

Ivanhoe Estate at Macquarie Park



The Ivanhoe Estate redevelopment is a leading example of government working with the private and non-government sectors to activate a diverse, healthy and sustainable urban redevelopment due to its excellent proximity to jobs, education, transport and community facilities.

More and better social housing

As the first major project being delivered under the Future Directions policy and the Communities Plus program, the redevelopment of the Ivanhoe Estate will see the transformation of 259 social housing properties into a well located socially integrated neighbourhood of around 3,000 units including at least 950 social housing units and 128 affordable rental properties.

The project is being delivered by the Aspire Consortium comprising development partners Frasers Property Australia and Citta Property

Group and the community housing partner Mission Australia Housing.

The project is self-funding and will deliver an increase in social housing at no net cost to the State budget.

Eligible tenants who wish to return are able to do so as soon as the first social housing dwellings are completed.

Social housing dwellings will be seamlessly integrated throughout the development and will be indistinguishable from private dwellings.

More opportunities, support and incentives for social housing residents

In addition to the community facilities, over \$21 million of funding will be generated through the redevelopment to be invested in social housing programs within Ivanhoe. Mission Australia Housing will provide specifically tailored support to assist social housing residents with education, training and employment services.

Employment and training opportunities will be facilitated through:

- on site operations such as landscaping, maintenance and administration

- links to businesses within the Ivanhoe Precinct such as the high school, childcare facilities, aged care facilities and the retail outlets
- links with businesses in the wider Macquarie Park area
- links to construction opportunities through the developer and their subcontractors.

Tenants that are able to transition to housing independence will be encouraged to do so and the provision of on site transitional social and affordable housing will help to facilitate these steps.

Health and aging in place

The Ivanhoe redevelopment provides a range of housing options to suit all target resident groups. Residents aging in place are a key demographic on the Housing Register and particularly in the Ryde area. This need is addressed by the inclusion of:

120

bed residential
aged care facility

141

social housing
independent
living units

132

private
independent
living units

**WELLBEING
CENTRE**

Aged care packages will
be available for all members
of the Ivanhoe community

Signalisation of the Herring Road and Ivanhoe Place intersection

141 social housing and 132 private independent living units

120 bed residential aged care facility and Wellbeing centre where aged care packages will be available for all of the Ivanhoe community

Town Square

Vertical high school for around 1000 students

Multifunction Community Centre that includes a hall, gymnasium and pool

New vehicle and pedestrian connection to Peach Tree Road

New vehicle and pedestrian connection to Lyon Park Road

Main Street with generous footpaths and safe pedestrian and cycle facilities

Village Green for casual gatherings and informal sports

Childcare

RACF

Multi-Purpose Hall and Vertical High School Site

Childcare

Supermarket

Upgrade of the Shrimptons Creek Reserve and pedestrian and cycle path

Exercise stations for all ages

Retention of existing vegetation along Epping Road and Shrimptons Creek

Upgrade of the Epping Road and Herring Road intersection

New retail centre, plazas, supermarket, shops and cafes

Forrest Park

Community Housing Provider Office

New vehicle and pedestrian connection to Epping Road

New community facilities

The redevelopment will be supported by new infrastructure and will deliver \$120 Million worth of community facilities such as the:



- Multifunction Community Centre (hall, gymnasium and pool)
- Community hub and village green where community focused activities can be run
- Retail centre including a plaza, supermarket, shops and cafes
- Parks, play areas and exercise stations for all ages
- Community gardens

The integration of facilities is key to providing social inclusion benefits and engagement opportunities for all residents in the Ivanhoe community.

Improved access to education

The redevelopment will contribute to managing the growing educational demand in Macquarie Park by providing:



A new non-government year
7 to 12 co-ed vertical high school

1,000 students

open to the whole community that can also be
used for adult education outside school hours.

Two new **75**

place child care centres,
open to all members of
the community.

Sustainable development

5 Star Green Star buildings and 6 Star Green Star Community ratings.	Preservation of the Sydney Turpentine Ironbark forest and the Shrimptons Creek Riparian Corridor.	Low cost energy for all residents through the purchase of bulk grid electricity and the integration of renewable energy.	Heating to social housing residents provided at a low to zero cost.
Carbon neutral in operation without any charge to residents.	Integrated Water Cycle Management where rainwater will be collected for reuse.	Connectivity and permeability of the urban design encourages public transport use.	50 share car spaces and at least one bicycle parking space to be provided for each dwelling.

Next steps

For tenant related information please call the FACS team on 1800 295 406.

For project information please visit www.communitiesplus.com.au.

A detailed masterplan will be prepared over the next 6 months and will be placed on public exhibition in early 2018.

