

# IVANHOE MASTERPLAN

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STAGE 1 SSDA RESPONSE TO SUBMISSIONS  
SUPPLEMENTARY DESIGN REPORT  
DOCUMENT NO. S12067-R011  
ISSUE D

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BATESSMART™ + HASSELL

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## CLIENT

Aspire Consortium  
Fraser's Property Australia and Mission Australia Housing



**MISSION  
AUSTRALIA**

## PROJECT NUMBER

S12067

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	D: Solar Access and Shadow Analysis	
	E: SEPP65 ADG Compliance Analysis	

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



# 1.0 INTRODUCTION

*This design report supports the Response to Submissions prepared by Ethos Urban for the Ivanhoe Estate State Significant Concept Development Application SSD17\_8707. 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 response to submissions received following exhibition during April and May 2018.*



# 1.1

## 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 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

## THIS DOCUMENT

### DOCUMENT PURPOSE

- / Outline the comments received during public consultation and describe the proposed changes to the revised masterplan.
- / Outline the design process leading to the revised masterplan 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

### DOCUMENT STRUCTURE

- This document is divided into 4 sections to firstly introduce the exhibited masterplan, secondly set out the proposed amendments, and thirdly describe the revised masterplan.
1. Introduction
  2. Proposed Amendments
  3. Revised Scheme Summary
  4. Public Domain
- 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





EXHIBITED MASTERPLAN



# 1.3 EXHIBITED MASTERPLAN

*The illustrative masterplan proposes a vibrant mixed-use neighbourhood featuring a diverse open space network, and an unprecedented range of places and programs, creating an inclusive, community oriented public domain. It enhances the existing character of the site, linking the established bushland corridor with a series of high quality public open spaces.*

**ANNOTATED PLAN**

- A. Main Street fronted by a mix of active retail and community uses, the Town Square, and the Village Green, with shared paths providing safe and equitable pedestrian and cycle access

B. Town Square - a programmable space including markets, outdoor dining and youth activities. Activated by a mix of fine-grain and larger tenancy retail and dining units.

C. New retail centre at ground level - plazas, supermarket, shops, cafes and community uses to ensure an active, safe and convenient Town Square

D. Village Green - a healthy, communal and playful neighbourhood environment that is the focus for casual gatherings with a large open lawn for informal sports, and fronted by active retail and community uses

E. The Green Link - an active pedestrian and cycle link connecting a mix of multi-functional public areas of open space, playgrounds and other recreational uses from Epping Road, through Village Green to Wilga Reserve

F. Potential pedestrian, cycle and vehicular connection to Peach Tree Road

G. Mix of residential tenure from market through to social and affordable

H. Vertical high school located at core of community uses opposite Village Green

I. Multi-use sport court including foursquare, half netball / basketball, cricket, badminton and small running track. Ideally positioned adjacent to the multi-purpose hall of the future vertical high school
- J. Regeneration and upgrade of the Shrimptons Creek Reserve into a place to get in-touch with nature, for passive recreation and quiet reflection. It runs along the existing riparian corridor and is connected to nearby sports ovals via a shared path.

K. Existing stand of Sydney Turpentine Ironbark Forest retained and celebrate where possible, with new species being complementary to the character of the place

L. New shared path connects to the planned City of Ryde shared path network

M. Community Housing Provider Office located close to key recreational and community amenities. The Community Hub will facilitate regular meetings of community and social groups, who may also utilise the playground to build connections and social inclusion.

N. Aged care facility located along Main Street in close proximity to (and along an accessible path of travel) the central community and retail services

O. New vehicular and pedestrian bridge linking to Lyonpark Road and neighbouring communities

P. Signalisation of the Herring Road and Ivanhoe Place intersection

Q. New vehicle and pedestrian connection to Epping Road (left-in only)

R. Permeable and porous ground surfaces with direct pedestrian connections to existing and potential future surroundings

S. Swimming Pool: location may change subject to design development

# 1.4 ISSUES RAISED IN SUBMISSIONS

Following lodgment of the State Significant Development Application, submissions have been received from several authorities and government agencies, with comprehensive feedback provided by City of Ryde. The RTS document groups these submissions into four groups: 1) gross floor area, 2) built form and urban design, 3) biodiversity and trees, 4) traffic and parking. This masterplan design report seeks to address built form and urban design, including related impact on biodiversity and trees.

**KEY ISSUES RAISED IN SUBMISSIONS TO DOP**

- / Provision of open space
- / Interface with 137-143 Herring Road
- / Solar access to existing and proposed buildings, and open space
- / Shrimpton's Creek interface
- / Tree removal
- / Setbacks to streets and open spaces

The proponent has also received feedback from the Greenstar Communities Design Review Panel which are relevant to refining the masterplan.

**COMMENTS RAISED IN GREENSTAR COMMUNITIES DESIGN REVIEW**

- / Reconsider form for building C2 (between park and plaza)
- / Reconsider orientation and character of town plaza
- / Concern at height and density adjacent to COLI development







# **2.0 PROPOSED AMENDMENTS**

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# 2.1

## SUMMARY

Following detailed review of the submissions, several key amendments are proposed to the masterplan. This chapter describes the proposed changes.

**MASTERPLAN AMENDMENTS PROPOSE:**

- 1. An increase in the amount of open space
- 2. Increased community uses
- 3. Height variation across the masterplan
- 4. The improved relationship to the adjacent development at 137-143 Herring Road
- 5. An improved Shrimptons Creek interface
- 6. The retention of additional existing trees
- 7. Review of building setbacks to streets and open spaces

**ANNOTATED PLAN**

- A. Main Street fronted by a mix of active retail and community uses, and the Village Green, with shared paths providing safe and equitable pedestrian and cycle access

B. New retail centre at ground level - supermarket, shops, and cafes to ensure an active, safe and convenient retail hub

C. Village Green - a healthy, communal and playful neighbourhood environment that is the focus for casual gatherings with a large open lawn for informal sports, and fronted by active retail and community uses

D. The community centre will be a busy, active space that caters for a range of activities from swimming, casual dining to public meetings and entertainment. It will have a green roof to maximise the extent of landscape when viewed from above.

E. The Green Link - an active pedestrian and cycle link connecting a mix of multi-functional public areas of open space, playgrounds and other recreational uses from Epping Road, through Village Green to Wilga Reserve

F. Potential pedestrian and cycle connection to Peach Tree Road

G. Mix of residential tenure from market through to social and affordable

H. Vertical school located at core of community uses opposite Village Green

I. Multi-use sport court including foursquare, half netball / basketball, cricket, badminton and small running track. Ideally positioned adjacent to the multi-purpose hall of the future vertical school
- J. Regeneration and upgrade of the Shrimptons Creek Reserve into a place to get in-touch with nature, for passive recreation and quiet reflection. It runs along the existing riparian corridor and is connected to nearby sports ovals via a shared path.

K. Existing stand of Sydney Turpentine Ironbark Forest retained and celebrate where possible, with new species being complementary to the character of the place

L. New shared path connects to the planned City of Ryde shared path network

M. Community Housing Provider Office located close to key recreational and community amenities. The Community Hub will facilitate regular meetings of community and social groups, who may also utilise the playground to build connections and social inclusion.

N. Aged care facility located along Main Street in close proximity to (and along an accessible path of travel) the central community and retail services

O. New vehicular and pedestrian bridge linking to Lyonpark Road and neighbouring communities

P. Signalisation of the Herring Road and Ivanhoe Place intersection

Q. New vehicle and pedestrian connection to Epping Road (left-in only)

R. Permeable and porous ground surfaces with direct pedestrian connections to existing and potential future surroundings







# 2.2

## OPEN SPACE



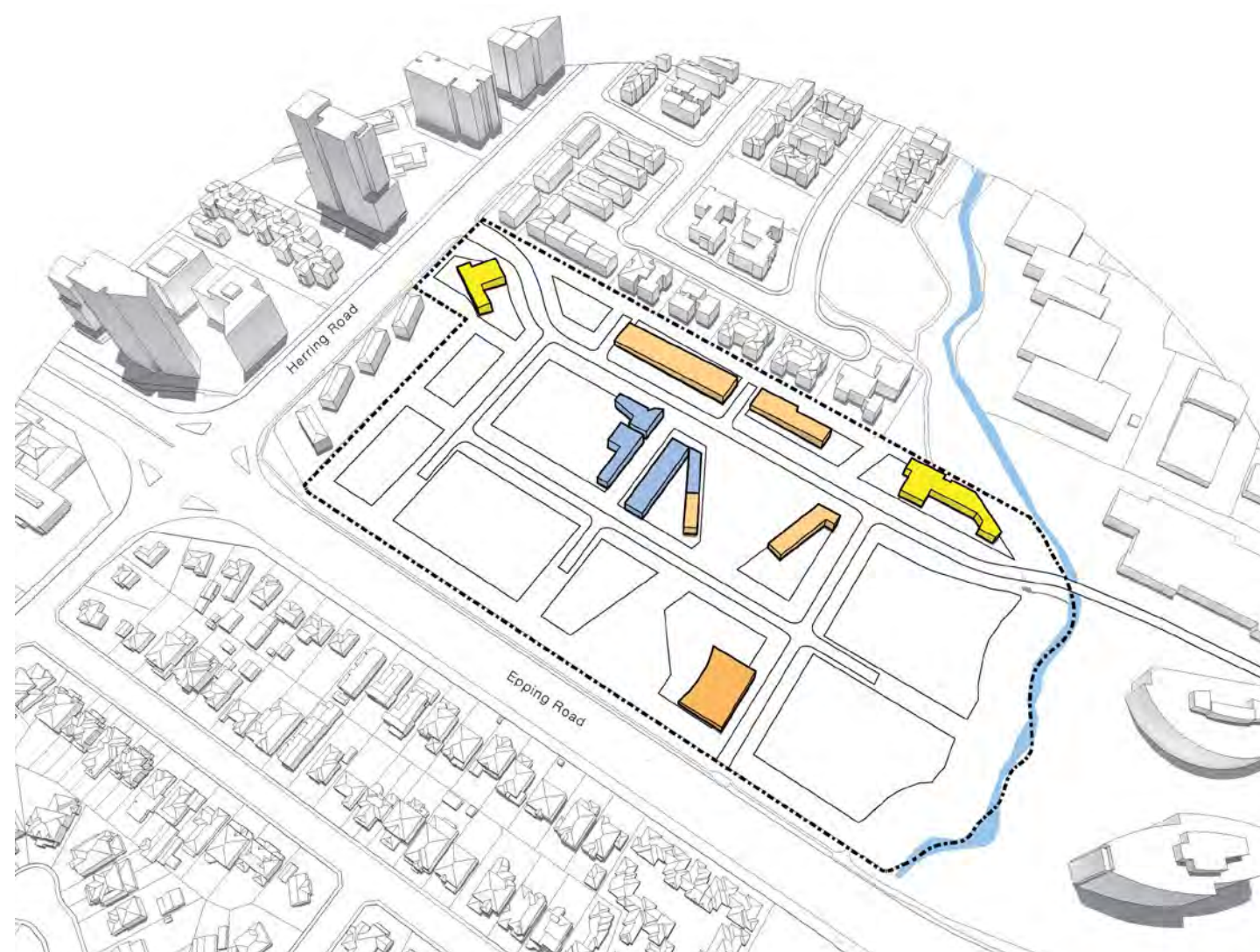
**URBAN HEART - SSDA**  
Alongside the Village Green, the Town Square and main street act as the urban heart of the masterplan, combining a mix of uses with active programming and place making.  
Village Green = c. 3,100m<sup>2</sup>



**URBAN HEART - REVISED**  
The Village Green has increased in size to provide greater amounts of public open space within the urban heart of the masterplan. The town plaza (fronting retail uses) benefits from excellent solar access. A new Community Centre will be integrated into the design of the Village Green.  
Village Green = c. 6,000m<sup>2</sup>



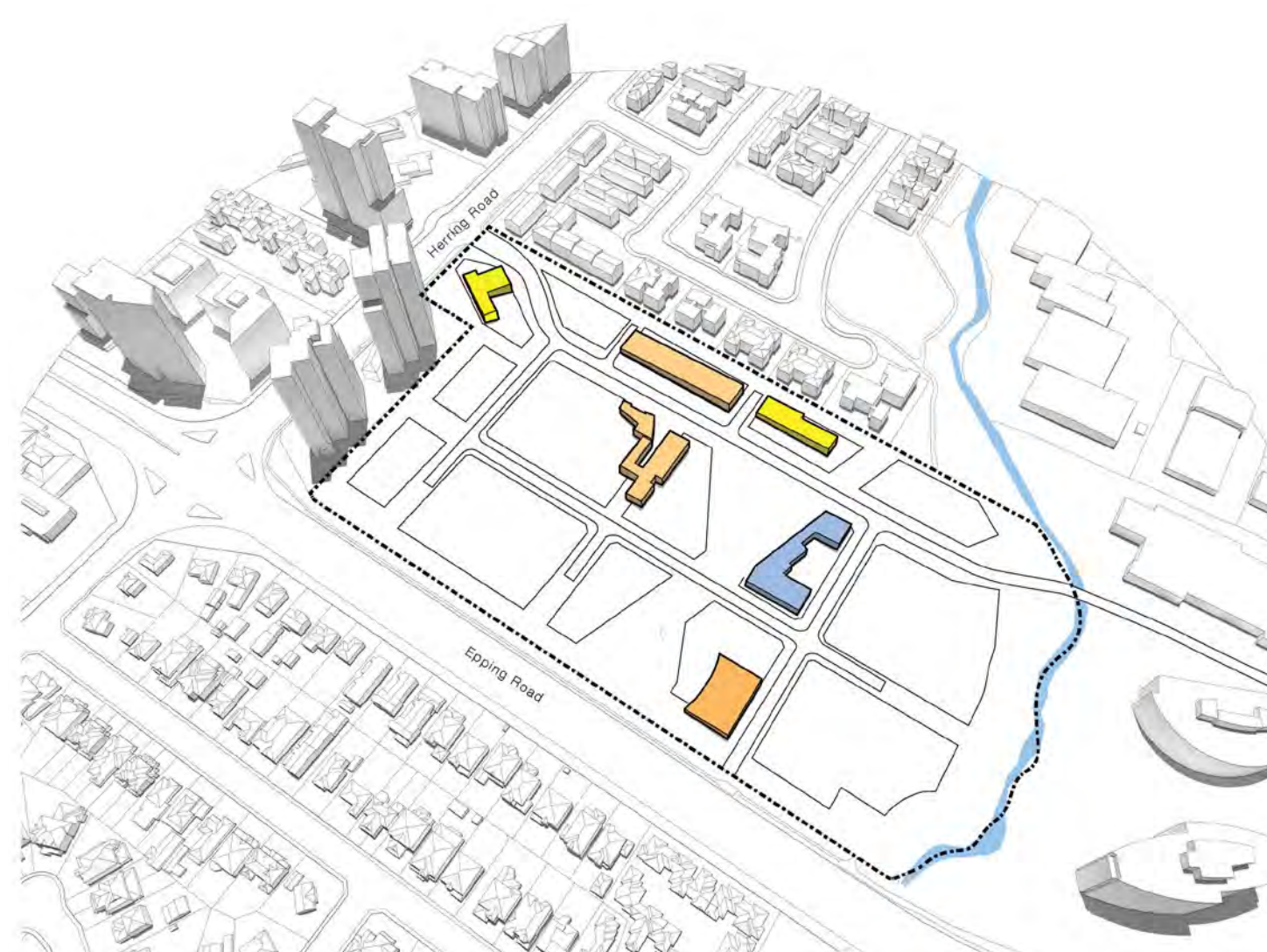
## 2.3 COMMUNITY USES + RETAIL



### SSDA: PUBLIC & COMMUNITY USES ALONG MAIN STREET

Buildings along the central portion of Main Street propose a range of public uses including: retail, school, residential aged care facility, multi-purpose hall, swimming pool and childcare facilities.

- Childcare
- Community
- Mission Australia
- Retail



### REVISED: PUBLIC AND COMMUNITY USES WITHIN THE URBAN HEART

A new community centre is proposed in the location of building C2, built into the landscaped hillside. Buildings located around the urban heart propose a range of public uses including: retail, school, residential aged care facility, multi-purpose hall, swimming pool and childcare facilities.

- Childcare
- Community
- Mission Australia
- Retail



# 2.4

## HEIGHT VARIATION

**SSDA: BUILDING HEIGHTS CONSISTENT WITH LEP HEIGHT PLANES**

Building heights step in accordance with the LEP height plane, generally increasing in height towards the intersection of Epping and Herring Roads.

- / Village Green ≈ 3,100m<sup>2</sup>
- / 283,500m<sup>2</sup> GFA
- / LEP Height compliant





/ Village Green  $\approx 6,000\text{m}^2$

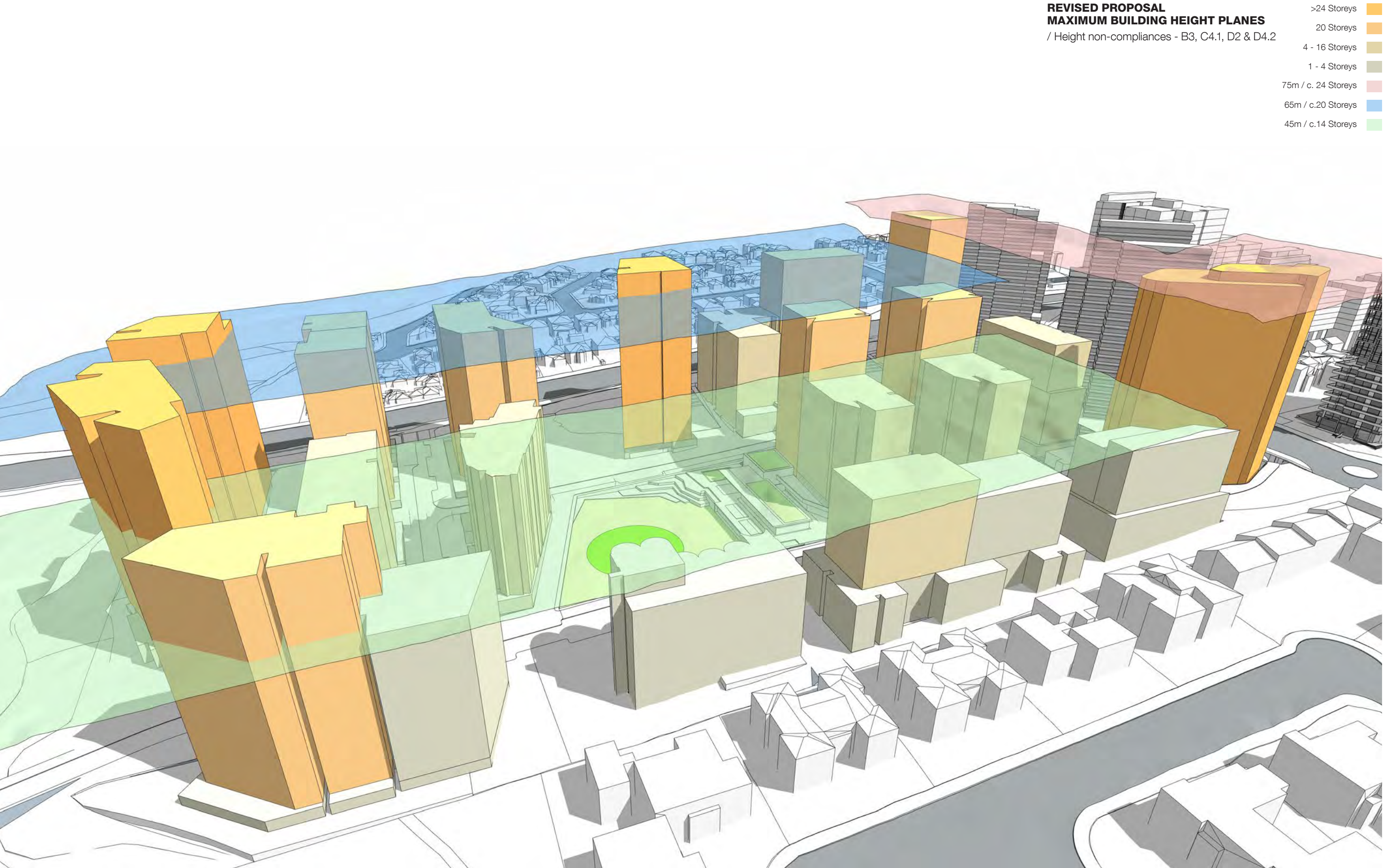
/ 278,000m2 GFA

/ Height non-compliances - B3, C4.1, D2 &amp; D4.2

/ Maximum 24 storeys









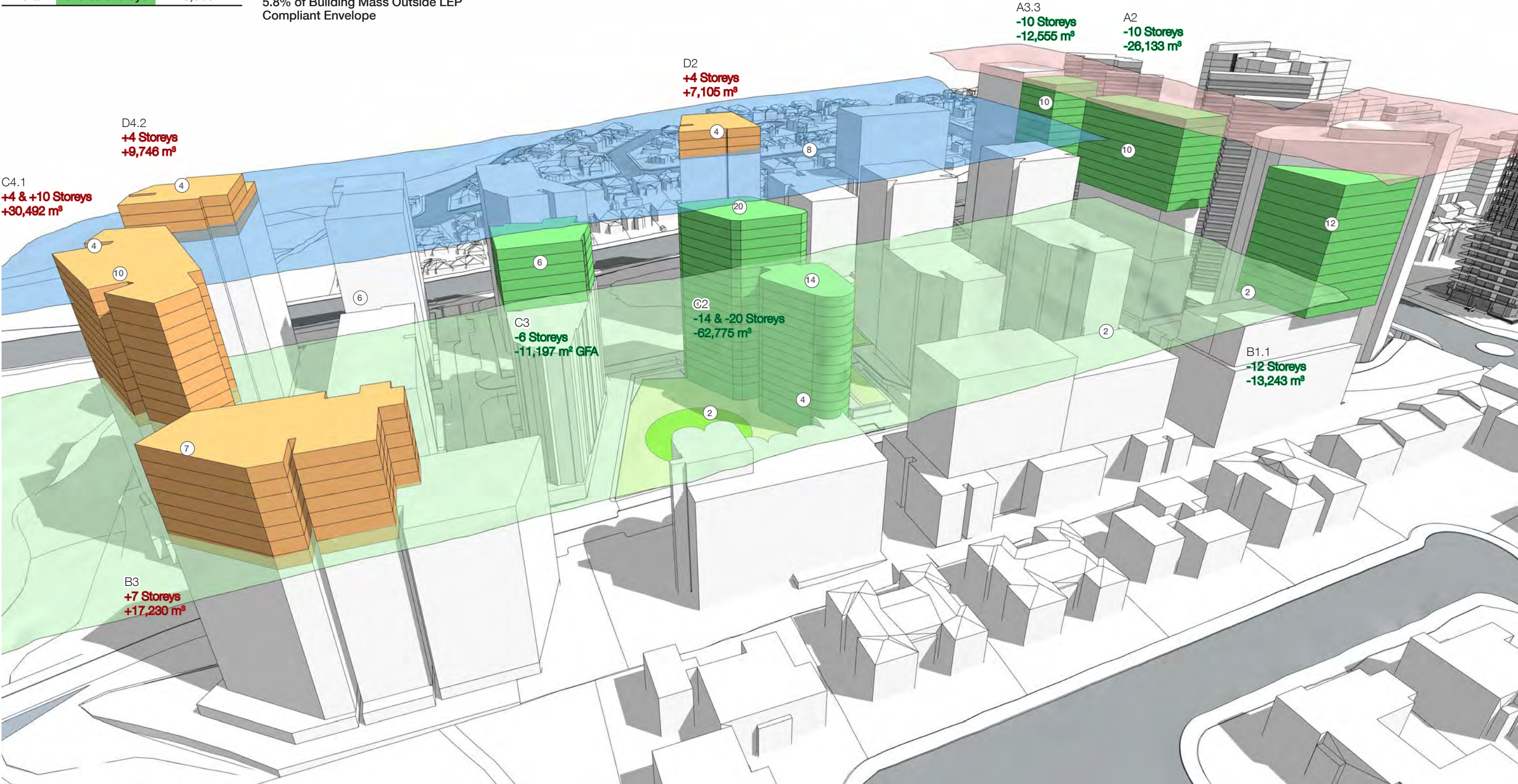
BUILDING MASSING REMOVED FROM LEP COMPLIANT ENVELOPES

Bldg	Variance	Volume
A2	-10	-26,133 m³
A3.3	-10	-12,555 m³
B1.1	-12	-13,243 m³
C2	-14 / -20	-62,775 m³
C3	-6	-11,197 m³
Total	52 / 58 Storeys	-125,903 m³

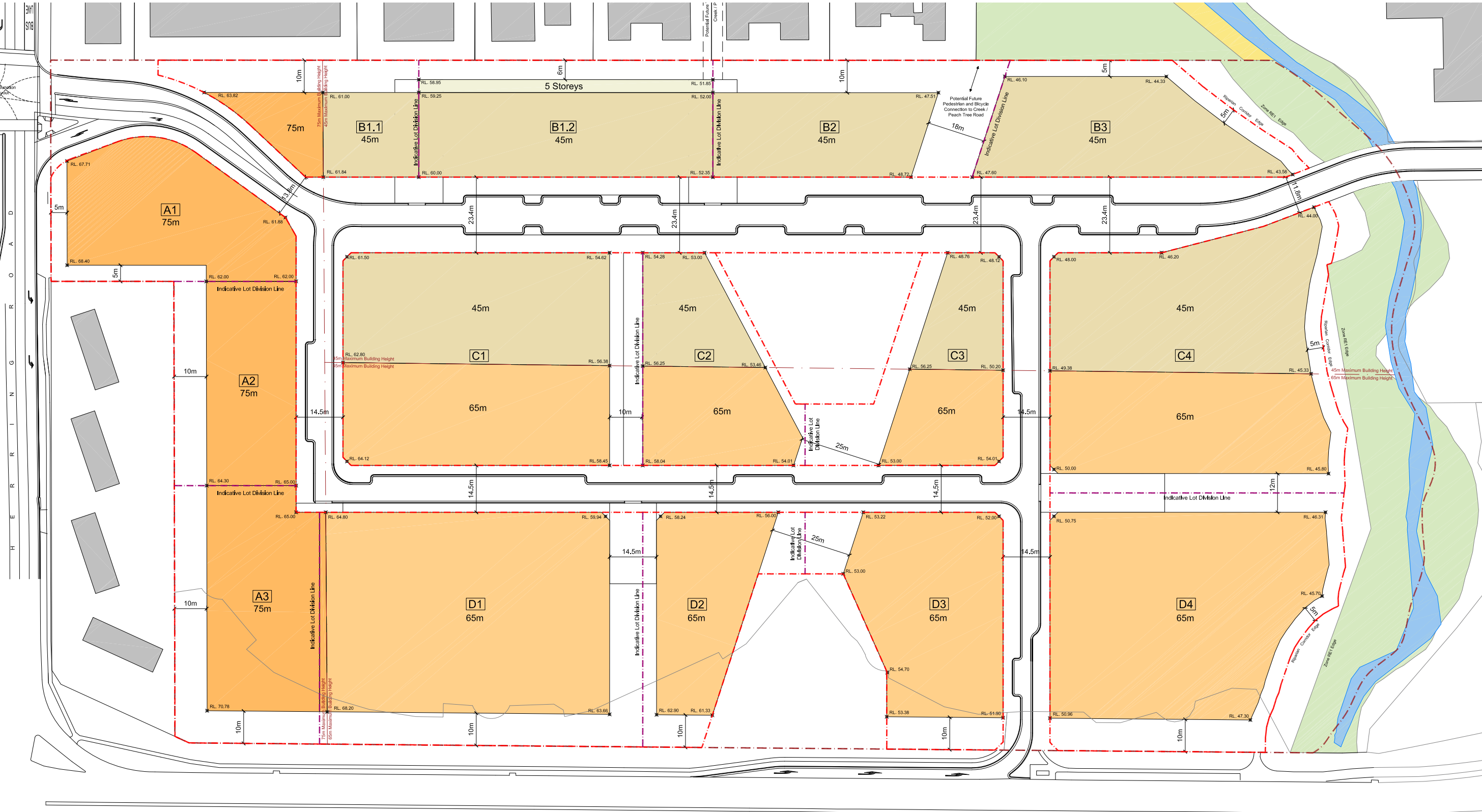
BUILDING MASSING OUTSIDE LEP COMPLIANT ENVELOPES

Bldg	Variance	Volume
B3	+7	+17,230 m³
C4.1	+4 / +10	+30,492 m³
D2	+4	+7,105 m³
D4.2	+4	+9,746 m³
Total	19 / 25 Storeys	+64,573 m³

5.8% of Building Mass Outside LEP Compliant Envelope



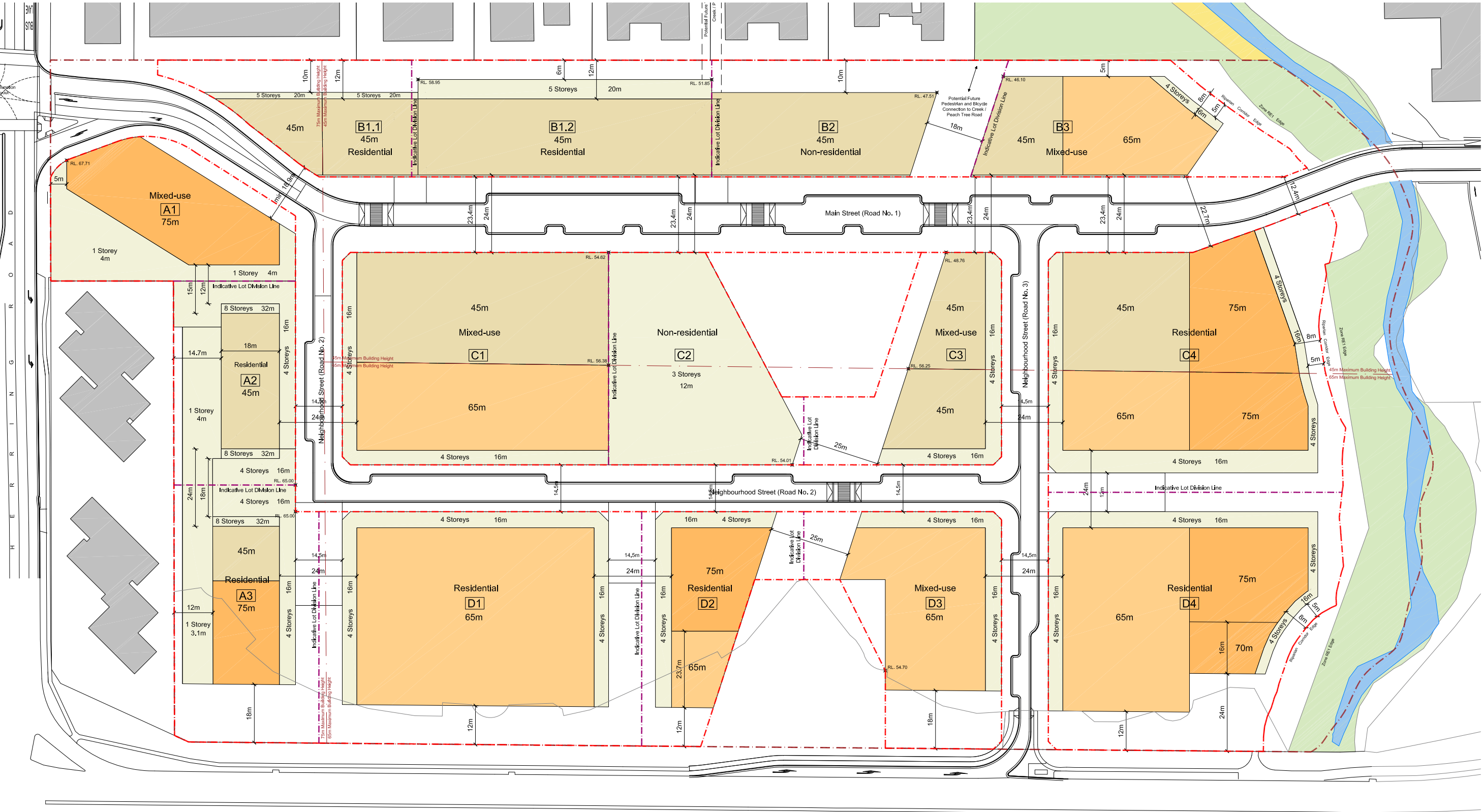




LODGED SSDA DESIGN ENVELOPE PLAN

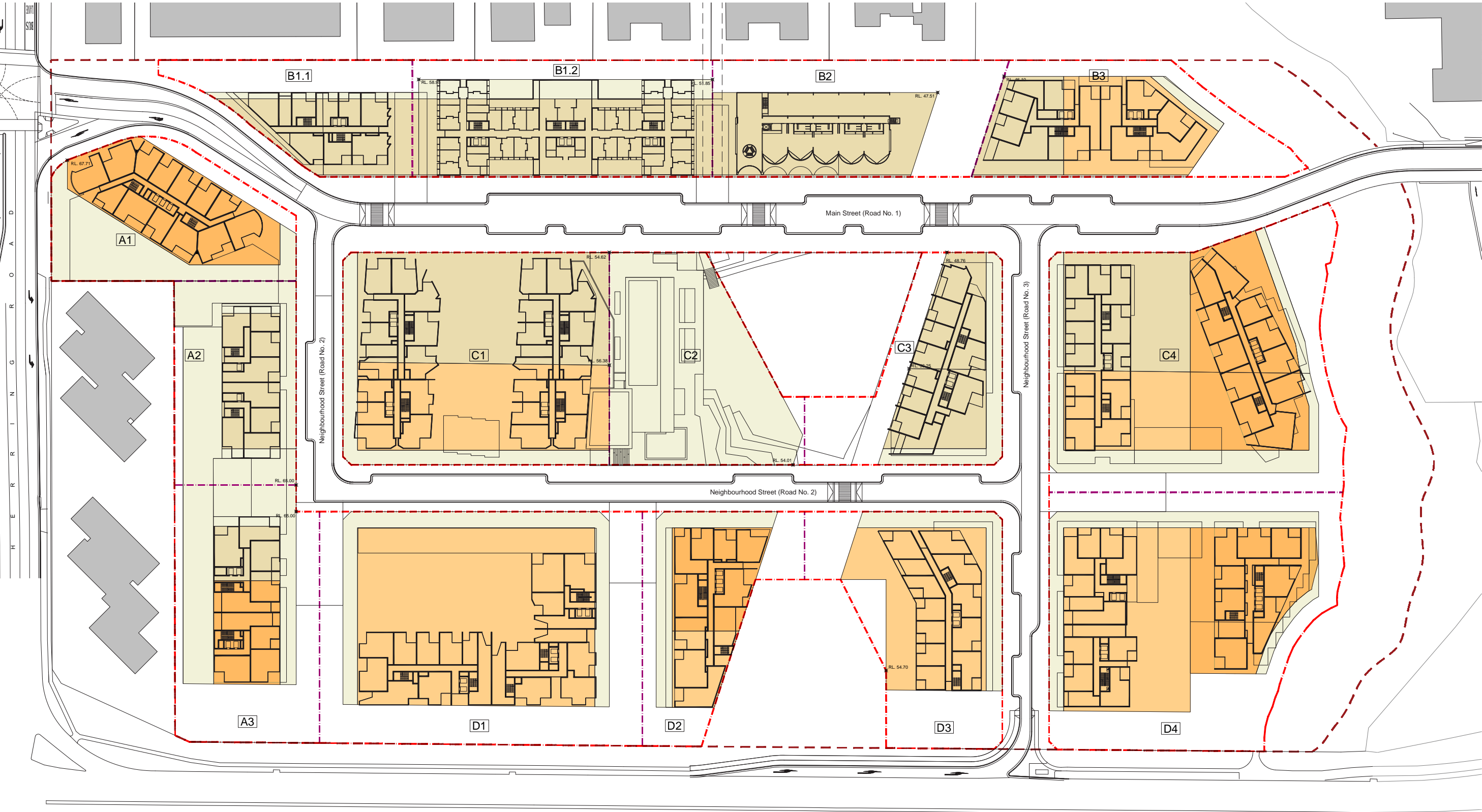
1:1,250 @ A3





REVISED PROPOSAL  
ENVELOPE PLAN

1:1,250 @ A3



**REVISED PROPOSAL  
INDICATIVE DESIGN SCHEME OVERLAY**

This drawing superimposes the proposed envelopes and the indicative design scheme to demonstrate how the proposed floorspace could be accommodated.

1:1,250 @ A3





**REVISED PROPOSAL  
COMPARISON TO EXISTING LAYOUT**  
This drawing superimposes the existing buildings and the indicative design scheme to demonstrate that the revised proposal has a similar site coverage but with enhanced open space..

1:1,250 @ A3