

TECHNICAL NOTE

Reference: P0421t05v01

26 September 2019

Frasers Property Australia
Level 2, 1C Homebush Bay Drive
Rhodes NSW 2138

Ivanhoe Estate, Macquarie Park (SSD 8707) – Reduced Gross Floor Area

Dear Chris,

I refer to your recent enquiry regarding the effect of the proposed reduction in Gross Floor Area (GFA) in relation to the Ivanhoe Estate Master Plan, Macquarie Park SSD 8707 (the Proposal).

All of the previous transport modelling and assessments for the Proposal have been conducted based on a proposed GFA of 281,685m². It is understood that the latest revisions will see a reduction in GFA to approximately 268,000m². This reduction would have the effect of reducing associated traffic generation and therefore, potential impacts of the Proposal on the surrounding road network. Accordingly, the previous assessments should be considered conservative and based on worst-case scenarios.

We trust the above information provides clarification and as always, please do not hesitate to contact the undersigned should you require any further information.

Yours sincerely,



Dan Budai
Senior Traffic Engineer – Ason Group

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