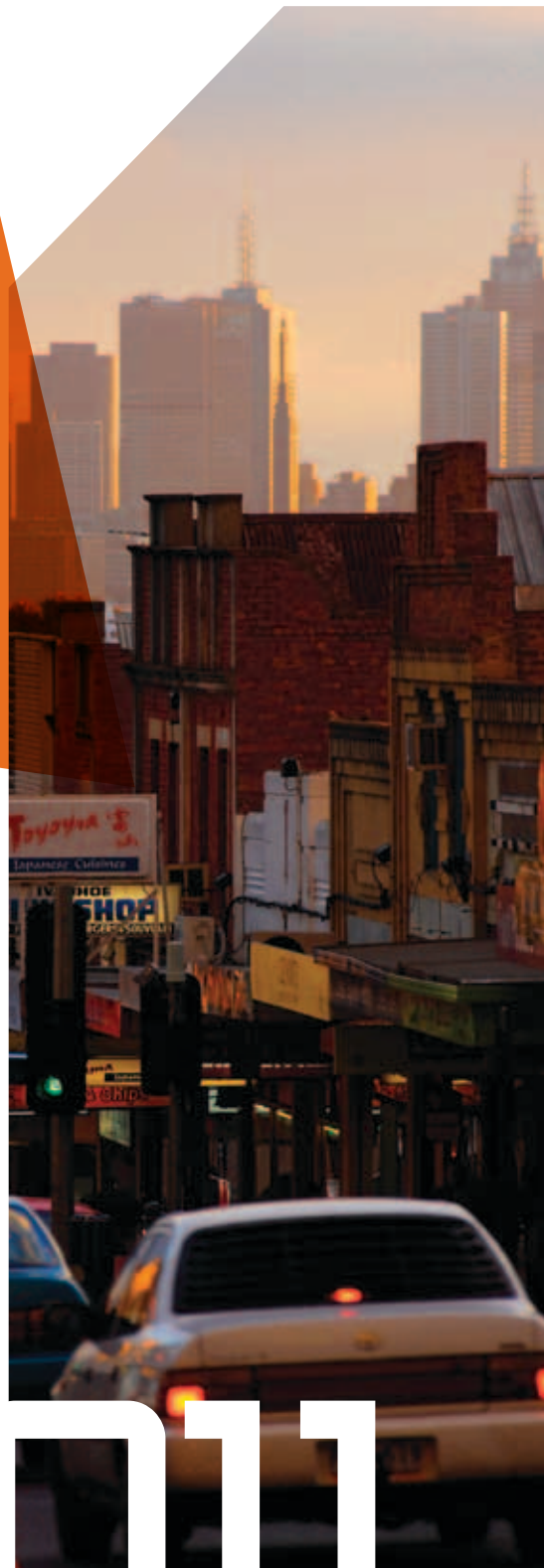


The draft Ivanhoe Structure Plan



2011



Banyule
CITY COUNCIL



WE INVITE YOUR VIEWS ON THE FUTURE OF THE IVANHOE ACTIVITY CENTRE

The Draft Ivanhoe Structure Plan is focused on the Ivanhoe Shopping Centre and surrounding commercial, civic and residential areas known as the Ivanhoe Major Activity Centre.

Ivanhoe was once a small place with a theatre, a self contained shopping street, great views and an appealing village atmosphere. The area still retains its historic buildings and distinctive views but now has a growing café and dining culture, two supermarkets, a large civic centre, well recognised schools, a busy library and two train stations.

The Draft Ivanhoe Plan sets out a vision for a changing and growing population, with a greater range of housing styles and more vibrant open spaces and activity.

The Draft Structure Plan also recommends a range of improvements to facilities and services already available within the centre for the benefit of those who live, shop, work and visit Ivanhoe.

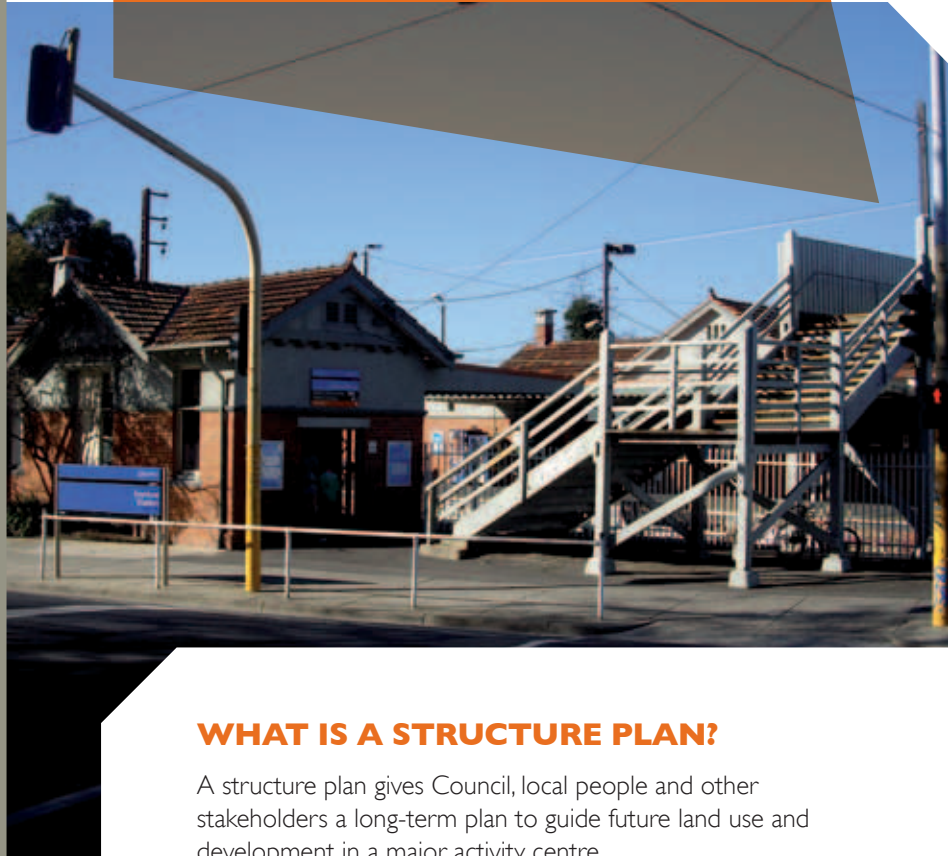
At various stages of the Plan's development, Council has invited input and feedback from the community, traders and stakeholders. This feedback has helped inform the recommendations of the Draft Ivanhoe Structure Plan. Council is now seeking further feedback.

How to read the consultation brochure

This brochure contains the following information on which your feedback is sought:

- a vision for the future of the Ivanhoe Activity Centre and its preferred identity;
- a summary of the key issues and strategies relating to themes in the Draft Structure Plan; and
- details of the precincts and Key Opportunity Sites for development in the Centre.

The final section of the brochure outlines the next steps for the Draft Ivanhoe Structure Plan and how you can provide your feedback.



WHAT IS A STRUCTURE PLAN?

A structure plan gives Council, local people and other stakeholders a long-term plan to guide future land use and development in a major activity centre.

The Draft Ivanhoe Structure Plan will guide this future change, ensuring it is managed in a way that maintains the things that people love about Ivanhoe and adds to its famous charm and vibrancy.

VISION FOR THE PREFERRED IDENTITY OF THE IVANHOE ACTIVITY CENTRE

The Centre's preferred identity will be influenced by the quality of its new buildings, spaces, vegetation, local character and heritage. New public plazas will provide a key focal point for the community and add greater vibrancy. The streetscapes will be further greened with trees and landscaping to create a stronger sense of connection to the many open spaces that surround the Centre.

New opportunities for people to live in a range of housing options will exist. Based around two train stations, the Centre will become a place for people to enjoy moving around, particularly by walking, cycling and using public transport.



WHAT WON'T CHANGE IN THE IVANHOE ACTIVITY CENTRE?

The appealing village atmosphere will be retained along the ridgeline of Upper Heidelberg Road with the heritage buildings and distinctive views. This will include the famous Town Hall and Clock Tower.

The retail focus of Upper Heidelberg Road will be maintained and strengthened by a better mix of uses and improved pedestrian connections.

WHAT WILL CHANGE IN THE IVANHOE ACTIVITY CENTRE?

The Draft Structure Plan includes the possibility of a flagship Library and community hub for the Civic area, and up to three possible sites for public plazas. This will give locals and visitors public places to meet and better enjoy the centre and its attractions.

There will be a more diverse range of housing styles in and around the Centre. This will help reduce the pressure for large scale development in the residential streets of Ivanhoe outside the Centre.

New buildings will be encouraged to be built to a higher and better architectural standard, ensuring they complement the existing buildings, treed landscape and distinctive views.

Access to and from the Ivanhoe train station will be made easier and improvements will be considered for pedestrian, cyclist and car access to the Centre.

HOW CAN I HAVE MY SAY?

Council invites you to have your say on the Draft Ivanhoe Structure Plan. Your input will help us refine the Plan prior to it being formally presented to Council. Consultation will run until 22 August, 2011.

Please respond in one of the following ways:

By emailing your comments on the Draft Structure Plan to ivanhoeproject@banyule.vic.gov.au

By filling in this form and sending it back to:
Ivanhoe Project, Banyule City Council, PO Box 51, Ivanhoe, Victoria, 3079.

DROP IN INFORMATION SESSIONS

There will be an afternoon and evening drop in session to give local people a chance to talk to Council Officers on Thursday 11 August. You can either email your RSVP to book a place to ivanhoeproject@banyule.vic.gov.au or phone 9457 9816 by Monday 8 August.

More information, including the full Draft Ivanhoe Structure Plan can also be found at:

www.banyule.vic.gov.au/ivanhoeproject

BUILT ENVIRONMENT

Objective: To ensure future building design respects the built character and heritage of the area, whilst also enabling new buildings to contribute to Ivanhoe's preferred identity.

Strategies:

- Encourage innovative and contemporary architectural design, built in line with environmentally sustainable design principles.
- New buildings will be designed to complement the existing buildings, treed landscape and distinctive views.
- New buildings adjoining residential properties should protect the amenity of residential properties by following building height, setback and vegetation guidelines.
- Promote higher scale development in suitable locations next to commercial areas, on key sites, along major roads and on sites close to the railway stations. The map on the next page outlines maximum preferred building heights.

CULTURAL HERITAGE AND IDENTITY

Objective: To enhance Ivanhoe's strong local identity through the protection of vegetation, indigenous and built heritage and the improvement of cultural and community facilities and spaces.

Strategies:

- Strengthen the artistic and cultural life of Ivanhoe.
- Enhance the role of publicly used spaces, buildings and streets.
- Ensure the ongoing protection of indigenous and post-settlement heritage.
- Promote new development and landscaping that enhances the Centre's visual prominence along the ridgeline of Upper Heidelberg Road and frame key view corridors.

LAND USE

Objective: To support a vibrant and successful Activity Centre that allows for future growth through efficient use of available space, new public plazas and sensitive redevelopment.

Strategies :

- Encourage a greater mix of land uses that enhances the role of the Centre as a key retail and businesses location, including additional retail, office and residential development.
- Encourage additional entertainment, community and leisure facilities throughout the Centre.
- Encourage a more diverse housing stock to suit a growing and changing community.
- Ensure that new development and land uses do not unreasonably impact on the amenity of adjoining residential properties.

NATURAL ENVIRONMENT

Objective: To provide safe and convenient access to a range of quality public open space that offers opportunities for recreation, social interaction and appreciation of the natural environment.

Strategies:

- Enhance the landscape character of the Activity Centre.
- Maximise the availability, function, appearance and public amenity of open spaces that are within or linked to the Centre.
- Encourage Water Sensitive Urban Design opportunities into design and construction practices and processes.
- Reflect the natural heritage of the area within the urban environment.

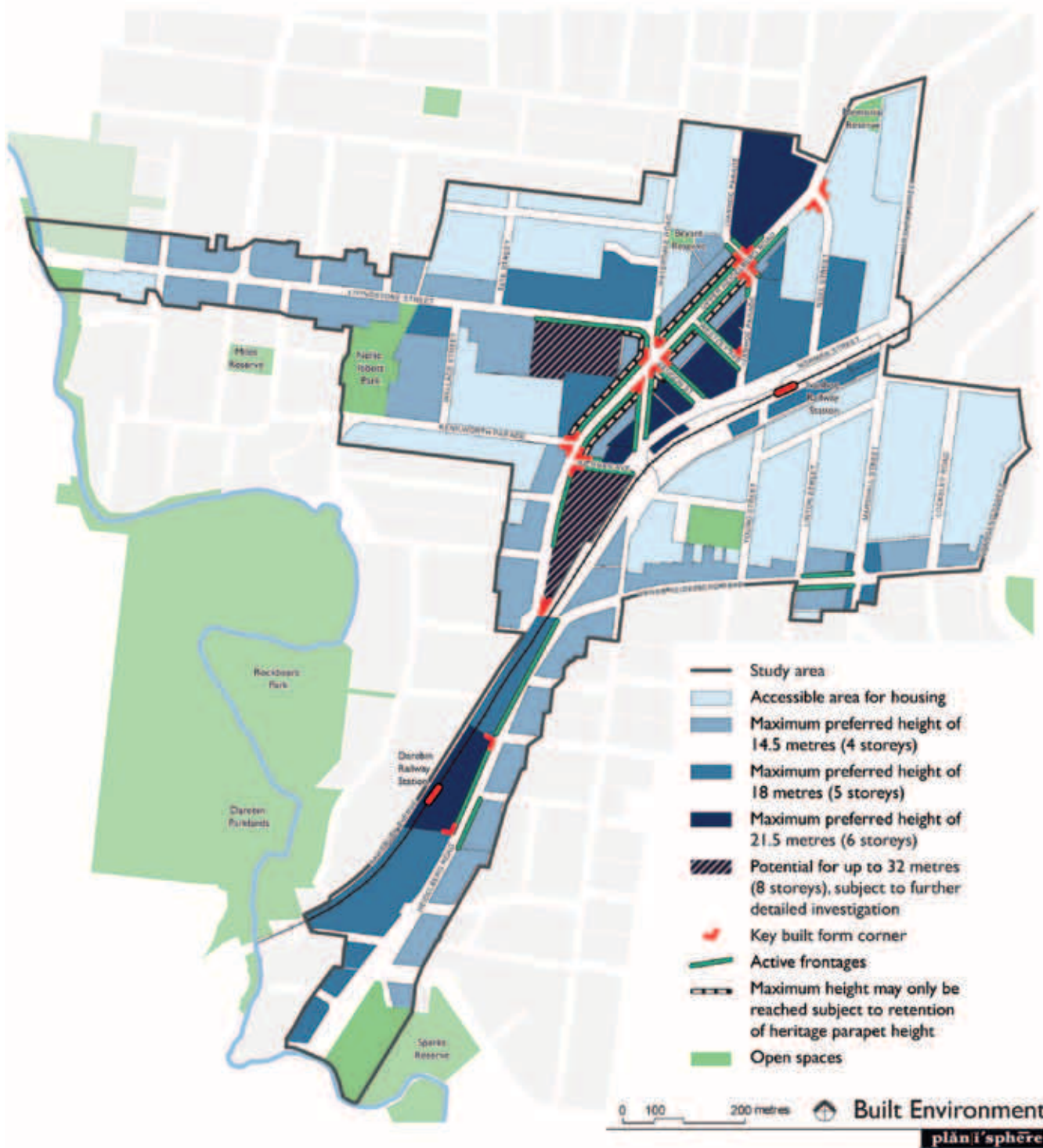
TRANSPORT AND INFRASTRUCTURE

Objective: To prioritise pedestrian movement while supporting integrated and safe public transport, motor vehicle movement, cycling and sufficient car parking.

Strategies:

- Encourage access to and within the Centre by the sustainable transports modes of walking, cycling and public transport.
- Prioritise pedestrian needs, with improvements such as a reduction to a 40km speed limit in busy pedestrian areas, better signage and additional lighting.
- Manage an appropriate balance of car parking for residents, traders and visitors of the Centre.
- Enhance the role of Ivanhoe and Darebin Stations as integrated transit hubs with improved pedestrian access and better integration with buses and taxis.





Built environment map

PRECINCTS AND KEY OPPORTUNITY SITES - AS OUTLINED ON FRAMEWORK MAP

Precinct 1

CIVIC PRECINCT VISION

In the future this precinct will incorporate a mix of vibrant and exciting community, commercial and residential uses, whilst protecting the heritage listed Town Hall building. Future uses could include a range of community facilities including a flagship library and learning hub and a more attractive and accessible public plaza. Future master planning for the Civic Precinct will include a separate public consultation process.

Precinct 2

CORE RETAIL PRECINCT VISION

The retail focus of Upper Heidelberg Road will be strengthened by a better mix of uses such as office and residential, and there will be a safer walking environment. Two new public plazas are proposed, one at the corner of Waterdale Road and Upper Heidelberg Road, and on the other corner of Livingstone Street and Waterdale Road, as shown on the map.

Key Opportunity Site 1 (the Coles/Ivanhoe Plaza site) potential for a comprehensive redevelopment of the site to revitalise the Activity Centre Core.

Key Opportunity Site 2 (Kenilworth Lane) potential development at the rear of shops and improved pedestrian connections.

Key Opportunity Site 6 (Ivanhoe Hotel Car Park) potential for substantial mixed use office and residential development, including hospitality.

Key Opportunity Site 7 (Self Storage and Office Site) potential redevelopment of these sites with mixed use, retail, office and residential development.

Precinct 3

PERIPHERAL RETAIL / MIXED USE PRECINCT VISION

This precinct will continue to provide for a mix of uses including retail and the community role played by local churches. Sensitive redevelopment will occur and provide a better link to the Core Retail Precinct.

Key Opportunity Sites 3, 4 and 5 - Car Parks and Uniting Church Sites

Potential for mixed use developments to include community services, retail and upper level residential and offices. Pedestrian and cyclist connections to be strengthened within the Precinct and around Ivanhoe Railway Station.

Precinct 4

IVANHOE STATION PRECINCT VISION

Key Opportunity Site 8 In the future Ivanhoe Station will be redeveloped to support better and more integrated public transport, and improved pedestrian and disability access. Existing surface car parks will be a focus for development, making more efficient use of car parking, and providing potential housing and office space.

Precinct 5

DAREBIN STATION PRECINCT VISION

Key Opportunity Site 9 In the future Darebin Station will be redeveloped to improve pedestrian amenity and more integrated transport. Sites surrounding the station will be built up to provide for peripheral retail, offices and housing.

Precinct 6

LOWER HEIDELBERG ROAD RETAIL PRECINCT VISION

The Lower Heidelberg Road Retail Precinct will continue to provide local shopping and community services for the surrounding area. A more consistent and appealing built form will add to the preferred identity of the Centre and to a local village feel.

Precinct 7

RESIDENTIAL PRECINCT VISION

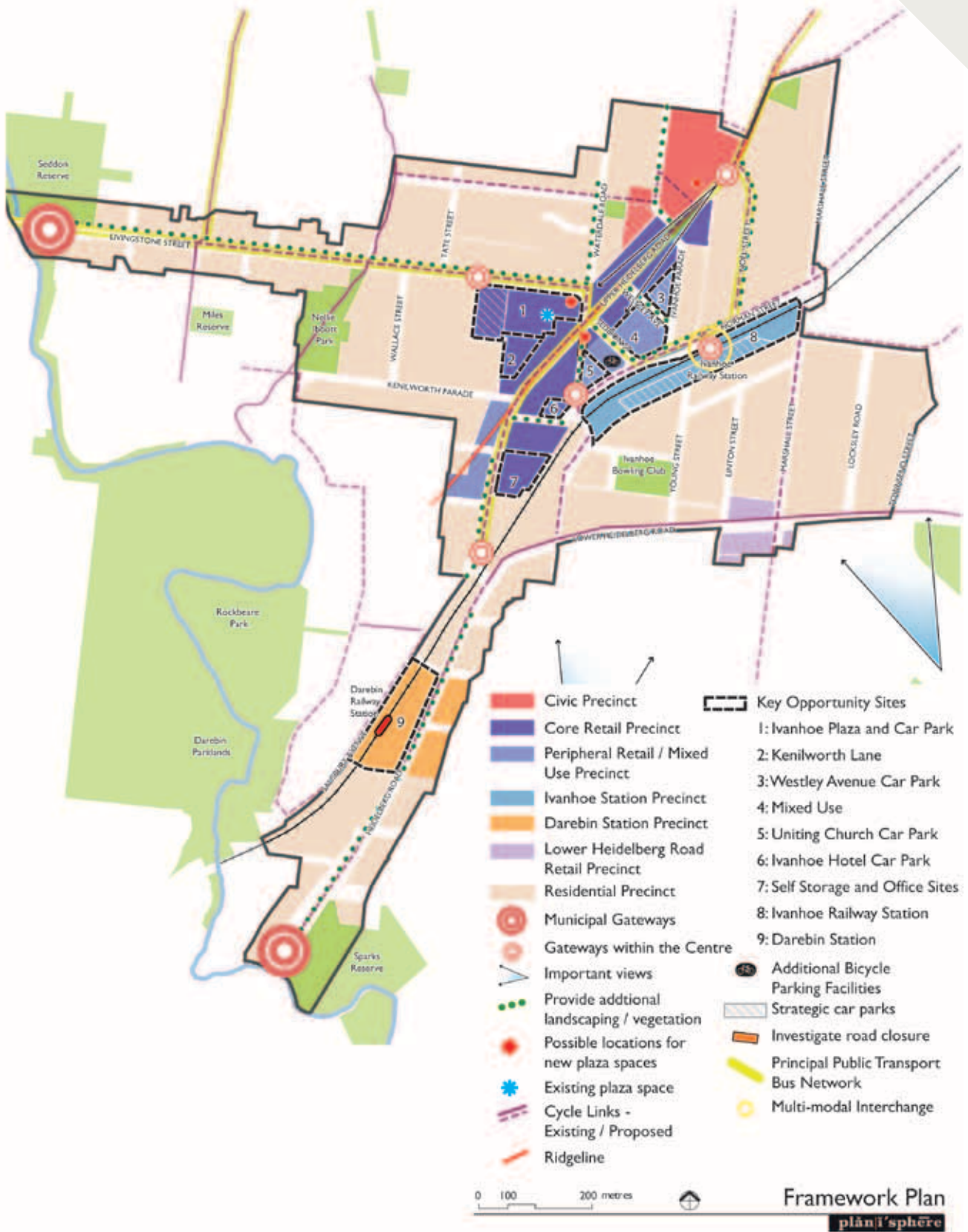
In the future this precinct will comprise a range of dwelling sizes to cater for a growing and changing population. Buildings will be located within garden settings, with trees providing a leafy landscape character. New development will respect the character and amenity of existing dwellings, while providing high quality, contemporary architecture. The focus for large scale residential redevelopment will be on key opportunity sites, around the Stations and along major arterial roads.

HOW WILL THE DRAFT IVANHOE STRUCTURE PLAN BE IMPLEMENTED IF IT IS ADOPTED?

A Structure Plan presents an integrated vision for the future of the Activity Centre. Many of the goals of the Draft structure Plan may not be realised for many years and will require advocacy and future budget commitments from various agencies, governments and investors.

If adopted the Draft Ivanhoe Structure Plan will be implemented by:

- Changing the Banyule Planning Scheme to introduce new zones and overlays and building height and design guidelines for future development.
- Progressing work on the Ivanhoe Civic Precinct Master Plan.
- Considering infrastructure improvements, such as traffic measures and landscaping.
- Advocacy to other agencies on specific issues to attract public investment.



Framework map

DRAFT IVANHOE STRUCTURE PLAN FEEDBACK FORM

Council is eager to hear your views on the Draft Ivanhoe Structure Plan. Your input will provide valuable information to Council about the issues important to the local community. Once comments have been received, they will be presented to Council for consideration.

Please complete and return the feedback form
by Monday 22 August 2011 to Ivanhoe Project,
Banyule City Council, PO Box 51, Ivanhoe, Victoria, 3079.

Name
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Address
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Email
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Do you feel that the Draft Structure Plan identifies a strong vision for the Ivanhoe Activity Centre?
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The Draft Structure Plan identifies up to three public plaza spaces. What do you think about these three sites?
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What aspects of the Draft Structure Plan do you think are positive or could be improved?
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The Draft Structure Plan needs to provide for further growth requirements without undermining the character of the centre. What do you think of the building heights proposed?
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The Draft Structure Plan encourages a mix of uses in the Ivanhoe Activity Centre to create a vibrancy throughout the day and evening. What do you think of this objective?
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Is there anything else about the Ivanhoe Activity Centre or the Draft Structure Plan you would like to share?
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