

IVANHOE MASTERPLAN

DEVELOPMENT DESIGN GUIDELINES
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IVANHOE

DESIGN GUIDELINES

4

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

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



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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 of 3,300 sqm usable area should be provided between Lots C2 and C3.
3. A Town Square of 1,300 sqm usable area should be provided between Lots C1 and C2.
4. A Forest Playground of 3,900 sqm usable area should be provided between Lots D2 and D3.
5. Publicly accessible open spaces should connect Shrimptons Creek, the Village Green, Town Square, and Epping Road landscape corridor.
6. 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.



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 15%
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 3m is acceptable.



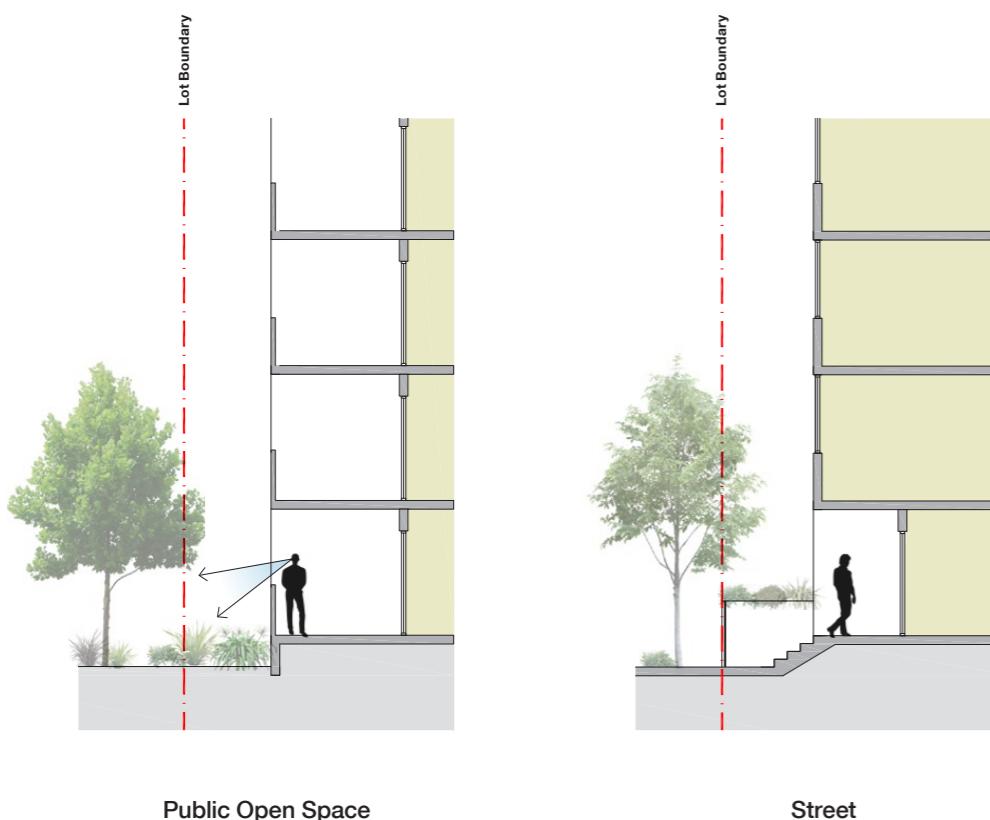
04. PUBLIC DOMAIN INTERFACE

OBJECTIVES

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

PROVISIONS

- When fronting streets: terraces, balconies and courtyard apartments should have direct street entry, wherever possible.
- Apartments, balconies and courtyards fronting the Shrimptons Creek landscape corridor, Epping Road landscape corridor, or Village Green should be physically separated but provide passive surveillance.
- Community and retail uses should provide an active frontage to the Village Green.
- Communal open space should be clearly defined and separate from the public domain.



05. ACTIVE FRONTAGES

OBJECTIVES

- To provide active frontages with a distinctive civic character to Main Street.
- To ensure that public spaces and streets are activated along their edges.
- To maximise street frontage activity where ground floor apartments are located.
- To deliver amenity and safety for residents when designing ground floor apartments.

PROVISIONS

- Buildings A1 and B3 should accommodate a childcare centre at ground level
- Buildings C1 and C2 should accommodate retail and / or communal uses at ground level fronting the Town Square
- Building B2 should provide community uses at ground level fronting Main Street and the Village Green
- Building D3 should provide ground level office space for the community housing provider
- Direct street access should be provided to ground floor apartments
- Two-storey residential typologies should be considered on street frontages of apartment buildings fronting neighbourhood streets.



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. Loading docks will be used for both garbage collection and move ins / move outs wherever possible.
5. Where internal dedicated loading docks are not possible, on-street loading zones will be discretely located near building entries.



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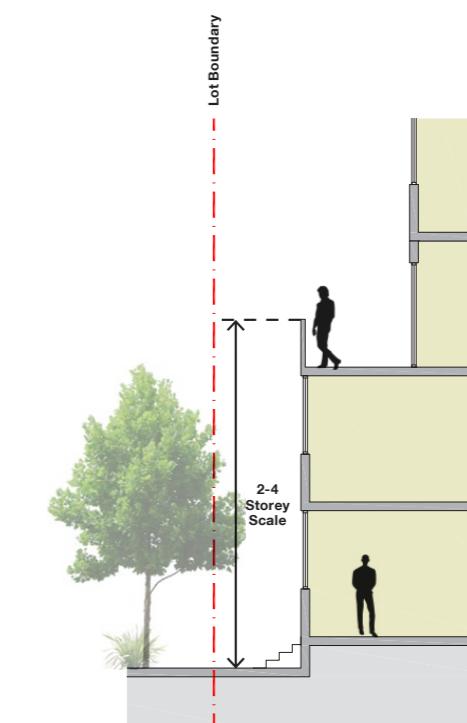
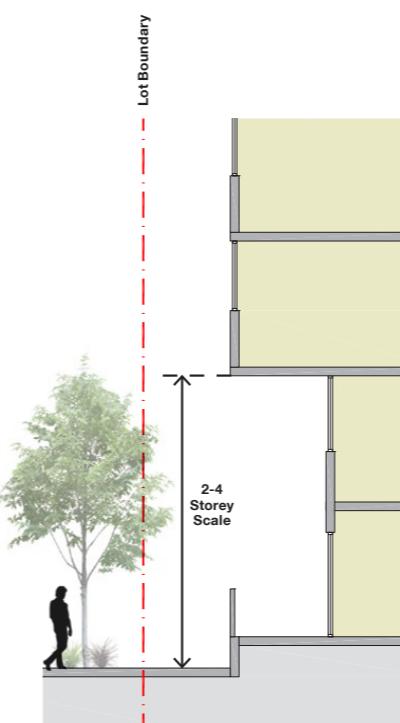
07. STREET WALL HEIGHT

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



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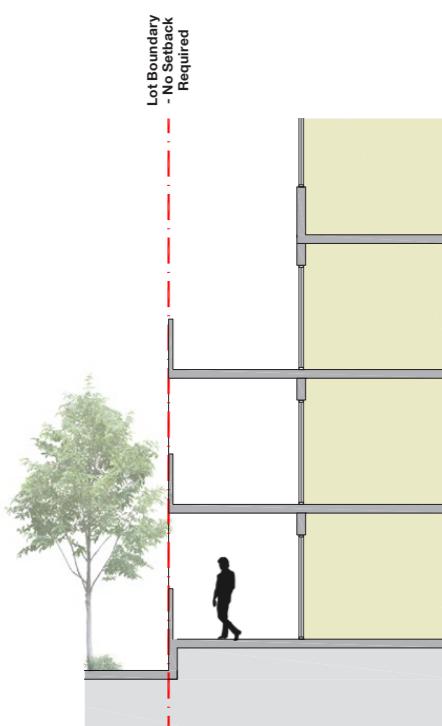
08. GROUND LEVEL STREET SETBACKS

OBJECTIVES

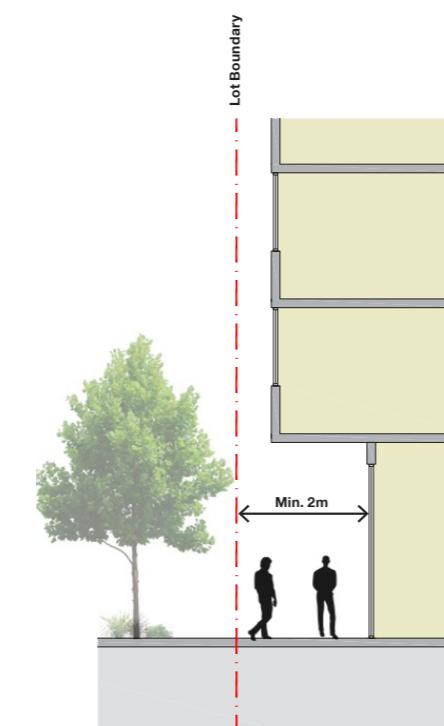
- A. To provide buildings that positively contribute to the physical definition of the public domain
- B. To transition between private and public domain without compromising safety and security
- C. To provide a landscape design which contributes to the streetscape and residential amenity

PROVISIONS

- 1. On residential streets, the lower levels of buildings can be built to the lot boundary.
- 2. On main street, the lower levels of buildings should be set back a minimum of 2m from the lot boundary on average.
- 3. On residential streets, any setback zone should be landscaped to balance street activation and residential amenity.



Residential Street



Main Street

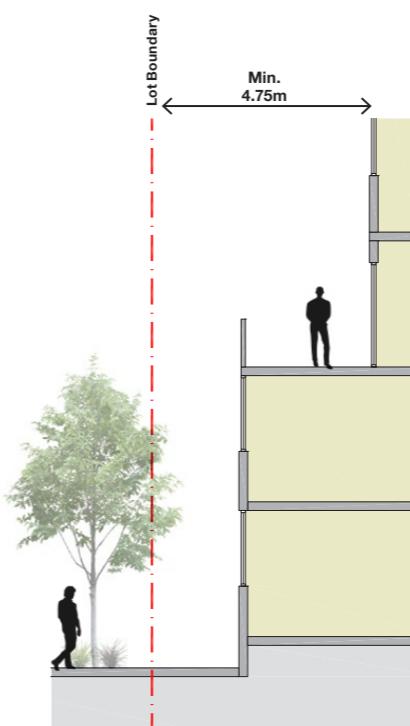
09. UPPER LEVEL SETBACKS

OBJECTIVES

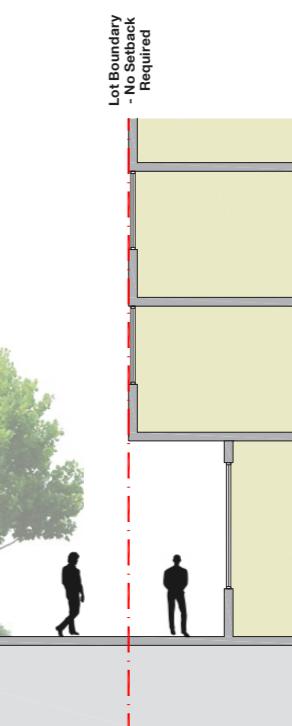
- A. To reduce the scale of buildings as perceived from the public domain.
- B. To minimise the adverse wind impact of down drafts from tall buildings

PROVISIONS

- 1. On residential 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.



Residential Street



Main Street

10. 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.

11. 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. White 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.

12. 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. Architects should be selected from the Government Architect's 'Pre-qualification Scheme for Strategy and Design Excellence' or collaborate with a pre-qualified Architect.
2. No architect can design more than five blocks.
3. All detailed development applications should be designed in accordance with the principles of 'Better Placed'.
4. Each residential building will be designed to achieve a 5 Star Green Star Design & As Built rating.

13. 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.