

421 Upper Heidelberg Road Ivanhoe

Development Plan Summary



ACKNOWLEDGEMENT OF COUNTRY

In the spirit of reconciliation, Development Victoria respectfully acknowledges the Traditional Custodians of Country throughout Victoria. We recognise their continuing cultural heritage and connection to land, and pay our respects to their Elders, past and present.

Introduction

At Development Victoria, we create places for people.

We develop places for people – places where people live, work, play and relax. Our places help to create more connected, happier and healthier communities.

We're planning to revitalise the site at 421 Upper Heidelberg Road, Ivanhoe, which is home to a Yarra Valley Water tank no longer in use.

This presentation provides a summary of the 421 Upper Heidelberg Road Ivanhoe Development Plan, which outlines our intentions to transform the site into a vibrant residential community.

We're also working with the City of Banyule to develop a new local park, replacing the current park, for the local community to enjoy.

Development Plan Process

A Development Plan guides the future use and development of land at a specific site.

As part of the planning permit approvals, a Development Plan must be approved by Banyule City Council. The Development Plan is being presented publicly to assist in Banyule City Council's assessment.

The site at 421 Upper Heidelberg Road Ivanhoe was previously zoned as a Services & Utility area. Following a Planning Scheme Amendment in 2018, it was rezoned to a Residential Growth Zone, enabling future housing on this site. A Development Plan Overlay Schedule 7 (DPO7) was put in place, applying an additional layer of standards for any development at this site.

A Development Plan Overlay means that there are different requirements to the standard planning permit approvals process, one of which is to produce a detailed Development Plan outlining the intentions for this site. The 421 Upper Heidelberg Road Ivanhoe Development Plan is summarised here for public exhibition.

Vision

Our vision for this site is to transform it into an inclusive residential community which complements the current neighbourhood and provides affordable, sustainable living opportunities close to healthcare, jobs, transport, retail and community spaces.



Approximately 275
apartments



On-site resident car
parking



Minimum 10%
affordable housing



Flexible ground floor
spaces

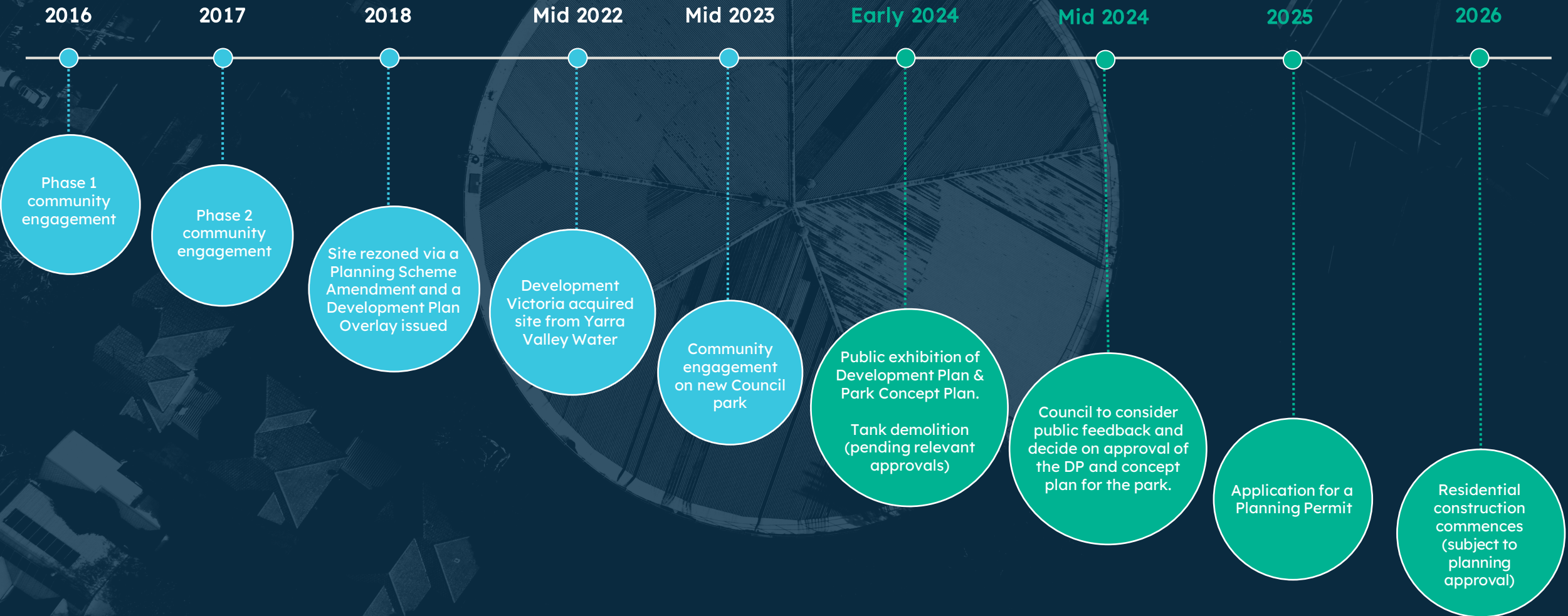


Cycling and
carshare programs



Environmentally
Sustainable Design

Project Timeline



Community Consultation

Community consultation has guided our planning process, with community input shaping the site vision and design.

We have engaged with the local community through the following stages:

- In August 2016 we presented our proposal to develop the site, seeking feedback from the local community on their priorities and concerns with the development.
- In March 2017 we presented the draft Masterplan, seeking feedback from the local community on how we had translated their feedback into the concept design.
- Several key themes emerged from these consultations and were taken into consideration when drafting the final Development Plan Overlay.

A DPO Schedule 7 was put in place following a Planning Scheme Amendment in 2018, governing the usage of future development on this site.

Council is now conducting a round of engagement to assist it in assessing the DP and park concept plan for approval.

Key Themes from Community Consultation



Design Quality

The key elements of our design were influenced by feedback received in the first stage of community consultation. Feedback from the second phase of consultation supported the design principles, particularly in relation to open space, landscaping, vegetation, traffic and neighborhood character.



Neighbourhood Character

Feedback received from the community has informed the design of the building, through a tiered architectural design to integrate the development with the surrounding neighbourhood character.



Open space

Most participants agreed on the need for more public open space in the local area, to reflect the growing population. 74% of participants responded that they would use the new open space.



Visual Amenity

We heard that the Ivanhoe community would like to see community spaces that create a pleasant visual backdrop, are landscaped and might be used for both passive and social purposes.



Access

We received concerns of an increase in pedestrian and cyclist traffic due to more residential development in the area. We've made sure there are plenty of access points for pedestrians and cyclists in our design for the site.

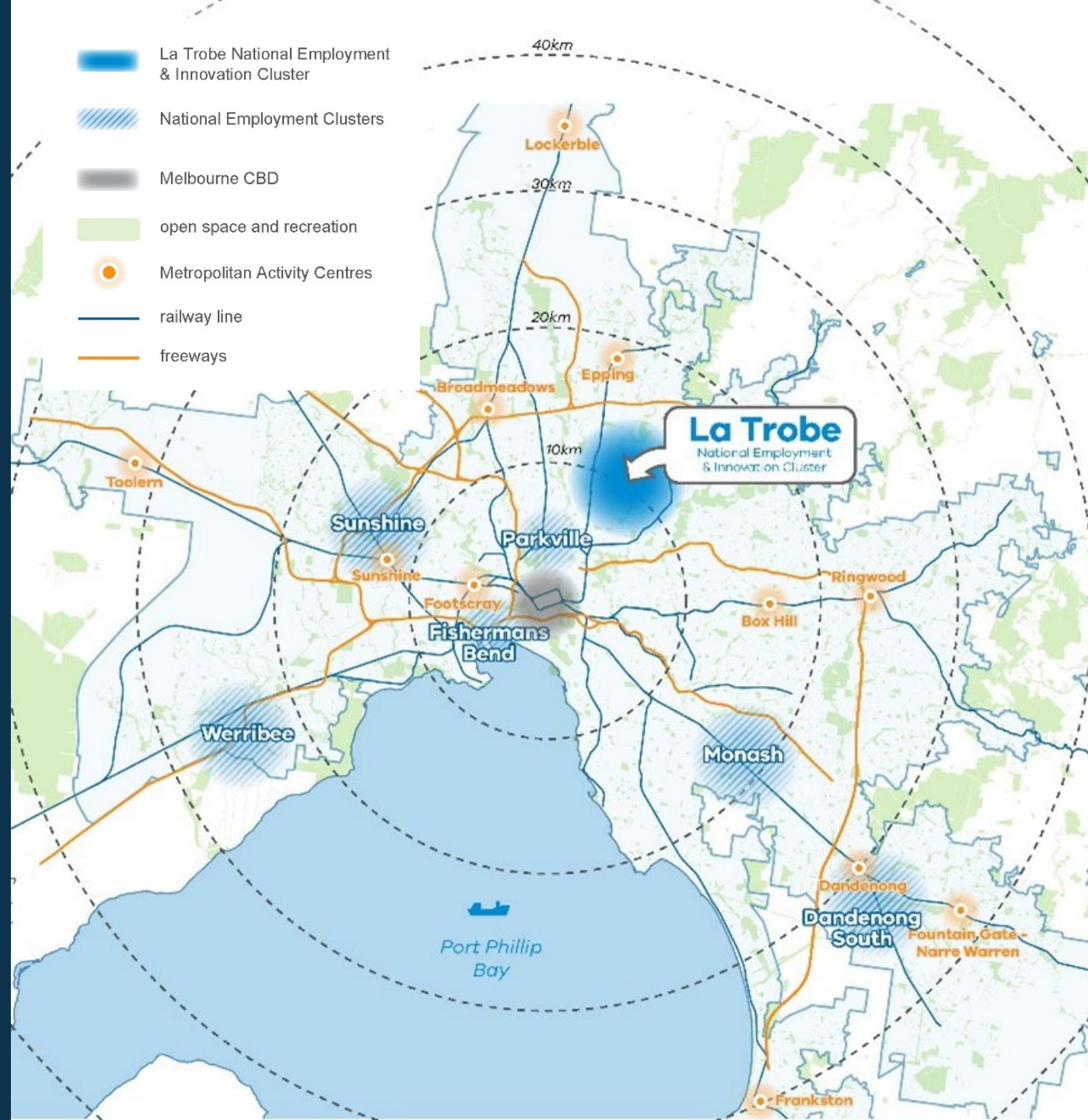
Site context

The site is in the suburb of Ivanhoe, within the Banyule City Council municipality.

The site is located within the Heidelberg Major Activity Centre and La Trobe National Employment and Innovation Cluster (NEIC), which has a concentration of businesses and institutions that contribute to the national economy.

The La Trobe cluster is home to approximately 28,700 jobs, including La Trobe University, Northland Shopping Centre and the Austin Biomedical Alliance Precinct which are significant places of employment.

By contributing to housing development in this cluster, we are supporting local economic growth, employment opportunities and housing diversity to meet community needs.



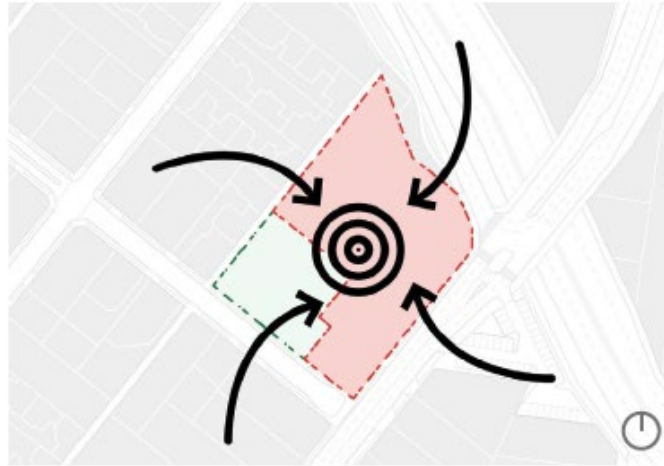
Site design principles

We've carefully designed the development to integrate with the local neighbourhood.

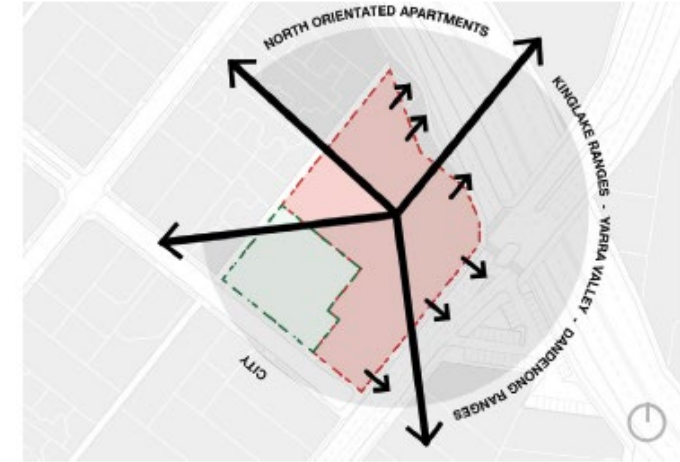
The following design principles have guided our plans, to reduce impacts to the community.

We have taken into consideration the key themes from previous community consultation, and these themes are reflected here in the design principles.

Understanding the local neighbourhood's character to inform the design.



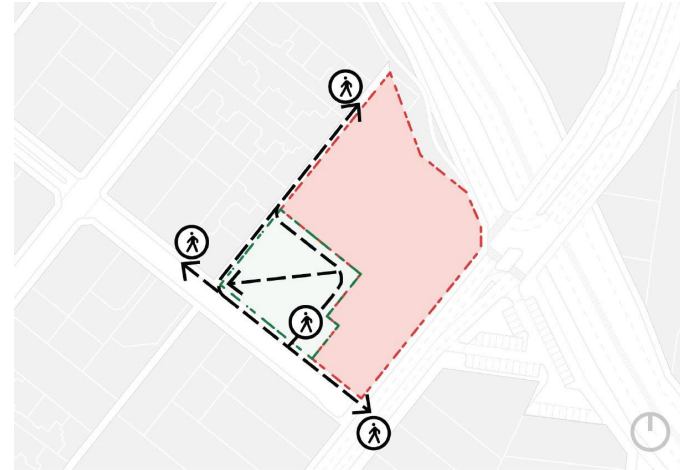
Enabling views into and beyond the site to increase passive surveillance, making locals feel safer.



Reducing the impact of overlooking by placing the higher storeys away from the neighbourhood's low-rise residential buildings.



Enabling ease of access to the site for pedestrians and cyclists, encouraging active transport options.



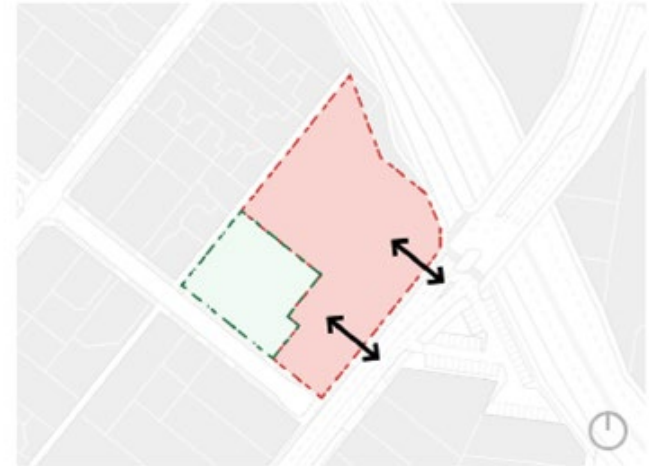
Site design principles

Working with the community has informed the development. This has resulted in a design that is focused on retaining some of the site's history, creating a welcoming environment with new public open space and high-quality landscaping.

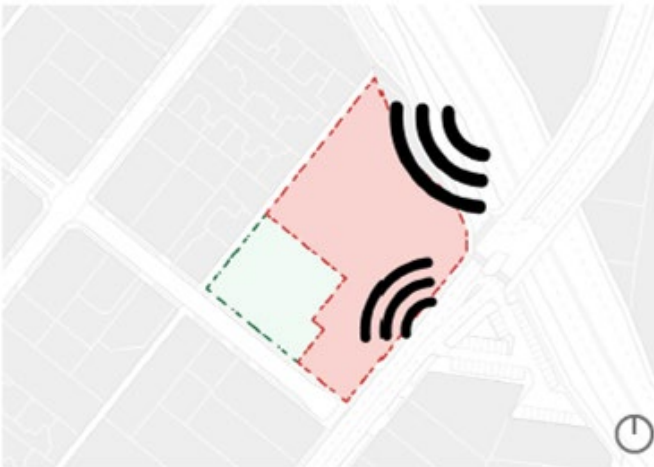
Retaining trees where possible and planting native trees to enhance the area.



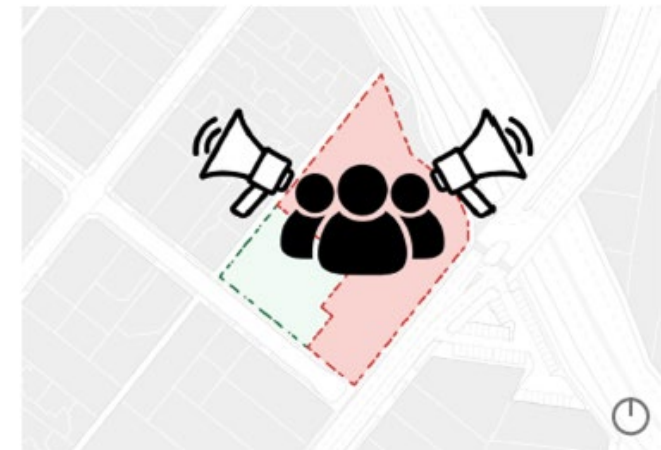
Creating vehicle access points from Upper Heidelberg Road, reducing the impact of vehicles on residential streets.



Reducing noise pollution by using the building as a physical barrier from major noise sources and using materials such as thick glazing within the apartments to reduce internal noise.



Engaging with the community and Traditional Owners to seek feedback on the development.



Building Design

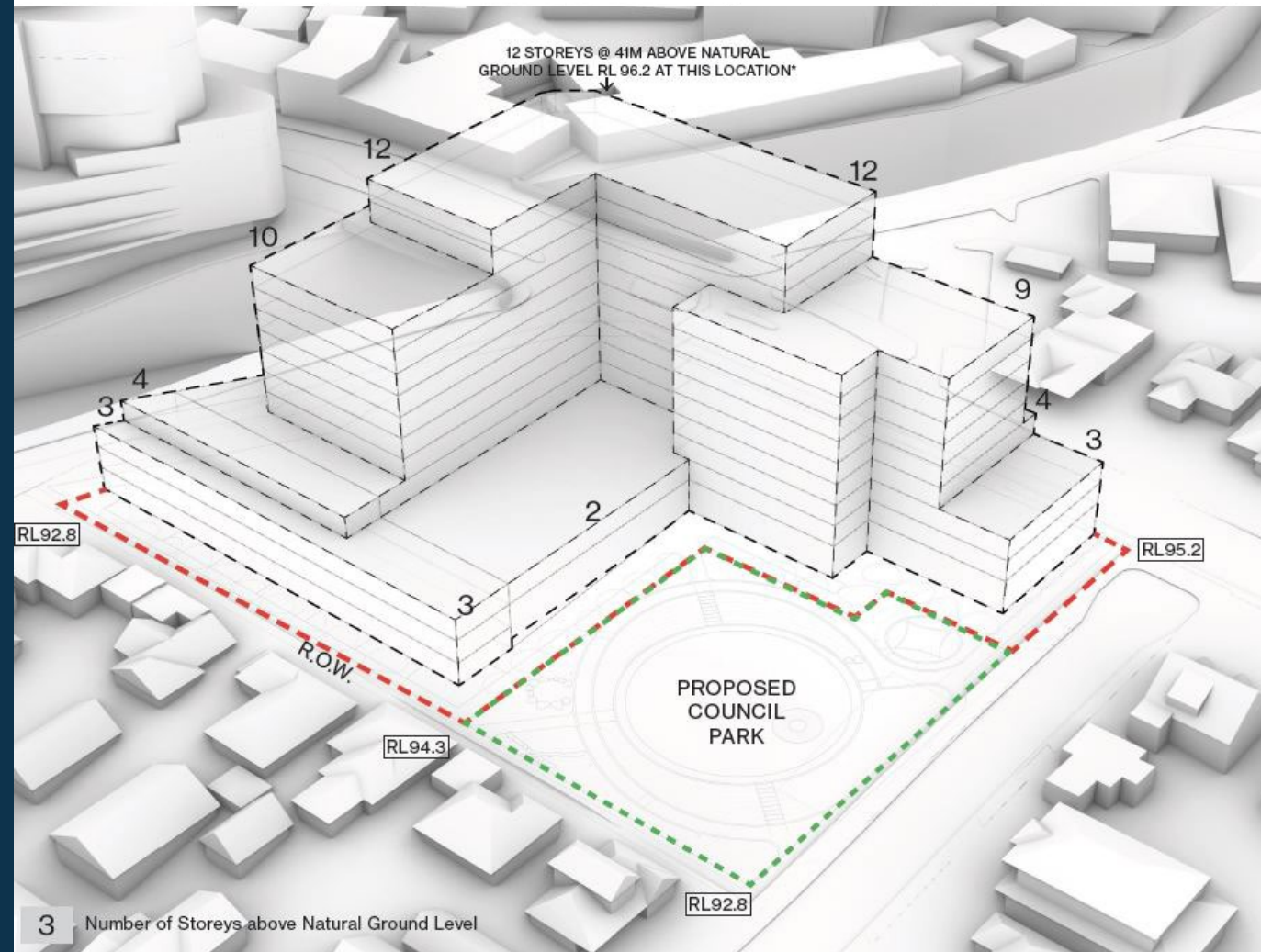
The development aims to deliver approximately 275 apartments with underground parking for residents and flexible spaces on the ground floor.

The proposed height and design of the building is consistent with the Development Plan Overlay Schedule 7 requirements.

The proposal includes three storeys on the western and southern sides, gradually stepping up to 12 storeys at the corner of Upper Heidelberg Road and Bell Street.

This approach maximises sunlight to the public open space through a tiered architectural design.

This approach aims to maintain a balance between building height and density.



Indicative Building Plan (facing north-east)

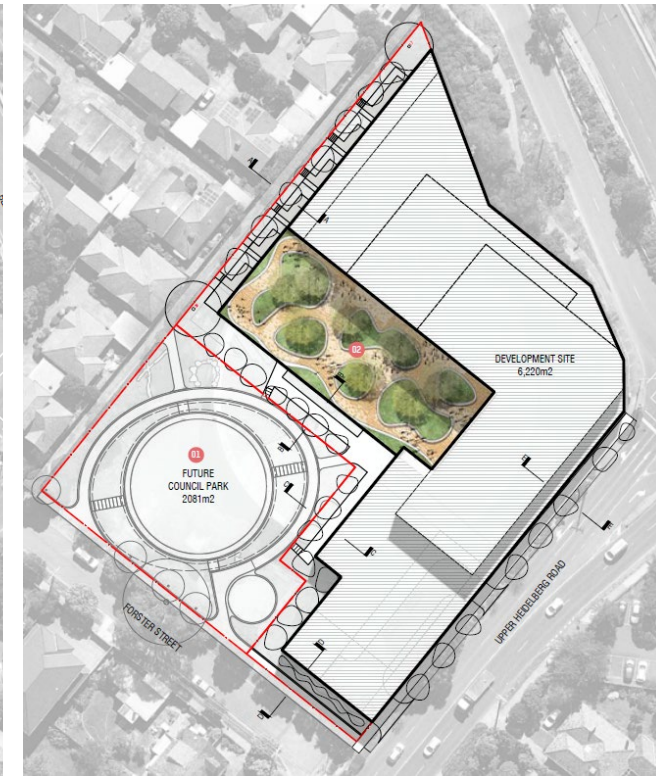
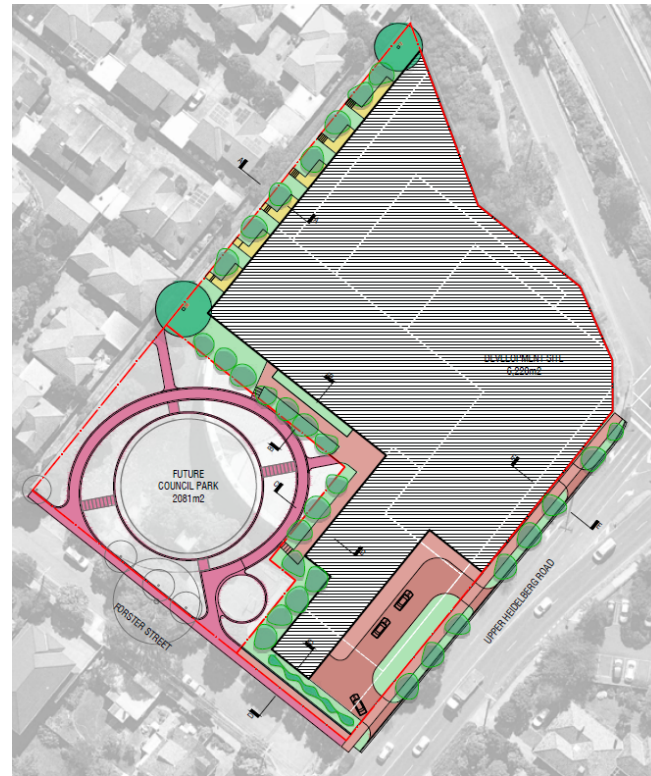
Private, communal and public open space

Private, communal, and public open space will be provided as part of the residential development. This will include:

- Private balconies or courtyards to each apartment for private use.
- Communal open space on level 2 for residents to share, accessible only by residents.

We'll landscape around the perimeter of the residential development with native trees and shrubs to lead into the upgraded Council park, complementing the surrounding neighbourhood.

Alongside the residential development, we're working with Banyule City Council to deliver an upgraded Council park for the local community. This is a separate process to the Development Plan and is detailed later in this document.



Sustainable Design

We're committed to building sustainable housing, which is why we have a target of achieving a 5-Star Green Star Community rating, which outlines various requirements for sustainable design.

Some of the ways the development will aim to deliver Environmentally Sustainable Design (ESD) is to:

- Build sustainable homes which are energy efficient.
- Reduce life-cycle carbon emissions.
- Improve the use of materials and reduce construction and household waste.

Key sustainability principles of the development



Integrated Water Management

Reducing water demand, collecting and using rainwater and managing impacts of stormwater flow.



Sustainable transport options

Offering a suitable and accessible mix of sustainable transport modes.



Energy efficiency

Providing thermally comfortable homes with lowered energy consumption.



Healthy homes

Ensuring healthy indoor environments that maximise access to daylight and fresh air.



Building materials

Maximising use of suitable sustainable materials to minimise embodied carbon.



Waste minimisation

Utilising key waste minimisation strategies to guide suitable resource management.



Urban ecology

Landscaping that prioritises biodiversity and urban habitat development.



Ecological conservation

Protecting the local bio-region using Indigenous planting and vegetation.

Housing diversity and affordability

For many Victorians, being able to own a home close to work, school and the services they need is out of reach.

We are aiming to make home ownership possible for more Victorians, with a range of affordable and high-quality homes catering for different budgets, lifestyles and people.

A mixture of 1-, 2- and 3-bedroom homes is recommended at the Ivanhoe tank site to suit a range of budgets, lifestyles and needs.

A minimum 10% of homes at Ivanhoe will be affordable at prices to households on incomes eligible for affordable housing so that everyday Victorians can have a secure place to call home.



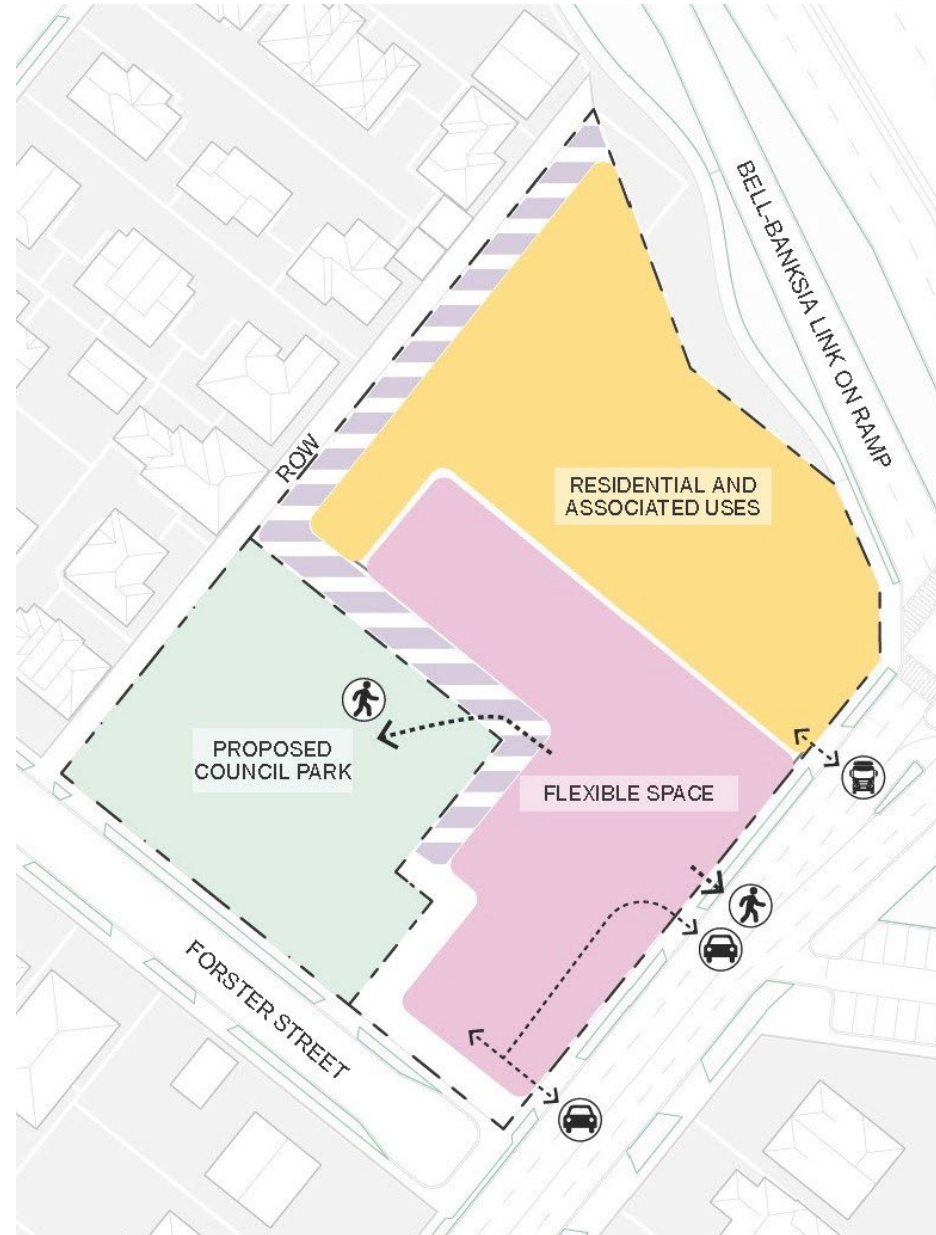
Transport and traffic

We aim to build safe, accessible and well-connected communities – particularly in areas where there is already a high concentration of people.

We have carefully considered how the development will fit into the existing transport network. That's why we're planning to create a wide variety of access points for pedestrians and cyclists, encouraging active and public transport.

We've also planned our design to reduce the increase in traffic and on-street car parking use in local streets, by creating vehicle access points on Upper Heidelberg Road rather than via local streets.


Residential car parking will be an underground car park in the basement of the building, which allows more open and flexible space on the ground floor.




 Traffic generation

 Car parking

 Pedestrian and cyclist access

 Bicycle parking

 Vehicle access

Environmental Site Conditions

The site houses a decommissioned Yarra Valley Water tank, which operated as water storage unit from the early 1900s until 2004.

Development Victoria has conducted a preliminary environmental site assessment to better understand the ground conditions.

The site is not classified as 'contaminated land' under the Environment Protection Act 2017.

A further environmental site assessment will be conducted to the area under the existing decommissioned structures after demolition works to confirm if any further remediation is required before the site is used for residential purposes.



The Ivanhoe Tank Site and surrounding suburb

Council Park

Concept Plan Summary

Council Park Concept Design

We're also working with Banyule City Council to develop a new local park, replacing the current park, for the community to enjoy.

From July to August 2023, Council sought community feedback on what the park should include via an online survey and in-person engagement sessions at the site.

We have worked closely with Banyule City Council to develop a draft concept plan for the Council park, incorporating this community feedback, as well as feedback gathered through traditional owner engagement.

The community can provide feedback on the plan by visiting the [Shaping Banyule website](#).



Artist's impression of the new Council park, subject to change.

Council Park

The new Council park will be located on the western corner of the tank site.

It will be larger than the current park, covering over 2000 square metres.

The new park will integrate with the public realm surrounding the new development.

Map Legend

Pedestrian pavement

Park pedestrian pavement

Private residential pavement

Landscaped area

Vehicle pavement



Concept Design

Key features of the concept design propose:

- Acknowledging the history of the tank by creating a circular lawn at the centre of the park
- Circular lawn design will ensure it receives maximum sunlight all year round
- Seating around the park
- Accessible pathways
- Indigenous & native plantings
- Nature based play
- Significant shade trees
- Lighting around key pathways

