

Ms Sarah Koshy  
Director, Urban Renewal  
Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001

30 January 2017

Our Ref: D17/7059

Dear Ms Koshy

**Ivanhoe Estate - Proposed Amendment to State Environmental Planning Policy  
(State and Regional Planning)**

Thank you for inviting Council to comment on the proposed amendment to the State Environmental Planning Policy (SEPP) in relation to the Ivanhoe Estate.

The Ivanhoe Estate urban renewal will redevelop the 8Ha site to deliver more than 2,500 dwellings including 128 affordable and 556 social housing units. This project is supported by City of Ryde Council, which has adopted an Affordable Housing Policy that sets a target of 500 affordable housing units within the Ryde Local Government Area. The redevelopment of Ivanhoe Estate will contribute to the delivery of this target. City of Ryde is also actively seeking the delivery of affordable housing on other sites and expects the first of these to be dedicated to Council within the next month.

The Inner North Subregional Strategy set a target for Ryde of 12,000 new dwellings by 2031. Council set the planning in place to deliver and support these. However, Part 3a and Priority Precinct approvals have resulted in anticipated 18,000 dwellings by 2031. The outcome is that the infrastructure to meet future community demand is not identified in Council's current projections exacerbating existing deficits in open space and community facilities in the vicinity of Ivanhoe Estate. Further Macquarie Park suffers from traffic congestion and poor public transport usage which is emerging as an impediment to growth (refer [BIS Shrapnel Strategic Employment Review Macquarie Park 2016](#))

The current planning controls for the site include permissible heights of 65m and 45m and an FSR of 2.9:1. This development capacity was brought into effect through the priority precinct program. Council's submissions to the Herring Road Urban Activation Precinct (UAP) raised significant concerns about increases in population and the shortfall of open space, community facilities and the need for access improvements (including public transport, pedestrian and roads networks). The Herring Road UAP did not address this; deferring infrastructure provision to Council. Council has also raised these matters with respect to the Macquarie Park Strategic Investigation now underway.

The declaration of the Ivanhoe Estate site as State Significant raises some concerns for Council with respect to meeting community needs and infrastructure demand and we would hope that you can address these, if not in the SEPP amendment then by another means that carries some certainty. Please note that these concerns will be amplified if the State Significant planning pathway results in increases to the development capacity over and above the current planning controls. Council's concerns include:

- Retention of existing open space along Shrimptons Creek, including the riparian zone
- Expansion of Shrimptons Creek Park by 4,500sqm (refer Finalisation Report for Herring Road UAP) to support active recreation
- Retention of protected Sydney Turpentine Ironbark Forest species on the site
- Provision of new roads that will complement the Council's proposed road network (Refer Ryde DCP Part 4.5)
- Provision of a new road and pedestrian access across Shrimptons Creek
- Application of City of Ryde Development Contributions Plan to the redevelopment
- Quality design outcomes.

In the last 12 months Council has had a strong working relationship with Housing NSW developing a design guide for the Ivanhoe Estate, which we understand to have been incorporated in the tender package. I enclose this guide for your information.

Should you have any queries please do not hesitate to contact me on 9952 8190 or Lexie Macdonald Senior Coordinator Strategic Planning on 9952 8059.

Yours sincerely,



Liz Coad  
Acting Director City Strategy and Planning

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