

Save Ivanhoe Community Planning Principles

Background

Since August 2011 when the *Save Ivanhoe Residents Group* was formed we have received hundreds of emails from residents, run public meetings, organised community walks, held working group forums and run online surveys. One of the aims of these activities was to gain a greater insight into the concerns residents have with the draft structure plan and to understand what residents believe is important in developing the future plan.

The *Community Planning Principles and Guidelines* in this document have been developed from this feedback. We welcome comment from residents on these principles.

Purpose

The community planning principles aim to reflect residents' beliefs about what is fundamentally important in shaping Ivanhoe's future.

The *Save Ivanhoe Residents Group* will use these principles to guide and represent residents' interests in an open and transparent way throughout the Community Consultation Committee's planning process in forming the new structure plan.

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Save Ivanhoe Community Planning Principles - Summary

A) Community engagement:

The community's interest in its future will be held uppermost in the planning process and demonstrated through an extensive and intensive community engagement strategy, working with Council at every opportunity

B) Future growth and development:

Ivanhoe's residential integrity will be protected from excessive development, with scope and scale of future development grounded in projected demand, community aspirations and balanced with potential for design led property development

C) Heritage and neighbourhood character:

Ivanhoe's future built environment will respect, resonate and preserve its heritage, neighbourhood character, gardens, vistas and natural environment

D) Infrastructure:

The scale of future development will be shaped by the availability of supporting infrastructure, public transport and community services

E) Natural environment:

Additional open space, recreational and leisure facilities will support projected population growth and higher-density housing development, and be delivered alongside new development. Existing vegetation overlays will be protected to preserve the natural environment and its heritage

F) Sustainability:

The existing and potential sustainability opportunities for existing residences will be protected, with all new development required to meet the highest Green Star rating standards regarding sustainability including building fabric, water, power, heating, cooling and green space

Save Ivanhoe Community Planning Principles - Details

A) Community engagement

The community's interest in its future will be held uppermost in the planning process and demonstrated through an extensive and intensive community engagement strategy, working with Council at every opportunity.

1. The community will be actively encouraged to engage in the planning process through a variety of Council strategies
2. Residents will play a significant role in the planning processes with genuine opportunities to be heard and involved in shaping the best possible outcomes for the whole community
3. The community will work in partnership with Council to offer the best opportunity to deliver an agreed vision and plan for Ivanhoe's future
4. The Council will appoint a community liaison manager to improve transparency in dealing with potential developers and build community trust in its future intentions, planning processes and community outcomes

B) Future growth and development

Ivanhoe's residential integrity will be protected from excessive development, with scope and scale of future development grounded in projected demand, community aspirations and balanced with potential for design led property development

1. The scope and rate of future growth will be grounded in rigorous investigation and analysis and reported to the community
2. Population projections will be a determining factor in the rate and scope of future growth
3. Anticipated housing demand will be based on population growth
4. The capacity of Ivanhoe for economic growth and business development will be thoroughly investigated and reported, including the anticipated impact on Ivanhoe as a residential suburb
5. Residents will have a fundamental role in determining the scale and impact of future developments in their community
6. Height, mass, setbacks, amenity, sustainability and landscaping will also be key factors in determining the suitability and location of future development
7. Topography will be a key influence in determining the acceptable scale, height and mass of proposed mixed-use developments but will also be assessed for impact on visual and residential amenity and neighbourhood character

Heritage and neighbourhood character

Ivanhoe's future built environment will respect, resonate and preserve its heritage, neighbourhood character, gardens, vistas and natural environment

1. The future built form in each precinct - residential, retail & commercial, recreational and civic - will be balanced with its heritage, distinctive character and amenity, and impact on neighbouring or adjacent precincts
2. Ivanhoe's intrinsic identity as a residential suburb will be protected from large scale excessive redevelopment
3. The green and leafy character of Ivanhoe's gardens and streets will be maintained through both appropriate exotic and indigenous vegetation
4. The mass, height and scale of all new development in residential areas will reflect existing heights, scale and neighbourhood character
5. Development in residential areas will preserve privacy, daylight, solar access, vistas and views through Council prescribed design requirements
6. The height and mass of proposed mixed use developments adjacent to, or dominating, existing residential areas will be scaled, designed and sited to ensure the protection of privacy, solar access, maximum daylight, distant vistas and local views
7. Guidelines for all developments adjacent to existing residential areas, will also include sites neighbouring, overlooking or dominating nearby and lower lying residential areas
8. Options other than developing high buildings for higher or medium density housing will be preferred
9. Residential amenity will be protected by stringent and mandated 24 hour noise controls for all mixed use developments adjacent to, neighbouring, or dominating lower lying existing residential areas.
10. All plant and equipment in mixed-use developments including those adjacent to, neighbouring or dominating lower lying residential areas will be acoustically baffled and internally located within the building
11. The future retail requirements will be grounded in statistically viable projections for an appropriate mix of services
12. To protect the already successful retail precinct, future retail projections will be weighed against an appropriate scale for the existing shopping strip and proximity of already existing larger retail outlets in neighbouring suburbs like Heidelberg, Preston, Thornbury and Kew

D) Infrastructure

The scale of future development will be shaped by the availability of supporting infrastructure, public transport and community services

1. The successful implementation of an integrated, reliable and frequent public transport system will be a critical starting point for future development
2. Capacity to deliver social infrastructure, schools, health and community services, recreational facilities, is central to future growth and development

3. Traffic management will be addressed as integral to future development

E) Natural environment

Additional open space, recreational and leisure facilities will support projected population growth and higher-density housing development, and delivered alongside new development

1. Existing vegetation overlays will be protected to preserve the natural environment and its heritage
2. New developments will be required to retain and preserve mature trees

F) Sustainability

The existing and potential sustainability opportunities for existing residences will be protected, with all new development required to meet the highest Green Star rating standards regarding sustainability including building fabric, water, power, heating, cooling and green space

1. Existing and potential sustainability opportunities for existing residences will be protected, including access to sunlight and the prevention of overshadowing of roof mounted solar panels
2. Building design will reflect climate change adaptation
3. The development of bike paths and improved pedestrian pathways will be essential
4. Individual and community food gardens will be developed for occupants in multi-unit and apartment developments
5. Indigenous native landscaping will be essential to protect against the loss of local floral gene pool as a result of development