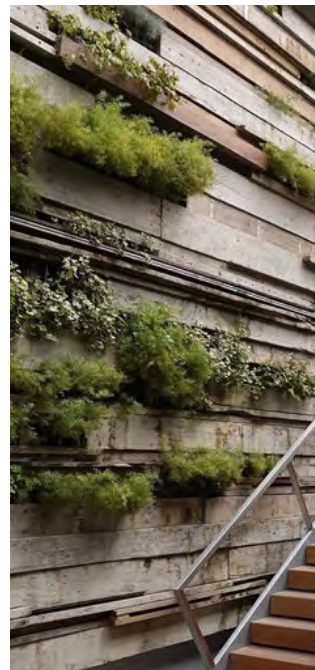
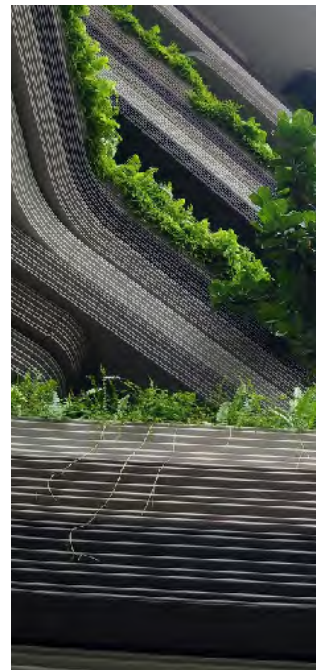
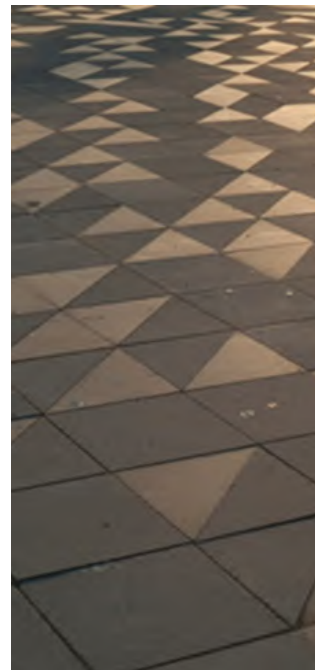


40 UPPER HEIDELBERG RD IVANHOE

LANDSCAPE CONCEPT DESIGN

TOWN PLANNING REPORT - MARCH 2017



O C U L U S

Landscape architecture | urban design
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DESIGN PRINCIPLES

THE SITE PROVIDES A RARE OPPORTUNITY TO ENCOURAGE AN IDENTITY BY ENGAGING WITH THE LOCAL CONTEXT AND LOCATION. IDEALLY, THE SITE SHOULD;



DRAWS PEDESTRIANS INTO THE SITE

- Connect the building to the street at grade and to the broader context via materials and planting
- Create compliant access throughout site to surrounding roads and pedestrian links
- Encourage continuous circulation throughout the site amongst a consistent landscape language
- Use the circulation paths to unveil altering and intriguing landscapes

ACTIVATE WITH COMMERCIAL TENANCIES

- Activate building edges to public domain
- Encourage retail alfresco dining and adaptable public domain use
- Support Fine grain and quality retail amenity
- Encourage community activation and surveillance

ECHO THE FINE GRAIN

- Integrate high quality, locally referenced materials into shared spaces
- Provide Safe and clear circulation for pedestrians and vehicles
- Create custom furniture to create a sense of place and ownership

CREATE A LANDMARK

- Create an iconic and identifiable local space
- Foster places to relax and unwind
- Shape sophisticated informal and formal meeting spaces
- Initiate cultural programming
- Encourage quality retail and amenity

EMBRACE THE GREEN CONTEXT

- Prominent green central plaza
- Socialising the vertical and connecting the ground floor public domain to vertical landscapes above
- Sky, City, Nature
- Focus on green amenity and shade
- Using the landscape to create special places

PUBLIC DOMAIN

LANDSCAPE CONCEPT DESIGN

The landscape Concept Design for 40 Upper Heidelberg Road is considered the key to unlocking the potential of this significant gateway site, allowing it to make a significant contribution to the vibrancy, functioning and success of Ivanhoe.

The landscape character of this development responds to the village character of the surrounding communities and the rich and layered history provides opportunities to celebrate its character through planting, materiality, circulation and form.

There Landscape Concept Design envisages outdoor seating/dining opportunities along the edges of the public spaces with the main event/gathering/communal seating spaces located towards the centre of the site. This creates an opportunity for a weekend market concept, 'pop-up' and cultural events, using the plaza space, the catenary 'ceiling' and building program to facilitate programmed events and community engagement.

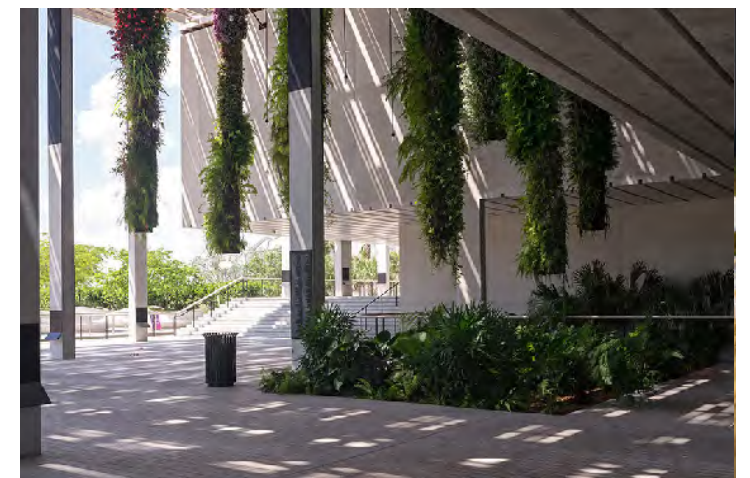
“Creating a fine grain network that establishes a base for a contemporary urban development.”

The public domain is generally paved, with feature inlays and materials responding to the distinctive character of the individual spaces with trees and low planting. Street trees are proposed down the length of the road to create a strong visual link through the space to the central plaza, as well as provide amenity, shade, and wind protection. These trees will be supplemented by low planting to help define different spaces and provide visual points of interest. A range of opportunities will be included for public seating including bench type seating, seating edges and smaller gathering and building entry spaces.

Circulation has been carefully considered through the selection of paving materials and positioning of physical elements. The design creates permeability from the street and other major spaces within the site, but ensures spaces are defined and have a distinct character to allow wayfinding and pedestrian comfort.

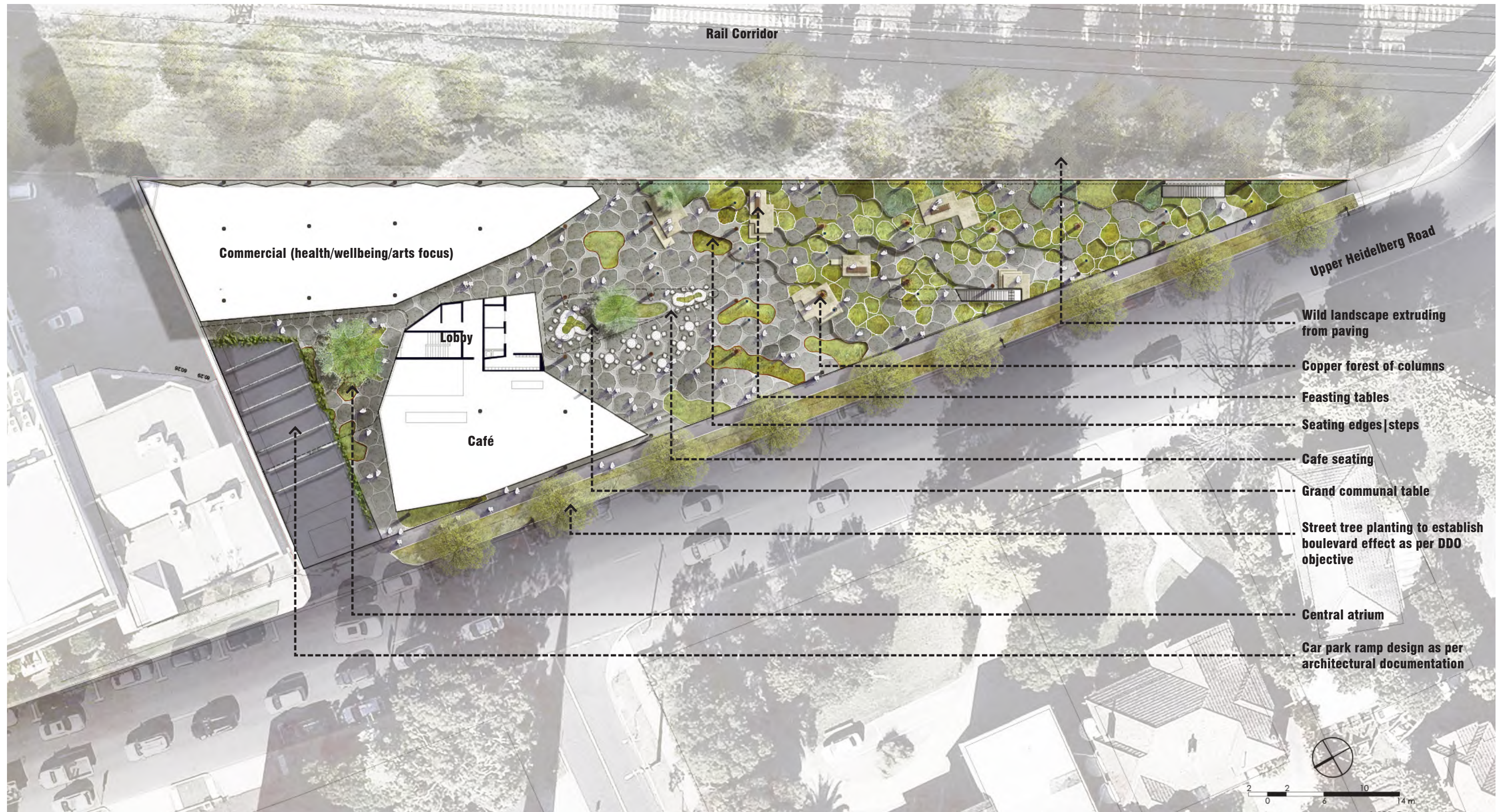
The central plaza space will provide a light open canopy to provide shade and assist with wind amelioration. These spaces will also contain low level planting and high quality paving materials with clear pedestrian circulation. This is a place where people will want to sit and enjoy breakfast, lunch or dinner or just sit and enjoy the ambience. Lighting will be supplemented with feature landscape lighting and will become the public 'heart' of the community.

Capturing the life and vibrancy of a new urban village and plaza in an intimate human scale, the landscape is bound by retail and building entries. Creating a network of fine grain that establishes the base for a contemporary urban development through planting, urban elements, paving and furniture.



PUBLIC DOMAIN

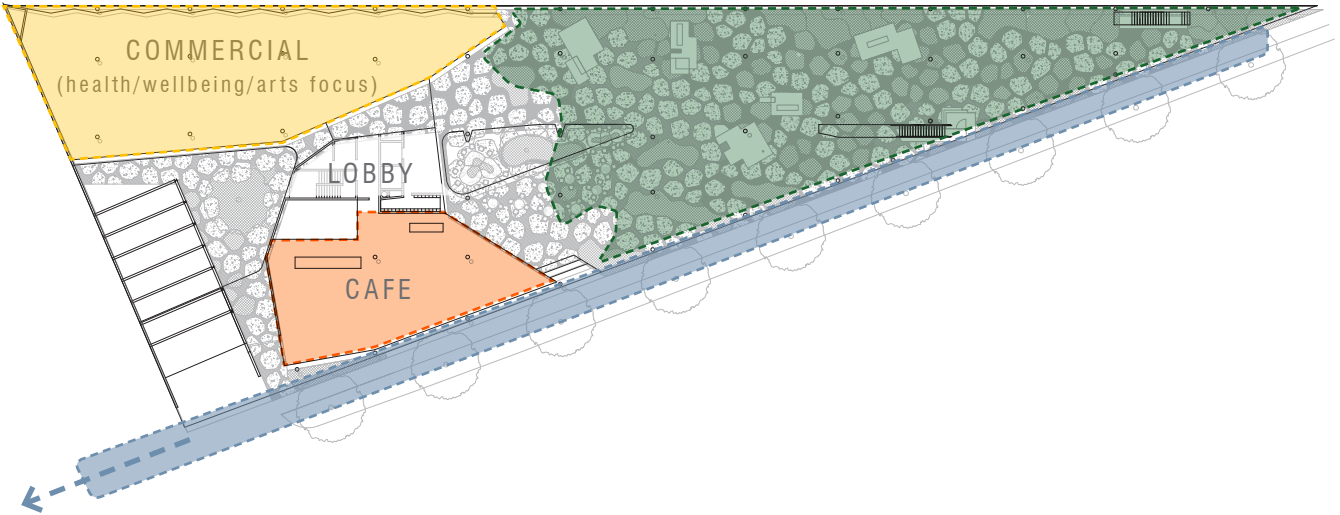
LANDSCAPE CONCEPT DESIGN



DESIGN MOVES

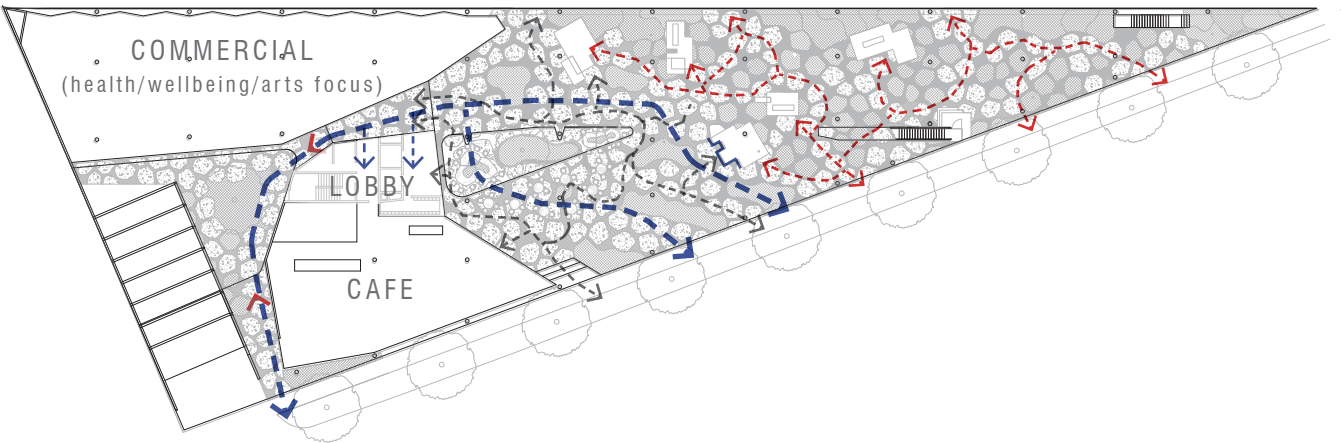
DIAGRAMS

RESPONDING TO THE DESIGN PRINCIPLES THESE KEY MOVES HIGHLIGHT THE OPPORTUNITIES OF THE SITE WITH SPECIAL PLACES AND INTEGRAL CONNECTIONS.



- CAFE
- COMMERCIAL (health/wellbeing/arts focus)
- FORMAL STREETScape TO TOWN
- 'WILD GARDEN' GREEN ENTRY TO TOWN

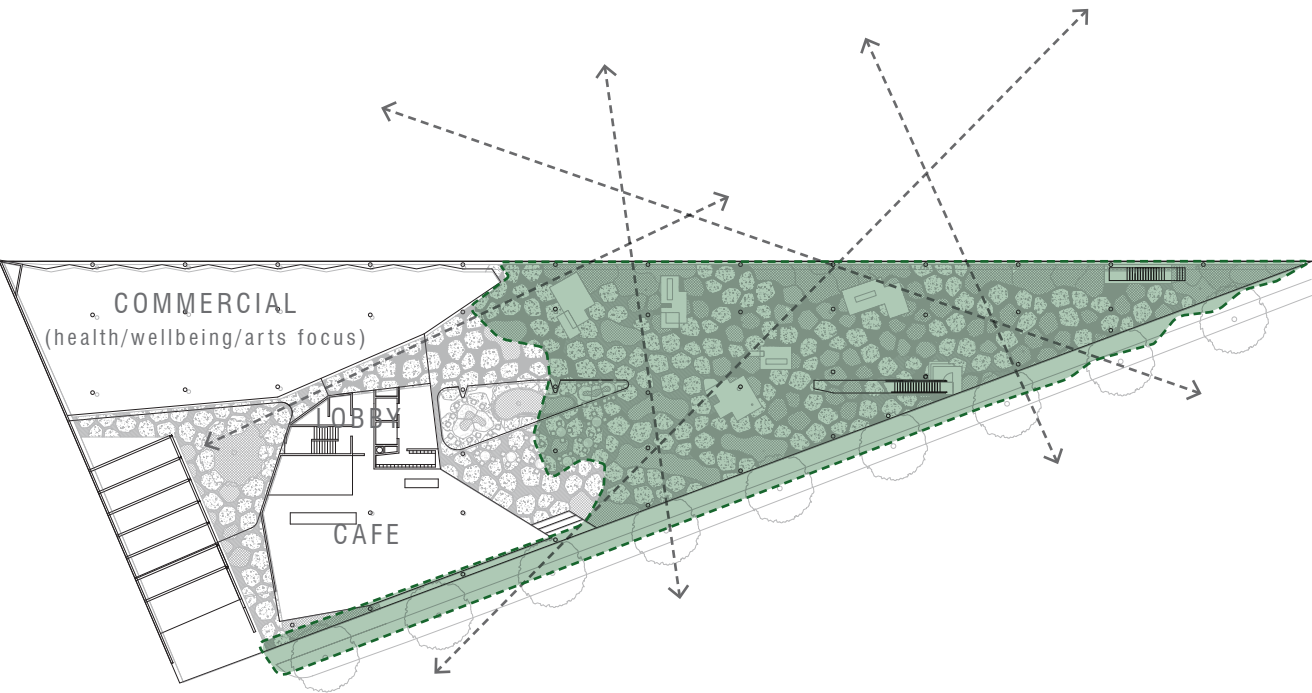
FORMAL AND WILD GREEN



- PRIVATE ENTRIES
- MAJOR PUBLIC CIRCULATION
- MINOR PUBLIC CIRCULATION
- DDA COMPLIANT ACCESS
- DDA EDGE TO PLATFORM

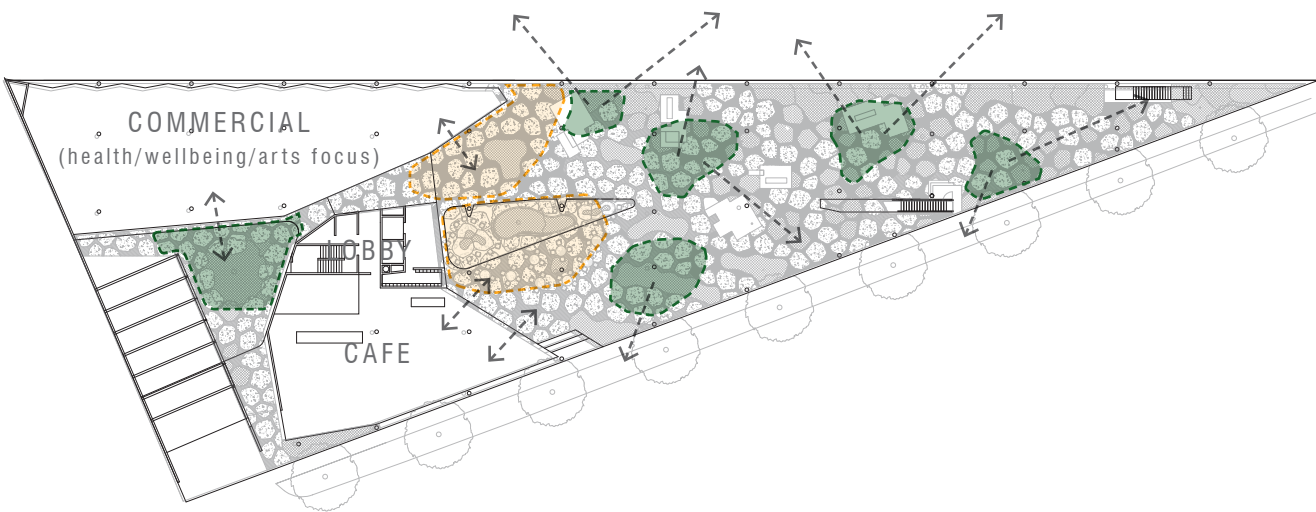
ACTIVE EDGES AND POROUS CIRCULATION

ANALYSIS DIAGRAMS



←----→ FRAMED VIEW

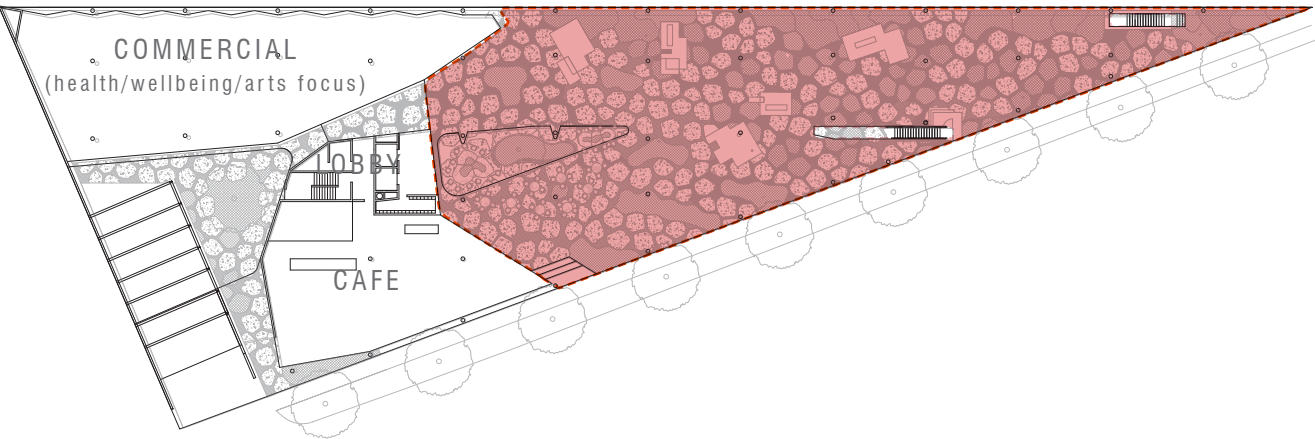
‘ HORIZONTAL AND VERTICAL LANDSCAPE ’
- MARKING CORNER



←----→ ACTIVE EDGES
-----> VIEWS FROM OCCUPIED PLACES

PLACES TO OCCUPY

ANALYSIS DIAGRAMS



 PUBLICLY ACCESSIBLE USEABLE OPEN SPACE 1150m²

USEABLE OPEN SPACE



 SOFTSCAPE 500m²

 HARDSCAPE 650m²

LANDSCAPE PLANTING ZONES

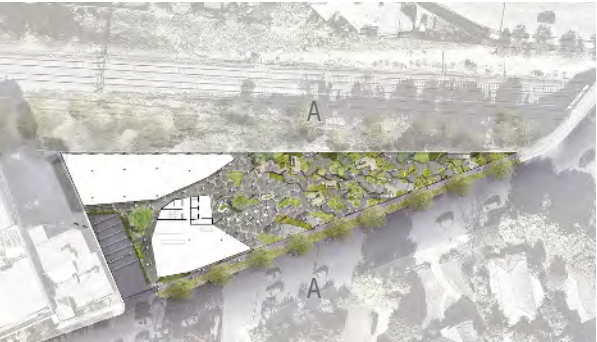
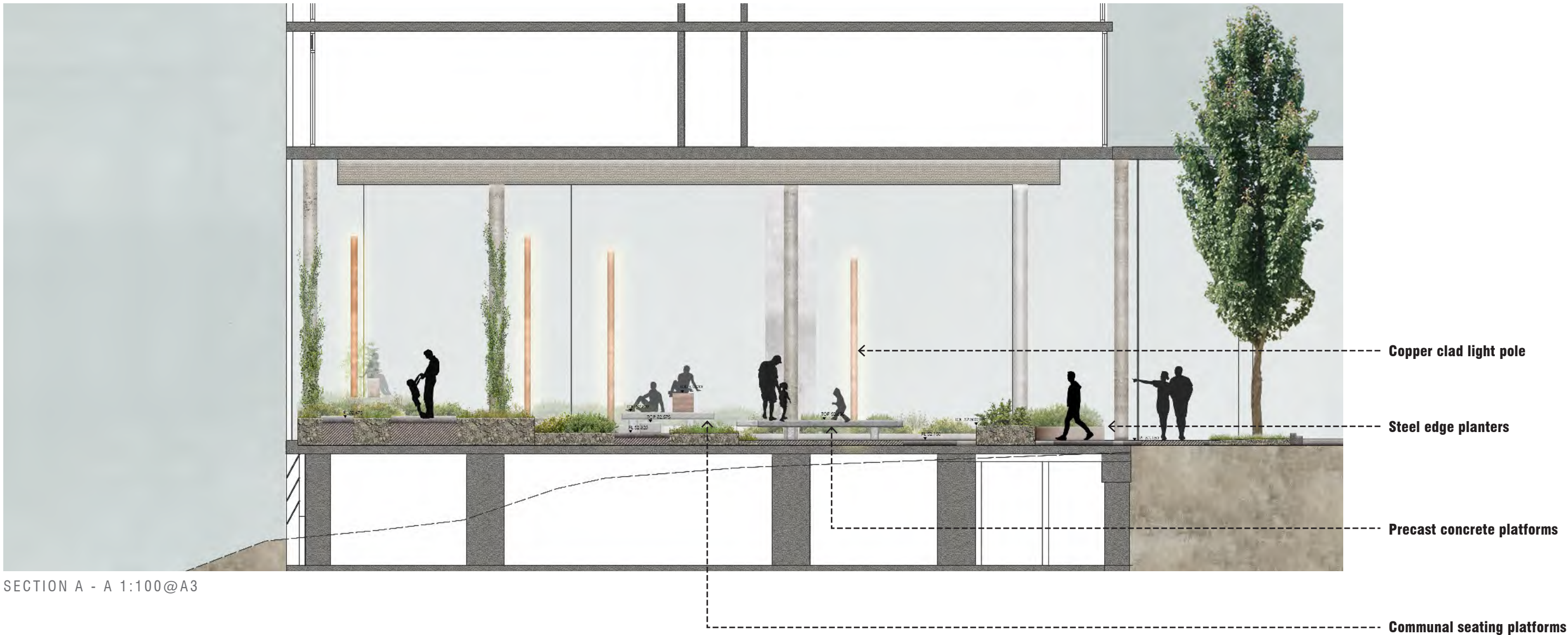
PUBLIC DOMAIN

LANDSCAPE CONCEPT DESIGN



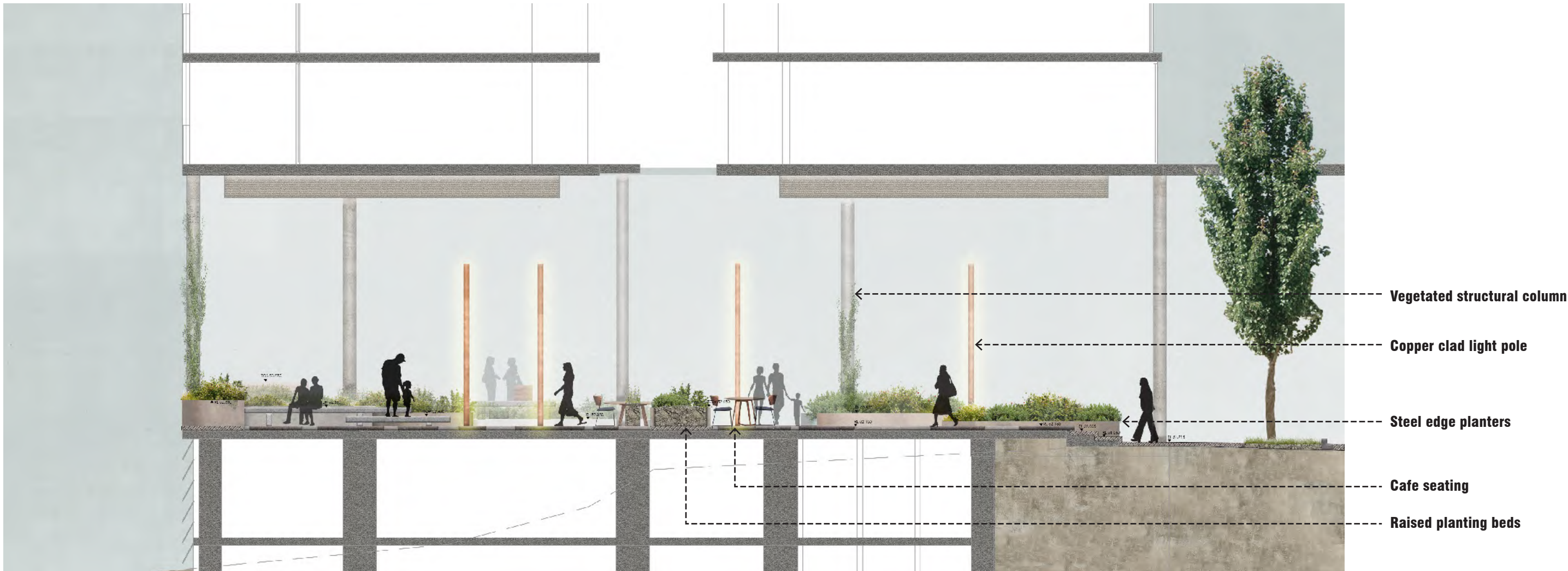
PUBLIC DOMAIN SECTION A-A

LANDSCAPE CONCEPT DESIGN

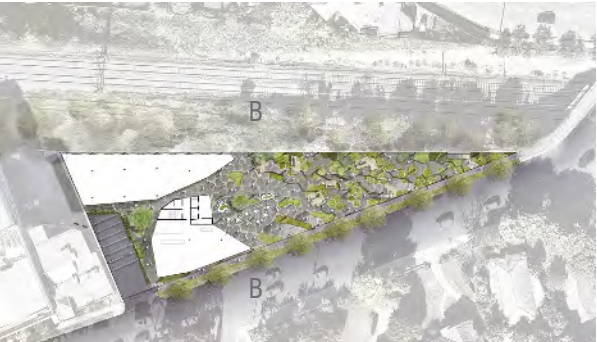


PUBLIC DOMAIN SECTION B-B

LANDSCAPE CONCEPT DESIGN

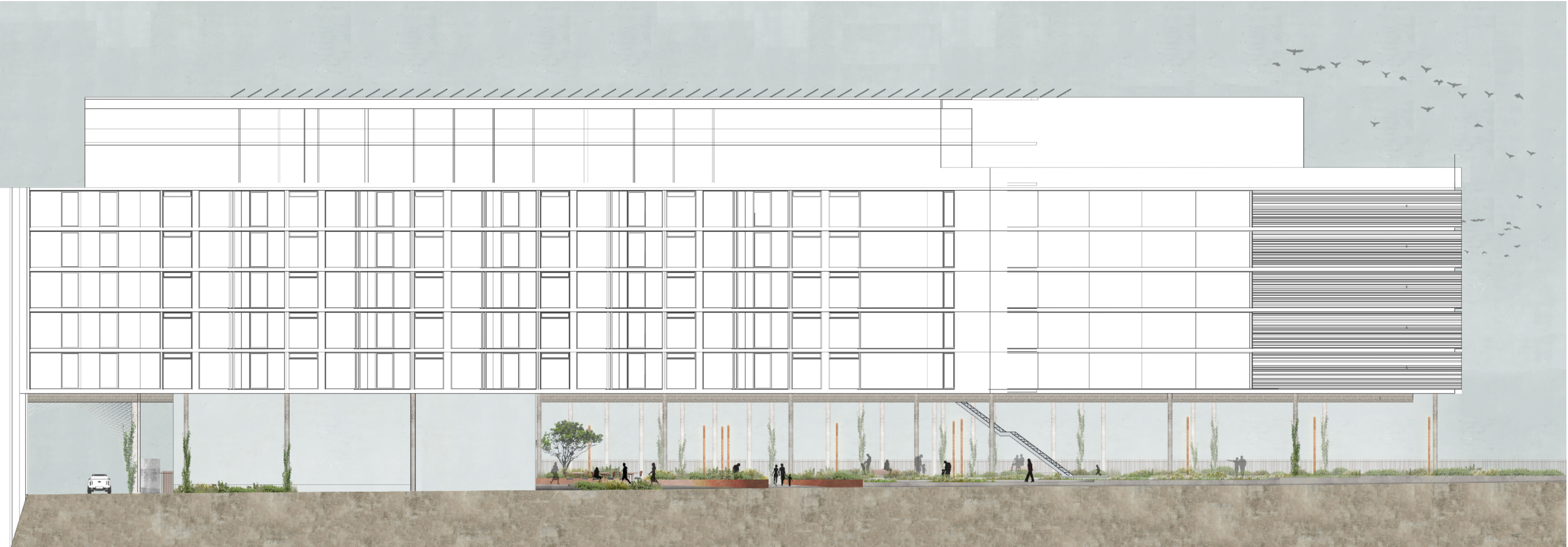


SECTION B - B 1:100@A3

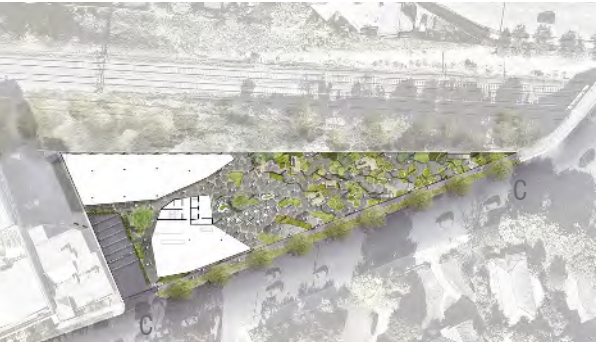


PUBLIC DOMAIN SECTION C-C

LANDSCAPE CONCEPT DESIGN



LONG SECTION C - C



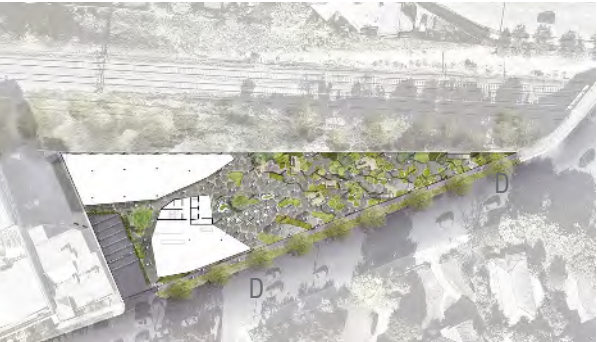
PUBLIC DOMAIN SECTION D-D

LANDSCAPE CONCEPT DESIGN



SECTION D - D 1:100@A3

- Cafe seating
- Stepping stone pavers
- Steel edge planters
- Low dense planting garden bed
- Timber bench
- Copper clad light pole



INTERIOR PERSPECTIVE A



EXTERIOR PERSPECTIVE A

