

## Community Consultation on the new draft Structure Plan

### Information sessions:

Open to all these sessions will explain the details of the new draft plan and help answer questions.

**Session 1:** Tuesday 28 August 10am-12noon  
The Great Hall, The Centre Ivanhoe

**Session 2:** Tuesday 28 August 7-9pm  
The Great Hall, The Centre Ivanhoe

**Session 3:** Saturday 1 September 2-4pm  
Hillsley Gallery, 8 – 10 Noel Street, Ivanhoe Girls' Grammar School

### Community workshops:

Open to all these workshops will enable discussion and detailed feedback to be taken on the new draft plan.

**Workshop 1:** Saturday 15 September 1.30pm - 4.30pm  
Hillsley Gallery, 8 – 10 Noel Street, Ivanhoe Girls' Grammar School

**Workshop 2:** Wednesday 19 September 10am-12.30 noon  
Streeton Room, The Centre Ivanhoe

**Workshop 3:** Wednesday 19 September 2pm – 4.30pm  
Streeton Room, The Centre Ivanhoe

To book a place please email [ivanhoeproject@banyule.vic.gov.au](mailto:ivanhoeproject@banyule.vic.gov.au) or phone 9457 9816.

Please register prior to Thursday 23 August for any of the Information sessions and prior to Wednesday 12 September for the Community Workshops.

### How can I have my say?

You can attend workshops or lodge general submissions by email to: [ivanhoeproject@banyule.vic.gov.au](mailto:ivanhoeproject@banyule.vic.gov.au) or by post to: Ivanhoe Project, Banyule City Council, PO Box 51, Ivanhoe, 3079. Or phone 9457 9816.

Submissions close 26 September. Copies of the Draft Structure Plan are available on the website at [www.banyule.vic.gov.au/ivanhoeproject](http://www.banyule.vic.gov.au/ivanhoeproject) or can be sent out.

More information including a summary of previous community feedback is also available on the website.

### Next steps:

Council officers will examine all community feedback with the aim of presenting a new draft Structure Plan to Councilors for adoption at a Council meeting later in the year.

  
Banyule  
CITY COUNCIL

# Ivanhoe New Draft Structure Plan

AUGUST 2012

  
Banyule  
CITY COUNCIL



# The story so far....

Ivanhoe is identified by the State Government as a Major Activity Area which means it will see future housing growth and activity. State Planning Policy obliges Council to plan for this growth through a Structure Plan.

A previous draft of the Structure Plan was released in 2011 and attracted over 700 submissions. Council listened to the community and set it aside, promising a new draft with further community consultation.

Since October 2011 community workshops have identified where future change should be, and how to best protect the character of Ivanhoe's neighbouring streets.

More than 1500 people have been involved in developing the new draft plan, including the Ivanhoe Community Consultative Committee and the Save Ivanhoe Residents Group. Council is very thankful for the time, energy and ideas committed by all those involved.

The analysis undertaken has been extensive, providing a block by block assessment to ensure the right guidelines are in place for the right areas.

Changes in the new draft plan that reflect feedback include:

- Most development will be directed to the most appropriate areas around railway stations and shops. In most cases heights are lower than recommended in the first Draft Structure Plan, and cover a narrower area.
- The new draft plan encourages a building height of two-three storeys in residential streets.
- The visual bulk of buildings will be minimised through guidelines prescribing setbacks and landscaping.
- Concerns about pressure on transport and infrastructure have been considered through stronger advocacy for improved public transport services and infrastructure upgrades where required.
- Possible impacts on open space and the environment have led to strong requirements for new and existing trees and vegetation, better access to open spaces, and the potential for several new public squares.
- Retaining Ivanhoe's character by strengthening heritage controls.

## Executive Summary – new draft Structure Plan

Recommendations included in the new draft aim to achieve:

- A vision to enhance the treed neighbourhood character of Ivanhoe and direct growth to the most appropriate places such as around railway stations and shops.
- Localised guidelines that manage future change in a way that protects the unique history, character and heritage of Ivanhoe.
- Promotion of greater housing choices including townhouses, units and apartments in addition to traditional single dwellings.
- A vision for up to six landscaped town squares that are inviting spaces and focal points for the community.
- Protection of the valued two storey heritage facades of Upper Heidelberg Road, while enabling up to four storey development setback behind the main street.
- Direction of most growth to the five key development precincts with building heights of no more than four-six storeys, with generous setbacks and landscaping guidelines.
- Protection of the desired character of residential areas in the Activity Area, including setbacks and landscaping guidelines with building heights of no more than two-three storeys.
- Promotion of quality design that blends with existing buildings, the treed landscape and distinctive views.
- A vision for a first class Ivanhoe Library that is contemporary, multi-functional and caters for all age groups and abilities.
- A vision for a more vibrant Civic Precinct with quality community facilities.
- Greater advocacy for improvements to the frequency of public transport services, a redevelopment of the Ivanhoe and Darebin train stations, improvements to cycling routes and increased safety at key railway crossings.

### Precincts and building heights

Within the Activity Area boundary are areas around shops and railway stations described as 'Precincts'. These precincts will see the most change and new activity including multi unit dwellings and new public squares.

#### Key terms:

#### Building heights - The vertical distance from natural ground level to the roof or parapet at any point.

Current State Government policy for building heights in residential areas is managed through a set of guidelines called Rescode. It enables building height of up to nine metres in residential areas or ten metres at the rear of a sloping site.

### Precinct 1: Future vision for Darebin Station

Darebin Station and surrounds will be a vibrant community hub. Sites will be sensitively redeveloped to provide for retail, offices and housing. Future residential development along Heidelberg Road will respect the desired streetscape of the area through the use of setbacks and landscaping. Future redevelopment of the station building will enhance its amenity with better landscaping, parking cycling facilities and improved pedestrian access.

#### Building heights:

- Future mixed use development: 9 - 15 metres (two - four storeys) in areas on Heidelberg Road near the Station with setbacks and landscaping guidelines.
- Future residential development: 3 metres (four storeys) south of the Station with setbacks and landscaping guidelines.

### Precinct 2: Future vision for Ivanhoe Plaza

A redeveloped Ivanhoe Plaza will provide a mix of uses including retail at the ground level with office and residential development at the upper levels. Residential development in Livingstone Street will include generous landscaping and upper-level setbacks. The redevelopment will provide a safe and comfortable walking environment and improved car parking levels.

#### Building heights:

- Future mixed use development: 18-21 metres (five –six storeys) with appropriate setbacks and landscaping guidelines.
- Future residential development: 3 metres (four storeys) in Livingstone Street opposite Ivanhoe Plaza with setbacks and landscaping guidelines.

### Precinct 3: Future vision for Lower Ivanhoe

Lower Ivanhoe will continue to be a local hub that provides shopping and community services to the local area. A main street feel will add to the desired streetscape character of the area. Both sides of Lower Heidelberg Road will be enhanced by mixed use and residential development and better linked with improved pedestrian amenity.

#### Building heights:

- Future mixed use development: 15 metres (four storeys) on some sites on Lower Heidelberg Road
- Future residential development: nine metres (three storeys) in residential areas.

### Precinct 4: Future vision for Ivanhoe Station

Ivanhoe Station and surrounds will be upgraded and greened, and its connections to Upper Heidelberg Road improved. There will be a future mixed use development near the Station and the nearby triangular car parking site, with more efficient perimeter street parking. Future station redevelopment will bring an integrated bus area and drop off /pick up location. Pedestrian and cyclist access to the station will be improved and safer due to better pedestrian links, extra facilities and safety upgrades.

#### Building heights:

- Future mixed use development on various sites: 12 metres – 18 metres (three -five storeys) with setbacks and landscaping guidelines. (Not including the proposed Uniting Church development).

## BUILT ENVIRONMENT PLAN



### Precinct 5: Future vision for Upper Heidelberg Road

Upper Heidelberg Road remains the core of the Activity Area with its charming historic buildings and streetscape. Retail activity will continue at the ground floors of the valued two storey/ facades, with additional development setback from Upper Heidelberg Road. New uses such as offices and housing will generate additional activity and vibrancy ensuring the area grows as a hub for services and facilities. The Precinct will have a landscaped walking environment and good access to Ivanhoe Railway Station, schools and residential areas.

#### Building heights:

- The two storey/ heritage facades maintained with extensions up to 15 metres (four storeys) setback behind the street wall
- Future mixed use development: 12 – 21 metres (three-six storeys) in locations at the rear of buildings with setbacks and landscaping.

### Precinct 6: Vision for future Civic Precinct

The Civic Precinct takes in the Ivanhoe Library, heritage Town Hall building and surrounds. The area will be subject to further planning through the future Civic Precinct Masterplan. The Masterplan is a key Council project to achieve an improved mix of community/ facilities, housing and a public square that respects the heritage of the area. No future building heights are recommended in the new draft plan as analysis is still being undertaken by MGS Architects and Council will undertake further community consultation.



### Precinct 7: Accessible Residential Areas

These are the residential streets within the Structure Plan boundary located around the five diversity areas. The new draft plan encourages a building height of 9 metres (two - three storeys) in residential streets which is the same as current guidelines.

Future vision: Streets in this Precinct will continue to have a community feel derived from their quality housing, consistent scale, canopy trees and heritage places. The appealing tree suburban character will complement the nearby urban core and surrounding areas of natural beauty.

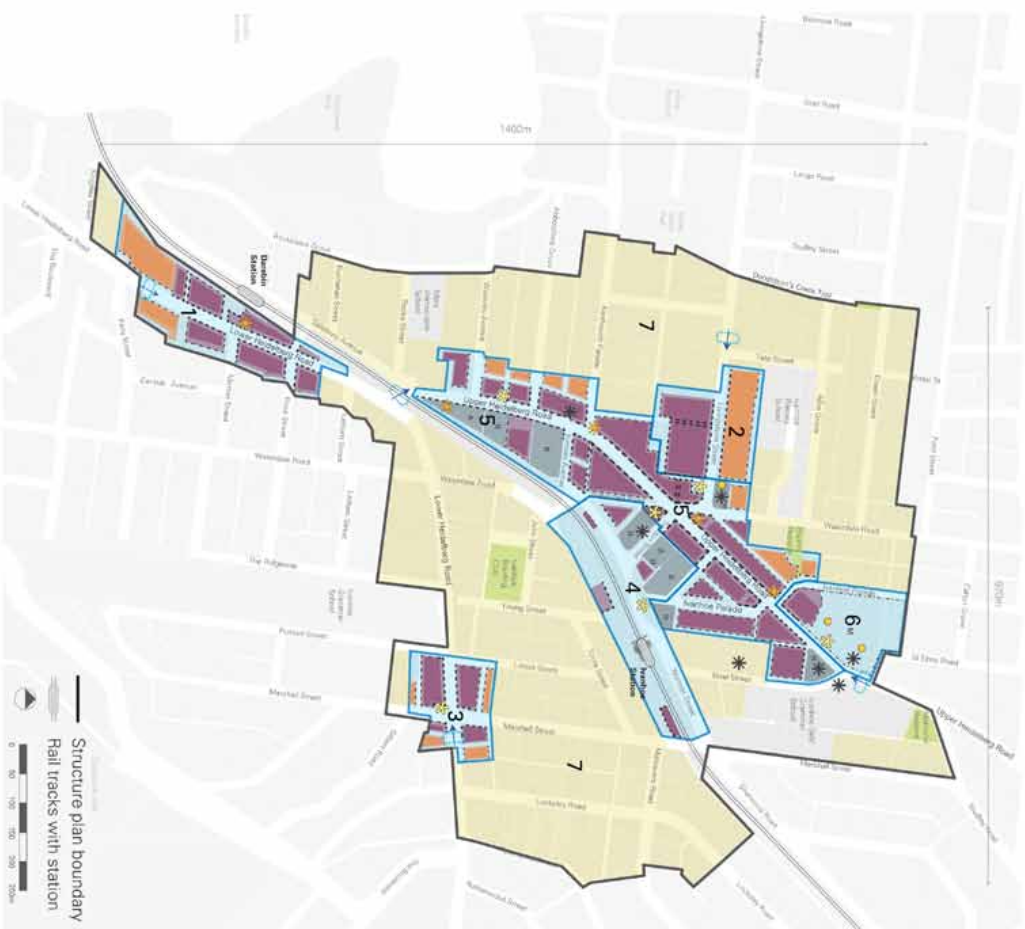
Many residential streets will continue to be tree lined with well established vegetation including substantial trees in private gardens, nature strips and public open spaces. The undulating topography and leafy ridge line will continue to create a distinctive backdrop when viewed from a distance while providing opportunities for views to the Melbourne CBD, Kew and the Dandenong Ranges.

New housing in the Precinct will provide for a range of dwelling types to meet the diverse future needs of the community. New buildings will be set back from the street, with front gardens large enough to cater for substantial trees

Improved pedestrian and cycle connections will provide better access to retail, commercial, medical and community facilities in the urban core as well as to the many beautiful areas of open space in and around the Activity Area.



## FRAMEWORK PLAN



- |                                      |   |
|--------------------------------------|---|
| <b>DIVERSITY AREAS</b>               | <b>CHARACTER</b>                                    |
| 1 Darebin Station Precinct           | Public open space and recreation                    |
| 2 Ivanhoe Plaza Precinct             | Pedestrianised area - proposed public square        |
| 3 Lower Ivanhoe Precinct             | Community centre / library                          |
| 4 Ivanhoe Station Precinct           | Landmark building - heritage listed                 |
| 5 Upper Heidelberg Road Precinct     | Landmark building - opportunity for visual emphasis |
| 6 Civic Precinct                     | Sense of arrival                                    |
| M Civic precinct masterplan to apply | Activated & engaging frontage- heritage             |
| <b>ACCESSIBLE AREAS</b>              | Activated & engaging frontage                       |
| Mixed land use - proposed            | Articulated frontage                                |
| Multi-unit residential - proposed    | Corner emphasis                                     |
| 7 Residential Precincts              |   |