

APPENDIX B

DEVELOPMENT DESIGN GUIDELINES

IVANHOE MASTERPLAN

DEVELOPMENT 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

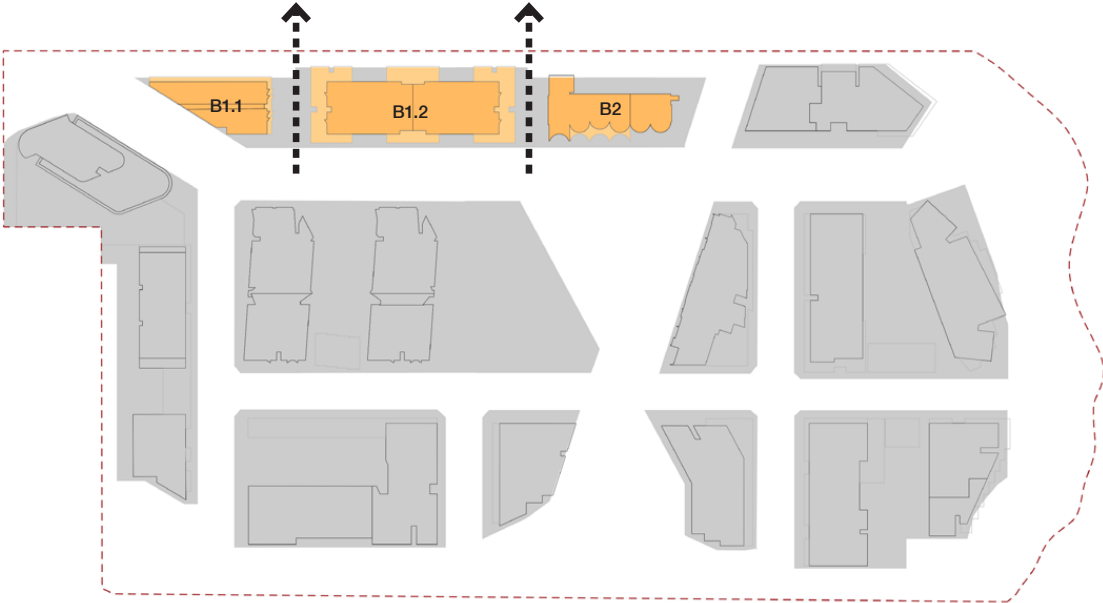
PROVISIONS

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 Lot A1 which is not required to provide public or communal open space if it provides a childcare facility at ground level.



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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 20% of the site area

2. Deep soil zones should have a minimum dimension of 6m.

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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.

Residential

Retail/
Community

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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.

6. Basement carparks are not be visible above ground level.

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

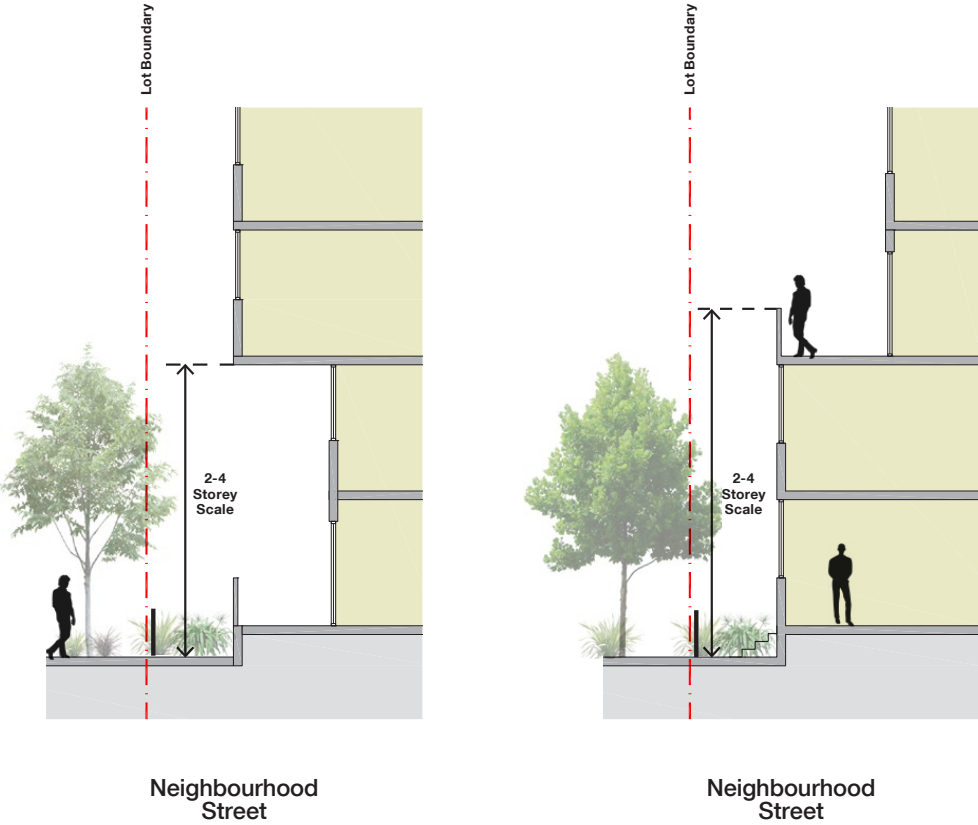
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07. STREET WALL HEIGHT

- 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.
 - 4. Basement car parks are not be visible above ground level.



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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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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.