

FOR APPROVAL

Key	
Site Boundary	
Lot Boundary	
Indicative Lot Division Line	
LEP Maximum Building Height (Interpreted from LEP Map PDF)	
Creek line (approximate) with Top of Bank (approximate)	
Riparian Corridor edge (Based upon ADWJ drawing Q2180-PSK-011-013-A)	
Zone RE1 Public Recreation (Interpreted from LEP Map PDF)	
Zone E2 Environmental Conservation (Interpreted from LEP Map PDF)	
Buildable Area below 75m Maximum Building Height	
Buildable Area below 65m Maximum Building Height	
Buildable Area below 45m Maximum Building Height	
4 Storey Subsite area above proposed ground level	
Existing Buildings	

Revision	Date	Description	Initial	Checked
7	24.08.18	Respond to Submissions	YL	MA
6	17.08.18	Respond to Submissions - DRAFT	YL	MA
5	23.07.18	Response to Submissions - DRAFT	YL	MA
4	10.06.18	DRAFT - amended to suit DOP comments	WM	MA
3	14.12.17	Proposed adjusting site information omitted	WM	MA
2	27.11.17	Submission for LABC Assessment	WM	MA
1	20.11.17	Stage 1 DA Submission: DRAFT	WM	MA

Ivanhoe Estate Masterplan  
Macquarie Park, NSW  
Masterplan  
Envelope Control Plan

0 2.5 5 10 15 25 m

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings under the fabrication of any components.  
All drawings are to be in accordance with all relevant standards and specifications.  
Do not scale drawings - refer to figure dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.  
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1:500@B1, 1:1,000@B3		
Drawn	WM	Checked	MA
Project No.	S12067		
Status	For Approval		
Plot Date	23/8/2018 1:00 PM		
Plot File	S:\12067\2018\12067_Fessers_Ivanhoe\01_Cat\PlotDA01.dwg ... 1:MP.100[7].dwg		
Drawing No.	[Revision]		

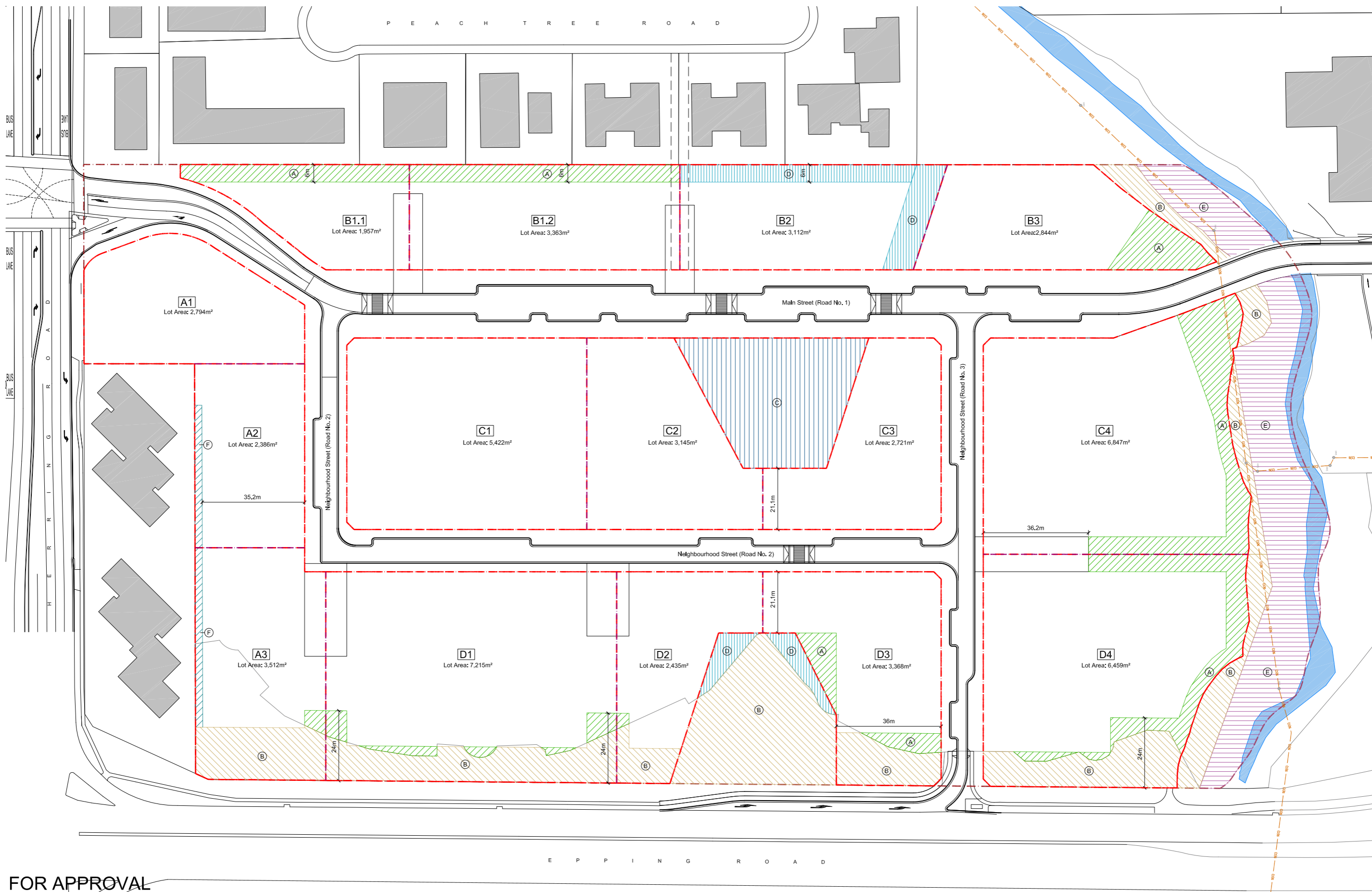
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Site Area	82,789m <sup>2</sup>
Potential Deep Soil	4,163m <sup>2</sup>
% of Site Area	5.0%
Potential for additional Deep Soil within Ecological Corridor	6,951m <sup>2</sup>
% of A + B of Site Area	13.4%
Potential for Deep Soil within Village Green	2,139m <sup>2</sup>
Other Potential for other Deep Soil	1,291m <sup>2</sup>

% of A + B + C + D of Site Area	17.6%
Potential Deep Soil within RE1 Zone	3,800m <sup>2</sup>
% of A + B + C + D + E of Site Area	22.2%
Potential Deep Soil under minimum dimensions (excluded from calculations)	278m <sup>2</sup>

Existing Sewer - ADWJ drawing 300001-SSK-001\_A

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1	20.11.17	Stage 1 DA Submission: DRAFT	WM	MA
2	27.11.17	Submission for LABC Assessment	WM	MA
3	14.12.17	Proposed adjoining site information omitted	WM	MA
4	08.03.18	A1 & B1.1 Lot boundaries amended	WM	MA
5	24.08.18	Respond to Submissions	YL	MA

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### Ivanhoe Estate Masterplan Macquarie Park, NSW Masterplan Deep Soil Areas

0 2.5 5 10 15 25 m

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# **APPENDIX B**

## **DEVELOPMENT DESIGN GUIDELINES**

# IVANHOE MASTERPLAN

DEVELOPMENT DESIGN GUIDELINES  
DOCUMENT NO. S12067-002  
ISSUE K  
SEPTEMBER 2018

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IVANHOE  
DESIGN GUIDELINES

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# 01. NORTH EAST DEVELOPMENT LOTS (B1-B2)

**OBJECTIVES**

A. To allow for a future pedestrian and cycle connection from Main Street to Peach Tree Avenue

B. To provide opportunities for solar access to Main Street

C. To balance privacy and visual amenity to neighbouring sites

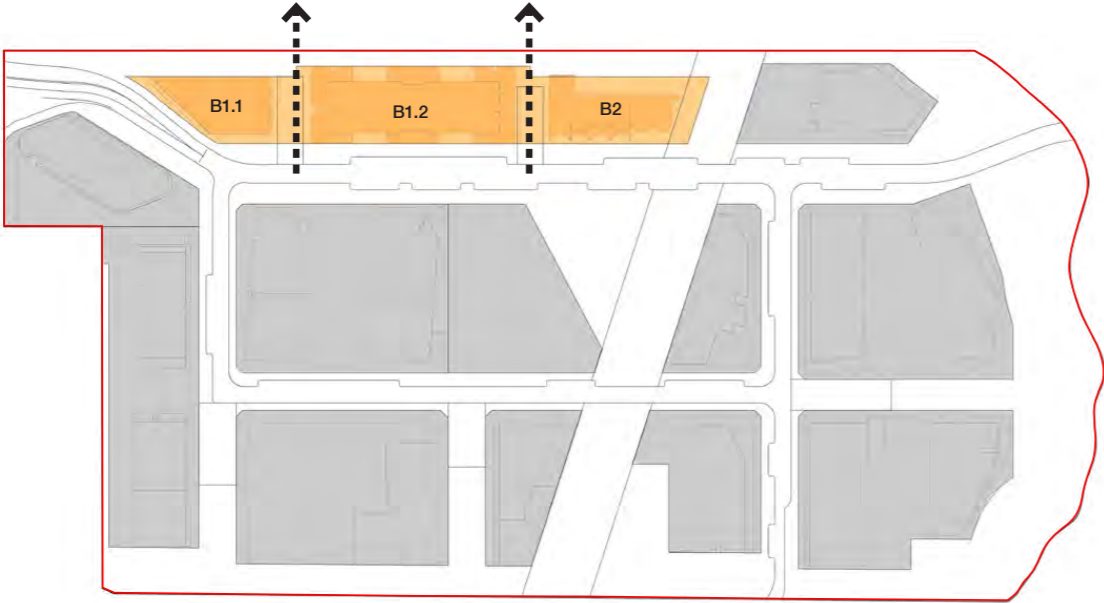
**PROVISIONS**

1. Lot B1/B2 should be separated into three discrete buildings

2. Building separation should be of sufficient width to provide a pedestrian and cycle connection to Peach Tree Avenue

3. Avoid blank walls facing neighbouring sites

4. Where windows are proposed within 7m of the boundary, provide screening to mitigate overlooking of neighbouring sites



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DESIGN GUIDELINES

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# 02. PUBLIC AND COMMUNAL OPEN SPACE

**OBJECTIVES**

A. To retain and enhance the existing publicly accessible open space along Shrimptons Creek corridor.

B. To connect new public spaces to the existing open space network.

C. To provide an adequate area of communal open space to enhance residential amenity and to provide opportunities for landscaping.

**PROVISIONS**

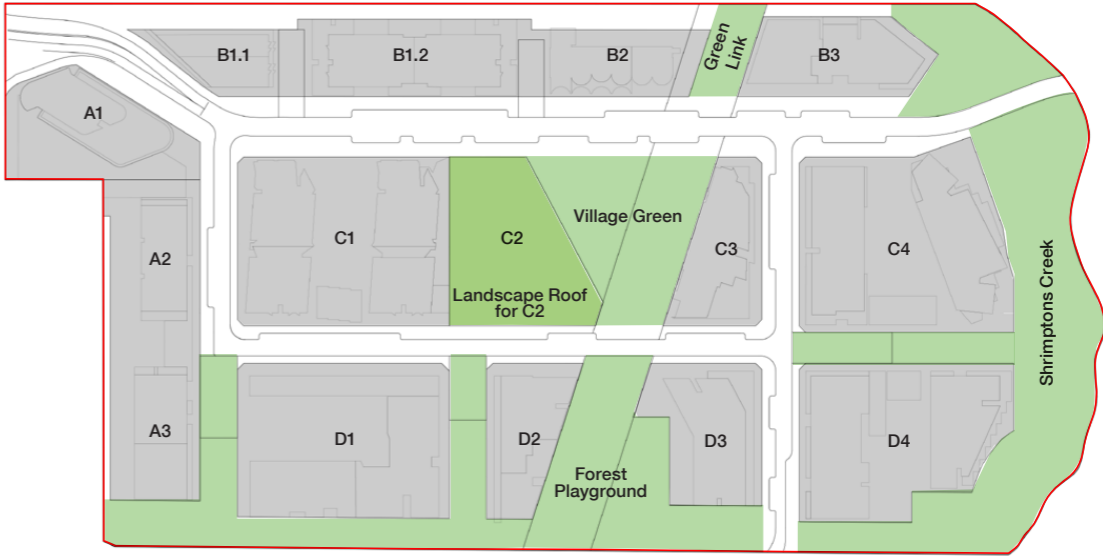
1. The Shrimptons Creek Corridor is to be embellished and dedicated to Council as public open space.

2. A Village Green should be provided between C1 and C3. A minimum of 3,300 sqm should be usable area. The remainder should be landscaped roof to building C2.

3. A Forest Playground of 3,900 sqm usable area should be provided between Lots D2 and D3.

4. Publicly accessible open spaces should connect Shrimptons Creek, the Village Green, Town Square, and Epping Road landscape corridor.

5. Each lot should provide a mix of public and communal open space with a combined minimum area equal to 25% of the lot area, except Lots A1 and B3 which are not required to provide public or communal open space.



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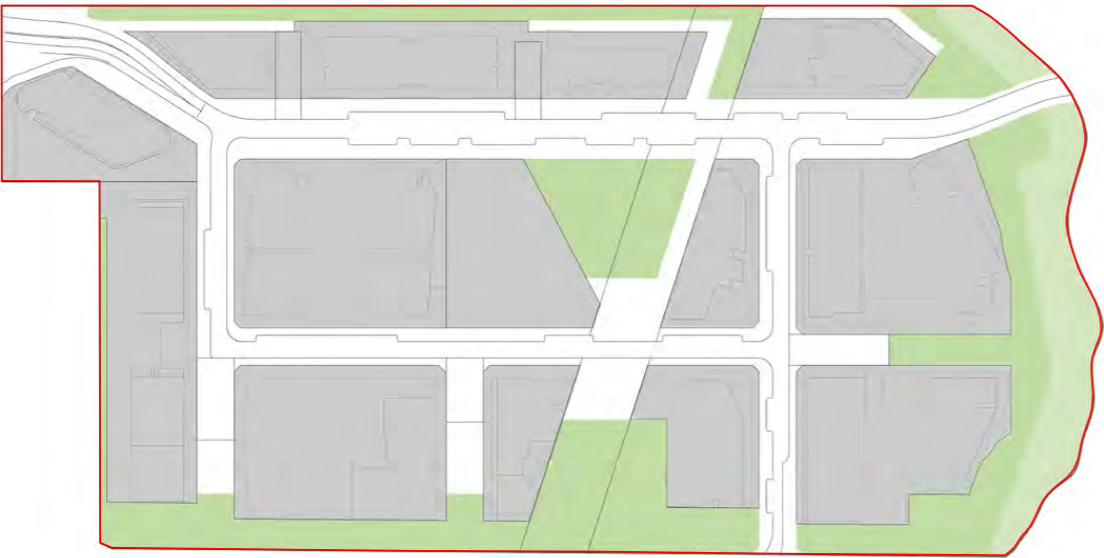
# 03. DEEP SOIL ZONES

OBJECTIVES

- A. To retain existing mature trees and to support healthy tree growth.
- B. To provide passive recreation opportunities.
- C. To promote management of water and air quality.

PROVISIONS

- 1. The area of deep soil within site, excluding RE1 zoned land, should be no less than 17% of the site area
- 2. Deep soil zones should have a minimum dimension of 6m, except where they abut a side boundary or road reserve which also provides deep soil, where a minimum dimension of 2.5m is acceptable.



Deep Soil  
Deep Soil in RE1 Zone

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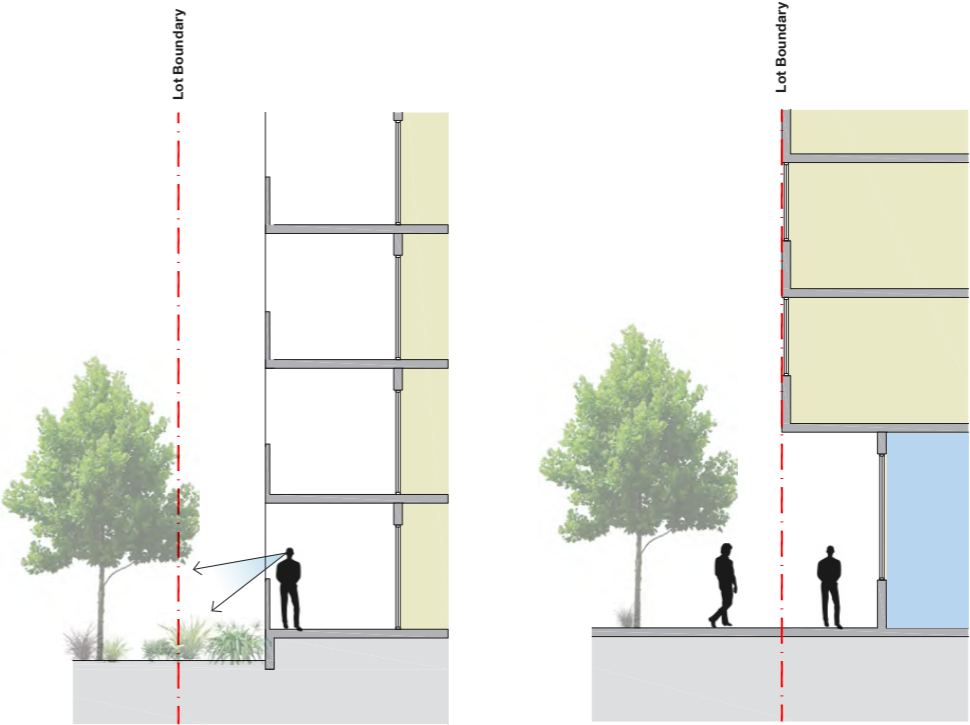
# 04. PUBLIC DOMAIN INTERFACE

OBJECTIVES

- A. To transition between private and public domain without compromising safety and security.
- B. To retain and enhance the amenity of the Shrimptons creek corridor.
- C. To maximise the amenity of new streets and public open spaces.

PROVISIONS

- 1. Apartments, balconies and courtyards fronting Public Open Space such as Shrimptons Creek landscape corridor, Epping Road landscape corridor, Village Green and Forest playground should be provided with a landscaped buffer to separately define public and private space but maintain passive surveillance.
- 2. Community and retail uses should provide an active frontage to the Village Green.
- 3. Communal open space should be clearly defined and separate from the public domain.



Residential

Retail/  
Community

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# 05. ACTIVE FRONTAGES

**OBJECTIVES**

A. To provide active frontages with a distinctive civic character to Main Street.

B. To ensure that public spaces and streets are activated along their edges.

C. To maximise street frontage activity where ground floor apartments are located.

D. To deliver amenity and safety for residents when designing ground floor apartments.

**PROVISIONS**

1. Buildings A1 and B2 should accommodate a childcare centre at ground level

2. Buildings B1.2, C1, C2, C3 should accommodate retail and / or communal uses at ground level fronting Main Street and the Village Green

3. Building D3 should provide ground level office space for the community housing provider.

4. Direct street access should be provided to ground floor apartments

5. 2-4 storey residential typologies should be considered on street frontages of apartment buildings fronting neighbourhood streets.

Childcare

Community

Retail

CHP Office

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# 06. PEDESTRIAN AND VEHICULAR ENTRY LOCATIONS

**OBJECTIVES**

A. To provide building entries and pedestrian access that connects to and addresses the public domain.

B. To provide accessible and easily identifiable building entries and pathways.

C. To minimise conflicts between vehicles and pedestrians

D. To create high quality streetscapes

**PROVISIONS**

1. Primary building entries should address the street.

2. Vehicle entries should avoid Main St where possible.

3. Internal loading docks will be shared wherever possible to limit the amount of driveways to improve public amenity and streetscapes.

4. Ensure loading docks are capable of accommodating vehicles for both garbage collection and move ins / move outs.

5. Where internal dedicated loading docks are not possible, on-street loading zones will be discretely located near building entries.

Pedestrian Entry

Vehicular Entry

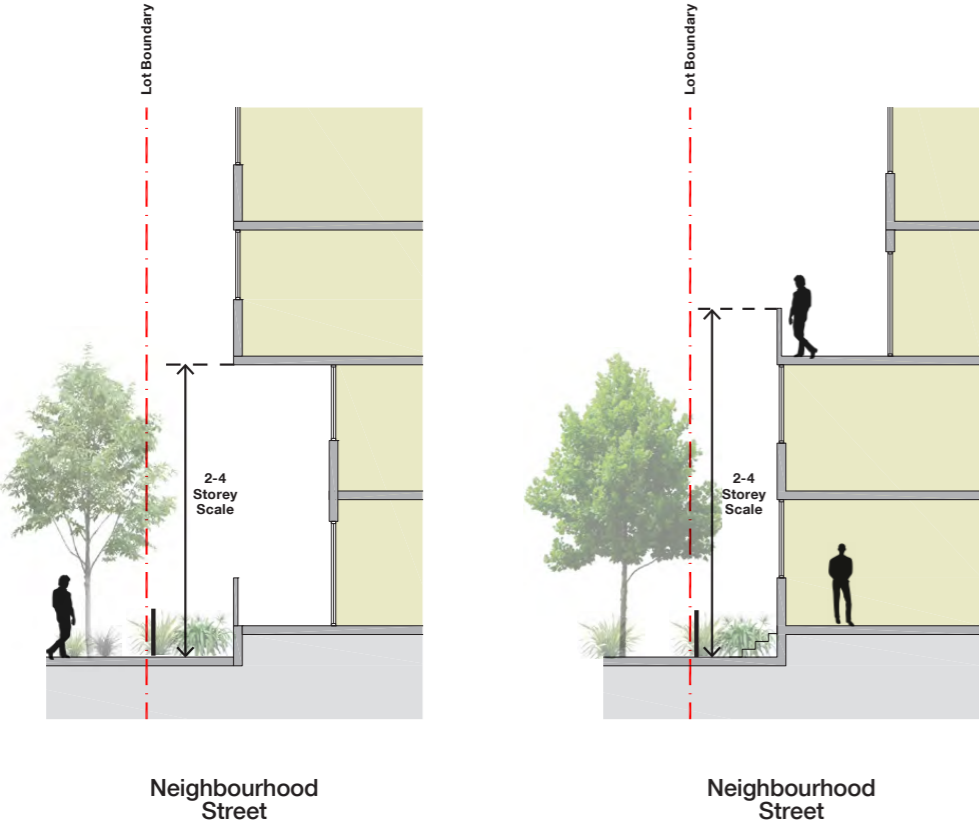
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# 07. STREET WALL HEIGHT

- OBJECTIVES**

  - A. To provide buildings that positively contribute to the physical definition of the public domain.
  - B. To reduce the scale of buildings as perceived from the public domain.
- PROVISIONS**

  - 1. On neighbourhood streets, buildings should express a 2-4 storey scale on the lowest levels of the building.



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# 08. GROUND LEVEL STREET SETBACKS

- OBJECTIVES**

  - A. To provide buildings that positively contribute to the physical definition of the public domain.
  - B. To transition between private and public domain without compromising safety and security.
  - C. To provide a landscape design which contributes to the streetscape and residential amenity.
- PROVISIONS**

  - 1. On neighbourhood streets, the lower levels of buildings should be set back a minimum of 2m from the lot boundary.
  - 2. On main street, the lower levels of buildings should have an average set back of 2m from the lot boundary.
  - 3. On neighbourhood streets, setback zones should be landscaped to balance street activation and residential amenity.



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DESIGN GUIDELINES

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# 9. UPPER LEVEL SETBACKS

**OBJECTIVES**

A. To reduce the scale of buildings as perceived from the public domain.

B. To minimise the adverse wind impact of down drafts from tall buildings

**PROVISIONS**

1. On neighbourhood streets, upper floors of buildings should be set back a minimum of 4.75m from the lot boundary.

2. On Main Street, upper levels of buildings can be built to the lot boundary, subject to building separation requirements of SEPP65.

Lot Boundary

Min. 4.75m

Neighbourhood Street

Lot Boundary - No Setback Required

Main Street

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IVANHOE  
DESIGN GUIDELINES

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# 10. SETBACK TO SHRIMPTONS CREEK

**OBJECTIVES**

A. To provide buildings that positively contribute to the physical definition of the public domain.

B. To reduce the scale of buildings as perceived from the public domain.

C. To minimise the adverse wind impact of down drafts from tall buildings

**PROVISIONS**

1. Buildings fronting Shrimptons Creek should be set back a minimum of 5m from the edge of the Riparian Corridor.

2. Buildings fronting Shrimptons Creek should express a 2-4 storey scale on the lowest levels of the building.

3. Fronting Shrimptons Creek, upper levels of buildings should be set back a minimum of 8m from the edge of the Riparian Corridor.

4. Buildings fronting Shrimptons Creek should be articulated into multiple parts so that unbroken facades are no longer than 30m.

5. Refer to design guideline 4 regarding the interface of public and private space.

Riparian Corridor

Min. 8m

Min. 5m

Deep Soil Zone

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# 11. ROOFTOPS

- OBJECTIVES**
  - A. To maximise opportunities to use roof space for residential accommodation and open space.
  - B. To incorporate sustainability features into the roof design.
  - C. To minimise the visual impact of roof plant.
- PROVISIONS**
  - 1. Private and communal roof terraces should be provided where possible.
  - 2. Roofs that are overlooked by other buildings should provide either communal open space or landscape planting.
  - 3. Plant areas should be screened from view.
  - 4. Upper level roofs should accommodate solar panels.
  - 5. Roof levels are to provide interesting silhouettes with no residential accommodation allowed above the maximum approved height.

# 12. FAÇADE EXPRESSION AND MATERIALS

- OBJECTIVES**
  - A. To define and reinforce a distinctive character within the masterplan precinct.
  - B. To express building functions.
  - C. To create buildings which will improve with age.
- PROVISIONS**
  - 1. The lower levels of residential buildings should use masonry as the predominant facade material.
  - 2. Render should be avoided as the primary facade material.
  - 3. Façade materials should be self-finished, durable and low maintenance.
  - 4. Use of colour in building façades should focus on warm, naturally occurring hues.

# 13. DESIGN EXCELLENCE

- OBJECTIVES**
  - A. To ensure architectural diversity is achieved.
  - B. To achieve a high standard of architectural and urban design, materials and detailing appropriate to the building type and location.
  - C. To ensure the form and external appearance of the buildings improve the quality and amenity of the public domain.
  - D. To ensure buildings meet sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security and resource, energy and water efficiency.
- PROVISIONS**
  - 1. Buildings should be designed in accordance with the Ivanhoe Masterplan design excellence strategy prepared by Ethos Urban.

# 14. UNIVERSAL DESIGN

- OBJECTIVES**
  - A. Universal design features are included in apartment design to promote flexible housing for all community members.
  - B. A variety of apartments with adaptable designs are provided.
- PROVISIONS**
  - 1. 100% of social dwellings should incorporate the Liveable Housing Guideline's silver level universal design features
  - 2. 5% of market and affordable dwellings should be wheelchair adaptable to meet the requirements of AS4299 Class C.

# **APPENDIX C**

## **DRAWINGS FOR INFORMATION**

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