



16 May 2018

Our Reference: SYD17/00415/05 (A22273450)  
Department's Ref: SSD 8707

Team Leader – Key Sites Assessment  
Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001

Attention: Andy Nixey

Dear Sir/Madam,

**NOTICE OF EXHIBITION – CONCEPT DEVELOPMENT APPLICATION FOR IVANHOE ESTATE REDEVELOPMENT IN IVANHOE PLACE, MACQUARIE PARK**

Reference is made to the Department of Planning & Environment's (The Department) letter dated 9 April 2018, regarding the abovementioned Application which was referred to Roads and Maritime Services (Roads and Maritime) for comment accordance with the *State Environmental Planning Policy (Infrastructure) 2007*.

Roads and Maritime has reviewed the submitted application and noted that the application is for approval of the concept development application and does not seek approval for physical works.

The proposal includes:

- A mixed use development with a maximum GFA of 283,500m<sup>2</sup> which include:
  - Approximately 3,500 units including 1,000 social housing and 128 affordable housing with basement parking,
  - Seniors housing comprising residential care facilities and self-contained dwellings,
  - A high school,
  - Child care centres,
  - Community & retail facilities,
  - Public domain concept plan include new parks, landscaping, roads and enhancement of land adjacent to Shrimptons Creek,
- Vehicular and pedestrian access arrangements including:
  - New road and pedestrian connection to Lyonpark through 2-4 Lyonpark Road including new bridge over Shrimptons Creek,
  - Intersection upgrade works at Herring Road/Ivanhoe Place intersection,
  - New road and pedestrian connection to Epping Road.

Since the proposal seeks to undertake road widening works for a deceleration lane along Epping Road (Classified Road) this application triggers Roads and Maritime consent in accordance with Sections 87, and 138 of the *Roads Act 1993*.

Roads and Maritimes have reviewed the submitted information and would provide consent for the subject development under Sections 87 and 138 of the *Roads Act 1993* subject to the following conditions being included in any consent issued by the Department:

1. A strip of land has previously been dedicated as Public Road by private subdivision (DP 596275) along the Herring Road frontage of the subject property, as shown by yellow colour on the attached Aerial – "X". Roads and Maritime has also previously resumed and dedicated a strip of land as road along the Epping Road frontage of the subject property, as shown by grey colour on the attached Aerial – "X".

The subject property is affected by a road proposal for the Macquarie Park Bus Priority Stage 1 project as shown by red colour on the attached Aerial – "X". All new building or structures together with any improvements integral to the future use of the site are to be erected clear of the land required for the road and wholly within the freehold property (unlimited in height or depth) along Herring Road and Epping Road boundaries.

2. The proposed deceleration lane along the full frontage of the property boundary in Epping Road shall be designed to meet Roads and Maritime requirements, and endorsed by a suitably qualified practitioner. The design requirements shall be in accordance with AUSTRROADS and other Australian Codes of Practice. The certified copies of the civil design plans shall be submitted to Roads and Maritime for consideration and approval prior to the release of the Construction Certificate by the Principal Certifying Authority and commencement of road works.

The developer may be required to enter into a Works Authorisation Deed (WAD) for the abovementioned works. Please note that the WAD will need to be executed prior to Roads and Maritime assessment of the detailed civil design plans.

Roads and Maritime fees for administration, plan checking, civil works inspections and project management shall be paid by the developer prior to the commencement of works.

Generally Roads and Maritime preferred the deceleration lane to be constructed with the property boundary. However, Roads and Maritime would support the proposed deceleration lane be constructed within the existing road reserve subject to dedication of same amount of land (same length & width) within the property boundary for future. The land should be divided as a separate lot in any future sub-division plan and dedicated as road to Roads and Maritime.

All works and regulatory signs associated with the above should be at no cost to the Roads and Maritime.

3. Any realignment boundary to facilitate a footway resulting from the proposed road widening works must be dedicated as road at no cost to the Roads and Maritime.
4. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system in Epping Road are to be submitted to Roads and Maritime for approval, prior to the commencement of any works.

Details and any enquiries should be forwarded to Mr Suppiah Thillai at [Suppiah.Thillai@rms.nsw.gov.au](mailto:Suppiah.Thillai@rms.nsw.gov.au) or Phone at 8849 2114.

A plan checking fee will be payable and a performance bond may be required before Roads and Maritime approval is issued. With regard to the Civil Works requirement please contact the Roads and Maritime Project Engineer, External Works Ph: 8849 2114 or Fax: 8849 2766.

5. In future the developer has to submit design drawings and documents relating to the excavation of the site and support structures to Roads and Maritime for assessment, in accordance with Technical Direction GTD2012/001.

The developer is to submit all documentation at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by Roads and Maritime.

Details and any enquiries should be forwarded to Mr Suppiah Thillai at [Suppiah.Thillai@rms.nsw.gov.au](mailto:Suppiah.Thillai@rms.nsw.gov.au) or Phone at 8849 2114.

If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the person acting on the consent shall ensure that the owner/s of the roadway is/are given at least seven (7) day notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

6. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on Herring Road & Epping Road.
7. A Road Occupancy Licence should be obtained from Transport Management Centre for any works that may impact on traffic flows on Epping Road & Herring during construction activities.
8. A Construction Traffic Management Plan (CTMP) detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be prepared in consultation with Sydney Coordination Office (SCO) of the Transport for NSW and submitted to Roads and Maritime & Council for approval prior to the issue any Construction Certificate. In this regards any further enquiry related with the CTMP should be directed to Joel Azzopardi on 0466 427 016 or e-mail at [Joel.Azzopardi@transport.nsw.gov.au](mailto:Joel.Azzopardi@transport.nsw.gov.au) or David Collaguazo on 0435 658 792 or e-mail at [David.Collaguazo@transport.nsw.gov.au](mailto:David.Collaguazo@transport.nsw.gov.au) for their attention.
9. Developer's contribution for Road / Transport improvements:

As you are aware, in accordance with the Herring Road Urban Activation Precinct (*Herring Road Macquarie Park Finalisation Report, May 2015*) which was assessed by the Department, a number of transport infrastructure measures are required to support future development. This includes signalisation of the Herring Road & Ivanhoe Place roundabout. The Department should ensure that appropriate mitigation measures are in place to address the impact from the proposed development on road and transport infrastructure as a result of the development. Such mitigation measures should be to Roads and Maritime's satisfaction and would include intersection upgrade works at the Herring Road/Ivanhoe Place, and Epping Road/Herring Road intersections. The Herring Road/Ivanhoe Place intersection is to be signalised prior to issue of the Occupation Certificate for Stage-1 development of Ivanhoe Estate. Roads and Maritime will continue discussions with the applicant and the Department on acceptable mitigation measures prior to the grant of consent for Stage 1.

10. 'U-turn' facility for local access for developments on the western side of Herring Road at Stage-1 of the Ivanhoe Estate development:

As per the submitted Transport Management and Accessibility Plan (TMAP) a 'U-turn' facility is to be provided as part of Stage-1 development. If the existing roundabout at Herring Road/Ivanhoe Place would be required to be replaced with traffic signals prior to completion of Stage-1 development, it will be necessary to construct the 'U-turn' facility in Ivanhoe Place prior to the commencement of Stage-1 construction works. Roads and Maritime will provide the developer advice on when the 'U-turn' facility should be completed.

11. New bridge over Shrimptons Creek and removal of temporary turning head in Ivanhoe Place:

It has been proposed to remove the 'U-turn' facility in Ivanhoe Place following construction of a new bridge (for all traffic movements) over the Shrimptons Creek in Stage-2 development. However, there may be still high demand for the 'U-turn' facility in Ivanhoe Place. In this regard, prior to the removal of the 'U-turn' facility an assessment (including site monitoring, traffic

modelling) should be undertaken to identify the potential impact with the removal of the 'U-turn' facility and a subsequent mitigation measure should be proposed.

Roads and Maritime provides the following advisory comments for Department's consideration during determination to this application:

12. Roads and Maritime strongly supports development which will reduce car dependency and increase the use of sustainable modes of travel including the use of trains, buses, bicycles and walking. The Department and Council should consider reducing car dependency on developments in Macquarie Park (including the subject site) due to the proximity of Sydney Metro Stations and Bus Interchange; which could be achieved by significantly reducing number car parking spaces, introducing car-share scheme and implementing Green Travel Plan.

Should you have any further inquiries in relation to this matter, please do not hesitate to contact Ahsanul Amin, A/Senior Land Use Planner on 8849 2762.

Yours sincerely,



Mary Whalan  
**Director – Network Integration**  
**North West Precinct**

