









# IVANHOE CIVIC PRECINCT MASTERPLAN



- |   |  |   |                                       |
|---|--|---|---------------------------------------|
|  | Heritage Significant Existing Building |  | Elevated Parking Structure            |
|  | Non-significant Existing Building      |  | Active Public Space - plaza           |
|  | Heritage Landscape                     |  | Passive Public Space - soft landscape |
|  | New Community Learning Hub             |  | Redevelopment Opportunity             |

# MASTERPLAN OBJECTIVES

## 1. New Community Learning Hub

- Provide a new Community Learning Hub that replaces the existing municipal offices and removes the existing library building.
- Provide a range of aligned community uses including library, maternal and child health, community learning, cultural and education activities and gallery space.
- Integrate the new Community Learning Hub with the 1937 buildings, great hall and heritage public open space.
- Provide a distinction in built form that supports and respects the heritage significance of the 1937 building.
- Replicate and enhance the views towards the city skyline afforded by the existing library.

## 2. Public Spaces

- Establish a forecourt to the proposed Community Learning Hub which is to be a meeting place in its own right.
- Civic buildings and mixed use development buildings fronting the public space should provide active frontages. The forecourt is intended as a public space designed to provide a meaningful connection with the proposed Hub.
- Establish a central open space (urban plaza) which is passive in nature with active frontages to adjoining mixed use development.
- A landscape architectural response that includes some lawn areas located in a sunny part of the site for people to sit and enjoy the surrounding urban landscape. The landscape should celebrate the existing significant trees and be responsive to the ongoing health and sustainability of these trees.
- Provision of a landscape feature to Upper Heidelberg Road which should be engaging for those who use this space.
- The buildings around the plaza should be well defined, easily identifiable and integrated with the plaza.
- Integrate a memorial to Walter Burley Griffin and Marion Mahony Griffin into the civic precinct.
- Establish a primary access defined by a pedestrian pathway aligned with the axis of the 1937 municipal building.
- Encourage pedestrian connections and presence to Ivanhoe Parade with visual connection to Bryant Reserve.
- Provide a pleasant and safe environment with natural surveillance during the day and night including opportunities for programmed events and activities.

## 3. Car Parking and Traffic Management

- Consolidate car parking to single location at northwest of precinct in a decked form providing 320 spaces. The additional deck should be a single storey structure.
- Minimise the visual impact to Ivanhoe Parade and the surrounding residential areas by considering setback and façade treatments, landscaping and screening.
- Provide service vehicle access to existing kitchen and service core.
- Maintain safe pedestrian access across the site.
- Provide access to car park from St Elmo Road and Ivanhoe Parade.
- Introduce traffic calming measures, such as threshold treatments, to Ivanhoe Parade.
- Consider possible traffic management interventions for junctions with St Elmo Road and Ivanhoe Parade off Upper Heidelberg Road.

## 4. Mixed Use Development

- Provide dwellings, proximate to services, that will allow natural surveillance of open space, and will contribute to vibrancy after hours.
- Provide retail and commercial uses to extend and strengthen the main street connection with the civic precinct, and support economic development.
- Integrate via active frontages with the forecourt and open space areas to the north, east and Ivanhoe Parade.
- Maximum two level podium and three levels setback to protect views to and from the town hall and clock tower.
- Develop a high quality architectural design that complements and respects the civic precinct.

*Note: the footprints of the mixed use development and library are indicative and subject to detailed design.*