

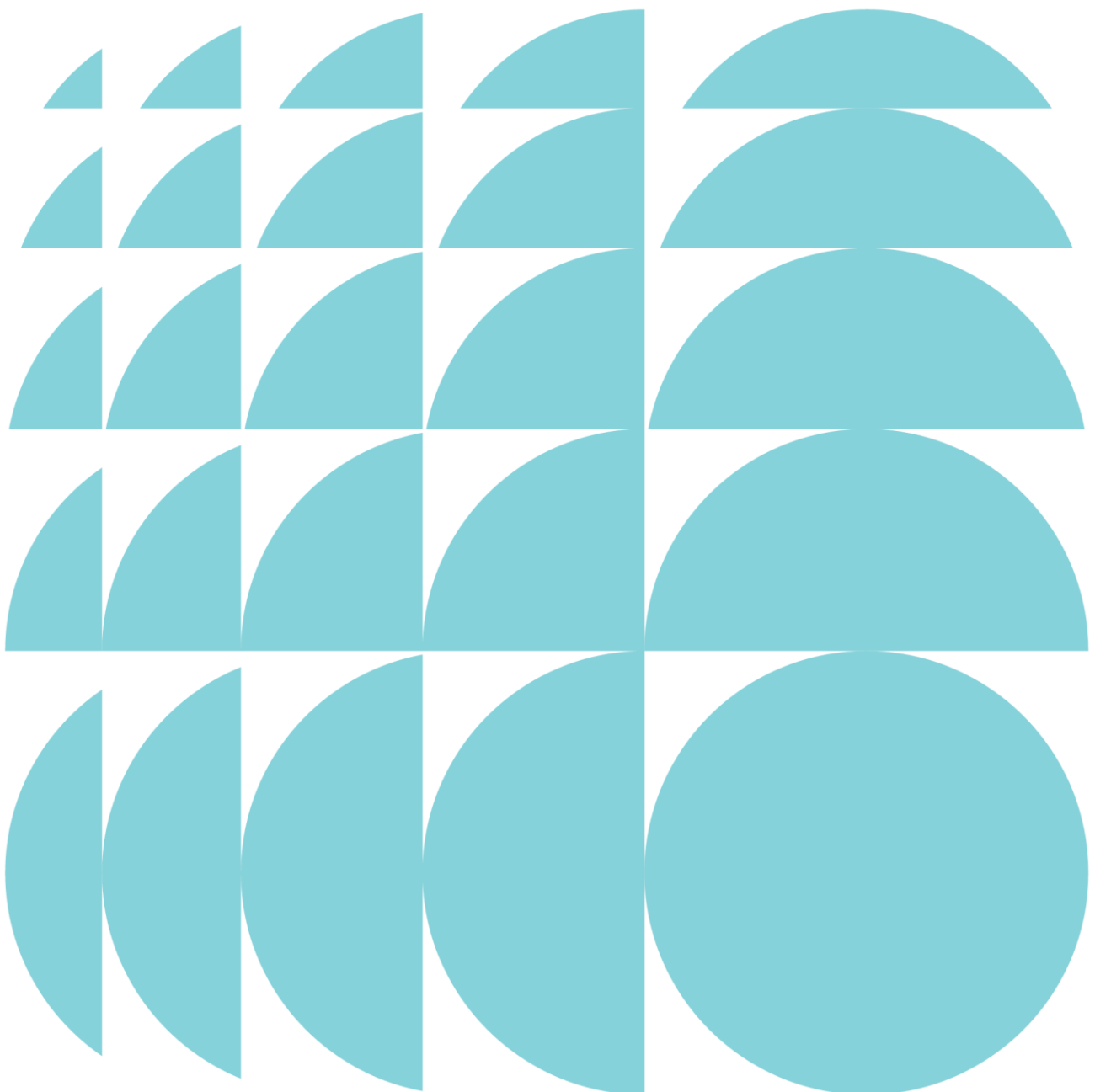
ETHOS URBAN

Design Excellence Strategy

Stage 1 - Ivanhoe Estate, Macquarie Park
Buildings A1, C1, and Public Domain

Submitted to Department of Planning and Environment
On behalf of Aspire Consortium

14 March 2019 | 17156



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1.0 Introduction

This Design Excellence Strategy has been prepared by Ethos Urban on behalf of the proponent, Aspire Consortium. It supports the staged redevelopment of the Ivanhoe Estate, in accordance with the State Significant Development (SSD) Development Application (DA) for the Ivanhoe Estate Masterplan (SSD 17_8707).

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, and benefits from good access to transport, employment, improved community facilities and open space. The Masterplan will create a new integrated neighbourhood of approximately 3,400 dwellings (including market, social, seniors and affordable housing), community facilities, a high school, childcare centres, retail, and public open space. The design and delivery of this new neighbourhood will occur in stages over a 10-15 year period.

This Design Excellence Strategy outlines the principles and procedures that will be followed during Stage 1 of the Masterplan delivery program. This will ensure that the architectural and urban design of Stage 1 achieves design excellence and positively contributes to the broader Macquarie Park Corridor and Ryde Local Government Area.

The Strategy more specifically articulates the proposed design excellence process and demonstrates how design excellence will be achieved during this stage of the development.



Figure 1 **Indicative Ivanhoe Estate Masterplan**

Source: Bates Smart

2.0 Site Description and Development

The Ivanhoe Estate 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 in area and formerly comprised 259 social housing dwellings.

The site is earmarked for redevelopment under the Ivanhoe Estate Masterplan (SSD 17_8707) that will deliver a range of residential dwellings and supporting recreation and community facilities, to be designed and delivered over several stages. The Estate is divided into 14 development blocks, within 4 precincts, that establish the framework for future buildings, infrastructure and public domain within the Estate:

- Precinct A accommodates three building lots on the north western edge of the Estate;
- Precinct B accommodates four building lots along the north eastern edge of the Estate;
- Precincts C runs though the centre of the site and accommodates four building lots; and
- Precinct D fronts Epping Road and also accommodates four building lots.

Within each of these development blocks, the Masterplan defines specific building envelopes, desired uses, and the location of roads, public domain and open space, that together inform the detailed design and delivery of each stage of the development.

The sections relevant to this Strategy include Buildings A1 and C1, and the public domain areas associated with the Masterplan road network.



Figure 2 Development blocks and precincts within the Masterplan

Source: Bates Smart

3.0 Design Excellence Approach

Aspire Consortium is committed to a Design Excellence Strategy and process that ensures this stage of the Ivanhoe Estate Masterplans exhibits design excellence and positively contributes to the Macquarie Park Corridor. A combination of proven techniques is proposed to ensure that design excellence can be achieved.

This Strategy sets out techniques that follow a clear and iterative process where the critical review and input of design ideas can be exchanged between the design professionals on the Aspire Consortium team and independent design experts external to the Consortium.

The approach is consistent with what has been adopted in other areas of Sydney, and other major State Significant Development projects within Sydney and beyond. By following this Framework and its design development process, the community and the consent authority can have confidence that an excellent design outcome will be achieved.

The design excellence strategy, as set out in this document, revolves around four key elements:

- the engagement of an expert and varied design team;
- the selection of an independent, expert Design Review Panel (DRP);
- the adoption of Design Guidelines that will guide the design development and assist the DRP in its deliberations; and
- the implementation of reporting and review processes to safeguard design excellence and design integrity.

3.1 The Design Team

3.1.1 Core Design Team

The core Aspire Consortium 'Design Team' for Stage 1 comprises leaders in the field of architecture and urban design, being Bates Smart, Candalepas Associates, and Hassell. These high-calibre firms bring together a wealth of skills and experience in both local and international contexts to ensure that design diversity, innovation, and the best possible design solution is achieved for Stage 1 of the Masterplan.

In terms of design and delivery, the design team will operate as follows:

- Blocks have been allocated across the site to encourage design diversity and create visual interest. Bates Smart have been engaged as the designers of Building A1 and Candalepas Associates have been engaged as the designers of Building C1. In the event that a firm is no longer able to participate, a replacement firm will be selected from the NSW Government Architect's 'Pre-qualification Scheme for Strategy and Design Excellence' or will collaborate with a pre-qualified Architect.
- Hassell are engaged for the delivery of the public domain and urban design components. This ensures a high-quality and consistent design standard and public domain treatment is delivered across the site. It will enable the Estate to read as one integrated community.

Bates Smart

For 165 years, Bates Smart has been consistently recognised as one of Australia's top design firms. They take an integrated approach to design, combining masterplanning, architecture, and interior design expertise with strategic wellness and liveability research.

The practice have studios in Melbourne and Sydney employ over 300 staff. In New South Wales, Bates Smart sit on the Government Architect's Prequalified Architects Panel and have collaborated with the City of Sydney on more than 40 Design Excellence projects. In Victoria, they are also consistently invited to participate in some of the region's largest design competitions and projects.

Candalepas Associates

Angelo Candalepas graduated from the University of Technology, Sydney in 1992 and was made a Fellow of the Australian Institute of Architects in 2012. In 1994 he established his own architecture studio and in 1999, he established Candalepas Associates. Under his leadership, Candalepas Associates has won a significant number of architectural awards, including the Australian Institute of Architects' Sulman Medal, the Frederick Romberg National

Award, the Seidler Award for Commercial Architecture, the Aaron Bolot Award for Residential Architecture and the NSW Premier's Award in 2016.

Angelo's work has been acknowledged across the world through various media channels and he has been the guest speaker at numerous architectural industry events both nationally and internationally.

Hassell

HASSELL is a leading international design practice with studios in Australia, China, South East Asia, the United Kingdom and the United States of America. Their design values are shared globally across all the HASSELL studios, by the talented people who work in them: architects, interior designers, landscape architects, urban designers, planners and specialist consultants. We work together in integrated design teams because they produce the best outcomes for our clients. The increasingly complex projects that clients bring to us demand a culture built on collaboration, creativity, and innovation in design thinking and delivery.

Good design is about how a building or place works, as well as how it looks. For over 75 years, they have developed a deep understanding of thousands of clients and the sectors they work in and are proud to have been recognised with more than 1,000 awards from leading industry bodies around the world.

3.1.2 Other Design Advisors

To provide additional technical advice, and design rigour to the social housing, community, and educational aspects of the proposal, the Consortium have also engaged a number of specialist consultants to act as expert advisors to the Design Team. These advisors have been tasked with providing on-going advice on technical matters and specialised operational matters as the design progresses, including critically evaluating the design and providing feedback to the Design Team at key milestones. This ensures that the final design achieves the relevant engineering, social, cultural and functional standards for specific uses/users occupying the Estate.

3.2 Design Review Panel

The Design Review Panel (DRP) forms a major component of the overall Framework to ensure design excellence is achieved. The DRP will be a project-specific panel, compiled specially to oversee the development of the Ivanhoe Estate, and will be tasked with providing independent, impartial advice on the design of buildings, infrastructure, landscapes and public spaces being delivered as part of Stage 1.

The detailed process, governance, and composition of the DRP has been outlined in the Design Review Panel Terms of Reference included at **Appendix A**, and have been discussed broadly in the sections below.

Objectives

The objectives of the DRP are:

- To provide independent, high-level, design advice for Ivanhoe Estate.
- To advise on the implementation of the Design Guidelines adopted by the Ivanhoe Estate (see **Section 3.3**).
- To help ensure 'design excellence' is achieved.

Role

The DRP will review and provide feedback on the detailed design of the proposal as it emerges. This approach ensures the DRP interacts with the Design Team and their advisors early in the process to more fully contribute to the design as it emerges and develops. More specifically, the DRP will be required to:

- meet at key milestones during the preparation of the Development Application, up to the lodgement of the application;
- provide verbal and written feedback on design development and advise on the application of the Design Guidelines to key design elements (see **Section 3.3**);
- provide feedback on responses to any design-related conditions of the Stage 1 approval, if required; and
- review design and confirm design integrity is retained in any Section 4.55 modifications to the SSD approved plans, and construction drawings (if necessary).

It is noted that the role of the DRP is advisory, and that its recommendations are non-binding. The DRP will not be responsible for authorising any expenditure, works or consultancies, and all meetings and discussions will be confidential unless otherwise confirmed.

Figure 3 below illustrates the iterative process and relationship between the DRP, Design Team, and advisors through the design and delivery stages of the development.

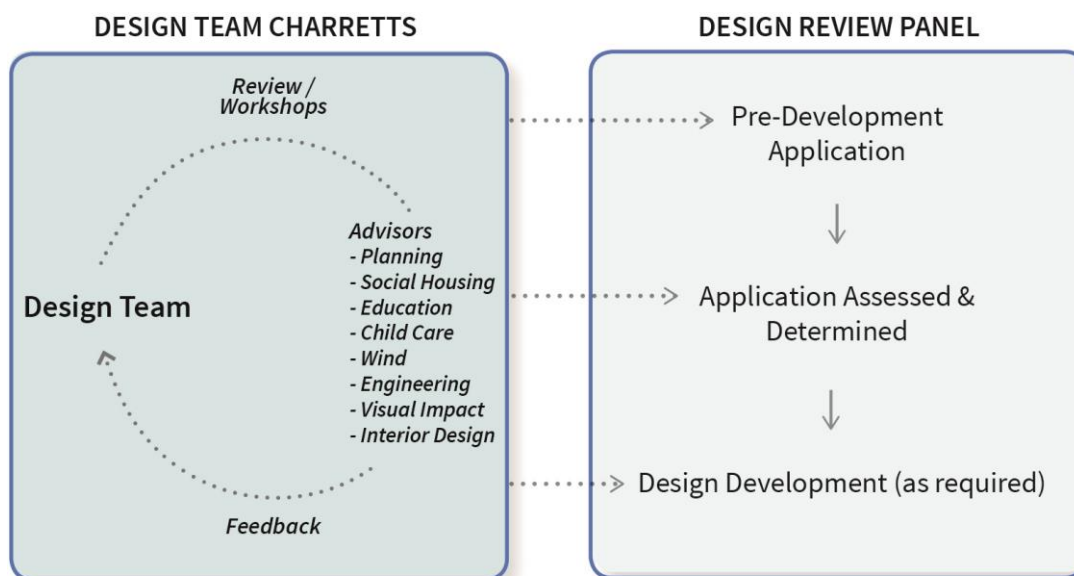


Figure 3 Process and relationship between Design Team, Advisors and Design Review Panel

Composition

The DRP will comprise of minimum three independent experts in the fields of architecture and/or urban design. The independent members of the DRP will be required to demonstrate their relevant design expertise and experience.

The chair of the DRP may approve changes to the DRP membership, with the concurrence of the proponent and DPE, including extensions to appointments and alternate members.

Operational Matters

The DRP will meet at key milestones, to review the design of all components up to the lodgement of the Stage 1 Development Application. The DRP is expected to provide verbal advice and comments at any meetings and review material circulated prior to a meeting and confirm written advice, minutes, and action lists. The DRP may provide formal feedback on particular items when requested by a presenter. Feedback from the deliberations will be provided to the Design Team as soon as practical, either as recorded in meeting minutes, or in more detailed Advice Sheets attached to the minutes.

Aspire Consortium will provide secretarial services to assist the DRP. An agenda will be prepared and circulated prior to each meeting, including a review of the minutes from the last meeting, discussion and feedback on the project, agreed actions moving forward, and a forward agenda. Deliberations will occur in closed session following any presentations, and may include any invitees as relevant. The final minutes and formal feedback will be prepared by the secretariat but will be endorsed by the DRP and issued by the Chair.

Independent Observer

Representatives of the Department of Planning and Environment and Government Architect Offices will be invited to attend sessions of the DRP as observers.

3.3 Design Guidelines

To guide the architectural and urban design of the Ivanhoe Estate development, specific design principles and objectives have been developed for the site including those areas relevant to the Stage 1 application. These will be used as part of the evaluation and assessment process to determine whether the Stage 1 development achieves design excellence, and are detailed in the Ivanhoe Estate Design Guidelines that accompany this Strategy at **Appendix B**. The Design Guidelines have been developed to shape development and assist in creating:

- a high standard of architectural and urban design, materials and detailing appropriate to the building type and location;
- a form and external appearance for each building that benefits the quality and amenity of the public domain;
- a functional and inclusive design that satisfies the varied uses and users occupying the Estate; and
- a development that meets sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security and resource, energy and water efficiency.

The Design Guidelines are specific to the Estate and ensure a high quality design and amenity outcome is achieved for the future residents and adjoining development. Their application during the design development and assessment of Stage 1 will safeguard the delivery of an excellent and coherent vision for the Estate.

3.4 Reporting and Review

This component of the Strategy confirms that the final design outcome has achieved design excellence, and that design excellence is translated through to the buildings' construction.

Design Excellence Statement

As part of the Environmental Impact Statement, a Design Statement will be prepared by the relevant architectural firm in the Consortium's Design Team. This Statement will demonstrate how the proposed development has achieved the adopted Design Guidelines discussed in **Section 3.3**, and how the design development has incorporated and addressed feedback from the DRP. A set of 'working documents' detailing the relevant meeting minutes, action lists and advice sheets, and how the Design Team has responded, and is to be kept by proponent and submitted with the relevant Development Application for each stage of the project.

Design Integrity

To ensure that design integrity is maintained, the nominated Design Team will also be retained throughout the design process for Stage 1. In addition to preparing the relevant Development Application documentation, the Design Team will be expected to:

- retain lead roles over the relevant design decisions in the preparation of the design drawings for a construction certificate for the preferred design;
- retain lead roles over design decisions in the preparation of the design drawings for the contract documentation; and
- maintain continuity during the construction phases to the completion of the project.

4.0 Conclusion

This Design Excellence Strategy uses tried and tested methods to ensure design excellence is achieved for the first stage in the delivery of the Ivanhoe Estate Masterplan. It ensures the community and consent authority can have confidence in the Aspire Consortium team achieving an excellent design outcome. The Strategy should be read in conjunction with the Terms of Reference developed for the site-specific Design Review Panel (**Appendix A**) and the Ivanhoe Estate Design Guidelines (**Appendix B**).

Design Review Panel Terms of Reference

Independent Design Review Panel Terms of Reference

Ivanhoe Estate, Macquarie Park

Role and Objectives

The role of the Design Review Panel (DRP) will be to review and advise on the detailed design of buildings, public domain and open space within Stage 1 of the Ivanhoe Estate to ensure the achievement of design excellence, having regard to the Ivanhoe Estate Design Guidelines (Design Guidelines). The DRP will review and provide independent advice prior to the lodgment of any relevant Development Application and will be retained during the assessment and post approval stages of the project.

The objectives of the DRP are:

- To ensure the achievement of design excellence, being the highest standard of architectural, urban and landscape design.
- To provide independent, high-level, design advice.
- To advise on the implementation of any relevant principles and objectives from the endorsed Design Guidelines.

Responsibilities

The responsibilities of the DRP are to:

- Oversee the achievement of design excellence in the preparation of the Applicant's Development Applications, comment on issues raised in submissions, and provide advice during the post approval stages of the project.
- Ensure the detailed building design responds to the endorsed Design Guidelines.
- Review, critique and advise on the application of the Design Guidelines to key design elements of the development, including but not limited to:
 - architecture
 - public and communal open space
 - streetscapes
 - materiality
 - sustainability
- Advise on potential refinements and improvements to the design as appropriate.
- Advise on compliance with design-related conditions of approvals.
- Reflect the values and objectives of the Aspire Consortium and Communities Plus; to bring together knowledge from leaders in the fields of property development and community housing and create new integrated community where social housing blends with private and affordable housing.

Authority

The DRP is advisory and its recommendations are not binding. The DRP cannot authorize any expenditure, works or consultancies, and all meetings and discussions are confidential.

Chair

The chair of the DRP will be the Robert Nation. If the Chair is absent or unavailable, then Brian Zulaikha will be the Alternate Chair.

The responsibilities of the DRP Chair include:

- Chair the DRP meetings
- Provide guidance on agreed actions to members as needed
- Review draft minutes

Membership

The DRP membership will comprise the Chair plus the following members:

- Brian Zulaikha
- Oi Choong
- Stephanie Ballango

The members of the DRP are to be approved by the proponent including extensions to appointments and alternate members. A DRP member wishing to resign from the DRP must do so in writing.

Four (4) members including the Chair or Alternative Chair are required to constitute a quorum. Panel members will be initially for a period of one (1) years.

Invitees

Aspire Consortium representatives and technical advisors will also attend DRP meetings to provide technical information and advice, as required.

Independent Observer

Representatives of the Department of Planning and Environment and Government Architect Offices will be invited to attend sessions of the DRP as observers.

Secretariat

Secretariat services be provided by Aspire Consortium. These services will include:

- Arranging the DRP meeting dates.
- Confirming the agenda with the Chair and distributing it to members, and coordinating presenters.

- Recording and circulating meeting agendas, minutes, action lists, relevant papers.
- Booking meeting rooms and facilities, providing refreshments etc

Note: The final minutes and any formal feedback will be endorsed by the DRP and issued by the Chair.

Meeting Time and Frequency

The DRP will be held at key milestones during the preparation of Development Applications and design development, with additional meetings being scheduled as required to meet specific project requirements. The standard agenda includes:

- Review of minutes from the last meeting. Discussions and feedback on the project.
- Agreed actions going forward.
- Forward agenda.

An agenda is to be prepared and distributed prior to the meeting.

Other Operational Matters

The DRP is expected to provide verbal advice and comments at the meetings. The panel members may be expected to review material circulated prior to the meeting and to review and confirm written advice, minutes and action lists. The DRP may provide formal feedback on particular items when requested by a presenter.

Deliberations will occur in closed session following any presentations, and may include any invitees as relevant. Feedback from the deliberations will be provided to the Design Team as soon as practical, either as recorded in the minutes, or in more detailed Advice Sheets attached to the minutes.

All DRP discussions, and any material identified as confidential that is provided before, during or after the meeting, are to be treated as confidential. Panel members (and advisors) will be required to sign confidentiality agreements and conflict of interest statements. A conflict of interest register will be retained and updated as required. DRP members will be remunerated as agreed including reasonable costs such as travel expenses associated with attending the DRP.

Ivanhoe Estate Design Guidelines

Bates Smart

IVANHOE MASTERPLAN

DEVELOPMENT DESIGN GUIDELINES
DOCUMENT NO. S12067-002
ISSUE K
SEPTEMBER 2018

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IVANHOE
DESIGN GUIDELINES

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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

C. To balance privacy and visual amenity to neighbouring sites

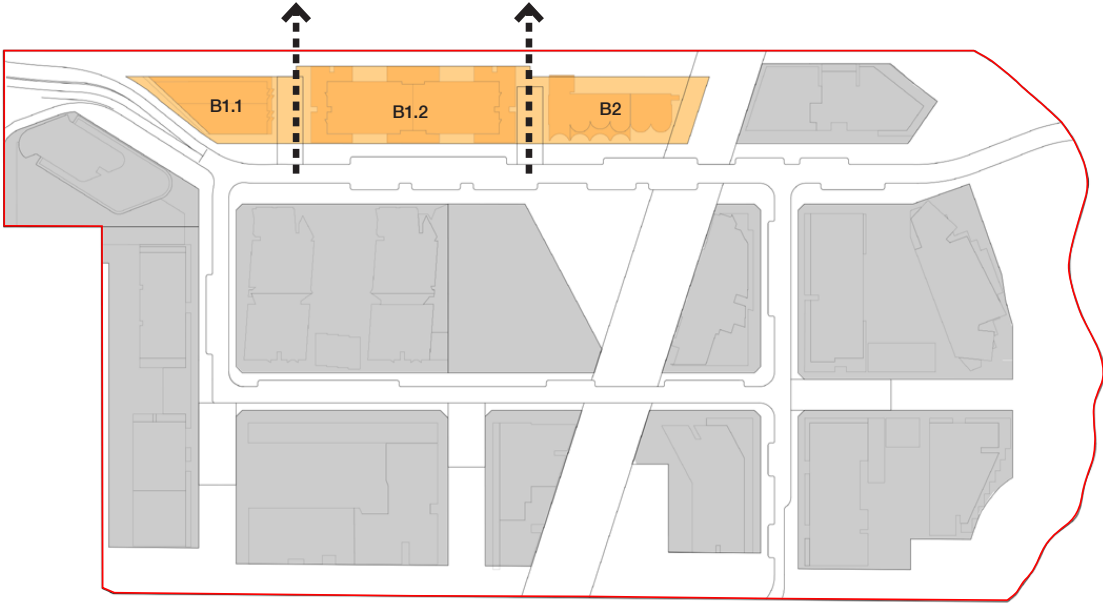
PROVISIONS

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

3. Avoid blank walls facing neighbouring sites

4. Where windows are proposed within 7m of the boundary, provide screening to mitigate overlooking of neighbouring sites



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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

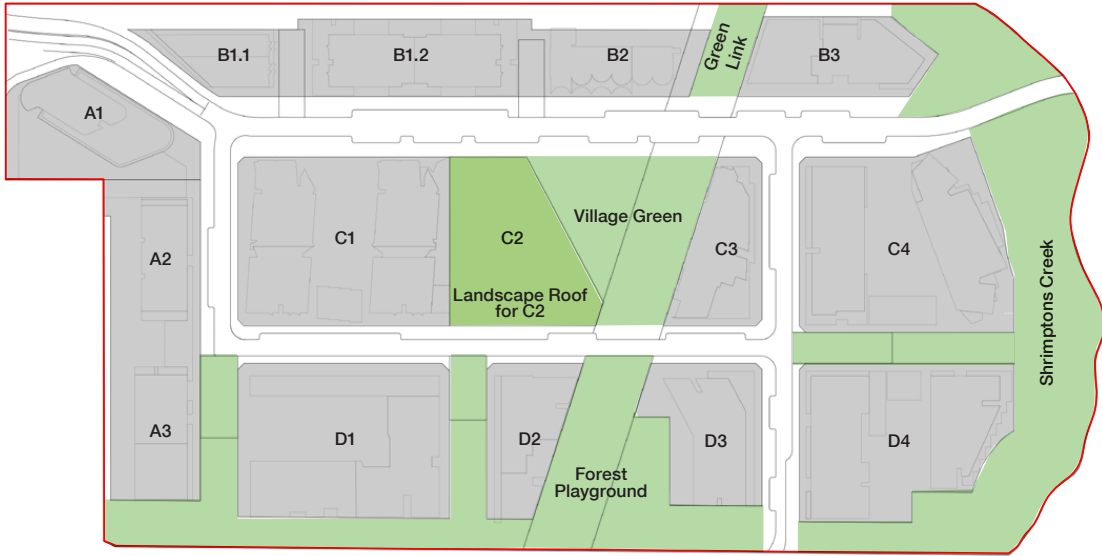
1. The Shrimptons Creek Corridor is to be embellished and dedicated to Council as public open space.

2. A Village Green should be provided between C1 and C3. A minimum of 3,300 sqm should be usable area. The remainder should be landscaped roof to building C2.

3. A Forest Playground of 3,900 sqm usable area should be provided between Lots D2 and D3.

4. Publicly accessible open spaces should connect Shrimptons Creek, the Village Green, Town Square, and Epping Road landscape corridor.

5. 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.



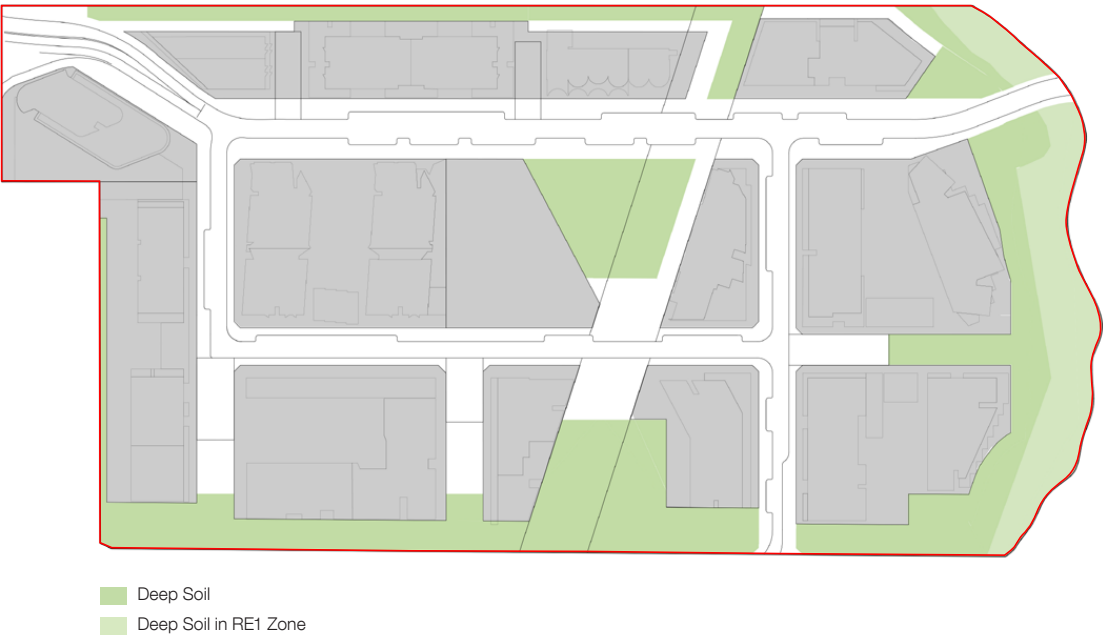
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03. DEEP SOIL ZONES

- 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 17% of the site area
 - 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 2.5m is acceptable.

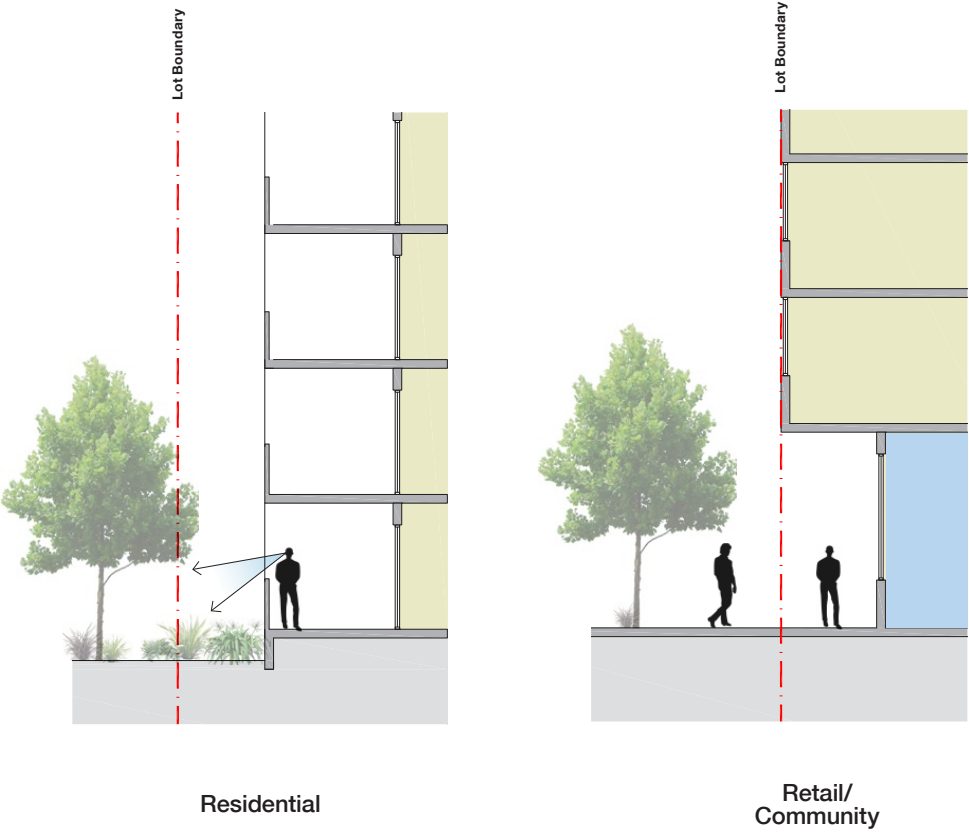


04. PUBLIC DOMAIN INTERFACE

- OBJECTIVES**

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

 - 1. Apartments, balconies and courtyards fronting Public Open Space such as Shrimptons Creek landscape corridor, Epping Road landscape corridor, Village Green and Forest playground should be provided with a landscaped buffer to separately define public and private space but maintain passive surveillance.
 - 2. Community and retail uses should provide an active frontage to the Village Green.
 - 3. Communal open space should be clearly defined and separate from the public domain.



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05. ACTIVE FRONTAGES

OBJECTIVES

A. To provide active frontages with a distinctive civic character to Main Street.

B. To ensure that public spaces and streets are activated along their edges.

C. To maximise street frontage activity where ground floor apartments are located.

D. To deliver amenity and safety for residents when designing ground floor apartments.

PROVISIONS

1. Buildings A1 and B2 should accommodate a childcare centre at ground level

2. Buildings B1.2, C1, C2, C3 should accommodate retail and / or communal uses at ground level fronting Main Street and the Village Green

3. Building D3 should provide ground level office space for the community housing provider.

4. Direct street access should be provided to ground floor apartments

5. 2-4 storey residential typologies should be considered on street frontages of apartment buildings fronting neighbourhood streets.

Childcare

Community

Retail

CHP Office

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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. Ensure loading docks are capable of accommodating vehicles for both garbage collection and move ins / move outs.

5. Where internal dedicated loading docks are not possible, on-street loading zones will be discretely located near building entries.

Pedestrian Entry

Vehicular Entry

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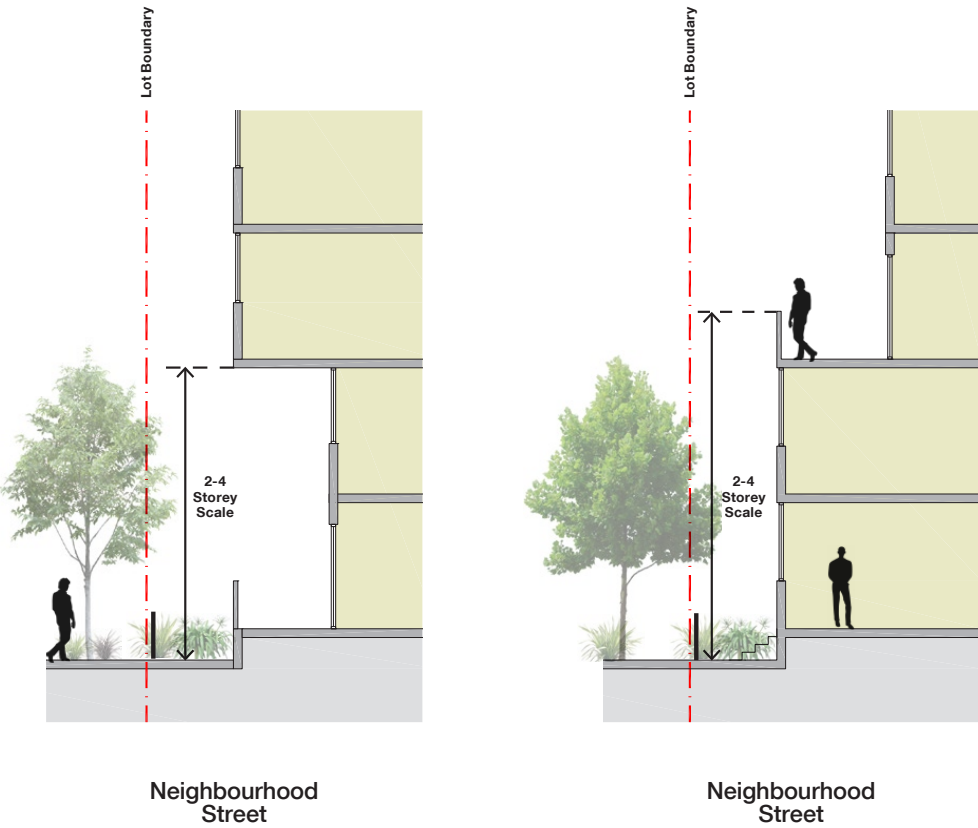
07. STREET WALL HEIGHT

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 neighbourhood 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 neighbourhood streets, the lower levels of buildings should be set back a minimum of 2m from the lot boundary.
- 2. On main street, the lower levels of buildings should have an average set back of 2m from the lot boundary.
- 3. On neighbourhood streets, setback zones should be landscaped to balance street activation and residential amenity.



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9. 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 neighbourhood 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.

Lot Boundary

Min. 4.75m

Neighbourhood Street

Lot Boundary - No Setback Required

Main Street

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DESIGN GUIDELINES

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10. SETBACK TO SHRIMPTONS CREEK

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.

C. To minimise the adverse wind impact of down drafts from tall buildings

PROVISIONS

1. Buildings fronting Shrimptons Creek should be set back a minimum of 5m from the edge of the Riparian Corridor.

2. Buildings fronting Shrimptons Creek should express a 2-4 storey scale on the lowest levels of the building.

3. Fronting Shrimptons Creek, upper levels of buildings should be set back a minimum of 8m from the edge of the Riparian Corridor.

4. Buildings fronting Shrimptons Creek should be articulated into multiple parts so that unbroken facades are no longer than 30m.

5. Refer to design guideline 4 regarding the interface of public and private space.

Riparian Corridor

Min. 5m

Min. 8m

Deep Soil Zone

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11. 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.
- 5. Roof levels are to provide interesting silhouettes with no residential accommodation allowed above the maximum approved height.

12. 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. 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.

13. 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. Buildings should be designed in accordance with the Ivanhoe Masterplan design excellence strategy prepared by Ethos Urban.

14. 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.