Context

Ivanhoe Estate at Macquarie Park

NSW GOVERNMENT

Communities Plus

Ivanhoe Estate at Macquarie Park

Entry from Peach Tree Road

To Macquarie Centre and Macquarie University Train Station and Cottonwood Park

Exit to Macquarie University, Macquarie University Train Station, Macquarie Centre and M2 Motorway

Entry from Herring Road

Aged Care Precinct

High school and multifunction community centre

Childcare

Exit to Macquarie Business park

Childcare

Entry from Lyon Park Road

Upgrade to existing pedestrian and cycle paths

Retail and community hub

Pedestrian connections through the site

Mixed Residential

Entry from Epping Road

To Ryde Community Sports Centre

Ivanhoe Estate at Macquarie Park

Draft Masterplan

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

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

Childcare

RACF

Multi-Purpose Hall and Vertical High School Site

Childcare

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Supermarket

Mission Australia Office

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Social Infrastructure Outcomes

Ivanhoe Estate at Macquarie Park

A integrated community of social, private and affordable dwellings supported by $120 million of social and community infrastructure:

- A new 1000 student non-government, co-ed vertical high school
- Two 75 place child care centres
- 120 bed residential aged care facility and wellbeing centre
- Over 250 aged independent living units
- Over a third of the site will be open or green space
- Multifunction Community Centre
- Community Hub and the Retail Centre

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Social Program Outcomes

Ivanhoe Estate at Macquarie Park

Addressing housing needs and providing opportunities to transition to housing independence:

- **$21.08M** funding reinvested into social program outcomes
- Mixed community of private, affordable and social dwellings
- Plans to connect social housing residents with education, training, employment and support services
- A range of housing models to support social housing residents transition to independence

Sustainability

Ivanhoe Estate at Macquarie Park

Leading edge sustainability design practices include:

- 5 Star Green Star buildings and 6 Star Green Star community ratings
- Carbon neutral in operation without any charge to residents
- Bulk grid electricity and renewable energy provides low cost energy
- Heating to the social housing residents provided at a low to zero cost
- Integrated Water Cycle Management where rainwater will be collected for reuse
- Preservation of the Sydney Turpentine Ironbark forest and the Shrimptons Creek Riparian Corridor
- 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