

# 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 (Fraser's 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 vast majority 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.

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

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"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.

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

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"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.

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"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.

### Final Master Plan

Attendees were generally accepting of the final Master Plan.

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"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.

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“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.

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

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

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

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“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."

---

"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.”

---

“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 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.

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“It’s how we got to know our neighbours.”

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“It was important that I was able to help others.”

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

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

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

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“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.”

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

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### 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    | » nature-based playgrounds and exercise stations                       |
| » a wellbeing centre                        | » indoor basketball court within school                                |
| » non-government co-educational high school | » open green spaces  |
| » two 75-place child care centres           | » swimming pool  |
| » a supermarket                             | » community centre   |
| » cafés                                     | » independent living units   |
| » specialty retail shops                    | » 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 (Frasers 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



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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
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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**  
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 **Send us an email**  
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 **Phone us**  
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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.

#### Ivanhoe's future facilities:

- » 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.



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**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



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## 5 Newspaper Advertising – Weekly Times

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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
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- » 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.



artist impression



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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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## 6 AO Information Posters

### IVANHOE ESTATE

#### YOUR FEEDBACK & PROJECT TIMELINE



**Your feedback:** 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 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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**Give us a call:** 1800 25 85 65

#### 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



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### IVANHOE ESTATE

#### STAGE 1 DEVELOPMENT APPLICATION

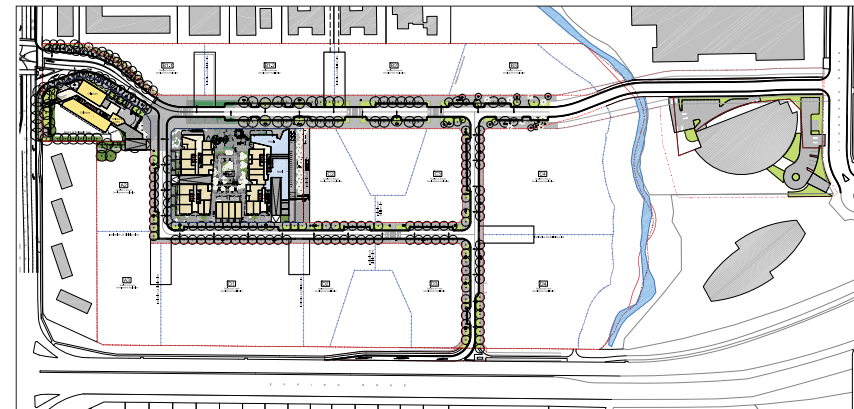
WE ARE SEEKING APPROVAL FOR THE CONSTRUCTION OF TWO BUILDINGS:



artist impression



artist impression



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## 6 AO Information Posters

### IVANHOE ESTATE

#### MASTER PLAN

Ivanhoe Estate was rezoned to allow for the redevelopment in September 2015. The Master Plan, prepared by the consortium in discussion with LAHC, is consistent with the approved rezoning.



Current planning controls indicate that the site has a gross floor area of around 283,000m<sup>2</sup> which, dependant on unit sizes, will allow for a range of 3,000 - 3,500 units including over 950 social housing units and 128 affordable rental homes being built over the next 10-12 years.



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## 7 Residents Letter February 2018

### INVITATION



#### Dear Resident,

The redevelopment of Ivanhoe Estate at Macquarie Park into an integrated community has reached an important milestone.

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.

After hearing feedback from the former and current residents, other stakeholders, and conducting further studies, we are now ready to lodge our Master Plan with the Department of Planning and Environment.

A 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.

#### Community Information and Feedback Session

Meet the team.


**Date:** Monday 19 February 2018


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

**Time:** From 5pm - 7pm

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

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 **Phone us**  
1800 25 85 65

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.

We are also preparing our Development Application for Stage One of the site, which is the construction of two buildings.

We would like to hear your feedback and views on our Stage One Development Application. You can provide them in a number of ways. By visiting our website, attending our community information and feedback session, giving us a call or dropping us an email.

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

#### The details are:

**Date:** Monday 19 February 2018

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**You can drop in** at any time between 5pm - 7 pm.

#### Ivanhoe Project Facts

- » Current planning controls indicate that the site has a gross floor area of around 283,000m<sup>2</sup> which, dependant on unit sizes, will allow for a range of 3,000 - 3,500 units including over 950 social housing units and 128 affordable rental homes being built over the next 10-12 years.
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## 8 Newsletter February 2018

### IVANHOE ESTATE UPDATE



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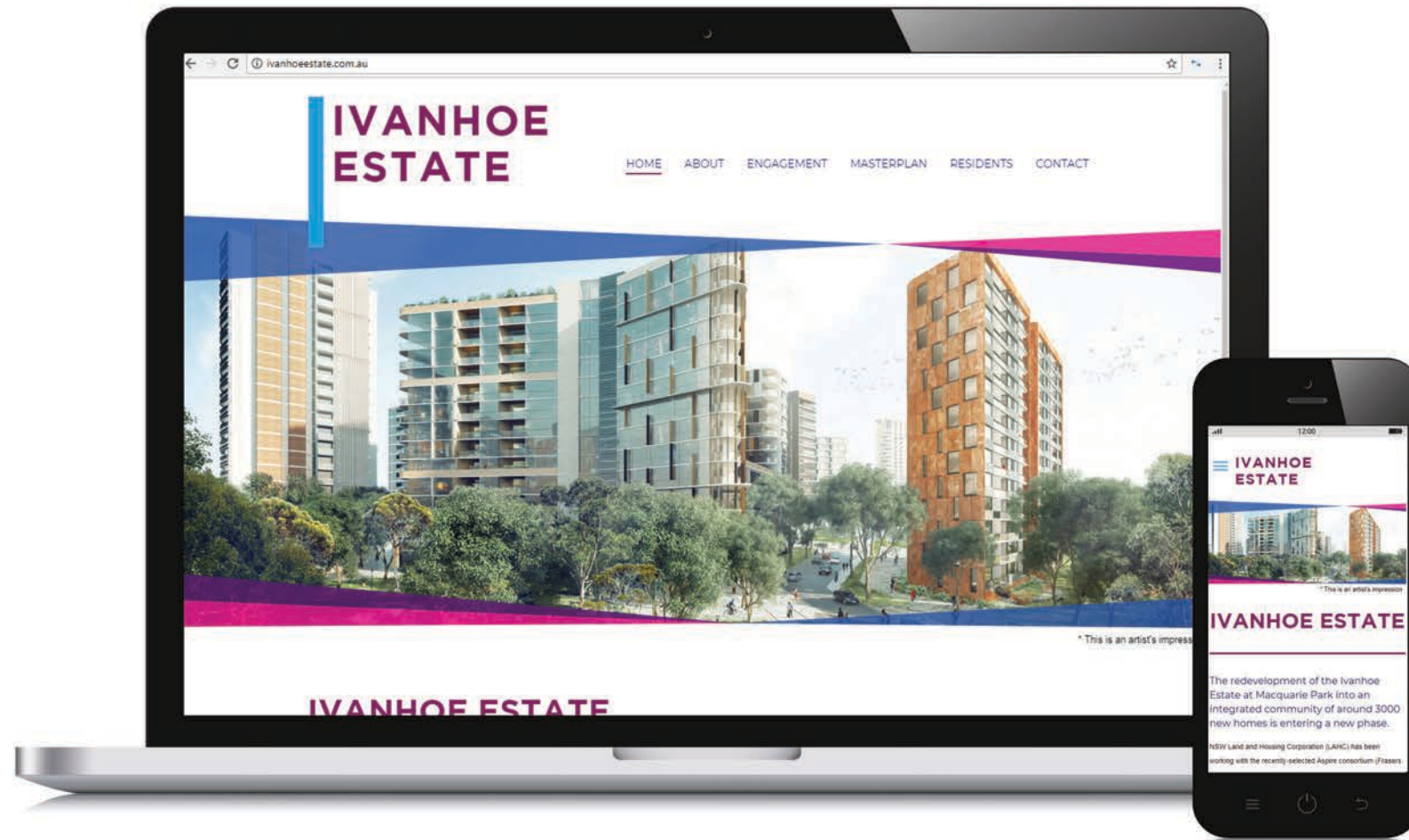
**FRASERS**  
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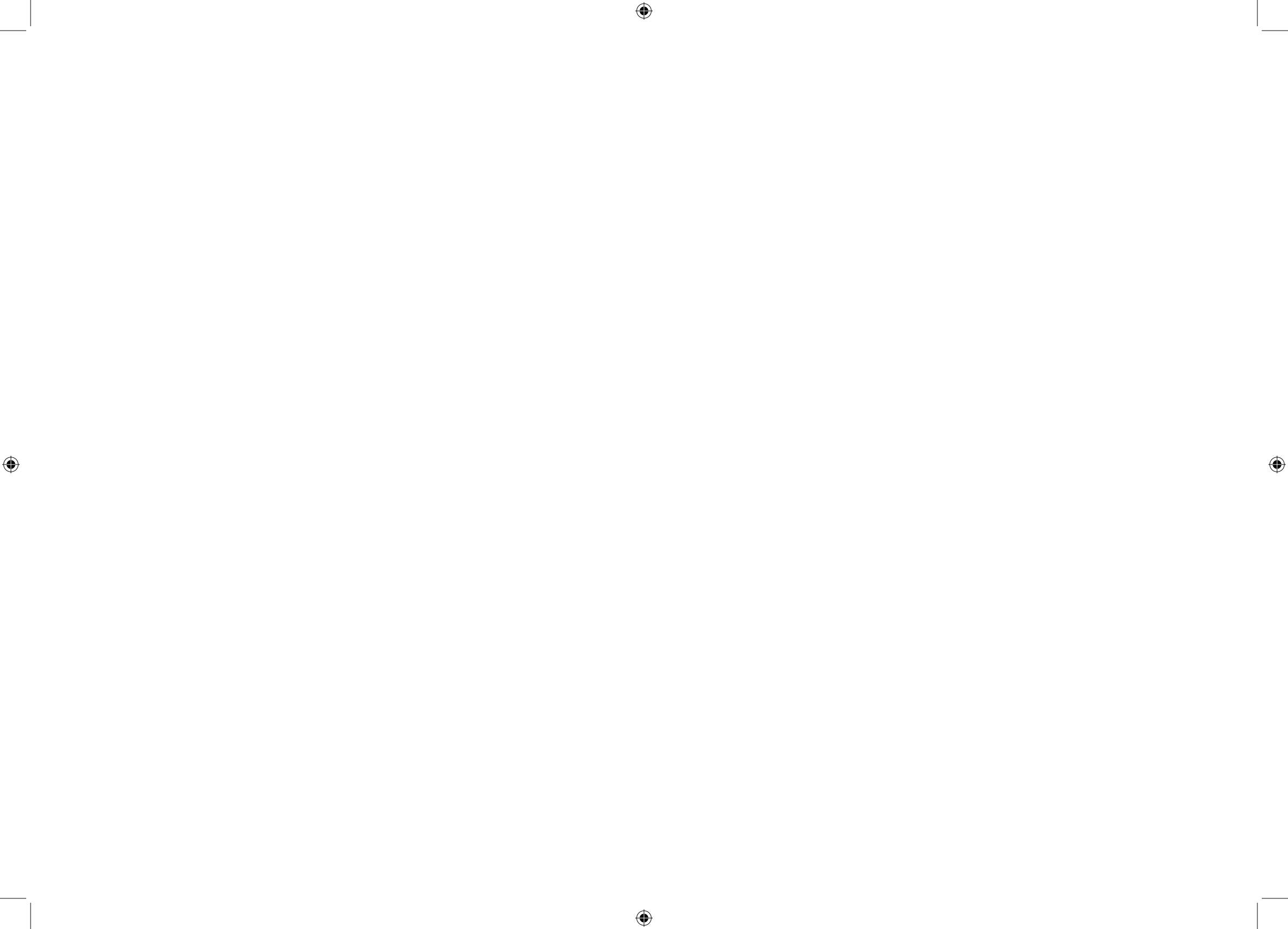
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## 9 Website





# Appendix B

## Consultation with State Government Agencies

- 1 Roads and Maritime (RMS) letter
- 2 RMS Meeting notes
- 3 Ryde Council – Stormwater Flooding meeting notes
- 4 Fire and Rescue NSW (FRNSW) meeting notes
- 5 EPA SEARs input
- 6 Ausgrid Letter
- 7 Transport for NSW (TfNSW) meeting agenda
- 8 Transport for NSW (TfNSW) meeting notes
- 9 Office of Environment and Heritage (OEH) meeting agenda
- 10 Office of Environment and Heritage (OEH) meeting notes
- 11 Police Meeting email
- 12 Department of Industry (water) email
- 13 Ambulance email
- 14 Ambulance letter
- 15 Sydney Water

# 1 Roads and Maritime (RMS) letter



23 May 2017

Our Reference: SYD17/00415/01 (A17209657)

Andrew Johnson  
Anson Group  
Suite 1202, Level 12  
220 George Street  
SYDNEY NSW 2000

Dear Mr Johnson,

## **PRE-DA ADVICE FOR CONSTRUCTION OF RESIDENTIAL AND AGED CARE UNITS – IVANHOE ESTATE, MACQUARIE PARK**

Reference is made to a meeting that was held on 9 March 2017, regarding the abovementioned proposal which was referred to Roads and Maritime Services (Roads and Maritime) for advice prior to lodging a formal application with Council.

Roads and Maritime has reviewed the proposal and provides the following comments for your consideration:

### **General Comments**

1. A strip of land has previously been dedicated as Public Road by private subdivision (DP 596275), along the Herring Road (Regional 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 as road along the Epping Road reservation as shown by grey colour on the attached Aerial – "X".

All buildings and structures, together with any improvements integral to the future use are to be wholly within the freehold property (unlimited in height or depth), along the Herring Road and Epping Road boundaries.

2. The Sydney Coordination Office has been established to monitor and coordinate traffic and transport issues in the Macquarie Park Precinct. Several construction projects, including the Sydney Metro North West Project are likely to occur at the same time as this development within the Macquarie Park Precinct. The cumulative increase in construction vehicle movements from these projects could have the potential to impact on general traffic and bus operations within the Macquarie Park Precinct, as well as the safety of pedestrians and cyclists particularly during commuter peak periods.

In preparation of this State Significant Development Application and supporting technical documents, please consult with Sydney Coordination Office to coordinate traffic and transport impacts within the wider Macquarie Park Precinct.

### **Roads and Maritime Services**

27-31 Argyle Street, Parramatta NSW 2150 |  
PO Box 973 Parramatta NSW 2150 |

[www.rms.nsw.gov.au](http://www.rms.nsw.gov.au) | 13 22 13

3. It is recommended that the site plan is overlayed on the Roads and Maritime Herring Road concept design plan to clearly show the development site in relation to Herring Road and the staged intersection upgrade works on the Herring Road/Epping Road intersection. The proponent can contact the Project Manager Brad Hamilton (Bradley.HAMILTON@rms.nsw.gov.au or 02 8849 2622) for further information regarding the staged Herring Road works and Herring Road/Epping Road intersection design plan.
4. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1- 2004, AS2890.6-2009 and AS 2890.2 – 2002 for heavy vehicle usage.
5. The swept path of the longest vehicle (including garbage trucks, building maintenance vehicles and removalists) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS.
6. All vehicles are to enter and leave the site in a forward direction.
7. All vehicles are to be wholly contained on site before being required to stop.
8. The developer will be required to relocate utilities at their full cost.

### **Proposed Access Arrangements**

9. The proposed vehicular access on Herring Road needs to be consistent with the Roads and Maritime road concept design, as exhibited in the Review of Environmental Factors (REF).
10. Roads and Maritime could consider the vehicular access and/or pedestrian access arrangement at the Peach Tree Road extension to Ivanhoe Estate, subject to further review of traffic modelling and an amended design plan.
11. The design of the new link road to Lyon Park Road from Ivanhoe Estate will be to Council's satisfaction. However, Roads and Maritime do not support traffic signals on the new link road and Lyon Park Road intersection.
12. Roads and Maritime advises that the proposed traffic signals on the Lyon Park Road and Epping Road intersection are currently not supported due to road safety and network efficiency concerns.
13. Roads and Maritime could consider left-in vehicular access to the proposed development site from Epping Road, subject to further review of an amended design plan. The amended site plan should provide dimensions of the proposed driveway, deceleration lane, shoulder, and any footpaths.

Driveway and deceleration lane connections on Epping Road for the proposal are to be designed in accordance with the relevant Australian Standards and Roads and Maritime Road Design requirements. The construction of the deceleration lane within the Epping Road reserve needs to include 3.5 metres of land dedication within the property boundary as public road, at full cost to the developer.

### **Traffic Impact Assessment and Traffic Modelling**

14. The traffic impact assessment report and architectural plans need to include details of the access and on-site parking arrangements.



# 1 Roads and Maritime (RMS) letter

15. The traffic impact assessment report for the proposed development is to include details of the likely daily and peak pedestrian and vehicle traffic movements (cars and trucks) generated by the development and the potential increase in the level and type of traffic associated with the proposal.
16. The traffic impact assessment report for the proposed development needs to properly ascertain the cumulative study area traffic impacts associated with the development (and any other known proposed developments in the area). This process provides an opportunity to determine the impact of the proposed development on nearby intersections and the need/associated funding for upgrading or road improvement works (if required).

17. The traffic modelling needs to consider Roads and Maritime's strategic model for the Macquarie Park Precinct. The trip generation rates for the dwellings and route choice out of the precinct can be added to this model to provide Roads and Maritime with details on the following intersections and their performance:

- Lyon Park Road / Epping Road
- Herring Road / Ivanhoe Place
- Herring Road / Epping Road
- Herring Road / Waterloo Road
- Waterloo Road / Byfield
- Waterloo Road / Cottonwood Crescent

This would form the basis for suggested upgrades that would need to be made to ensure the development impact on the network is negligible

18. The traffic modelling should consider the staged access arrangements for the proposal (i.e. scenario with vehicular access to Herring Road only, and scenario with vehicular access to both Herring Road and Lyon Park Road).
19. The traffic modelling analysis should include the ability to co-ordinate with traffic signals on the Herring Road and Epping Road network.

**It is emphasised that the comments provided above are informal and of a Pre-DA nature. They are not to be interpreted as binding upon Roads and Maritime and may change following formal assessment of a submitted development application from the appropriate consent authority.**

Any inquiries in relation to this Application can be directed to Malgy Coman on 8849 2413 or [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au).

Yours sincerely,



Pahee Rathan  
Senior Land Use Planner  
Network Sydney – North Precinct



## 2 RMS Meeting notes

### MEETING MINUTES



#### Ivanhoe Project – Meeting With RMS 30 August 2017

Date	30/08/2017	Time	1:00 pm
Location	RMS Offices, Parramatta		
Attendees	Lindsay Thorpe ( RMS - LT)	Peta Smith ( RMS – PS)	
	Pahee Rathan ( RMS - PR)	Richard Wood ( LAHC – RW)	
	Tom Hurrell ( LACH - TH)	Cameron Jackson (Fraser's - CJ)	
	John Dawson ( Fraser's – JD)	Joe Zannino (Citta - JZ)	
	Scott Clohessy (Fraser's - SC)	Andrew Johnson (Ason – AJ)	
	Piran Trethewey (Ason - PT)	Ian Brown (ADWJ-IB)	
Apologies	Nil		
Distribution	All as per above		

ITEM	SUBJECT	ACTION	BY
1.0	OVERVIEW AND AGENDA		
1.1	This introductory meeting builds on the pre-DA meeting with RMS and Frasers Property in April 2017.  The agenda for this meeting is attached.	Note	
2.0	OVERALL ASPIRE CONSORTIUM'S DEVELOPMENT		
2.1	Aspire outlined a summary of the proposed development at Ivanhoe given that the Project Development Agreement has now been executed.	Note	
3.0	TRAFFIC ANALYSIS REPORT AND TRAFFIC GENERATION		
3.1	RMS were generally supportive in principle of the methodology adopted to determine trip rates for the residential uses, noting that they were based on actual survey data.	Note	



ITEM	SUBJECT	ACTION	BY
3.2	RMS requested further data to support the traffic generation assumptions presented for the school and child care centres. Ideally, this supporting data would include further traffic surveys.  If the traffic generation assumptions for the school require management plans to be put in place, RMS would like to see at least the principles of the management plan.	Ason	
3.3	Ason advised they would require 2 weeks to update the draft preliminary traffic report that deals with the adopted traffic generation assumptions.	Ason	13/9/17
4.0	TRAFFIC MODELLING EXERCISE – ROADS AND INTERSECTION OF HERRING RD AND IVANHOE PLACE		
4.1	RMS advised that they will provide the RMS strategic traffic model for the Macquarie Park Precinct to Ason / Frasers by 1/9/17. This will then be used by Ason to run its traffic modelling.  RMS advised that it is a calibrated 2021 Aimsun model that includes for all Stage 2 RMS Bus Priority works and known committed developments expected by 2021.  RMS also advised that there is a 2031 model with additional known developments expected beyond 2021. It was apparent that RMS had queries about whether the 2031 fully captured potential growth in the area to that date.	RMS – PR  Note  Note	1/9/17
4.2	RMS indicated there was no desire for the 'R6' signalisation upgrade on Epping and Lyon Park Road and advised that there would be significant analysis required to overcome the perceived design issues (ie, visibility) and network performance concerns in order for the upgrade to be considered appropriate.	Ason	
4.3	RMS indicated that the proposed left-in from Epping Road was supported, but there were concerns with the left-out that would need justification and a suitable design.	Ason	

## 2 RMS Meeting notes



ITEM	SUBJECT	ACTION	BY
<b>5.0</b>	<b>RMS BUS PRIORITY WORKS AND DESIGN OF INTERSECTION – HERRING RD AND IVANHOE PLACE</b>		
5.1	<p>RMS advised that they are contractually required to start the Stage 1 Bus Priority works in Dec 2017 and have the works completed by Aug 2018.</p> <p>The date of commencement of the Temporary Transport Plan (TTP) is not confirmed, but Lindsay Thorpe of RMS indicated Q4 of 2018.</p> <p>The TTP is to run for 9 months, which suggests a conclusion date in Q3 2019, and could be assumed that it would definitely have been concluded by Q4 2019. During the operation of the TTP, approval for traffic generating works will be restricted. All applications to undertake such works will be managed by the Transport for NSW's Sydney Coordination Office (contact Marg Prendergast).</p>	Note	
<b>6.0</b>	<b>HERRING RD INTERSECTION</b>		
6.1	<p>Lindsay Thorpe advised that due to geometric data provided for the Toga site, the location of the proposed intersection providing access to the Ivanhoe Estate has moved northwards. RMS advised to contact Brad Hamilton of RMS for details relating to the latest RMS concept plan for the access to Ivanhoe and the Stage 1 &amp; 2 Bus Priority works in general.</p> <p>RMS agreed to provide a southern most road reserve boundary of Ivanhoe place intersection to allow Aspire to complete the building design.</p>	<p>Citta – JZ</p> <p>RMS - BH</p>	
6.2	<p>Aspire to issue it's proposed arrangement for the Herring Rd and Ivanhoe Place intersection and entry road to the estate.</p> <p>The final arrangement will be informed by the traffic modelling of the intersection, once the overall RMS strategic traffic model for the Macquarie Park Precinct is issued to Ason.</p>	Citta - JZ	
<b>7.0</b>	<b>GENERAL</b>		
7.1	Next meeting tbc.		



### Ivanhoe Development – RMS Meeting 30/8/17 Agenda

1. Introductions
2. Overall Presentation of Aspire Consortium's Development
3. Traffic Analysis Report with Traffic Generation
4. Traffic Modelling Exercise – Roads and Intersection of Herring Rd and Ivanhoe Place
5. RMS's Bus Priority Works and Design of Intersection – Herring Rd and Ivanhoe Place

### 3 Ryde Council – Stormwater Flooding meeting notes

#### Notes From Meeting With Ryde Council – Stormwater and Flooding

**From:** Ian Brown [mailto:ianb@adwjohnson.com.au]  
**Sent:** Wednesday, 27 September 2017 2:52 PM  
**To:** Joe Zannino <JoeZannino@citta.com.au>; John Dawson (John.dawson@frasersproperty.com.au) <John.dawson@frasersproperty.com.au>  
**Cc:** Cameron Jackson <Cameron.Jackson@frasersproperty.com.au>; Ben Myles <benm@adwjohnson.com.au>; Matt Owen <matto@adwjohnson.com.au>  
**Subject:** RE: Ivanhoe Development - Stormwater and Flooding Discussion

Hi Joe,

Please see below my notes from the meeting today:

#### Flooding

Flooding consultant can apply to Ryde Council for flood levels, flow rates;  
Flooding consultant to liaise with Ryde Council for existing model data;  
Probable Maximum Flood (PMF) will need to be modelled for developments such as child care, aged car, etc;

#### OSD

Road drainage system to be design for the 1:20 year event;  
Permissible Site Discharge (PSD) to be equal to the 1:5 year post developed flows;  
Any case for OSD exemption needs to be assessed against the 1:5 year post developed flows, not the pre developed flows;  
Any roads dedicated to council as Public Roads do not require OSD;  
Water balance modelling to indicate proposed volume of rainwater tanks can be used for OSD;

#### WSUD

Standard WSUD reduction targets apply, in accordance with Ryde guidelines;  
ADWJ to provide a concept WSUD treatment strategy to Ryde Council for review;  
Ryde Council do not prefer end of line GPT on the road drainage network;

#### Other

ADWJ to provide Ryde Council with concept plans for Lyon Park Rd extension for review with internal departments;  
Ryde Council advised that an REF will be required for the bridge crossing

Thanks,



Ian Brown  
SENIOR CIVIL ENGINEER  
Central Coast Office  
02 4305 4300  
Email: [ianb@adwjohnson.com.au](mailto:ianb@adwjohnson.com.au)  
Website: [www.adwjohnson.com.au](http://www.adwjohnson.com.au)

#### ADW Johnson Pty Limited

<b>SYDNEY</b>	Level 35 One International Towers, 100 Barangaroo Avenue, Sydney NSW 2000	Ph. 02 8046 741
<b>CENTRAL COAST</b>	5 Pioneer Avenue, Tuggerah NSW 2259	Ph. 02 4305 4300
<b>HUNTER</b>	7/335 Hillsborough Road, Warners Bay NSW 2282	Ph. 02 4978 5100

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## 4 Fire and Rescue NSW (FRNSW) meeting notes

AFFINITY | Meeting Minutes  
13 November 2017 | Ivanhoe Estate Macquarie Park | Report No: 172103\_FRNSW Meeting Minutes 09-11-2017  
FRNSW Ref: FRN17/1758

TITLE			
<b>Project:</b>	Ivanhoe Estate Macquarie Park – Master Plan		
<b>FRNSW Ref:</b>	FRN17/1758	<b>Project #:</b>	172103
<b>Meeting Location:</b>	FRNSW HQ, Greenacre	<b>Date:</b>	09/11/2017
<b>Facilitator:</b>	Chris Brown	<b>Time:</b>	10:00 - 11:00
<b>Note Taker:</b>	Thomas O'Dwyer	<b>Issue:</b>	01
<b>Attendees:</b>	Chris Brown (CB) <a href="mailto:chris.brown@fire.nsw.gov.au">chris.brown@fire.nsw.gov.au</a> Matthew Rowley (MR) <a href="mailto:Matthew.Rowley@fire.nsw.gov.au">Matthew.Rowley@fire.nsw.gov.au</a> Thomas O'Dwyer (TO) <a href="mailto:TODwyer@affinity-eng.com">TODwyer@affinity-eng.com</a> Thomas Newton (TN) <a href="mailto:TNewton@affinity-eng.com">TNewton@affinity-eng.com</a> Alex McMillan (AM) <a href="mailto:AlexMcMillan@citta.com.au">AlexMcMillan@citta.com.au</a> John Culshaw (JC) <a href="mailto:iculshaw@batesmart.com">iculshaw@batesmart.com</a>		
<b>Apologies:</b>	Chris Koukoutaris <a href="mailto:Chris.Koukoutaris@frasersproperty.com.au">Chris.Koukoutaris@frasersproperty.com.au</a> Mathieu Le Sueur <a href="mailto:mlesueur@batesmart.com">mlesueur@batesmart.com</a>		

### MINUTE ITEMS

	Detail	Action
<b>1.0</b>	<b>Introduction to the site</b>	
1.1	<p>TO provided an outline of the existing and new proposed development within the Ivanhoe Estate including:</p> <ul style="list-style-type: none"> <li>The demolition of the existing low rise properties</li> <li>The development of new building sites, new roads and upgrade of existing roads and bridges for connection to the new roads.</li> <li>The construction of the estate would occur over a duration of 10-12 years in stages and would include residential accommodation, aged care and independent living, child care facilities, a retail town center and a vertical school.</li> <li>There would be a number of sites which have more than 1 building located on and a number of sites where the basement car park would extend across site boundaries.</li> <li>The towers would range in height of between 14 and 24 stores and hence each building will be over 25m in effective height with some in excess of 50m.</li> <li>The new major roads would be 2 way streets in excess of 6m wide and would provide continuous FRNSW vehicular access. While</li> </ul>	Note only

13 November 2017 | Ivanhoe Estate Macquarie Park | Report No: 172103\_FRNSW Meeting Minutes 09-11-2017  
FRNSW Ref: FRN17/1758

	Detail	Action
	the dead roads would provide local access to the car parks and would not be used as part of the FRNSW vehicular access.	
<b>2.0</b>	<b>Brigade Access on Roads</b>	
2.1	<p>CB requested that the roads and corners be checked to confirm that a FRNSW Aerial Appliance can travel the full length of the main circulation roads.</p> <p>AM noted that this had been checked and FRNSW Aerial appliance can travel.</p>	Masterplan turning corners to be checked for suitability of an FRNSW Aerial appliance.
2.2	<p>CB noted that the gradients and road design should be designed to meet the requirements of the FRNSW Policy 5 document.</p> <p>JC confirmed the gradients and turning arcs of the roads would be checked against the FRNSW policy 5 document.</p>	Masterplan gradients to be checked to confirm all gradients meet the policy.
2.3	<p>TO noted that the dead-end car park entries were proposed to not be used for brigade access and hence the boosters and the main Fire Control Center for each allotment would not be located don these roads</p> <p>CB agreed with the indicative main booster and FIP location however, also noted that with consideration of the building sizes, FRNSW vehicular access to the main entry of the building of fire alarm should be granted due to FRNSW standard operational procedures to turn out at the address of the fire alarm first (i.e. the tower of each allotment) in lieu of to the boosters.</p> <p>AM indicated that this could be achieved.</p> <p>TO noted that the FRNSW would need to reverse out of the dead-end paths of they traveled down to reach the FCC of the tower in fire alarm.</p> <p>CB noted that this would be acceptable with consideration of the indicative booster locations</p>	
2.4	<p>AM noted that access to the site from Epping Road was potentially to be one way (i.e. access to the estate but no access to Epping road.</p> <p>CB noted this would be ok however noted that if the road reduces to restrict access on to Epping road consideration should be given to the location of boosters so that a parked truck does not block further access to the estate roads.</p> <p>JC agreed with this direction and would incorporate in the masterplan of this intersection.</p> <p>TO noted that the booster locations may need to move to furthest point of the site away from Epping Road.</p>	Understanding of the road connection to Epping Road to be finalised
<b>3.0</b>	<b>Fire Brigade Booster Locations</b>	
3.1	TO presented a plan with indicative booster locations per site. All of which were on 2 way streets (with the exception of the boosters directly off Epping Road).	

## 4 Fire and Rescue NSW (FRNSW) meeting notes

13 November 2017 | Ivanhoe Estate Macquarie Park | Report No: 172103\_FRNSW Meeting Minutes 09-11-2017  
FRNSW Ref: FRN17/1758



	Detail	Action
	CB noted that care in the road design would be need to the ensure the FRNSW appliances can pass any parked vehicle where the road reduces. But generally agreed to the location of the boosters as intricately shown.	
3.2	CB Booster locations must be 10m from any substation on the estate (i.e. even if the substation on the neighboring property is in close proximity it must be more than 10m from the boosters)  AM noted that this could be achieved due to the current booster and substation locations being indicative	
3.3	CB requested that a block plan be provided at the boosters which indicated the full site that it serves and the location of the key firefighting equipment.  TO noted that this would be defined as a requirement of the fire engineering	
3.4	CB requested FRNSW vehicular access must be maintained around a parked pumping appliance at a booster.  AM and JC indicated that this could be achieved due to the 2-way road network through the sore of the site	
<b>4.0</b>	<b>Location of Fire Control Centers</b>	
4.1	CB requested that due the FRNSW need to arrive at the tower in fire alarm first each tower should be addressable in the FRNSW call out and each tower lobby shall have a Mimic Panel to the main FCC (unless the tower houses the Main FCC) and a strobe light at the entrance to the lobby. The strobe light must operate upon activation of a fire alarm within the given tower. This strobe light is to be in addition to the Main FCC location strobe light.  TO noted that this would be defined as a requirement of the fire engineering along with the need to have a clear block plan which outlined the location of all critical firefighting equipment for the site.	
4.2	CB noted that the location of the tower strobe lights should be considered at each site address to ensure that where tower lobbies are in close proximity to the Main FCC that confusion is mitigated by allowing the turn out to be at the Main FCC.  TO noted that at the fire engineering stage when more detailed understanding of the building forms were defined this consideration would be included in the fire engineering documentation.	
4.3	CB requested that the Main FCC, pump rooms and sprinkler control valve be located within close proximity of the booster assembly for each site.  JC noted that this can beachieved.	

Meeting Close: 11:00

## 5 EPA SEARs input



EF13/5549, DOC17/454941-01  
SSD 8707

12 September 2017

Mr Andy Nixey  
Department of Planning and Environment  
GPO BOX 39  
SYDNEY NSW 2001

Dear Mr Nixey

### SSD 8707 – IVANHOE ESTATE REDEVELOPMENT – SEARs

I am writing to you in reply to your invitation to the NSW Environment Protection Authority (EPA) to provide input to the Secretary's Environmental Assessment Requirements (SEARs) for the above proposal.

The EPA notes that the request for SEARs relates to the re-development master plan and Stage 1 development work. However, the document accompanying the request for SEARs is unclear about what development is to be encompassed by Stage 1.

The EPA notes the proximity of development site to Shrimptons Creek a tributary of the Lane Cove River and understands that the development proposes a road crossing of Shrimptons Creek to link the estate to Lyon Park Road. However, section 6.0 to the document accompanying the request for SEARs does not appear to identify construction and operational impacts on water quality as a key environmental assessment issue

In addition, the document supporting the request for SEARs does not appear to address –

- risks associated with hazardous materials in existing buildings and existing estate infrastructure networks (e.g. pipes and telecoms pits),
- potential site contamination, including contamination associated with those sections of existing estate roads that are proposed to be removed,
- potential contamination from the use of termiticides and other pesticides under and around buildings, and
- suitability of those parts of the development site to be allocated for high school and child care facilities.

PO Box 668 Parramatta NSW 2124  
Level 13, 10 Valentine Avenue Parramatta NSW 2150  
Tel: (02) 9995 5000 Fax: (02) 9995 6900  
ABN 43 692 285 758  
www.epa.nsw.gov.au

Page 2

The EPA anticipates that –

- (a) given the age of the existing buildings on the development site, asbestos containing materials (and possibly lead-based paint) likely to be encountered during demolition and subsequent site preparation,
- (b) given the proximity of the main road, lead dust fallout associated with leaded fuel may be encountered during demolition and subsequent site preparation, and
- (b) the footprint and immediate environs of those sections of the existing estate road network proposed to be abandoned are likely to be contaminated.

The Environmental Impact Statement (EIS) should assess, quantify and report on the following issues:

- soil and groundwater contamination;
- hazardous materials in existing buildings and infrastructure;
- air quality, especially dust emissions during demolition, site preparation, bulk earthworks and construction;
- noise and vibration from demolition, site preparation, bulk earthworks and construction;
- water quality impacts, especially on Shrimptons Creek
- waste management in the context of the waste management hierarchy;
- Soil erosion and sedimentation particularly from demolition, site preparation, bulk earthworks and construction;
- Energy and water conservation, including water reuse opportunities and water sensitive urban design; and
- Cumulative environmental impacts.

The proponent should ensure that the project EIS is sufficiently comprehensive and detailed to allow the EPA to determine the extent of the impact(s) of the proposal. The project EIS should both:

- (a) describe mitigation and management options that will be used to prevent, control, abate or minimise identified environmental impacts associated with the project and to reduce risks to human health and prevent the degradation of the environment; and
- (b) include an assessment of the effectiveness and reliability of the measures and any residual impacts after these measures are implemented.

The EPA has identified the following site specific concerns based on the information provided by the Department of Planning and Environment:

- (a) the need for a detailed assessment of potential site contamination, including information about groundwater and a detailed assessment of the footprint and surrounds of existing buildings and roads following their demolition;
- (b) demolition, site preparation, bulk excavation and construction phase noise and vibration impacts (including recommended standard construction hours and intra-day respite periods for highly intrusive noise generating work) on noise sensitive receivers such as surrounding residences;
- (c) demolition, site preparation, bulk excavation and construction phase dust control and management,
- (d) demolition, site preparation, bulk excavation and construction phase erosion and sediment control and management;



## 5 EPA SEARs input

Page 3

- (e) operational noise impacts on noise sensitive receivers (especially surrounding residences) arising from operational activities such as public address/school bell systems, waste collection services and mechanical services (especially air conditioning plant);
- (f) the need to assess feasible and reasonable noise mitigation measures to minimise operational noise impacts on noise sensitive receivers, including surrounding residences;
- (g) practical opportunities to implement water sensitive urban design principles, including stormwater re-use; and
- (h) practical opportunities to minimise consumption of energy generated from non-renewable sources and to implement effective energy efficiency measures.

Should you require clarification of any of the above please contact John Goodwin on 9995 6838.

Yours sincerely



**JACINTA HANEMANN**  
Regional Manager Operations, Metropolitan Infrastructure  
NSW Environment Protection Authority

Contact officer: J GOODWIN  
9995 - 6838



## 6 Ausgrid Letter



Address all relevant correspondence to:

Ausgrid Contestability Section  
Building 3, 51-59 Bridge Road  
Hornsby NSW 2077

E: [Contestability@Ausgrid.com.au](mailto:Contestability@Ausgrid.com.au)

28 September 2017

Shelmerdines Consulting Engineers  
Attention: David Taylor

Email: [dtaylor@shelmerdines.com.au](mailto:dtaylor@shelmerdines.com.au)

Reference Number: 1900077516

Dear David

### Electricity Network Connection Application at: Lot 11 Ivanhoe Place MACQUARIE PARK

We have received your Connection Application dated 14 September 2017, and assigned it reference number 1900077516.

We have made a preliminary assessment of your Connection Application and wish to advise the application is incomplete and we cannot proceed to a connection offer at this stage. To enable Ausgrid to further consider and process your request you will require a certified design and associated certification number, and you should include this on your application.

This letter provides guidance on how to obtain a certified design and associated certification number.

#### Scope of Network Alterations

Ausgrid's assessment has determined that the following works are likely to be required to connect your development.

- ☐ Install three high voltage underground feeder cables and their associated conduits from Epping Zone to the proposed development site.

These works are classified as contestable, which means that you are required to fund the design and some or all of the construction works. If you have not already done so, you will need to engage and manage suitably qualified contractors, known as Accredited Service Providers (ASPs) to undertake the design and construction.

Initially, your ASP Level 3 (ASP/3) will undertake the design, and then your ASP Level 1 (ASP/1) will undertake construction in accordance with the design and Ausgrid's policies and standards. The timeframe for the works will vary depending on factors such as the complexity and the way in which you manage your ASP's.

Once the works have been satisfactorily completed and electrified, the premises connection assets will be owned and maintained by Ausgrid as part of the electricity distribution network.

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#### Design Stage

You or the person you represent must engage an ASP/3 to design the necessary network alterations. Ausgrid has classified the design information requirement for this connection as **standard**. Therefore, for this connection, the ASP/3 must submit a Proposed Design Scope (PDS) to Ausgrid for assessment. This will form the basis of Design Information – Site Specific Terms and Conditions for the project, which your ASP/3 will use to prepare and submit a design that is certifiable.

You will also need to enter into a Contract for Design Related Services with Ausgrid as outlined below. This Contract sets out the rights and obligations of Ausgrid and yourself with respect to certification of your ASP/3's design by Ausgrid.

Once the design has been certified by Ausgrid, your Connection Application will be complete and you may use the design certification number to request that your Connection Application proceed to a connection offer or expedited connection, provided you assure Ausgrid that the development has not materially changed since you submitted your original Connection Application.

#### Contract for Design Related Services

This letter is an offer to enter into a Contract for Design Related Services. It remains open for acceptance for 45 business days. A copy of the Contract for Design Related Services is available for your review on our website <http://www.Ausgrid.com.au> at the following link:  
<http://www.ausgrid.com.au/~media/Files/Network/ASPs/ASP3%20new/CDRS%20Appendices/Design%20Contract%202017.pdf>.

No work will be undertaken by Ausgrid until a Design Contract is in place.

You are encouraged to contact ASP/3's and ASP/1's to understand the likely overall costs you will incur for design and construction before you accept and commit to the Contract for Design Related Services.

**IMPORTANT:** The contractual arrangements provide the framework for a design to be prepared by your ASP/3, and NOT by Ausgrid. Ausgrid's fees as outlined below are for the design related network services we provide during the design phase, and are IN ADDITION to the fees charged by your ASP/3 in preparing the design.

#### Acceptance Fees

The acceptance fees relating to the Contract for Design Related Services are payable upon acceptance. Ausgrid will invoice you once we receive your signed acceptance form. The Contract will not commence until you pay the invoiced fee.

These fees are an estimate for the Ausgrid services required. Further fees may apply for any additional services required and these will be quoted on each occasion. Ausgrid's published rates for our services are amended from time to time in our Connection Policy – Connection Charges publication, and in accordance with the Contract, Ausgrid reserves the right to charge the rates that are applicable at the time the service is provided.

Fees for Ausgrid's services are in addition to the design and construction costs charged by your ASP's, and some fees may not be refundable if the service has already been provided.

The Acceptance Fee will be calculated as follows (GST inclusive). These fees and rates are set by the Australian Energy Regulator:

Design Information	\$683.92
Design Certification	\$5,878.47
Administration	\$639.78
Facilitation	\$483.84

**TOTAL** **\$7,686.01**

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## 6 Ausgrid Letter

### General

Standard Ausgrid documents mentioned in this letter, including those enclosed, are available on Ausgrid's website [www.ausgrid.com.au](http://www.ausgrid.com.au). If you do not have access to the web and would like to read any of the documents mentioned in this letter they may be obtained by contacting the phone number below.

Should you require any further information please contact me on the phone number or email address detailed below.

### What to do next

- ☐ Read the Contract for Design Related Services on our website. To accept our offer to enter into a Contract for Design Related Services,
  - Complete and sign the Acceptance of Offer in the space provided below and return it to Ausgrid.  
**Note that a tax invoice will be generated based on the details provided on the form.**
  - You will also need to pay Ausgrid's fees as detailed above. An invoice for the above total amount will be forwarded to you on acceptance of the contract.
- ☐ Engage the services of an ASP/3 to submit a Proposed Design Scope (PDS) to Ausgrid for assessment. Note that Ausgrid will not accept the PDS for assessment until the Contract for Design Related Services is in place. Ausgrid requires the PDS to be submitted within 12 months of the contract commencement date.

Yours sincerely,



Cedric Halferty

Team Leader Contestable Connections  
Sydney North  
Ausgrid

Direct Telephone Number: 02) 9585 5663  
Email: [contestability@ausgrid.com.au](mailto:contestability@ausgrid.com.au)  
Facsimile: 02) 9477 8341

End: Acceptance of Offer Form  
Contestable Connection or Relocation flowchart

Page 3 of 4

D17 863580 20170928 - Contract for Design Related Services Standard - 1900077516 - 800181201



### Acceptance of Offer

Design Offer Expiry Date: 1 December 2017

Ausgrid - MC Reference Number: 1900077516  
Ausgrid - API/AE Reference Number: 800181201  
Ausgrid - Trim Reference Number: B17/4934

Premises: Lot 11 Ivanhoe Place MACQUARIE PARK

The Connection Applicant accepts the above Ausgrid's offer of a Contract for Design Related Services in relation to the design of connection assets at the above premises.

**Please note that a tax invoice will be generated based on the details provided on this form.**  
**Changes to this information following invoice processing will result in additional charges.**

#### Details of Person or Company to invoice for the payment of Ausgrid Fees and Charges.

This is the party that will be billed and responsible for payment.	<u>FRASERS PROPERTY</u>	print name of person or company
	<u>23 619 909 992</u>	ABN
	<u>LEVEL 12, 101 BATHURST ST SYDNEY</u>	postal address - line 1
		postal address - line 2
	<u>JOE ZANNINO</u>	contact name
	<u>0413 603 635</u>	contact phone number
If you are signing on behalf of a third party, we require their details for invoicing	<u>joezannino@cltta.com.au</u>	email address
		purchase order number

Signed by the Connection Applicant (as per application form details)

\_\_\_\_\_  
signature  
\_\_\_\_\_  
print name of signatory  
\_\_\_\_\_  
print position of signatory  
\_\_\_\_\_  
date  
\_\_\_\_\_  
company name  
\_\_\_\_\_  
ABN  
\_\_\_\_\_  
email address  
\_\_\_\_\_  
contact phone number

AUSGRID USE ONLY: Date of Receipt: \_\_\_\_\_

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D17 863580 20170928 - Contract for Design Related Services Standard - 1900077516 - 800181201

## 7 Transport for NSW (TfNSW) meeting agenda

### **Ivanhoe Development – Transport for NSW Meeting**

**10/10/17**

#### **Agenda**

1. Introductions
2. Overall Presentation of Aspire Consortium's Development
3. SEARs – Masterplan SSDA
4. Transport for NSW's Submission to Request for SEARs
5. Next Steps

## 8 Transport for NSW (TfNSW) meeting notes

### MEETING MINUTES



#### Ivanhoe Project – Meeting With Transport for NSW ( TfNSW) 10 October 2017

<b>Date</b>	10/10/2017	<b>Time</b>	11:30 am
<b>Location</b>	TfNSW Offices, Chippendale		
<b>Attendees</b>	Mark Ozinga ( TfNSW )	Tom Hurrell ( LACH )	
	Para Sangar ( TfNSW )	Peter Bourke ( Sydney Metro )	
	Brad Hamilton ( RMS )	Mary Whalan ( TfNSW )	
	Pahee Rathan ( RMS )	Matthew Wong ( TfNSW )	
	Andrew Wilson ( TfNSW )	Kiavash Seiar ( TfNSW )	
	Mark Pepper ( TfNSW )	Jim Tsirimiagos ( TfNSW )	
	Joel Azzopardi ( TfNSW )	John Dawson ( Frasers )	
	Joe Zannino ( Citta )	Andrew Johnson ( Ason )	
	John Koukoutaris ( Frasers )		
<b>Apologies</b>	Richard Wood ( LAHC )		
<b>Distribution</b>	All as per above		

ITEM	SUBJECT	ACTION	BY
<b>1.0</b>	<b>OVERVIEW AND AGENDA</b>		
1.1	This meeting builds on the previous meetings with RMS and the Aspire Consortium earlier in 2017.  The agenda for this meeting is attached.	Note	



ITEM	SUBJECT	ACTION	BY
<b>2.0</b>	<b>OVERALL PRESENTATION OF ASPIRE CONSORTIUM'S DEVELOPMENT</b>		
2.1	Aspire outlined a summary of the proposed development at Ivanhoe, including the proposed staging of the works. The development includes a new road connection from Herring Rd to Lyonpark Rd via a new bridge over Shrimptons Creek.	Note	
2.2	Aspire advised that they were exploring the feasibility of a signalised intersection at Epping and Lyonpark Rd, but RMS noted that they are unlikely to support such a proposal for a number of reasons.	Aspire	
<b>3.0</b>	<b>SEARs – Masterplan SSDA and Transport for NSW's Submission to the Request for SEARs</b>		
3.1	Aspire and Ason Group discussed the work that has been done to date and how the SEARs requirements would be responded.	Note	
3.2	Aspire and Ason Group outlined the work that was being carried out in terms of surveys to assist with traffic generation assumptions.	Note	
3.3	RMS outlined their current approach to the Bus Priority Works and their proposed upgrade to Herring Rd, Waterloo Rd and Lane Cove Rd to improve the local road network and bus routes within Macquarie Park. They are anticipating that these works will be split between Stage 1 and Stage 2 Bus Priority Works, the first part of which needs to be completed in time for the upcoming closure of the rail line for a 9 month period to prepare it for the Metro.  The RMS intends to provide a response to submissions on its March 2017 Review of Environmental Factors (REF) by end October 2017.	RMS	
3.4	RMS outlined their requirement for a u-turn facility within the Ivanhoe development to facilitate traffic movements on Herring Rd, once the roundabout at Herring Rd and Ivanhoe Place is removed and the intersection becomes signalised.  Aspire to consider and will provide a response.	Note  Aspire	

ITEM	SUBJECT	ACTION	BY
7.0	GENERAL		
7.1	Next meeting tbc.		

## Ivanhoe Development – Transport for NSW Meeting 10/10/17 Agenda

1. Introductions
2. Overall Presentation of Aspire Consortium's Development
3. SEARs – Masterplan SSDA
4. Transport for NSW's Submission to Request for SEARs
5. Next Steps

## 9 Office of Environment and Heritage (OEH) meeting agenda

### **Ivanhoe Estate**

#### **Office of Environment and Heritage Meeting - 14/11/17**

#### **Agenda**

1. Project Overview
2. Overview of the Biodiversity (Framework for Biodiversity Assessment) and Heritage Studies Undertaken
3. Timeframes for Lodging the SSDA for OEH's Review
4. Biodiversity Conservation Trust – Opportunities to Retire Credits via the Trust
5. Staging of Project and Retiring of Credits by Stages.
6. Next Steps

## 10 Office of Environment and Heritage (OEH) meeting notes

### MEETING MINUTES



#### Ivanhoe Project – Meeting With Office of Environment and Heritage (OEH) 14 November 2017

Date	14/11/2017	Time	12:00 pm
Location	OEH Offices, Parramatta		
Attendees	Dana Alderson (OEH)		
	Susan Harrison (OEH)		
	David Bonjer (Eco Logical Australia)		
	Joe Zannino (Citta / Aspire)		
	Chris Koukoutaris (Fraser's / Aspire)		
	James McBride (Ethos Urban)		
Apologies	Nil		
Distribution	All as per above		

ITEM	SUBJECT	ACTION	BY
1.0	OVERVIEW AND AGENDA		
1.1	This is an introductory meeting with OEH. The agenda for this meeting is attached.	Note	
2.0	PROJECT OVERVIEW		
2.1	Aspire presented an overview of the Ivanhoe development project and indicative program.	Note	
3.0	OVERVIEW OF THE BIODIVERSITY (FRAMEWORK FOR BIODIVERSITY ASSESSMENT) AND HERITAGE STUDIES UNDERTAKEN		
3.1	David Bonjer outlined the various studies done to date on this site, firstly with Land and Housing Corporation and then with the Aspire Consortium.	Note	



ITEM	SUBJECT	ACTION	BY
4.0	TIMEFRAMES FOR LODGING SSDA for OEH's REVIEW		
4.1	Aspire outlined that the Masterplan SSDA was anticipated to be lodged by Feb 2018. This will be followed up with a separate SSDA application for Stage 1 of the development about 2 months later.	Aspire	Feb 2018
5.0	BIODIVERSITY CONSERVATION TRUST – OPPORTUNITIES TO RETIRE CREDITS VIA THE TRUST		
5.1	There was some general discussion around the potential opportunities to retire credits via the relatively new NSW Biodiversity Trust and the Biodiversity Scheme. This will require further discussion as the project unfolds.	Note	
6.0	STAGING OF PROJECT AND RETIRING OF CREDITS BY STAGES		
6.1	The Ivanhoe development will be staged over the next decade or so. The various stages will have different impacts on the environment.  Accordingly, Aspire tabled it's preference to retire the credits by stages. The biodiversity assessment will be prepared with a breakdown of the credits required for each stage of the project.  OEH advised that they were open to the concept of staging of the retirement of credits. They will consider this when the Masterplan SSDA is eventually lodged and referred to them for comment.	Aspire  OEH	
7.0	NEXT STEPS		
7.1	Further meeting may be useful with OEH, once they have had an opportunity to review the Masterplan SSDA.	Note	



## 11 Police Meeting email

Morning Shane,

Thanks for your time and advise yesterday afternoon to discuss Frasers proposed development at Macquarie Park Ivanhoe.

Please note I did not receive Julie's contact details so please also pass on our thanks

In the meantime if you have any further questions regarding the development please do not hesitate to contact me.

Thanks

**Chris Koukoutaris**  
Senior Development Manager  
Frasers Property Australia

Mob: +61 434 034 371 Tel: +61 2 9767 2223

Email: [Chris.Koukoutaris@frasersproperty.com.au](mailto:Chris.Koukoutaris@frasersproperty.com.au)

Level 2, 1C Homebush Bay Drive, Rhodes, NSW, 2138

[www.frasersproperty.com.au](http://www.frasersproperty.com.au) | [LinkedIn](#) | [YouTube](#)



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## 12 Department of Industry (water) email

Hi Joe

Thank you for your phone call and your emails.

I will need to give apologies for a meeting . As discussed with you, CLWD don't usually meet at the SEARs stage.

Due to the pre Christmas work load I have been asked not to organise a meeting at this stage.

If you have any queries in relation to CLWD SEARs submission please send an email to [water.referrals@dpi.nsw.gov.au](mailto:water.referrals@dpi.nsw.gov.au) and CLWD will provide a response

kind regards from

Janne

23/11/2017

**Janne Grose**

Water Regulation Officer

Water Regulation

Crown Lands & Water Division | Water

Department of Industry

Level 11 | 10 Valentine Avenue | Parramatta NSW 2150

Locked Bag 5123 | Parramatta NSW 2124

T: : 02 8838 7505 | F: 02 8838 7554

E: [janne.grose@dpi.nsw.gov.au](mailto:janne.grose@dpi.nsw.gov.au)

W: [www.water.nsw.gov.au](http://www.water.nsw.gov.au)

## 13 Ambulance email

Good Afternoon Clare,

I spoke earlier today with Rob Dickson who has kindly passed on your contact details.

I am getting in touch with regards to the Ivanhoe Estate project which is a masterplan community redevelopment of an existing housing estate in Macquarie Park. Frasers Property Group and Citta Property Group, collectively forming the Aspire Consortium, have been engaged by Land and Housing Corporation (LAHC) to redevelop the site. Please see the attached brochure for further information about the project.

The project has been classified as a State Significant Development, as such the relevant planning authority is the Department of Planning and Environment (DoPE). I refer you to the SEARs attached, issued by DoPE on 25 September 2017, and in particular item no. 19 that requires consultation with NSW Ambulance. Accordingly, we would like to commence this engagement with you for the concept masterplan of the Ivanhoe Estate redevelopment. We are available to attend your offices for a meeting, or alternatively we are also happy to organise a teleconference.

It would be appreciated if you could please contact me at your earliest convenience to arrange commencement of the consultation for this significant and exciting project.

Kind regards,

Alex McMillan



Citta Property Group Pty Limited  
Level 23, 6 O'Connell Street  
Sydney NSW 2000

m: 0447 461 614

e: [alexmcmillan@citta.com.au](mailto:alexmcmillan@citta.com.au)

## 14 Ambulance letter



**NSW Ambulance**

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### NSW Ambulance Service Planning

12/12/2017

#### **Existing facilities and/or services provided by NSW Ambulance in the study area**

Ivanhoe Estate is closest to Ryde Ambulance Station, but NSW ambulance utilises a fluid deployment model across Sydney in which a number of areas could be used to provide services in the study area. In the fluid deployment model ambulance crews are deployed to the area of need which may or may not coincide with the ambulance station they commenced their shift at.

NSW Ambulance is currently implementing the Sydney Ambulance Metropolitan Infrastructure Strategy (SAMIS). Under the previous model an ambulance station was allocated to a response area. In the new model this will be replaced with a network of "hub" stations that will accommodate up to 40 Ambulance vehicles. Vehicles will depart these hub stations to smaller satellite 'standby' facilities as well as traditional stations. A single hub station will be grouped with these smaller standby stations to make a "cluster". Each cluster (of a hub and standby points) will provide coverage to a particular response area. Currently, there are five hub stations in operation: Bankstown, Liverpool, Penrith, Kogarah and Blacktown with planned hubs for Haberfield, Caringbah, Artarmon and Northmead.

The services provided by our agency are listed on the NSW Ambulance Public Website.

<http://www.ambulance.nsw.gov.au/>

#### **Utilisation of existing facilities/services**

In 2016 there were 132 incidents within the boundaries of the Ivanhoe Estate development. The ambulance utilisation rate for the area that encompasses Macquarie Park, North Ryde, Ryde, West Ryde, Denistone, Eastwood, Epping, Meadowbank and Putney is 74.8 incidents for every 1,000 residents. Age specific utilisation rates are shown in the table below:

Age group	Age specific Utilisation Rate (per 1,000 pop)
00-14	31.9
15-44	37.9
45-69	66.9
70-84	217.9
85 plus	738.3
Total	74.8



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#### **How will this proposal affect the service provided by NSW Ambulance?**

Ivanhoe Estate is projected to increase population in the area by 3,557 dwellings and 7,101 residents by 2031. There will be a mix of market and affordable housing (71%) and social housing (29%). The following population forecast age breakdown was provided to NSW Ambulance by the developer Citta Property Group Pty Limited on 15<sup>th</sup> November 2017 for the purpose of projecting demand for ambulance services to this area.

Increase in population by age group, 2036		
	Percent	Number
0-17 years	13.2	937
18-49 years	63.0	4474
50-69 years	13.9	987
70-84 years	7.6	540
85 plus	2.3	163
Total	100.0	7,101

The age groupings in the data provided did not match the NSW Ambulance age groupings so rounding was required to perform the estimate. As such these numbers should only be seen as indicative estimates.

This projected increase of 7,101 residents would add an additional **504** ambulance incidents by 2036.

#### **Capacity or expansion of NSW Ambulance's existing facilities/services to meet the needs of the additional population**

The fluid deployment model and the roll out of SAMIS will enable an increased capacity to respond to future projected demand. Modelling that occurred as part of the planning process for the SAMIS included the projected demand increases within this area. An outcome of the modelling recommended that a superstation be located at Northmead as well as retaining the current ambulance stations at Wahroonga, Ryde and Castle Hill. This fulfils the ambulance infrastructure requirements to meet demand in the area under assessment until 2031.

## 15 Sydney Water



5 October 2017  
Andy Nixey  
Acting Team Leader  
Key Sites Assessments  
Department of Planning & Environment  
GPO Box 39, Sydney NSW 2001

**Request for SEARs for redevelopment of the Ivanhoe Estate, Macquarie Park,  
(SSD 8707)**

Dear Mr Nixey,

Thank you for your letter requesting Sydney Water's input on the Secretary's Environmental Assessment Requirements for the above development. We have reviewed the proposal and provide the following comments for your consideration. Sydney Water requests Secretary Environment Assessment Requirements include the following:

**Infrastructure Requirements**

1. The proponent should demonstrate demands and satisfactory servicing arrangements for drinking water, wastewater and recycled water (if required).
2. The proponent must gain approval from Sydney Water to ensure that the proposed development does not adversely impact on any existing water, wastewater or stormwater main, or Sydney Water asset, easement or property. When determining landscaping options, the proponent should take into account that certain tree species can cause cracking or blockage of Sydney Water pipes and therefore should be avoided.
3. Strict requirements for Sydney Water's stormwater assets for certain types of development may apply. The proponent should ensure satisfactory stormwater assets protection, building over and/or adjacent to stormwater assets, building bridges over stormwater assets, potential flood, water quality, heritage impacts and creation of easements.

**Integrated Water Cycle Management**

4. The proponent should outline any sustainability initiatives that will reduce the demand for drinking water including any proposed alternative water supply, proposed end uses of drinking and non-drinking water, demonstration of water sensitive urban design and any proposed water conservation measures. This will allow Sydney Water to determine the impact of the proposed development on our existing services and capacity to service the development.

If you require any further information, please contact Lulu Huang of Growth Planning and Development on 02 8849 4269 or e-mail [lulu.huang@sydneywater.com.au](mailto:lulu.huang@sydneywater.com.au)

Yours sincerely,

  
Paul Mulley  
Manager, Growth Planning and Development

Sydney Water Corporation ABN 49 776 225 038  
1 Smith St Parramatta 2150 | PO Box 399 Parramatta 2124 | DX 14 Sydney | T 13 20 92 | [www.sydneywater.com.au](http://www.sydneywater.com.au)  
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