Bellfield Urban Design Guidelines

Prepared by MGS Architects
March 2020

Company details
MGS Architects
Established 1985
10-22 Manton Lane
Melbourne Victoria
3000 Australia
T 03 9291 9900

mgsarchitects.com.au

Australian Business Number
13 006 488 302
Australian Company Number
006 488 302

Directors
Eli Giannini
Chris Jones
Cameron Lacy
Robert McGauran
Mun Soon
Joshua Wheeler

Contact person
Katherine Sundermann
T 03 9291 9900
E ksundermann@mgsarchitects.com.au

Document details
Bellfield Urban Design Guidelines
Version: Final v3
Date of Issue: 30 March 2020
Prepared by MGS Architects

Client
Banyule City Council

Client Representative
Lucy Rasdell
Strategic Property Manager

Masterplan Consultant Team
Master Planner (Lead Consultant)
MGS Architects

Landscape
Mary Papaioannou

Contents

Ford Park

Context

1.0

1.1 Introduction

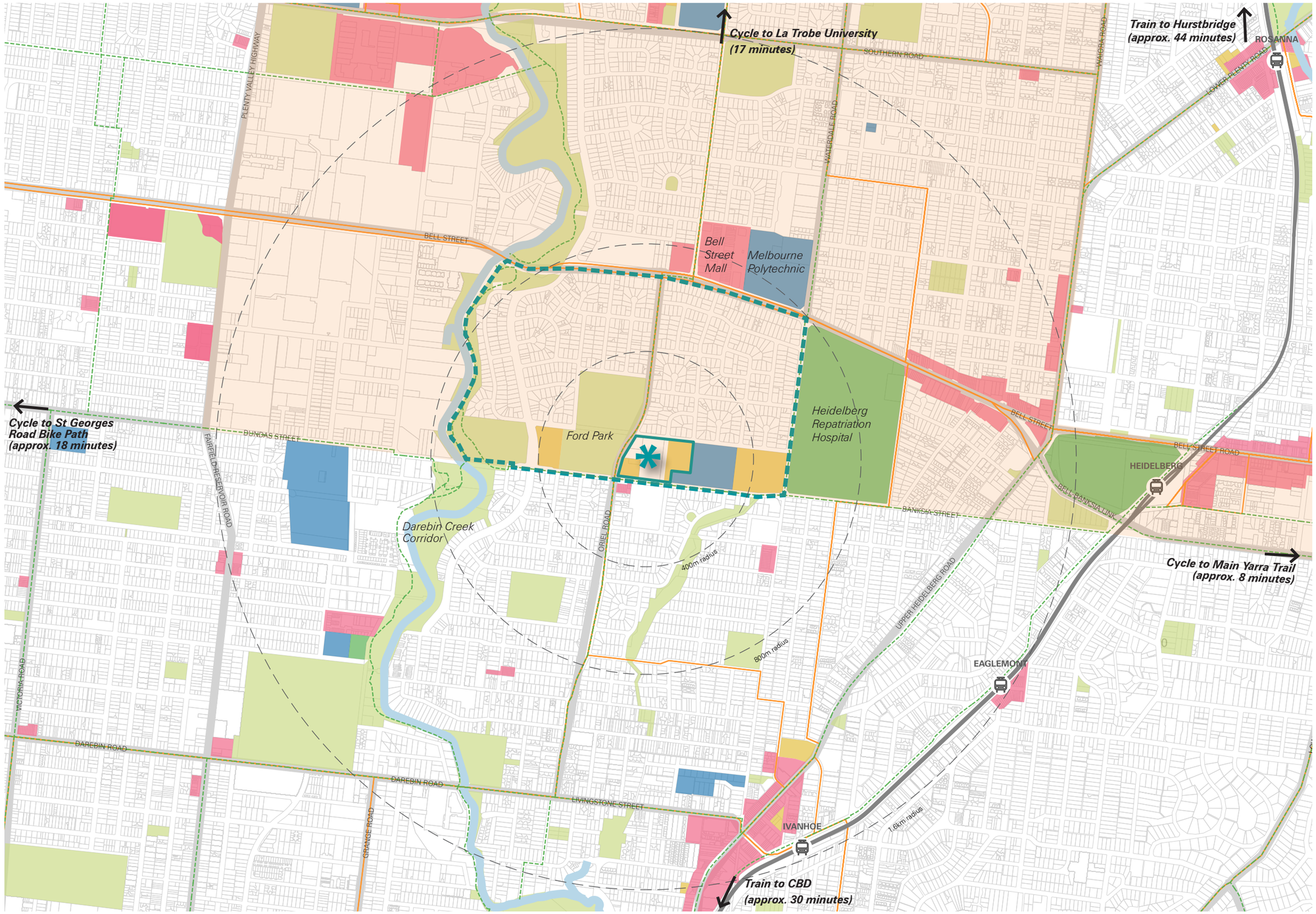


Figure 1.1 Site Location Map

0 400m

Scale: 1:15 000@A3

LEGEND:

- Train station
- Hurstbridge train line
- Principle bicycle network
- Bus route
- Yarra River and Darebin Creek
- Local retail activity
- Parks and open space
- Educational facilities
- Health facilities
- Local Government land
- La Trobe National Employment and Innovation Cluster
- Bellfield suburb boundary
- Site (3.6ha)

1.1 Introduction

The Bellfield Design Guidelines have been prepared to establish aspirations and objectives for a catalyst redevelopment in Banyule. This project will positively lead an integrated development via exemplary housing diversity and delivery models whilst leading the positive urban renewal of Bellfield.

SITE

Located in the suburb of Bellfield in the western precinct of the City of Banyule, this project focuses on the former Banksia La Trobe Secondary School site, located at 230-232 Banksia Street, Bellfield, and adjacent sites on Oriel Road, Bellfield. These sites are located within the 800m walking and cycling catchment of the Heidelberg Repatriation Hospital, Melbourne Polytechnic and Bell Street Mall. These destinations are accessible by the 250, 350 and 549 buses along Oriel Road. The project site is close to the local Banksia Street shopping strip and to recreational destinations, including Ford Park and the Darebin Creek corridor.

PROJECT BRIEF

The residential development site (west) has an area of 22,120m2, with frontages to Banksia Street, Oriel Road and Perkins Avenue, and has views across Ford Park. These parcels have been identified by Council for high-quality medium-density urban infill development. This could include apartment and medium-density development supported by retail mix that complements the existing shopping strip on Banksia Street. Single office or home office may also be included.

The community development site (east), with an area of 14,000m2, is to remain with its current PUZ zoning and will be reserved for community use, with the potential for a new community hub. Potential facilities located in the community hub could include maternal and child health facilities, child care and pre-school facilities, education and seminar rooms, business incubators, a commercial kitchen, multi-purpose community rooms, meeting rooms and staff accommodation and youth facilities.

The surrounding open space will also be considered, taking into account such uses as spaces for informal recreation, community gardens, playgrounds, outdoor classrooms and on-grade car parking.

WHY DESIGN GUIDELINES?

As this site is currently owned by Banyule City Council, there is a unique opportunity for urban renewal, housing typologies, delivery models and public amenity to contribute to the renewal of Bellfield and benefit the broader community.

These guidelines establish a vision and principles that guide the future development of the site towards these goals, enabling an exemplary precinct that both Council and its residents can be proud of.

WHO WILL USE THE GUIDELINES?

These guidelines, in the first instance, will enable discussion with Council and the community regarding the site's development potential. They will, in turn, act as a basis for the statutory planning framework for the site, established by Banyule City Council. Finally, they will outline the expected requirements for developers and their agencies in an Expression of Interest period associated with the sale and future development of the precinct.

DOCUMENT STRUCTURE

The document is arranged in three sections as detailed below:

1 CONTEXT

Introduces the project, the site, and planning and housing context.

2 OVERALL VISION

Highlights the precinct vision and directions, including built form, landscape and access opportunities.

3 GUIDELINES

Sets forward a series of urban design guidelines for each precinct within the broader site.

1.2 Site Analysis

SITE CONTEXT

The site is located in the suburb of Bellfield, within the City of Banyule, and is surrounded by a diverse range of amenity including educational institutions, health facilities, retail and hospitality destinations, recreation spaces and active and passive transport options.

Several educational institutions are located within walking distance to the site, including Melbourne Polytechnic Heidelberg Campus (1.3km), Waratah Special Developmental School and Ivanhoe Primary School (1.8km). La Trobe University Bundoora Campus is located approximately 4km north of the site.

Several health facilities are located to the east of the site, including the Heidelberg Health Precinct, encompassing Heidelberg Repatriation Hospital, Austin Repatriation, Austin Hospital, Olivia Newton-John Cancer Wellness & Research Centre and Mercy Hospital For Women.

Approximately 1.6km to the south-east of the site, Ivanhoe shopping strip is a local retail, hospitality and commercial anchor for the local community. Additionally, the Banksia Street shops are directly south of the project site and serve local retail requirements.

Surrounding recreation spaces include Ford Park, Yarra Valley Hockey Centre and Ivanhoe Aquatic Centre. Ford Park is soon to become a major destination for the community, with informal and formal sports and recreation upgrades planned following the Ford Park Masterplan of 2016.

Multiple transport options are situated in close proximity to the site and connect the site to the CBD. These include Heidelberg and Eaglemont stations along the Hurstbridge Rail Line, bus route 250 along Oriel Road and cycle paths along the Darebin Creek and Main Yarra Trail.

SITE CHARACTERISTICS

The site benefits from its proximity to Ford Park, with the potential for views across this green open space. There is an opportunity to extend this landscape quality and informal recreation associated with Ford Park into the project site itself.

A series of established native and exotic trees define the landscape character of the site.

NEIGHBOURHOOD CHARACTER

Banyule City Council's Neighbourhood Character Strategy 2012 suggests the site's landscape context is "garden suburban" in character. This is described as …"a spacious leafy character in generally formal garden settings … often mature and exotic, in both the private and public domain, creating an attractive, tree dominated landscape setting..." The site and its adjacent streetscapes feature numerous established (mostly native) trees. On Oriel Road and Banksia Street, central medians divide the carriageways and contribute significantly to the generous, well-treed setting. Ford Park is located immediately west of Oriel Road and the Darebin Creek Trail is another 200m beyond that.

1.2 Site Analysis

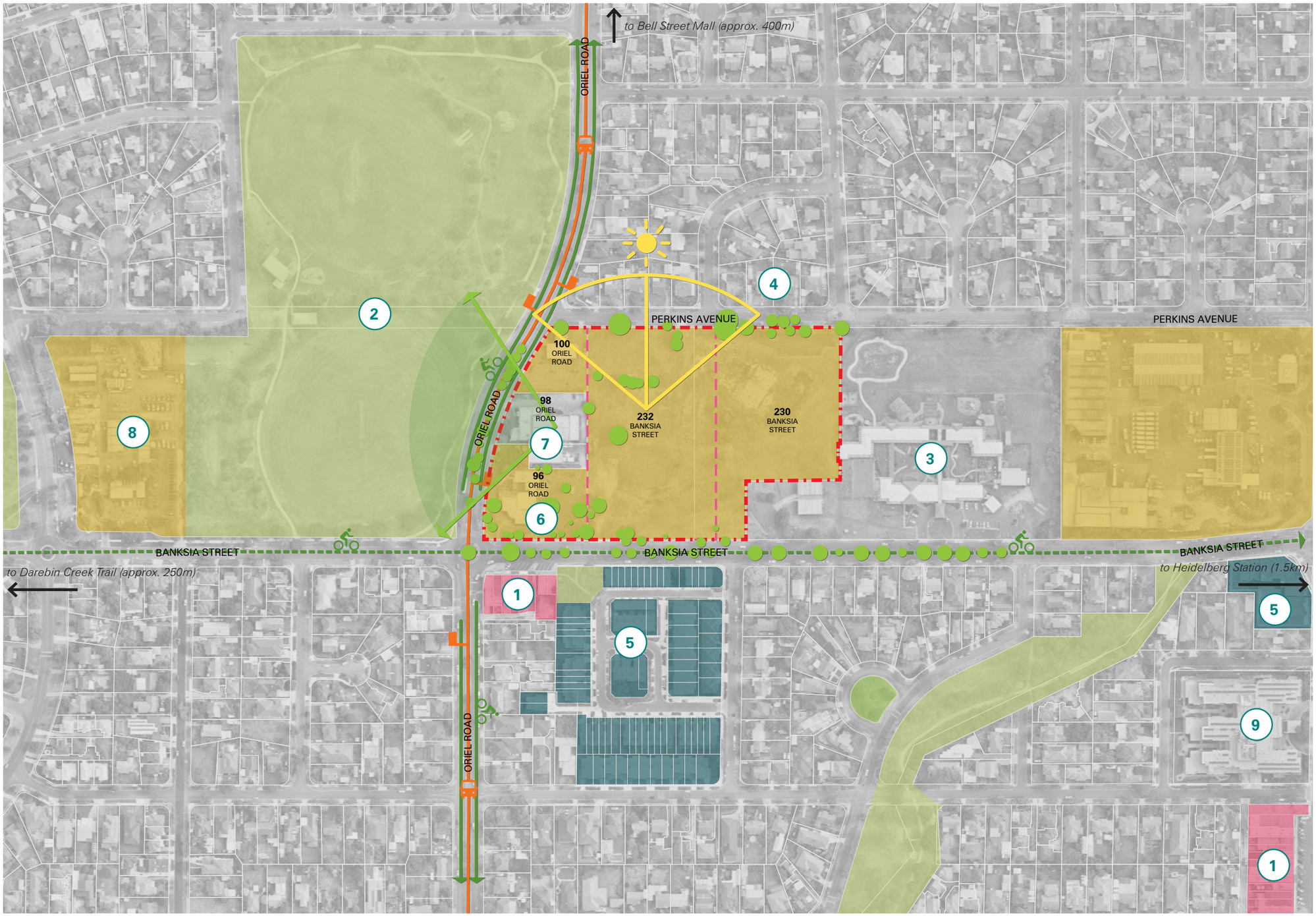


Figure 1.2 **Site Analysis**

0 60 120m

Scale: 1:3000@A3

LEGEND:

- Bus route and stop (route 250)
- On road cycle lane
- Recognised cycle route
- Medium density development
- Local retail activity
- Park and recreation area
- Council-owned land
- Trees on and surrounding the site
- RGZ1 boundary
- Site boundary
- Sun angle (9am - 3pm)
- Park views

1. Local retail activity
2. Ford Park
3. Waratah Special Developmental School
4. Single storey residential character
5. Medium-density townhouse development
6. Bellfield Community Centre and Community Garden
7. Bedford Group
8. Banyule Parks and Gardens Service Centre
9. BlueCross Ivanhoe Aged Care

1.3 Planning Context

As a background to this project it is important to consider the strategic and statutory planning context.

ZONES

Two parcels (98 and 100 Oriel Road) fronting Oriel Road are covered by General Residential Zone 1 (GRZ1), which has the purpose of encouraging residential development that respects the neighbourhood character of the area and encouraging a diversity of housing types. This zone has a mandatory 11m height limit that allows for no more than three storey development.

Two parcels of land, 96 Oriel Road and 230 Banksia Street, are zoned Public Use Zone 6 (PUZ6). The purpose of this zone is to allow for public uses and community services including a community facility and maternal and child health services.

The core of the site, 232 Banksia Street, is zoned Residential Growth Zone 2 (RGZ2), which encourages a diversity of housing types where there is good access to transport and services but at an increased density compared to General Residential Zones. The height limit of buildings within this zone should not exceed 13.5m or four storeys.

Currently the boundary between the RGZ2 land (232 Banksia Street) and the PUZ6 land (230 Banksia Street) does not align to the existing subdivision pattern. This document suggests re-aligning the property boundary with the zoning boundary.

The zoning for the land surrounding the subject site is equally diverse. North of the site the residential areas are zoned GRZ1, reflecting the relatively consistent residential use in this area. To the east, the Developmental School, Council Depot and Heidelberg Repatriation Hospital have a range of PUZ applied as relevant for the use of each site. South of Banksia Street there is an area of RGZ2 and Commercial 1 Zone (C1Z) land at the southeast corner of Oriel Road and Banksia Street.

OVERLAYS

Only a small portion of the site is covered by planning overlays. Two parcels of land fronting Oriel Road (98 and 100 Oriel Road) have a Vegetation Protection Overlay (VPO5) which has the objective of protecting vegetation of special significance and importance. This introduces a requirement for a permit to remove trees taller than 12m or with a trunk diameter larger than 400mm.

A Special Building Overlay (SBO) applies to a very small portion of the northeast corner of the site (230 Banksia Street). Impacts on overland flow of stormwater will need to be considered within the immediate interface to this area.

An encumbrance (approved easement) runs along the eastern edge of 96, 98 and 100 Oriel Road. This appears indicatively to be a drainage easement serving only these sites, which in principle would be able to be decommissioned as part of the development process. Note that at this time we have not inspected the easement and Council should independently verify the content of the easement to ensure that there is no longer term impediment to the development of this site.

HOUSING STRATEGY

"An increase in housing diversity across all suburbs would allow residents to live within their local area throughout their life and would help avoid the formation of pockets of social disadvantage."

The Banyule City Council Housing Strategy sets out a plan for all existing and future communities within Banyule to ensure that sufficient housing will continue to be accommodated in the municipality.

This document sets out a triple bottom line sustainability framework that focuses on ecology, society and economy as fundamental to future development.

The broad goals of the Housing Strategy are:

— Promote sustainability;

— Improve housing affordability;

— High-quality housing for a diversity of residents;

— Enhance neighbourhood character; and

— Encourage housing close to services and transport.

The findings from the Housing Strategy have been reflected in the Municipal Strategic Statement, particularly Cl. 21.04-1 Housing. This policy notes the key housing issues faced by the municipality.

These include balancing the protection of residential amenity with providing for urban consolidation to satisfy housing demand, providing a suite of housing opportunities in order to meet diverse needs including an ageing population and providing affordable housing options for the community.

The policy sets the following objectives:

— New housing should be encouraged in areas near the Principal Public Transport Network and neighbourhood centres, and the use of surplus land suitable for residential purposes is encouraged.

— Greater housing diversity should be encouraged in terms of layout, size, affordability and types of tenure.

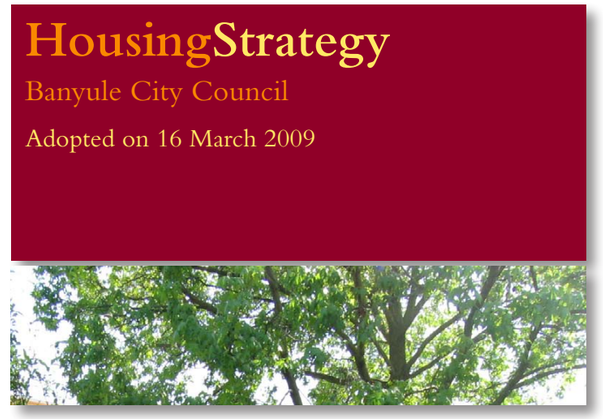
— Support should be given to affordable housing in areas with good access to public transport and services.

POSTCODE 3081 URBAN DESIGN FRAMEWORK

"The UDF seeks to promote innovative forms of housing, particularly in terms of homes that are socially and environmentally sustainable."

The Postcode 3081 Urban Design Framework (UDF, currently issued as a draft) sets out a design vision for the existing residential suburbs located on the western boundary of the municipality of Banyule (including Heidelberg West).

The objective of this document is to promote the renewal of this precinct through coordination of private housing renewal and improvements to the public realm. A chapter is dedicated to housing innovation and affordability, aiming to support innovative forms of housing, such as cohousing.



Housing Strategy - Banyule City Council (March 2009)

Postcode 3081 - Urban Design Framework (August 2017)

1.3 Planning Context

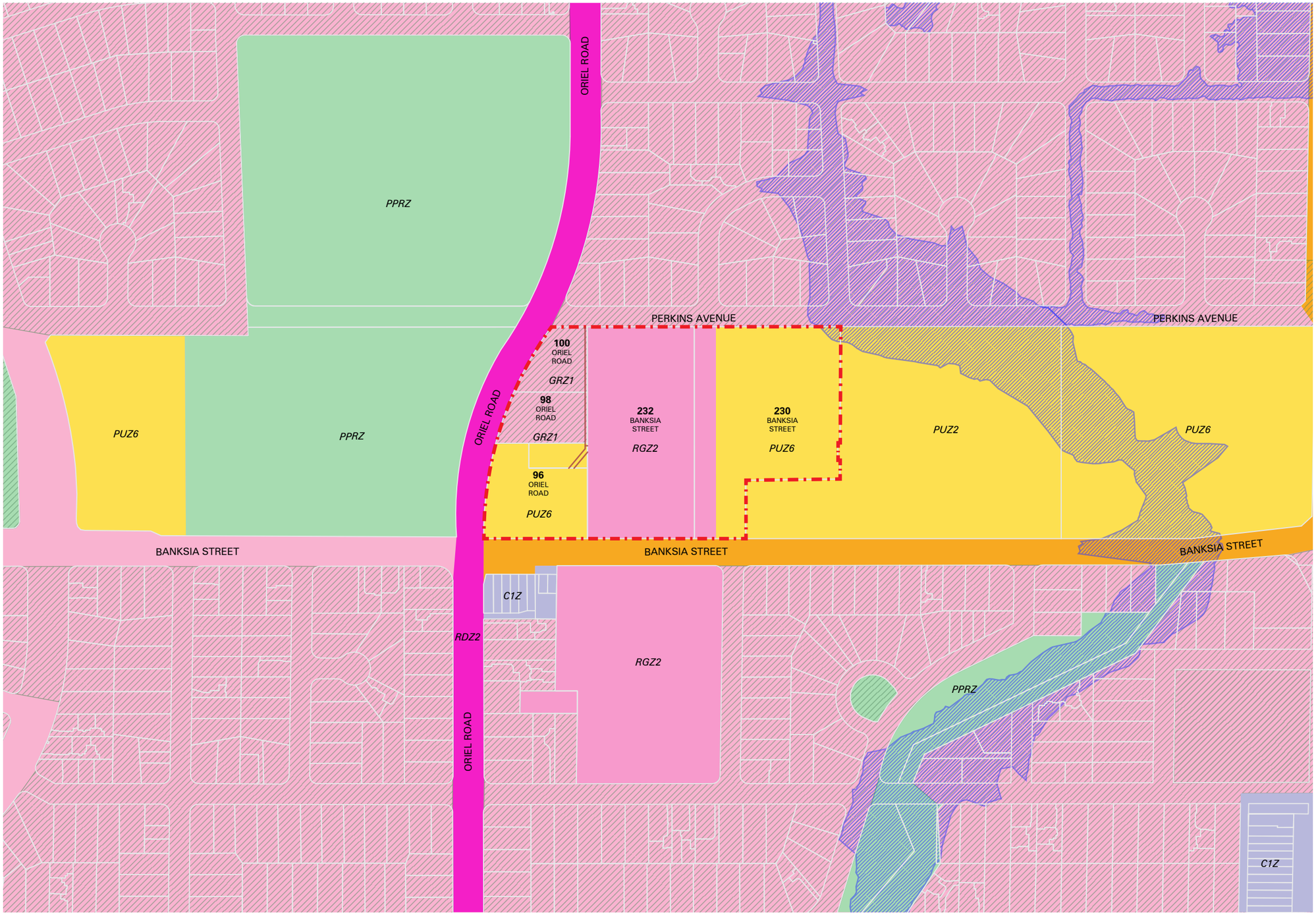


Figure 1.3 **Zones and Overlays**

0 60 120m

Scale: 1:3000@A3

LEGEND:

- General Residential Zone 1 (GRZ1)
- Public Park and Recreation Zone (PPRZ)
- Public Use Zone (PUZ)
- Neighbourhood Residential Zone 3 (NRZ3)
- Public Conservation and Resource Zone (PCRZ)
- Residential Growth Zone 2 (RGZ2)
- Commercial 1 Zone (C1Z)
- Road Zone 2 (RDZ2)
- Road Zone 1 (RDZ1)
- Overland Stormwater Flows Special Building Overlay 1:100 (SBO)
- Vegetation Projection Overlay (VPO)
- Easement (approved)
- Site Boundary

1.4 Housing Context

Housing affordability and the need for more diverse forms of housing is becoming increasingly important in major Australian cities such as Melbourne. A variety of housing models are required to address housing affordability problems, with different models suitable for different residents.

There are several terms to describe housing models that are often used interchangeably. This section of the guidelines aims to clarify some of the existing and emerging models of housing delivery. Housing delivery models can be considered on a spectrum (Figure 1.4), with market housing at one end, and social housing at the other. In the middle of the spectrum there are other development models, such as community-led development known as 'deliberative development'. Some developers are becoming increasingly engaged with these alternative housing models.

MARKET HOUSING

Most new housing in Melbourne is delivered by developers as 'market housing' or 'speculative development', providing housing for investors and owner-occupiers. In this model, the developer takes on the risk of the project, using market research and experience to estimate what kind of housing the market is seeking. Market housing will play an important role in this project, as an established method of delivering housing, and to provide funds for ongoing community programs and services, contributing towards capital programs.

In recent years there has been an increasing awareness of the need to provide a diversity of housing to suit different requirements and price points.

AGED CARE

In regards to Melbourne's ageing community, there is increasing demand for aged care and assisted living. This could be delivered by a market provider or by a housing association.

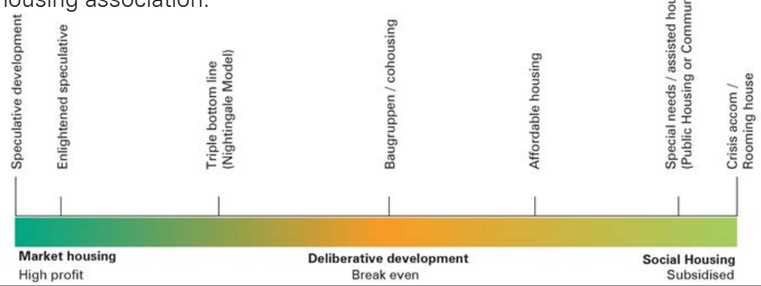


Figure 1.4 Housing spectrum

DELIBERATIVE DEVELOPMENT

Deliberative development is when the residents of the future dwelling are known, and are involved in the development of the dwellings themselves. This is in contrast to 'speculative development' in which the developer anticipates what the future residents and investors would want in their dwellings.

The inclusion of deliberative development in a project can de-risk the project from a financial perspective, as a percentage of the future residents are known. The benefits of such developments can include high-quality and more sustainable development, increased housing affordability and the creation of community within the development themselves.

Under this umbrella term, there are different models of deliberative development that exist, such as the Nightingale Model, Baugruppen and Cohousing.

Nightingale Model

Originating in Melbourne, Nightingale projects follow a 'triple bottom line' philosophy, meaning they have a transparent financial process and must meet social and environmental criteria. Led by architects and a development manager, this model is funded by 'ethical investors' that have their profits capped at 15%.

Future residents are involved in the design of the project through completing a survey of what they want (number of bedrooms, need for car, desire for a shared rooftop garden) which informs the project brief. Nightingale has a licensing committee that approves architects to run projects, with each architect paying a licensing fee and meeting sustainable and good-design criteria.

Baugruppen

Baugruppen is German for 'building groups'. Often guided by a development manager and architect, residents jointly finance their future residence and are involved in the contractual and design process. This can save residents up to 30% on the cost of their home, as they do not need to make a profit from the process and do not have to pay for marketing costs or a display suite.

Future residents generally choose sustainable and community minded options, because they know this will be their occupied home (in contrast to an investment property). In contrast to cohousing, once the development is complete, the group ceases to be a cooperative and takes on a typical body corporate model.

Cohousing

Cohousing is a form of private residences that share common facilities such as a garden, playground, kitchen and laundry. In contrast to Baugruppen, the residents are part of an ongoing cooperative that are part of the design, delivery and ongoing maintenance of the development, with a shared ethos and regular meetings and social events.

These communities often form around an interest in sustainable and community orientated living. In most cases, the future residents collectively fund the development. In some cases, such as with Murundaka Cohousing, the physical building is delivered by a housing association with the members of the cooperative having long term rental agreements.

SOCIAL HOUSING

Increasing awareness of Melbourne's under supply of social housing has led to up to 15% of the dwellings dedicated to social housing in sites undergoing rezoning. Social housing is housing for those on low to moderate incomes, right through to crisis accommodation, and can be provided by the state government or not-for-profit housing providers.

Under this umbrella term, there are different types of housing models, such as affordable housing, special needs housing and crisis accommodation.

Affordable Housing

Affordable housing is for those on low to moderate incomes, often targeting 'key workers' such as nurses, police and firefighters.

Typically, affordable housing is housing that is sold or rented for 80% of market rate. Such housing is often delivered by housing associations. The National Rental Affordability Scheme (NRAS) is a federal subsidy that helps deliver affordable housing.

Special Needs / Public Housing / Community Housing

Public housing (run by state government) or community housing (run by housing associations) provide long-term rental social housing for people on low incomes that are most in need, residents who have recently experienced homelessness, domestic violence or have other special needs. Future residents can apply for these forms of housing via the Victorian Housing Register. Residents typically pay a maximum of 30% of their income on rent.

Crisis and Emergency Accommodation

Crisis accommodation provides short-term accommodation for those at risk of homelessness, family violence or substance abuse. Managed by not-for-profit organisations, individuals can stay between one night and several months, and are matched with support services, with the aim of being assisted to find more permanent accommodation.

HOUSING TYPOLOGY

In recent years, more and more Melburnians have realised the value of living close to work, public transport, shops, cafés and community. Smaller households and an ageing population are also responsible for a growing desire for more diverse types of housing than the typical suburban home.

There is potential for this redevelopment site to focus on increasing the diversity of housing typologies available in the local area.

1.4 Housing Context

HOUSING TYPES UNDER INVESTIGATION

MARKET HOUSING

Types of People

Exemplars

Apartments

Townhouses

Aged Care

DELIBERATIVE DEVELOPMENT

Types of People

Exemplars

Nightingale Model

Baugruppen

Cohousing

SOCIAL HOUSING

Types of People

Exemplars

Affordable housing

Special needs community housing

Crisis accommodation

Left to right, top to bottom

Cirqua, Ivanhoe (BKK Architects)

Nightingale 1, Brunswick (Breathe Architecture)

NRAS affordable housing, (BVN and Donovan Hill)

Heller Street Housing, Brunswick (Six Degrees Architects)

Baugruppen, White Gum Valley, Perth (Landcorp and spaceagency)

McIntyre Drive Social Housing, Altona (MGS Architects)

St Joesph's Mews, Hawthorn

Murundaka Cohousing Community, Heidelberg Heights

VincentCare Crisis Accommodation, Melbourne (MGS Architects)

Buiksloterham Zelfbouw, Amsterdam

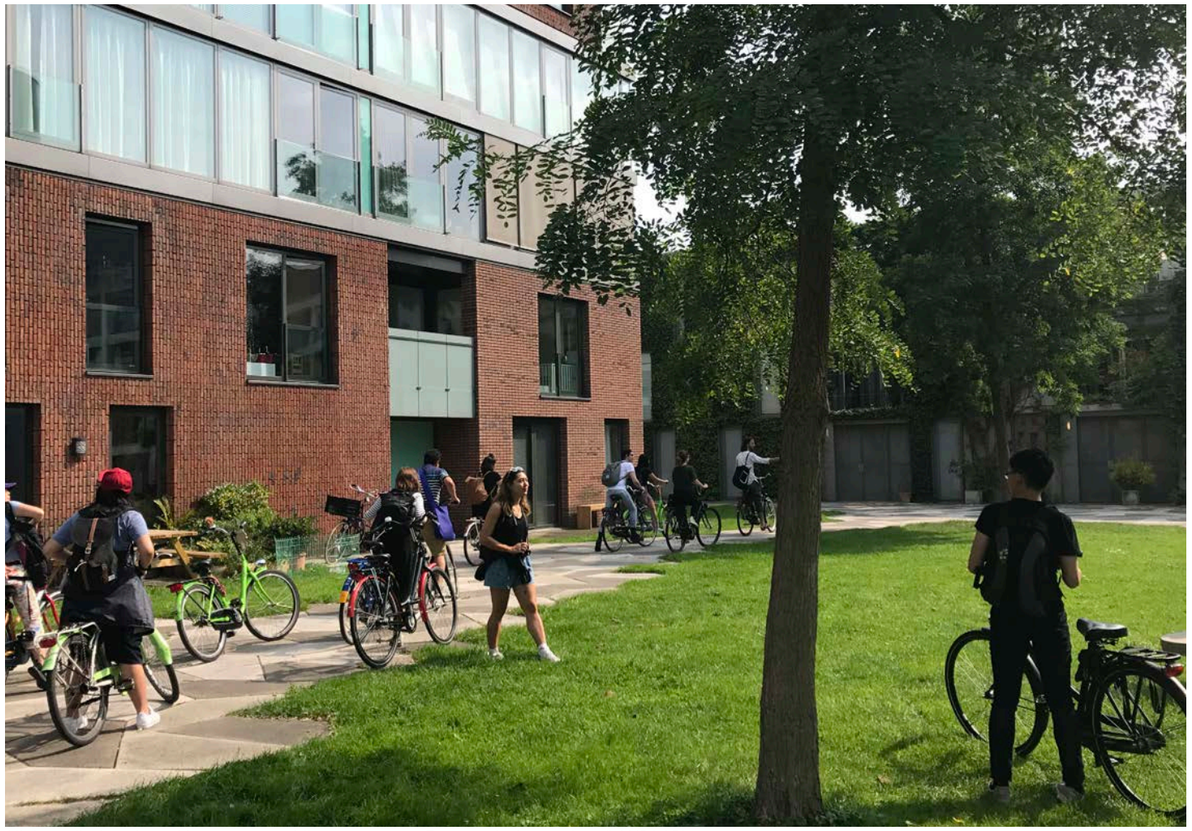
Overall Vision

2.0

2.1 Introduction

The Bellfield neighbourhood will be an exemplary precinct, driven by its vision and supporting directions. It will be a showcase of integrated living, taking full advantage of a leafy landscape setting, vast surrounding open spaces, access to public transport and contemporary community facilities.

The following chapter outlines the overall vision and key directions for the Bellfield neighbourhood. It then provides an overview of the built form quality, landscape characteristics and access principles that will assist in developing a high-quality and leafy pedestrian friendly neighbourhood, stitching into the surrounding context of Bellfield.



High-quality housing with generous public green space. Funenpark, Amsterdam (LANDLAB)

Banbury Village, West Footscray (DKO)

2.2 Directions
Overview

Three key directions will provide a high-quality neighbourhood that enhances the surrounding landscape character and local identity of Bellfield; architectural diversity, landscape, sustainability and access.

2.2 Directions
Architectural Diversity

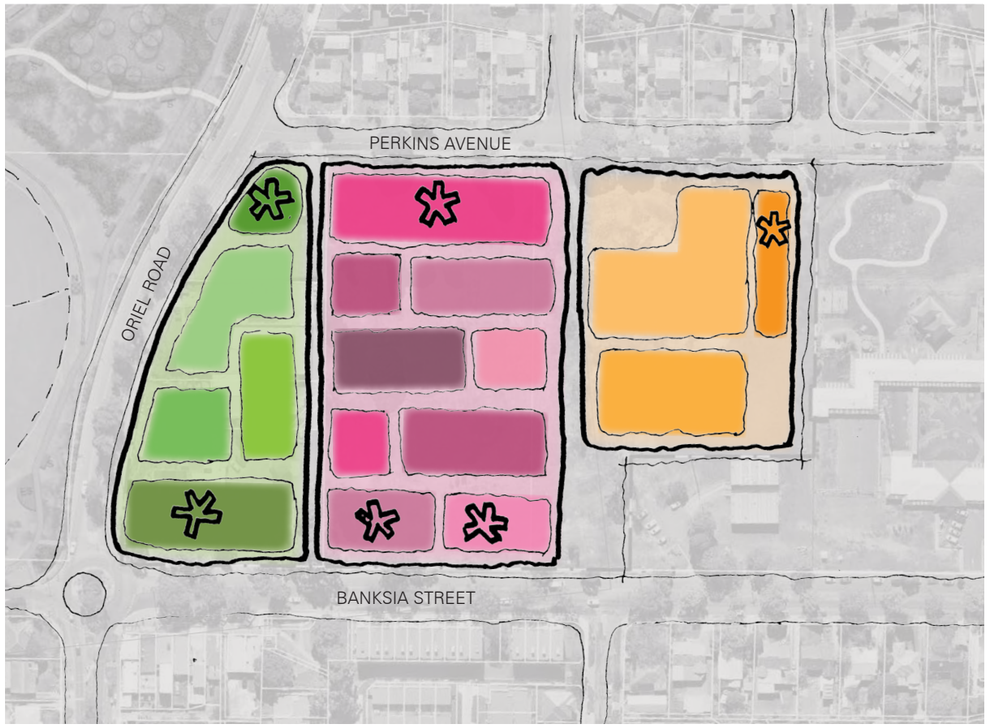
The Bellfield neighbourhood will appear diverse and varied, stitching into its surrounding context. It will welcome a diversity of residents and draw on the landscape character of nearby Ford Park.

ACHIEVING HIGH-QUALITY ARCHITECTURAL DIVERSITY

- Encourage diverse architectural outcomes to ensure that future development creates a varied neighbourhood of architectural interest.
- Encourage future development to read like a varied neighbourhood built over time.
- Encourage a diverse mix of housing types, densities and typologies.
- Achieve high-quality and attractive built form design outcomes.
- Support a mixed demographic, from families to elderly, which will contribute to the existing social mix of Bellfield.
- Encourage landmark buildings to be positioned on corner sites to enhance wayfinding through the site, create a sense of arrival into the precinct and showcase best practice in design and sustainability.
- Encourage material and height diversity to create visual interest and break up visual massing.

PEDESTRIAN FRIENDLY INTERFACES

- Encourage ground floor interfaces to incorporate landscaped spaces in order to enhance safety, activity and amenity
- Encourage pedestrian permeability through the site.



ARCHITECTURAL DIVERSITY


Buildings by different authors


Material diversity


Height diversity

Left to right, top to bottom

Buiksloterham Zelfbouw, Amsterdam

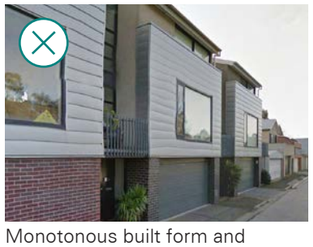
Alphington Townhouses, Alphington (Green Sheep Collective)

Studio 9, Richmond (Hayball)

Banbury Village, West Footscray (DKO)

Townhouses, Brunswick East


Pedestrian friendly ground floor


Monotonous built form and similar materials

A landscape of native canopy trees and a network of flexible open spaces will integrate the Bellfield site into its residential context and provide safe connections to nearby destinations. Streets and open spaces, thoughtfully designed to value natural resources and improve biodiversity, will be great places to walk and to cycle, to relax, to play and to engage with community.

The Bellfield development aims achieve positive physical, environmental and community health outcomes by:

MAKING IT GREEN AND CONNECTED

— Encourage new development to reinforce and enhance the established leafy character of the area by retaining mature trees on site and designing landscaped space around these trees.

— Support existing green spaces by introducing a diverse network of public open spaces and green linear parks that vary in size, character and activity.

— Introduce new street trees along main streets to promote pedestrian friendly, green streets and spaces.

— Encourage space for small tree planting in rear laneways to enhance these spaces.

— Aim to provide 40% minimum tree canopy coverage across all public realm to increase thermal comfort.

— Reduce the footprint of basement parking to maximise areas of deep soil for successful tree establishment and growth.

BUILDING IN RESILIENCE

— Choose low water demand or native plant species in accordance with City of Banyule recommendations to enhance established vegetation and promote biodiversity.

— Embed multiple uses into public realm e.g. recreation and stormwater treatment.

— Consider Water Sensitive Urban Design Principles and swales through the public realm.

— Encourage a minimum of 50% of all paved surfaces to be permeable.

SUSTAINING COMMUNITY

— Integrate welcoming outdoor community facilities and meeting places within open space to ensure accessibility and encourage participation. Suggested outdoor spaces include community gardens, public squares and pocket parks.

— Embed flexibility into communal facilities e.g. public plaza that can be periodically programmed for markets and other community events.

— Ensure a positive interface between public and private spaces – consider a combination of low front fences and no front fences.

ENCOURAGE ENVIRONMENTALLY SUSTAINABLE DESIGN

— Encourage meeting suitable sustainable targets such as BESS, Green Star or NatHers.

LANDSCAPE AND SUSTAINABILITY


Retain existing trees


Community gardens


Community plaza

Left to right, top to bottom

Existing site trees on the site

Existing Community Garden, Bellfield

Bendigo Library, Bendigo (MGS Architects)

Australian Garden, Cranbourne (Taylor Cullity Lethlean Landscape)

The Gen Y Housing Project, White Gum Valley (David Barr Architect)


Native plant species

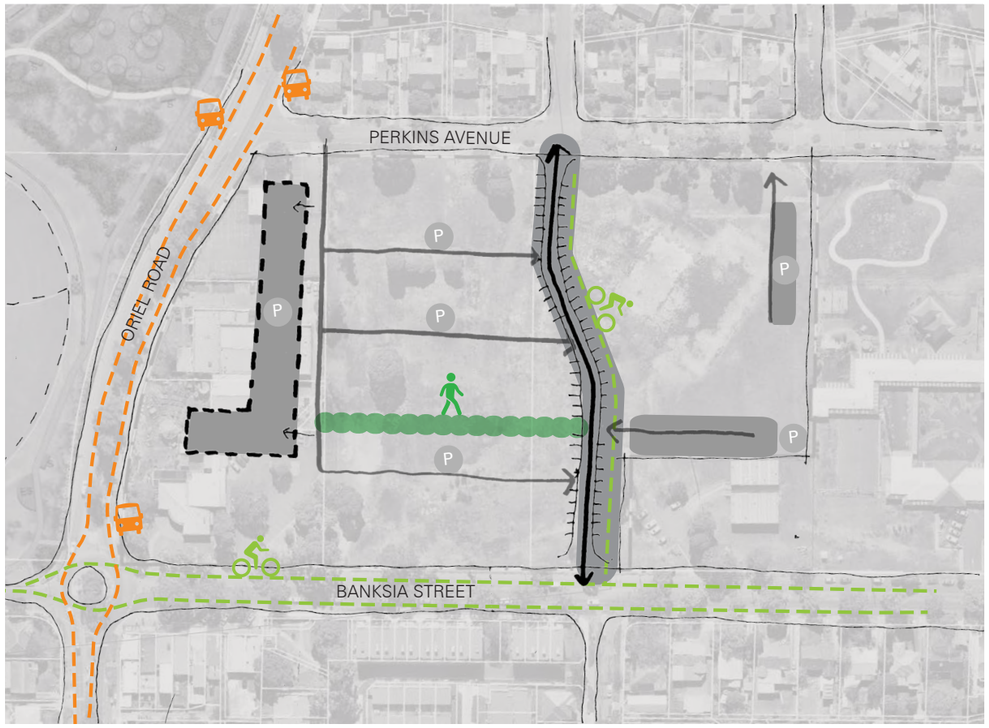

Green Star Communities

2.2 Directions
Access

The neighbourhood's access and parking arrangement will focus on prioritising pedestrians and cyclists, creating a network of streets and laneways, integrating WSUD principles and supporting high-quality public realm outcomes.

ACCESS

- Enhance existing cycle and pedestrian networks around and through the site.
- Introduce a pedestrian network of safe and desirable primary and secondary shared paths through the site that connect to surrounding destinations.
- Introduce a well defined street hierarchy, consisting of primary and secondary north-south streets and rear laneways.
- Introduce rear laneway vehicular access and include pedestrian entrances, glass garage doors and green planting within these areas to encourage activation.
- Encourage consolidated basement car parking for mixed use apartment developments.



ACCESS, PARKING AND ACTIVATION


Front doors to each dwelling


Green link and pedestrian path


Safe rear lane access

Left to right, top to bottom

Barry St Townhouses, Brunswick (Fieldwork)

Accordia, Cambridge (Feilden Clegg Bradley Studios)

Knutsford, Fremantle (spaceagency)

Nearmap Aerial


Conglomeration of crossovers

Studio 9 Townhouses, Richmond (Hayball)

Guidelines

3.0

3.1 Introduction

The following guidelines are illustrated through three precincts, the Neighbourhood Precinct, the Park and Village Precinct, and the Community Hub Precinct. The Community Hub Precinct is explored in the Bellfield Master Plan document.

These guidelines provide a vision and framework for design responses to the site. Rather than a prescriptive framework, they provide guidance on the intent of the precinct and expectations for urban design, landscape and architectural quality.

3.1 Introduction

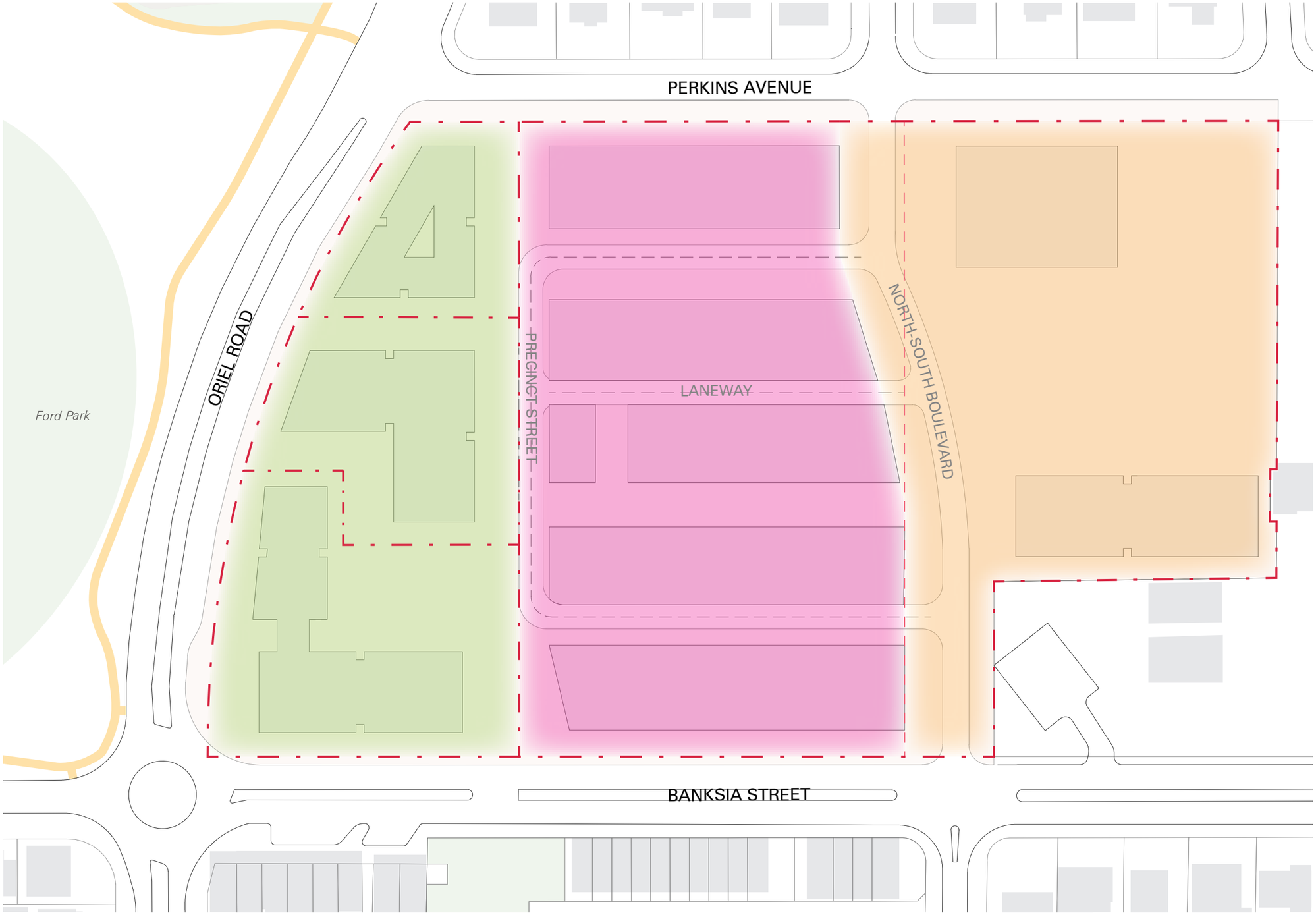


Figure 3.1 Precinct Plan

0 20 40m

Scale: 1:1000@A3

LEGEND:

- Park and Village Precinct (Apartments)
- Neighbourhood Precinct (Townhouses)
- Community Precinct (Community Hub)
- Residential Growth Zone (RGZ) boundary
- Site boundary

3.2 Park and Village Precinct
Overview

The Park and Village Precinct will become a leafy medium-density residential neighbourhood on the corner of Banksia Street, Oriel Road and Perkins Avenue. The precinct's strong landscape character will be enhanced by its proximity to Ford Park.

LANDSCAPE

This precinct's landscape character is envisaged as both urban and green. A new public plaza positioned on the corner of Banksia Street and Oriel Road will complement the existing local shops and create an active gateway into the precinct. A green north-south pedestrian spine will provide a high-quality connection within the precinct and opportunities for street tree planting. Areas of deep soil in shared private open space will support this lush environment.

ACCESS

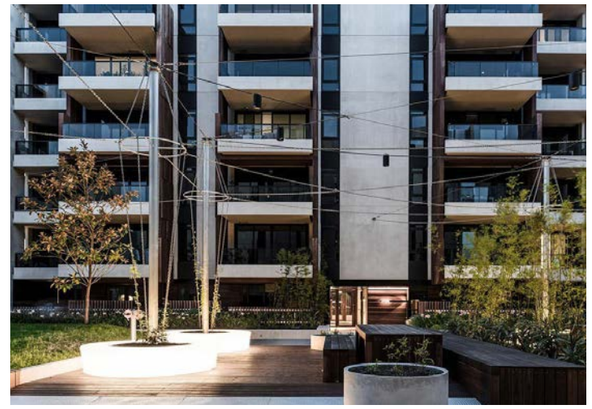
This precinct will be pedestrian friendly, with front entrances facing Banksia Street and Oriel Road, supported by secondary entrances to the east. Consolidated car parking in half or full basements beneath buildings is preferred, with access limited to rear lanes to reduce the presence of cars within the precinct.

BUILT FORM

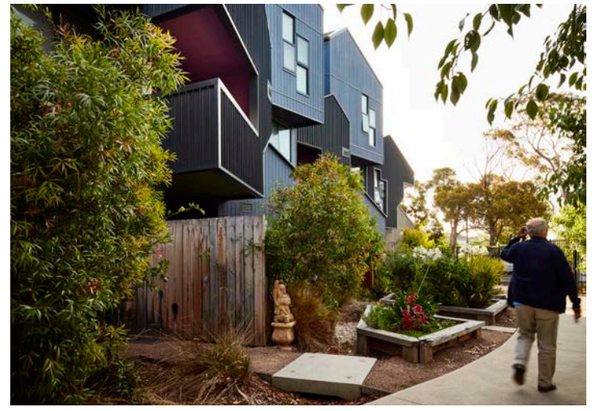
Rather than setting overly prescriptive setback requirements, a suggested plot ratio will assist in determining the preferred area allowed for each apartment building. This suggested ratio will be used to create a level of certainty for the precinct in terms of development scale, while allowing flexibility for each apartment to respond to its particular context.

Rather than long continuous apartment buildings, each building is encouraged to share a core, while having the appearance of smaller buildings. Buildings are encouraged to have their own materiality and height.

The Better Apartments Design Standards (BADS) apply to all new apartments in Victoria, and dictate elements such as building setbacks, spatial arrangement, natural ventilation, solar access and communal spaces. Additional to the suggested guidelines listed on the following pages, all apartments must met the BADS requirements.



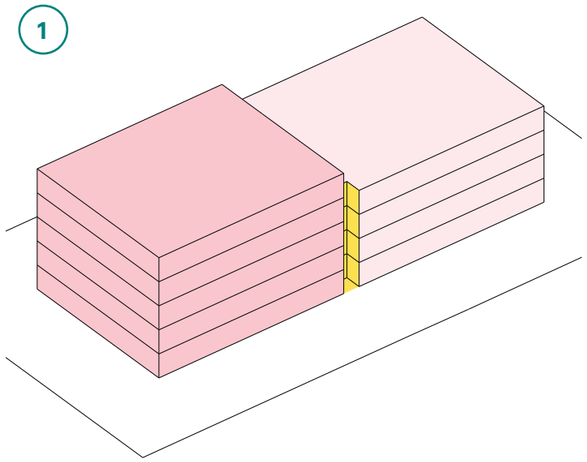
High-quality urban plaza adjacent to apartments. Studio 9 Apartments, Richmond (Hayball)

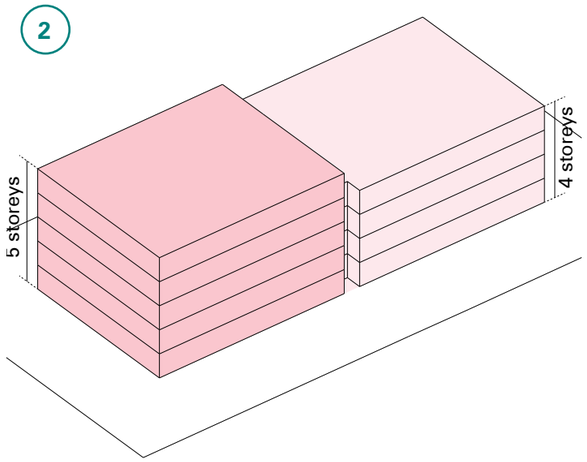


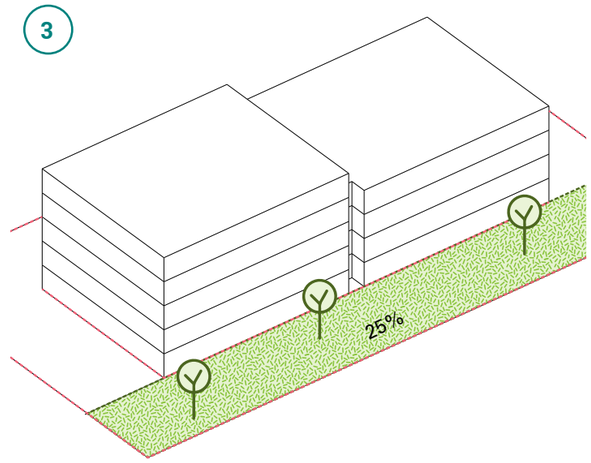
High-quality pedestrian access. McIntyre Drive Social Housing, Altona (MGS Architects)

This page is intentionally blank

3.2 Park and Village Precinct
Massing and Setbacks







VISUAL DIVERSITY

— Encourage apartment buildings to appear as several small buildings, rather than one large building, to reduce their visual mass.

— Pedestrian access should be provided between buildings to enable light and tree planting.

HEIGHT

— Future development along Oriel Road is encouraged to reach a maximum of five storeys only.

— Future development on the corner of Banksia Street and Oriel Road is encouraged to reach a maximum of four storeys only.

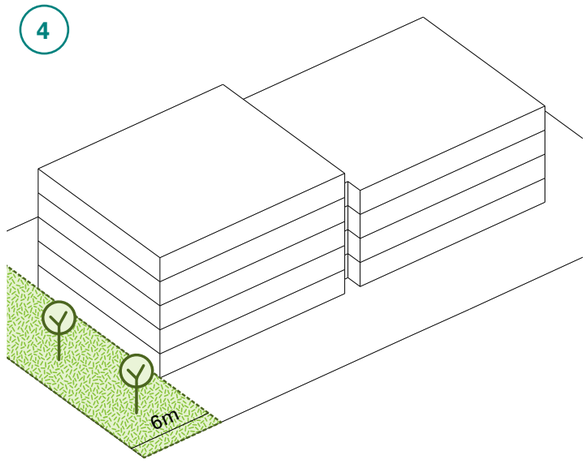
— Future development on the corner of Perkins Avenue and Oriel Road is encouraged to reach a total height which is the higher of either the equivalent to the heights presently proposed within the 3081 Urban Design Framework for Perkins Avenue, or four storeys.

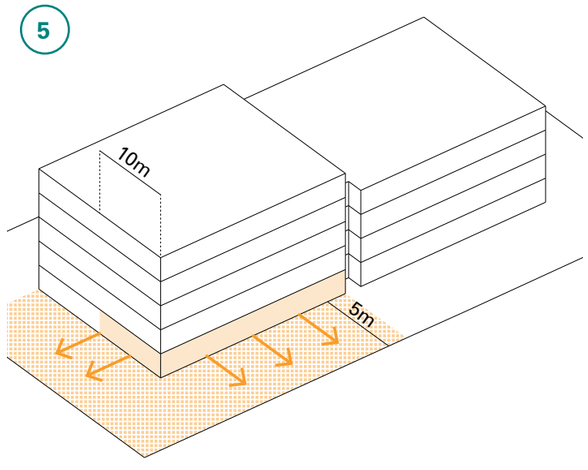
PLOT RATIO AND DEEP SOIL AREAS

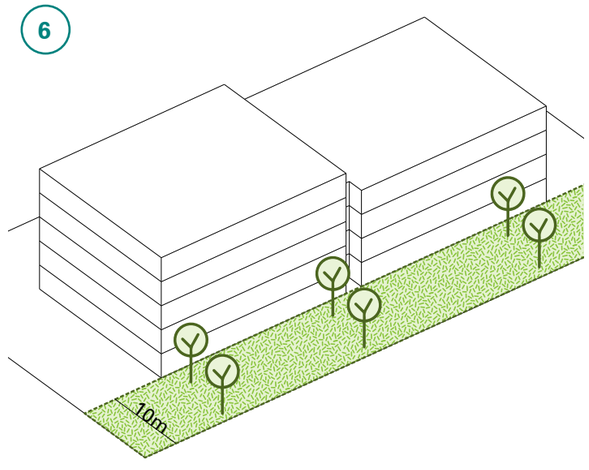
— Each building lot is encouraged to have a maximum plot ratio of 2:1. For example, if a lot has an area of 2000m2, a building on this lot should have a maximum GFA of 4000m2.

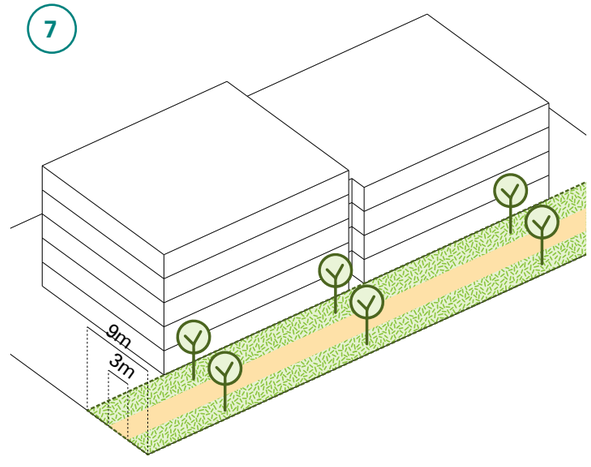
— At least 25% of the plot should be deep soil to allow for the planting of trees. This is consistent with the State Governments minimum garden area requirement (implemented in March 2018).

3.2 Park and Village Precinct
Interfaces



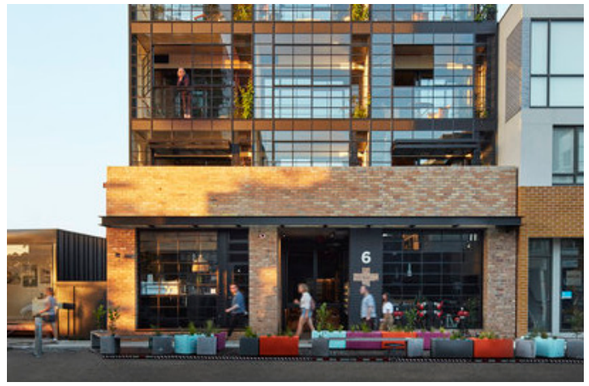






FORD PARK INTERFACE

- Built form should be set back at least 6m from the Oriel Road property boundary.
- Trees are encouraged to be planted in this interface.



BANKSIA STREET INTERFACE

- This interface is envisaged to have an urban character, with corner commercial tenancies and a paved plaza to enhance the Banksia Street shopping strip.
- Fine grain tenancies are preferred and should match the rhythm of the existing Banksia Street shops.
- It is recommended that buildings be set back at least 5m from the Banksia Street property boundary to allow space for tree planting.
- Tenancies are encouraged to face both Banksia Street and Oriel Road with a minimum frontage of 10m on each side. A recommended area of least 250m2 in total should be located on the ground floor of the apartment on the corner.

PERKINS AVENUE INTERFACE

- A minimum setback of 10m from the Perkins Avenue property boundary to any future built form is encouraged.
- A linear park could be positioned in this setback zone.

PRECINCT STREET INTERFACE

- A minimum setback of 9m from the eastern site boundary to any future built form is encouraged.
- A 3m wide pedestrian path, swale and green open space could be positioned in this setback zone.

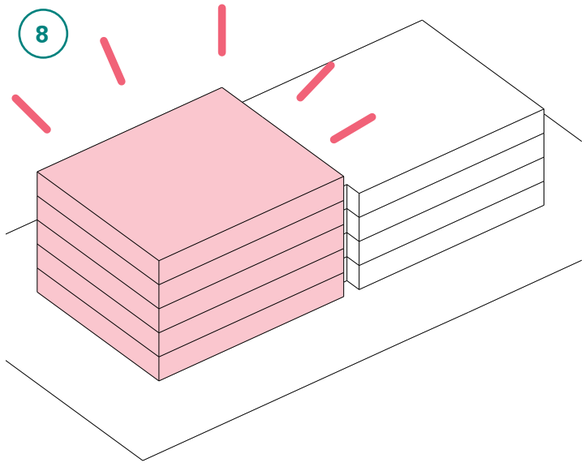
Left to right

Funenpark, Amsterdam (LANDLAB)

Nightingale 1, Brunswick (Breathe Architecture)

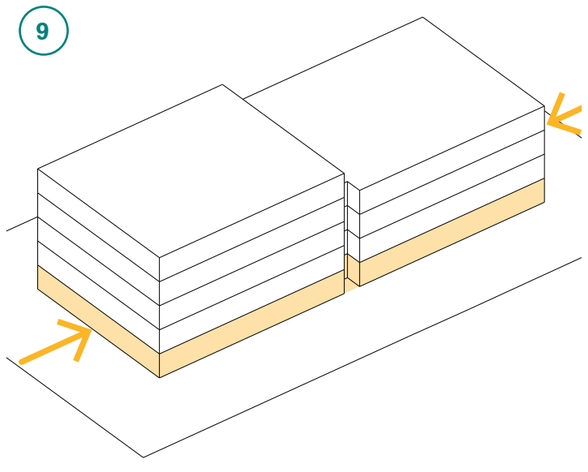
Heller Street Residences, Brunswick (Six Degrees)

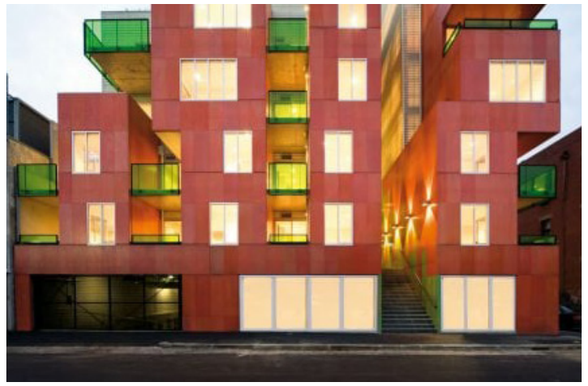
87 Chapel Street, St Kilda (MGS Architects)



KEY VISTAS

— Apartment building facades positioned at key vistas should be compositionally considered.

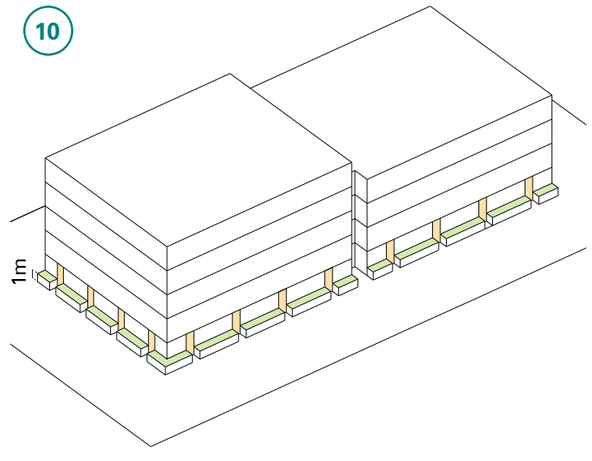




PEDESTRIAN ENTRANCES

— Each building is encouraged to have at least one ground floor entrance on each side of the building.

— Each building should allow secured access through the building for residents. This will improve pedestrian permeability though the site for residents.



GROUND FLOOR DETAIL

— Ground floor apartments are encouraged to have direct private pedestrian access from public areas where possible.

— Any ground floor private open space is encouraged to be raised up to 1m above pavement level to improve privacy, prospect and outlook for the residents.

— Elevated ground floor private open space may be located above a half basement car park. Half basement car parks are encouraged to be no more than 1m above pavement level and allow for natural ventilation of the car park.

Left to right

MOVE Apartments, Fremantle (CODA Studio)

Albito Apartments, Fitzroy (Jackson Clements Burrows Architects)

Peppercorn Apartments, Melbourne (Bower Architecture)

MATERIAL DIVERSITY

— Each facade section (recommended a maximum of 25m wide) is recommended to use different materiality and colour to the adjacent section.

— Where facades wrap a corner, the use of a single material and colour is encouraged (each face may be up to 25m wide).

MATERIAL COMPOSITION

— Encourage the use of minimal materials on building facades, rather than a collage of several materials.

MATERIAL SELECTION

— Recommend use of bricks, concrete blocks timber, weatherboard, or standing seam metal products on building facades to provide depth and rhythm.

— The use of flat, commercial or low-quality materials, such as aluminium composite claddings, rendered board or fibre cement sheet, on building facades are discouraged.

— Roofs should be clad in light coloured materials or utilise greening to reduce heat island effects.

Left to right

Abbortsford Street Apartments, West Melbourne (DKO)

Oxford and Peel, Collingwood (Jackson Clements Burrows Architects)

Rue Auvry Housing, Paris (Tectone Architectes)

3.3 Neighbourhood Precinct
Overview

The Neighbourhood Precinct will become a community of townhouses that celebrates visual diversity in built form and landscape character. This precinct will host a series of pedestrian friendly green space that offer opportunities for the community to live, play and relax.

LANDSCAPE

The landscape character of this precinct is envisaged as a series of linked green public spaces supported by private gardens. Pedestrian green links will allow public access through the site.

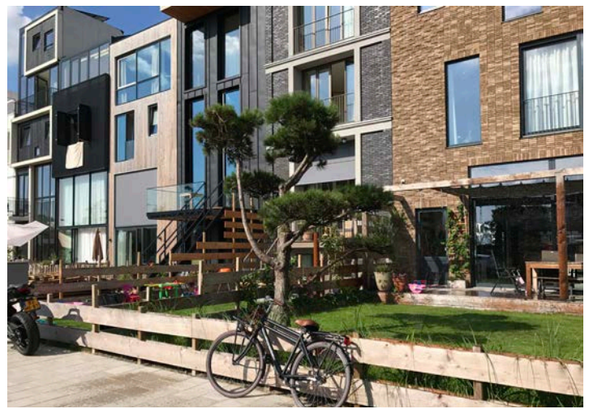
ACCESS

High-quality green streets will allow public access through the site, while rear laneways will provide residents with more private access to their dwellings. Leafy pedestrian paths will create safe movement within the precinct and stitch together local destinations, such as Ford Park and the future Community Hub.

BUILT FORM

Rather than a field of townhouses delivered at one time, this precinct will showcase a variety of architectural typologies and materials, creating a vibrant, diverse neighbourhood that stitches into the surrounding neighbourhood.

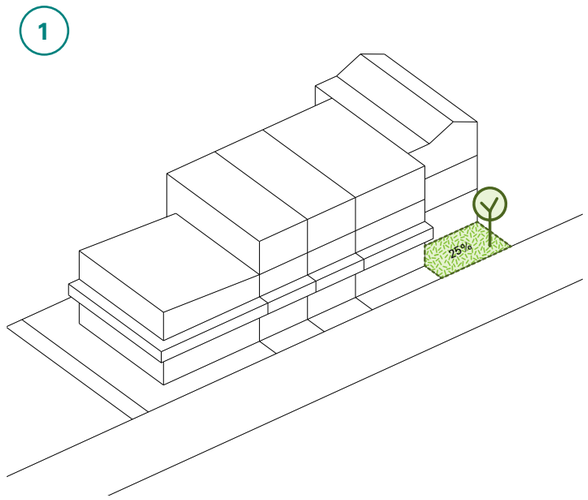
Green public outdoor spaces complement the high-quality townhouse development. Accordia, Cambridge (Feilden Clegg Bradley Studios)

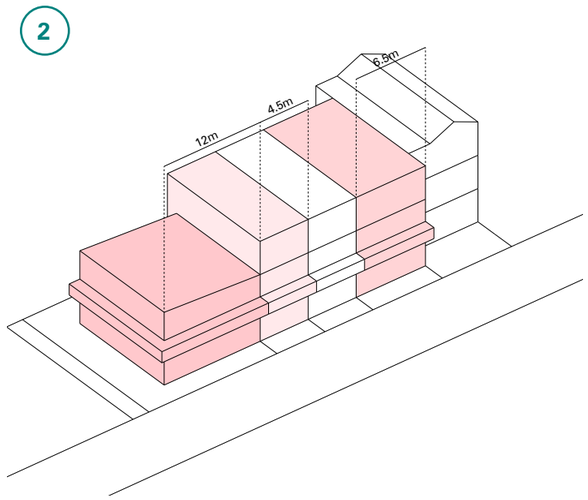


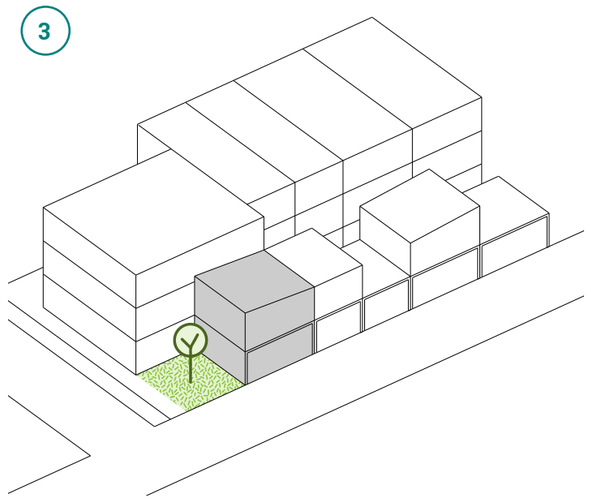
Architectural diversity creates a vibrant neighbourhood. Buiksloterham Zelfbouw, Amsterdam

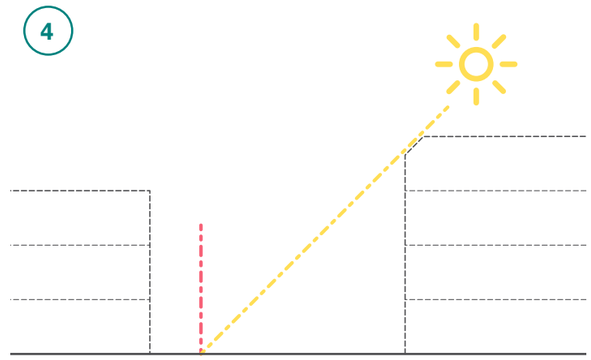
This page is intentionally blank

3.3 Neighbourhood Precinct
Massing and Setbacks









PERMEABLE OPEN SPACE

— Each private lot is encouraged to have at least 25% of its surface area as permeable open space.

— Permeable open space could include areas of deep soil for successful tree establishment and growth.

— The ‘primary pedestrian interface’ setback may count towards the permeable open space quota.

PLOT WIDTH

— Each townhouse plot width can vary from 4.5m to 12m.

— Encourage no more than five townhouses in a row to have the same plot width.

— Encourage the width of neighbouring plots to differ by at least 0.5m.

GARAGE MASSING

— Garages are encouraged to be two storeys in height, with the second storey being a habitable room.

— Adaptable garages are preferred, with high ceilings and glass garage doors.

— On wider lots (about 6.5m), garages are encouraged to adjoin one another to maximise landscaping opportunities on either side.

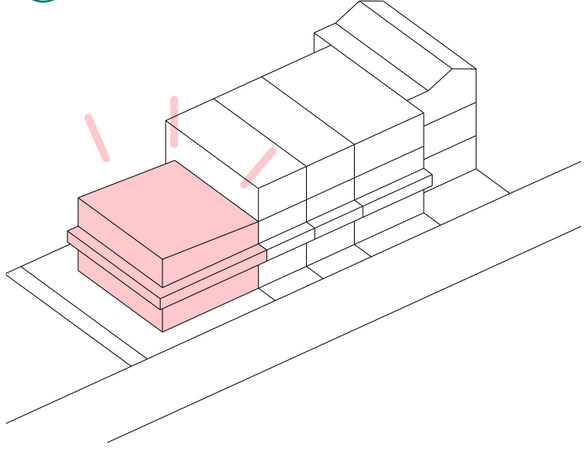
BUILDING HEIGHT AND SOLAR ACCESS

— Recommend buildings do not exceed a 45 ° solar access plane from the property boundary of the neighbour to the south.

— Height diversity is preferred, with taller townhouses suggested on smaller lots.

— A maximum of four storeys, a mixture of one, two and three storey structures are encouraged.

5

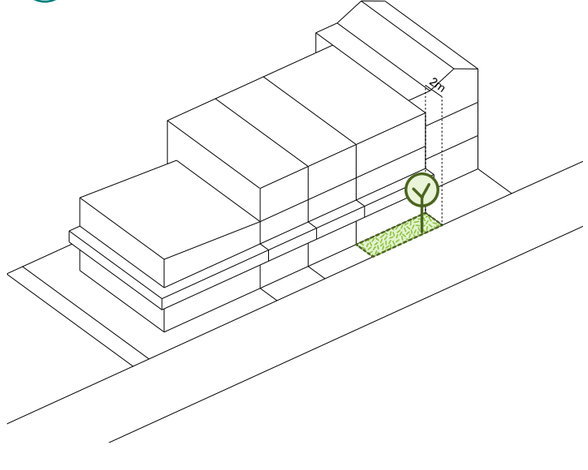


CORNER SITES

— Corner sites should provide an active and engaging interface with streets, public parks and pedestrian paths, acting as markers within the neighbourhood precinct.

— Built form on corner sites are encouraged to include entries, balconies and habitable rooms facing these interfaces.

6



PRIMARY PEDESTRIAN INTERFACE

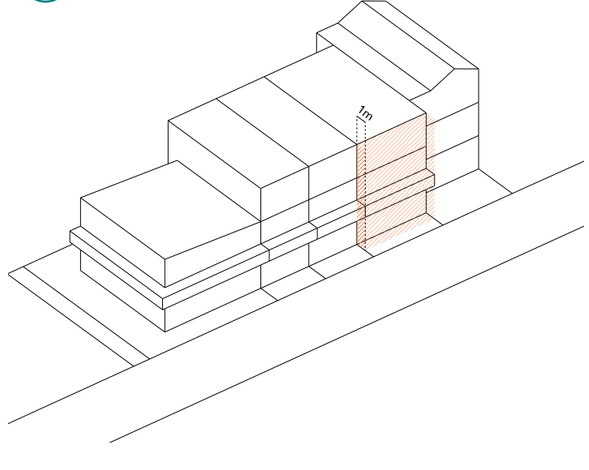
— This interface should provide an active and engaging interface with parks and pedestrian paths.

— This interface should have at least a 2m wide permeable open space and a tree should be integrated into this interface where possible.

— No or low front fences are recommend. If required, the use planter beds or hedges to mark public / private interface are suggested.

— An informal approach to landscape is encouraged.

7

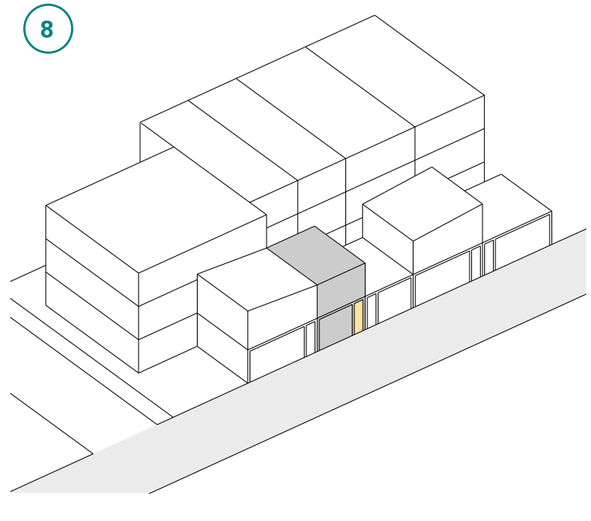


TRANSITION INTERFACE

— This interface between the built form and the front yard helps create privacy, amenity and differentiation in the front facade.

— If possible, this 1m zone should not include any enclosed built space but may include balconies, pergolas, sunshades, and framing structures for plants.

8



REAR LANE INTERFACE

— This interface onto the rear lane provides vehicular access to the precinct but remains pedestrian friendly.

— Garages are encouraged to be located in this interface, including single and double garages and car ports.

— Garage doors are encouraged to have a pedestrian entry adjacent and include space for planting.

— Glass garage doors are preferred. This will help promote transparency between public and private and passive surveillance throughout the laneway.

Left to right

The Split Level House, Philadelphia (Qb Design)

Heller Street, Brunswick (Six Degrees)

Buiksloterham Zelfbouw, Amsterdam

Accordia, Cambridge (Feilden Clegg Bradley)

3.3 Neighbourhood Precinct
Materiality

MATERIAL DIVERSITY

— Recommend a maximum of five townhouses in a row to have the same materiality and facade design.

— Encourage townhouses on opposite sides of a path or road to have different materiality and facade design.

MATERIAL COMPOSITION

— Encourage the use of minimal materials on building facades, rather than a collage of several materials.

MATERIAL SELECTION

— Recommend use of bricks, concrete blocks timber,weatherboard, or standing seam metal products on building facades to provide depth and rhythm.

— The use of flat, commercial or low-quality materials, such as aluminium composite claddings, rendered board or fibre cement sheet, on building facades are discouraged.

— Roofs should be clad in light coloured materials of utilise greening to reduce heat island effects.

Left to right

Buiksloterham Zelfbouw, Amsterdam

Afsharian's House, Kermanshah (ReNa Design)

Parkville Townhouses, Parkville (Feldwork)

Figure 3.2 **Indicative view to the Community Hub and Neighbourhood Precinct**