

Redevelopment of the Ivanhoe Water Tank Site

Results from stage 1 of community consultation, a new Council
Park - August 2023



Background

The Ivanhoe Water Tank Site is located near the Austin Hospital, on the corner of Bell Street and Upper Heidelberg Road. The existing water tank has not been in use since 2004 and the existing playground and park needs upgrading.

Development Victoria purchased the water tank site from Yarra Valley Water and were successful in 2018 in having the land rezoned and having Schedule 7 to the Development Plan Overlay (DPO7) applied to much of the site, after 2 rounds of community consultation. This rezoning and application of the DPO7 allows for a residential development with the retention of 2,000 square metres for a future Council Park.

The Council Park is being designed and delivered by Development Victoria with assistance from Council's Open Space Planning and Design Team and the Strategic Planning and Urban Design Teams.

There will be a total of 2 stages of community consultation for the design of the new Council Park and one for the community to submit comments that respond to the separate draft Development Plan for the residential development that Development Victoria is expected to lodge shortly..

Stage 1 engagement:

- Stage 1 engagement ran from 17 July to 7 August 2023.
- We ran an online survey on Shaping Banyule and asked the community about the additional park features they would like to see in the park, as well as standard inclusions for a Local Park.
- The survey also asked questions relating to park access.
- Stage 1 also included two in person pop-up sessions at the Water Tank Site on Thursday 27 July - 3.30pm to 5pm and Saturday 29 July - 10am to 12pm. These sessions were attended by staff from Council and Development Victoria.
- 2 corflute signs were erected on site advertising the community engagement opportunities.
- 1,330 letters were delivered to addresses within 400 metres of the Ivanhoe Water Tank Site.
- Development Victoria also ran a paid / targeted social media campaign.
- Stage 1 occurred before any concept designs were developed and exhibited to the public.
- The concept plan will be developed incorporating stage 1 community comments. Stage 1 did not ask any questions, about the proposed residential development.

Stage 1 participation:

- 150 contributors to the survey on Shaping Banyule
- Approx 15 total visitors at the two pop-up consultation sessions on site.
- 7 emails were received from the public to the open space planning email address.

Sage 2 engagement:

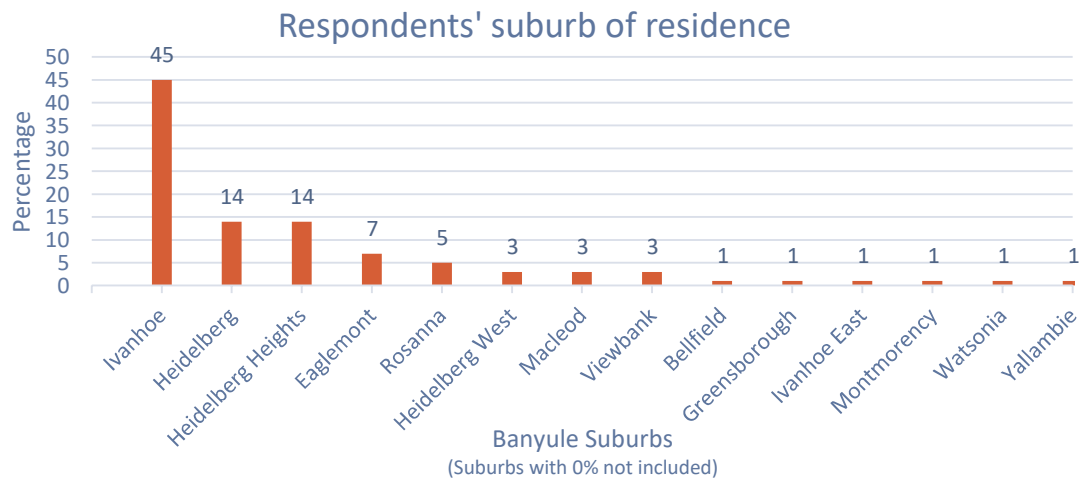
- The Council Park draft concept design will be exhibited later in 2023 and the community will have the opportunity to comment.
- The separate Development Plan for the residential development, led by Development Victoria, is also expected to be exhibited for community comment during this stage.

Overview - Shaping Banyule

Below are some of the key metrics from the Shaping Banyule online survey.

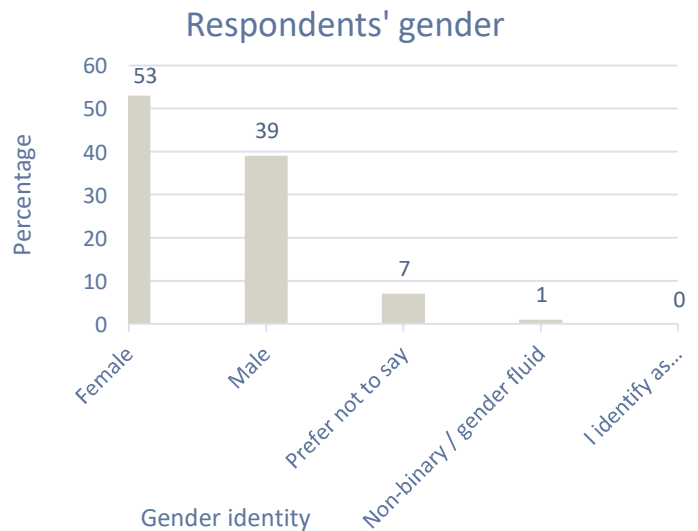
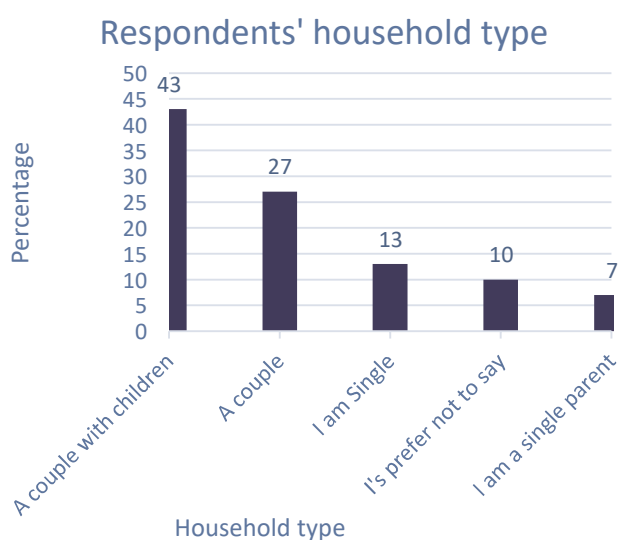
Reach

- 150 contributors (no I.P addresses had more than 2 duplicates)
- The page was viewed 2,179 times (1 person could view multiple times)
- 1,351 visitors (the number of people who viewed the site)
- The top 4 suburbs where contributors lived was:
 1. Ivanhoe (45%)
 2. Heidelberg Heights (14%)
 3. Heidelberg (14%)
 4. Eaglemont (7%)



Demographics

There were several demographic categories with clear majorities. The spread of age was relatively consistent from 25 to 84 years, with the 35-44 years age bracket significantly higher at 35% of all responses. There was also a higher proportion of respondents that identified as female (53%) and respondents described their household as 'a couple with children' (43%). This final statistic tells us the importance of the park catering for existing families.



Shaping Banyule Survey Questions

Excluding the demographic questions, the Shaping Banyule survey was broken up into 3 sections. These sections were: park features, playground style and laneway and pedestrian access to the park.

Question 1a:

Following a presentation of a list of features typically included in a 'local park', the first question asked respondents to select two additional features from a predetermined list that they would like included.

The question asked:

"There may be an opportunity to include some additional features. Choose two features that you would also like to see included in the park."

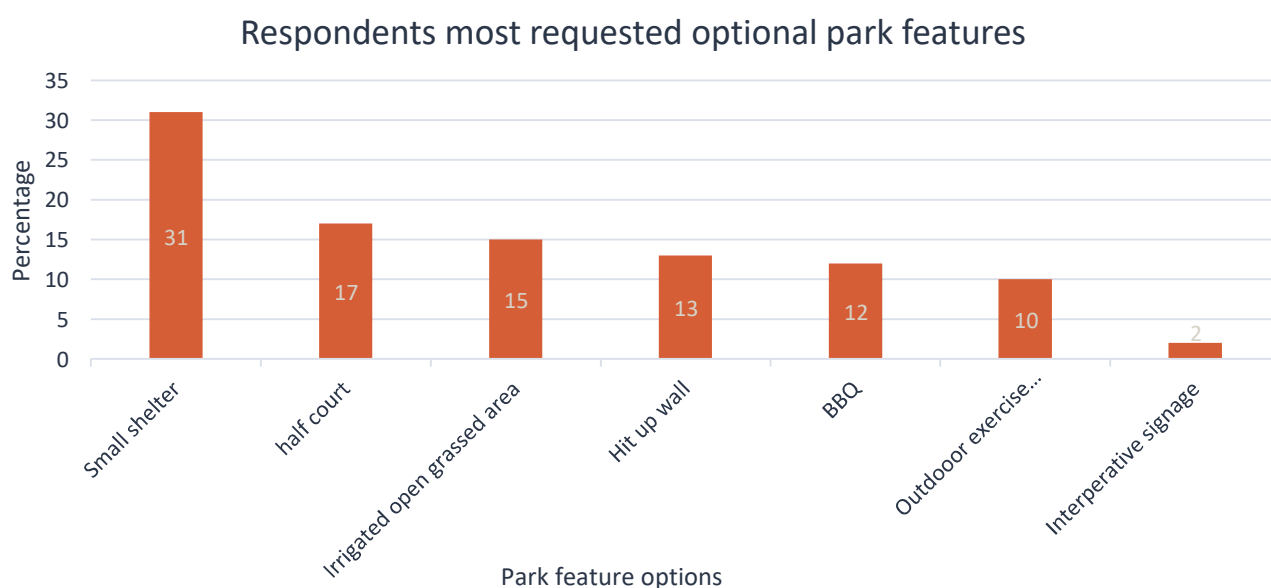
To respond to this question, respondents had to 'click and drag' images of the two additional features from the predetermined list they most want to see.

136 people completed this question.

Analysis of data by gender showed no specific difference in responses compared to analysis of the full data set.

The top 3 most requested features were:

1. Small shelter (31%)
2. Half court (17%)
3. Irrigated open grassed area (15%)



Question 1b

This was a question where respondents were able to write their own comments and followed immediately after the optional park features Question 1a.

The question asked:

"Is there anything else you'd like to see in the park?"

The answers were manually grouped into themes. Answers often included more than one theme. Consequently, the number of 'mentions' across all themes is greater than the number of respondents.

Answers provided that were already given as an option in the predetermined list in Question 1a were not included in this data analysis so as not to duplicate responses.

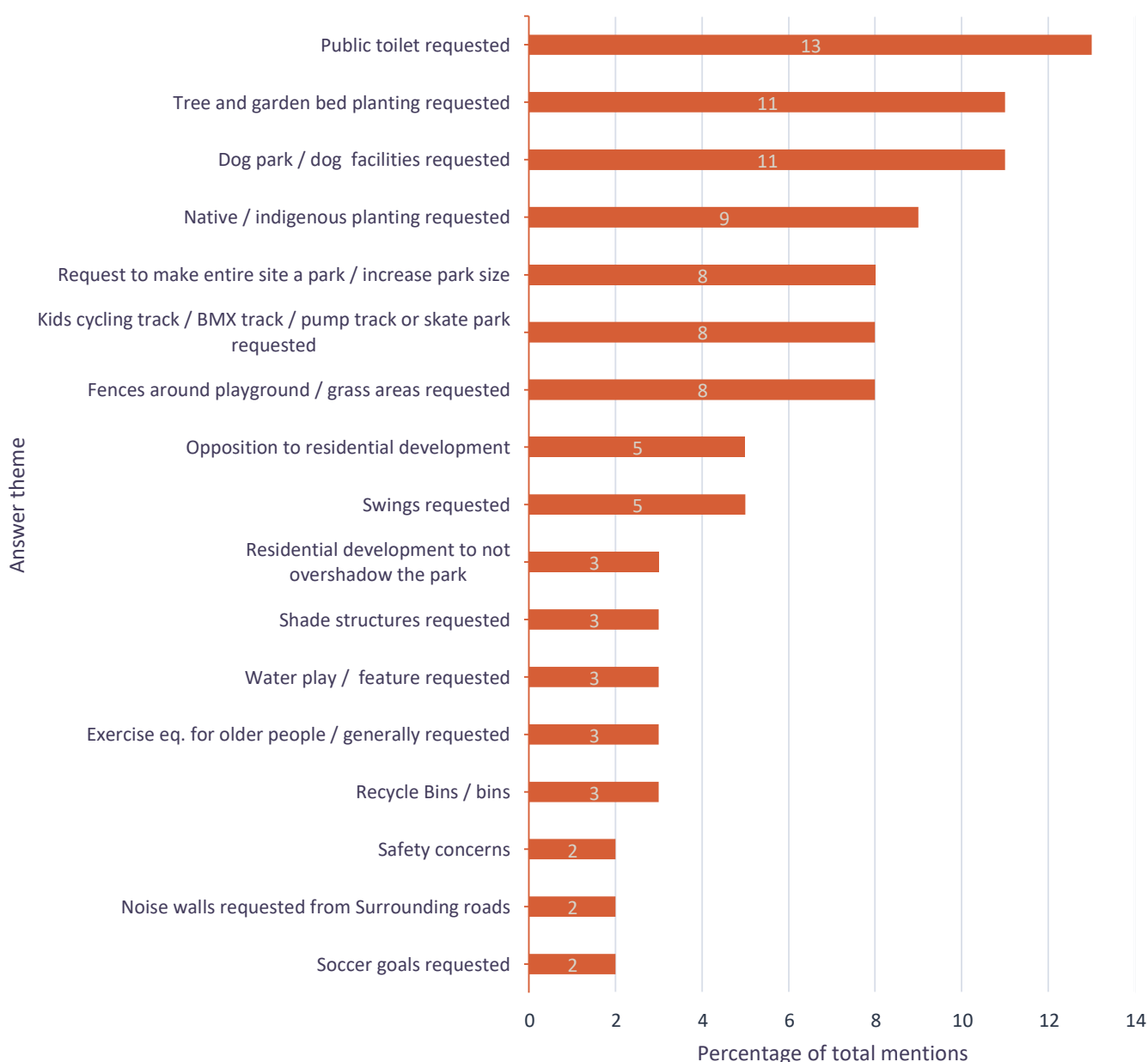
Analysis of data by gender showed no specific difference in responses compared to analysis of the full data set.

Reponses received in the 7 emails have also been themed in this analysis.

The top 3 themed responses were:

1. Public toilets requested (13%)
2. Tree and garden beds requested (11%)
3. Dog park / dog facilities requested (11%)

Free text Q1b - themes



Question 2a:

The next question asked respondents to select one style of adventure playground from a list of 3 styles.

The question asked was:

“There may also be an opportunity to include some adventure play equipment. Choose the style of adventure play you would most like to see included in the park.”

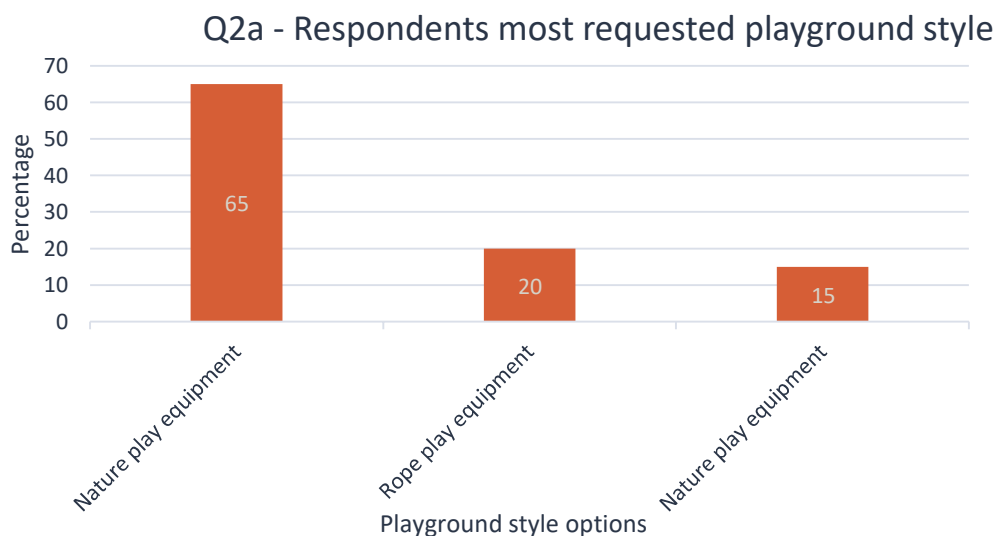
This question required respondents to ‘click and drag’ the image of their preferred playground style.

There was a clear preference for the nature play style, which was consistent across genders.

130 people completed this question.

The percentage of votes per style are below:

1. Nature play equipment (65%)
2. Rope playground (20%)
3. Moving equipment (15%)



Question 2b

This was a question where respondents were able to write their own comments and followed immediately after the Question 2a asking for their preferred playground style.

The question was:

“Is there anything else you'd like to see in the park?”.

Answers provided already given as an option in the predetermined list in Question 2a were not included in this data analysis as to not to duplicate responses.

The answers were manually grouped into themes. Answers often included more than one theme. Consequently, the number of ‘mentions’ across all themes is greater than the number of respondents.

Analysis of data by gender showed no specific difference in responses compared to analysis of the full data set.

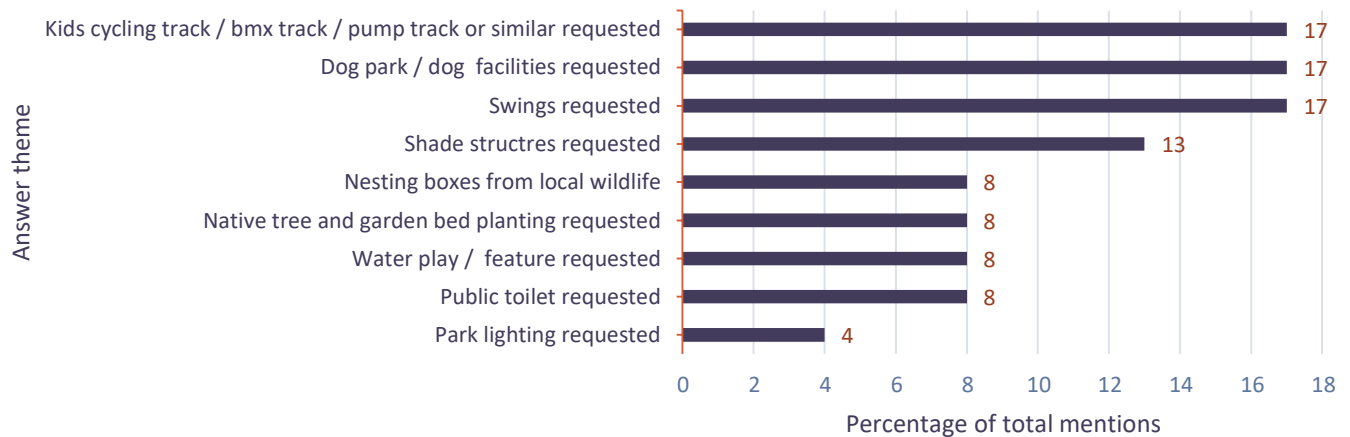
Reponses received in the 7 emails have also been themed in this analysis.

Top 3 themes were:

1. Kids cycling track / bmx track / pump track or similar requested (17%)
2. Dog park / dog facilities requested (17%)

3. Swings requested (17%)

Free text Q2b - themes



Question 3a

The third section asked respondents about a nearby laneway and possible future access to the park via this laneway.

The question asked was:

“Would you like to see the existing laneway (between Forster Street and Bell Street, to the west of the site) connected to Bell Street to provide pedestrian only access?”

This question required respondents to select “yes”, “no” or “unsure”.

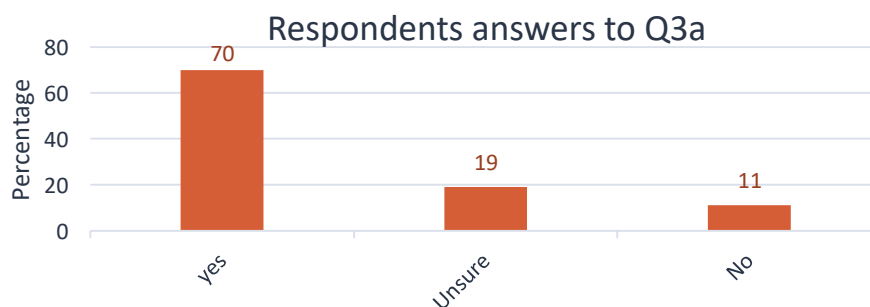
There was a clear “yes” preference from the question.

150 people completed this question.

The percentage of responses against each answer was:

1. Yes (70%)
2. Unsure (19%)
3. No (11%)

Analysis of data by gender showed no specific difference in responses compared to analysis of the full data set.



Question 3b:

This was a question where respondents were able to write their own comments and followed immediately after the Question 3a asking whether they would like to see the existing laneway connected to Bell Street to provide pedestrian only access.

The free text question was:

“Is there anything else about pedestrian access to the park you think Council should consider as part of this project?”.

The answers were manually grouped into themes. Answers often included more than one theme. Consequently, the number of ‘mentions’ across all themes is greater than the number of respondents.

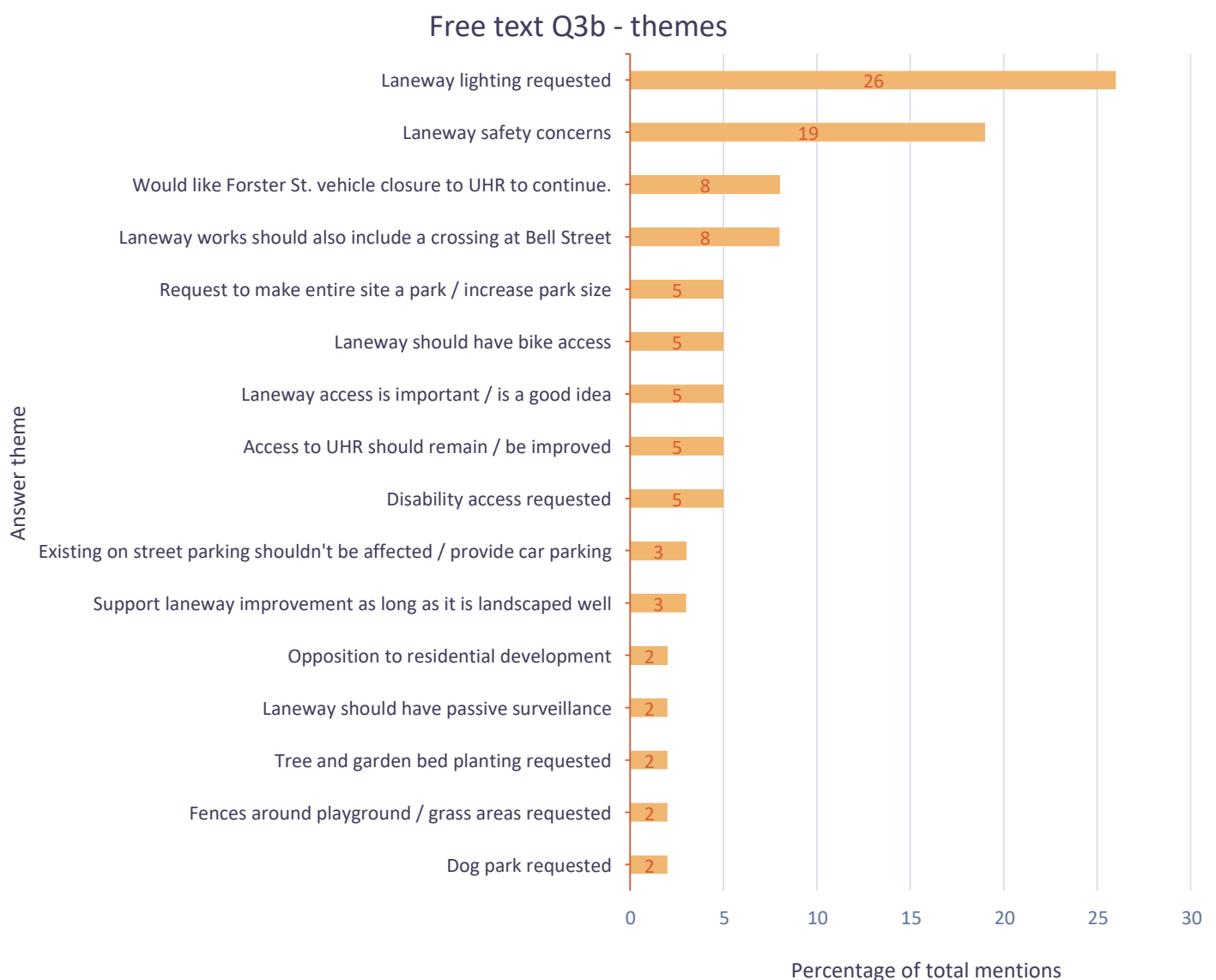
Answers provided that were asked in previous questions were not included in this data analysis so as not to duplicate responses.

Analysis of data by gender showed almost no specific difference in responses compared to analysis of the full data set. The exception to this was “Laneway safety concerns” and “Laneway lighting”, which were noted by 67% and 69% of female identifying respondents, compared to 25% and 25% of respondents who identified as male. Comments mentioned within these themes discussed the laneway needing to be wide and open, with clear sightlines and lighting. Implementing passive surveillance for the laneway was a common thread amongst comments to ensure a safer space.

Reponses received in the 7 emails have also been themed in this analysis.

Top 4 themes were:

1. Lane way lighting request (26%)
2. Laneway safety concerns (19%)
3. Would like Forster Street vehicle closure to Upper Heidelberg Road to continue. (8%)
4. Laneway works should also include a crossing at Bell Street. (8%)



Overview - Pop-up consultation

Stage 1 also included two in person pop-up sessions at the Water Tank Site on Thursday 27 July - 3.30pm to 5pm and Saturday 29 July - 10am to 12pm. These sessions were attended by staff from Council and Development Victoria.

There was approximately 15-20 members of the public, in total, who attended these pop-ups.

A summary of the re-occurring themes discussed by those who visited the pop-ups are listed below.

Park based themes:

- The existing park is important to the area and it is good to see that it will be expanded and improved.
- The immediate local community (south side of Bell Street) is heavily restricted from being able to access any existing other parks in the area due to the configuration and business of main roads in the local area (e.g. Bell Street) being a significant barrier to pedestrian movement.
- Forster Street used to be called Park Street, as it provided an access to parks at either end. It no longer provides easy access.
- Concerned whether there is sufficient car parking for the proposed park, noting that the local streets are already filled up with residents parking and cars belonging to construction workers.
- The park needs to provide, or have easy access to a toilet and change room for people with a disability for people of all ages
- Appreciates the existing park as a secluded spot where they can bring their grandchildren.
- Particularly positive features of the existing park are:
 - It is local.
 - It has significant access to sunlight, including during winter
 - The setting and dimensions of the playground means that children are always in view and can be easily supervised.
- Planning for the proposed park should:
 - Provide a path that allows people to stroll through the park and potentially have a BBQ.
 - Provide seating, particularly that can be used to supervise children using playground equipment.
- Not receive any overshadowing from the future residential development at any time in the year.
- If the ROW is to be used as a pedestrian access, it should be designed to protect public safety. For example, there should be significant public surveillance, including by not making the laneway narrow and pokey.
- The whole site should be a park.

Other themes:

- There is too much high apartment development occurring in Bell Street.
- Parking in the area is in short supply due largely to high demand from construction workers.
- Is opposed to the level of high-rise apartment development currently occurring in the area.

Analysis of all feedback

The classification of the proposed park is important to assist in analysing the community consultation feedback, as the classification is key in determining what park features can be included in the new park design.

The existing and future park at Ivanhoe Water Tank Site, is classified as a 'Local Park'. The definition of a local park, according to Banyule's Public Open Space Strategy 2016-2031 is below.

Local Park definition

Open Space:

This describes small parks that local residents would generally be prepared to walk to and on average are only likely spend up to 30 minutes there on any one visit.

Playspace:

Small playground designed to service resident's living within 400 metres with one or two items of play equipment for a limited number of age groups. Local playgrounds are usually only used by residents from nearby streets who normally get there by walking or cycling.

Question 1a

The top 3 most requested park features were small shelter (31%), Half Court (17%) and Irrigated open grassed area (15%). All park feature options, in the predetermined list, were appropriate for a local park.

The future concept plan design may include these depending on site constraints and balancing the needs of other uses.

Question 1b

See below the table outlining the top themes and their responses for Question 1b.

Theme	Percentage of total mentions	Response
Public Toilet Requested	13%	Local Parks do not typically include public toilets and there are also public toilets available within 500mts. The Public Toilet Plan consultation did not receive any requests for toilets at this park. Public toilets will not be part of the future design.
Tree planting and garden bed planting requested	11%	The future design will try to incorporate this.
Dog park / Dog facilities requested	11%	Local Parks do not typically include dog parks. They also require a large amount of space and would greatly limit other uses for this space. For example, Malahang Reserve Fenced Dog Park is 4000m2 and the new park is 2000m2. A dog park will not be part of the future design but features such as a dog bowl attached to the drinking fountain may be installed.
Native / indigenous planting requested	9%	The future design will try to incorporate this.

Request to make entire site a park / increase park size	8%	The state government has already approved the size of the park.
Kids cycling track / BMX track / pump track or skate park requested	8%	Local Parks do not typically include bmx tracks or similar. They require a large amount of space and would greatly limit other uses for this space. The draft Youth space Feasibility Plan does not identify this location for a youth space. A BMX track or similar, will not be part of the future design.
Fences around playground / grass areas requested	8%	The future design may include informal barriers such as garden beds, boulders etc near the playground.

Question 2a

The top voted playground style was Nature Play Equipment with 65% of the vote.

It is expected that the future concept plan will endeavour to include nature play within the design.

Question 2b

See below the table outlining the top themes and their responses for Question 2b.

Theme	Percentage of total mentions	Response
Kids cycling track / BMX track / pump track or skate park requested	17%	Local Parks do not typically include bmx tracks or similar. They require a large amount of space and would greatly limit other uses for this space. A BMX track or similar, will not be part of the future design.
Dog park / Dog facilities requested	17%	Local Parks do not typically include dog parks. They also require a large amount of space and would greatly limit other uses for this space. For example, Malahang Reserve Fenced Dog Park is 4000m2 and the new park is 2000m2. A dog park will not be part of the future design but features such as a dog bowl attached to the drinking fountain may be installed.
Swings requested	17%	The future design may include this depending on site constraints and balancing the needs of other uses.
Shade structures requested	13%	The future design will try to incorporate this.
Nesting boxes for wildlife	8%	The future design may include this depending on site constraints and balancing the needs of other uses. Most likely addressed at detail design stage.
Native tree and garden bed planting requested	8%	The future design will try to incorporate this.
Water play / feature requested.	8%	Local Parks do not typically include water play or water features. They also require larger amounts of space and would greatly limit other uses for this space. Water play / feature will not be part of the future design.

Question 3a

There was a strong response to the question asking if people would like to see the existing laneway connected to Bell Street to provide pedestrian only access, with a 70% response for the yes answer, 19% unsure and 11% no.

The future park design and development will investigate the feasibility of pedestrianising the laneway and incorporating the laneway into the future design for the site.

Question 3b

See below the table outlining the top themes and their responses for Question 3b.

Theme	Percentage of total mentions	Response
Laneway lighting requested	26%	The future design will try to incorporate this.
Laneway safety concerns.	19%	The future design will try to address this and make any laneway design safe.
Would like Forster St vehicle closure to Upper Heidelberg Rd to continue.	8%	There are no plans to alter the current closure.
Laneway works to also include a crossing at Bell St.	8%	There are no plans currently for a future crossing however this may be investigated as a part of detailed design. Noting both Bell St and Upper Heidelberg Rd are state government roads.
Request to make entire site a park / increase park size	5%	The state government has already approved the size of the park.
Laneway should have bike access	5%	The future design may include this depending on site constraints and balancing the needs of other uses.
Laneway access is important / good idea.	5%	Noted.