

Summary of Comments Relating to the Red Dots on the Development Area Map

from Ivanhoe Project Built Form Workshops in October and November 2011

Dot	Limit on Dev	Path or access	Location	Comments
A1	x		Heidelberg Road between The Boulevard and Fairy Street	Development around Darebin Station should have height restrictions not exceeding 2-3 storeys, and adequate setbacks with treed setback buffers zones.
A2	x		Parkland on the corner of Heidelberg Road and The Boulevard	High density or medium density development should be excluded in areas such as Fairy Hills.
A3	x		Intersection of Lower Heidelberg, Upper Heidelberg and Heidelberg Roads	Southern end of Upper Heidelberg Road - Whatever happens should not be commercial to keep Darebin & Ivanhoe separate.
A4	x		The Boulevard between Mervyn Crescent and Gilbert Road	Area should be no higher than 2 storeys.
A5			Ivanhoe Station - former 'Goods Yard'	A removal of large open space of bitumen would be good but only once parking was reviewed so preferably in many years when we are not car dependant. Then small scale, one or two storey not overshadowing area. So growth for community could be achieved. *
A6			Coles - retail precinct	The car park and other areas of this circa 1980's development could be renewed, but should be less than 10 metres near edge of site, well setback and lots of new green space.
A7			Core retail precinct	Modest development of 3 storey maximum along the shopping strip.
A8			Upper Heidelberg Road shopping strip	Sites have rear laneway - are deep - development subject to protecting 2-3 storey Upper Heidelberg Road street wall 5-6 storeys appropriate.
A9			Corner Heidelberg Road & Waverley Avenue	West of Upper Heidelberg Road - may be 5 storey appropriate - sites available here will get results.
A10			Livingstone Street	Areas along Waterdale Road, Livingstone Street, Marshall Street, Ivanhoe Parade & surrounds are lesser quality residential areas - close to facilities - 4-5 storeys is appropriate.
A11			Heidelberg Road near Fairy Street	Quality of area is low (particularly west of Heidelberg Road) but also east side from Darebin Creek to bridge over railway - 5 storey is appropriate
A12		x	Upper Heidelberg Road between Westley Avenue and Ivanhoe Parade	How will cars and pedestrians get access without loss of ground level shops?
A13			Ivanhoe Town Hall - Car Park	Could be put underground (access from Ivanhoe Parade). Provided suitable setbacks, gardens .. Town Hall/Library from buildings were done. These buildings could be community use facilities, even a smalletc. Not already ... or commercial dwell setback. *
A14			Green Street near Rossi Street	Focus development along flatter land, this will reduce impact along the ridge lines - which are highly visible. Areas to consider Livingstone to Oriel Road up Ford Street to Waterdale Road - 4 storeys max
A15	x		Ivanhoe Station	Mixed use max 3 storeys from original ground level re: existing laneway
A16			Darebin Station	Transport is under utilised - increase residential capacity to high density - include Salisbury Avenue medium density - to Rockbeare Grove
B1			Coles - retail precinct	Redevelop Coles Plaza - Not 8 storeys. Better design, setback, underground. Car parking shops and supermarket above. Careful of blocks surrounding. Lots of car parking.
B2	x		Upper Heidelberg Road near Kiernan Avenue	Height limits in central Ivanhoe no more than 2-3 storeys.
B3			Corner Kiernan Avenue & Upper Heidelberg Road	Provide underground car parking under buildings 2-3 storeys in height.
B4	x		Core retail precinct	Retain existing vistas and views - built form is currently 2 storey.
B5			Heidelberg Road near Merton Street	Careful development around Darebin Station - Not 6 storeys. Needs improvement around area. More car parking - underground with commercial above - residential?
B6		x	Ivanhoe Station	Improve facilities at station. Pedestrian access over road (Norman) into station and across tracks - disability access. Height of 3 storeys - more car parking - put underground.
B7			Corner Ivanhoe Parade and Westley Avenue	This area should be developed sensitively, i.e. less than 5 storeys.

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B8	x		Lower Heidelberg Road near Marshall Street	Max 3 storey on corners.
B9			Commonwealth Bank Site	Ideal for piazza underground car parking. Plaza over top.
C1			Coles - retail precinct	New plaza building and car park - not at Upper Heidelberg Road includes Coles. 4-6 storeys might be ok.
C2			Car park & shops off Livingstone Street	Good place for plaza open space area. Façade on Upper Heidelberg Road needs to be changed. Commonwealth Bank building should not be redeveloped . Redevelop so that there is 2 lanes west bound.
C3			Corner Westley Avenue & Ivanhoe Parade	Various at grade car parks. Buildings on top of car parks ok - 2 storey above. Residential included. Car park also underground as part of development.
C4	x		Darebin Station - NOT Salisbury Avenue	Not over railway line. 4 storey max.
C5	x		Heidelberg Road - shops	3 storey max.
C6			Upper Heidelberg Road near Seddon Street	Plaza space, reduce speed limits to 25-30km, Commonwealth bank site - new building, retain other buildings.
C7			Car park & Ivanhoe Parade	Low level 2 storey car parking. Built into the topography of the land.
C8		x	Corner Upper Heidelberg Road & Noel Street	Roundabouts at various key intersections along Upper Heidelberg Road - Norman Street & in front of Town Hall
D1			Intersection of Lower Heidelberg, Upper Heidelberg and Heidelberg Roads	Building sites a builders rights. To interference with traffic. Control!
D2			Ivanhoe Civic Precinct	New Library.
D3			Ivanhoe Aquatic & Fitness Centre	New aquatic centre desperately needed
D4	x		Darebin Station	Possible development on Heidelberg Road side only limited to 3 storey max. NO crossing railway line. Traffic permitting.
D5	x		Marshall Road and Lower Heidelberg Road	Corner development must be 2-3 storey only. Shops must be reasonable rental so they don't become untenanted and boarded up.
D6			Upper Heidelberg Road opposite Waverley Avenue (triangle site)	Topography adds 3 storeys to any development from Waterdale Road side. Development must take into consideration topographical differences.
D7			Coles car park	This is a waste land that could be sensitively developed - but not 8 storeys.
D8			Corner Waterdale Road & Norman Street	Opportunity for sensitive multi-storey development.
D9			Corner Marshall Street & Norman Street	Possible Cinema location - small 2 x screens.
D10			Darebin Station	Appropriate low scale subdivision for semi-detached dwellings.
D11			Corner Waterdale Road & Norman Street	Use grade change - height to get parking under, plaza on top. Bus link to station improved.
D12		x	Heidelberg Road & Turnpike Road	Bike tracks and play ground.
D13	x		Corner Upper Heidelberg Road & Kiernan Avenue	Noise is huge issue for people living in Ivanhoe. Bowl for this strip. Noise mitigation needed.
D14	x		Corner Waterdale Road & Norman Street	Overall - sustainable buildings - no exhaust fan or air conditioner noise - defining, spoiling surrounding areas.
E1			Coles - retail precinct	Coles car park more underground car park and possible above ground development. Coles also could be closed. Maybe small shopping instead but 2-3 storey flats cluster instead.
E2	x		General Comment	Canopy trees should not be impacted by development. Retain the green cover.
E3	x		Livingstone Street near Oriel Road	Livingstone Street spine now not applicable with change of present Government re. bus route Principle Public Transport Network (PPTN)

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E4			Ivanhoe Civic Precinct	Purpose built library - same site as existing
E5		x	Ivanhoe Station	7 days full public transport service. (Buses on Sunday)
E6		x	Darebin Station	Improvement accessibility for disabled access to station - underpass needed. No development at stations. Stations are historic - for future tourism only redone.
E7	x		Ivanhoe Station near Seddon Street	Maintain & protect green wedge adjacent to station
E8			General Comment	Buffer zones need to be graduated in height.
E9	x		Ivanhoe Parade to the rear of the Ivanhoe Civic Precinct	Would residents in Ivanhoe Parade want more apartments developed here? In the future - 2 storey here.
E10			missing	
E11	x		Ivanhoe Town Hall	Needs to remain the focus - sense of scale is lost too easily - changes character.
E12			40 Upper Heidelberg Rd	The Bridge - the best view in Melbourne - Heidelberg view that triangle should be stopped to discuss.
E13	x		Upper Heidelberg & Kiernan Avenue	We don't want these heights that take scale away. Safeway has already done visual damage.
F1			Corner Waterdale Road & Norman Street	Link to Ivanhoe Station/Woolworths/Uniting Church & Livingstone Street key community development site.
F2			Coles - retail precinct	Coles look from Livingstone Street should be improved. Any greening would improve it.
F3			Darebin Station	Parking, facades and streetscape can be greatly improved.
F4			Corner Norman Street & Noel Street	comment missing
F5	x		Ridge - Upper Heidelberg Road	Max 3-4 storeys. Double glazing, balconies screened - protect more noise
F6			Darebin Station- Heidelberg Road, Salisbury Avenue	Buy/Commuter/Impulse residential gateway stonewall.
F7			Upper Heidelberg & Kiernan Avenue	Safeway by having green plants hanging down the awful sight would be rescued.
F8			Bond Street & Cremean Avenue	Old post-war housing stock on large blocks can be replaced with slightly higher density units in which have better design, eco-efficiency etc. Many of these houses are end-of-life and/or ugly and not of heritage value. North of Bond Street, west of Oriel Road, north of Beatty Street, west of Waterdale Road. Apartment living or even townhouses with tiny courtyards is not the appropriate housing stock for this neighbourhood and community character. Sensitive subdivision to allow more traditional family homes with backyards would be a much better approach to increased density/development if required.
F9			Close to Darebin Parklands	Activity Centre and high rise apartments along Rockbeare Grove and Wynstay Crescent.
F10			Ivanhoe Station	Why not built medium level over railways.
F11			Livingstone Street near Tate Street	Development - but care to to adjacent single storey and creek and Darebin Parklands. *
F12			Nellie Ibbott Park	Interface to Kenilworth Parade and Livingstone Street.
F13			Corner Westley Avenue & Ivanhoe Parade	Any public parking to be underground
F14	?		Salisbury Avenue & Rockbeare Grove near train line & park land	More high rise 8! Here.
F15			Stortford Avenue	Strip of shops can be redeveloped to become a community hub in West Ivanhoe -cafes etc. A bit run down and a great opportunity for a small commercial redevelopment.
G1	x		Salisbury Avenue - near Darebin Station	3 storeys maximum
G2			Upper Heidelberg Road between Westley Avenue and Seddon Street	Existing development approvals - Setback from Upper Heidelberg Road

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G3			Waterdale Road, Kiernan Avenue & Upper Heidelberg Road	Only if setback from Upper Heidelberg Road
G4			Coles - Retail Precinct	Step down to Livingstone Street and other interfaces - only if setback from Upper Heidelberg Road
G5			Corner Norman Street & Waterdale Road	Above car park
H1			Coles - retail precinct	Needs redevelopment. Must be sensitive redevelopment. Encourage bike storage & alternative transport/manage car parking
H2			Ivanhoe Station	Requires redevelopment. Central to success of Ivanhoe. Need sensitive redevelopment. Possibility of relocating station. Maintain open feel of green landscapes. DDA compliance. Better pedestrian connection to Town Hall, schools and shops.
H3			Town Hall	Development should be modest and focus on public use only. Celebrate this jewel in Ivanhoe's crown. Place for teenagers - Town Square
H4			Darebin Station	Modest development adjacent to station. Convenience retail and mixed use. Better pedestrian security and surveillance.
H5			2 dots Corner Westley Avenue & Ivanhoe Parade	Triangle car park - Development opportunities need to be sensitive and maintain permeable public access at street level to support access from station to Upper Heidelberg Road and maintain some public car parking.
H6			Ivanhoe Aquatic & Fitness Centre	Sensitive to residential interface. Improved pool and gym facility. Maintain green landscapes. Secure pedestrian access.
H7		x	Public Sporting Venues	Maintain these. Improve access to these.
H8		x	2 dots Darebin Parklands & Sparks Reserve	Preservation of parkland. Improve pedestrian access and amenity. No major development to this zone.
H	x		General Comments - Development Heights	Moderate and responsible height development. High rise is not suited to family environment and should be limited. Ensure infrastructure progressively supports development.
H		x	General Comments - Public Transport	Increased development to be accompanied by improved public transport. Bus networks.
H	x		General Comments - Noise Amenity	Increased density comes with more noise of air conditioning and car park exhaust noise which influences amenity to area.
I1			Coles - retail precinct	Coles development possible with sensitivity to height abutting neighbours, overshadowing and suitable, safe entry and egress and suitable height - car parking.
I2			Lower Heidelberg Road near Marshall Street	Potential for some development as long as stepped down to neighbours.
I3			Corner Upper Heidelberg Road & Kiernan Avenue	Ugly building - better facade and finish.
I4			Corner Waterdale Road & Norman Street	Suitable place but car parking must be retained.
I5			Darebin Station	Suitable but needs car access and parking is addressed.
I6			Corner Kiernan Avenue & Norman Street	Needs redevelopment.
I7			Ivanhoe Station	Redevelopment of station, public parking. Safe bus interchange mixed development.
I8			Upper Heidelberg Road near Ivanhoe Parade	Opportunity for development open to sunshine and create entry to Ivanhoe at top.
J1		x	Ivanhoe Station	Improve parking. Improve pedestrian access. Improve access via Marshall Street -pedestrian. Shops & accommodation (studio ok).
J2			Darebin Station	Ok for higher density but no more than 4 storeys.
J3			Coles - retail precinct	Improve area - increase above ground. Better access, pedestrian & parking. 4 storey maximum.
J4	x		Livingstone Street near Wallace Street	Too high - down to 2 storeys.
J5			Corner Waterdale Road & Norman Street	Could be multi level car park, shops under, residence above - 6 storey maximum.
J6			40 Upper Heidelberg Road	5 storeys ok here but no more.
J	x		General Principles	8 storey out all-together. Very limited 6 storey. Generally no more than 4 storey, but maintain 2 storey as shown on plan.

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K1			Waterdale Road, Seddon Street & Norman Street	Uniting Church - requires wide lane and dedicated large spaces for weddings & funerals adjacent to church rear.
K2	x		Civic Precinct	Car park area to rear of Town Hall and greater use of precinct space. Height limits to 4 storey. To maintain views from western perspective.
K3			Coles - retail precinct	But not 8 storeys and requires stepping to west and south to protect natural light. Up car parking . Council assumes ownership of car parking? Then has to be transparent involvement.
K4	x		Darebin Station	Develop mixed use/retail to low or nothing above 2 or 3 storey with setback. No development over railway line.
K5			Kenilworth Parade near Upper Heidelberg Road	Rear of shops 'Kenilworth Lane' south of Ivanhoe Plaza - requires consolidation of titles.
K6	x		Salisbury Avenue - near Darebin Station	Develop mixed use/retail to low or nothing above 2 or 3 storey with setback. No development over railway line.
K7			Westley Avenue & Ivanhoe Parade	Low rise to protect amenity of new housing on eastern side of Ivanhoe Parade.
K			Constraint	Identify existing higher density infill residential developments - greater than 5 years old - how many are strata titles - is it feasible to zone them 4 storey if is not easy to persuade all owners to sell - permitting demolition for redevelopment.
L1			Coles - retail precinct car park	Multi level development over car park area would be ok.
L2			Alisa Grove near Lowe Street	High school needs for population growth is important. Childcare also needed. Need to ID these location where school may be needed. Primary School needs as well.
L3			Westley Avenue & Ivanhoe Parade	Car park should be improved redevelop car parking area - space nearby - not too high.
L4			Marshall Street	More infill development would be ok at Marshall Street and Locksley - Not on the other side of Marshall Street.
L5			Lower Heidelberg Road near Marshall Street	Existing centre is non functioning, mix of residential and retail would be ok. In the business zoned areas.
L6	x		Darebin Station	Development needs better bike infrastructure on-site. Development needs to be tailored to elderly people who are downsizing. Currently looks awful around Heidelberg Road - between railway line & Heidelberg Road. Height is an issue though green spaces need to be included. Lots of concern at Darebin Station, vehicle crossings and trees. Not developed towards creek area. Not high development. Salisbury Ave not touched. Lots of sensitive issues for height, car parking.
L7			Ivanhoe Railway line	Railway line needs improvement - double track rail line.
M1	x		Lwr Heid Road	Max 3 storey limit retail/apartments, incorporate condition as to no waiver or reduction in car park
M2	x		H'berg Rd near Darebin Station	Max 3 storey limit for any development
M3			2 dots near Cnr Upper Heid Rd & Kenilworth	Max 5 storey development as there are adjacent building existing of similar height
M4			Cnr Norman & Waterdale Rd	Potential site for more development to enable reduced pressure demand on surrounding residential areas
N1			Flats/Units on Kenilworth Parade	Opportunity to redevelop existing older unit/flat developments to modernise/improve with restricted height levels
N2			Livingstone Street	Develop venue of substantial trees e.g. plane trees, to create an impressive entrance from the west and soften any 3 storey development along Livingstone St
N3	x		Wallace Street	Restrict development to 2 storeys - in keeping with current development
N4			Cnr Bond & Cremean Ave	Re F8 - the area contains many art deco and renovated cottages, very valuable and should not be broken up with multi storey modern boxes
O1			Cnr Norman & Noel St	Area around station ideal for redevelopment. Close to public transport, mixed development forms already, close to commercial centre.
O2			Coles	Welcome further development of Plaza Coles site to max of 4 storeys in height
O3			Cnr Upper Heid Rd & Kiernan Ave	Re-develop post office site to become maximum of 4 storeys in height
O4			General Comment	Europe has max 4 storeys, have courtyards to provide natural light (with 4 flats around courtyard)
O5			General Comment re A11	Disagree with A11, Fairy St is a sensitive area should be cleared up to edge

* Writing was difficult to read, some educated guesswork involved in typing comments