

INCIDENTAL SPACES

The streets and open spaces of Ivanhoe and along Shrimptons Creek will be furnished with small areas for sitting, meeting and reflecting. Strategically arranged seating and planting will create these quieter small moments in the public landscape.



- LEGEND
- Neighbourhood spaces
  - Forest spaces





# 4.2 PUBLIC DOMAIN FRAMEWORK

## STREET NETWORK AND HIERARCHY A LEGIBLE & COMFORTABLE STREET NETWORK

Main Street connects Ivanhoe to the wider precinct, via a signalised intersection at Herring Road and across a new bridge and road extension to Lyonpark Road in the Macquarie Business Park area to the south east.

Main Street is the primary public street; lined by residential apartment buildings, school, aged care accommodation, the retail cluster, town square and village green.

In contrast the Neighbourhood Streets are predominantly residential in nature, and as such are defined by a pedestrian, intimate scale.

The Neighbourhood Mews are paved and landscaped spaces providing vehicle access to basement car parks, while also creating spaces for informal activation associated with adjacent dwellings.

It is anticipated that the whole site will be a designated low speed (40 km/h) environment.

## PEDESTRIAN CONNECTIVITY A HIGHLY WALKABLE, SAFE STREET NETWORK

The primary pedestrian paths on streets have been designed to comfortably allow for passing wheelchairs and prams, as well as generous streetscape planting and seating areas.

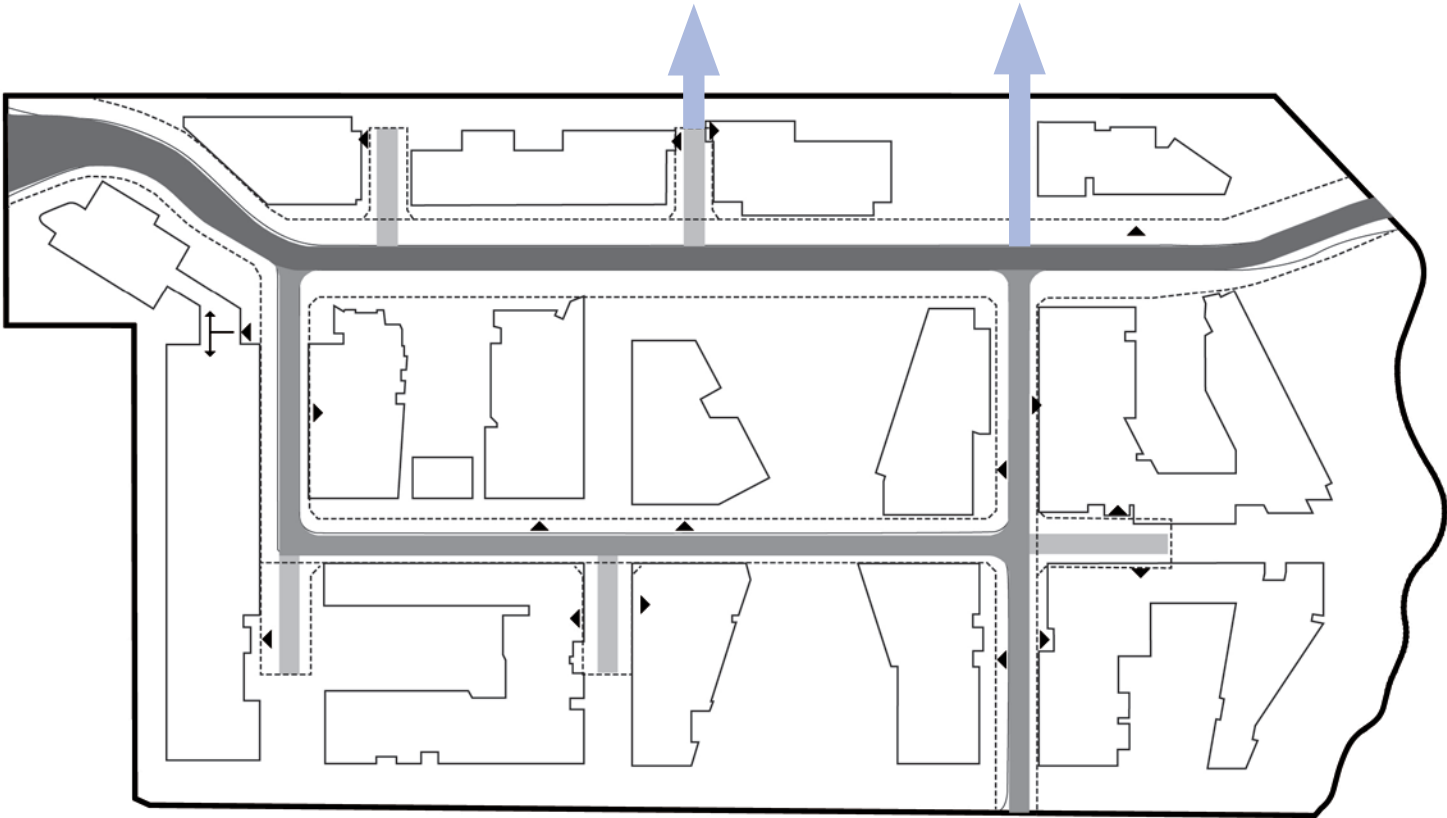
The circulation zones on both sides of Main Street is 4 metres, in the form of a footpath on its southern side and a shared path to the north. Neighbourhood streets are either 1.8 or 2.4 metres wide. The Neighbourhood Mews/Driveway zones are proposed as shared spaces.

A range of pedestrian crossings will provide safe movement across roads at intersections and adjacent to primary public spaces and buildings.

Off-street connections of various widths run through the network of public open space.

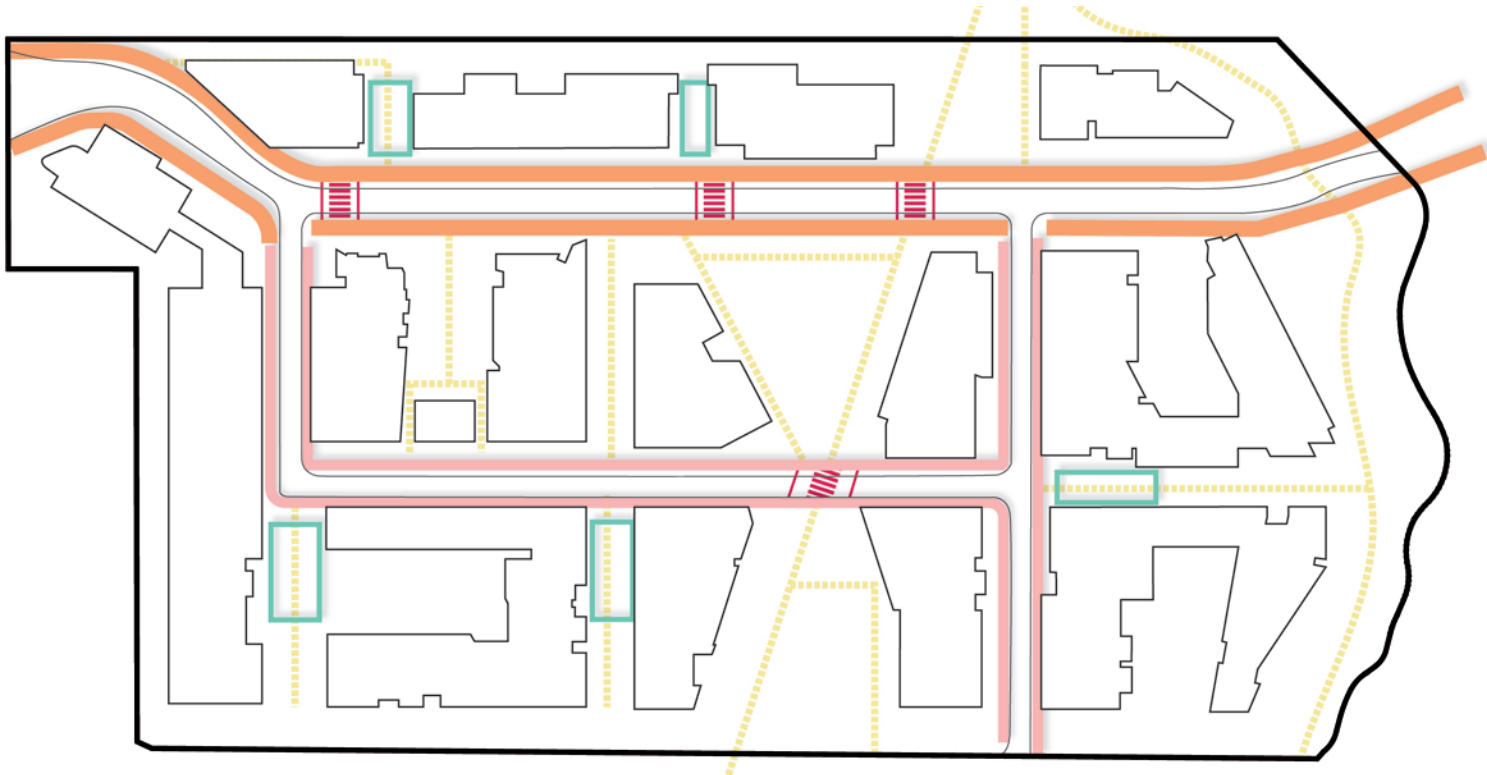
**LEGEND**

- 23.4m Main Street (varies along length)
- 14.5m Neighbourhood Street
- Neighbourhood Mews / Driveways
- Potential Future Road Connection
- Driveway Entries



**LEGEND**

- 4.0m footpath & shared paths
- Open space links
- 1.8 - 2.4m footpath
- Neighbourhood Mews
- Raised pedestrian crossing

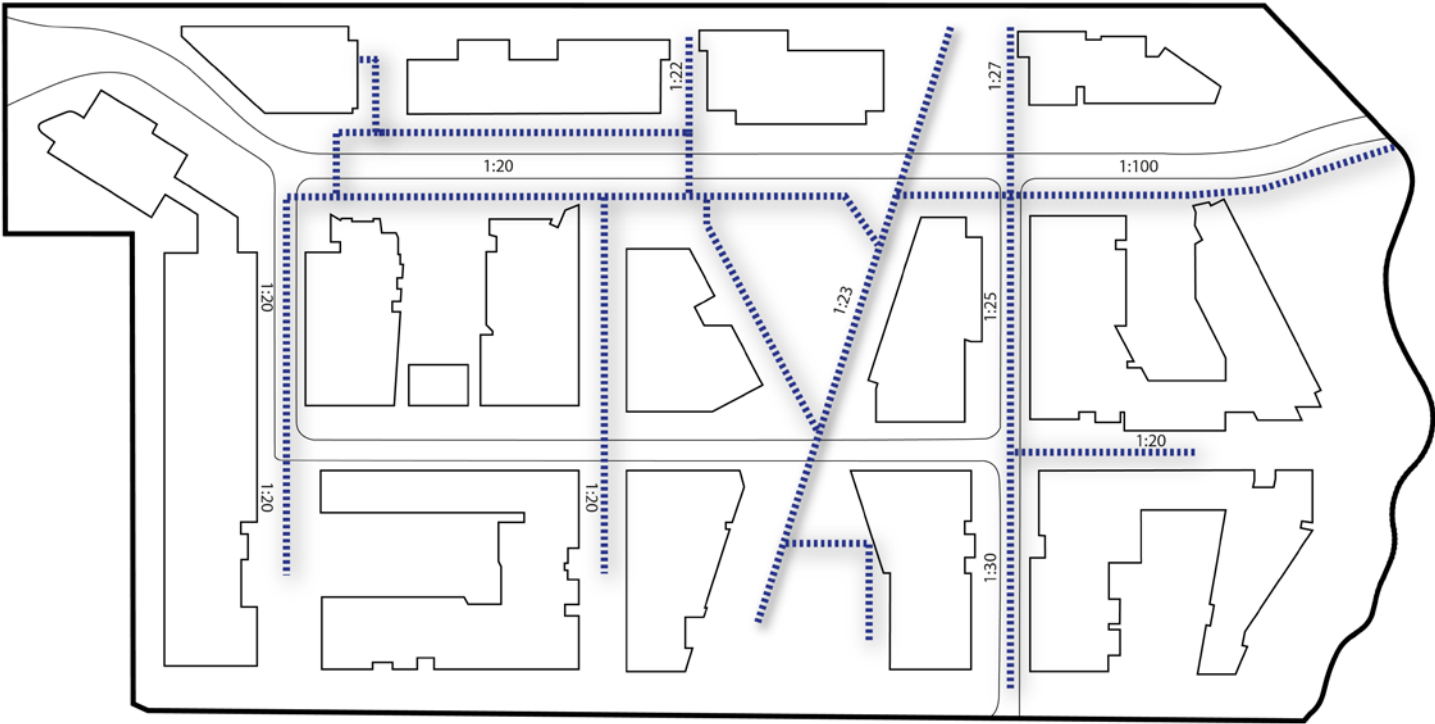


PEDESTRIAN ACCESSIBILITY

An accessible path of travel is available through the development, using a mix of on-street and open space connections. This path will connect all the public spaces and facilities on the site.

LEGEND

Accessible paths



CYCLE CONNECTIVITY

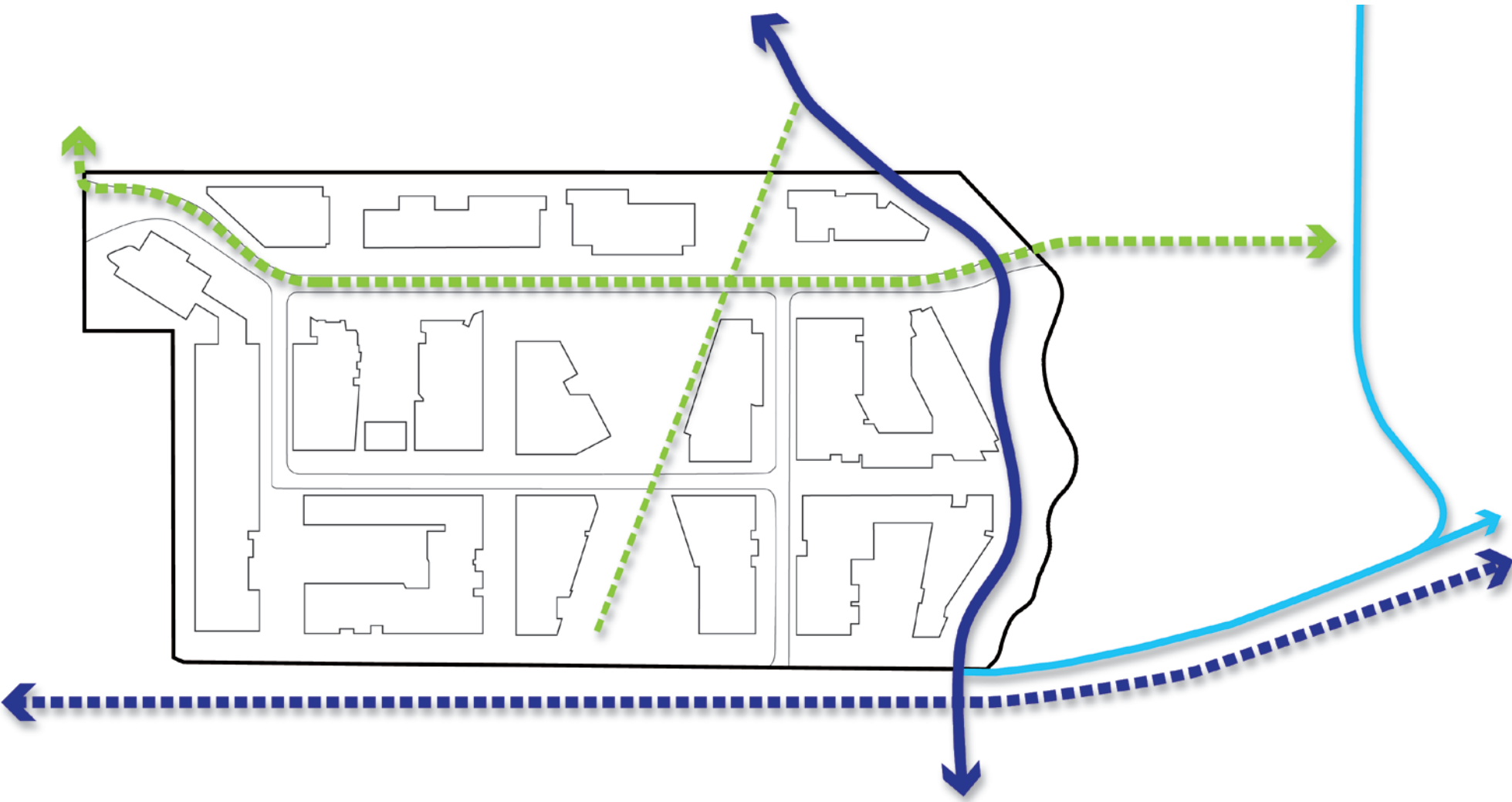
CONNECTED, SAFE CYCLE NETWORK

A shared path along the Main Street is proposed as a Local Cycle Link between Herring Road and both the Shrimptons Creek shared path and the existing cycle route on Lyonpark Road.

A secondary shared path is also planned along the Green Link. This will largely serve as a children's route between and around the open spaces within the site.

LEGEND

- Existing regional cycle route. To the north connects to Waterloo Road, Macquarie Centre & Macquarie University. To the south, ELS Fields.
- Proposed regional cycle route. Regional route 7. Visually separated 4m offroad bi-directional cycleway.
- Existing local cycle link including, Lyonpark Rd off-road shared path (Local Link 10)
- Proposed Shared paths



OPEN SPACE

The Village Green, Forest Playground and the School Garden, along with Shrimptons Creek corridor, are the largest open space and recreation areas. These will cater for a range of active and passive recreation activities.

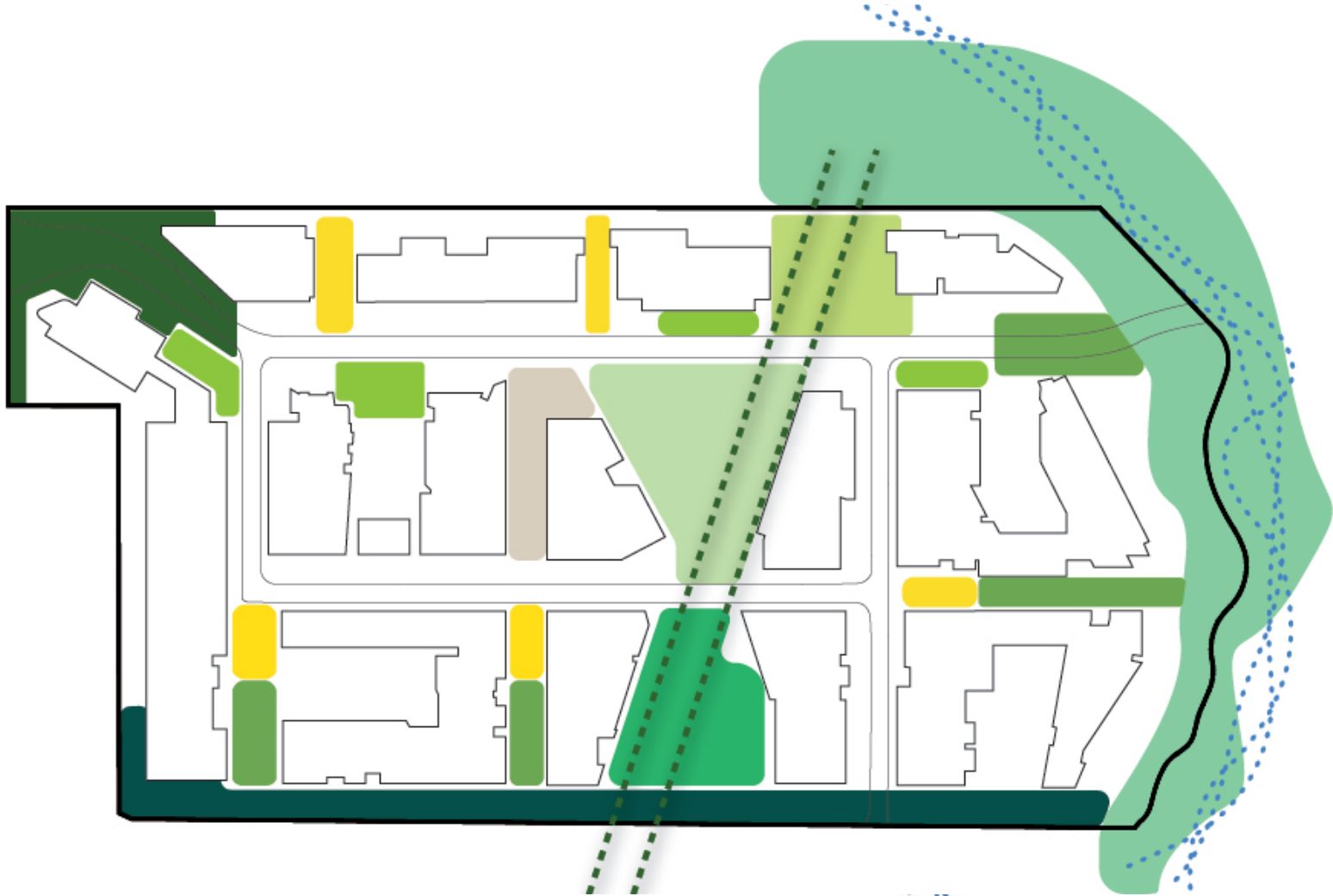
The Town Plaza and Retail Street will be the urban centre, an elegant spine lined with palm trees, outdoor dining and retail outlets.

The Neighbourhood Mews as paved shared zones are local - the thresholds between residential buildings, and between the urban area and the forested edge.

The Neighbourhood Gardens are more intimate areas, richer in detail and planting texture. Quieter moments to sit and pause. Similarly the Incidental street zones will allow for seating and additional planting.

LEGEND

- Shrimptons Creek Riparian Corridor (existing vegetation)
- Sydney Turpentine Ironbark Forest (existing vegetation)
- Forest Entry
- Forest Thresholds
- Forest Playground
- Neighbourhood Gardens
- School Gardens
- Village Green
- Town Plaza
- Neighbourhood Mews
- Green Link



LANDSCAPE CHARACTER

A COLLECTION OF NEIGHBOURHOOD GARDENS, FORESTS AND SUNNY CLEARINGS.

The logic of 'forest', 'neighbourhood' and 'clearings' within the forest is applied to both streets and public spaces. The dense, looser arrangement of trees at entry points to the precinct speaks to the forested edges of the site. The more orderly layout of street trees on Main Street and the neighbourhood streets expresses the new urban grid, while clearings on these streets occur in sunny locations and at principal pedestrian crossing points.

In turn, clearings in public open space are framed by groupings of various trees. The large trees of the 'forest' snake across the green link, from the Epping Road forested edge to the bushland of the creekline. The Forest Playground maintains a bushland character while the Village Green and School Playground blend active, usable spaces with a generally informal planting arrangement.

LEGEND

- Sydney Turpentine Ironbark Forest (Existing vegetation)
- Forests Planting
- Neighbourhood Planting
- Main Street Planting
- Neighbourhood Street Planting
- Clearings









A PLAYABLE FOREST NEIGHBOURHOOD

Ivanhoe will be an open, inclusive and inviting neighbourhood to live in, but it will also be fun, active and healthy.

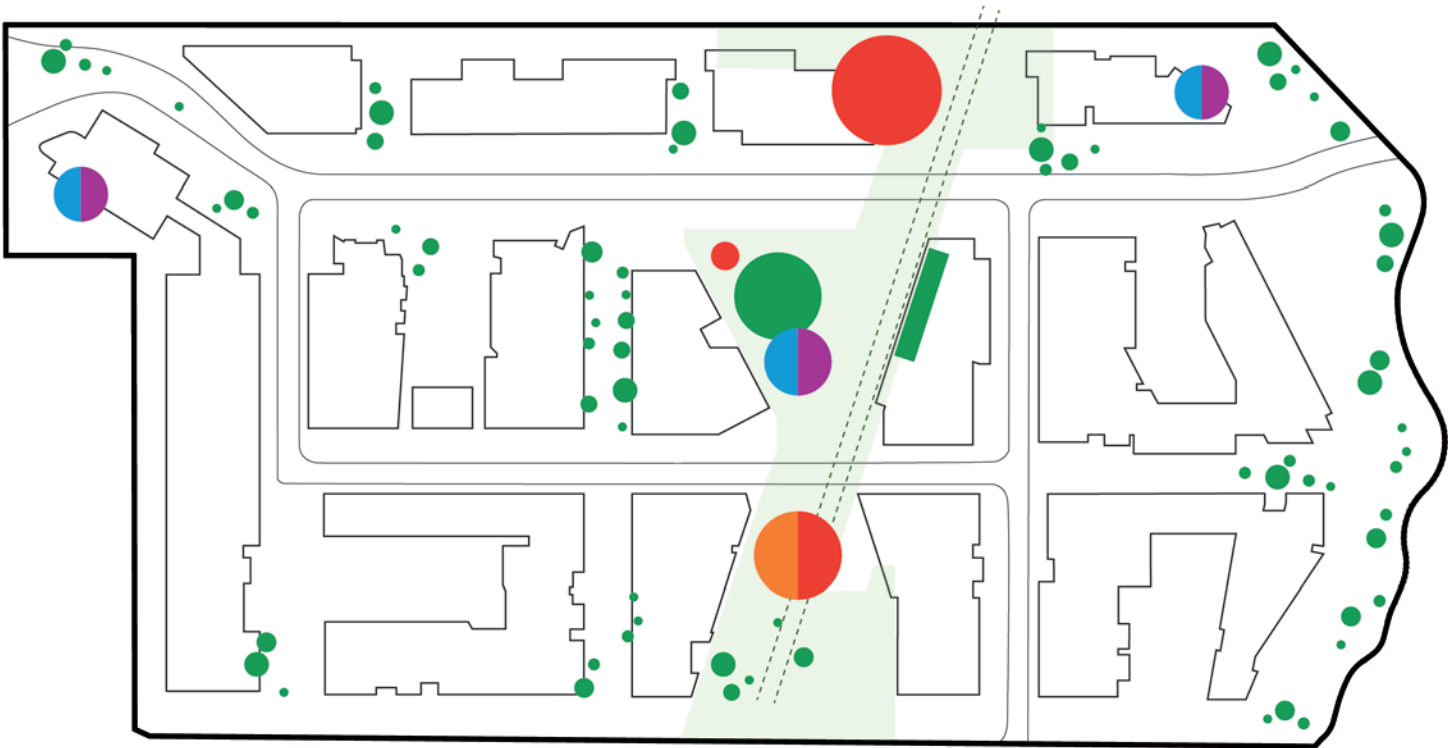
Play for all ages is proposed from toddler to adult, from formal to informal, from interactive to passive.

The opportunities for play are concentrated along the proposed Green Link. The village green playground will be aimed at 6 months - 5yrs, taking advantage of the adjacent Community Hub and excellent visibility across the open space. The forest playground is aimed at 6 yrs + taking advantage of the treed and sloped setting, and creating a nature based forest playground. The grounds associated with and adjacent to the school will be aimed at 12+, with a focus on exercise

In addition to the formal playgrounds, the intent is that the site is peppered with interactive, playable, and whimsical elements.

LEGEND

- 6months - 2yrs
- 2yrs - 5yrs
- 5yrs - 12 yrs
- 12+yrs
- Play for all



- 6 months to 2 yrs
- Crawl
- Touch
- Walk
- Stand



- 2 yrs to 5 yrs
- Step
- Crawl
- Grasp
- Get wet
- Ride
- Spring
- Explore
- Learn





5 yrs to 12 yrs  
 Climb  
 Swing  
 Get lost  
 Collaborate  
 Chat  
 Balance  
 Run  
 Learn  
 Dance  
 Escape



12+ yrs  
 Play  
 Run  
 Join in  
 Learn  
 Hang out  
 Exercise  
 Plug in  
 Read  
 Safe environment



Play for All and Incidental Play  
 Puzzle  
 Delight  
 Surprise  
 Gather  
 Perform  
 Interact  
 Artistic  
 Thoughtful








**PUBLIC ART**  
**PEOPLE, PLACE AND POETRY**

The master plan identifies a series of opportunities and approaches to providing public art ranging from community based art works along the through site green link to iconic major art project in the village centre.

The creative art works will add meaning and vibrancy to the experience of living in, working in this new community.

The artwork should reference both the environmental and the cultural background of the site, and be a combination of integrated art and stand alone pieces.

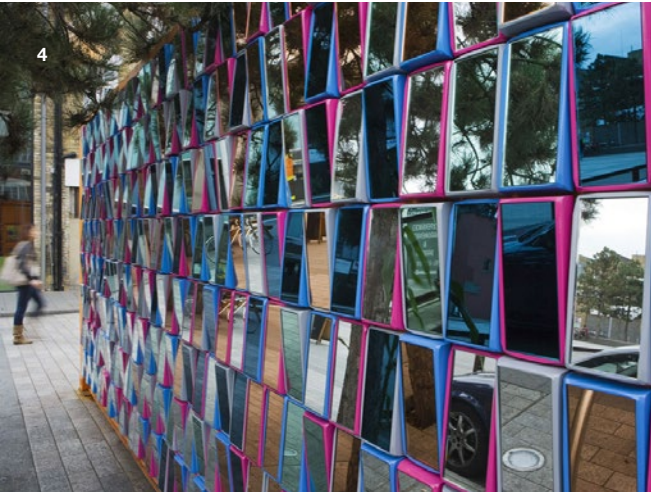
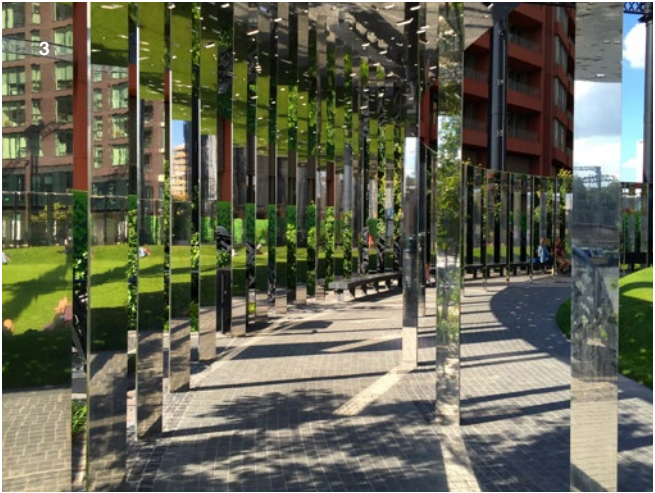
**LEGEND**

-  Major art project at town plaza
-  Series of smaller art works around the community
-  Potential artworks along creek corridor



**PUBLIC ART**  
**PEOPLE, PLACE AND POETRY**

- 1/ Furniture as playable art pieces
- 2/ Historical references - literal
- 3/ Place making pieces
- 4/ Interactive and fun pieces
- 5/ Historical references - embedded





PUBLIC DOMAIN MASTER PLAN

LEGEND

- 1/ New vehicular and pedestrian link to Herring Road, providing immediate links to Macquarie University, Macquarie Centre and station. The entry is a forest of Melaleuca in paving creating a dynamic entrance to the site.
- 2/ A new mixed-use Main Street is created through the site as the main movement spine and the focus for public functions.
- 3/ The Town Plaza and Retail Street is lined with active uses. It will be a busy, active space that caters for a range of activities from casual dining to public meetings and entertainment.
- 4/ The School Garden provides active and passive public spaces adjacent to the school.
- 5/ The Green Link is a circulation and landscape spine from creekline through the open spaces of the development to the Epping Road bushland buffer.
- 6/ The Village Green is a place to celebrate the outdoor lifestyle, a large, flexible and recreation reserve for organised events or casual gatherings such as informal sports, picnics and play.
- 7/ Vehicle and pedestrian bridge across Shrimptons Creek and connection to Lyonpark Road and Macquarie Business Park.
- 8/ A neighbourhood loop road provides connections around the site.
- 9/ Shrimptons Creek is an important landscape and recreational spine, connecting Ivanhoe to the Macquarie Centre and to the creek parklands. Rehabilitation of the riparian corridor and duplication of the path system, coupled with improvements to the Epping Road underpass and inclusion of new amenities will dramatically upgrade the creek environs
- 10/ New entrance connection from Epping Road.
- 11/ Neighbourhood Mews provide driveway access to buildings while sensitively interfacing with adjacent bushland and providing open areas for small gatherings.
- 12/ Communal courtyards provide private sanctuary for residents.
- 13/ Neighbourhood Gardens provide a series of intimate, informal public spaces.
- 14/ Forest thresholds form the boundary between the development and its context. Stepped terraces take up the slope and create areas for gathering and individual activities.
- 15/ Forest playground is a place that celebrates the natural history of the site through play.
- 16/ Entry clearing celebrates your arrival into the community. Taking advantage of the abundant sunlight in this location, it connects the adjacent plaza, neighbourhood garden, Main Street and Neighbourhood Street.





## 4.3 STREET CHARACTER

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*The streets of the Ivanhoe development are where the daily life of the residents of Ivanhoe will play out. The streets have been designed to allow easy access through and around the neighbourhood while providing generous tree and understorey planting, but also to allow incidental moments to occur. Street furniture will be carefully curated to take advantage of views, adjacent building uses and to allow for conversation, gathering and also individual use.*

*Main Street will be the heart of the site, a vibrant wide boulevard with generous tree planting, bordered by school, aged care facilities, the Town Plaza and the Village Green.*

*The Neighbourhood Streets are smaller in scale with smaller tree planting and pockets of street furniture.*



MAIN STREET

VISION

Main Street is the main connecting road, to both the north and south, to the wider Macquarie Park area. It will also be the high street of Ivanhoe, where the retail, community and public open space are concentrated. Accordingly, Main Street will have a civic character: broad footpaths, large canopy trees, public seating and formalised pedestrian crossings. The quality of paving and furnishings will reflect this civic and social function.

The landscape character of the street will change at the site entries, at Herring Road and at the bridge crossing at Shrimptons Creek. Street tree planting will no longer be the single species of the civic avenue but a mixture of trees, looser in their arrangement, as a point of reference to the public landscape of Macquarie Park and where forest meets neighbourhood. Broad pathways through the forest planting at Herring Road will bring the pedestrian to an opening in the canopy at the top of Main Street. Here, a well detailed pavement and rich understorey planting will foreground the Main Street avenue.

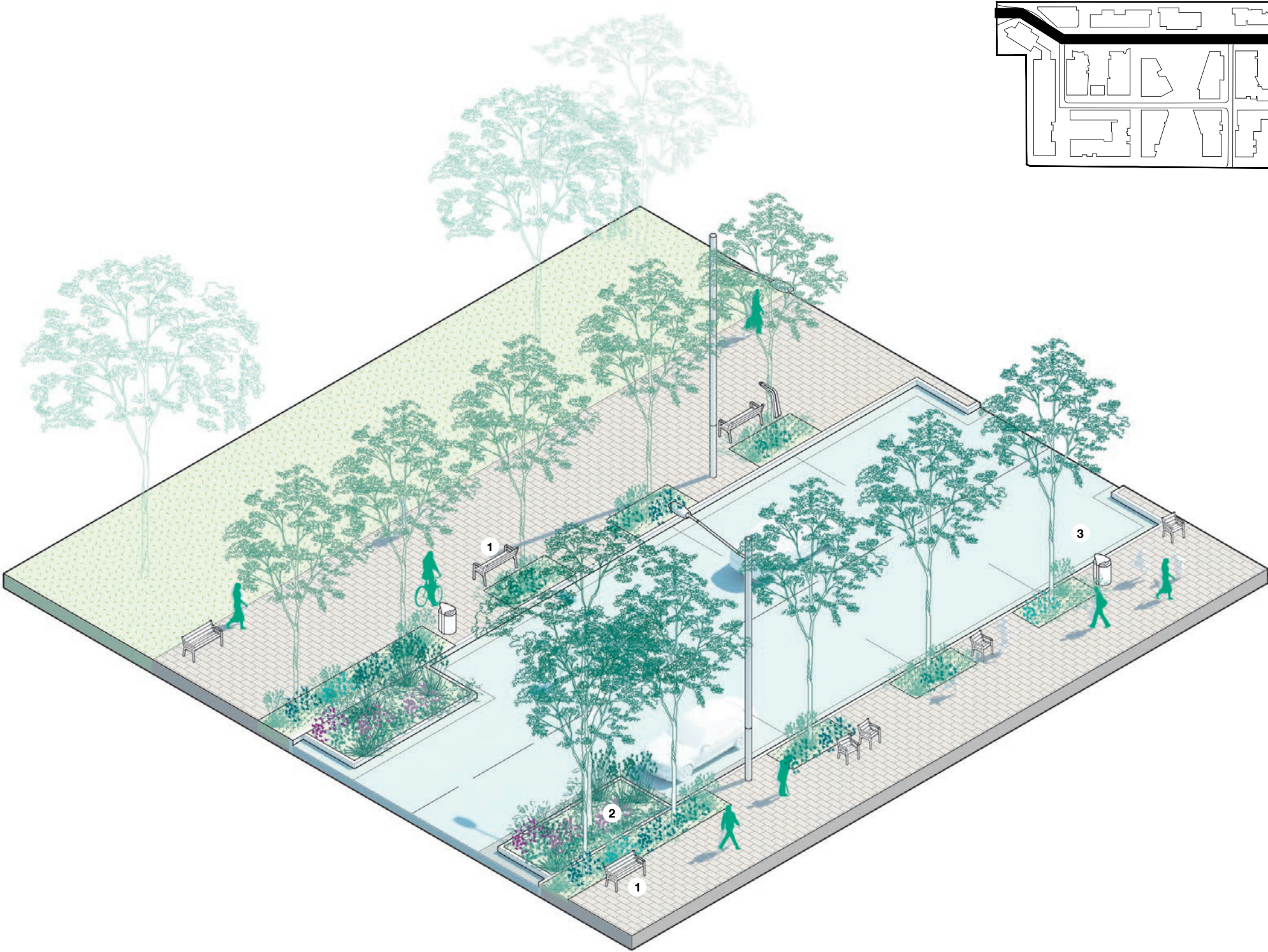
At the bottom of Main Street the ‘forested’ landscape of Shrimptons Creek will migrate on to the street, as the urban order meeting the bush as the new bridge connects Main Street to the business zone to the south east.

Function + Program:

The principal circulation spine of the development, serving residential buildings, aged care facilities, the school, the Town Plaza and retail area and the Village Green.

A shared path is proposed along the Main Street to provide a cycling link through the development.

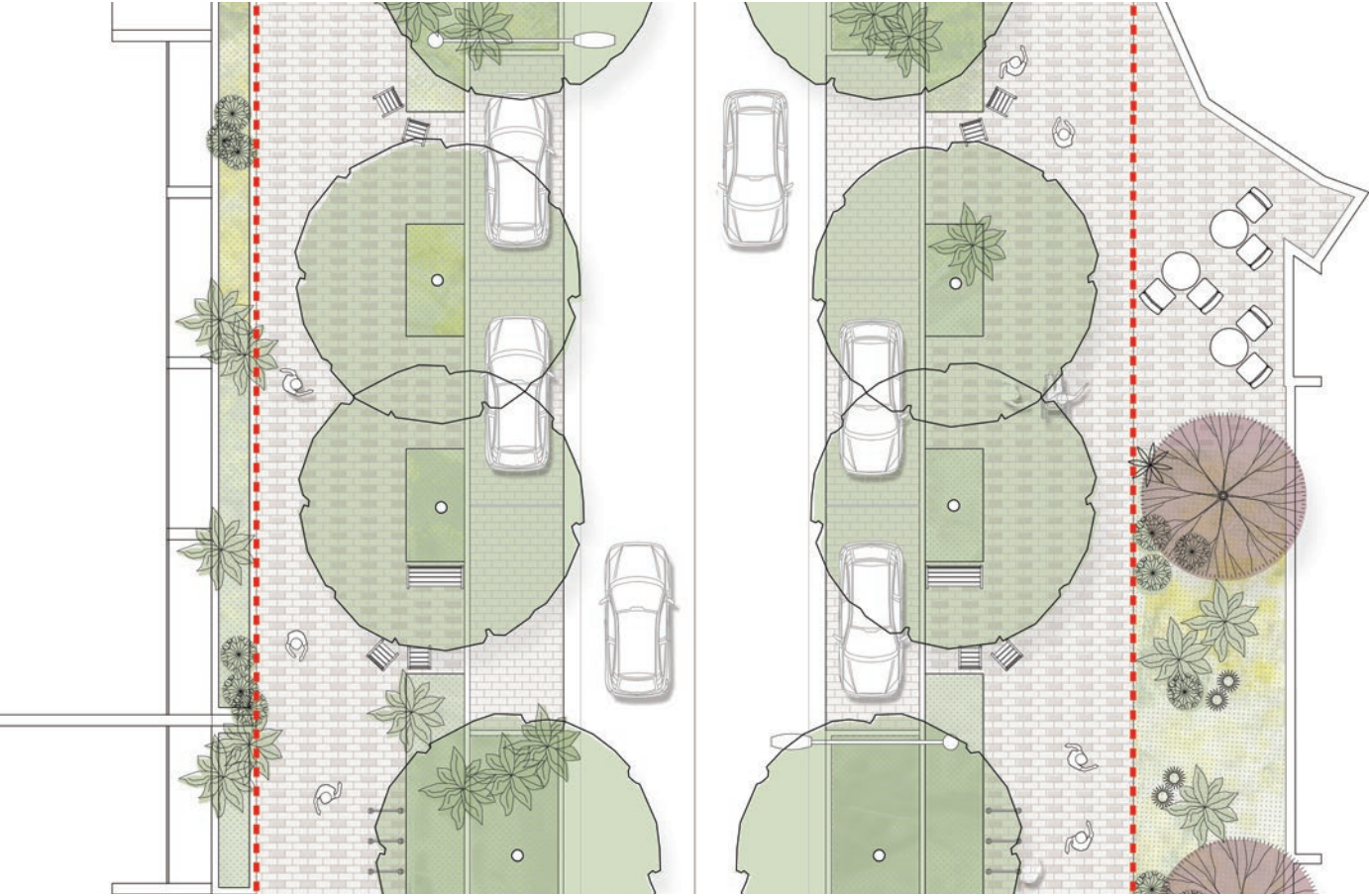
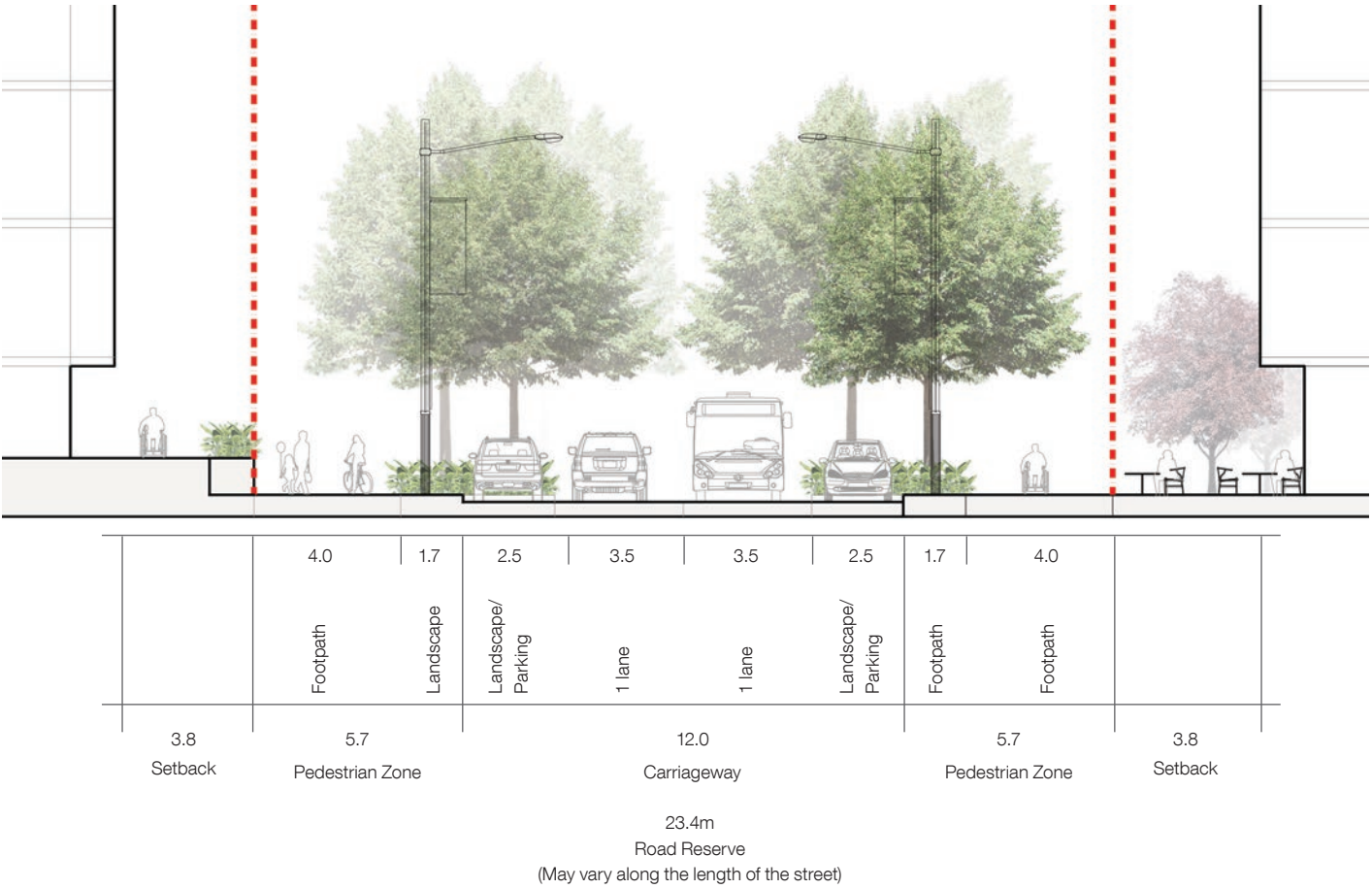
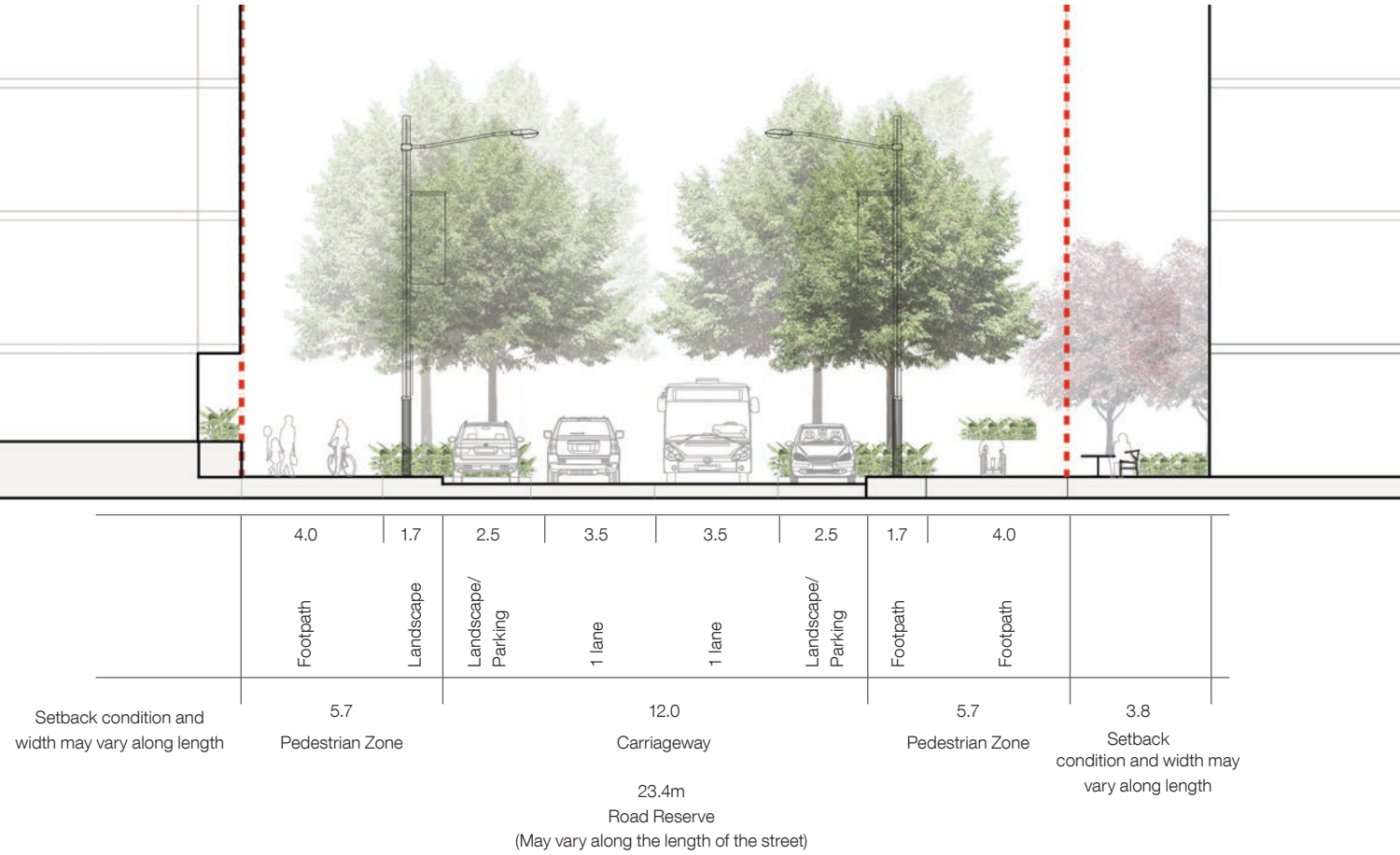
Street landscaping and a series of Neighbourhood Gardens will add to the amenity and variety of what will be a busy circulation and social space.



**MAIN STREET**  
1/ Street furniture including seats, lighting, bicycle parking  
2/ Generous planting frame the street and break up parking bays  
3/ Disabled parking located with unobstructed access to the footpath



TYPICAL SECTIONS & PLAN

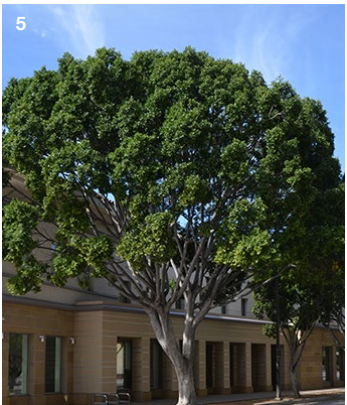
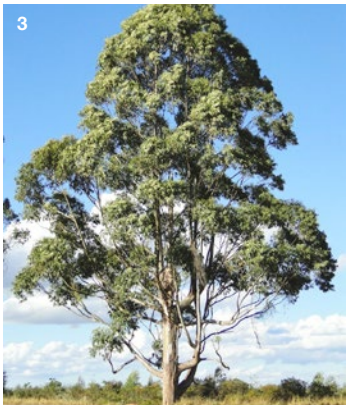






CHARACTER, MATERIALITY & PLANT PALETTE

**BENCHMARK IMAGES**  
1/ Croydon South End, London. HASSELL  
2/ Carter Lane Gardens, London  
3/ Tree lined boulevard, Paris



**PLANT PALETTE**  
1/ Betula nigra  
2/ Elaeocarpus reticulatus  
3/ Eucalyptus saligna  
4/ Ficus hillii  
5/ Ficus microcarpa  
6/ Melaleuca quinquenervia



**MATERIALITY**  
1/ Paving  
2/ Paving  
3/ Stairs  
4/ Furniture  
5/ Furniture  
6/ Furniture



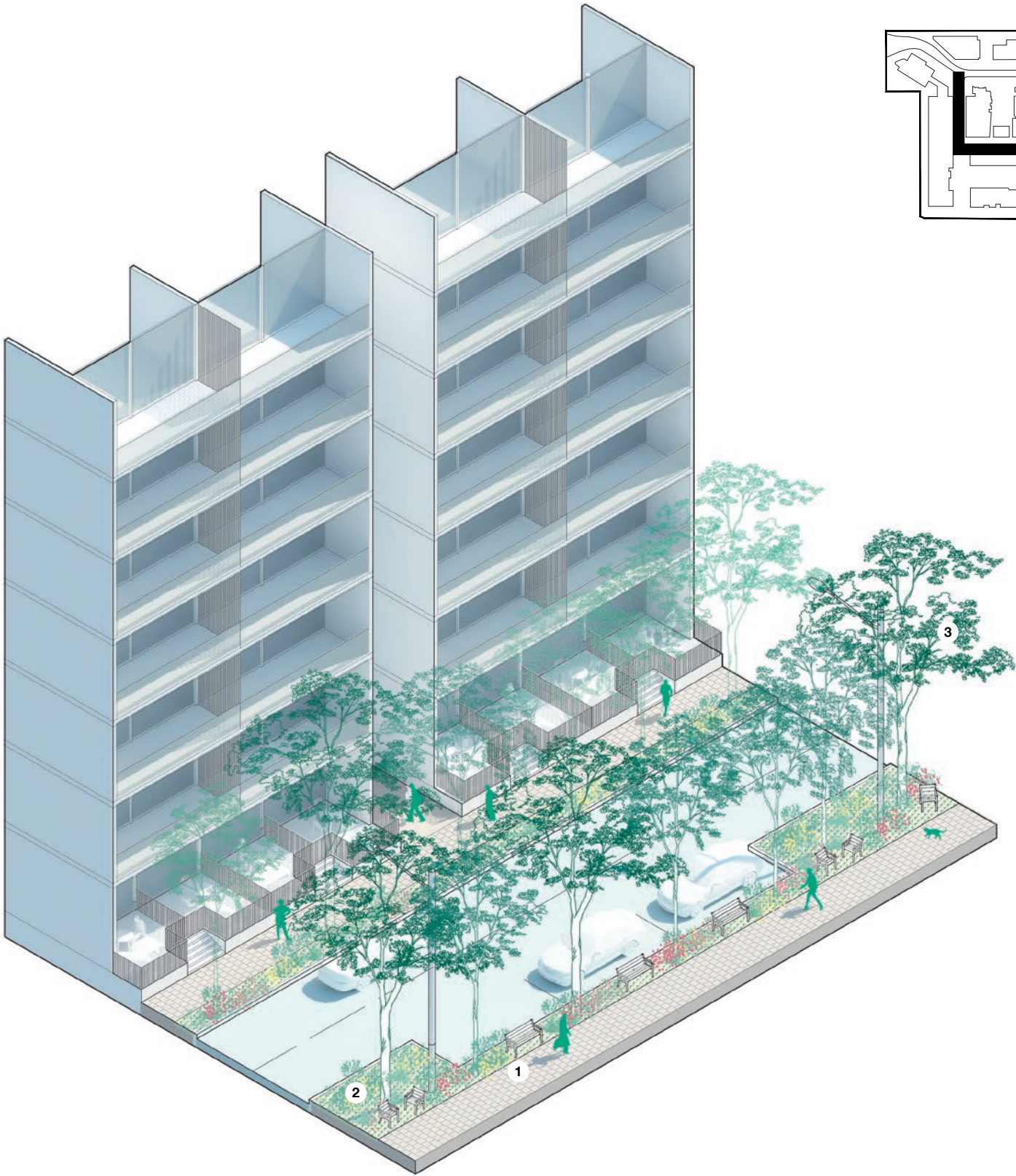
NEIGHBOURHOOD STREET

VISION

The neighbourhood streets are smaller in scale than main street, tying the development together. They are residential in character with extensive understorey planting and a variety of tree sizes and species.

As the streets meet the forest thresholds, the tree planting will become less regular and reflect the neighbourhood meeting forest theme.

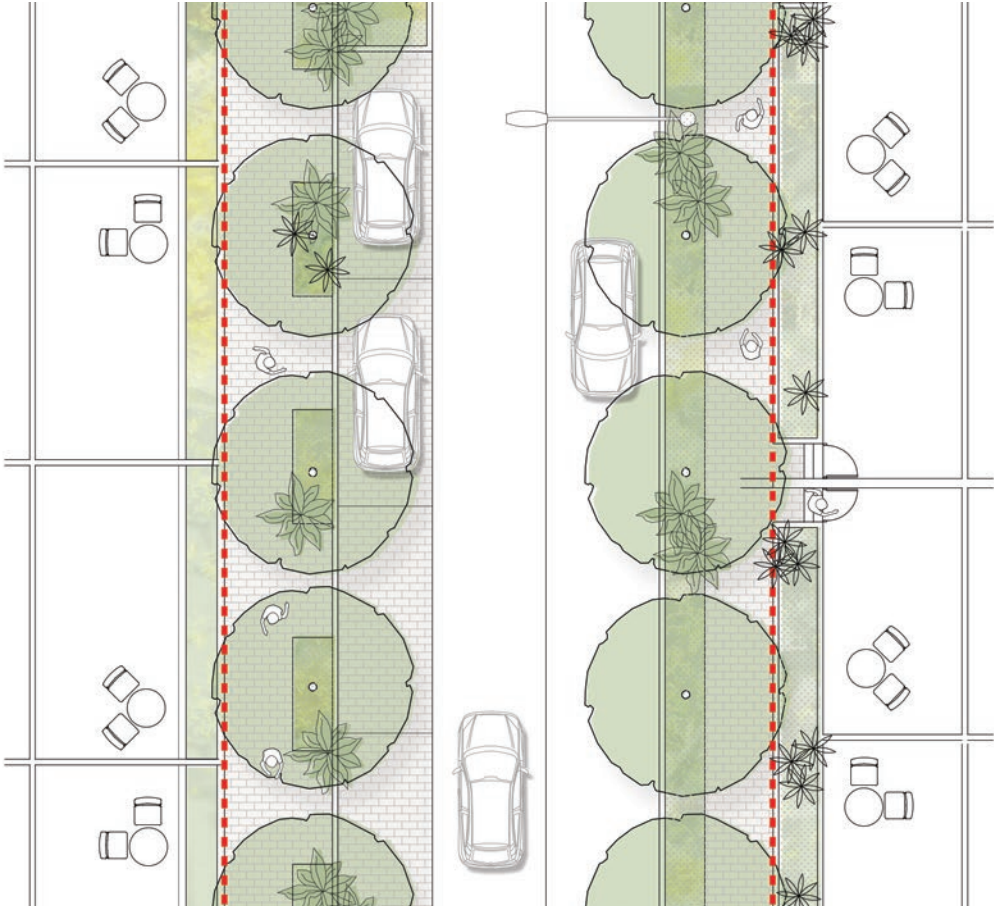
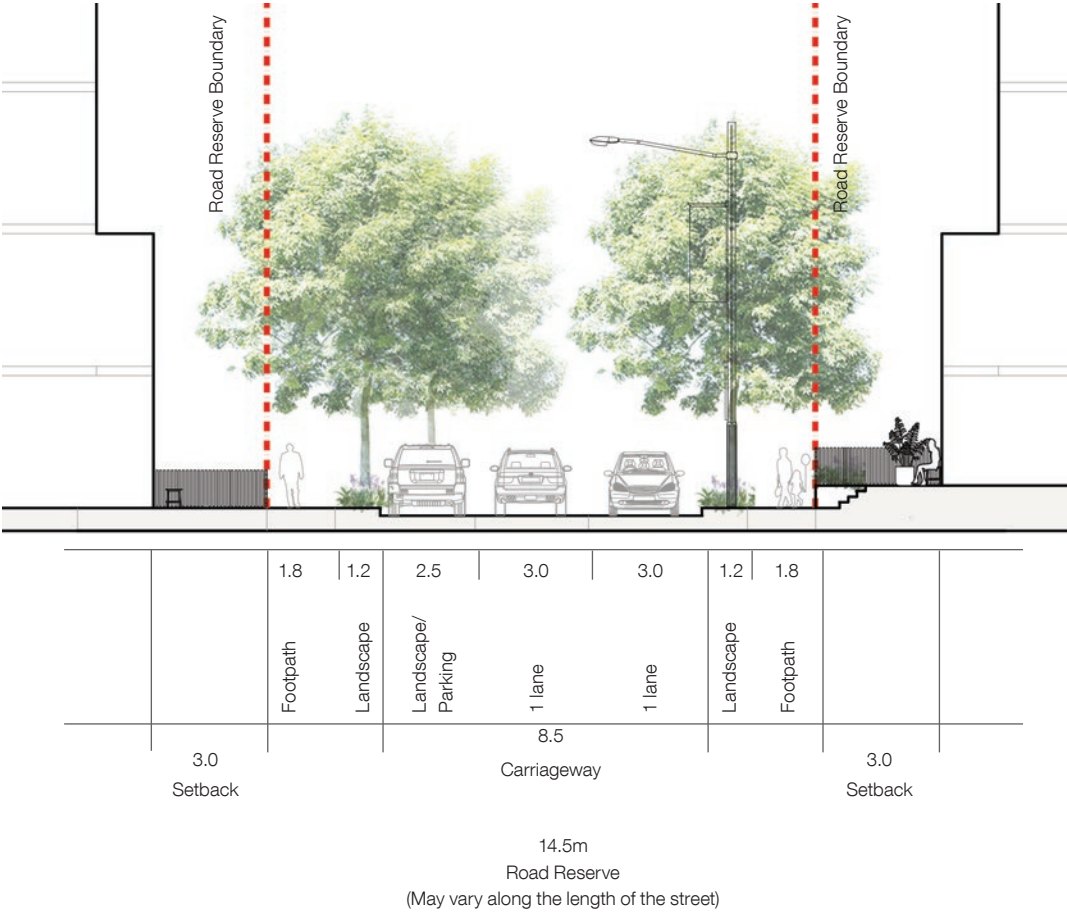
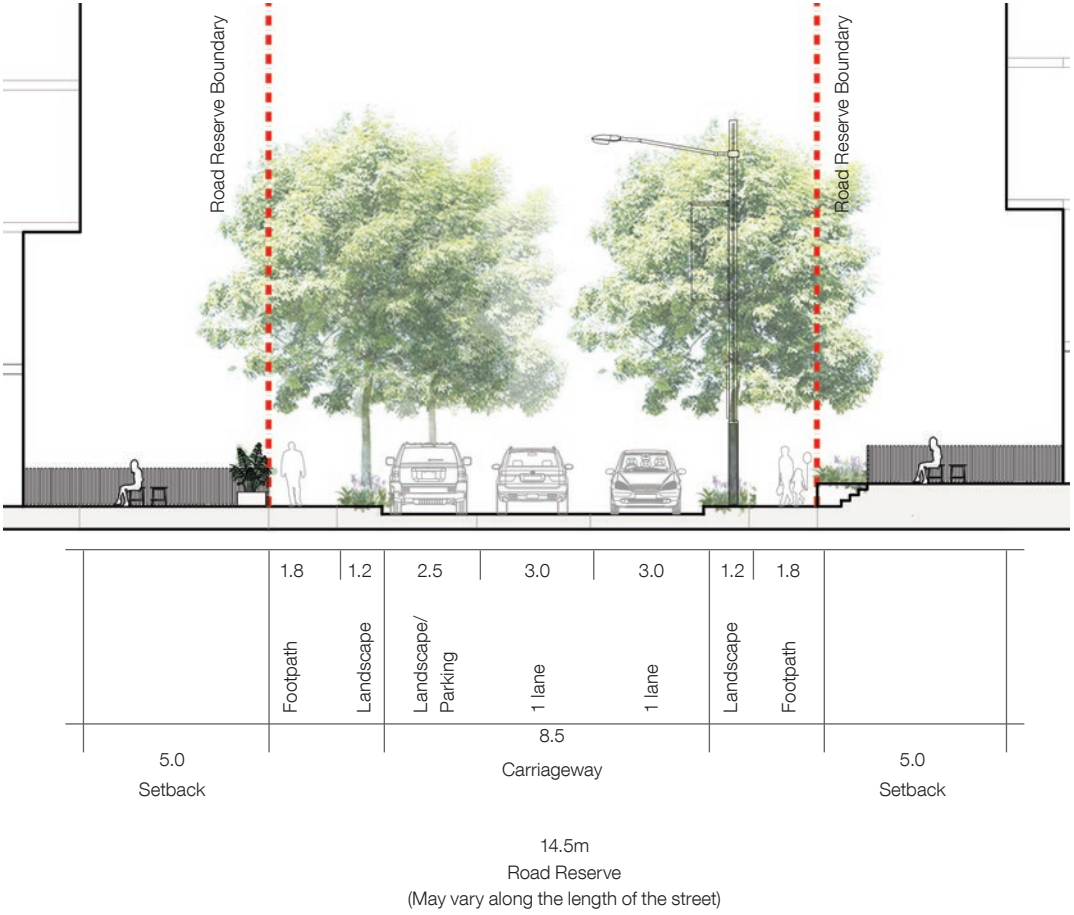
Function + Program:  
The streets form an internal loop in the development and links from Epping Road, Shrimptons Creek and the Green Link. Street furniture is located to encourage lingering on the street, meeting friends and gathering.



NEIGHBOURHOOD STREET  
1/ Street furniture enveloped by planting  
2/ Generous planting frame the street and break up parking bays  
3/ Mix of tree heights and forms



TYPICAL SECTIONS & PLAN





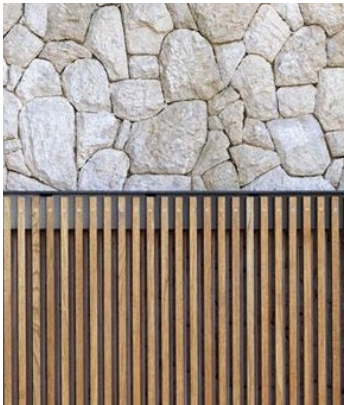


CHARACTER, MATERIALITY & PLANT PALETTE

**BENCHMARK IMAGES**  
1/ St Andrews, Bromley by Bow Townshend Landscape Architects  
2/ St Andrews, Bromley by Bow Townshend Landscape Architects  
3/ Brooklyn Brownstones, New York



**PLANT PALETTE**  
1/ Elaeocarpus reticulatus  
2/ Elaeocarpus reticulatus flower  
3/ Pittosporum undulatum  
4/ Pittosporum undulatum flower  
5/ Waterhousia floribunda  
6/ Waterhousia floribunda flower



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



NEIGHBOURHOOD MEWS

VISION

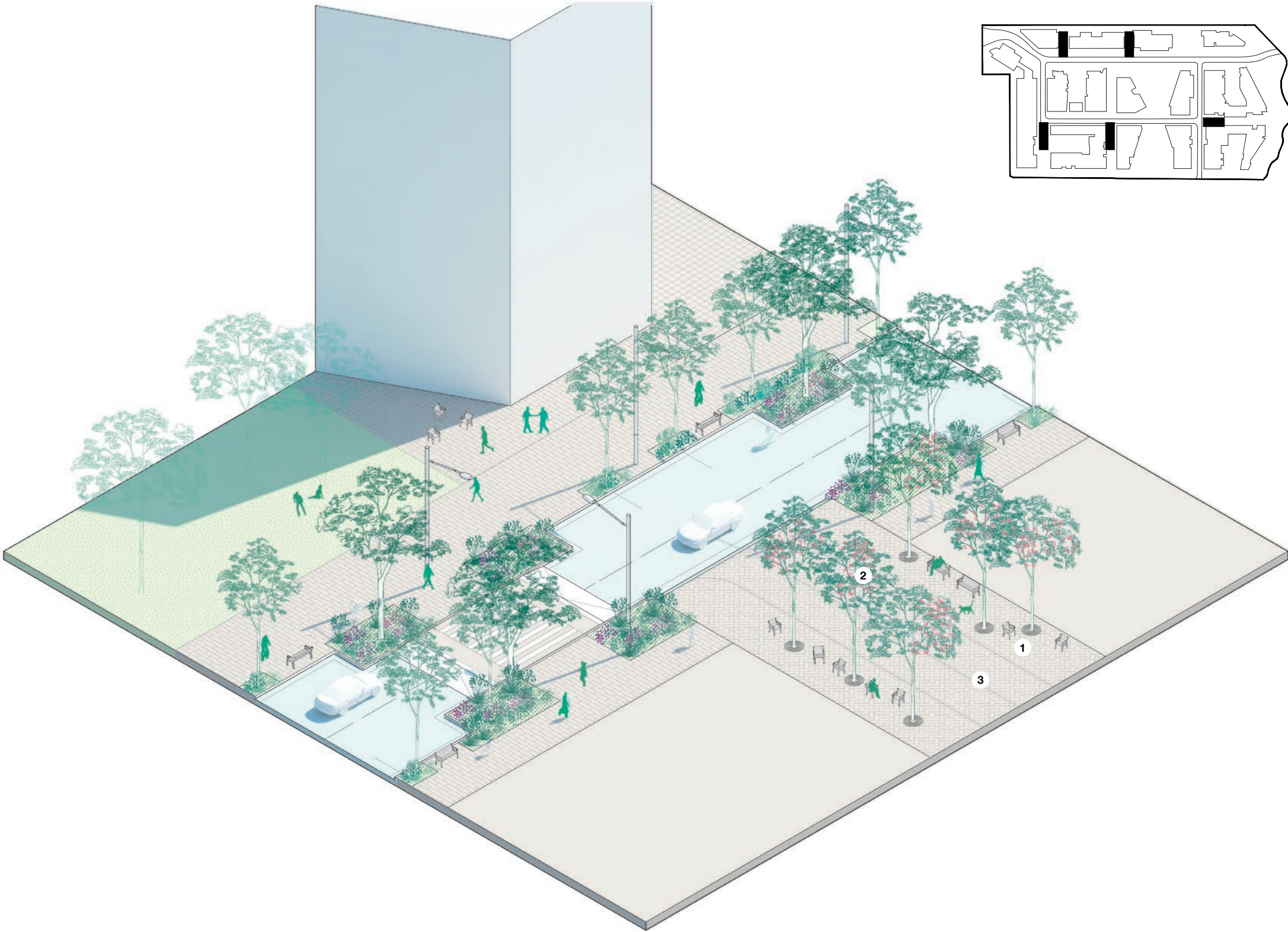
The Neighbourhood Mews are small scale plaza's located between buildings, with extensive tree planting, creating a human scaled, pedestrian environment. Tree planting and street furniture will be informally located to give precedence to pedestrian use over vehicular.

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

Function + Program:

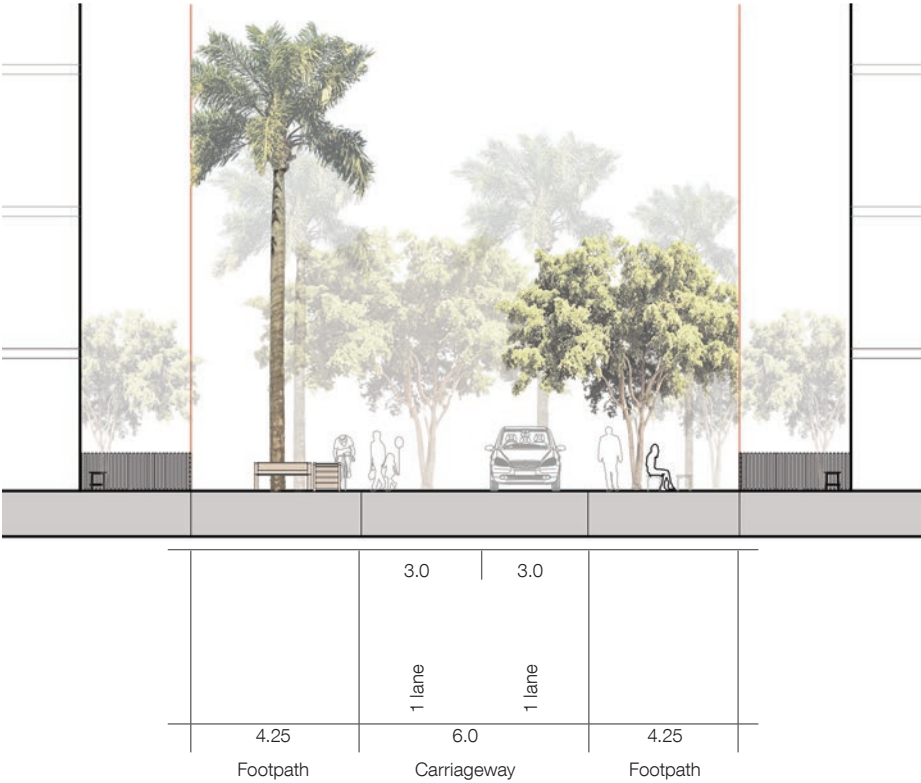
The Neighbourhood Mews are located off both Main Street and the Neighbourhood Streets and form the space between a number of the buildings across the site. They are located as driveway access to parking basements, however are designed as shared use spaces, small plazas with pedestrian priority.

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



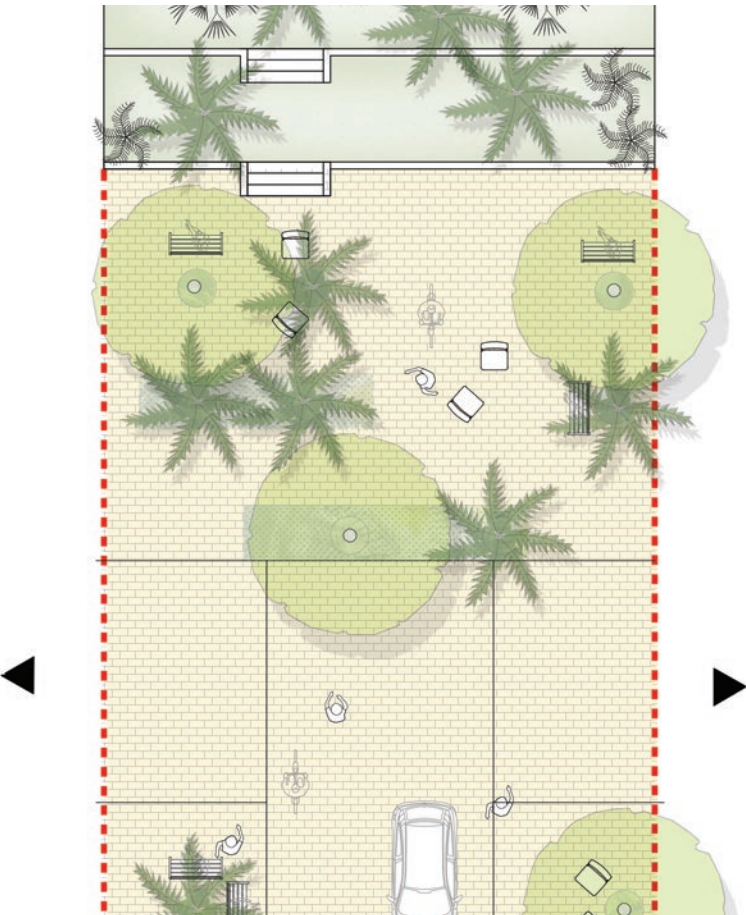
**Neighbourhood Mews**  
1/ Street furniture defining edge of vehicular road  
2/ Generous tree planting frame the street and break up parkign bays  
3/ Flush paved road





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 Town Plaza and Retail Street add well detailed urban spaces to the public domain. This zone attached to the main retail area extends to a broad terrace area overlooking 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 retail and the community hub on its northwestern edge and the public swimming pool 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. Level changes are exploited to create attractive raingardens that capture and filter rainwater runoff.

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. Mounds 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

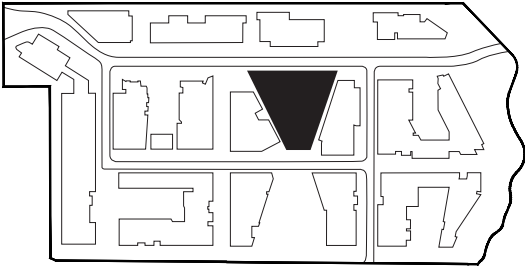
Levels work to provide a stepped / terraced enclosure to the space and amphitheatre

Size + Scale

Approximately 3,300m<sup>2</sup>







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/ Active plaza, including seating and games (ping pong, chess)
  - 5/ Bleacher steps into Village Green
  - 6/ Outdoor dining seating on edge of green
  - 7/ Playground

