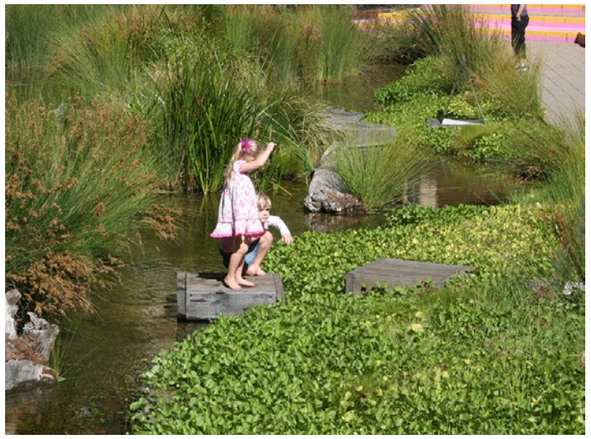
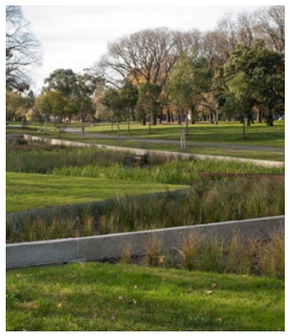
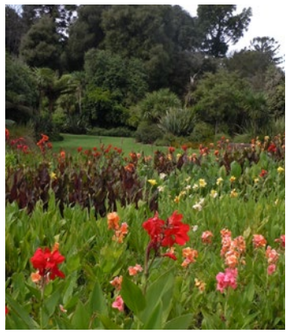
CHARACTER, MATERIALITY & PLANT PALETTE



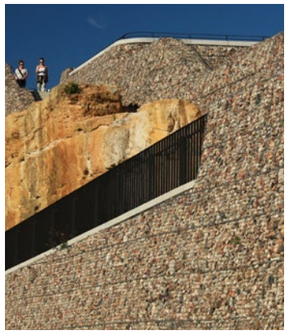
BENCHMARK IMAGES
1/ Perth Cultural Centre, Josh Byrne & Associates
2/Velenje City Center Pedestrian Zone Promenada, Enota
3/Ballast Point Park, McGregor Coxall

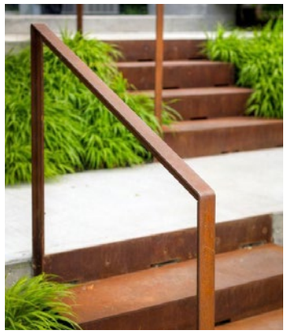





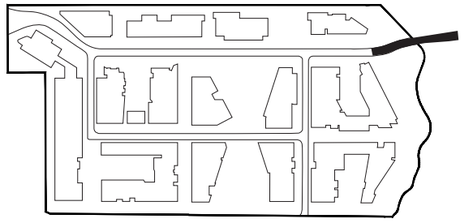
PLANT PALETTE
1/2/3/ Native wetland planting
4/5/6/ Flowering wetland planting





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

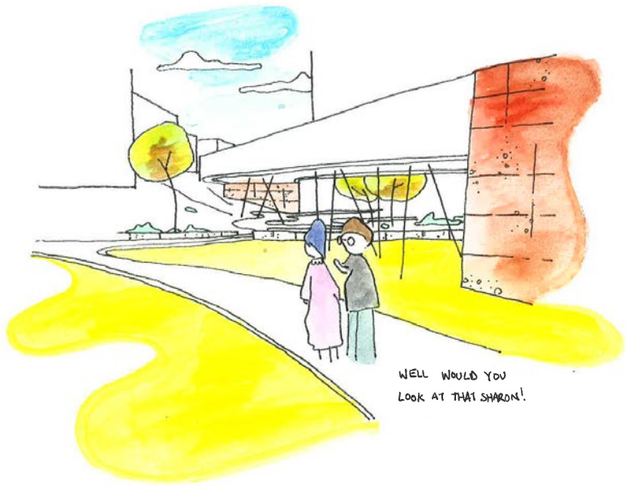


SHRIMPTONS CREEK BRIDGE

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



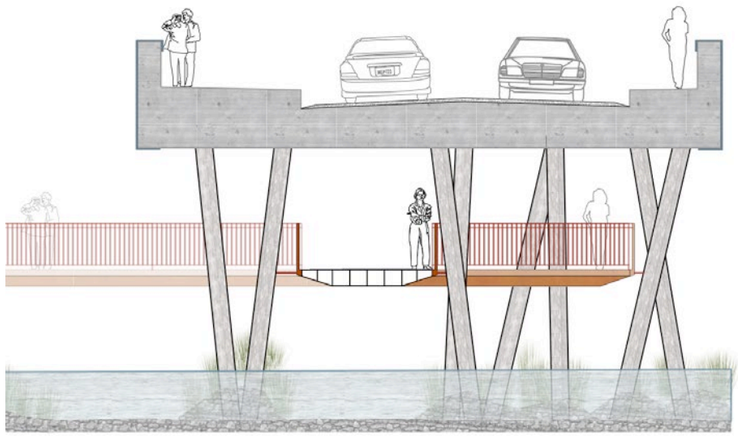
INDICATIVE PLAN

LEGEND

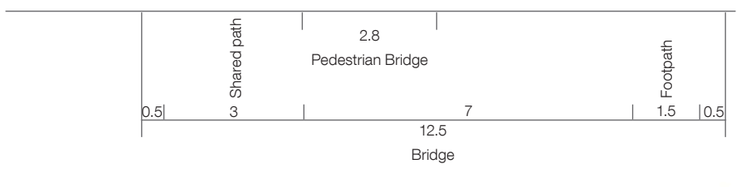
1/ Access to Shrimptons Creek parklands
2/ Concrete linear path. Potential separation between private and public landscape
3/ Shared path access to Shrimptons Creek parklands
4/ Sinuous deck along riparian corridor with lookout and picnic areas
5/ Shared path along Road Bridge
6/ Footpath along Road 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

N NTS

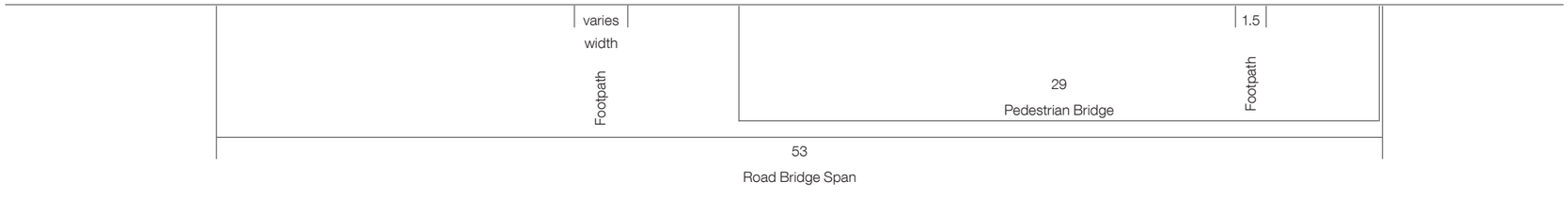
TYPICAL SECTION & PLAN



AA/ CROSS BRIDGE SECTION

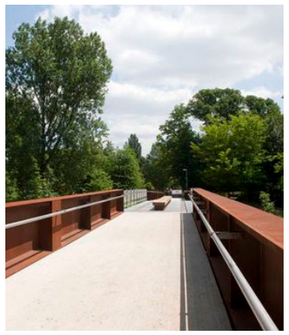


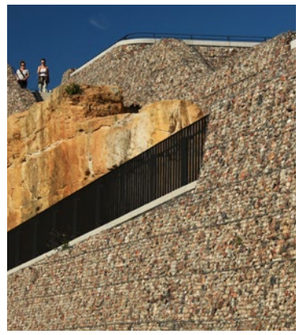
BB/ ELEVATION BRIDGE SECTION



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 Balustardes
2/ Gabion walls

All computer generated images / artists impressions have been provided for illustrative purpose only, and are subject to authority approval

5.0
BUILT FORM

—

Ivanhoe will set a new Australian benchmark for a socially diverse, mixed tenure, master planned community. The Master Plan achieves density with a mix of housing and architectural typologies. These include town houses, mews terraces, studios, dual keys and independent living units, maisonette, ground floor terraces, as well as typical apartment typologies.

—

5.1 MASTERPLAN

The masterplan is designed to celebrate the site's existing landscape features with a diagonal sequence of public open spaces connecting the turpentine forest along Epping Road with the public open space on Shrimptons Creek.

A regular grid of residential buildings step down the steep hillside. Buildings are generally rectangular, with angled building forms fronting the key public open spaces.

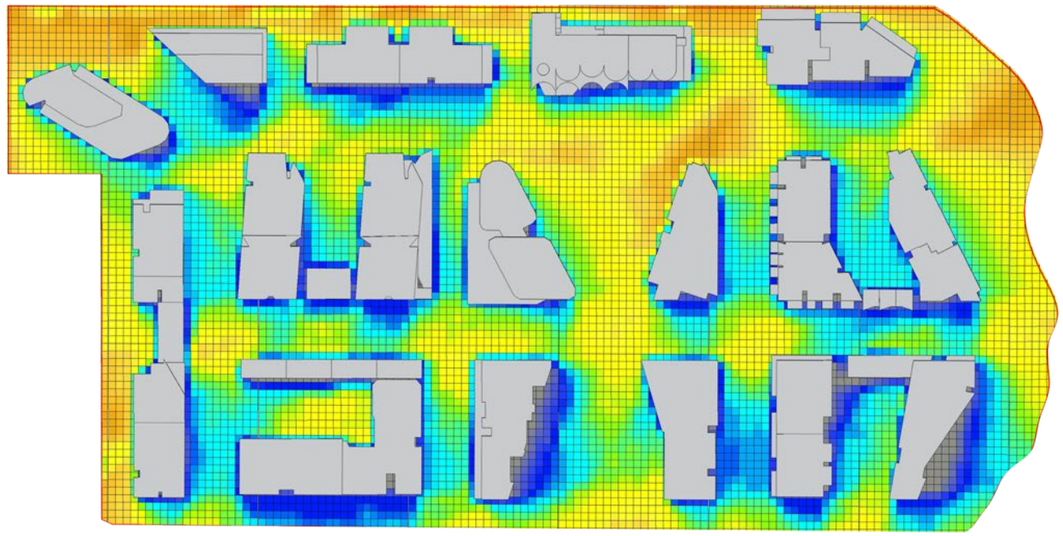
At the top of Main Street, building A1 provides a gateway form to reinforce the primary entrance to the site.

At the bottom of the hill, buildings along the winding edge of Shrimptons Creek are proposed in fragmented forms, breaking down the formality of the street grid at the interface with the open space corridor.

Building heights are in accordance with the LEP height planes, with northeastern buildings reduced height to maximise sunlight access to public open space.

Graphics: Indicative Design Scheme roof plan

BATESSMART. + HASSELL



BUILDING SEPARATION

All proposed building separation distances comply with the requirements set out in the SEPP65 Apartment Design Guide. Four storey buildings are separated by a minimum of 12m, buildings up to eight storeys are separated by a minimum of 18m, and buildings nine storeys or higher are separated by a minimum of 24m.

Where full separation is not achieved, suitable screening will mitigate any privacy issues.

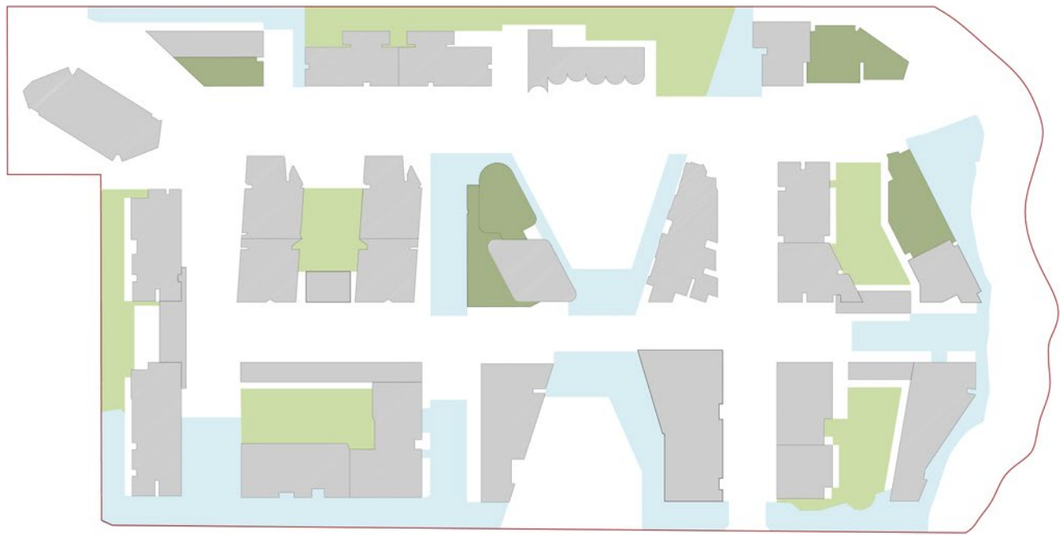
- 24 Storeys
- 20 Storeys
- 14 Storeys
- Below 14 Storeys

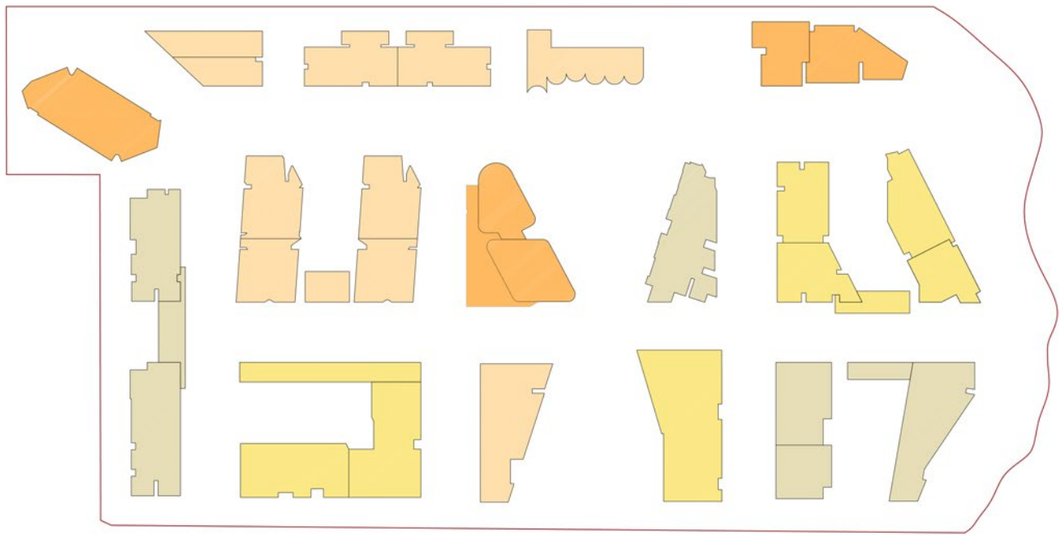
SOLAR ACCESS

The indicative design scheme has arranged building massing to maximise solar access to communal open space and public domain. Each principal open space will receive direct sunlight on the winter solstice, with increasing levels of sunlight available throughout the year.

Graphics: Plan diagram showing solar access to ground plane

- No direct sunlight
- 0 -1 hour
- 1- 2 hours
- 3 - 4 hours
- 5 - 6 hours
- 6+ hours





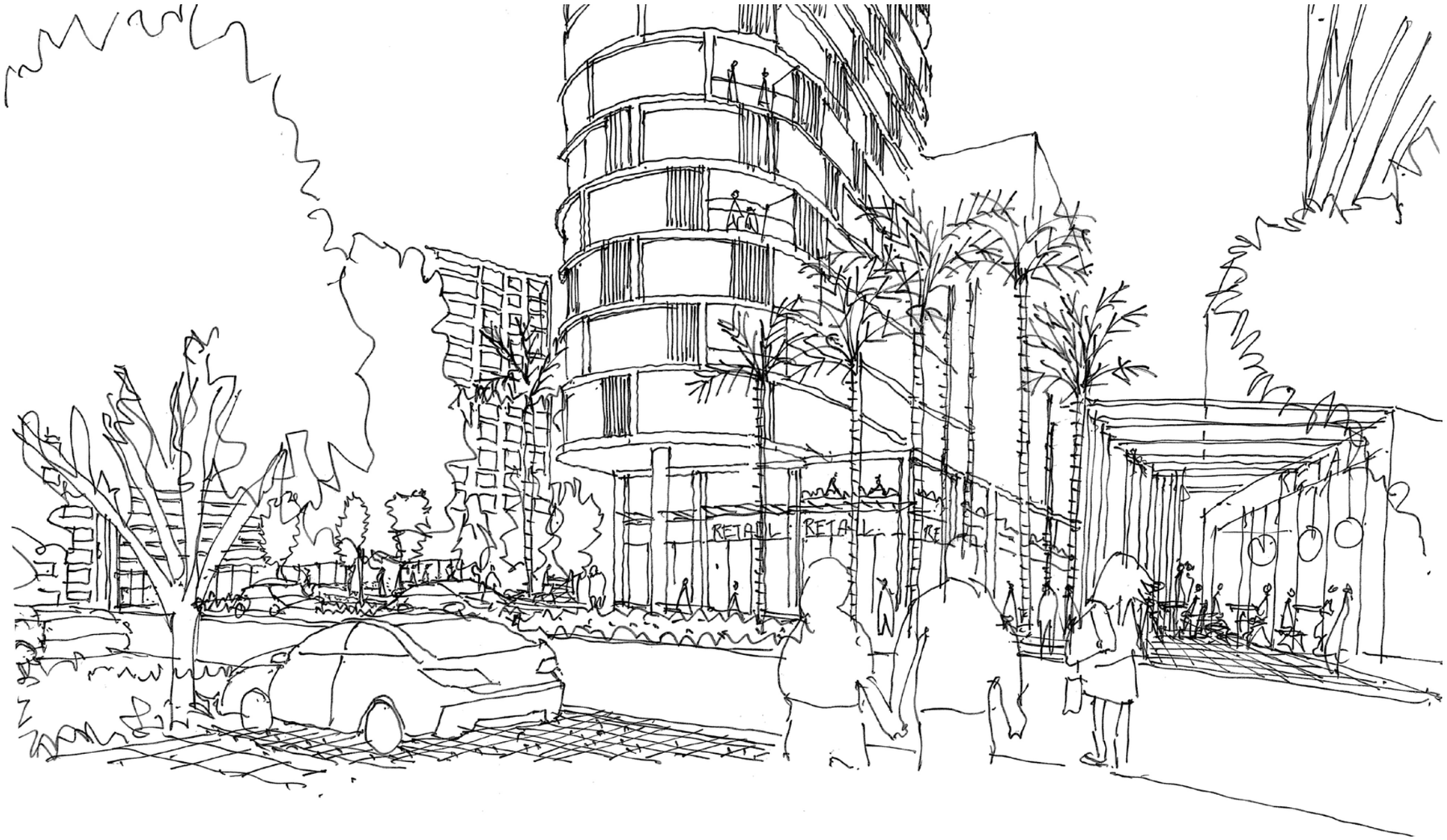
COMMUNAL AND PUBLIC OPEN SPACE

The indicative design scheme proposes a mix of public and communal open space totalling a minimum of 25% of the site area. Refer to Design Guideline 02.

Public Open Space
Communal Open Space at Ground Level
Rooftop Communal Open Space

ARCHITECTURAL DIVERSITY

While this masterplan has been prepared by Bates Smart and HASSELL, design work on the indicative design scheme has included contributions from Candalepas Associates, COX Architecture and Turner. The intent is for a variety of architects to prepare Stage 2 DAs as the project progresses. Refer to Design Guideline 12



5.2 GROUND LEVEL INTERFACE

The masterplan proposes a range of non-residential uses at ground level, focused around Main Street and the new public open spaces. They comprise:

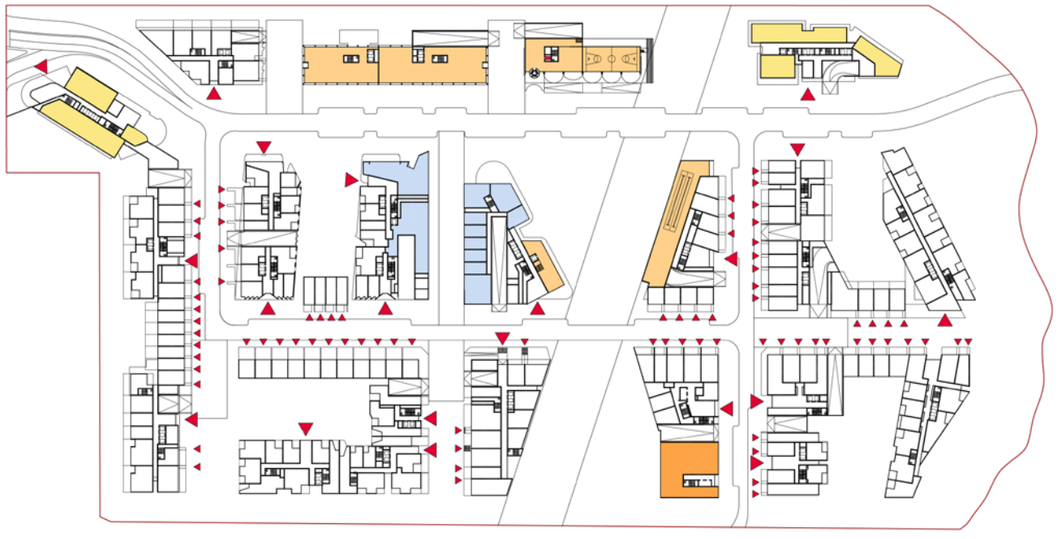
/ Buildings A1 and B3 propose childcare centres
/ Building B1 proposes a residential aged care facility
/ Building B2 is a school with a publicly accessible multipurpose hall at ground level
/ Buildings C1 and C2 propose retail fronting the town square
/ Building C2 proposes a community hub fronting the village green
/ Building C3 proposes a publicly accessible swimming pool also fronting the village green. The location of the pool may change subject to design development.
/ Building D3 proposes Community Housing Provider offices connecting to a dedicated garden.

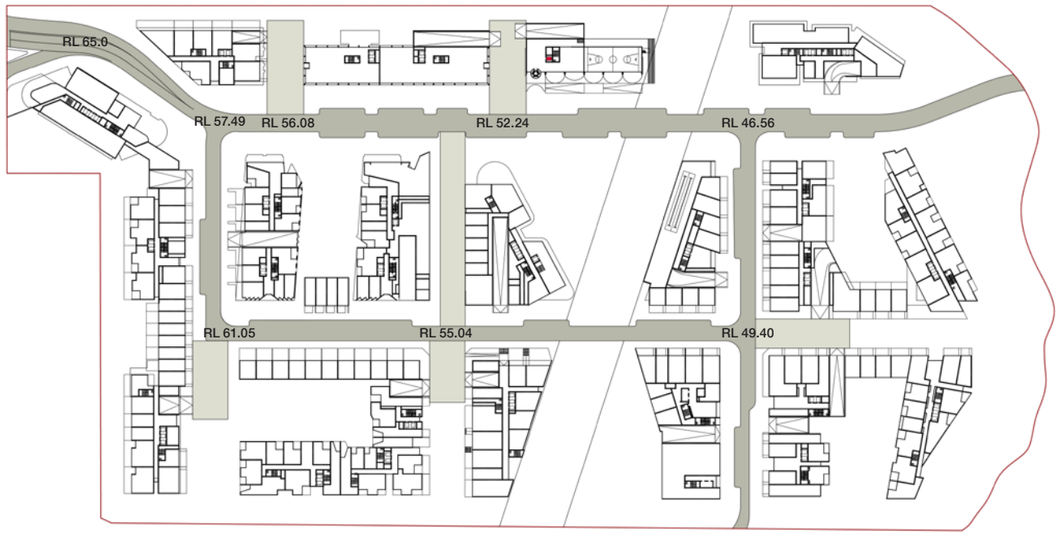
Residential buildings are arranged to provide a more civic character to Main Street and a more intimate residential character to the neighbourhood streets.

The civic character of main street is reinforced by the taller 14 storey buildings coming to ground, with communal courtyards spatially ‘open’ to main street.

On residential streets, a two-three storey scale is expressed at the base of the buildings, to assist in defining a human scale to the streetscapes.


Childcare
RACF
Multipurpose Hall & School
School Garden
Childcare
Lyonpark Road Bridge
Entry Clearing
Main Street
Herring Road
Retail
Retail
Retail
Communal Courtyard/ Community Garden
Town Plaza
Village Green
Swimming Pool
Communal Courtyard/ Community Garden
Shrimptons Creek
Garden Mews
Forest Threshold
Garden Mews
Communal Courtyard/ Community Garden
Garden Mews
Forest Playground
MA Offices
Communal Courtyard/ Community Garden
Forest Threshold
Forest Threshold
New Entry
Epping Road
1:1,250 @ A3





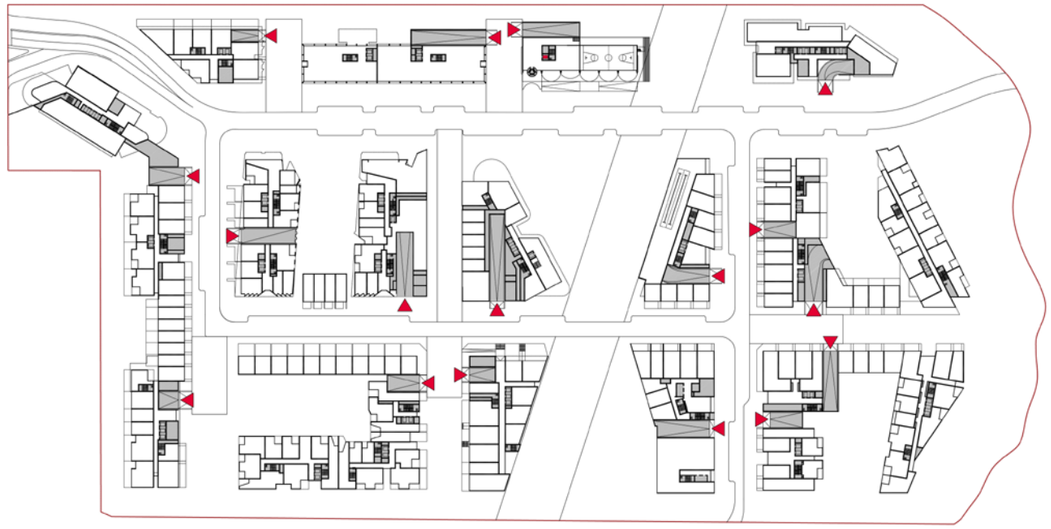
STREET ACTIVATION

The Indicative design scheme has been developed to maximise ground level activation with public and community uses fronting Main Street the Town Square and the Village Green. Superlots have been designed with multiple cores and with several small entries per building. Apartment buildings have been designed with duplex typologies at ground level which, along with the townhouses, provide regular front doors with front gardens overlooking the street. Refer to Design Guideline 05

SITE LEVELS

The masterplan proposes a new road network with levels set to provide an accessible route throughout the site. Alongside the Shrimptons Creek corridor, building floor levels have been determined to comply with flooding levels.

Both of these constraints have been used to determine the number of levels which can be accommodated within the proposed building envelopes.



LOADING AND SERVICING

Garbage and waste collection is generally proposed within basement loading areas to minimise impact on the building frontages. The number of basement car park entries have been minimised and located to minimise pedestrian conflicts. Refer to Design Guideline 06.

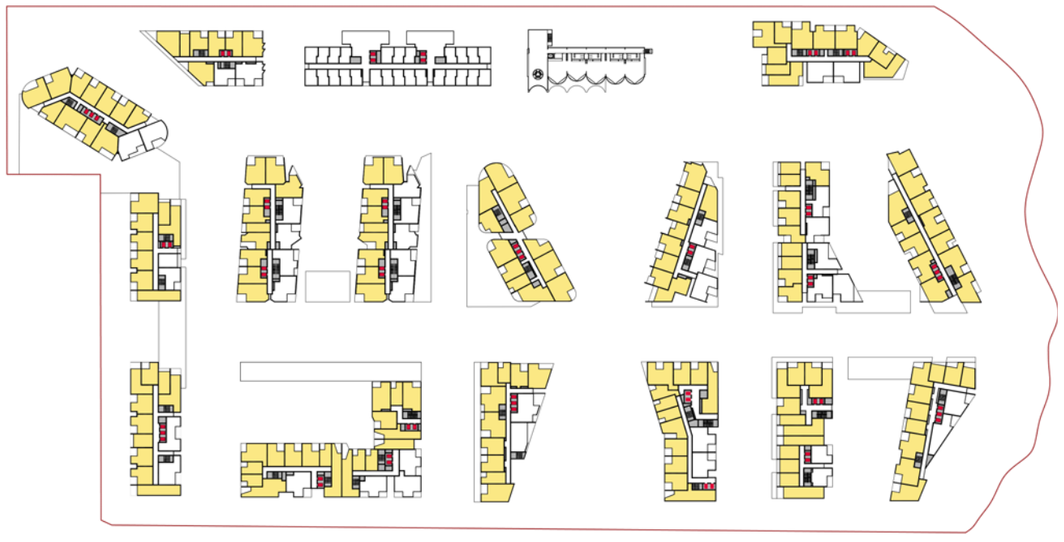
TYPICAL NEIGHBOURHOOD STREET

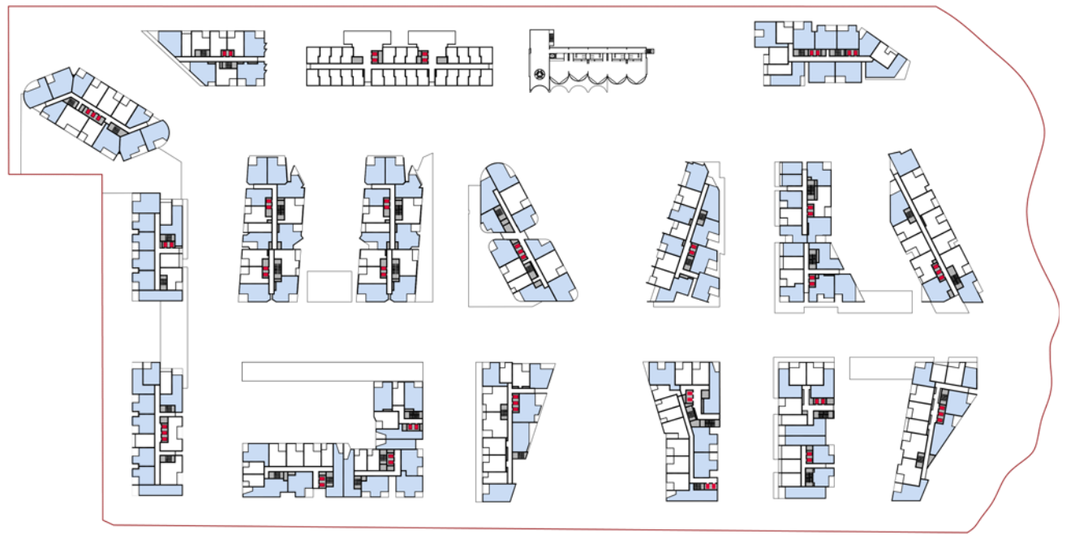
5.3
TYPICAL LEVEL

The indicative design scheme proposes the majority of residential buildings are arranged in efficient floorplates oriented in a southwest/ northeast direction to maximise solar access to both apartments and ground level open space. The exceptions to this rule are buildings B1 and D1 which are oriented in the other direction and propose multiple cores to maximise solar access. Buildings C2 and C4 have angled facades fronting public open space, which are rotated so that the east facade also receives solar access.

The proposed masterplan proposes nearly 30% social housing in addition to 128 affordable housing dwellings. The masterplan is underpinned by the principle of tenure blindness, with no external indicators of tenure type in the design and layout of the community. Social and market housing are evenly distributed throughout the delivery stages, with a diverse architectural character for all tenure types, equitable frontage to the public domain and communal open space, and ready access to all communal facilities for all residents.


B1.1
B1.2
B2 - School
B3
A1
A2
A3
C1
C2
C3
C4
D1
D2
D3
D4
1:1,250 @ A3





SOLAR ACCESS

Buildings have been arranged to maximise opportunities for solar access. As evidenced in the solar access and shadow analysis provided in Appendix D, the Masterplan can achieve 70% of apartments with 2 hours solar access at midwinter on a site wide basis as well as for each development lot. Based on the layouts prepared in the indicative design scheme, fewer than 15% of apartments will receive no direct sunlight between 9am and 3pm on the winter solstice.

NATURAL VENTILATION

The indicative design scheme proposes lift lobbies which receive natural light and ventilation. All buildings within the indicative scheme have been arranged to ensure that 60% of dwellings within the first nine storeys of the building have dual or corner aspects and will be naturally cross ventilated.

All computer generated images / artists impressions have been provided for illustrative purpose only, and are subject to authority approval