

IVANHOE MASTERPLAN

STAGE 1 SSDA DESIGN REPORT
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BATESSMART™ + HASSELL

CLIENT

Aspire Consortium
Fraser's Property Australia, Citta Property Group and Mission Australia Housing



PROJECT NUMBER

S12067

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1.0 INTRODUCTION

Our vision is for a vibrant mixed use neighbourhood with buildings arranged to maximise residential amenity outcomes and a diverse open space network creating an inclusive, community oriented public domain.

We propose an urban design framework which enhances the existing character of the site, linking the established bushland corridor with a series of high quality public open spaces. A new main street is activated by community and retail uses, alongside a hard-landscaped town square and a soft-landscaped village green.

The residential buildings will create a benchmark for mixed-tenure development with high quality architecture to be delivered by award-winning architects.

Apartment buildings propose built in features to support aging in place and sustainability initiatives that focus on efficient use of energy and water to reduce ongoing costs. Tenures are evenly distributed within a simple staging framework ensuring a development which is truly tenure blind.



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1.1 BACKGROUND

PROJECT OBJECTIVE 1

Provide a seamlessly integrated community of Private Housing Units, Affordable Housing Units and Social Housing Units where:

- / World class urban and architectural design creates a high quality place;
- / Private Housing Units, Affordable Housing Units and Social Housing Units are indistinguishable and evenly distributed;
- / Building design innovation assists management of mixed tenures;
- / Urban design creates inclusive, high amenity places to optimise community interaction; and
- / Social Housing Units meet the needs of the tenants with built-in flexibility.

PROJECT OBJECTIVE 2

Provide sustainable outcomes for tenants of Social Housing Units, and sustainable management of Social Housing Units by:

- / conducting programs supporting Social Housing Unit tenants to engage in the community and local education, training and employment opportunities;
- / creating opportunities and programs to improve social outcomes;
- / providing industry leading water and energy efficiency;
- / promoting Affordable Housing Units as a stepping stone for tenants from Social Housing Units; and
- / Deliver at least 128 affordable housing dwellings

PROJECT OBJECTIVE 3

Optimise the value for money return to the New South Wales Government by:

- / optimising land value by delivering Social Housing Units to the NSW Government whilst ensuring that the total number of Social Housing Units does not exceed 30% of the total number of Units constructed within the Project;
- / delivering no less than 128 Affordable Housing Units; and
- / engaging the Developer as a high performing delivery partner

This report supports a Concept Development Application for the Ivanhoe Estate Masterplan, a State Significant Development (SSD) submitted to the Department of Planning and Environment (DPE) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act). It has been prepared by Bates Smart and HASSELL for Aspire Consortium on behalf of NSW Land and Housing Corporation and has been prepared in accordance with the SEARS dated 25 September 2017.



PLANNING CONTEXT

The Ivanhoe Estate is classified as State Significant Development and is identified in the State Environmental Planning Policy (State and Regional Development) 2011 under Schedule 2, Clause (10)2.

It sits within the Epping and Macquarie Park Urban Renewal Area - an identified priority precinct. In a move to increase development capacity within this precinct, amendments to the allowable maximum building heights, land zoning, and FSR have now been adopted in the Ryde Local Environmental Plan (LEP) (2014).

Within the Ivanhoe Estate, the site is zoned B4, Mixed Use. Adjacent zoning north of Epping Road consist of B4 Mixed Use to the west, and B7 Business Park to the east of Shrimptons Creek. To the south of Epping Road, land is still zoned R2 Low Density Residential.

The site is restricted by three maximum height restrictions: 45m, 65m and 75m (with the taller building height allowance located along the southern half of the site fronting Epping Road to minimise the overshadowing and visual impact to neighbours). To the north of the site, the maximum allowable building height is 45m while to the west the maximum height allowance ranges from 45 to 75m.

The site is noted as having a floor space ratio of 2.90:1, while surrounding sites range from 2.90:1 to 4.50:1 to the north and west of the site.

The proposed development complies with all zoning and height controls.

PROJECT BACKGROUND

In September 2015 the Ivanhoe Estate was rezoned by the Department of Planning and Environment as part of the Macquarie University Station (Herring Road) Priority Precinct, to transform the area into a vibrant centre that benefits from the available transport infrastructure and the precinct's proximity to jobs, retail and education opportunities within the Macquarie Park corridor.

The Ivanhoe Estate is currently owned by NSW Land and Housing Corporation and comprises 259 social housing dwellings. The redevelopment of the Ivanhoe Estate is part of the NSW Government Communities Plus program, which seeks to deliver new communities where social housing blends with private and affordable housing, with good access to transport, employment, improved community facilities and open space.

The Communities Plus program seeks to leverage the expertise and capacity of the private and non-government sectors. As part of this program, Aspire Consortium, comprising Frasers Property Australia, Citta Property Group and Mission Australia Housing, was selected as the successful proponent to develop the site in August 2017.

The Masterplan DA is the first step of the planned redevelopment of the Ivanhoe Estate and will create an integrated neighbourhood including social housing mixed with affordable and private housing, as well as seniors housing, a new school, child care centres, community facilities and retail development.

1.2 THE PROPOSAL

SITE DESCRIPTION

The Ivanhoe Estate site is located in Macquarie Park near the corner of Epping Road and Herring Road within the Ryde Local Government Area (LGA). The site is approximately 8.2 hectares and currently accommodates 259 social housing dwellings, comprising a mix of townhouse and four storey apartment buildings set around a cul-de-sac street layout. An aerial photo of the site is provided adjacent.

Immediately to the north of the site are a series of four storey residential apartment buildings. On the north-western boundary, the site fronts Herring Road and a lot which is currently occupied by four former student accommodation buildings and is likely to be subject to redevelopment. Epping Road runs along the south-western boundary of the site and Shrimptons Creek, an area of public open space, runs along the south-eastern boundary. Vehicle access to the site is via Herring Road.

The site is comprised of 17 individual lots and a part lot and are owned and managed by Land and Housing Corporation. The Masterplan site also incorporates adjoining land, being a portion of Shrimptons Creek and part of the commercial site at 2-4 Lyonpark Road. This land is included to facilitate a bridge crossing and road connection to Lyonpark Road.

OVERVIEW OF THE PROPOSED DEVELOPMENT

The proposed Masterplan is a Concept DA (in accordance with Section 83B of the EP&A Act), which sets out the concept proposal for the development of the site. The concept contained in the Masterplan DA establishes the planning and development framework, which will form the basis for the detailed design of the future buildings and against which the future detailed DAs will be assessed.

The Masterplan DA seeks approval for the maximum building envelopes for future stages of development, the maximum gross floor area (GFA) and land uses for the development.

Specifically:

/ A mixed use development involving a maximum of GFA of 283,500m², including:

- residential flat buildings comprising private, social and affordable housing
- seniors housing comprising residential aged care facilities and self-contained dwellings
- a new vertical high school
- child care centres
- minor retail development
- community uses
- office space for the community housing provider

/ maximum building heights and GFA for each development block;

/ public domain landscape concept, including parks, streets and pedestrian connections;

/ provision of the Ivanhoe Estate Design Guidelines to guide the detailed design of the future buildings; and

/ vehicular and intersection upgrades.



Ivanhoe Estate site

- The site
- To facilitate road extension to Lyonpark Road

1.3 THIS DOCUMENT

DOCUMENT PURPOSE

- / Outline the design process leading to the proposal and justify the suitability of the site for the proposal
- / Provide an urban design analysis that considers the proposed building forms, typologies, height, bulk and scale in the context of the immediate locality, the wider Macquarie Park/ Marsfield area and the desired future character of the area
- / Detail the proposed site layout, vehicular access, building entries, and the proposed use of buildings
- / Demonstrate how the proposal will achieve an optimal design and amenity outcome with specific consideration of the site's character, layout, setbacks, amenity, views and vistas, open spaces and public domain, connectivity and street activation
- / Demonstrate how the proposal encourages a range of housing types, sizes and affordability
- / Address the height, bulk, scale and setbacks of the proposed development within the context of the locality and ensure it does not create unacceptable environmental impacts
- / Outline potential design considerations aimed at mitigating any impacts identified
- / Identify proposed streetscape, open space, public domain and key vehicular, bicycle and pedestrian linkages with and between other public domain
- / Detail and outline the interface between the proposed uses and the public domain, particularly the Shrimptons Creek open space corridor
- / Detail proposed rehabilitation proposals for Shrimptons Creek
- / Identify linkages between the proposed school and joint school-community use facilities
- / Identify public art locations within the development.

DOCUMENT STRUCTURE

This document is divided into 5 sections in accordance with increasing levels of detail required to address items 4, 5 and 6 of the SEARs as follows:

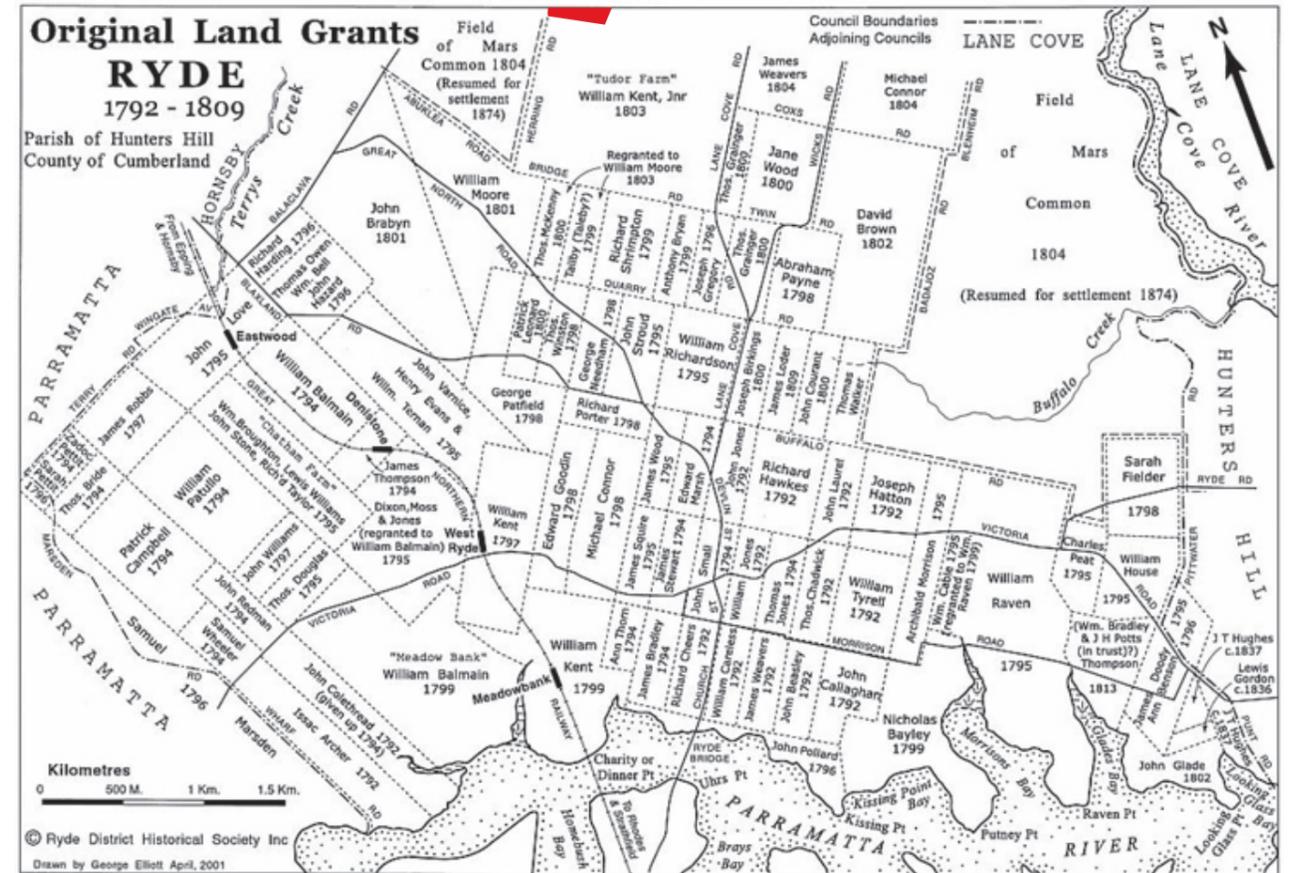
1. Introduction
2. Site and Context Analysis
3. Masterplan Framework
4. Public Domain
5. Built Form

Documents demonstrating specific compliance with various statutory codes and guidelines are contained within the appendices as follows:

- A. Approval drawings
- B. Ivanhoe Design guidelines
- C. Indicative design scheme drawings
- D. Solar access and shadow analysis
- E. SEPP 65 Compliance Analysis
- F. Green Star Communities Assessment
- G. Design Excellence

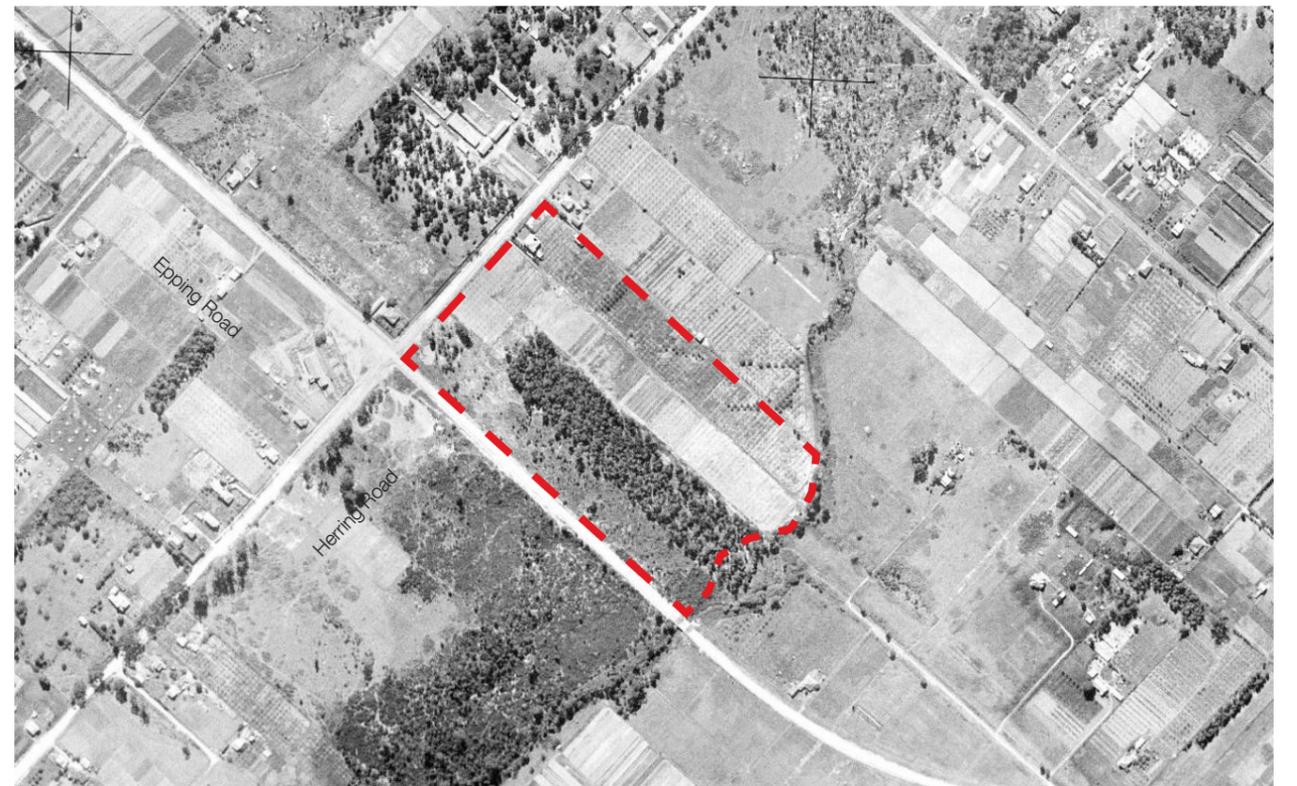
Approximate Site Location

Source: www.rydehistory.org



Approximate Site Boundary

Source: 1943 Aerial Image - Six Viewer



1.4 HISTORY OF IVANHOE

‘a rich environment of river flats, creeks and mangrove swamps, fishing with pronged spears and handlines, feasting on shellfish, hunting birds and small game, and collecting a variety of edible bushfood plants.’

INDIGENOUS SETTLEMENT

For thousands of years Aboriginal people lived in what we call today the City of Ryde. The traditional owners of the area were the Wallumedegal (a name that is likely to have derived from ‘wallumai’ the snapper fish, and combined with matta, a word usually used to describe a water place). That name was told to Captain Arthur Phillip, the first governor of the convict colony of New South Wales, by Woollarawarre Bennelong who came from the clan called the Wangal on the south side of the river.

The territory of Wallumedegal followed the north bank of the Parramatta River from Turrumburra (Lane Cove River) in the east to Burramatta at the head of the river to the west. For generations the Wallumedegal lived in a rich environment of river flats, creeks and mangrove swamps, fishing with pronged spears and handlines, feasting on shellfish, hunting birds and small game, and collecting a variety of edible bushfood plants. They spoke the same language as the Port Jackson and coastal clans, from Botany Bay to Broken Bay. The dialect of the sea coast, wrote Marine Captain Watkin Tench, was spoken at Rose Hill (Parramatta). The dialect of the same language west of Parramatta is now called Darug.

The first encounters between the foreigners in boats and the river people in February 1788 were friendly, with laughter and mimicry on both sides. Their lives changed forever the following November when armed marines built an earthwork fort at Parramatta. This event displaced the family of the Burramattagal elder Maugoran and his wife Goorobera, who were forced to move down the river to The Flats, near Meadowbank. In April 1789 came the smallpox epidemic, which killed half the Indigenous population. Smallpox might account for the fact that no Wallumedegal are identified in history.

According to an archaeological assessment prepared by Eco Logical Australia, it is unlikely the study area contains any Aboriginal archaeological sites.

EUROPEAN SETTLEMENT

The Ryde area was named by Governor Phillip as the ‘Field of Mars’ with land granted to eight marines, emancipists and new settlers between 1792-1795. However, most of the land grants were small making farming and grazing uses difficult. As a result, in 1804 it was decided to create a ‘traditional English common’ for public use. Known as the ‘Field of Mars Common’, this included all the land between Lane Cove, Herring, Bridge and Waterloo Roads (of which the land comprising the Ivanhoe Estate sat within).

By 1874, the Common was subdivided into allotments of one to four acres (0.4 to 1.6 hectares) with the money used to finance the building of the Iron Cove and Gladesville Bridges. The land was filled with market gardens and poultry farms amongst vast tracts of bushland. Before houses were constructed on the Ivanhoe Estate by the Department of Housing between 1980 and 1990, much of the land to the north and adjacent to Shrimptons Creek was used for market gardens and orchards, while the southern part fronting Epping Road characterised partially cleared, uninhabited scrub.

Like the Upper North shore, the Ryde area has timber and orchards in its past, and suburban development in its present. Locals remember the apple-growing past every year at the Granny Smith festival, commemorating Maria Ann Smith and her hybrid green apples, bred in Eastwood.

Today the City of Ryde contains many suburbs. As well as East, West and North Ryde, the area encompasses Macquarie Park, Marsfield, Denistone and Denistone East, Putney and Meadowbank on the Parramatta River, and Eastwood, among others. Macquarie Park was part of the suburb of North Ryde until it was gazetted as a suburb in its own right on 5 February 1999.

Sources:

<http://www.ryde.nsw.gov.au/Library/Local-and-Family-History/Historic-Ryde/Aboriginal-History>
<http://home.dictionarofsydney.org/city-of-villages-ii/>
http://www.rydehistory.org/html/the_original_land_grants.HTM

Native Vegetation along Shrimptons Creek (circa 1915)



View from corner of Epping and Herring Roads looking west along Epping Road 1938



Up until the 1960's much of North Ryde and the surrounding areas were comprised of small market gardens, hobby farms and fruit orchards. Home to many Italian and European migrants



Logging and land clearing (circa 1911)



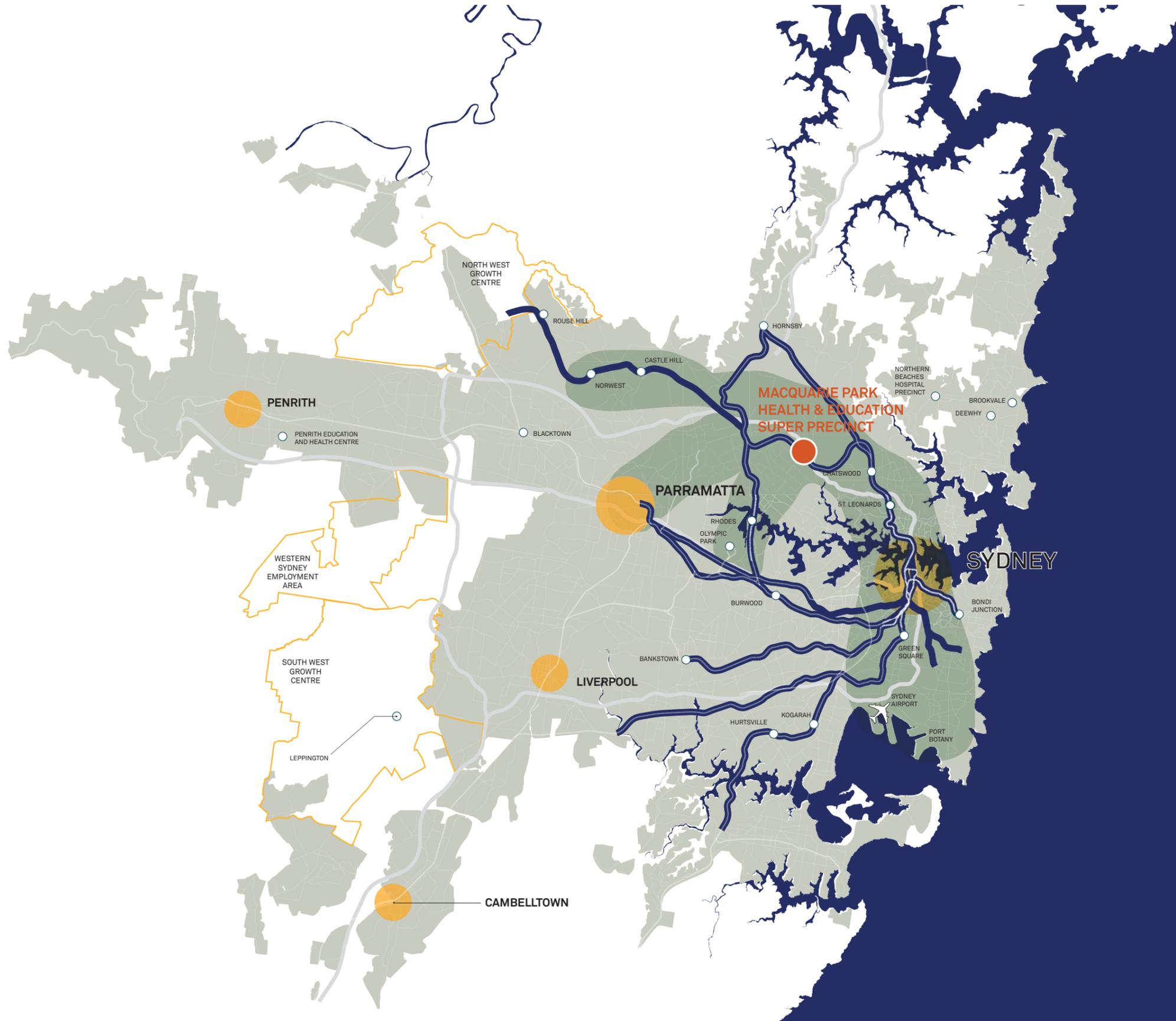
Fertile soil in the area was ideal for agriculture and nurseries (circa 1920)





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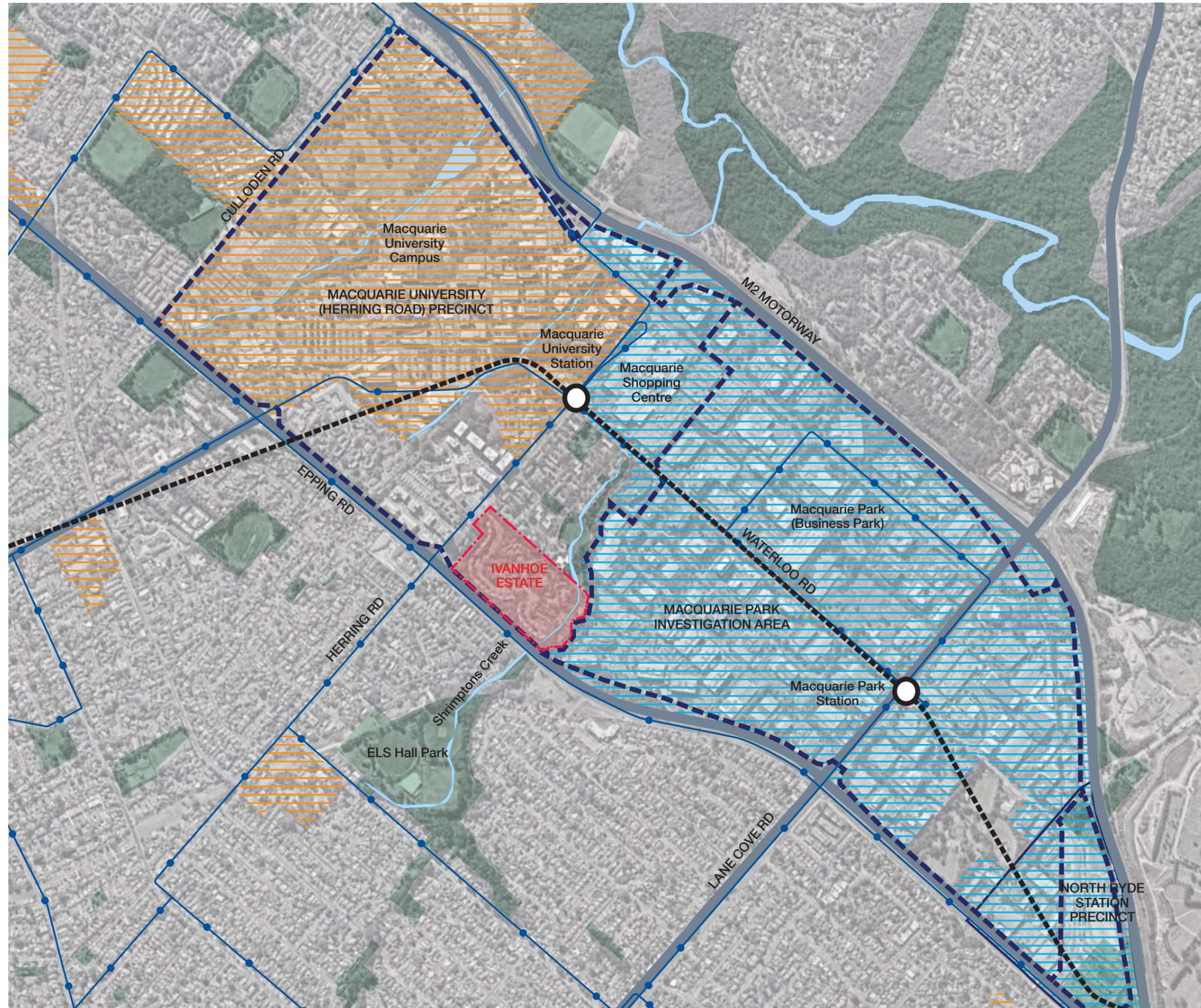
2.0
SITE & CONTEXT
ANALYSIS



METROPOLITAN CONTEXT

The Ivanhoe Estate is located in the suburb of Macquarie Park within the City of Ryde council in Sydney's north-western suburbs, about 10 kilometres from the Sydney CBD.

Macquarie Park is identified as a Strategic Centre along the Global Economic Corridor under "A Plan for Growing Sydney" and as a Priority Precinct within the Epping and Macquarie Park Urban Renewal Area. It is an area of significant government investment in transport, infrastructure and education facilities.



REGIONAL CONTEXT

Ivanhoe Estate is located within close proximity to Macquarie University Train Station (500 metre walk), Macquarie University, Macquarie Shopping Centre, and Macquarie Park business park. This strategic position creates an appropriate location for which to maximise the number of people living within close proximity to this great mix of attractors and mass transit.

Due to this strategic location, it has been identified as a priority precinct known as the Macquarie University (Herring Road) Precinct, of which Ivanhoe Estate sits within. This precinct is proposed to deliver up to 5,800 dwellings by 2031 as part of a transformation into a vibrant centre that makes the most of the available transport infrastructure and proximity to existing jobs, retail and education opportunities.

-  Existing education uses
-  Existing commercial / business uses
-  Existing open space
-  Existing train station
-  Existing bus route
-  Major arterial road
-  Ivanhoe Estate

LOCAL CONTEXT

The existing use within Ivanhoe Estate is a social housing estate containing 259 dwellings comprising townhouse and walk-up style apartment typologies. It has been an integral asset to the NSW social housing system since its establishment in 1990, providing a safe refuge to a significant number of people. The surrounding urban fabric is currently a mixture of large dispersed commercial buildings, warehouse lots, the sprawling University campus, big box shopping centre, medium to high density residential apartments, and single lot dwelling houses typical of the suburbs of Sydney.

The Ivanhoe Estate sits within a changing context planned to experience significant growth to meet the strategic targets set for the precinct. While the land to the south of Epping Road is planned to remain R2 Low Density Residential for now, to the north the land is zoned B4 Mixed Use to the west of Shrimptons Creek and B7 Business Park to the east of Shrimptons Creek. Located within an identified Priority Precinct, the land to the north was subject to an increase in the allowable building heights and floor space ratio controls, now adopted within the Ryde Local Environment Plan 2014. This diverse and changing context can inform the proposed future uses within the Ivanhoe Estate, and strengthens the need for Ivanhoe benefit from and stitch into this surrounding fabric.







THE SITE

The site is approximately 8.2 hectares and currently accommodates 259 social housing dwellings, comprising a mix of townhouse and four storey apartment buildings set around a cul-de-sac street layout.

Immediately to the north of the site are a series of four storey residential apartment buildings. On the north-western boundary, the site fronts Herring Road and a lot which is currently occupied by four former student accommodation buildings and is likely to be subject to redevelopment.



OPEN SPACE

Ivanhoe is home to Sydney Turpentine Ironbark Forest as well as a riparian corridor along Shrimptons Creek. The retention and preservation of these natural ecosystems along the perimeter is part of the overarching objectives for the masterplan.