

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.

Visit our website: www.ivanhoeestate.com.au

Send us an email: hello@ivanhoeestate.com.au

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

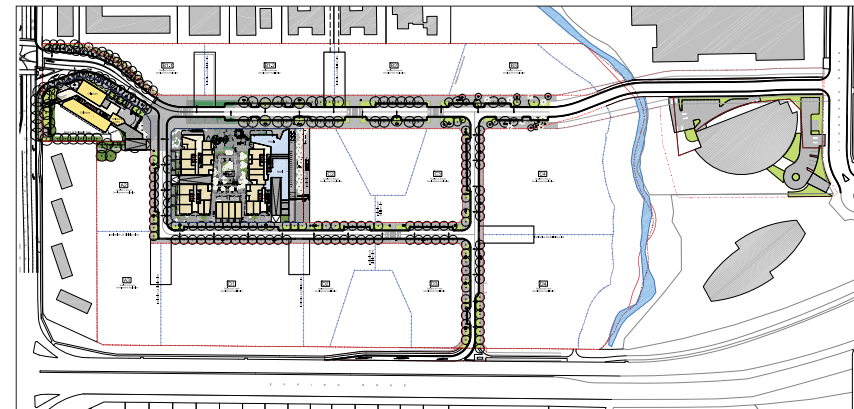
WE ARE SEEKING APPROVAL FOR THE CONSTRUCTION OF TWO BUILDINGS:



artist impression



artist impression



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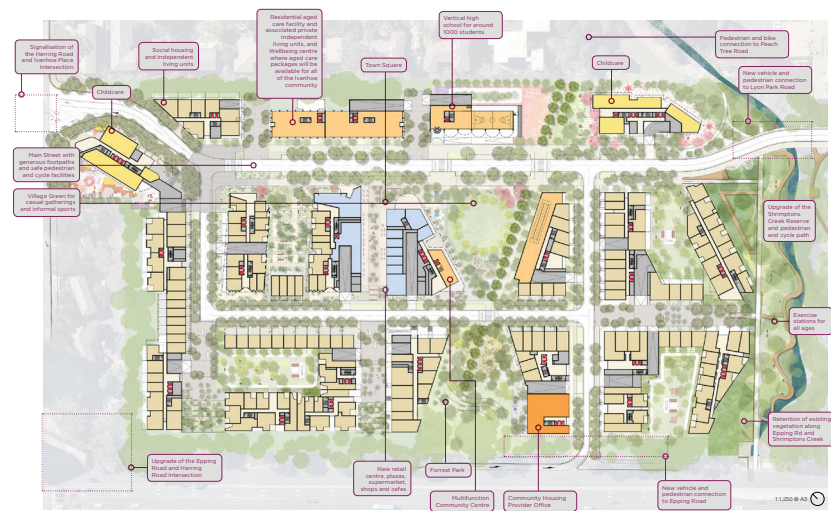
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IVANHOE ESTATE

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 283,000m² 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:

 **Visit our website**
www.ivanhoeestate.com.au

 **Send us an email**
hello@ivanhoeestate.com.au

 **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

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

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 283,000m² 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.
- » 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
- » 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
- » indoor basketball court within school
- » open green spaces
- » swimming pool
- » community centre
- » independent living units
- » revitalisation and enhancement of Shrimptons Creek and its surrounds



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8 Newsletter February 2018

IVANHOE ESTATE UPDATE



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

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.

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

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.



Community Information and Feedback Session


You can meet the Aspire team, ask questions and find out more.

Date: Monday 19 February 2018

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

Time: 5pm-7pm

Can't make it but have some questions or some ideas?

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1800 25 85 65

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Once approved by the Minister for Planning, the Master Plan 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.

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

- » Current planning controls indicate that the site has a gross floor area of around 283,000m² 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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- » independent living units
- » revitalisation and enhancement of Shrimptons Creek and its surrounds.




Have an enquiry about the project?

Please contact us:

 hello@ivanhoeestate.com.au

or

 1800 25 85 65



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www.communitiesplus.com.au



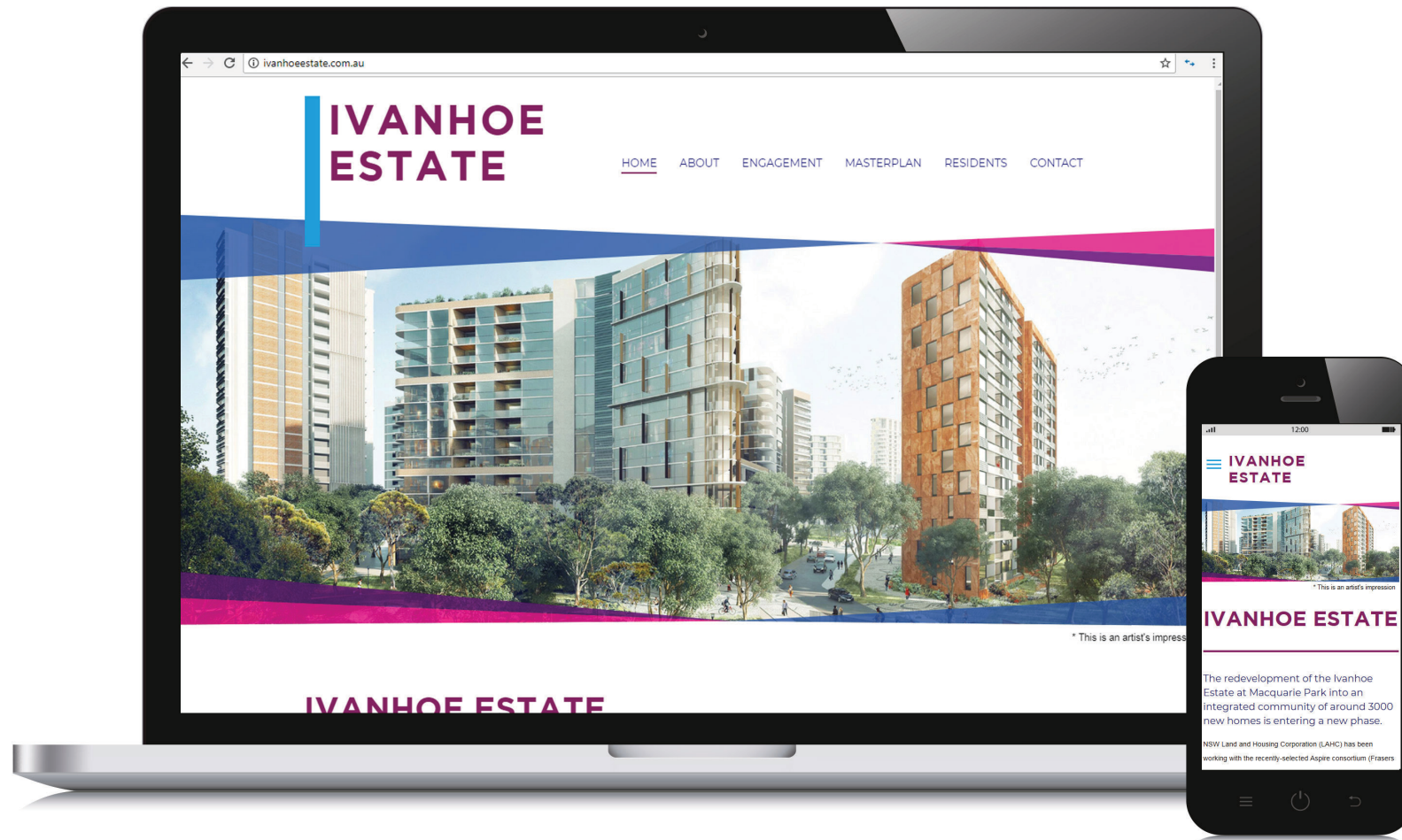
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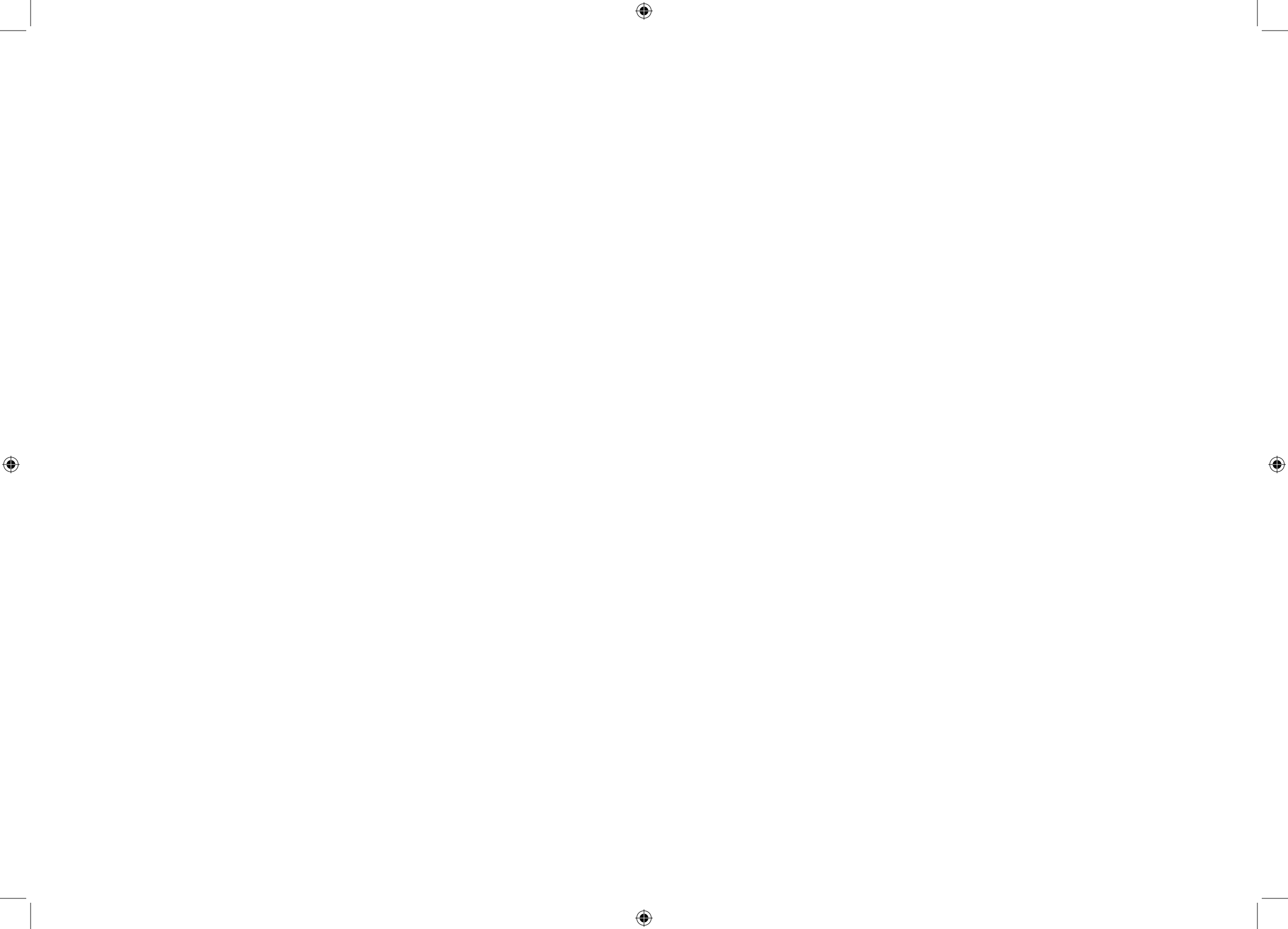
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9 Website





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



Transport
Roads & Maritime
Services

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 | 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

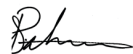
This would form the basis for suggested upgrades that would need to be made to ensure the development impact on the network is negligible

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.

Yours sincerely,



Pahee Rathan
Senior Land Use Planner
Network Sydney – North Precinct

