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Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Date: 11 June 2019

Attention: Director - Key Sites Assessments



Re: SUBMISSIONS (PETITION) FROM LOCAL RESIDENTS IN RESPONSE TO THE IVANHOE ESTATE REDEVELOPMENT CONCEPT SEEKING TO REDUCE THE PROPOSED 3500 DWELLINGS

APPLICATION NUMBER: SSD 8707

We note your Concept to redevelop the Ivanhoe Estate in Macquarie Park to include residential flat buildings of approximately 3500 dwellings. These dwellings will comprise of private, social and affordable housing, and will have a high school and other community facilities.

We understand that the proposed apartment blocks in the redevelopment concept are expected to be over 20 storeys high and 3500 dwellings amounting to a 1250% increase on the current dwellings to be demolished.

This is a Submission (Petition) from the long term residents living nearby the Ivanhoe Estate Area who are against the excessive number of dwellings in the proposed Ivanhoe Estate Redevelopment. The reasons opposing this proposed Redevelopment are as follows:

1. Overdevelopment of Macquarie Park area negatively affecting residents' quality of life

The City of Ryde area and in particular, the Macquarie Park area has experienced great change and development over the past few years. With numerous projects still being undertaken, the area has been and is continually subject to immense overdevelopment. Thus, resultantly, decreasing all residents' quality of life. At this stage,

- the "NEUE Macquarie Park" apartments adjacent to the proposed Ivanhoe Redevelopment site on Herring Road is under construction,
- "Macquarie Park Village" is still in the stages of completion,
- "The Prime Macquarie Park" is under construction,
- "Park One" is under construction,
- "Natura" is under construction (Waterloo Road), and
- "One Twenty" at Morling College are all being developed.

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The culmination of all these projects and potentially, even more, is extremely overwhelming. It is expected that there will be even more vehicles using Herring Road and Waterloo Road when all those apartment blocks are completed. Even without the Ivanhoe Estate Redevelopment, the population growth has increased tremendously these past years, contributing to Macquarie Park's increased population density. The 3500 dwellings set to replace the old Ivanhoe estate represents a ridiculous 1250% increase on the 259 dwellings, which is a huge spike in the population of the area. Overpopulation and overdevelopment will affect the quality of life of all residents in this area immensely. Now with the proposed Ivanhoe Redevelopment, it will simply add to the ever-increasing burden of the local residents for the estimated future 15 years. Such negative implications include:

a. Environmental Quality

With numerous construction projects along Epping/Herring Road over the past few years and into the foreseeable future, air quality and visibility have decreased dramatically. This Ivanhoe Redevelopment will contribute negatively to air pollution in this area due to the dust from various construction sites in conjunction with the pollution emitted from the vehicles along Herring Road. The dust and pollution poses a health hazard for all residents who live in this area, especially since this area is home to many young families and elderly residents, evident from the nursing homes nearby. The dust will also affect those susceptible to asthma and breathing problems. The dust from the nearby sites has polluted the air and has become a very obvious health hazard with numerous compounding health effects. The poor air quality from construction will diminish the quality of the residents' health as they will continue to be exposed to overdevelopment of apartments under construction on a daily basis. The Ivanhoe Redevelopment, expected to take up to 15 years to complete, will further exacerbate the overall environmental quality of this area.

b. Safety

The increased number of vehicles along these roads and barricades from construction sites pose a safety hazard for all commuters including school children walking along Herring Road. Barricades and heavy machinery on building sites will continue to obstruct their daily commute, which will be further aggravated by the proposed Ivanhoe Redevelopment for the next 15 years. These obstructions will negatively affect all people and commuters including young school children walking to their local schools such as Kent Road Public School. It will also negatively impact the ease of walking to Macquarie University, Macquarie Centre, the Metro Station and other public transport connect points.

2. Over Congestion of Traffic

The traffic is extremely congested during peak hours along Herring Road going to Macquarie Centre, Macquarie University, Macquarie Private Hospital, or going further on to the M2 or North Shore. These are popular precincts. With the completion of 3500 dwellings and with the increase of vehicles from residents from the Ivanhoe Estate, the traffic condition will worsen notably. In addition, the travel time for commuters will increase significantly. We understand that new roads will be built around the

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Estate. However, that will only add more vehicles on the roads going or leaving the Ivanhoe Estate affecting the traffic conditions of surrounding areas negatively.

3. Endangering Environment

The ecological state of Macquarie Park has been extremely vulnerable in the past years to accommodate the numerous projects already under construction. The proposed Ivanhoe Redevelopment will only add to the environmental burden of the area, leaving it even more vulnerable. The Redevelopment, in particular, will have an extremely negative impact on an endangered ecological forest of Sydney Turpentine Ironbarks, in conjunction to drastically changing the landscape character of the area. Furthermore, the Office of Environment and Heritage have noted that the removal of trees will impact the native habitat of many wildlife including the population of the Powerful Owls, which dwell in the vicinity of the Ivanhoe Estate. The environment and its wildlife are of importance to the local residents of the area, and the proposed Redevelopment will effectively extinguish much of the area's highly regarded natural landscape.

4. Reduction of Property Value

With the increase of apartments from the Ivanhoe Redevelopment, the consequence is that of a decrease in local property value and a decline in rental income.

The proposed Ivanhoe Redevelopment with such a tremendous increase in dwellings will affect us adversely, the local residents, **and we are requesting that the numbers of the proposed dwellings in the Ivanhoe Redevelopment be substantially trimmed.**

Regards,

The Local Residents

