
Macquarie Park Forum and Place Making

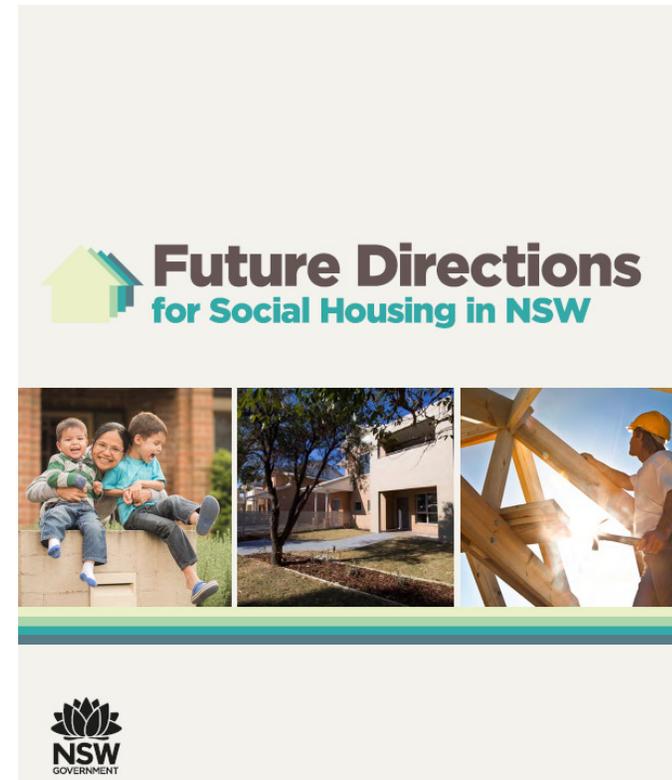
Ivanhoe Estate Masterplan

10th May 2018

Communities Plus

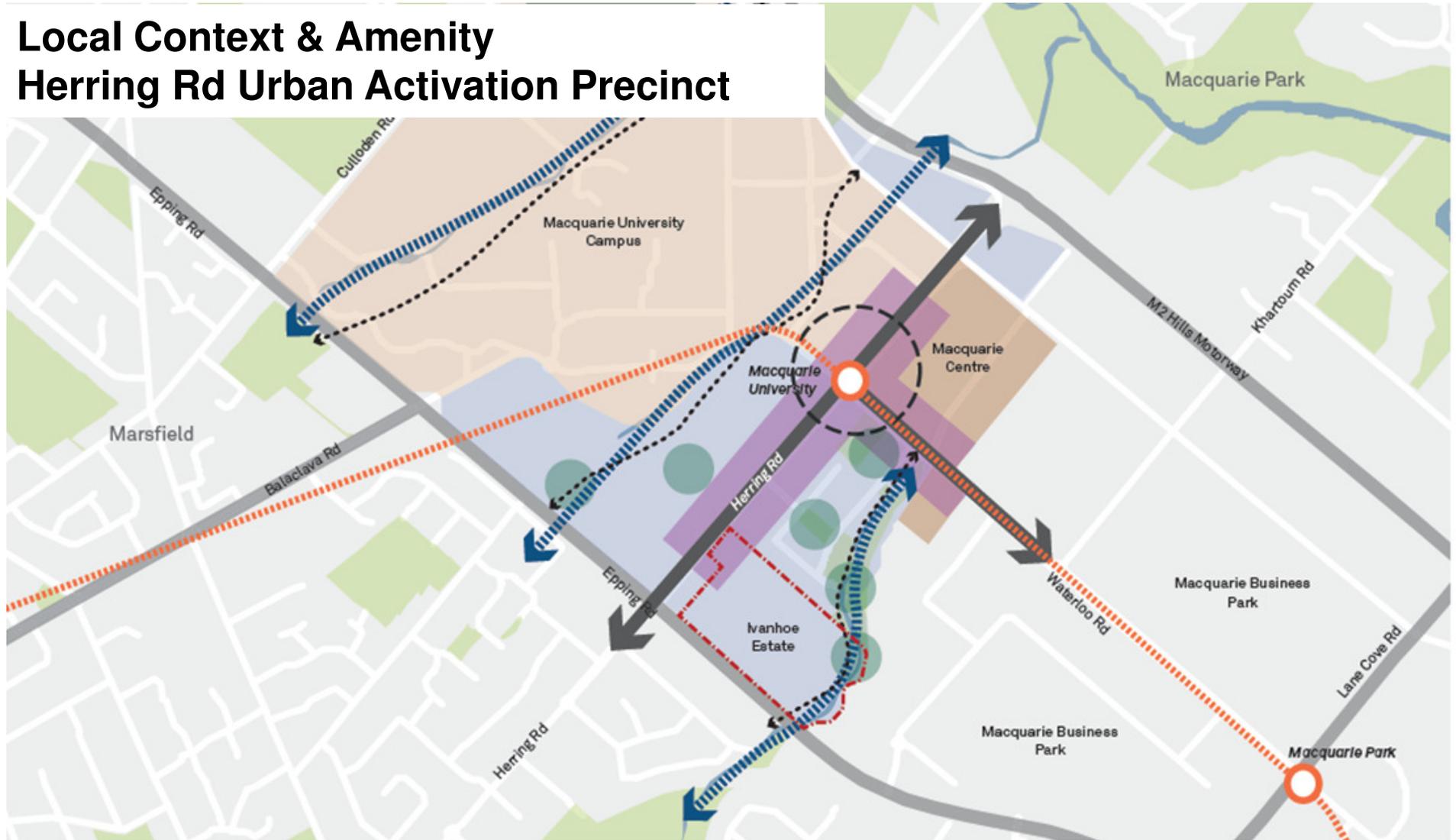
Over the next 10 years the NSW Government will:

- Deliver redevelopment projects on Land and Housing Corporation sites throughout NSW through Communities Plus
- Align redevelopment projects with UrbanGrowth priority renewal areas
- Work with planning agencies and authorities to ensure appropriate rezoning is possible
- Ensure large redevelopments target a 70:30 ratio of private to social housing to enable more integrated communities (generally with an increased number of social housing where practicable).



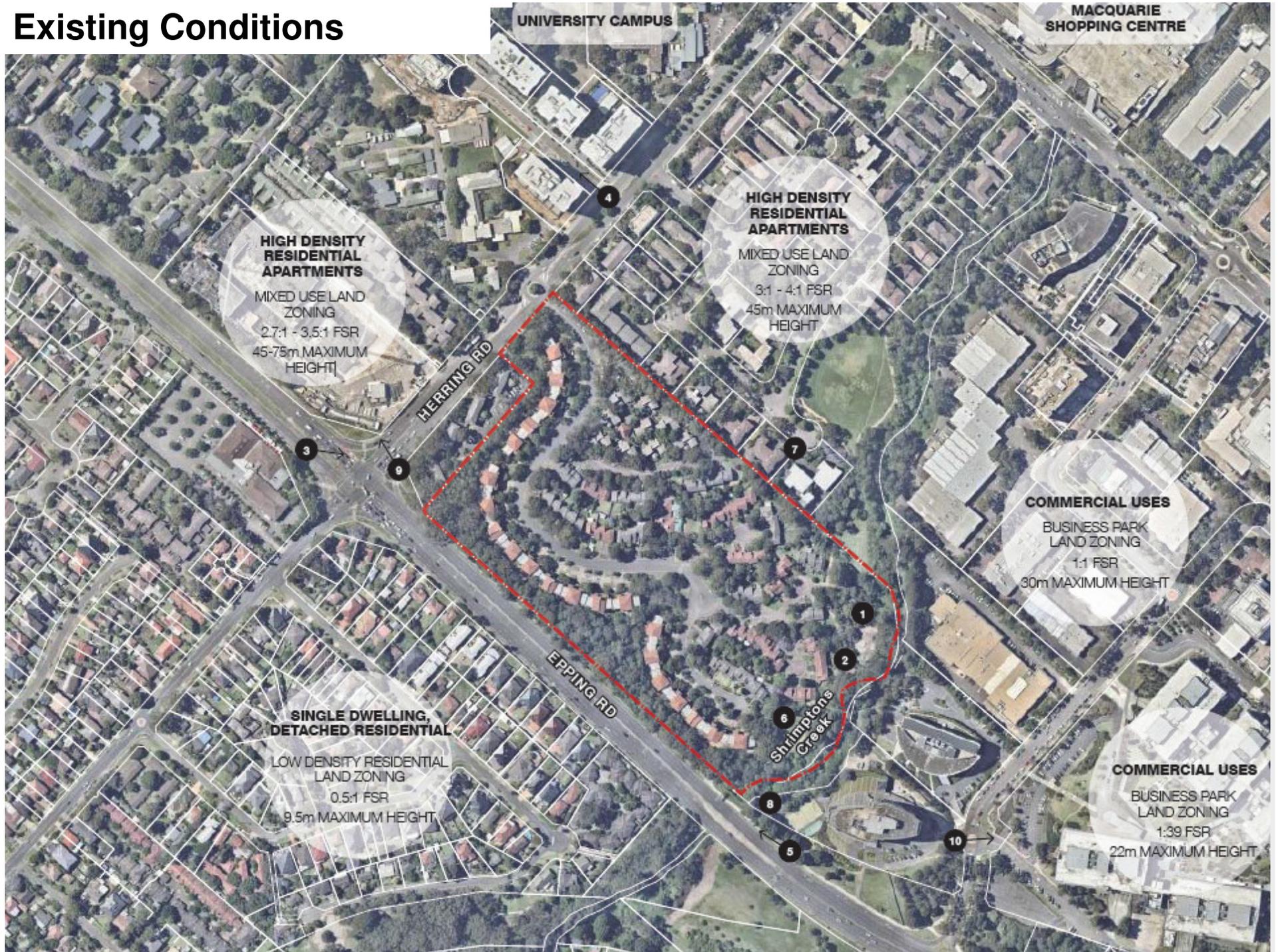
Local Context & Amenity

Herring Rd Urban Activation Precinct



- Local Park
- University + Commercial
- Residential
- Mixed Resi/Retail/Commercial
- Potential for Local Shops/Cafes
- ↔ Activity Spines
- Creekline Corridor
- Pedestrian Access
- Town Centre
- Train Line
- Precinct Boundary
- Site Boundary

Existing Conditions



IVANHOE ESTATE



Masterplan and Staging





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



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



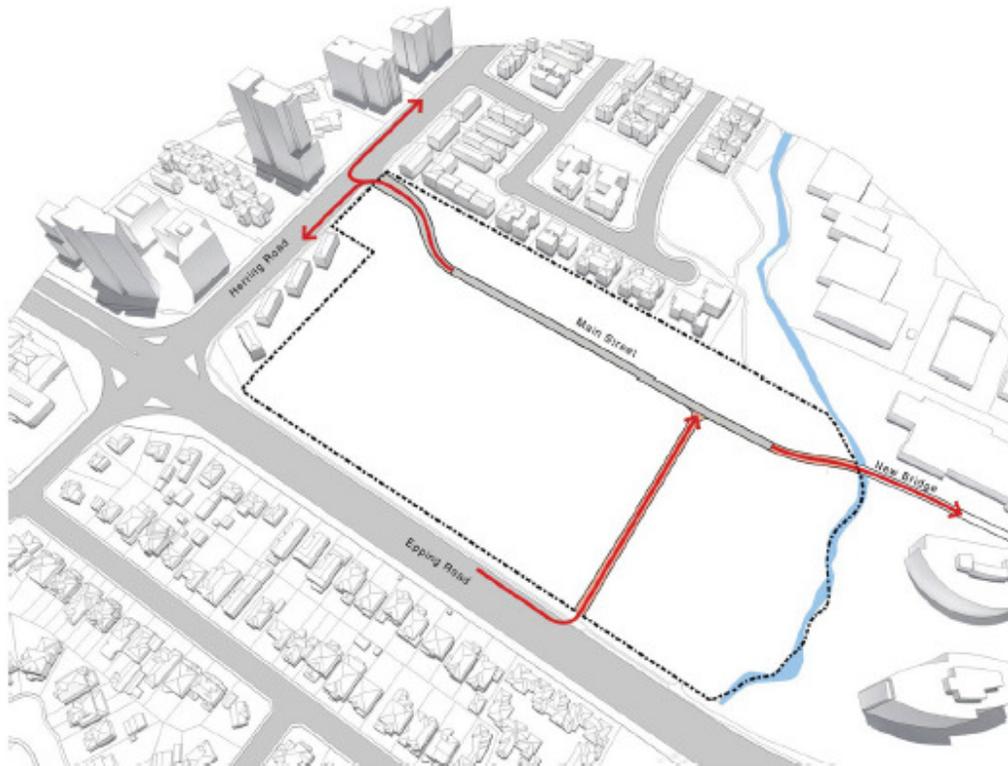
All computer generated images / artists impressions
have been provided for illustrative purposes only,
and are subject to authority approval



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

Public Domain

New road structure and pedestrian connectivity



EXTERNAL CONNECTIONS

A new bridge over Shrimptons Creek will provide vehicular and pedestrian connection to Lyonpark Road and the Employment Precinct to the east.

A new road connection to Epping Road further links Ivanhoe to the broader street network.



NEIGHBOURHOOD STREETS

A regular grid of neighbourhood streets provides a clear network of circulation routes and access points.

Open space and landscape character

OPEN SPACE

The Village Green, Forest Playground and the School Garden, along with Shrimptons Creek corridor, are the largest open space and recreation areas. These will cater for a range of active and passive recreation activities.

The Town Plaza and Retail Street will be the urban centre, an elegant spine lined with palm trees, outdoor dining and retail outlets.

The Neighbourhood Mews as paved shared zones are local - the thresholds between residential buildings, and between the urban area and the forested edge.

The Neighbourhood Gardens are more intimate areas, richer in detail and planting texture. Quieter moments to sit and pause. Similarly the incidental street zones will allow for seating and additional planting.

LEGEND

-  Shrimptons Creek Riparian Corridor (existing vegetation)
-  Sydney Turpentine Ironbark Forest (existing vegetation)
-  Forest Entry
-  Forest Thresholds
-  Forest Playground
-  Neighbourhood Gardens
-  School Gardens
-  Village Green
-  Town Plaza
-  Neighbourhood Mews
-  Green Link



LANDSCAPE CHARACTER

A COLLECTION OF NEIGHBOURHOOD GARDENS, FORESTS AND SUNNY CLEARINGS.

The logic of 'forest', 'neighbourhood' and 'clearings' within the forest is applied to both streets and public spaces. The dense, looser arrangement of trees at entry points to the precinct speaks to the forested edges of the site. The more orderly layout of street trees on Main Street and the neighbourhood streets expresses the new urban grid, while clearings on these streets occur in sunny locations and at principal pedestrian crossing points.

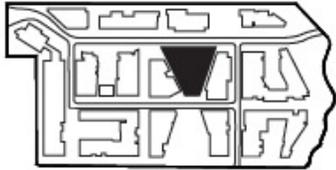
In turn, clearings in public open space are framed by groupings of various trees. The large trees of the 'forest' snake across the green link, from the Epping Road forested edge to the bushland of the creekline. The Forest Playground maintains a bushland character while the Village Green and School Playground blend active, usable spaces with a generally informal planting arrangement.

LEGEND

-  Sydney Turpentine Ironbark Forest (Existing vegetation)
-  Forests Planting
-  Neighbourhood Planting
-  Main Street Planting
-  Neighbourhood Street Planting
-  Clearings



Village Green



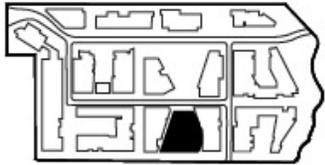
VILLAGE GREEN

LEGEND

- 1/ Village Green, a flat circular lawn for small events, gatherings and kicking a ball
- 2/ Seasonal tree planting surrounding the Village Green
- 3/ Accessible path
- 4/ Active plaza, including seating and games (ping pong, chess)
- 5/ Bleacher steps into Village Green
- 6/ Outdoor dining seating on edge of green
- 7/ Playground



Forest Playground



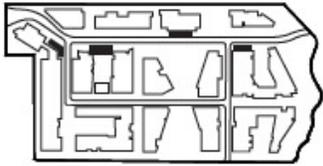
FOREST PLAYGROUND

LEGEND

- 1/ The Forest playground
- 2/ Elements of natural play, "spilling" into surrounding landscape, creating opportunities for exploration and discovery
- 3/ Accessible route from Mission Australia garden to the Neighbourhood Street
- 4/ Mission Australia garden
- 5/ Accessible route from Mission Australia garden to playground
- 6/ Stepped amphitheatre through existing trees
- 7/ Potential link to Epping Road



Street Gardens



INDICATIVE PLAN

LEGEND

- 1/ Paved area with fixed furniture seating
- 2/ Informal playable elements
- 3/ Lawn with extensive tree planting



Shrimptons Creek

INDICATIVE PLAN

LEGEND

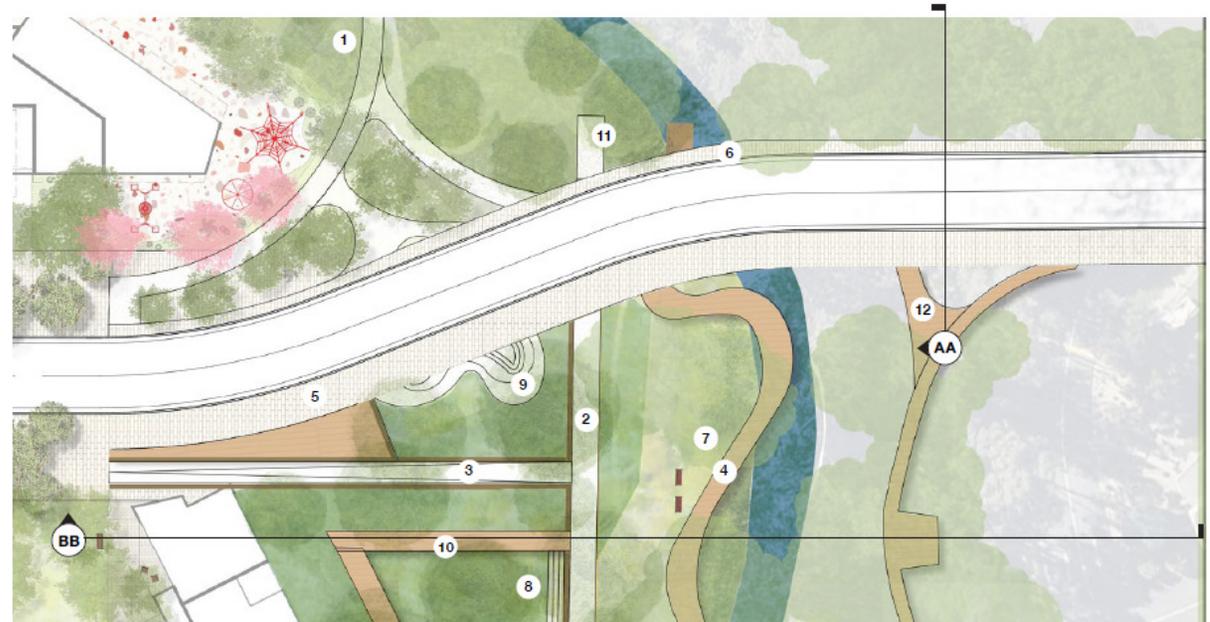
- 1/ Boardwalk structure running in the middle of the existing concrete culvert
- 2/ Concrete cycle link. Potential separation between private and public landscape
- 3/ The wetland will collect the site water and clean it before discharging into Shrimptons Creek. It will also act as a buffer between the buildings and the public opens space.
- 4/ Sinuous pedestrian link decking along the riparian corridor with lookout points and picnic areas
- 5/ Access staircase from The Neighbourhood Mews
- 6/ Neighbourhood Mews as shared zone paved and landscaped providing vehicle access to basement car parks and adjacent dwellings.
- 7/ Existing major trees to be retained
- 8/ Raingarden deck and multifunctional space
- 9/ Skate Park utilizing the space under the bridge
- 10/ Accessible shared access ramp to Shrimptons Creek
- 11/ Lookout
- 12/ Sinuous pedestrian bridge under road bridge
- 13/ All ages ability exercise stations



Shrimptons Creek Bridge

NEW BRIDGE

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



AA/ CROSS BRIDGE SECTION



BB/ ELEVATION BRIDGE SECTION





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

Vertical School

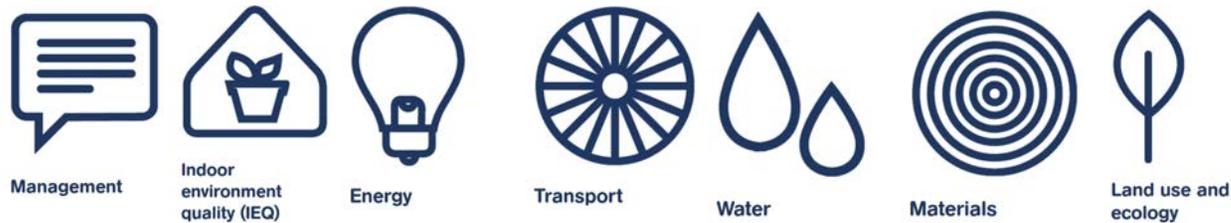




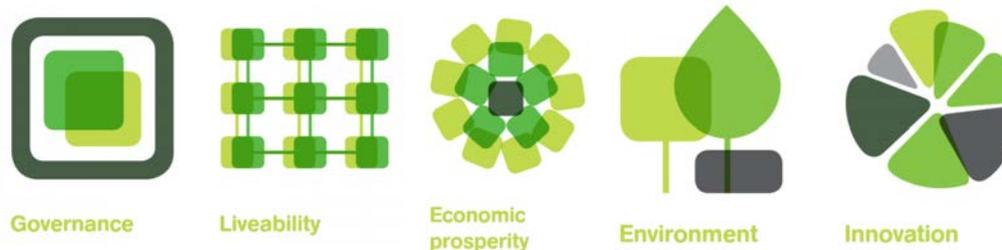
Sustainability

A Sustainable Community

✓ 5 Star Green Star Design and As Built for all buildings (V1.1)

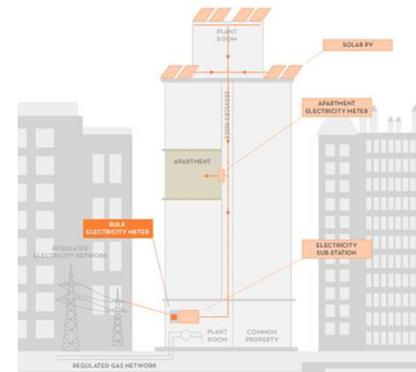


✓ 6 Star Communities Rating for the Ivanhoe Precinct (V1.1)



✓ Integrated Infrastructure Solution – ‘Real Utilities’

- Embedded electrical and hot water network;
- Solar PV;
- Centralised hot water;
- Low-cost heating to the social housing;



A sustainable community

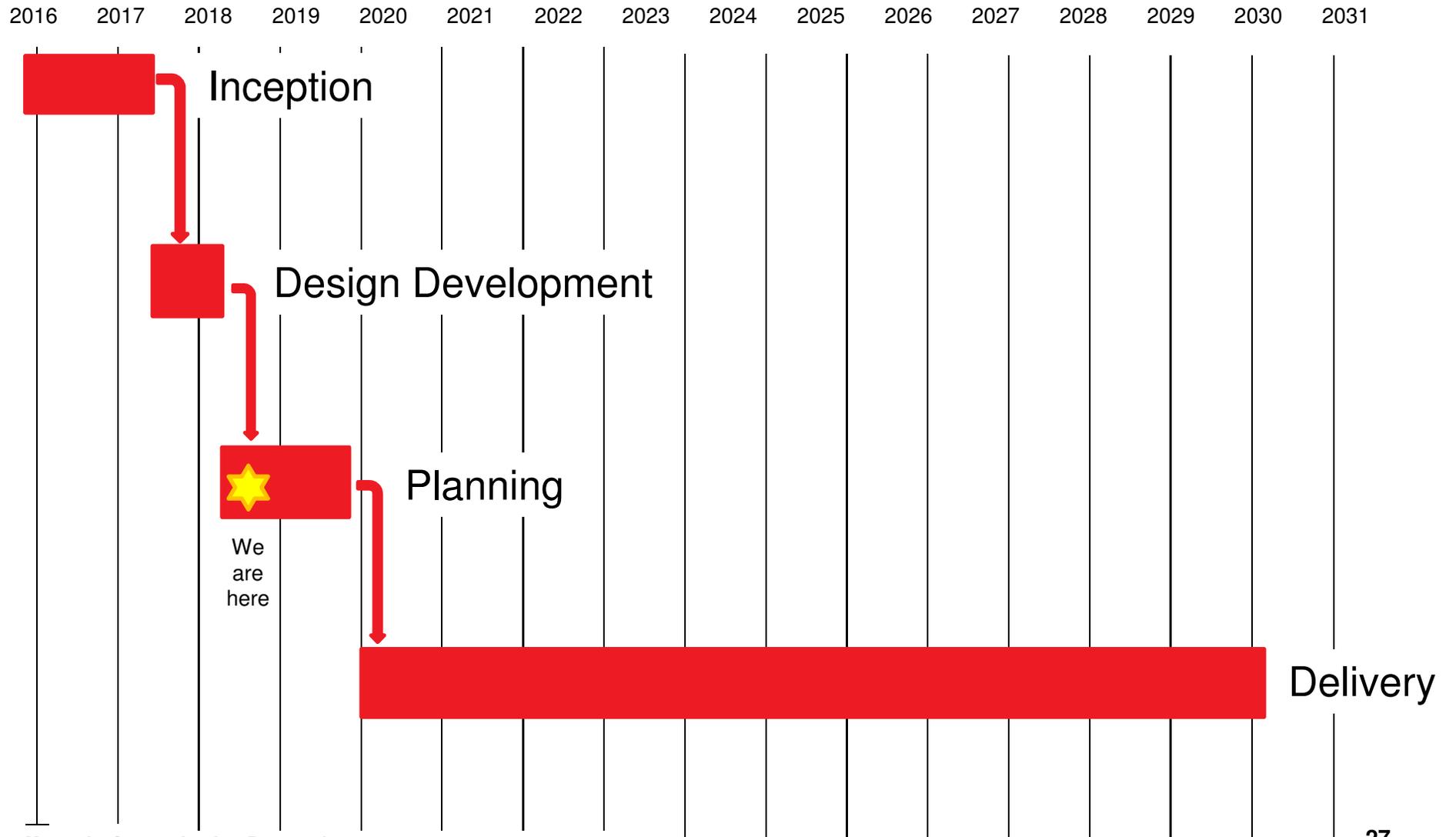
Aspire will deliver following:

- ▲ Carbon neutral in operation through a community Energy Network
- ▲ Low cost energy
- ▲ Reduction in the urban heat island effect
- ▲ Green Star certified buildings and community
- ▲ Intergrated water cycle management
- ▲ Future ready transport and mobility
- ▲ Reconciliation action plan
- ▲ Whole life affordability
- ▲ Qualified and tangible health and wellbeing outcome



Program and Status

Program and status



Experience matters.

