

## 2 RMS Meeting notes



### MEETING MINUTES

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

<b>Date</b>	30/08/2017	<b>Time</b>	1:00 pm
<b>Location</b>	RMS Offices, Parramatta		
<b>Attendees</b>	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)	
<b>Apologies</b>	Nil		
<b>Distribution</b>	All as per above		

ITEM	SUBJECT	ACTION	BY
<b>1.0</b>	<b>OVERVIEW AND AGENDA</b>		
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	
<b>2.0</b>	<b>OVERALL ASPIRE CONSORTIUM'S DEVELOPMENT</b>		
2.1	Aspire outlined a summary of the proposed development at Ivanhoe given that the Project Development Agreement has now been executed.	Note	
<b>3.0</b>	<b>TRAFFIC ANALYSIS REPORT AND TRAFFIC GENERATION</b>		
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
<b>4.0</b>	<b>TRAFFIC MODELLING EXERCISE – ROADS AND INTERSECTION OF HERRING RD AND IVANHOE PLACE</b>		
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	1/9/17  Note
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>	Citta – JZ  RMS - BH	
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**

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

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# 4 Fire and Rescue NSW (FRNSW) meeting notes

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@batessmart.com">iculshaw@batessmart.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@batessmart.com">mlesueur@batessmart.com</a>	

## MINUTE ITEMS

	Detail	Action
1.0	<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

	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.	
2.0	<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 on 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
3.0	<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



EF 13/5549, 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 –

- 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,
- given the proximity of the main road, lead dust fallout associated with leaded fuel may be encountered during demolition and subsequent site preparation, and
- 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:

- 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
- 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:

- 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;
- 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;
- demolition, site preparation, bulk excavation and construction phase dust control and management,
- 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.

Page 1 of 4

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

#### 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**

Page 2 of 4

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

# 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



## Acceptance of Offer

Design Offer Expiry Date: 1 December 2017

Ausgrid - MC Reference Number: 1900077516  
Ausgrid - AP/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.	FRASERS PROPERTY _____ print name of person or company
	23 619 909 992 _____ ABN
If you are signing on behalf of a third party, we require their details for invoicing	LEVEL 12, 101 BATHURST ST SYDNEY _____ postal address - line 1
	_____ postal address - line 2
	JOE ZANNINO _____ contact name
	0413 603 635 _____ contact phone number
	joezannino@citta.com.au _____ 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: \_\_\_\_\_

## 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

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

ITEM	SUBJECT	ACTION	BY
<b>1.0</b>	<b>OVERVIEW AND AGENDA</b>		
1.1	This is an introductory meeting with OEH. The agenda for this meeting is attached.	Note	
<b>2.0</b>	<b>PROJECT OVERVIEW</b>		
2.1	Aspire presented an overview of the Ivanhoe development project and indicative program.	Note	
<b>3.0</b>	<b>OVERVIEW OF THE BIODIVERSITY (FRAMEWORK FOR BIODIVERSITY ASSESSMENT) AND HERITAGE STUDIES UNDERTAKEN</b>		
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
<b>4.0</b>	<b>TIMEFRAMES FOR LODGING SSDA for OEH's REVIEW</b>		
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
<b>5.0</b>	<b>BIODIVERSITY CONSERVATION TRUST – OPPORTUNITIES TO RETIRE CREDITS VIA THE TRUST</b>		
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	
<b>6.0</b>	<b>STAGING OF PROJECT AND RETIRING OF CREDITS BY STAGES</b>		
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	
<b>7.0</b>	<b>NEXT STEPS</b>		
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**

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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

The logo for Citta Property Group, featuring the word "citta" in a bold, lowercase, blue sans-serif font.

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Level 23, 6 O'Connell Street  
Sydney NSW 2000

m: 0447 461 614

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# 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



**NSW Ambulance**

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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

