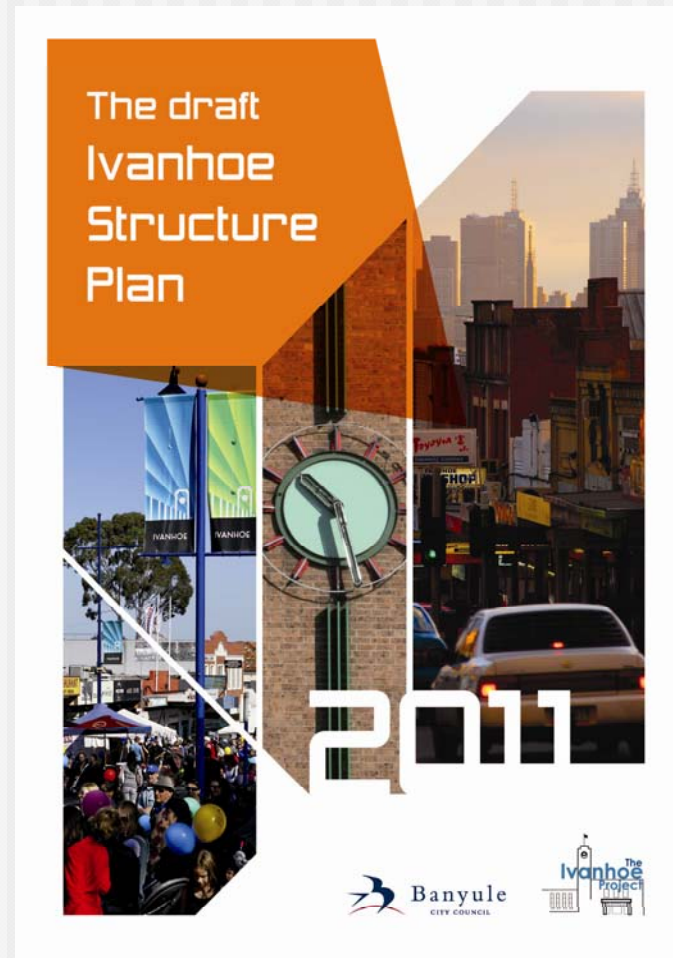


# Preliminary Feedback – Overview of first draft of Ivanhoe Structure Plan



October 2011

# Cultural Heritage & Identity Theme



- Strong support for Ivanhoe as a “village” with its own character and charm.
- Concern that higher density would undermine the look and feel of suburb.
- Ivanhoe’s identity includes ‘iconic’ town hall, clock tower, maintaining views in and out of centre.
- Ivanhoe’s ‘family suburb’ feel might be harmed by proposed heights.

# Cultural Heritage & Identity Theme (cont)



- Confusion over the nature of proposed public plazas.
- Plazas incorrectly perceived as enclosed shopping centre plazas which would lead to crime and anti-social behaviour.
- Interpreted as open, landscaped and pedestrian friendly places they were supported.
- Better library facilities strongly supported. Opinions from support for 'cosmetic improvement' to a full scale upgrade of the facilities.
- Strong support to keep Library in civic precinct.

# Built Environment Theme

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- Primary concern about proposed heights of buildings - particularly 4 storeys and above.
- Eight storeys in core retail centre described as 'too high'.
- Concern with visual bulk and design of potential new buildings.
- Concern tall structures will affect privacy and lose Ivanhoe's 'village' feel.
- Some acceptance that development was necessary, but on smaller scale.
- Many submitters suggested particular heights in retail area and lower in residential areas.

# Built Environment Theme (cont)

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- Questioned how Council would enforce new buildings being in keeping with Ivanhoe's existing character.
- Recent developments in Ivanhoe regarded as "unsightly" and "an eyesore".
- Over-shadowing from tall buildings would lead to a reduction in natural light.
- Residents enjoy their gardens and expect their children/grand-children can play in back yards without being overlooked or overshadowed.
- Building heights too high in draft - graduate to existing areas to avoid loss of amenity.

# Land Use Theme

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- Mixed response. Some submitters expressed concerns about plaza locations. Much support for plaza in the civic area.
- Critical of plazas at busy intersections on Upper Heidelberg Road, Waterdale Road and Seddon Street.
- These plazas might become unsafe, windy and thoroughfares for pedestrians.
- Upgrade stations and modest development welcomed, providing car parking maintained.
- Some concern at developing over current car parks.
- General concern over Ivanhoe changing from one dwelling per block to multi dwellings.

# Natural Environment Theme

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- Higher density a threat to the environment: loss of vegetation, trees, increase in traffic, more pollution.
- Fears over potential loss of significant amounts of native vegetation.
- Want more guarantees for environmentally sustainable design.
- Concern Ivanhoe's 'carbon footprint' would increase as larger population leads to more pollution, noise and litter.
- Need for more green spaces and open space in the Centre.

# Transport Infrastructure Theme

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- Car parking congestion already an issue in Ivanhoe, density will exacerbate.
- Major arterials, Upper, Lower and Heidelberg Roads, are often “car parks” during peak and school drop-off times.
- Significant improvements should be made to such roads if structure plan was implemented.
- Public transport not frequent enough, does not satisfy everyone and is not entirely accessible to all.
- Higher density brings more cars and competition for parking spots.

# Transport & Infrastructure Theme (cont)

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- Fears over stress on current infrastructure and services.
- Perception that drainage and sewers are already struggling.
- Pressure on schools and kindergartens close to capacity.
- Support for improvements around Ivanhoe Station such as a better pedestrian bridge or tunnel.
- Cycle access improvements praised, except Livingstone Street which is a busy, narrow and may be dangerous.
- Ideas for more cycle paths just outside study area, e.g.. Rockbeare Park and Darebin Parklands.
- Desire for Banyule to advocate for improved roads and public transport.

# Civic Precinct

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- Some concern with proposed 6 storeys and impact on clock tower and Town Hall icon.
- Concern about proposed heights from residents neighbouring Civic Precinct in Ivanhoe Parade and Waterdale Road.
- Residents passionate about Town Hall and maintaining its significance.
- Strong support for updated library but to remain in the civic precinct.
- Support for upgraded public plaza, but not enclosed; a concern for anti-social behaviour or under-age drinking.

# Core Retail Precinct

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- Broad support for lower scale development around Upper Heidelberg Road.
- Concerns about proposed 8 storeys at both sites in core.
- Fear heights may create “wind tunnel” and dwarf Ivanhoe’s quaint shop frontages.
- Concerns over new building styles with many opposed to recent Safeway/Quest.
- Strong belief additional retail needs to be accompanied by more parking.
- Concern traffic in Core with little support for closure of one way section of Waterdale Road.

# Peripheral Retail/Mixed Use Precinct

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- General concern about building heights loss of natural sunlight for shopping strip.
- Concern that developing current car parks would lead to reduction in overall car parking.

# Ivanhoe Station Precinct

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- Upgrade of station welcomed, including neighbouring low rise development.
- Main issue is proposed building heights and impact on neighbourhood character.
- Area south of Ivanhoe Station, concern with height of any station development, overlooking and casting shadows.
- Desire to protect trees on Norman Street.
- Density concerns around rise in traffic in Marshall Street with school runs and commuter traffic.

# Darebin Station Precinct

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- Concern about 6 storeys being “an overdevelopment”  
Concerns about visual bulk, extra traffic and threatening green feel.
- Support for smaller development around Darebin Station, on Heidelberg Road side, due to run down nature of the area.
- Concern about impact of greater density on neighbourhood character, potential loss of trees, overshadowing and additional traffic.
- Heidelberg Road and surrounding residents concerned about building heights and problems with overlooking, solar access and impact on natural environment.
- Concern from residents in Fairy & Elphin Streets and Waterdale Road about the potential for rear access into new developments from currently quiet streets.

# Lower Heidelberg Road Precinct

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- Concern over developments of up to 4-5 storeys.
- Pride that precinct has a lot of character. People do not want that to change through overdevelopment and parking issues.
- Concern on Marshall Street about potential access to rear lane if future development on petrol station site.
- Concern tall buildings will have detrimental impact on quality of living and value of properties.

# Residential Precinct



- Concern about developers purchasing residential blocks, and putting 3, 4 and even 5 storey multi-dwelling developments on the block.
- Concern about negative impact on value of properties and quality of living: privacy and solar access.
- Many suggestions that the residential areas should have 2 – 3 storey maximum preferred height.
- Loss of 'family neighbourhood feel' in Ivanhoe as medium to higher density brings less families and more transitory people.
- Concern residential development will lead to increase in criminal activity.

# Residential Precinct (cont)

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- Concern from residents in Ivanhoe 'bowl' where height and noise from development on ridgeline along Upper Heidelberg Road reflects down to residents in this pocket.
- Residents of Livingstone Street concerned about increases to heights, including three to four storeys.
- Residents along the southern side of Livingstone concerned about loss of natural light and privacy, and new residents in side streets accessing their apartments.
- Concern about proposed heights for Wallace Street near Nellie Ibbott Reserve, especially considering greater density on north side of Kenilworth.
- Issues with height and car access for properties facing Lower Heidelberg Road with no front access.

# Other Issues

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- Upgraded Ivanhoe Aquatic facility.
- Concern about size of study area.
- Argument to bring boundaries closer to core
- Arguments to broaden boundary to other suburbs to 'spread the load' of density.
- Concern over lack of population targets articulated in the Draft Plan.