

FEBRUARY 2023

Ivanhoe Tank Site Community Update



The Ivanhoe Tank Site and surrounding suburb

The transformation of the Ivanhoe Tank Site will help more people access housing in Melbourne's north, close to employment, public transport, health services, schools and recreation.

About the project

Development Victoria is progressing with planning to create a vibrant new residential community at 421 Upper Heidelberg Road, Ivanhoe. The site is currently home to a decommissioned water tank which has not been in use since 2004. The site also currently includes a water pumping station and an adjacent small playground.

Development Victoria will prepare a draft Development Plan for the site, to guide the delivery of an environmentally sustainable residential development.

Development Victoria has previously engaged with the local community and stakeholders in 2016 and 2017 to

understand their aspirations regarding the development of the Ivanhoe site. During these discussions we heard community aspirations for a development which:

- Reflects the area's rich history and heritage
- Provides high quality landscaped architecture
- Improves connectivity and accessibility with surrounding areas
- Creates a sustainable community outcome.



The decommissioned water tank

For more information

Visit development.vic.gov.au/projects/ivanhoe

Email ivanhoetanksite@development.vic.gov.au



Town Planning

As part of the planning approval process for this project, a Development Plan must first be prepared and approved by Banyule City Council.

Once approved, the Development Plan will provide a framework for future development of the site and set parameters that must be met through the development of the land and all its future uses.

The Development Plan will go through a public exhibition process which will allow for community feedback to be provided to Council.

Development Victoria has now commenced the preparation of the reports and investigations that will support and inform the Development Plan, and we will then prepare the plan, ready to submit to Council for approval.

Demolition of the redundant water tank and site investigations are also planned for this year, and we will continue to engage with the community throughout this period.



The decommissioned water tank

For more information

Visit development.vic.gov.au/projects/ivanhoe

Email ivanhoetanksite@development.vic.gov.au

Next steps

Ahead of submitting the draft Development Plan to Council, Development Victoria will be speaking to the community and key stakeholders to understand your views and aspirations for the site.

There will also be opportunities to have your say on the design principles of the new Council park which will be developed on the adjacent land.

This feedback, combined with previous engagement, will inform the Development Plan.

Register your details at ivanhoetanksite@development.vic.gov.au to stay up to date on the project and upcoming opportunities for engagement. The feedback you provide through future engagement will inform the preparation of the Development Plan.

Project timeline

2016

Phase 1 community engagement (Aspiration for the site)



2017

Phase 2 community engagement (Draft Development Plan Overlay)



2018

Site was rezoned via the Government Land Standing Advisory Committee



2022

Mid: Development Victoria acquired site from Yarra Valley Water



2023

Early/mid: Community engagement on Development Plan principles

Mid: Public exhibition of Development Plan by Council

Tank demolition and site investigations (pending relevant approvals)

*All dates are indicative only, and subject to change.

At Development Victoria,
we create places for people.

We are a government agency partnering with industry and communities to transform ambitious ideas into reality.

We reimagine iconic places like the Melbourne Arts Precinct, Flinders Street Station and Melbourne Park to transform them for future generations. We develop entire precincts like Docklands and Fitzroy Gasworks – unlocking public land to create connected, sustainable places where people can live close to jobs, services and transport. We build homes in places people genuinely want to live – and we sell many of these homes to Victorians on average incomes, so they too can have the security of a place to call home.

Together, we deliver places that make a genuine difference to the people of Victoria.



If you require information in another language, please call us on 9280 0755

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.

