### Can't make it but have some questions or some ideas?

 **Ring us**  
1800 25 85 65

 **Email**  
hello@ivanhoeestate.com.au

 **Visit our website:**  
www.ivanhoeestate.com.au



**Communities Plus**  
www.communitiesplus.com.au

Aspire Ivanhoe Consortium partners



**FRASERS**  
PROPERTY

**citta**  
property group

**MISSION**  
AUSTRALIA



One of the first stages is to build a clear vision for the future of the area. We are inviting you to a Community Information and Feedback Session to meet our team and have your say.

We want to hear from people who know the area well and have ideas on how to build a strong community. Tell us what's good now - and what could make it an even better place to live.

**Please take this opportunity to be part of the conversation on the future of your community.**

#### About Communities Plus

Ivanhoe Estate is the first major project of Communities Plus, Australia's largest social housing reform program. Communities Plus will:

- » Deliver more housing and a better social housing experience, with more opportunities and incentives to avoid or move beyond social housing.
- » Develop new mixed communities where social housing blends seamlessly with private and affordable housing, offering better access to transport and employment, improved community facilities and open spaces.

#### Ivanhoe Project Facts

- » 950 social and 128 affordable rental homes will be integrated into a community of about 3000 dwellings over the next 10-12 years.
- » World-class urban design, quality facilities and public open spaces will support a cohesive and sustainable community and make Ivanhoe a highly desirable place to live.




#### Have an enquiry about the project?

**Please contact us:**

 hello@ivanhoeestate.com.au

**or**

 1800 25 85 65



#### Community Information & Feedback Sessions

You can meet the LAHC and Aspire teams, ask questions and find out more:

**Date:** Wednesday, 29 November 2017 and Wednesday 6 December 2017

**Address:** Dunmore Lang College Conference Centre, 130-134 Herring Road, Macquarie Park, 2113

**Time:** 5pm - 8pm

#### Ivanhoe's future facilities:

- » 120-bed residential aged care facility
- » a wellbeing centre
- » non-government co-educational high school
- » two 75-place child care centres
- » a supermarket
- » cafés
- » specialty retail shops
- » nature-based playgrounds and exercise stations
- » indoor basketball court within school
- » open green spaces
- » swimming pool
- » community centre
- » independent living units
- » revitalisation and enhancement of Shrimptons Creek and its surrounds.



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www.communitiesplus.com.au

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### 3 Residents Letter

## INVITATION



#### Dear Resident,

The redevelopment of Ivanhoe Estate at Macquarie Park into an integrated community of around 3000 homes is gathering pace.

NSW Land and Housing Corporation (LAHC) has been working with the recently-selected Aspire consortium (Frasers Property Australia, Citta Property Group and Mission Australia Housing) on a new master plan to transform the 8.2 hectare site on the corner of Herring Road and Epping Road.

Ivanhoe will be first and foremost a community for everyone, providing a range of housing options, community facilities and services to cater for all residents.

The next step is to prepare a Master Plan Development Application that firmly places people at its heart. The master plan is a 'big picture' report that shows how redevelopment will benefit the people who live, work and visit the area including parks, playgrounds and community facilities. Once approved by the Minister for Planning, it will guide future development applications across the site providing greater detail on each stage of the development.

#### Afternoon Tea

Meet the team.

**Date:** Wednesday 6 December 2017


**Location:** Dunmore Lang College Conference Centre, 130-134 Herring Road, Macquarie Park, 2113


**Time:** From 2pm - 4pm

A bus will be available to pick you up and take you home at the conclusion of the afternoon tea. In order to secure a seat on the bus, please call us on 9407 1637 by 5pm, Monday 4 December 2017.

**If you are unable to attend the afternoon tea, there are other ways you can have your say:**

 **Visit our website**  
[www.ivanhoeestate.com.au](http://www.ivanhoeestate.com.au)

 **Send us an email**  
[hello@ivanhoeestate.com.au](mailto:hello@ivanhoeestate.com.au)

 **Phone us**  
1800 25 85 65



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One of the first steps in the Master Plan is to build a clear vision for the future of the area. We are inviting you to an afternoon tea to meet our team and have your say.

We want to hear what's good about Ivanhoe now and what could make it an even better place to live.

Please take this opportunity to be part of the conversation on the future of Ivanhoe Estate.

You are also invited to our **Community Information and Feedback Sessions**. These sessions are open to both Ivanhoe residents and the broader Macquarie Park Community.

#### The details are:

**Date:** Wednesday, 29 November 2017 and Wednesday 6 December 2017

**Address:** Dunmore Lang College Conference Centre, 130-134 Herring Road, Macquarie Park, 2113

**You can drop in** at any time between 5pm - 8pm.

#### Ivanhoe Project Facts

- » 950 social and 128 affordable rental homes will be integrated into a community of about 3000 dwellings over the next 10-12 years.
- » World-class urban design, quality facilities and public open spaces will support a cohesive and sustainable community and make Ivanhoe a highly desirable place to live.

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- » 120-bed residential aged care facility
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## 4 Newspaper Advertising – Northern District Times

### Ivanhoe Estate Community Information & Feedback Sessions

The redevelopment of the Ivanhoe Estate at Macquarie Park into an integrated community of around 3,000 new homes is entering a new phase.

NSW Land and Housing Corporation (LAHC) has been working with the recently-selected Aspire consortium (Fraser's Property Australia, Citta Property Group and Mission Australia Housing) on the transformation of the 8.2 hectare site on the corner of Herring Road and Epping Road.

We want the residents of Ivanhoe and the surrounding community to give us feedback and ideas to develop the Master Plan.



#### You're invited to attend our two Community Information and Feedback Sessions

You can meet the LAHC and Aspire teams, ask questions and find out more.

**Address:** Dunmore Lang College Conference Centre, 130-134 Herring Road, Macquarie Park, 2113

**Date:** Wednesday 29 November 2017 and Wednesday 6 December 2017 **Time:** 5pm – 8pm



#### Can't make it but have some questions or some ideas?



Call 1800 25 85 65



Email [hello@ivanhoeestate.com.au](mailto:hello@ivanhoeestate.com.au)



Visit our website [ivanhoeestate.com.au](http://ivanhoeestate.com.au)



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## 5 Newspaper Advertising – Weekly Times

### Ivanhoe Estate Community Information & Feedback Sessions

**The redevelopment of the Ivanhoe Estate at Macquarie Park into an integrated community of around 3,000 new homes is entering a new phase.**

NSW Land and Housing Corporation (LAHC) has been working with the recently-selected Aspire consortium (Fraser's Property Australia, Citta Property Group and Mission Australia Housing) on the transformation of the 8.2 hectare site on the corner of Herring Road and Epping Road.

We want the residents of Ivanhoe and the surrounding community to give us feedback and ideas to develop the Master Plan.



#### **You're invited to attend our two Community Information and Feedback Sessions**

You can meet the LAHC and Aspire teams, ask questions and find out more.

**Date:** Wednesday 29 November 2017 and Wednesday 6 December 2017

**Address:** Dunmore Lang College Conference Centre, 130-134 Herring Road, Macquarie Park, 2113

**Time:** 5pm – 8pm



#### **Can't make it but have some questions or some ideas?**



**Call** 1800 25 85 65



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**Visit our website** [ivanhoeestate.com.au](http://ivanhoeestate.com.au)



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## 6 AO Information Posters

### IVANHOE ESTATE

#### ABOUT

**About the project:** Proudly the first major project being delivered under the NSW Government's Future Directions policy and the Communities Plus program, the redevelopment of Ivanhoe Estate at Macquarie Park (corner of Herring Road and Epping Road) will see a well located, socially integrated community come to life over the next 10 to 12 years.

NSW Land and Housing Corporation (LAHC) will work with the Aspire Consortium to master plan a new community featuring world-leading sustainability, quality community facilities and beautiful public open spaces.

Ivanhoe will be first and foremost a community for everyone providing a range of housing options to suit all resident groups.



artist impression



artist impression



**Who we are:** To deliver the NSW Government's strategy of more social housing, a better social housing experience and more opportunities and support for social housing residents, Ivanhoe will be developed by a private sector and not-for-profit consortium, the Aspire Consortium. Comprised of Frasers Property Australia, Citta Property Group and community housing provider Mission Australia Housing, these organisations are all leaders in their fields and have been appointed by the NSW Government to redevelop and transform the 8.2 hectare site.



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### IVANHOE ESTATE

#### COMMUNITIES PLUS

##### ABOUT COMMUNITIES PLUS

Communities Plus is key to the NSW Government's Future Directions policy, a large scale \$22 billion building program to renew the NSW Government's social housing portfolio.

The main objectives of Communities Plus are to:

- » Deliver more housing and a better social housing experience, with more opportunities and incentives to avoid or move beyond social housing.
- » Develop new mixed communities where social housing blends in with private and affordable housing, with better access to transport and employment, improved community facilities and open spaces.



#### IVANHOE'S ROLE DELIVERING COMMUNITIES PLUS

As the first major project being delivered under the NSW Government's Future Directions for Social Housing and the Communities Plus program, the project will increase the supply of social housing properties.

Tenant relocations started in January 2016 and will be carried out over two to three years. Experienced LAHC staff are assisting residents move, to ensure each relocation is managed in a sensitive manner. Current residents have the option to return to the new social housing dwellings in Ivanhoe.

Between 3,000 - 3,500 properties in total, including:



**950 SOCIAL HOUSING PROPERTIES**



**128 AFFORDABLE RENTAL APARTMENTS**



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## 6 AO Information Posters

### IVANHOE ESTATE

#### THE VISION FOR IVANHOE ESTATE

Ivanhoe will be first and foremost a community for everyone providing a range of housing options to suit all resident groups. We want Ivanhoe to be Australia's most studied, sought after and rewarding urban experience.

- » Ivanhoe will become an integrated community that defines a new approach to the delivery of social housing.
- » World-class urban design and community-based place-making will be central to creating a highly desirable place to live.
- » Social housing will be designed to meet the needs of current and future residents.
- » Quality facilities and public open spaces will support a cohesive and sustainable community.

#### IVANHOE'S FUTURE FACILITIES:

- » 120-bed residential aged care facility
- » a wellbeing centre
- » non-government co-educational vertical high school
- » two 75 place child care centres
- » a supermarket
- » cafés
- » specialty retail shops
- » nature-based playgrounds and exercise stations
- » indoor basketball court within school
- » open green spaces
- » swimming pool
- » community centre
- » independent living units
- » revitalisation and enhancement of Shrimptons Creek and its surrounds



**Concept Master Plan Development Application:**  
The next step in the journey is to prepare a Concept Master Plan Development Application that firmly places people at its heart. In developing the Master Plan for the site, we are consulting experts from across the globe, and you, the residents and surrounding community in Ivanhoe's back yard. We want to hear your feedback and ideas to develop the Master Plan and build a new strong community.



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### IVANHOE ESTATE

#### CREATING A COMMUNITY FOR EVERYONE

Creating a community for everyone is more than providing a diverse range of housing options to suit all resident groups. It is also about preserving and enhancing the local environment, improving transport access into Ivanhoe, and connecting residents to a range of programs and services.

#### ENVIRONMENTAL ENHANCEMENTS:

- » Revitalisation of Shrimptons Creek
- » Enhancement of existing vegetation along Shrimptons Creek and Epping Road
- » Creation of 'Forrest park'
- » Preservation of Sydney Turpentine Ironbark trees
- » Installation of a roof top solar PV to generate renewable energy on-site.



artist impression

#### IMPROVING TRANSPORTATION ACCESS

- » Signalisation of the Herring Road and Ivanhoe Place Intersection
- » Upgrade of the Epping Road and Herring Road Intersection
- » New vehicle and pedestrian connection to Epping Road
- » New vehicle and pedestrian connection to Lyon Park Road
- » New pedestrian connection to Peach Tree Road.



#### SOCIAL SUPPORT FOR RESIDENTS

- » Mission Australia Housing will assist residents in accessing the services, educational support and employment opportunities they need.
- » Services will be tailored to meet each residents' specific needs.
- » A key focus will be developing partnerships to facilitate economic and social participation.

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