

**NEIGHBOURHOOD MEWS**

**VISION**

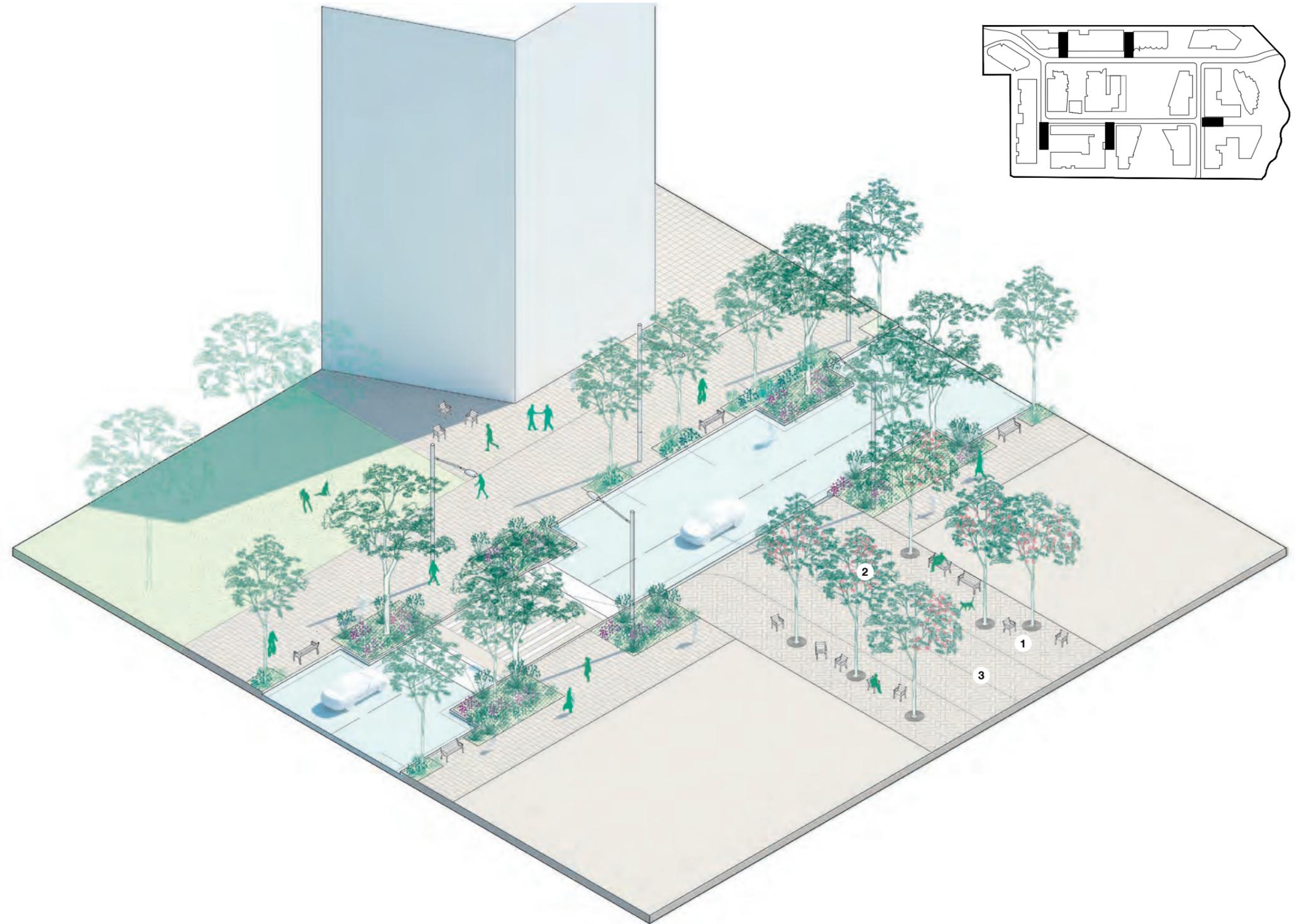
The Neighbourhood Mews are small scale plaza's located between buildings, with extensive tree planting, creating a human scaled, pedestrian environment. Tree planting and street furniture will be informally located to give precedence to pedestrian use over vehicular.

These are the spaces for back street kick about and small neighbourhood gatherings and events.

**Function + Program:**

The Neighbourhood Mews are located off both Main Street and the Neighbourhood Streets and form the space between a number of the buildings across the site. They are located as driveway access to parking basements, however are designed as shared use spaces, small plazas with pedestrian priority.

Each mews is a flush paved surface, with tree planting and street furniture located to define and vehicular paths of travel.



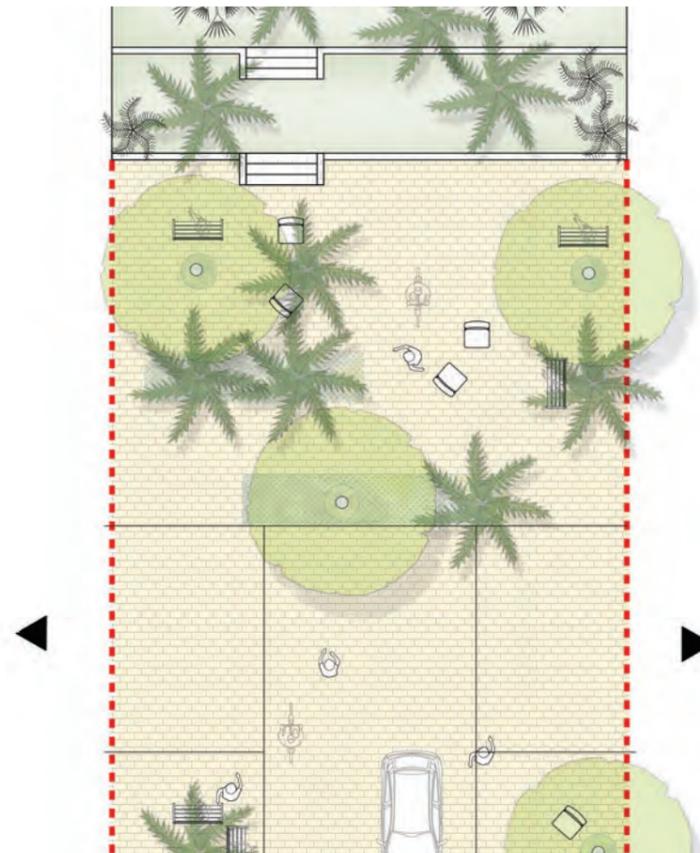
**Neighbourhood Mews**

- 1/ Street furniture defining edge of vehicular road
- 2/ Generous tree planting frame the street and break up parkign bays
- 3/ Flush paved road



14.5m  
Road Reserve  
(May vary along the length of the street)

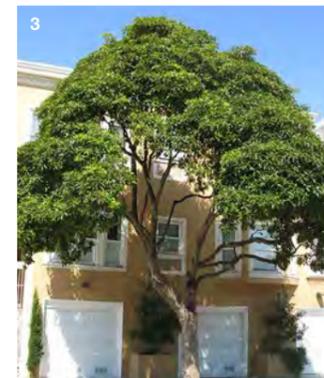
**TYPICAL SECTIONS & PLAN**





**CHARACTER, MATERIALITY & PLANT PALETTE**

**BENCHMARK IMAGES**  
1/ Kensington Street, Chippendale  
2/ New Road, Brighton, UK



**PLANT PALETTE**  
1/ *Howea forsteriana*  
2/ *Livistona australis*  
3/ *Pittosporum undulatum*  
4/ *Pittosporum undulatum* flower  
5/ *Tristaniopsis laurina*  
6/ *Tristaniopsis laurina* flower



**MATERIALITY**  
1/ Paving  
2/ Paving  
3/ Facade  
4/ Bleachers  
5/ Paving  
6/ Furniture

## 4.4 PUBLIC OPEN SPACE

*The Ivanhoe development includes a range of public spaces designed to cater to the diverse needs of the anticipated residents. This includes a wide spectrum of ages and income groupings, household and family type.*

*The largest contiguous open space is the Shrimptons Creek corridor and parklands adjacent to the site. This zone will be significantly upgraded in works that will complement the City of Ryde's proposed creek master plan works. These works extend from Ivanhoe to Waterloo Road.*

*The Green Link that extends from the creek corridor across the Ivanhoe site to the Epping Road buffer connects three major open space areas: The School Garden, Village Green and Forest Playground.*

*A series of smaller, more intimate Neighbourhood Gardens will add to the range of local open spaces, as will the Forest Thresholds which provide landscaped connections at the end of the Neighbourhood Mews/Driveway zones between residential buildings.*

*The community centre forecourt adds a well detailed green urban space to the public domain. This zone extends to a series of landscapes terraces stepping down to the Village Green.*

**VILLAGE GREEN**

**VISION**

A recreational space where connections are made; the Village Green is sited between Main Street and the parallel neighbourhood street. It is surrounded by active uses with the community centre and swimming pool on its northwestern edge and the retail zone on the Green Link, on the southeastern side. A vibrant, activate and sunny central space with a diverse landscape, terraced edges, a play space and open green field.

**Character:**

At the centre of the green is a large open lawn with a raised edges covered in trees. Planting and topography enclose the space. Informal tree planting creates outdoor rooms and sheltered spaces for relaxation and play.

**Function + Program:**

A place where people come to dine or picnic along the edges, recline on the green bank or people watch under the summer sun. The Village

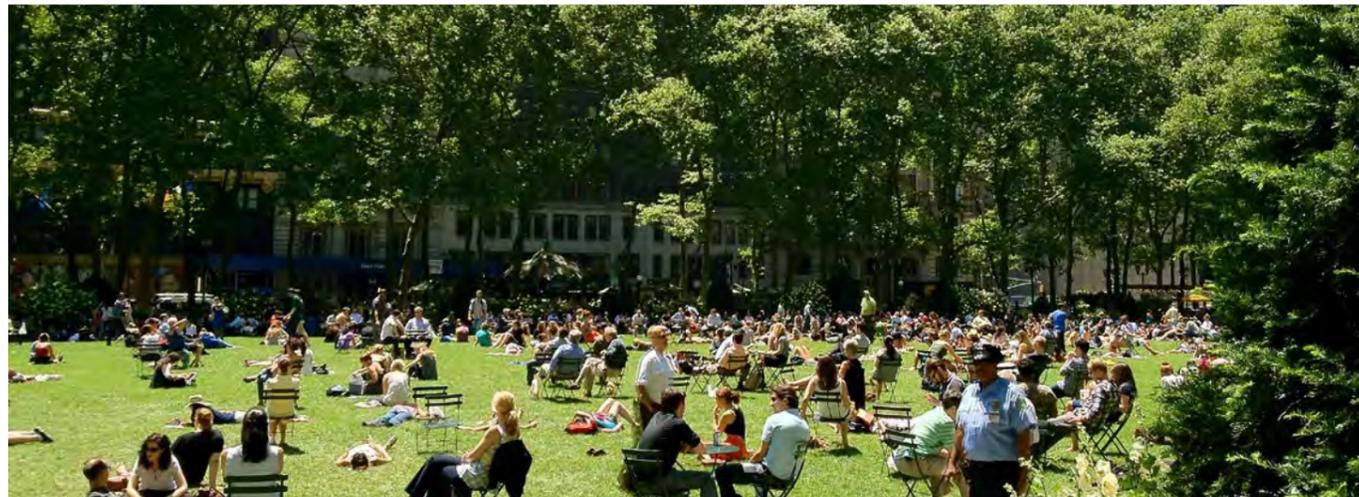
Green is a simple space for casual gathering or programmed events. Landscaped terraces and grouped trees encircle the central lawn and the playspace. Pathways weave through the landscape providing access to the lawn, the playground and across to the Green Link. The terrace and bleacher steps provide broad sitting areas overlooking the green where outdoor dining or picnics might take place.

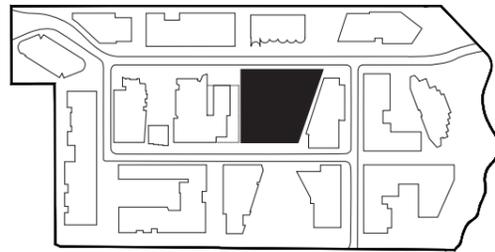
**Topography**

Levels work to provide a stepped / terraced enclosure to the space and amphitheatre

**Size + Scale**

Approximately 3800m<sup>2</sup> plus approximately 900m<sup>2</sup> of accessible and green areas of future community centre





**VILLAGE GREEN**

**LEGEND**

- 1/ Village Green, a flat circular lawn for small events, gatherings and kicking a ball
- 2/Seasonal tree planting surrounding the Village Green
- 3/Accessible path
- 4/Village Green level entry to Swimming Pool
- 5/Active landscape terraces, including seating and games (ping pong, chess)
- 6/Bleacher steps into Village Green
- 7/Outdoor dining seating on edge of green
- 8/Playground





AA/ NORTH SOUTH SECTION



BB/ EAST WEST SECTION



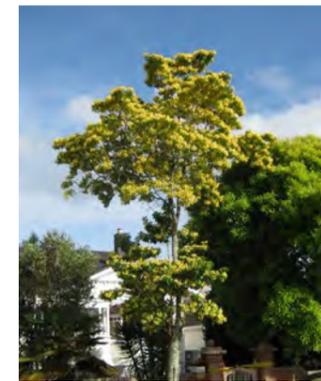
CC/ EAST WEST SECTION



**CHARACTER, MATERIALITY & PLANT PALETTE**

**BENCHMARK IMAGES**

- 1/ Teleki Square, Budapest
- 2/ Darling Harbour, Sydney
- 3/ Granary Square, Kings Cross, London



**PLANT PALETTE**

- 1/ Waterhousia floribunda
- 2/ Brachychiton discolor
- 3/ Eucalyptus salignus

- 4/ Hymenosporum flavum
- 5/ Livistona australis
- 6/ Stenocarpus sinuatus



**MATERIALITY**

- 1/ Lawn
- 2/ Bleachers
- 3/ Furniture
- 4/ Stairs
- 5/ Paving
- 6/ Paving

**FOREST PLAYGROUND**

**VISION**

A nature based playground aimed at 5yrs old and upwards, embedded into the natural history of the site. It will be a focus for the children of Ivanhoe, a place to be proud of and once that will be known throughout Ryde as the playground to come to for excitement, as well as the chance to hang out with friends.

**Character:**

The playground will be nature based, with timber materials, using a mixture of reclaimed materials and new pieces. The playground is set amongst existing trees and celebrates the steep topology of the site.

**Function + Program:**

A Playground for 5yrs and upwards.

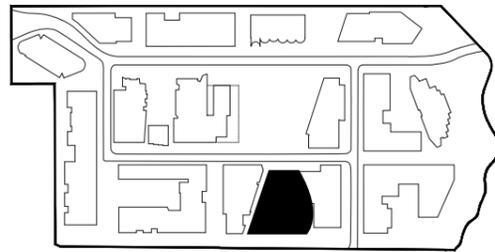
**Topography**

The playground is accessible from the neighbourhood street. It will be designed to work with the proposed levels of surrounding buildings and celebrate changes in level through playable items, sloping lawns and ramped footpaths. The playground slopes steeply to Epping Road and this will be achieved through gentle amphitheatre steps that wind through the existing trees.

**Size + Scale**

Approximately 3900m<sup>2</sup>





**FOREST PLAYGROUND**

**LEGEND**

- 1/The Forest playground
- 2/Elements of natural play, "spilling" into surrounding landscape, creating opportunities for exploration and discovery
- 3/Accessible route from Mission Australia garden to the Neighbourhood Street
- 4/Mission Australia garden
- 5/Accessible route from Mission Australia garden to playground
- 6/Stepped amphitheatre through existing trees
- 7/Potential link to Epping Road





AA/ NORTH-SOUTH ELEVATION



BB/ EAST-WEST SECTION



**CHARACTER, MATERIALITY & PLANT PALETTE**

**BENCHMARK IMAGES**

- 1/ Adelaide Zoo Nature Play Space, Wax Design
- 2/ Adelaide Zoo Nature Play Space, Wax Design
- 3/ Cranbourne Gardens, Victoria. Taylor Cullity Lethealan



**PLANT PALETTE**

- 1/ Eucalyptus salignus
- 2/ Melaleuca leucadendra
- 3/ Pincushion Protea
- 4/ Acacia pycnantha
- 5/ Blechnum nudum
- 6/ Xanthorrhoea glauca



**MATERIALITY**

- 1/ Furniture
- 2/ Gabion
- 3/ Bleachers
- 4/ Play equipment
- 5/ Play equipment
- 6/ Furniture

### SCHOOL GARDEN AND PLAYGROUND

#### VISION

A vibrant active play and gathering area associate with the proposed school and child care centre. The area will offer the opportunities for organised sport, individual play, gathering areas and quieter garden moments associated with the child care centre.

Character:

Vibrant, colourful and educational. The space is intersected by the green link, tying the space into the wider public space network, both on site and beyond.

Function + Program:

An active play zone for exercise, team sports and school gatherings

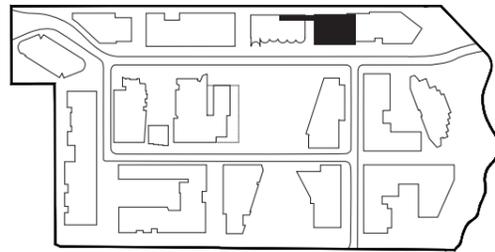
Topography

The playground will be relatively flat, with a steps down into the school play zone from the Green Link.

Size + Scale

Approximately 1800m<sup>2</sup>

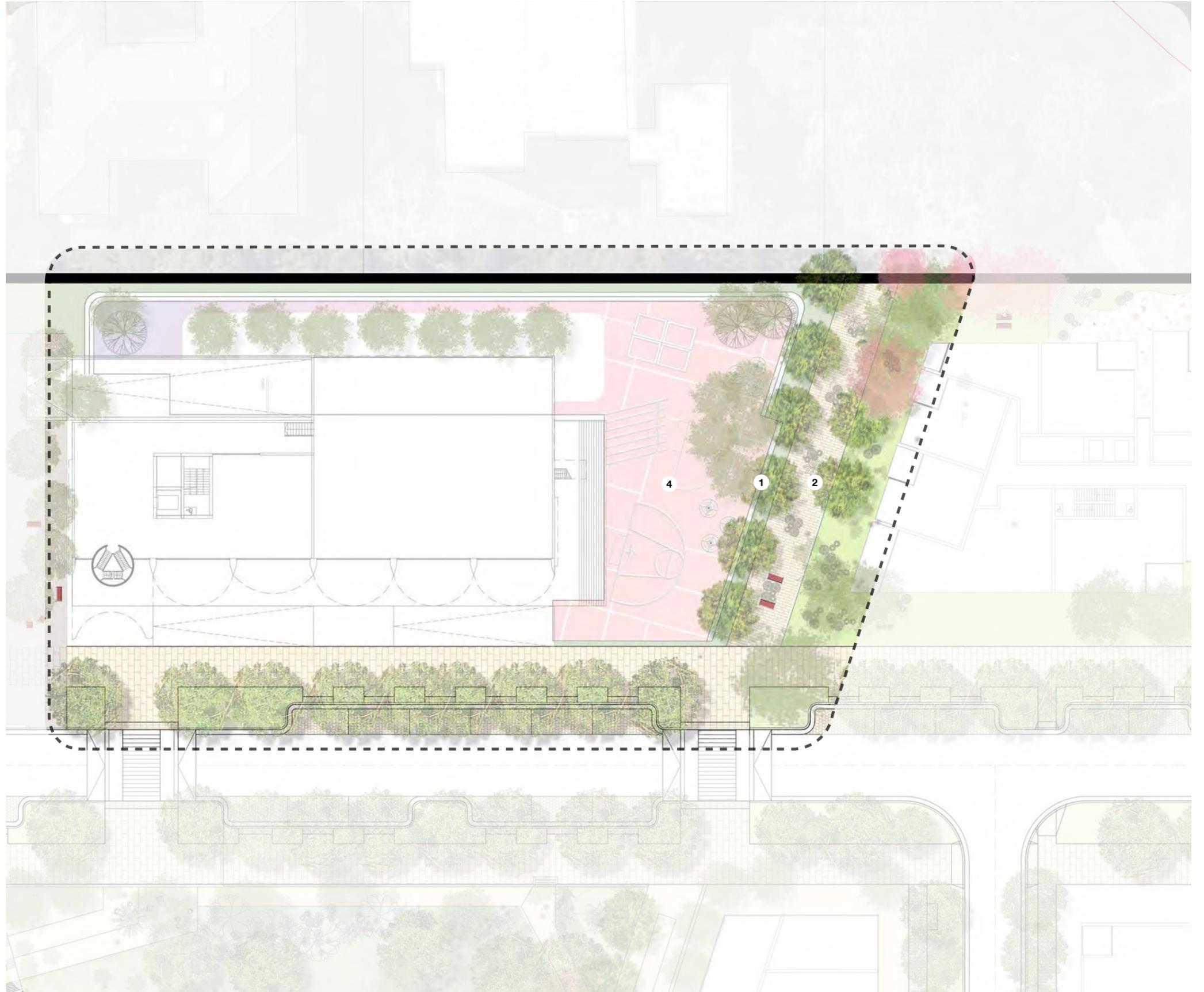




**SCHOOL GARDEN**

**LEGEND**

- 1/School garden area
- 2/Green Link
- 4/Active play area





**CHARACTER, MATERIALITY & PLANT PALETTE**

**BENCHMARK IMAGES**

- 1/ Lemvig Skatepark
- 2/ Kathleen Grimm School, New York
- 3/ Monash University, Taylor Culty Lethlean



**PLANT PALETTE**

- 1/ Utmus parvifolia 'Todd'
- 2/ Eucalyptus salignus
- 3/ Acer platanoides 'Crimson King'
- 4/ Philodendron 'Xanadu'
- 5/ Raphiolepis 'Oriental Pearl'
- 6/ Iris sibirica



**MATERIALITY**

- 1/ Basketball court pattern
- 2/ Paving
- 3/ Bleachers
- 4/ Paving
- 5/ Lawn
- 6/ Furniture

**NEIGHBOURHOOD GARDENS**

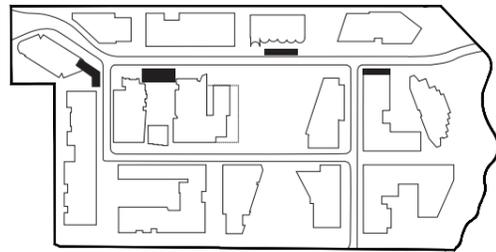
**VISION**

The Neighbourhood Gardens are located adjacent to the streets, and offer the opportunity to leave the street and sit under the shade of a tree, reading a book amongst intricate and colourful planting.

Character:

Relaxing, colourful and seasonal. Spaces and furniture created to allow individuals to sit quietly, or small groups to gather and chat





**INDICATIVE PLAN**

**LEGEND**

- 1/Paved area with fixed furniture seating
- 2/Informal playable elements
- 3/Lawn with extensive tree planting





**CHARACTER, MATERIALITY & PLANT PALETTE**

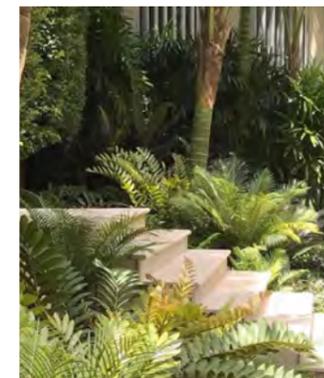
**BENCHMARK IMAGES**

- 1/ Sorrento Garden, Fiona Brokhoff
- 2/ The Navy Yard Central Green, Philadelphia
- 3/ Birchbone Garden, Scotland



**PLANT PALETTE**

- 1/ Glesitsia tricanthos var intermis
- 2/ Cercis canadensis
- 3/ Ficus pumila 'Minima'
- 4/ Raphiolepis 'Oriental Pearl'
- 5/ Plectranthus argentatus silver shield
- 6/ Viola hederacea



**MATERIALITY**

- 1/ Paving
- 2/ Paving
- 3/ Retaining wall
- 4/ Paving
- 5/ Stairs
- 6/ Furniture

## FOREST THRESHOLDS

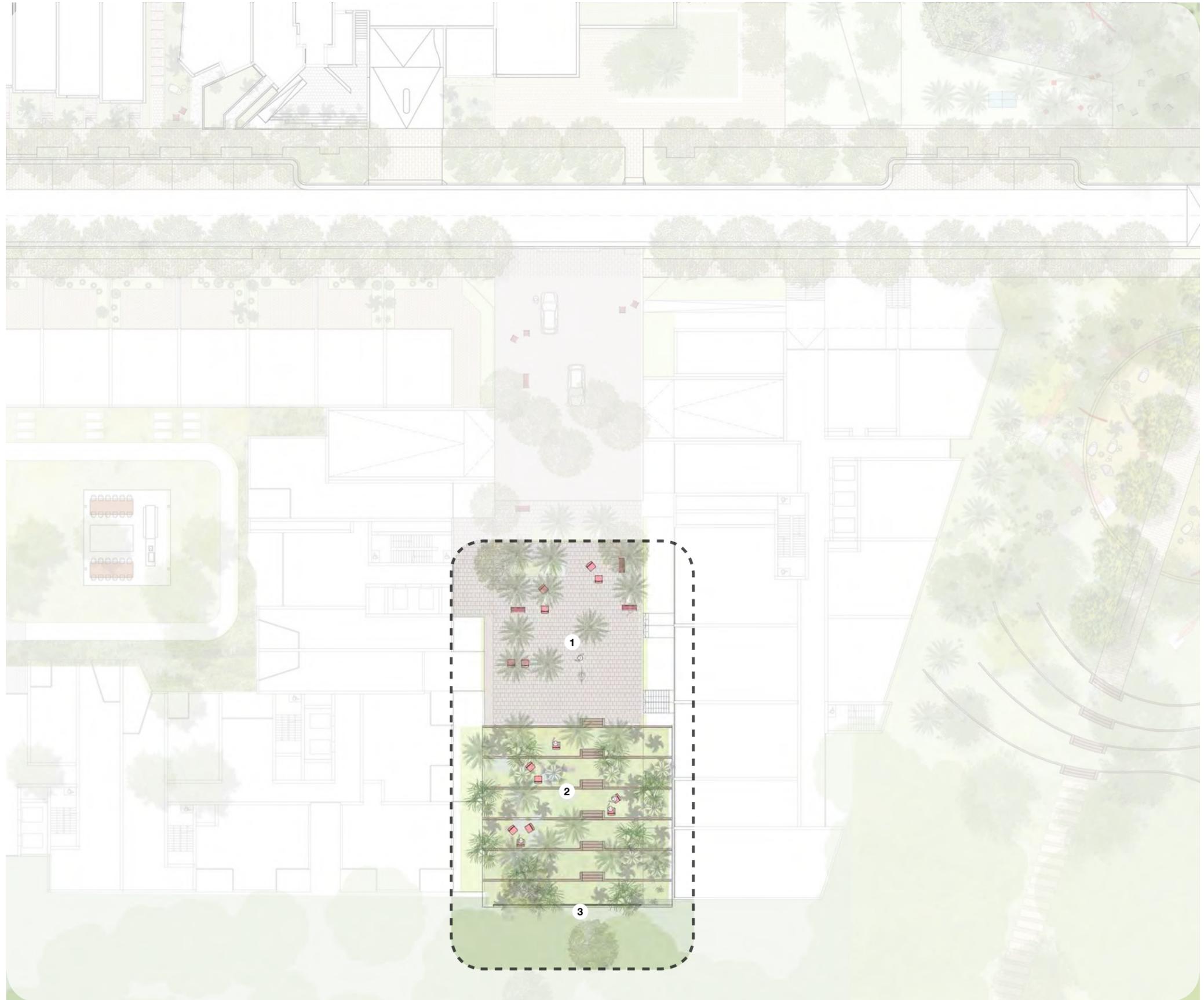
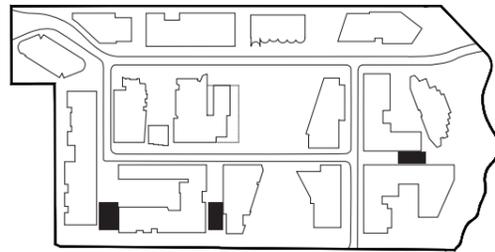
### VISION

Located where the Neighbourhood meets forest, the forest thresholds also need to account for large changes in topography and this is celebrated through large stepped bleachers and amphitheatre steps.

Character:

Forested spaces, forming amphitheatres at the end of streets as a terminus to a vista. Informal seating is located under tree planting





**INDICATIVE PLAN**

**LEGEND**

- 1/Paved area with fixed furniture seating
- 2/Step lawn steps and amphitheatre
- 3/Retaining walls located to protect and retain existing vegetation



**CHARACTER, MATERIALITY & PLANT PALETTE**

**BENCHMARK IMAGES**

- 1/ Gustave & Leonard Hentsch Park, Geneva
- 2/ Musk Cottage, Flinders New Zealand
- 3/ Victoria Park, Sydney



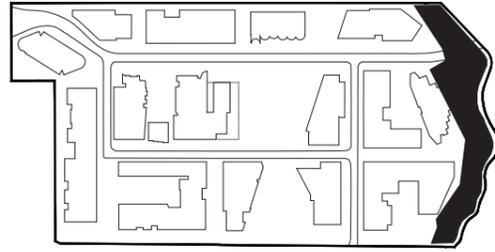
**PLANT PALETTE**

- 1/ Pittosporum undulatum
- 2/ Allocasuarina torulosa
- 3/ Macrozamia communis
- 4/ Livistonia australis
- 5/ Eucalyptus salignus
- 6/ Tristaniopsis laurina



**MATERIALITY**

- 1/ Bleachers
- 2/ Pavings
- 3/ Furniture
- 4/ Furniture
- 5/ Stairs
- 6/ Lawn



### SHRIMPTONS CREEK

#### VISION

The Shrimpton Creek landscape acts as the threshold between the development's built form and existing riparian zone. Multiple access points facilitate the filtering of people from the development down to the linear creek edge. A primary, linear path provides an edge to a series of raingardens that are intended to not only treat surface runoff from the development before entering creek but also provide a physical barrier between private and public space without the use of a fence. This path is juxtaposed against a secondary meandering boardwalk that weaves through the landscape in response to trees, slope, and experience of the water's edge.

#### Character:

River-flat eucalypt forest and riparian zone. The juxtaposition of strong circulation forms. Meandering landscape with Informal seating and social spaces along Shrimptons Creek. Unique and animated use of redundant space from the bridge construction. Restrained material palette.



**INDICATIVE PLAN**

**LEGEND**

- 1/ Boardwalk structure running in the middle of the existing concrete culvert
- 2/ Concrete linear path. Potential separation between private and public landscape
- 3/ The wetland will collect the site water and clean it before discharging into Shrimptons Creek. It will also act as a buffer between the buildings and the public opens space.
- 4/ Sinuous deck along riparian corridor with lookout and picnic areas
- 5/ Access staircase from The Neighbourhood Mews
- 6/ Neighbourhood Mews as shared zone paved and landscaped providing vehicle access to basement car parks and adjacent dwellings.
- 7/ Existing major trees to be retained
- 8/ Raingarden deck and multifunctional space
- 9/ Skate Park utilising the space under the bridge
- 10/ Accessible shared access ramp to Shrimptons Creek
- 11/ Lookout
- 12/ Sinuous pedestrian bridge under road bridge
- 13/ All ages ability exercise stations



TYPICAL SECTION & PLAN





**CHARACTER, MATERIALITY & PLANT PALETTE**

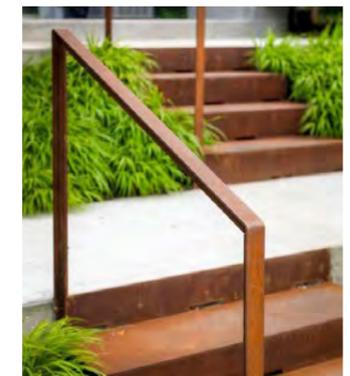
**BENCHMARK IMAGES**

- 1/ Perth Cultural Centre, Josh Byrne & Associates
- 2/Velenje City Center Pedestrian Zone Promenada, Enota
- 3/Ballast Point Park, McGregor Coxall



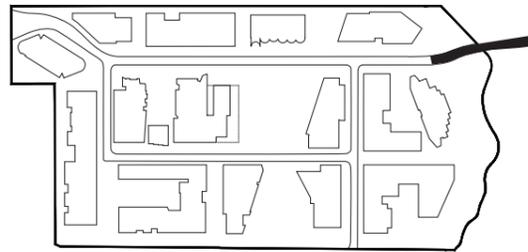
**PLANT PALETTE**

- 1/2/3/ Native wetland planting
- 4/5/6/ Flowering wetland planting



**MATERIALITY**

- 1/ Paving
- 2/ Walls
- 3/ Walls
- 4/ Boardwalks
- 5/ Parapets
- 6/ Stairs



### SHRIMPTONS CREEK BRIDGE

#### VISION

Using a restrained material palette of corten steel and gabion walls, the bridge will provide passage across Shrimptons Creek for pedestrians and cyclists, both at road level and via boardwalk below the bridge, allowing diverse experiences of transition. Underneath the bridge will be activated by a new skate park that is integrated into the bridge abutment and circulation network.



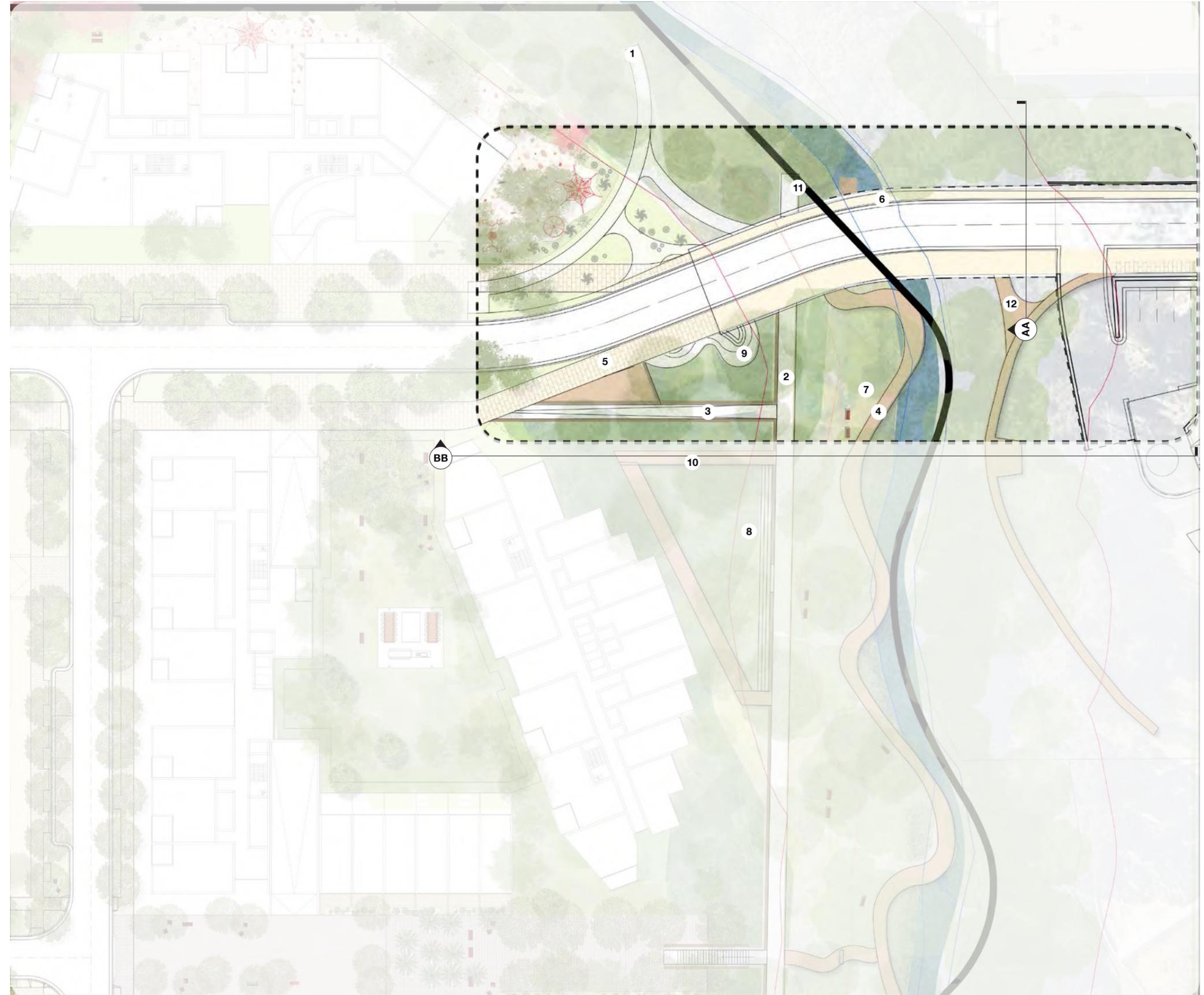
### INSPIRATIONAL SKETCHES FOR SHRIMPTONS CREEK BRIDGE



**INDICATIVE PLAN**

**LEGEND**

- 1/ Access to Shrimptons Creek parklands
- 2/ Concrete linear path. Potential separation between private and public landscape
- 3/ Shared path access to Shrimptons Creek parklands
- 4/ Sinuous deck along riparian corridor with lookout and picnic areas
- 5/ Shared path along Road Bridge
- 6/ Footpath along Road Bridge
- 7/ Existing major trees to be retained
- 8/ Raingarden deck and multifunctional space
- 9/ Skate Park utilising the space under the bridge
- 10/ Deck
- 11/ Lookout
- 12/ Sinuous pedestrian bridge under road bridge



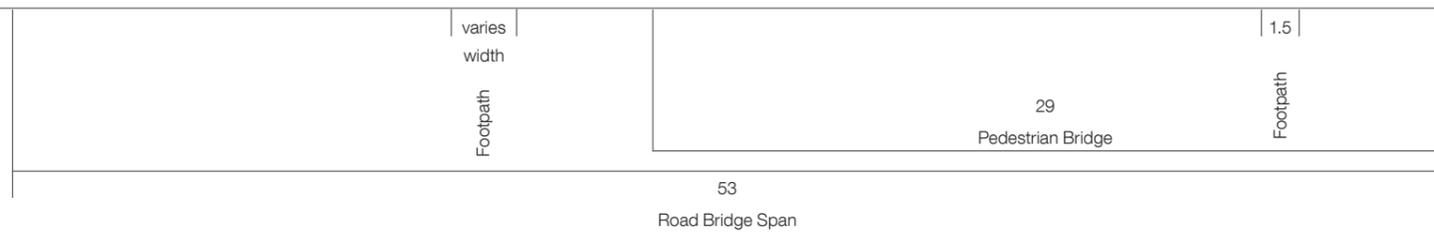
TYPICAL SECTION & PLAN



AA/ CROSS BRIDGE SECTION



BB/ ELEVATION BRIDGE SECTION





**BRIDGE ROAD  
CHARACTER & MATERIALITY**

**BENCHMARK IMAGES**  
1/ Les Corts Skate Park, Barcelona  
2/ Mona Vale Skate Park, Sydney  
3/ Underpass Park, Toronto



**MATERIALITY**  
1/ Corten Balustrades  
2/ Gabion walls



**APPENDIX A  
DRAWINGS FOR  
APPROVAL**





FOR APPROVAL

**Key**

- - - Site Boundary
- Zone RE1 Public Recreation (Interpreted from LEP Map PDF)
- Zone E2 Environmental Conservation (Interpreted from LEP Map PDF)
- Creek line (approximate) with Top of Bank (approximate)
- Riparian Corridor (Based upon ADWJ drawing G2180-PSIG01-013-A)
- Existing Vegetation Community - Turpentine - Grey Ironbark Open Forest (Endangered / Critically Endangered) (approximate outline)
- Existing Vegetation Community - Turpentine - Smooth-Barked Apple Mistle Shrubby Forest (approximate outline)
- Existing Buildings
- Vehicle & Cycle Access Point
- Pedestrian Access Point

Revision	Date	Description	Initial	Checked
4	24.08.18	Respond to Submissions	YL	MA
3	14.12.17	Proposed adjoining site information omitted, wind rose updated	WM	MA
2	27.11.17	Submission for LAHC Assessment	WM	MA
1	20.11.17	Stage 1 DA Submission DRAFT	WM	MA

**Ivanhoe Estate Masterplan  
Macquarie Park, NSW  
Masterplan  
Site Analysis Plan**

Scale: 1:1,000@B1, 1:2,000@B3  
 Drawn: WM Checked: MA  
 Project No: S12067  
 Status: For Information  
 Plot Date: 23/8/2018 1:00 PM  
 Plot File: S:\12000-12067\12067\_Ivanhoe\_Estate\_Cad\Plots\DA01-MP-003.dwg  
 Drawing No: [Revision]  
 DA01.MP.003[4]

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