

26 February 2021

17156

Mr Jim Betts
Secretary
Department of Planning, Industry and Environment
Locked Bag 5022
Parramatta NSW 2124

Attn: Andy Nixey

**REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS
SCOPING REPORT – Stage 2, Detailed SSD DA pursuant to the Ivanhoe Estate Masterplan**

This letter has been prepared by Ethos Urban on behalf of the Frasers Property Australia (FPA) and the NSW Land and Housing Corporation (LAHC) to request the Secretary's Environmental Assessment Requirements (SEARs) to enable the preparation of an Environmental Impact Statement (EIS) for the detailed design and delivery of Stage 2 of the Ivanhoe Estate Masterplan.

Consent was granted by the Minister for Planning and Public Spaces on 30 April 2020 for the Ivanhoe Estate - Concept Masterplan (SSD-8707) and for the first stage of physical works (SSD-8903) referred to as Stage 1. FPA and LAHC are now seeking to pursue the next stage of planning approvals for the detailed design, construction and operation of Stage 2 of the Ivanhoe Estate Concept Masterplan. Stage 2 comprises the Village Green and Community Centre (C2), and residential buildings C3 and C4.

This application is made pursuant to Section 4.24 of the *Environmental Planning & Assessment Act 1979* (EP&A Act), and Stage 2 will be consistent with the approved Ivanhoe Estate Concept Masterplan.

The capital investment value of Stage 2 is over \$30 million and is carried out on behalf of the NSW Land and Housing Corporation, as such is classified as State Significant Development (SSD) in accordance with Clause 10, Schedule 2 of *State Environmental Planning Policy (State and Regional Development) 2011* (SEPP SRD).

To support the request for SEARs, this letter provides an overview of the proposal, sets out the statutory context, and identifies the key environmental and planning issues likely to be associated with the proposal.

1.0 Project background

1.1 Redevelopment of Ivanhoe Estate

Ivanhoe Estate is owned by LAHC. The site is in the process of being redeveloped as part of the NSW Government's 'Communities Plus' program which seeks to deliver new communities with good access to transport, employment, improved facilities, and open space through leveraging the expertise and capacity of the private and non-government sectors. Development delivered under Communities Plus is mixed-tenure – that is, a mix of both social and market housing. This mix serves two purposes: to offset the cost of delivering new social housing, and to provide well-integrated communities. Mission Australia Housing will manage the site's social housing portfolio and is a national Tier 1 Community Housing Provider (CHP).

In September 2015, the Ivanhoe Estate was rezoned by the Department of Planning, Industry and Environment (DPIE) as part of the Macquarie University Station (Herring Road) Priority Precinct to transform the area into a vibrant centre that makes the most of the available transport infrastructure and the precinct's proximity to jobs, retail, and education opportunities within the Macquarie Park corridor. *State Environmental Planning Policy (State and Regional Development) Amendment (Eden Street) 2018* was adopted on 12 October 2018, amending the SRD SEPP to include the site as a LAHC State Significant development site pursuant to Clause 10 under Schedule 2 of the SEPP.

1.2 Ivanhoe Estate Concept Masterplan (SSD-8707)

Consent was granted by the Minister for Planning and Public Spaces on 30 April 2020 for the Ivanhoe Estate Concept Masterplan (SSD-8707), which established the overall planning and assessment framework for the staged redevelopment of the Ivanhoe Estate. The approved Masterplan comprises:

- A mixed use development involving a maximum of GFA of 268,000m², including:
 - residential flat buildings comprising private, social and affordable housing (approximately 3,300 dwellings including 950 social and 128 affordable dwellings);
 - seniors housing comprising a residential care facility and self-contained dwellings;
 - a new primary school;
 - childcare centres;
 - retail; and
 - community uses.
- Maximum building heights and GFA for each development block.
- Public domain landscape concept, including parks, streets and pedestrian connections.
- Establishment of the Ivanhoe Estate Design Guidelines and Design Excellence Strategy to guide the detailed design of the future buildings.
- Vehicular and intersection upgrades, and pedestrian access improvements.
- The removal of all required trees on the site, and system for the purchase and retirement of biodiversity offsets.

SSD-8707 has been amended on one previous occasion (SSD-8707, MOD 1) to modify Condition A30 and revise the contribution amount payable based on program changes. The Modification Application is being assessed by DPIE and has not been determined at the time of writing.

The approved Masterplan envisages that the site is to be redeveloped in stages over a 10-15 year period. The approved staging plan is shown in **Figure 1** below, with the Stage 2 area highlighted in red.

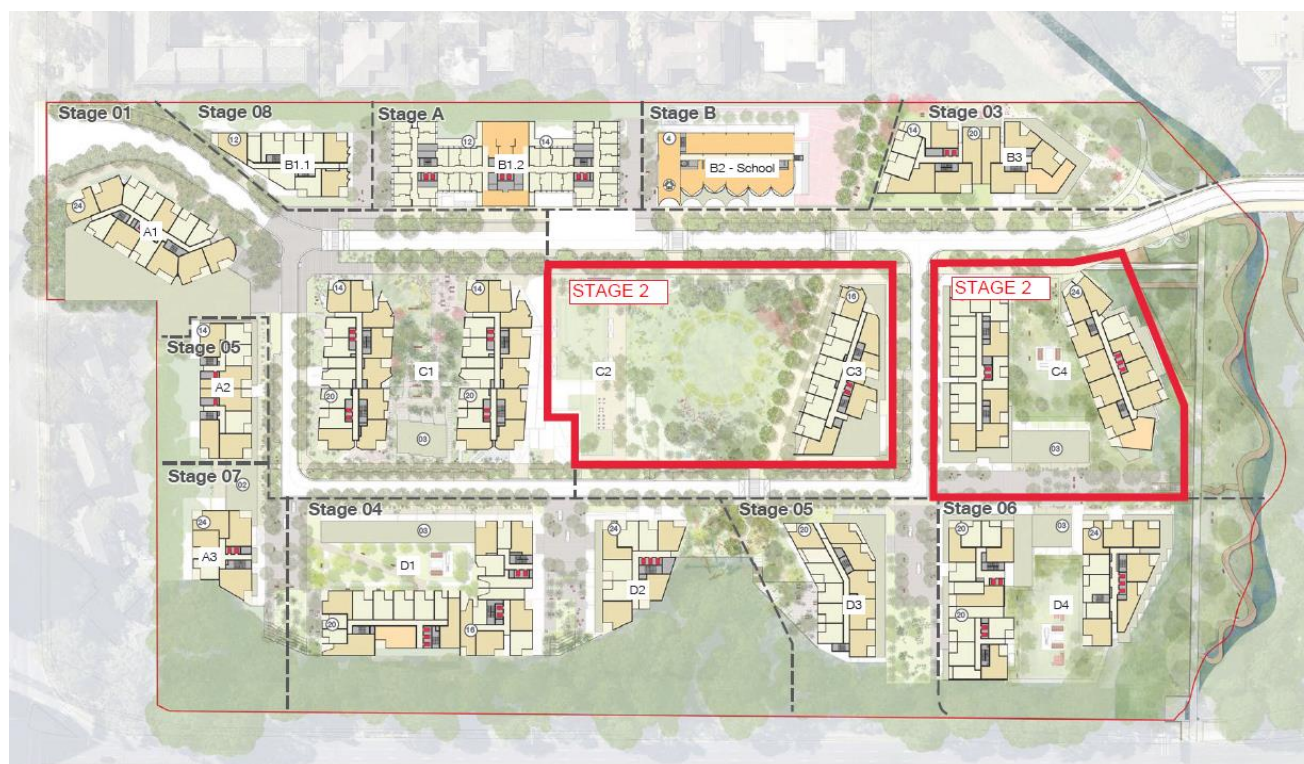


Figure 1 Ivanhoe Concept Masterplan staging plan, with the Stage 2 area highlighted

Source: Bates Smart, edits by Ethos Urban

1.3 Ivanhoe Estate detailed design Stage 1 (SSD-8903)

On 30 April 2020 the Minister also granted consent to the first stage physical works on the site, known as Stage 1, pursuant to the Masterplan. In addition to the construction of Buildings A1 and C1, Stage 1 also incorporated site preparation and serving works across the entirety of the Ivanhoe Estate. Stage 1 specifically includes the following:

- Site preparation works, including bulk earthworks and excavation.
- Provision and augmentation of utilities and services infrastructure.
- The construction of internal roads including public domain within the road reserves, and the bridge crossing and road connection to Lyonpark Road including changes to parking, site access, landscaping and ancillary works at 2-4 Lyonpark Road.
- The consolidation of existing lots and subdivision to reflect the revised road layout, open space, and provide superblocks corresponding to the Masterplan.
- The construction and use of Buildings A1 and C1 comprising residential uses (including social housing), a childcare centre, and retail/community spaces.
- Stratum subdivision of Buildings A1 and C1.

SSD-8903 has been amended on one previous occasion (SSD-8903 MOD 1) to clarify various conditions of consent. MOD 1 was approved on 10 November 2020.

2.0 The site

Ivanhoe Estate is located within the suburb of Macquarie Park at the northeast of the intersection of Herring Road and Epping Road, within the Ryde Local Government Area (LGA). It is located on the southern fringe of Macquarie Park, and is within approximately 500 metres of both Macquarie Shopping Centre and Macquarie University. The surrounding area is characterised by a mix of commercial and education uses, as well as student accommodation and residential dwellings.

The site is approximately 8.2 hectares and irregular in shape. The site previously accommodated 259 social housing dwellings comprising a mix of townhouse and apartment buildings set around a cul-de-sac street layout, with all dwellings now demolished (**Figure 2**).

Following the consolidation of previous allotments as part of the SSD-8903, the Ivanhoe Estate site is now legally described as Lot 100 in DP1262209 with the exception of a portion of Shrimptons Creek and neighbouring land at 2-4 Lyon Park Road, known as Lot 1 DP 859537. 2-4 Lyonpark Road is owned by LIF Pty Ltd as trustee for Local Government Super, while the Ivanhoe Estate lot is owned and managed by LAHC.



Figure 2 The Ivanhoe Estate site

Source: Nearmap, edits by Ethos Urban

2.1 Surrounding development

The site is located within the Macquarie University Station Precinct which forms part of the broader Macquarie Park corridor. The Precinct is characterised by a mix of new high density residential uses, older low scale residential flat buildings, the Macquarie Shopping Centre, and Macquarie University.

Stage 2 is largely isolated within the Ivanhoe Estate itself. Immediately to the north east of the Ivanhoe Estate boundary is a strand of established trees, which separates the Estate from a series of four storey residential flat buildings that front Peach Tree Road. The north western boundary fronts Herring Road and 137-143 Herring Road, which is occupied by a new high density residential apartment complex known as 'NEUE Macquarie Park'.

Epping Road, an 8-lane arterial road, runs along the south western boundary of the site. On the other side of Epping Road are detached houses and townhouse developments. Shrimptons Creek, an area of public open space, runs along the south-eastern boundary. Commercial and light industrial uses are located further to the south east on the other side of Shrimptons Creek.

3.0 Description of the proposed development

The SSD application will seek consent for Stage 2 of the Ivanhoe Estate redevelopment, pursuant to the approved Ivanhoe Estate Concept Masterplan (SSD-8707) and subsequent to the approved Stage 1 works (SSD-8903).

The application will include the following works, noting site preparation works, roads, servicing and public domain works across the site have already been approved under SSD-8903:

- The detailed design, construction, and operation of:
 - C2 composing the community centre, pool, gym and Village Green central open space area;
 - C3 comprising a 17-storey mixed use building with approximately 170 market housing residential apartments and ground floor retail uses; and
 - C4 comprising a 24-storey building with 286 market apartments and a 17-storey building comprising 216 social housing apartments.
- Excavation of basements for Buildings C3 and C4, and detailed earthworks to achieve the required levels for the community centre and Village Green.
- Utilities and services infrastructure to tie-into the detailed requirements of the proposed buildings.
- New driveways and public domain areas to tie-into the approved internal road network and road reserves.
- Stratum subdivision to correspond with the proposed buildings.



Figure 3 Concept CGI of the proposed community centre, gym and pool



Figure 4 **Concept CGI of Building C3**

4.0 Planning context and framework

4.1 Environmental Planning and Assessment Act 1979

The EP&A Act establishes the assessment framework for SSD. Under Section 4.5, the Minister is the relevant consent authority for SSD. Section 4.12(8) requires that Development Applications for SSD be accompanied by an Environmental Impact Statement (EIS) that meets the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation).

4.2 State Environmental Planning Policy (State and Regional Development) 2011

SEPP SRD identifies development which is declared to be State Significant. Clause 8(b) of the SEPP identifies that development is SSD for the purposes of the EP&A Act if it is specified in Schedule 1 or 2 of the SEPP. Clause 10 'Development at NSW Land and Housing Corporation Sites' of Schedule 2 of the SEPP specifies that:

- (1) *Development on land identified as a NSW Land and Housing Corporation Site on the State Significant Development Sites Map [is SSD] if the development—*
- (a) *is carried out by or on behalf of the NSW Land and Housing Corporation, and*
 - (b) *has a capital investment value of more than \$30 million.*

The proposal is SSD as it is located on the identified Ivanhoe Estate site (refer to **Figure 3**), is being carried out on behalf of the LAHC as part of the 'Communities Plus' program, and has a capital investment value of more than \$30 million.

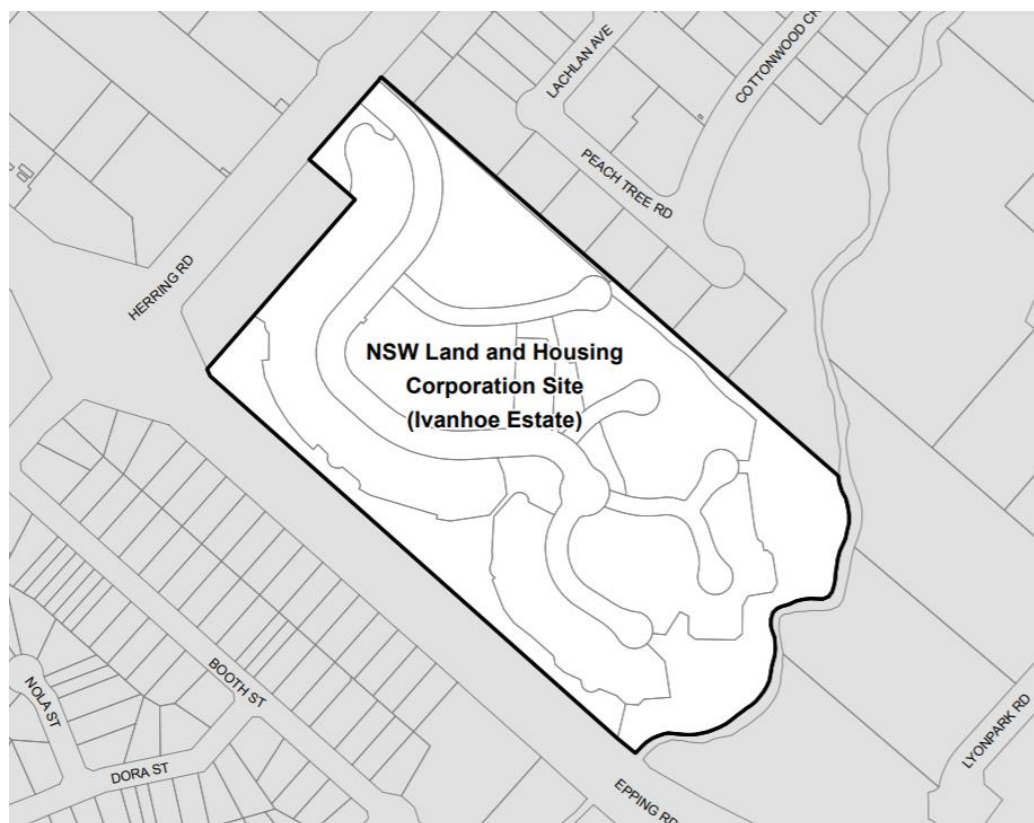


Figure 5 Ivanhoe Estate State Significant Development Site under the SRD SEPP

Source: DPIE

4.3 State Environmental Planning Policy (Affordable Rental Housing) 2009

Division 1 of Part 2 of *State Environmental Planning Policy (Affordable Rental Housing) 2009* (SEPP ARH) applies to development for the purpose of dual occupancies, multi-dwelling housing or residential flat buildings if the development is permissible with consent, the site does not contain a heritage item, and all or part of the development is located within a prescribed distance to public transport. Under Clause 13 of SEPP ARH, development to which the SEPP applies is eligible for a floor space ratio bonus derived from the existing FSR and amount of affordable housing to be provided across the site.

The proposed development will utilise this floorspace bonus as prescribed under Clause 13 of SEPP ARH. The approved Concept Masterplan establishes the total permissible GFA across the Ivanhoe Estate, utilising the floor space ratio bonus as prescribed under this clause. The EIS will detail how Stage 2 will be consistent with the Masterplan.

4.4 Ryde Local Environmental Plan 2014

The *Ryde Local Environmental Plan 2014* (Ryde LEP 2014) establishes the key land use and built form parameters that apply to the site. These have been summarised as follows:

- The Ivanhoe Estate is zoned part B4 Mixed Use, with a narrow strip of land zoned RE1 Public Recreation along Shrimptons Creek (the eastern frontage of the site). The land uses permissible with consent in the B4 zone include residential flat buildings, community facilities, retail premises, recreation facility (indoor), and recreation area.
- Two different building height limits apply to the B4 zoned area of the site, comprising 45m in the north eastern half of the Estate and 65m in the south western half of the Estate. No height control applies to the Shrimptons Creek portion of the Estate.
- The maximum Floor Space Ratio (FSR) permitted in the B4 zoned area of the site is 2.9:1.
- No heritage items or Heritage Conservation Areas are located within, or in proximity of, the site.

4.5 Ryde Development Control Plan 2014

Development Control Plans (DCPs) do not apply to SSD DAs. Therefore, the *Ryde Development Control Plan 2014* (RDCP 2014) does not apply to the development. The proposed development has been designed with reference to the approved Masterplan and associated Ivanhoe Design Guidelines and Design Excellence Strategy and process.

4.6 Other planning policies

There are a range of other Environmental Planning Instruments and policies that will need to be considered as part of the EIS, including:

- *State Environmental Planning Policy (Infrastructure) 2007*;
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*;
- *State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Buildings*;
- *State Environmental Planning Policy No. 19 – Bushland in Urban Areas*;
- *Greater Sydney Region Plan – A Metropolis of Three Cities*;
- *Eastern City District Plan* (including housing targets);
- *Ryde Local Strategic Planning Statement*;
- *Ryde Community Strategic Plan*;
- *Guide to Traffic Generating Developments*;
- *Development Near Rail Corridors and Busy Roads – Interim Guideline*; and
- *Future Directions for Social Housing in NSW*.

5.0 Overview of likely environmental impacts

Based on a preliminary environmental assessment, the following are considered to be the key environmental assessment and planning issues that will need to be addressed as part of the future detailed SSD DA.

5.1 Consistency with strategic and statutory plans

The EIS will outline the proposed development and analyse how the proposal is consistent with the strategic planning framework and context as outlined in **Section 4** above.

5.2 Consistency with Ivanhoe Estate Concept Masterplan

Pursuant to Section 4.24 of the EP&A Act, “*while any consent granted on the determination of a concept development application for a site remains in force, the determination of any further development application in respect of the site cannot be inconsistent with the consent for the concept proposals for the development of the site*”. Accordingly, Stage 2 will be consistent with the approved Masterplan (SSD-8707) and associated planning and assessment framework.

The approved Masterplan establishes a building envelope for each of C2, C3 and C4 as well as high-level parameters for these buildings design and operations. The EIS will provide a detailed assessment of the proposal's consistency with the Masterplan including consistency with the building envelopes and with the future environmental assessment requirements and final mitigation measures outlined in the consent.

Buildings C2, C3 and C4 will be wholly contained within the approved building envelopes, accommodating the GFA earmarked to be delivered at these stages, and designed in accordance with the endorsed Design Guidelines. Further, in relation to C2 and the Village Green:

- The community centre including community rooms, meeting rooms, and fitness areas will be provided as part of C2 in accordance with the vision in the Masterplan. The GFA attributed to this use is consistent with the Masterplan and will deliver a key public benefit for the broader community and public agencies.
- The Village Green will accommodate a deep soil area consistent with the Masterplan.
- The Village Green will also be a minimum 3,300m² of publicly accessible usable area to benefit the local community and accounting for 3.8% of the site area in accordance with the Masterplan, fulfilling its roles as a local park.
- New landscaped areas and trees will be provided as part of this stage of works, contributing to the Masterplan target of 950 trees across the estate. The Village Green will contribute to the ‘Green Link’ between the Turpentine Iron Bark forest to Shrimptons Creek.

The proposed development will be consistent with the Masterplan as will be detailed in the EIS and accompanying plans and assessment reports.

5.3 Urban design and built form

The EIS will assess the height, density, bulk, and scale of the proposed development within the context of the approved Masterplan and Design Guidelines, as well as the locality. The proposal will demonstrate how it integrates with the local environment and future character of the area. The EIS will also address how the form, layout and siting of the buildings achieve the desired design and amenity outcomes.

5.4 Design Excellence

The EIS will also demonstrate how the proposed buildings achieve design excellence, in accordance with the Ivanhoe Design Guidelines and Design Excellence Strategy. It is noted that in accordance with this Strategy, the proposal will be reviewed by the State Design Review Panel (SDRP).

In addition to this, Stage 2 has been the subject of two (2) internal competitive design processes which commenced in October 2020. FPA recognise the importance of good design and this process sought to stimulate innovative and imaginative architectural and urban design solutions and respond to the unique characteristics of the site.

Accordingly, while these stages of the Masterplan are not the subject of the ‘full’ design competitions prescribed in the Design Excellence Strategy, being for Stages B2 and B3, these additional internal design competitions were undertaken to ensure the best possible outcome for the site.

FPA commissioned a limited search via a two-stage design competition for the C2 and C3 sites, independent of one another:

1. Stage 1 – Expression of Interest sent to a select number of Architects with relevant experience who identify with FPA’s shared values and are dedicated to design excellence. Frasers then shortlisted three consortiums to progress to Stage 2.
2. Stage 2 – Three consortiums were requested to develop an architectural and integrated landscape concept design for subject sites. The successful consortiums were then engaged to develop documentation to prepare and lodge a State Significant Development Application.

The EOI and design competition was run in accordance with the *Australian Institute of Architects, Expression of Interest and Requests for Tender for Architectural Services Guidelines* and was assessed by a team of managers and directors, who include Architects and Landscape Architects within FPA, and an external Masterplan Architect representative.

The outcomes resulted in the C2 site being awarded to McGregor Coxall + CHROFI and the C3 site being awarded to Fox Johnston.

Further architectural and landscape design competitions are envisaged for future Stages B2 and B3 in accordance with the Design Excellence Strategy.

5.5 Land use and gross floor area

The EIS will include a detailed description and analysis of all land uses proposed, and the proposed gross floor area for Stage 2 and its consistency with the approved Masterplan GFA framework. It will clearly define and assess the type and intensity of land uses that are proposed to be delivered on this portion of the site, and their interface with the greater Ivanhoe Estate and surrounding development.

5.6 Traffic, access, and parking

A detailed traffic and parking assessment will be prepared by a specialist traffic consultant and submitted with the EIS. The report will assess:

- proposed access arrangement for each building;
- the demand and provision for car parking for this part of the Ivanhoe Estate in accordance with the Masterplan;
- the traffic impacts of the proposed development on the surrounding road network and intersections, including what upgrades are required, if any, to support Stage 2; and
- active and/or sustainable transport initiatives.

5.7 Tree removal, flora, and fauna

The approved Masterplan assessed biodiversity on the site and granted approval to the removal of certain trees and the associated staged purchase and retirement of biodiversity offsets. The proposal will be consistent with this approved framework for offsetting biodiversity impacts.

5.8 Landscaping and public domain

The EIS will demonstrate how the proposed landscape and public domain works support the Stage 2 development and integrate into the approved surrounding public domain areas under Stage 1 (SSD-8903).

5.9 Residential amenity

The EIS will assess residential amenity against the relevant objectives and design criteria of *State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Buildings* (SEPP 65) and the Apartment Design Guide (ADG), and the precinct-wide amenity standards established in the approved Masterplan.

5.10 Impacts on adjoining properties

The EIS will consider and assess impacts on adjoining properties, particularly adjoining future residential development within Ivanhoe Estate, noting that the Stage 2 area is contained within the Estate. This assessment will consider the impacts in relation to solar access, view loss and privacy and how these impacts have been mitigated in the detailed design of the approved building envelopes.

5.11 Ecologically Sustainable Development

The EIS will address the principles of ecologically sustainable development in relation to the project and detail any specific measures that are being pursued in accordance with Masterplan ESD strategy. The provisions of *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004* (BASIX SEPP) and other relevant ESD and building sustainability guidelines will be addressed.

This will include the preparation of a Green Travel Plan, as required under Condition C2 of the Concept Approval consent.

5.12 Aboriginal heritage

The EIS will include an Aboriginal Cultural Heritage Assessment Report (ACHAR) to assess the impacts of the development on the Aboriginal archaeological and cultural heritage values of the site, as required under Condition C2 of the Concept Approval consent.

5.13 Wind impact

A qualitative Wind Impact Assessment will accompany the EIS to assess the impact of the proposed built form on wind in the site and consistency with the Masterplan conclusions, including with regards to pedestrian comfort.

5.14 Crime Prevention Through Environmental Design

The EIS will demonstrate how the proposed development incorporates the principles of Crime Prevention Through Environmental Design (CPTED) to minimise opportunity for crime at the site, such as through passive surveillance and security measures with consideration of the Masterplan and Stage 1 assumptions.

5.15 Public art strategy

A Public Art Strategy for the proposed Stage 2 works will be provided as required under Condition C2 of the Concept Approval consent, detailing the timing and delivery of public art within the development.

5.16 Stormwater and drainage

The EIS will include a Stormwater, Groundwater and Drainage Assessment to assess the impacts of the proposal on surface and ground water hydrology and quality and in accordance with the Masterplan and Stage 1 assumptions.

5.17 Flooding

As required under Condition C2 of the Concept Approval consent, a Flooding Impact Assessment and preliminary Flood Emergency Response Plan will be prepared for the residential buildings within Stage 2 fronting Shrimptons Creek.

5.18 Infrastructure delivery

The EIS will identify the key infrastructure components being delivered to service the detailed design of buildings C2, C3 and C4 with consideration of the Masterplan and Stage 1 assumptions.

5.19 Construction impacts

The EIS will address and consider construction impacts such as noise and vibration and access, parking, and traffic associated with the delivery of Stage 2. A preliminary Construction, Pedestrian and Traffic Management Plan will be prepared in consultation with Transport NSW for Stage 2. It would be expected that more detailed management plans would be completed following determination of the SSD DA.

6.0 Expected deliverables

To assist in the preparation of the SEARs, the following are the expected deliverables by specialist consultants that will support the EIS:

- Site Survey
- Architectural Plans and Design Statement
- SEPP 65 Design Statement and Assessment
- Landscape and Public Domain Plans and Design Statement
- Waste Management Plan
- Civil Engineering Plans
- Subdivision Plans
- Traffic, Access, and Parking Assessment, including Green Travel Plan and preliminary Construction Pedestrian Management Plan
- Arborist Assessment
- Biodiversity Development Assessment Report (BDAR) waiver
- Stormwater, Groundwater and Drainage Assessment
- Geotechnical and Contamination Assessment
- Noise and Vibration Assessment, including preliminary Construction Noise and Vibration Impact Assessment
- Sustainability Assessment
- BASIX Certificates
- CPTED Assessment
- Wind Impact Assessment
- Aboriginal Cultural Heritage Assessment Report (ACHAR)
- Access Assessment
- Public Art Strategy
- BCA and Fire Safety Assessment
- Infrastructure and Services Report
- Preliminary Construction Management Plan
- Flooding Impact Assessment and preliminary Flood Emergency Response Plan
- QS Statement

7.0 Consultation

FPA and LAHC are committed to a programme of communication and engagement with relevant stakeholders as part of the ongoing pursuance of the Ivanhoe Estate redevelopment project. Consultation has already occurred as part of the Masterplan and Stage 1 approvals and will continue as the development progresses to this next stage of physical works. In preparing the EIS, it is expected that additional consultation will also be undertaken with:

- Ryde Council;
- Utility providers including Sydney Water and Endeavour Energy;
- Transport for NSW;
- State Design Review Panel;
- Existing residents of the surrounding area; and
- Existing landowners and business owners in the surrounding area.

The SSD DA process will also provide further opportunities for community input and for the proponent to respond to any issues raised. FPA and LACH committed to continuing dialogue with the relevant stakeholders and agencies throughout the development assessment process.

8.0 Conclusion

This submission provides information to assist in the preparation of the Secretary's Environmental Assessment Requirements (SEARs) for the detailed design, construction, and operation of Stage 2 of the staged redevelopment of Ivanhoe Estate.

As the proposal is for the purposes of development on behalf of LAHC with a capital investment value of more than \$30 million and is in a State Significant Development Site, it is State Significant Development (SSD) by virtue of Clause 10 of Schedule 2 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP).

We trust that the information provided is sufficient to enable the Secretary to issue SEARs for the preparation of the EIS. Should you have any queries about this matter, please do not hesitate to contact the undersigned.

Yours sincerely,



James McBride
Associate Director
jmcbride@ethosurban.com



Anna Nowland
Principal Planner
anowland@ethosurban.com