

Bellfield Urban Design Guidelines Consultation Report

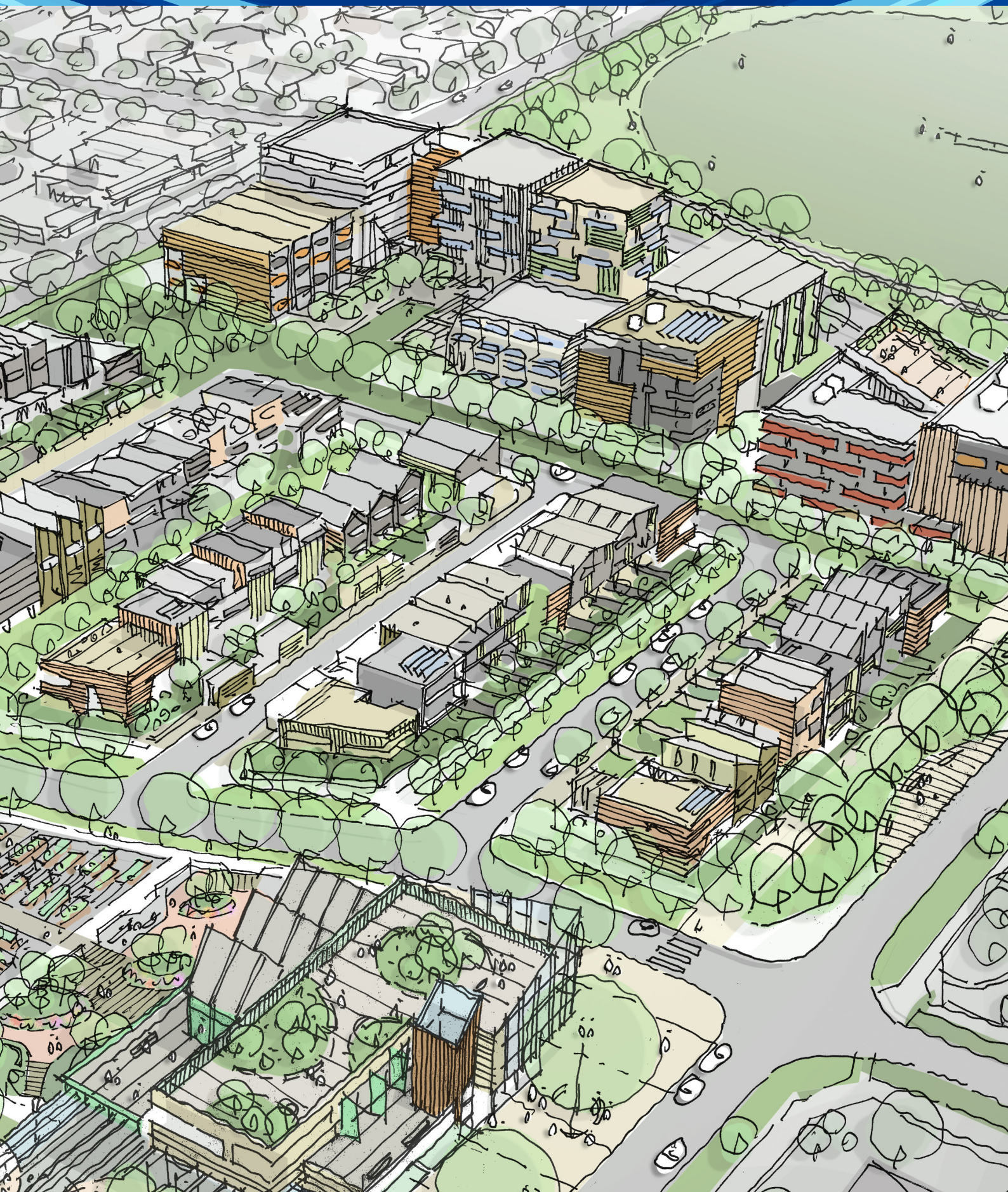
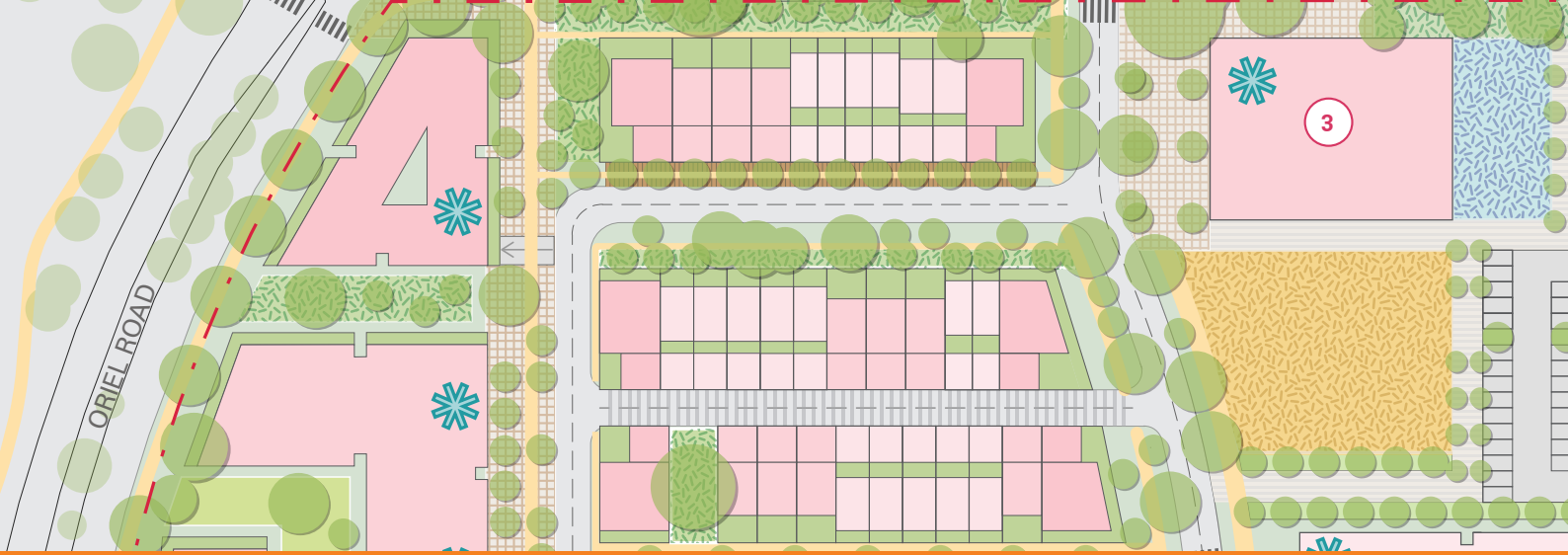


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I.0 Introduction

Banyule City Council is developing urban design guidelines to direct future development outcomes located at the former Banksia La Trobe Secondary College site in Bellfield. The former school site is presently vacant and bordered by Banksia Street to the south, the Waratah Development School (owned by the Department of Education) to the east, Perkins Avenue to the north and three Council-owned properties to the west; 96 Oriel Road (Bellfield Community Centre and Community Garden), 98 Oriel Road (presently leased to the Bedford Group) and 100 Oriel Road (former Royal District Nursing Service site with possible short term lease).

Throughout 2018, Council produced the Draft Bellfield Urban Design Guidelines. The Draft Bellfield Urban Design Guidelines is a document that describes Council's ambitions for the development of this site across three broad areas:

1. Architectural diversity and built form;
2. Landscape, sustainability and environmental elements, and;
3. Prioritised access and movement around the site for pedestrians.

Through diagrams, illustrations, exemplars and other information, the Draft Bellfield Urban Design Guidelines describes the high-quality development Council aspires for this site.

Accompanying the Draft Urban Design Guidelines is another document produced by Council; the Draft Bellfield Master Plan. The Draft Bellfield Master Plan is one illustration of how the objectives of the Draft Bellfield Urban Design Guidelines could be realised on site. The master plan document is not a proposal of development, but rather a tool that can help the community, developers and investors understand Council's intentions for these important land parcels.

In August 2018, Council commenced a comprehensive consultation and engagement program with the local community to seek feedback, suggestions and ideas regarding the Draft Bellfield Urban Design Guidelines and associated Draft Bellfield Master Plan. The consultation and engagement program spanned ten weeks, utilised many different methods, tools and forums, and reached a wide variety of people and stakeholders.

I.I Purpose

This report summarises the project background, the consultation and engagement approach undertaken by Council, the feedback analysis approach and an overview of the feedback received throughout the ten week consultation and engagement period.

The report is presented as a factual representation of the different opinions and themes heard throughout the consultation and engagement period.

The purpose of this consultation report is to inform a future Council Report which will address the themes and concerns raised herein. This Council Report will then address these themes and make recommendations to help form Council's decisions regarding the Draft Bellfield Urban Design Guidelines and the ultimate future for the former Banksia La Trobe Secondary College site.

2.0 Project overview

In 2012 Banyule City Council purchased three decommissioned school sites from the Victorian State Government; the Bellfield Primary School site in Ivanhoe, the Haig Street Primary School site in Heidelberg Heights and part of the Banksia La Trobe Secondary College in Bellfield. At the time of purchase, Council made it publicly clear that the acquisition of these land parcels was for the purposes of guiding residential development at these key areas. This was a financially strategic decision by Council as it also identified that development at each of these locations was to generate additional revenue to assist Council in delivering its future capital works programs, delivery of community facilities and ongoing enhancement of assets.

Since 2012, both the Bellfield Primary School and the Haig Street Primary School sites have undergone residential development. The process of development for these sites saw Council develop urban design guidelines that specified the aspirations for each site, undertake an expression of interest process with the development industry, conduct a subsequent commercial tendering process, and then decided upon a proposed development plan and sale figure provided by the preferred tenderer. A number of criteria were used to determine the preferred tenderer for these projects; such as the appropriateness of development rather than generating revenue being the only driving factor.

The former Banksia La Trobe Secondary College is the third and final remaining site of the three purchased school sites. The site is 26,422m² in size and presently zoned in two different parcels; a Residential Growth Zone parcel of 15,000m² to the west and a Commercial Use Zone parcel of 11,422m² to the east. The site is presently vacant. Initially a basketball stadium was retained on the site following the land sale, but following an audit of the existing building and a feasibility study to reconstruct this facility, it was decided in 2016 that Council instead invest in the larger La Trobe University Sports Precinct which is currently under construction.

In order to commence discussion with the community about its vision for the former Banksia La Trobe Secondary College site, Council produced Draft Bellfield Urban Design Guidelines (the Draft Guidelines) which describe in detail the ways in which the site can be developed. In developing the Draft Guidelines, it was decided that the three adjoining Council-owned Oriel Road properties would also be considered as part of the overall thinking for this site. Each of these three sites (96, 98 and 100 Oriel Road) are in various stages of condition and have been identified as requiring significant and considerable investment to bring up to levels required and expected by a growing Banyule community for ongoing operation, use and expansion.

2.1 Project principles

At the Ordinary Meeting conducted on Monday 19 March 2018, Council endorsed eight key project principles that are to guide the future development at this site. These key principles are the driving objectives for the Draft Guidelines regarding any development that is to occur across the study area.

The project objectives for this development (in no order of preference are to:

- 1. Ensure the new development is designed and constructed so as to integrate with the local environment and existing neighbourhood.**
- 2. Deliver a development of high quality built form and open spaces that are pedestrian friendly, boast environmentally sustainable design principles, meet the project design guidelines and ensure leadership through liveability principles.**
- 3. Deliver a social housing component on the Public Use Zone land located at 230 Banksia Street.**
- 4. Deliver a new, multi-purpose, future-proof Bellfield Community Hub that can house many community groups and uses.**
- 5. Ensure a rigorous commercial structure and governance arrangement through the tender and commercial transaction process.**
- 6. Enable the selection of development partners that enables innovative ways of delivering different types of housing.**
- 7. Ensure the development is delivered in a timely manner so that the site does not sit vacant or under construction for long periods of time.**
- 8. Ensure the development strategy delivers a strong financial return to Council to help fund existing services and future capital projects.**

These project principles have driven the recommendations made in the Draft Guidelines. To accompany the Draft Guidelines, Council also produced a partnering document, the Draft Bellfield Master Plan (the Draft Master Plan). The Draft Master Plan is one illustration only of how the Draft Guidelines could be realised on site. Key features of the Draft Master Plan include a new community hub, large green corridors throughout the site (including large setbacks), integration with both the new community facility and Ford Park, water sensitive urban design interventions, a pedestrian-friendly environment, and a supply of townhouse (rear-loaded) and apartment (consolidated parking) dwelling stock, together with a complementary retail offering on the corner of Banksia Street and Oriel Road to strengthen the existing strip shopping centre at this location.

Whilst some of the key locations and sizes of the proposed components of the Draft Master Plan are likely to remain (such as the community hub, residential areas, community gardens, social housing), the recommendations of the Draft Master Plan may not ultimately be the final outcome as delivered on site. As with the Bellfield Primary School site and the Haig Street Primary School site, the commercial process that dictates the ultimate transfer of land will incorporate a development plan which may override the configuration of the Draft Master Plan. As such, the Draft Master Plan is a suggestion of how the Draft Guidelines could manifest and to enable the consultation and engagement program with the community.

Developers will be invited to submit their own plans for the site that also align and abide by the approved, final Guidelines. These plans may have different features such as alternate internal road networks and different locations for public space. This final plan, which will form the development plan, must meet the approved Guidelines and will be subject to a formal decision of Council in future.

3.0 Consultation and Engagement Approach

3.1 Consultation and engagement approach

As a key project principle for Council is to “*Deliver a new, multi-purpose, future-proof Bellfield Community Hub that can house many community groups and uses*”, the consultation for the Draft Guidelines and Draft Master Plan was further reaching than the previous school site developments. The consultation for this project was therefore divided into two distinct streams:

Community consultation – which involved interested members of the Banyule community including local residents, associations and interest groups

Stakeholder engagement – which focused upon potential tenants and community groups within 3081 who may benefit from a new Community Hub to be constructed on site.

Both the community consultation and stakeholder engagement programs were conducted concurrently. The programs were initially scheduled to run for six weeks, from Monday 27 August 2018 until Friday 5 October 2018. During this time, a request was received from the community to extend the consultation program further. Council extended the consultation date until Friday 2 November 2018, ensuring an overall ten week consultation program.

The key activities of the consultation program are outlined in the following sections.

3.2 Community Consultation

3.2a Community letter mail-out and Frequently Asked Questions

A letter was sent to 5,535 residents of the local surrounding area informing them of the project parameters, objectives and consultation period. The letter also provided a web link to the Shaping Banyule online consultation platform and an invitation to the two community information sessions.

In addition to this information, a Frequently Asked Questions document accompanied the community letter. The FAQ addressed questions including what the project is and its background, the main objectives of the project, the timeframes of the project and the different ways the community could get involved.

3.2b Community information sessions

Two community information sessions were conducted during the consultation phase:

Community information session 1

Thursday 6 September, 6.30pm – 8.30pm

The McCubbin Room

Heidelberg Town Hall

275 Upper Heidelberg Road, Ivanhoe

Community information session 2

Saturday 15 September, 2.00pm – 4.00pm

The McCubbin Room

Heidelberg Town Hall

275 Upper Heidelberg Road, Ivanhoe

The Heidelberg Town Hall was selected as a central public venue that could accommodate a large number of people. A weekday and weekend timeslot were chosen to enable as many people to attend as possible. The specific dates were selected to be in the second and third weeks of the consultation period to afford the community enough time to consolidate and provide their feedback on the draft documents. The sessions were a drop-in format where the community could come and ask Council-lors and staff questions of the project and view the draft documentation and further material.

3.2c Shaping Banyule website

Council's online consultation platform was utilised for this project. A dedicated webpage was created that outlined the history of the site, background of the project, the guiding principles, project timelines, portal to download and view the Draft Guidelines and Draft Master Plan and also provide updated information as it became available.

The Shaping Banyule webpage had two interactive functions embedded within. One tool was a poll asking whether visitors to the webpage agreed with the overall direction of the Draft Master Plan. The secondary tool was a map of the Draft Master Plan where visitors could leave specific feedback by dropping pins and providing associated commentary.

3.2d Print and social media

Advertisements of the consultation period commencing were placed in the local Leader newspaper. Council's communications team also updated its social media feeds.

3.2e Direct contact

Council staff were able to be contacted directly throughout the consultation period by either email, phone, individual meeting (upon request) and also at each of the information sessions.

3.2f Local Members

Both the State Government local member for Ivanhoe, Anthony Carbines MP and the Treasurer of Victoria, Tim Pallas MP were consulted during the consultation process.

3.2g Submissions

As with all Council projects, individual submissions from members and groups of the community were able to be received and considered as part of the consultation process.

3.3 Stakeholder Engagement

3.3a Identified potential stakeholder meetings

A key difference between the development of the former Banksia La Trobe Secondary College site and the previous school site projects is the commitment by Council to deliver new community infrastructure at this location. This new community infrastructure will take different forms; as a social housing (not public housing) component, new larger community gardens and a new multi-purpose community hub that is able to change with the needs of the community. Council's existing local community infrastructure located at Oriel Road is ageing and unable to cater to the wide variety of demands being placed upon it by the community now and into the future. Council is further aware of an existing significant shortfall of community spaces required by the local community, groups and associations within the 3081 area.

In order to cater for an integrated development, the Draft Guidelines and Draft Master Plan considered this new community infrastructure within its overall recommendations. To ensure an appropriately integrated development, Council also conducted a more targeted stakeholder engagement program – concurrently with the community consultation program – to hear from the many different types of groups in the local area that could benefit from larger, more flexible, modern and adaptable community infrastructure.

The groups that were approached by Council included known successful operators within the 3081 postcode, current committees, members and associations of the existing Bellfield facilities and other groups and organisations known to Council whom are seeking space within Banyule to consolidate their community programs. Throughout the stakeholder engagement program, other community groups, associations

and start-up enterprises were made known to Council who were also contacted.

Each of these groups were contacted and afforded a time to meet with Council staff to have the Draft Guidelines and Draft Master Plan explained to them, have any or additional queries answered, and to have a broader conversation about community infrastructure provision requirements within Bellfield and the wider 3081 postcode. On numerous occasions, these groups were afforded more than one meeting and were provided further information and background material.

An overview of the groups that had individual meetings during this period include (but not limited to):

Bellfield Community Centre, Bellfield Community Garden, Banyule Community Health Centre, Olympic Adult Education, Somali Australian Council of Victoria, multiple Community Housing Organisations, Murundaka Co-housing Development, Inner FM community radio station, Italian Senior Citizens, Farm Raiser (urban farm) at Waratah, Olympic Village Exodus Community, E-focus, Shop 48 (Bell Street Mall) tenants and the Transition group.

Throughout the stakeholder engagement process, further consultation was also undertaken internally with the Community Programs directorate (maternal and child health services, youth and family services, arts, leisure and culture services and social enterprise). All Councillors participated in various stages of the engagement program and contact was made with other local government associations who are undertaking similar projects (social housing developments for example).

4.0 Consultation and Engagement Analysis

4.1 Consultation and engagement response period

The consultation and engagement period ran formally for six weeks from Monday 27 August 2018 until Friday 5 October 2018. A four week extension was granted at community request which extended the consultation period. All comments, feedback and submissions that were received during this period have been collated and form part of this consultation report.

Two groups were afforded opportunity to provide input following this date upon agreement from Council. One being the Transition Banyule Network, the other E-focus, an employment and training services provider.

4.2 Qualitative and quantitative feedback

The methods used by Council during this consultation program (highlighted in section 3) meant there were many different means that feedback was received; letter, email, opinion voiced at meetings and submissions. Shaping Banyule provided another means by which qualitative and quantitative feedback were each provided. All feedback contained within this report has been de-identified to protect the privacy of each submitter.

4.3 Themes

Given the large amount of qualitative feedback and the many people spoken to during the consultation program, the consultation feedback has been divided into the themes that were most responded to.

5.0 Consultation Findings

5.1 Community Consultation

The following section outlines the comments, questions and details heard from the community during the community consultation period from the various consultation methods; community information sessions, Shaping Banyule webpage, print and social media, direct contact with Council representatives and submissions made during the consultation phase.

5.1a Community information sessions

An invitation to each of the community information sessions, together with a project Frequently Asked Questions document was sent to a local area catchment of 5,535 people (attached as Appendix 1). Advertisements were also placed in local newspapers and via Council's social media outlets.

Two community information sessions were conducted during the consultation phase:

Community information session 1
Thursday 6 September, 6.30pm – 8.30pm
The McCubbin Room
Heidelberg Town Hall
275 Upper Heidelberg Road, Ivanhoe

Community information session 2
Saturday 15 September, 2.00pm – 4.00pm
The McCubbin Room
Heidelberg Town Hall
275 Upper Heidelberg Road, Ivanhoe

The format for each of the community information sessions was an informal drop-in session. The Draft Guidelines and Draft Master Plan were displayed as presentation boards in various locations within an open plan room. Accompanying the draft documents was additional information that related to the project, such as the approved project principles and objectives, proposed delivery timelines and Frequently Asked Questions documents.

Council representatives, including Councillors and staff, were present at each session to field questions and comments from the community. Notes were made during each session throughout the conversations that were had. At the conclusion of each session, Council representatives conferred with their notes to determine the main commentary and questions that were heard throughout the session.

Community information session 1 was held in the evening of Thursday 6 September 2018. Approximately 50 individual people attended the drop-in event over the two hours. Some people attended for a short time to have one or two questions answered, some stayed for longer periods and engaged in conversation, whilst others stayed for the full duration of the two hours.

Comments heard from community information session 1 included:

“Increase rates rather than invest in revenue generating projects.”

“Will there be adequate infrastructure (drainage/sewer/power) provided for increased density?”

“Cap all property development in Ivanhoe.”

“No apartments at this development.”

“Widen Perkins Avenue into proposed linear parkway.”

“Increase visitor car parking.”

“Need for more local schools in 3081 and Ivanhoe.”

“This development is long overdue.”

“Council should be commended on the detail of the Urban Design Guidelines.”

5.1a Community information sessions

Community information session 2 was held in the afternoon of Saturday 15 September 2018. Approximately 45 individual people attended the drop-in event over the two hours. Many attendees of community information session 1 attended community information session 2. As with the first community information session, some people attended for a short time, others stayed for longer periods and some community members stayed for the full duration of the two hours.

Comments heard from community information session 2 included:

“Parking and traffic concerns to get worse with increased population.”

“Building quality won’t be to satisfaction.”

“Additional schools needed.”

“Traffic should be able to enter and exit onto Oriel Road.”

“What will the hire rates of the new community facility be?”

“Sell parcels off slowly, not as one large parcel and hold for staged development or infrastructure.”

“Where are the profits of these developments spent? Locally?”

“Consulting too early on this plan. Should be fully designed first.”

“Flip the community use land and the market housing.”

“Keep zoning recommendations consistent with 3081 Urban Design Framework”.

“Support apartments in La Trobe National Employment Cluster.”

“This is a progressive plan.”

The main themes heard across both the community information sessions are given below in order of the most commentary heard by Council representatives in attendance at each meeting.

1. Local traffic congestion concerns (specifically Perkins Avenue)
2. Need for additional schools in 3081 and Ivanhoe
3. Concerns over increasing local residential density and subsequent impacts
4. Questions over the benefits of these projects to local residents
5. Concerns over future of community garden and community centre
6. Site visitor car parking needs to be increased
7. Social Housing – commentary both in favour (although not providing enough), or against entirely
8. Requirement of infrastructure upgrades to cater for new development
9. History of project (process of site purchase, basketball court relocation)
10. Planning questions (zoning process, relationship with 3081 Urban Design Framework)

5.1b Shaping Banyule

The Shaping Banyule online platform operated for the duration of the community consultation program. The interactive webpage consisted of two engagement options; a poll asking visitors to vote whether they supported the recommendations in the documents, and also an interactive map whereby visitors could leave commentary about specific components of the draft documents.

Overview

The Shaping Banyule webpage was viewed 1,792 times by 952 individuals. Of these 952 individuals, 139 individuals made a contribution to the webpage – either by voting, leaving commentary, or both. 130 votes were received via the poll, made by 111 contributors. 189 comments were left via the interactive map, these comments were made by 63 contributors.

Poll

The question the poll asked was “*Do you agree with the overall directions of the Bellfield Master Plan?*” 130 votes were made via the online poll. These votes were left by 111 contributors. The final results were that 85% (110 votes) did not agree with the question posed by the poll, and 15% (20 votes) did agree with the question posed.

Interactive commentary map

189 individual comments were received via the interactive commentary map. These 189 comments were left by 63 individuals. The 189 comments have been grouped together into themes to give an overall representation of the commentary that was received.

Each comment has only been counted once, and so if a comment covered more than one topic, the comment was assigned to the theme that the comment more strongly represented. Each comment has been de-identified to protect the submitter’s privacy. Each comment and their associated theme is represented verbatim in Appendix 2.

Themes

The commentary received has been apportioned to 20 individual themes, listed below in order of the highest commentary received, to the lowest commentary received. In the event of the same number of comments, the themes are listed alphabetically. A miscellaneous theme is listed as an additional theme.

1. **Density** (24 comments)
2. **Community garden** (23 comments)
3. **Additional school** (22 comments)
4. **Social housing** (14 comments)
5. **Community centre** (13 comments)
6. **Project intentions** (9 comments)
7. **Stockland error** (9 comments)
8. **Public transport issues** (9 comments)
9. **Open space** (7 comments)
10. **Waste transfer station** (7 comments)
11. **Parking issues** (6 comments)
12. **Quality of development** (6 comments)
13. **Traffic** (6 comments)
14. **Cycling** (5 comments)
15. **Increased ESD** (5 comments)
16. **Planning issues** (5 comments)
17. **Retail** (5 comments)
18. **Benefits of project** (3 comments)
19. **Consultation process** (2 comments)
20. **Pedestrians** (2 comments)
21. **Miscellaneous** (7 comments)

5.1b Shaping Banyule

The following gives a summary of the commentary received for each of the 20 themes. Please refer to Appendix 2 for a full account of the comments received.

Density (24 comments)

16 comments specifically spoke to the heights and density of the draft documents, mainly directed towards the proposed apartments along Oriel Road. There was strong feedback that six storeys at this location is considered too high by the local community but that three or four storeys would be appropriate. Further commentary surrounded the flow-on effects that increased density could have on the local area – such as additional traffic, and the need for more community spaces, schools and shops.

Community Garden (23 comments)

There was strong commentary acknowledging the volunteer hours spent on the existing community garden and its importance to the community. Further it was heard that people felt that it would be a shame for a new community garden to be built only to lose the infrastructure built by the existing garden. A large portion of the feedback indicated that the community garden requires visual access from Oriel Road. Other people questioned the physical requirements a new garden would require such as adequate light.

Additional school provision (22 comments)

22 comments were received that related directly to the need for additional schools within the 3081 area, often citing that the existing Ivanhoe schools are currently at capacity. There were additional comments noting that further kindergarten and maternal and child health facilities were required. A large portion of this commentary also inferred that Council was putting its financial requirements ahead of those of the schooling requirements of the community.

Social Housing (14 comments)

Nine comments were received that felt that any provision of social housing should be integrated with the proposed market housing. Two comments directly stated that social housing should not be considered within this development. Two comments were very supportive of social housing provision and different methods of delivering such housing.

Community Centre (13 comments)

The majority of the 13 comments that related to the community centre indicated strong support to construct any potential new community facility at the location of the existing community centre location. These comments also indicated further consideration to the design of any new building and its association with a new community garden. There was also commentary that proposed integrating a new community facility with housing.

Project intentions (9 comments)

There was commentary that Council should not be developing this land and that the entirety of the land parcels should be held for open space and community infrastructure, often citing increased population trends and demand on facilities. There were further comments that related to the basketball stadium that was left by the Banksia La Trobe Secondary College site. There were also comments questioning Council's intentions of maximising financial profit from this project.

5.1b Shaping Banyule

Stockland error (9 comments)

Nine comments were received that related to the interactive map representing the Stockland development at the former Bellfield Primary School site as open space.

Note: this was a base plan IT error supplied by an internet provider and did not form part of the recommendation of the draft documents.

Public transport issues (9 comments)

Nine comments directly related to the need for increased public transport provision for any development that will bring increased population. Commentary indicated that the existing bus routes would not cater for the needs of the proposed development.

Open space (7 comments)

Four comments specifically said there should be more open space within the draft documents. Some commentary felt that the ratio between the built form and open space was incorrect. Other comments included ensuring open space was publicly accessible, and the need for additional open space experiences e.g. sculpture gardens and adventure playgrounds.

Waste transfer station (7 comments)

Five comments stated that the waste transfer station needed to be relocated. Two comments noted the odour of the facility. Two comments also stated that community facilities were proposed to be constructed too close to the waste transfer station.

Parking issues (6 comments)

Six comments related to the car parking recommended in the draft documents referring to both private and public car parking. There was a feeling from some people that both more public and private car parking needed to be provided. Two comments noted a preference of open space than roadway.

Quality of development (6 comments)

Four comments noted the importance of having the design of any new development held to a high architectural standard. Two comments referred to the Stockland development on Banksia Street as not adhering to this standard.

Traffic (6 comments)

Six comments were received that questioned the local street network capacity to absorb additional vehicle movements. Three comments expressed the need to see a traffic study.

Cycling (5 comments)

Four comments related to an increase in cycling infrastructure. One comment noted the benefits of the Oriel Road design allowing a cycle route.

5.1b Shaping Banyule

Environmental Sustainable Design (5 comments)

Four comments noted the importance of the environmental sustainable design principles in the draft documents but cited a need to be more specific, two comments listing detailed directions. One comment approved the recommendations within the plans.

Planning issues (5 comments)

Two comments referred to the 3081 Urban Design Framework and the need for this development to be consistent. Two comments referred to the need for better integrated planning with the wider area.

Retail (5 comments)

Four comments noted that retail space needs to be provided in the draft documents – mainly cafes and restaurants. One comment liked the retail space proposed in the documents.

Benefits of project (3 comments)

Each of these three comments questioned the direct benefits that locals will receive from the development of the site.

Consultation process (2 comments)

Two comments were received regarding the consultation process. One comment asked whether 3081 residents had been given opportunity to provide comment.

Pedestrians (2 comments)

One comment noted the need for safer pedestrian crossing to Ford Park. Another comment referred to the internal north-south road requiring more pedestrian crossing.

Miscellaneous (7 comments)

Seven miscellaneous comments were received that did not align with another of the twenty themes highlighted above.

5.1c Petitions

Two petitions were received by Council during the community consultation process.

Petition 1

At the Ordinary Council Meeting held on Monday 29 October 2018, a petition with 14 signatures was received by Council. Council accepted a further 24 signatures at this meeting, resulting in a total of 38 signatures.

The petition request read:

“We, the undersigned request Banyule Council to alter the current development plan for the Council-owned Bellfield site – a large part of which was previously the Banksia High School site – and to retain all the Council-owned land in Council hands – for community and Council activities.”

Petition 2

At the Ordinary Council Meeting held on Monday 19 November 2018, a petition with 665 signatures was received by Council.

The petition request read:

“We, the undersigned, request that Council modify the Bellfield Master Plan, dated May 2018, to save the Bellfield Community Centre and the Bellfield Community Garden on the current site at the corner of Oriel Road and Banksia Street.”

5.1d Submissions

Eight individual submissions were received by Council during the community consultation process. Two submissions were accepted after the consultation period had closed. Acceptance of these submissions at this date was arranged prior to the consultation closing due to extenuating circumstances.

A summary of each of the ten submissions that were received is given in Appendix 3. Individual details of each submitter has been kept confidential for privacy reasons.

5.1e Print and social media

Council posted the commencement of the community consultation and stakeholder engagement program on 14 September 2018 via its corporate Facebook account. The post provided a direct link to the Shaping Banyule webpage where people could provide direct feedback which has been captured in item 5.1b above.

3,099 people viewed the post. 15 people like the post, six people left comments and four people shared the post. The comments mostly referred to another concurrent project and not the Draft Guidelines or Draft Master Plan.

5.1f Direct contact

Council representatives fielded enquiries about the draft documents throughout the consultation period. On each occasion, community members were encouraged to make a formal submission on the documents either through the Shaping Banyule website, attending a community information session or making a written submission to express their opinions.

Approximately 18 people contacted Council during this period. Each enquiry related mainly to the consultation process or clarifying particulars of the draft documents. Most of these individuals went on to make formal submissions by one of the methods highlighted above.

5.1g Other

Council Committees

The Draft Guidelines and Draft Master Plan were presented to many of Council's advisory committees either in person or represented by the committee convenor. The contacted committees included the Banyule Environmental Advisory Committee, the LGBTIQ+ Advisory Committee, the Multicultural Advisory Committee, the Aboriginal and Torres Strait Islander Advisory Committee and the Accessibility Advisory Committee.

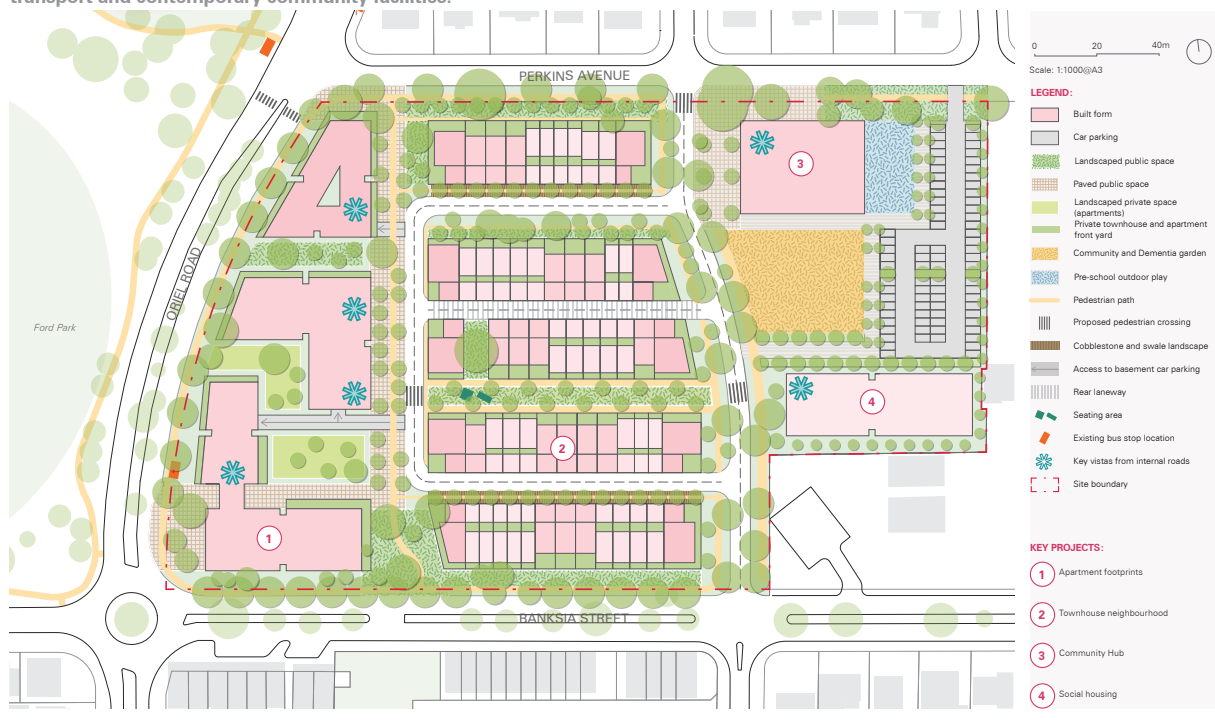
These sessions were conducted as information sessions or via direct email and formal group submissions were encouraged by individuals via the various consultation platforms. Individuals of some of these groups did provide submissions, but neither of the Advisory Committees provided a group submission.

Banyule Community Health display

A project display with community feedback forms was made available at Banyule Community Health. Two feedback forms were returned. These comments largely supported the draft documents, in particular the social housing component, a need for Banyule Community Health to expand, need for youth facilities, and the removal of the existing dwellings on the Oriel Road sites.

ILLUSTRATIVE MASTER PLAN

The Bellfield neighbourhood will be an exemplary precinct. 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.



5.2 Stakeholder Engagement

As highlighted in section 3, a stakeholder engagement program ran in parallel to the community consultation process for the ten week duration. The stakeholder engagement program was targeted at known groups within and around 3081 that are either presently utilising Council-owned facilities, or require additional space in order to grow their programs and reach within the community. Throughout this process, Council learnt about new programs, groups and associations that have many synergies with existing community organisations.

Stakeholders were met with individually or together with other groups, by invitation and by request. The intention of the stakeholder engagement was to gain a wide overview of community facility requirements for these stakeholders. The stakeholder engagement process primarily focused upon the proposed community facilities within the Draft Guidelines and Draft Master Plan.

The following section outlines an overview of the key requirements that 3081 stakeholders acknowledged is needed within a community facility offering across this portion of Banyule.

5.2a Stakeholders

In total, 15 individual stakeholder groups were spoken to in a range of various formats and venues. Some stakeholders were spoken with directly a number of times if they requested. The stakeholders that were spoken to during the stakeholder engagement program include (in alphabetical order):

- Associazione Pensionati Laziali Australia Inc.
- Banyule Community Health
- Bellfield Community Centre (including representatives of the Community Centre board)
- Bellfield Community Garden
- Community Housing Organisations (numerous)
- E-focus
- HIMILO Community Connect
- Inner FM Community Radio Station
- Murundaka Co-housing Development
- Olympic Adult Education
- Olympic Village Exodus Community
- Relationships Australia
- Somali Australian Council of Victoria
- Transition 3081
- Urban Farm at Waratah

In addition, all Banyule Councillors, internal Council departments (including but not limited to leisure and cultural services, leisure facilities, aged services, youth services, city futures, environmental sustainability, maternal and child health, finance, delivery and assets, parks and open space).

5.2b Key themes

It was made known to each stakeholder that the provision of new community facilities at the Bellfield site would not be able to cater for all of the uses that were expressed and desired, but that this was an exercise to capture a wider need and facility requirement for the municipality.

After meeting with the 15 stakeholders above and including the ongoing Banyule City Council service requirements, the below is an overview of the many requirements that were suggested needed to be incorporated in future community facility provision for Banyule, and in particular 3081.

Facilities	External	Council requirements
Meeting spaces	Alternate entry points	Community hall
Office spaces	Community garden	Maternal & child health
Educational spaces	Horticultural therapy	Planned activity group spaces
Computer hubs	Sensory gardens and play	Youth facilities
Performance spaces	Urban agriculture	Community meeting spaces
Gathering spaces	Retain existing garden and centre	WSUD and ESD
Community kitchens	Amphitheatres	
Pre-schools	Social and affordable housing	
Kindergartens	Tip shop	
Recording spaces	Secure storage	
Multi-dimensional faith facility	Additional parking	
Alternate educational pathways		
Community bathrooms		

Whilst much feedback was provided about additional 3081 facility provision, overwhelming feedback provided from the stakeholders was incredibly positive of the recommendations made in the Draft Guidelines. Many noted the incredible synergies that could exist between service providers, the opportunity to galvanise the local community, strengthen work already undertaken in the area and the enormous benefits for the local and wider communities.

Each of the stakeholders that were engaged with cited their support of the project. The exception of these stakeholders were some of the existing board members of the Bellfield Community Centre and members of the Bellfield Community Garden, whom felt that whilst more facilities were required, the existing provision and facilities should remain.

5.2c Combined stakeholder meeting

A number of stakeholders were directly invited to a combined stakeholder meeting which was held on Tuesday 18 September 2018 at the Conder Room at the Heidelberg Town Hall between 6.30pm and 8.30pm. The meeting was facilitated and aimed to give an overview of the consultation that had been heard to date.

Four boards were placed around the venue asking attendees to submit their thoughts relating to the four questions posed. The below is a selection of the comments that were left. A full account of each comment is given in Appendix 4. A large amount of the commentary did not relate to the questions that were asked which have therefore not been included. Please note that seven comments have been removed due to being inappropriate for a public report.

What is one big idea that nobody has thought of for the community precinct?

- Arts and environment centre linking in to our creek scapes
- A school is essential
- Involve La Trobe University
- Underground parking for all community facilities
- Separate community facilities into high movement/volume space and quiet space

What are some ways the community precinct could be enhanced?

- Wider streets near the community precinct
- More access off Banksia Street and not off Perkins Avenue
- Retain location of existing community centre and community garden
- Move community garden adjacent to Perkins Avenue to avoid shading
- More public space

What do you think the current gaps are in community facility provision for 3081?

- Community learning spaces
- Public space
- Community arts and wellbeing spaces
- Yoga, dance and music participation and performance
- More schools

What does success look like for a high-performing community precinct?

- Meeting community needs and supporting and connecting vulnerable people
- Visibility to draw in user and give sense of pride to community
- Build the development with consideration and respect to everyone's needs and values
- Visible, access and parking
- Enhanced opportunities for social expression

6.0 Conclusion

The consultation for the Draft Bellfield Urban Design Guidelines ran for a period of ten weeks and reached thousands of people through direct mail, social media, community and stakeholder meetings and information sessions. The amount of feedback that was returned indicate that the consultation and engagement program was a productive way of reaching a wide variety of stakeholders and community members and allowing a variety of channels for the community to provide their opinion.

A final snapshot of the amount of responses received during the ten week program is given below:

Method	Respondents
Petitioners	703 signatories
Shaping Banyule individual votes	111 voters
Community information sessions	95 people
Shaping Banyule individual commentators	63 individuals
Individual submissions	10 submitters

In collating the feedback that was received from both the community consultation and stakeholder engagement program, the following top five issues have been deciphered:

- 1. Density of apartments is too great, particularly six storeys proposed on Oriel Road**
- 2. Retain the community garden and community centre in their existing locations**
- 3. Additional schools are needed in the area**
- 4. Concerns over traffic congestion and parking stemming from further development**
- 5. Questions over project intentions, benefits to locals, and effect on existing community infrastructure provision such as community services, open space and infrastructure.**

7.0 Next Steps

Following the close of the ten week consultation period on 5 November 2018, community feedback has been collated, themed and provided back into this consultation report. The feedback obtained from the community will be considered and amendments may be made to the Draft Urban Design Guidelines reflecting what was heard.

The Bellfield Urban Design Guidelines will be presented at the Ordinary Council Meeting on 25 February 2019 for decision. The refinements made to the Draft Urban Design Guidelines in response to the consultation program will be detailed in the Council Report.

If the Bellfield Urban Design Guidelines is endorsed by Council, three distinct streams will commence concurrently in mid-2019:

1. Rezoning process of existing parcels.

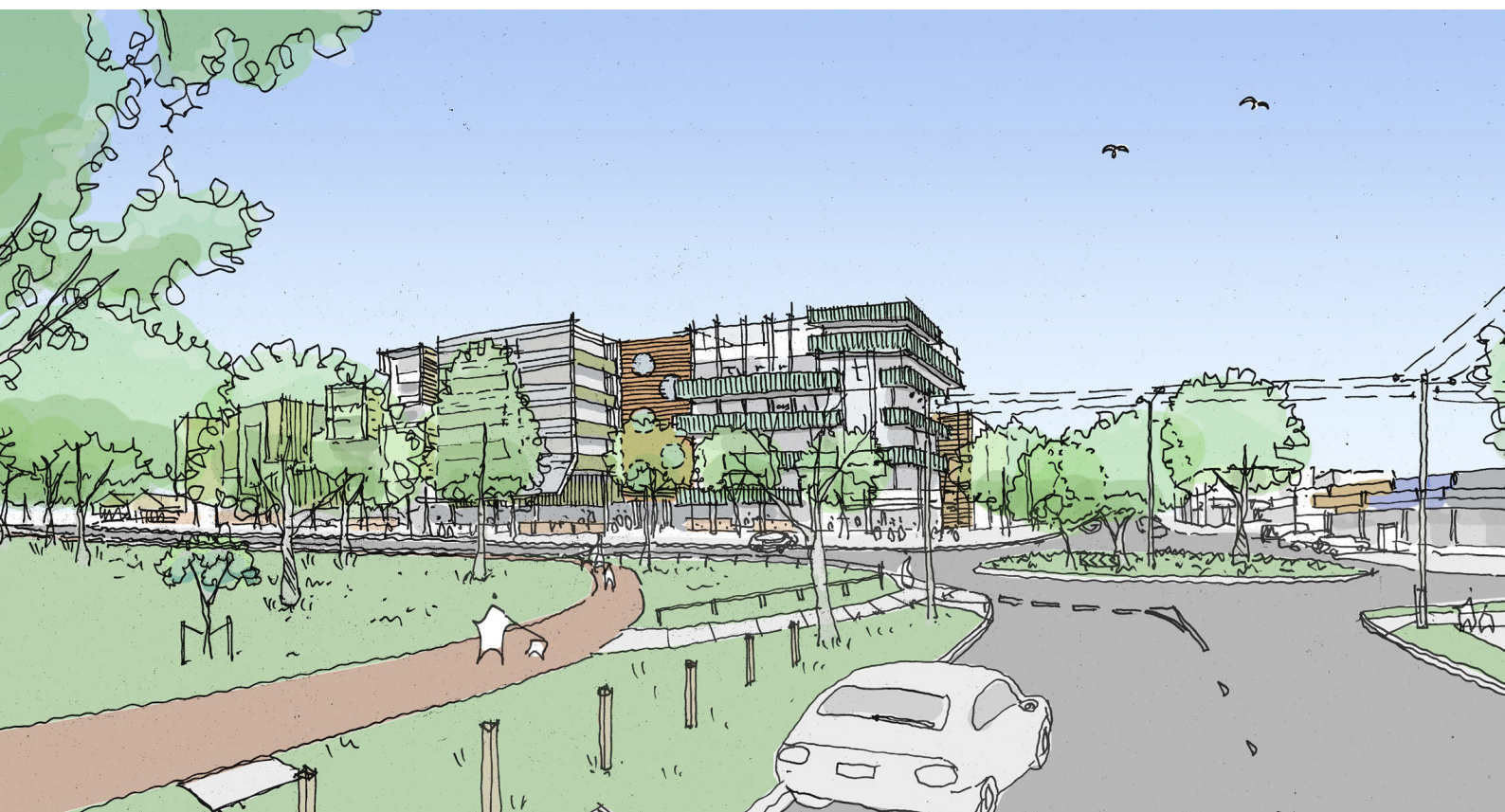
This is a statutory planning process that incorporates community consultation and is endorsed by the State Government. This process is anticipated to take 18 months.

2. Commercial process.

Council will commence its commercial processes in accordance with the project principles in order to deliver the project effectively, ethically and efficiently. This process is anticipated to take 12 months.

3. Design of the community precinct.

Design of the new community precinct will commence including extensive community consultation, engagement of architects, and co-design workshops with community and stakeholders. This process is anticipated to take 18 months.



APPENDICES

APPENDIX I

27 August 2018

Dear resident,

Draft Bellfield Urban Design Guidelines and Draft Bellfield Master Plan consultation (incorporating former school site, 230-232 Banksia Street, Bellfield)

Council has produced Draft Urban Design Guidelines and a Draft Master Plan to guide the future development and land use of the former Banksia La Trobe Secondary College site and its surrounding properties and would now like to hear from the community about its plans for this important precinct.

Council's online consultation platform Shaping Banyule has a dedicated page to this project where more information can be found and feedback can be left (www.shaping.banyule.vic.gov.au).

Two community information drop-in sessions have also been organised which the community is invited to attend.

Community information session 1

Thursday 6 September, 6.30pm - 8.30pm

The McCubbin Room

Heidelberg Town Hall, 275 Upper Heidelberg Road, Ivanhoe

Community information session 2

Saturday 15 September, 2:00 - 4:00pm

The McCubbin Room

Heidelberg Town Hall, 275 Upper Heidelberg Road, Ivanhoe

There is also a Frequently Asked Questions document contained herein that outlines further information about this project.

Consultation on the Draft Bellfield Urban Design Guidelines and Draft Master Plan will run for six weeks, from 27 August 2018 until 5 October 2018.

Thank you for taking the time to read about this important renewal project in Bellfield. I look forward to meeting you at one of the community information sessions.

Yours sincerely



James Stirton

Manager Property

Banyule City Council

DRAFT BELLFIELD URBAN DESIGN GUIDLEINES AND DRAFT MASTER PLAN

FREQUENTLY ASKED QUESTIONS

Why is Council looking to develop a master plan and design guidelines for this area of Bellfield?

In 2012 Banyule City Council acquired three decommissioned school sites from the State Government; Haig Street Primary School in Heidelberg Heights, Bellfield Primary School in Ivanhoe and part of the former Banksia La Trobe Secondary College in Bellfield.

These sites were purchased to enable high-end residential infill development in these areas of Banyule whilst also generating revenue for Council to enable existing community services and capital works programs to be undertaken. The Banksia La Trobe Secondary College site, located at 230-232 Banksia Street, Bellfield, is the final remaining school site to be developed.

Council has produced Draft Urban Design Guidelines and a Draft Master Plan to guide the future development and land use of this significant site and wants to hear from the community about its plans for this important precinct.

What are the Draft Bellfield Urban Design Guidelines?

The Draft Bellfield Urban Design Guidelines is a document that describes Council's ambitions for the development of this site across three broad areas: architectural diversity of built form, landscape, sustainability and environmental elements, and the ways people can access and move around the site. Through diagrams, illustrations, exemplars and information, the Draft Urban Design Guidelines describes the high-quality development Council aspires for this site.

What is the Draft Bellfield Master Plan?

The Draft Bellfield Master Plan accompanies the Draft Urban Design Guidelines and is one example of how the guidelines could be delivered. It conveys the delivery of each of Council's principle objectives in a specific, coordinated approach.

Key features of the Draft Master Plan include a new multi-purpose community hub, large green corridors throughout the site, integration with the local community and Ford Park, water sensitive urban design interventions, a pedestrian-friendly environment, and with a supply of townhouse (rear-loaded) and apartment (consolidated parking) dwelling stock, together with a complementary retail offering on the corner of Banksia Street and Oriel Road.

What are the main objectives for Council for this project?

Council has committed to eight key project principles and objectives for the Draft Bellfield Urban Design Guidelines and Draft Master Plan:

1. Ensure the new development is designed and constructed so as to integrate with the local environment and existing neighbourhood
2. Deliver a development of high quality built form and open spaces that are pedestrian friendly, boast environmentally sustainable design principles, meet the project design guidelines and ensure leadership through liveability principles
3. Deliver a social housing component on the Public Use Zone land located at 230 Banksia Street

4. Deliver a new, multi-purpose, future-proof Bellfield Community Hub that can house many community groups and uses
5. Ensure a rigorous commercial structure and governance arrangement through the tender and commercial transaction process
6. Enable the selection of development partners that enables innovative ways of delivering different types of housing
7. Ensure the development is delivered in a timely manner so that the site does not sit vacant or under construction for long periods of time
8. Ensure the development strategy delivers a strong financial return to Council to help fund existing services and future capital projects

Why to the Draft Urban Design Guidelines and Draft Master Plan consider more land than just the former school site?

Immediately to the west of the former school site are three additional Council-owned properties; 96 Oriel Road (Bellfield Community Centre), 98 Oriel Road (Hi City) and 100 Oriel Road (presently vacant). The Draft Bellfield Master Plan considers the consolidation of these properties with the former school site to provide efficiencies across the precinct, enable more streamlined provision of Council services and deliver an integrated development outcome.

Is this project different to the Postcode 3081 Urban Design Framework?

Yes. The Postcode 3081 Urban Design Framework is a planning scheme amendment that considers large parts of Heidelberg Heights and Heidelberg West. Although Bellfield shares the same 3081 postcode as Heidelberg Heights and Heidelberg West, the Bellfield Urban Design Guidelines and Master Plan relate specifically to the properties 230-232 Banksia Street (former school site), and adjoining Council-owned properties 96 Oriel Road, 98 Oriel Road and 100 Oriel Road. This project site falls outside of the Postcode 3081 Urban Design Framework boundary.

What is the timeframe for this project?

The lifecycle of a large urban renewal project such as the Bellfield Master Plan will mean that the project will take some time to be realised. This consultation phase will focus on helping shape what the new development will feel like - particularly around the architectural features of the built form, the landscape and sustainability elements, and the ways people access and move about the site. At the end of this consultation phase, Council will decide upon the final Urban Design Guidelines.

Once the Urban Design Guidelines are finalised, three distinct project paths will commence. Firstly, work on the new Bellfield Community Hub will begin with its own community consultation phase about what a new, modern, future-proof multi-purpose facility can deliver for the local community. Secondly, a planning phase will commence to ready the remainder of the site for new residential development. Thirdly, the development phase will begin to ensure that the ultimate delivery of this renewal site meets all of Council's expectations and the eight key project principles.

When would construction actually start?

An indicative timeline for the ultimate delivery of this project is given below.

Bellfield Urban Design Guidelines and Master Plan consultation: August - October 2018

Council decision on Urban Design Guidelines and Master Plan: November 2018

Development of new Bellfield Community Hub (including consultation): 2019 - 2020

Planning work to ready site for redevelopment: 2019 - 2020

Development work to enable site to commence construction: 2020

Anticipated construction commencement: 2021

How can I be involved?

Council would like to hear from the community about the Draft Bellfield Urban Design Guidelines and Draft Bellfield Master Plan. Council's online consultation platform *Shaping Banyule* has a dedicated page to this project where more information can be found and feedback can be left (www.shaping.banyule.vic.gov.au).

Two community information drop-in sessions have also been organised which the community is invited to attend.

Community information session 1

Wednesday 5 September, 6.30pm - 8.30pm

The McCubbin Room

Heidelberg Town Hall, 275 Upper Heidelberg Road, Ivanhoe

Community information session 2

Saturday 15 September, 10.30am - 12.30pm

The McCubbin Room

Heidelberg Town Hall, 275 Upper Heidelberg Road, Ivanhoe

Consultation on the Draft Bellfield Urban Design Guidelines and Draft Master Plan will run for six weeks, from 27 August 2018 until 5 October 2018.

APPENDIX 2

DRAFT BELLFIELD URBAN DESIGN GUIDELINES SHAPING BANYULE - COMMENT SUMMARY

Theme: Density

Item	Comment
1	There is absolutely no strategic justification for 6 storey apartments here and it is completely out of context with the area. 3 storey apartments would be acceptable and 4 storeys absolute max. But this should also apply to other sites along Oriel Road to start to create a new character for the area rather than just here where it appears to be primarily to create greater profit for Council. Will look very strange.
2	Completely inappropriate to have 6 storeys here. Reduce down to 3.
3	The buildings are too high. This was supposed to be an area with sporting facilities but nothing is mentioned.
4	This whole proposed development is far too high-density, and with such a density, cannot possibly be considered "high-end". Suggestion, eliminate the apartments and social housing and make it all townhouses. Or is the council's only focus on the value of the extra rates they can get?
5	This whole development in this overly large scale format will significantly devalue the properties in the neighbouring streets - spare a thought for those individuals who have put their hard earned dollars on the line to get ahead - not the freeloaders.
6	High rise is too high and blocks the visual access & connectivity across to Ford Park for the rest of the development - it's a divider.
7	High rise will block afternoon sun for the rest of the development.
8	6 storey apartment building on Perkins Ave? This is madness!
9	How appalling to propose 6 storey development to scar this location permanently.
10	This 6 storey development along with the proposed amendment c120, to allow 4 storey apartments to surround Ford Park is outrageous. Give us more parkland and community facilities.
11	6 stories is too high in this location, i3-4 would be high enough for the area. They need to ensure there is plenty of storage/storage cages integrated into the carparks, especially if they are wanting families to live here.
12	Shocking to see that the proposed height of the apartments are 6 storeys high! Look around the neighbourhood and you can see that they are maximum 3 storeys high. Unacceptable height. Should limit the apartments or any buildings around here to be maximum 3 storeys. The environment and surroundings need to be consistent in outlook.
13	Townhouse density too great. Too tightly packed. Have larger allotments.
14	Apartments
15	Apartments
16	Townhouses. Need more vegetation
17	High density housing causing increased traffic conditions. Existing public transport will not cope with this growth.
18	So many apartments? And so many storeys? Really? That's potentially thousands of extra residents into such a compacted area. Where will all of the cars go? How can you call that high-end. This whole proposal is somewhat a disgrace!!!
19	I don't understand the need for such high density housing on this land. What purpose is served by this when the infrastructure around the area (transport, schools, shops) do not seem to support so many more people and cars living here?

20	Proposed apartment buildings are ridiculous. Too tall at 6 storeys, does not blend in with the neighbourhood. Impedes on the main Oriel Rd and makes it feel tight. Don't know how the roads will be able to cater for the increase in vehicles - not sufficient public transport as well. Why relocate the community hub and garden to the back and out of site, makes no sense. Where is the promised community spaces - park? sport stadium? You are making the whole area into a high density zone with little consideration for the existing residents and required amenities. Reconsider and replan!
21	Six stories is completely ridiculous for an area that has NO TRAIN STATION. How are all these people going to get to work? How on earth are the tiny single lane roads (Banksia and Oriel) going to support this influx of traffic? Where are they going to park even if they drive to Ivanhoe station? The only place a medium density set up should even be considered is near a train station - build this down near Ivanhoe station or Heidelberg where it would actually make sense.
22	I think there will be too many dwellings in the area and not enough facilities, like schools shops and places to relax other than ford park - which will be over subscribed with sports teams from other areas. I don't think the community garden should be moved as it won't survive such a population growth or the move. We have lovely street scales ATM which give us a wonderful view of the sky.
23	Overall density is too high. Council needs to rethink the number of housing is built on this piece of land. Does not appear to have adequate parking for residents, visitors and people frequenting the shops. Oriel road and Banksia road is too narrow for parking.
24	This seems like a lot of housing for a suburb that a) has no train station, b) has no shops other than a small convenience store strip, and c) has no schools. How are all these people going to get to work? There is already no parking at Ivanhoe station, so can't imagine it can accommodate any more cars. The trains are also extremely busy, so not clear that the infra can support additional housing.

DRAFT BELLFIELD URBAN DESIGN GUIDELINES

SHAPING BANYULE - COMMENT SUMMARY

Theme: Density

Item	Comment
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18	So many apartments? And so many storeys? Really? That's potentially thousands of extra residents into such a compacted area. Where will all of the cars go? How can you call that high-end. This whole proposal is somewhat a disgrace!!!
19	I don't understand the need for such high density housing on this land. What purpose is served by this when the infrastructure around the area (transport, schools, shops) do not seem to support so many more people and cars living here?

10	How can you, after seeking community engagement and getting that engagement in full, then turn around and say, that was great guys, now can you do it again but over here as we want to build on that land. This is not how to get community engagement, this is how you get local people feeling completely powerless and disenfranchised. You should leave the community garden where it is. It is a great gateway display for a vibrant community. You also need to treat those who have brought this garden into existence with due courtesy and yes, appreciation. They live in the area and they have contributed thousands of personal hours to the project. You cannot move the community garden, you can not ask this group to once again start from scratch. And if you think you can just throw money at it to make the problem go away, then you do not understand the positive and essential sense of ownership these volunteers feel. Please, think again regarding moving the community garden.
11	The Garden is hidden away and should remain in the same spot
12	This is where the Community Garden is, and where it should stay.
13	The idea of moving the community centre and garden away from the public transport, the few shops in the area and Ford Park seems self-defeating. It seems an expensive, disruptive thing to do for no clear benefit. In fact it will likely reduce community interaction with these facilities.
14	It's so nice to see the community garden from the main road. It is a great indicator of community and brings people together. Keeping it visible to passers by creates a sense of community and intrigue. Don't tuck it away behind high rise buildings where it gets no sun and no one sees it. Put it front and centre. Leave it where it is.
15	do not nolie the move of the bellfield community garden.
16	The Bellfield Community Garden and Bellfield Community Centre should remain in their current locations. They are valuable community assets. People should come before profits.
17	Little or none value to have a garden next to Banyule recycle centre, bad smell, little space, park not far away
18	I am worried about the location of the garden. There is no information about the quality of the soil or if it has been tested for contaminates or heavy metals.
19	Keep the community garden!!!!
20	Has the cancel considered how much light this location will afford the public garden and whether or not gardening in the shadow of the tip is going to be viable?
21	The scale of this looks quite a bit smaller than the current Bellfield Community Garden. Why would council do that?
22	Save our Community Garden - probaby the most successful thing to happen in Bellfield for many years, a ground-up community building place that will be destroyed if Masterplan is approved.
23	I would like to see all apartment living along Oriel Road be moved to the suggested Community and Dementia Garden, Community Hub and parking site. Community Garden with old Community Centre built in with new Community Hub and preschool.

DRAFT BELLFIELD URBAN DESIGN GUIDELINES
SHAPING BANYULE - COMMENT SUMMARY

Theme: Additional school provision

Item	Comment
1	I am concerned about this plan. One of the main issues, in my mind, is the lack of facility for primary school aged children. With many additional residents (resulting from this plan), and schools like Ivanhoe Primary School already bursting at the seams, I would have thought that using this land for an additional primary school would have been a far more sensible option. What is Banyuleâs plan for accomodating the children of families moving into a development such as this?
2	Where is the primary school? All these families and no school within walking distance! Ivanhoe primary is full, Olympic village and la trobe
3	What happened to the idea of a primary school? With so many new families, where will the children go to school?
4	What about a local school. Too many schools have been closed for mass development. Now our schools are over crowded. Council needs to think about the needs of the community rather than revenue.
5	This space should be reserved for a school. You can't keep acting like property developers with rate payers' money - building more housing - without essential community infrastructure like schools.
6	Move the tip - build a school
7	School school school!!!
8	Where will kids go to school?
9	Need to set aside this site for a school - have some vision!
10	Where will families go for childcare? Preschool services? MCH services? School?
11	Where will all these people go to school? Honestly do the right thing and enable a school. hold the site until the state gov come to its senses and buys it back. lân pressuring them too. I know itâs not your job to build schools but building houses on this site would be a travesty. I willl vote against any councillors who support housing here.
12	school here?
13	school here?
14	school here?
15	school here?
16	I understand the council has no discretion over schools being built - but it seems horribly short sighted to put in additional med density housing in an area with NO SCHOOLS and NO PT.
17	Get rid of the transfer station and put in a school!
18	Where are all these people going to school? Ivanhoe primary are already up to capacity and there is no allocation for a school site on this plan
19	Ideally I would like to see this whole site set aside to be returned to be a school site, with community space- gardens, parks, community hub. But as council are only considering profit here...It is too high density. Remove the high rise apartments, mix in social and private in the townhouses. Donât segregate and create ghettos and stigma. Consideration for traffic increase incl parking in the already crowded residential streets.
20	The development masterplan of this entire site is very disappointing. The two existing community spaces should remain (community garden and community centre). The open area could be used as a school/Primary or Secondary - There is so much development in the area already and our local schools are full to overflowing. Where are all these children going to go to school?The Hi City Site and vacant district nurse site on oriel rd would be a great site to repurpose as a Community and Council recycling centre (helping Banyule reach its zero waste goal).
24	Where are the schools for my children. Sorry thereâs no land left, we sold it to developers to make our KPIâs look good.
25	Where will all these people go to school? Where in Banyule is there a proposal for basketball courts?? I could go on and on! So far all I see is the council spending money so they can collect rates to be spent on what exactly?? I will be voting for whichever councillor is against this over development.

DRAFT BELLFIELD URBAN DESIGN GUIDELINES

SHAPING BANYULE - COMMENT SUMMARY

Theme: Social housing

Item	Comment
1	Social house should be integrated with residential housing - why segregate and place out of sight? More social housing needed to assist with housing crisis.
2	Social housing should be peppered through development and indistinguishable from other housing.
3	Social housing should be integrated
4	Positioning the social housing separate to the wider proposed development is extremely bad community development practice - it's exclusive, and the position next to the tip also does not reflect well on how elected officials regard lower-socioeconomic constituents. There has clearly been no consideration of best practice town planning and community development here.
5	Some social housing should be present and of the same build as those released for sale to private owners. Not gettoed away in area 4
6	This social housing should be a mix of private and social housing. Not gettoed away in the back
7	Social housing should be integrated, not hidden behind the car park like it is something to be ashamed of to live there, or live near people who need it.
8	could social housing be integrated and incorporated across the rest of the plan? Council has a great opportunity to demonstrate a strong social justice and housing affordability stance by integrating in this planning. You don't get these chances very often. Lets set a target - 5% of the properties will be earmarked for social housing, plus the social housing facility in the in the zoned community section. That will truly bring the community hub, garden and child care to life and maximise the beautiful park for community members who could benefit most from its existence.
9	I'm sorry but social housing in this format does not belong here. I'm all for helping out those in need, but this is not the solution. Why not use the vast land we have further out and create new communities and in turn new micro economies with plenty of new jobs. Not a 4 storey eyesore!!! And next to a waste disposal centre, yet another disgrace. Why not use this space for something less intrusive like parking or a park, recreational space???
10	No more commission housing! Bellfield has a huge amount already with one of Melbourne's highest crime rates. The area is gradually getting a family-friendly/safer feel to it and this will damage everything.
11	Fantastic to see social housing as part of the plan. 3081 a great community for people of diverse backgrounds with many services, supports and resources.
12	Yes to social housing. And please increase the amount of land available for Deliberative Housing, as named in the Master Plan Guidelines 1.4. About half the land proposed for selling to developers for private housing could instead be allocated for Deliberative Housing - say 1 hectare - including Co-housing, the Nightingale model, and Baugruppen. Council could take a leadership role in introducing the Baugruppen model to the area.
13	Where are the specialised services for social housing residents in this plan? How is this plan Not setting them up to fail? Where is the public transport, increased services and infrastructure integrated in this massive sell-off of our communities assets?
15	I believe the community housing needs to be integrated with the other housing. I don't believe the council members would be happy living between a carpark and a waste management facility, so why build housing here?

DRAFT BELLFIELD URBAN DESIGN GUIDELINES
SHAPING BANYULE - COMMENT SUMMARY

Theme: Community centre

Item	Comment
1	This is where the Community Garden and Community Centre should remain - Community centre re-built.
2	Do not support this location for the community hub. Current location is much better next to shops, bus stop and Ford Park and on a key corner so legible to find. Could integrate community facilities into the ground floor of apartments such as at the North Fitzroy Library. Would love to see a facility of this type of quality in the area.
3	This is a poor location for the community centre as this small residential street will not cope with extra noise, traffic and parking. There has been insufficient consultations on the likely use of the community centre to be able to evaluate whether it is large enough to accommodate all the consolidated community resources planned for it. The higher it is the more it will overshadow the garden Is the proposed community housing really a form of low cost private housing that could be built anywhere - rather than taking over public land? What public transport and education facilities Are proposed to support the hundreds of new families that will be moving in?
4	Totally support a new improved Community Centre. Please consider including a space for the performing arts. Also please consider re-building it on its current location because the corner of Oriel and Banksia is a prominent place that makes the Centre more visible and enables a lot more street parking so that not as much land needs to be taken up with on-site parking.
5	Put community hub on the corner of Banksia & Oriel in a prominent, visible and easily located position.
6	The Community Hub should not be on a residential street, causing disturbance to residence and more traffic congestion. It should be an extension to the already utilised community spaces, Bellfield Community Garden and Bellfield Community Centre along Oriel Road. Why demolish an existing utilised facility. I thought council was looking to follow the waste hierarchy which is to reduce creating waste. And what a waste that would be to demolish a thriving community space that is just starting to grow. The 100s of volunteer hours spent building the community garden, fostering community spirit to only be ruined and have to start again. Extend the existing community space and help foster community not ruin it.
7	I think the Public Use land should run along Oriel Rd between Banksia St Perkins Ave extending the existing Bellfield Community Centre and Bellfield Community Garden space. This gives the community facilities visibility to the community, it means that when the facilities are used late at night they do not impact the smaller roads and disturb residence. Also this is a central location in the heart of Bellfield that links both the west and east sides of Bellfield.
8	Removal of Community Centre/ Garden and Health Clinic from prominent Oriel rd Location
9	access to a community space off a quiet street ensures safety. Please include safe drop off zones for elderly, parents dropping kids or ambulance access
10	This should be removed or remain there if the existing Community centre can stay where it is. The Preschool could be attached to the existing centre.
11	Positioning this community centre, with no plans as to height, North of the Community Garden makes no sense. The Garden needs a northerly aspect to ensure there is no overshadowing.
12	I think we could leave the building on the corner and community garden and just develop a new bigger building than proposed and a new smaller garden.
13	a Larger apartment foot print along oriel road would allow for integration of the community hub within the apartment block making a mixed use structure while allowing for this site to be turned over to mixed private and social housing

DRAFT BELLFIELD URBAN DESIGN GUIDELINES

SHAPING BANYULE - COMMENT SUMMARY

Theme: Project intentions

Item	Comment
1	The use of any of this public land for private development. Notwithstanding any financial benefit to Council and hence to me as a ratepayer this is not what Council should be in the business of doing. Other planning changes around Banyule (including 3081 plan) are allowing many more people to live in the area but not provided for any more social or other infrastructure. The land should be used in its entirety for a public benefit - garden, community centre, social housing, public transport interchange/stop, open space, education, etc. With the increased population density in Banyule we need more community spaces, not less. The proximity of Ford Park provides a unique opportunity to integrate this open space with a community hub on the other side of the road and this opportunity has been squandered. I am highly disappointed in the direction Council has taken with this.
2	Land bank this land for future community needs. Not rush to sell off when council is looking to create higher density living across the rest of Bellfield, Heidelberg Heights and Heidelberg West. There is also proposed increase in housing at the Bell Bardia Estate from 60 something houses to 500!! Also East Preston Industrial Estate is looking to bring in 20,000 residents by rezoning the industrial estate to include residential. Where will be parks and schools that are needed go? Once the land is bulld on for housing you can't get it back. Think long term for a change!!
3	I don't like the whole concept. Council owns on either side of this strip all the way from the creek, to at least Waterdale rd. Why sell off a portion? Keep it for council and the benefit of Banyule residents. Build basketball stadiums, or other facilities that would benefit the community. Don't go back on your promise to your community. Think for the future.
4	I don't like over development of private residential apartments on public use land. It's short sighted & doesn't address any of the real lives or needs of the area or community. It seems only to address financial profit for council & destroys current public amenity for public use.
5	I would like Council to publicly release the Design Brief Council gave to MGS Architects for the Bellfield Masterplan, to understand the rationale of this design. Is this the best design for the best community outcomes? or is this a design to maximise profits for council? Council are you willing to share?
6	I would like Council to publicly release the Design Brief Council gave to MGS Architects for the Bellfield Masterplan, to understand the rationale of this design. Is this the best design for the best community outcomes? or is this a design to maximise profits for council? Council are you willing to share?
7	Where are sport grounds promised in the past??????? This is not community centred area, this is money grab development!!! SHAME
8	It was promised that this site would not be developed! The plan was always to develop the primary school site over the road and leave this whole site to the community. A basketball stadium, they said, community hub they said. Very disappointed in Banyule Council. All thought for money, no thought for future.
9	What happened to 4 basketball courts promised by council in 2015? Do a google search and you'll find the PDF from council. It's a total outrage. Form an alliance and STOP this theft by council of community land. Council should not be in the business of property development.

DRAFT BELLFIELD URBAN DESIGN GUIDELINES
SHAPING BANYULE - COMMENT SUMMARY

Theme: Stockland error

Item	Comment
1	This whole site is shown as a park when it is the existing housing development. The quality of this park is appalling with the existing seat a piece of junk and no picnic tables or bbq which would have made park more useable. Council should demand much higher quality from developers.
2	got to agree this has not been a park for a while. Mass devleopers made a pile of money, they need to include a mix of scoial housing (10-20%) nd more community benefit
3	This is totally misleading to represent this as a park.
4	Why would this be represented as parkland when there is clearly infill housing here?
5	this is not a park, this is an example of our council selling out. This is a high density development, there is NO park here
6	Leaving out this medium density Stockland development here is unacceptable. This site is most definitely not a park and has insufficient open space for the residents. The quality of the development was a fail.
7	Cmon guys thatâa Stockland housing development not a park. Incredibleous
8	Council have already sold off this green wedge it is now privately owned residential development.
9	Great park Stockland left for Council. It has a substation in it plus the estate main distribution board. Great for growing children.

DRAFT BELLFIELD URBAN DESIGN GUIDELINES
SHAPING BANYULE - COMMENT SUMMARY

Theme: Public transport issues

Item	Comment
1	Has there been consideration given to additional public transport and public transport pickup points?
2	There is insufficient public transport in the area to accommodate such an influx of people. You need cars to get around this area but there are not enough car spaces per building.
3	This development is nowhere near any mass public transit routes. The current bus routes are not adequate to attract users (I'm sure an argument could be made that they are "adequate", but having used them myself I am certain they are not attractive). The nearest train station is almost 3kms away.
4	PT is going to be a massive issue if this plan proceeds. Is everyone going to hop on one of the once every half hourly buses down to Ivanhoe station? Sounds like a recipe for disaster.
5	Council needs to work with PTV to ensure that the public transport frequency and availability supports the growth in the size of the community. Currently there are only 3 buses and only 1 on them, i.e. 250 runs past 8pm. The only bus that takes us to Ivanhoe station, i.e. runs till 6.15pm from Ivanhoe station. Council must re-think community growth strategy with supporting infrastructure.
6	Public transit in this area is horrendous. This plan MUST include clearer delineation of public transport options, IF it is sincere in claiming that it is a future-proofing the area and wants to have a water sensitive design.
7	tram! (Oriel Road)
8	Completely inappropriate development given there is zero train station and poor bus services here. This plan represents another wholesale sell-off of this community asset and Banyule councilors once again playing dodgy developer against the best interests of the community it is its job to represent.
9	Agree with AMP's comments: "Completely inappropriate development given there is zero train station and poor bus services here. This plan represents another wholesale sell-off of this community asset and Banyule councilors once again playing dodgy developer against the best interests of the community it is its job to represent." I thought Ivanhoe was a prestigious suburb - why would the council want to change this?

DRAFT BELLFIELD URBAN DESIGN GUIDELINES
SHAPING BANYULE - COMMENT SUMMARY

Theme: Open space

Item	Comment
1	The balance between open spaces and residential is out of kilter. You need far more open spaces for the community. What about including a sculpture garden, or touch and feel experiential space for children? And a larger adventure playground would also be useful.
2	Not enough parks. too many high rise buildings
3	The site needs more open space like Freiburg's Vauban district: https://www.itdp.org/wp-content/uploads/2014/07/26.-092211_ITDP_NED_Vauban.pdf . The scale of the development should be 'human'. Six storey apartments are too high. The density is too high in general. The loss of the school means open space in the surrounding area may very well one day become a school. This means this development must not borrow open space from adjacent parks but accomodate it within the development itself.
4	this land should be developed into further parkland given the high density development already happening all over Bellfield
5	appears a nice park avenue, should contue to oriel road. maybe expand the apartment blocks or link them to all for the ground space to extend the avenue.
6	This green space should be moved to one of the major streets as it will not be accessible to other residents in the area.
7	What is happening to the upgrade of Ford Park? No movement there either.

DRAFT BELLFIELD URBAN DESIGN GUIDELINES
SHAPING BANYULE - COMMENT SUMMARY

Theme: Waste transfer station

Item	Comment
1	Community garden next to the waste transfer station? Why not closer to the Darebin creek? There are better options than this.
2	It is time for the transfer station to be moved to the industrial area of Heidelberg West. It is inappropriate for it to remain in this location next to residents. It has significant odour.
3	Move the transfer station
4	The tip has to go.
5	remove the transfer station!
6	Move transfer station and built supporting infrastructure like schools, community hubs, shops, etc. Waste of space on premium land.
7	Too close to the Banyule recycle centre, rotten smell and potential pollution to the community activists

DRAFT BELLFIELD URBAN DESIGN GUIDELINES
SHAPING BANYULE - COMMENT SUMMARY

Theme: Parking issues

Item	Comment
1	What will parking be like here? Townhouses should at least cater for 2-3 spaces per townhouse to avoid crowded and unsafe streets
2	If this parking is intended for users of the Community Centre and Community Garden, how will council ensure that residents of the development are not filling these spaces with their vehicles?
3	leave cars here. (main car park)
4	park here not road (space)
5	park here not road (space)
6	I like the parking however there should be more

DRAFT BELLFIELD URBAN DESIGN GUIDELINES
SHAPING BANYULE - COMMENT SUMMARY

Theme: Quality of development

Item	Comment
1	Design of townhouses need to blend in with those opposite and should ensure that the height is similar as well.
2	Design of the apartments, retail and townhouses, etc. need to be timeless and not too "out there".
3	Have a variety of architecture, not all the one design. Have pitched roofs. Flat roofs look like dog boxes and cheap.
4	There should be careful thought given to the aesthetics of the design. Will it stand the test of time?
5	The quality of the housing in this development here is well below what I would consider to be "high-end". Residents have tiny balconies with washing draped and strewn everywhere, kids' toys and bikes, etc, which indicate to me a lack of outdoor space and secure storage. This is not a model of "high-end" that Banyule should be aspiring to in their development plans.
6	The finished product in Banksia St by Stockland is nothing like the pictures on the sales brochure. Beware of pretty brochures.

DRAFT BELLFIELD URBAN DESIGN GUIDELINES
SHAPING BANYULE - COMMENT SUMMARY

Theme: Traffic

Item	Comment
1	Is Perkins Ave wide enough and well enough constructed to facilitate the use of hundreds more vehicles? Any suggestion that parking and traffic flow will not be overly impacted should be set against the experience of the high density development on Haig St in Heidelberg Heights. Despite apparent regulations preventing the residents to park on the street, one can clearly see the same cars parked on the street all the time, and that it is residents of that development driving them.
2	Does traffic modelling support high density development of this type using this intersection in its current form? This intersection could become a significant bottleneck and a dangerous place for pedestrians making their way to shops, bus stops, Ford Park and community facilities.
3	Would like to have at least seen some kind of traffic management plan for the increased number of cars. Could at minimum add some U-turn bays at the island breaks just to help manage the traffic flow.
4	Yet more traffic into Banksia Street which has already increased with the housing built on the old Primary school site. The street is also used as a car park by Repat Staff and staff at the Warratah Special school and also a short cut for everyone that doesn't want to use Bell Street
5	How will this narrow street accommodate the influx of all the cars in the area.
6	Where is the traffic modelling to support/speak to this development? It is already incredibly dangerous crossing the roundabout at Oriel/Banksia with many not even knowing about the traffic light and nearly running you down. Can't imagine this working with medium density housing as well. Also, these are tiny one lane roads - how can they possible support a medium density development?

DRAFT BELLFIELD URBAN DESIGN GUIDELINES
SHAPING BANYULE - COMMENT SUMMARY

Theme: Cycling

Item	Comment
1	Positive to see that there are no vehicle crossovers onto Oriel Road as this is a key cycle route.
2	needs bicycle lanes on livingston st so people can access train station and shops
3	needs bicycle lane
4	shared path here - not cars
5	shared path here not cars

DRAFT BELLFIELD URBAN DESIGN GUIDELINES

SHAPING BANYULE - COMMENT SUMMARY

Theme: Environmental Sustainable Design

Item	Comment
1	The architects talk about "Environmental sustainable design", but how can we trust that when the planning rules' definition of best practice are way out of date.
2	Best practice environmentally sustainable design requires includes characteristics that assist in tackling our current climate emergency. E.g. Renewable energy systems, including small-scale local community energy infrastructure such as photovoltaics and batteries Large scale water storage, treatment and solar heating systems for communal use Passive design to eliminate the need for mechanical heating and cooling Elimination of onsite fossil fuel use (including avoiding fossil gas) Green infrastructure, such as green roofs, walls, and faÅšades, Electric vehicle charging points Recycled, reclaimed, and sustainable building materials such as timber construction Sustainable travel planning and facilities to reduce private vehicle use and parking. How will the Council ensure that these sustainable characteristics will be included by developers.
3	I like the idea of passive sustainable design and Green Star Communities, but these are only 'encouraged' not promised. The plans also says "details of our preferred masterplan may not ultimately be in the final outcome as delivered on site" because development partners will have their own ideas. It is proposed that the development will be future proofed, but there is no detail of what that means. It should include: Renewable energy systems, including small-scale local community energy infrastructure with photovoltaics and batteries Large scale water storage, treatment and solar heating systems for communal use Passive design No onsite fossil fuel use (including avoiding fossil gas) Green infrastructure, such as green roofs, walls, and faÅšades, Electric vehicle charging points Recycled, reclaimed, and sustainable building materials such as timber construction Sustainable travel planning and facilities to reduce private vehicle use and parking.
4	I like the overall feel of the plan as a village. This presents and opportunity to showcase 'best practice' in energy use, sustainability building, walkability, waste management on site, growing food, sustainable transport options, community nature spaces, inclusivity in housing (mix - carefully integrated), facilities for young children and older adults...
6	In the plan, it calls for water sensitive design. That's nice to use trendy buzzwords and be in alignment with a local university (Monash). But, WHERE is the water sensitive design? How on earth does concrete and dense living, and creating greater impermeability in the landscape lead to water sensitivity. Maybe you'll stick a few water tanks in? That is an utter cop-out. Like so much of this plan, it reads as lip service.

DRAFT BELLFIELD URBAN DESIGN GUIDELINES
SHAPING BANYULE - COMMENT SUMMARY

Theme: Planning issues

Item	Comment
1	The Urban Design Framework requires units to have a set back from the street above level 3. Why is this not going to be required in this development?
2	The Urban Design Framework requires units to have a set back from the street above level 3. Why is this not going to be required in this development?
3	A Bellfield Masterplan should include a plan for the entire area - not just this site. We need to know where the school will be and when the transfer station will be moved.
4	Distinct lack of integrated planning, with the Draft ALF Study proposing additional fencing and synthetic oval for Ford Park.
6	The complete lack of integrated planning across 3081 is appalling. How can our elected representatives (Councillors) and employees (council officers) not be taking a holistic approach to clearly inform us about the overall impact this DRAFT Bellfield Materplan AND the Urban Design Framework will have on all of Bellfield. It appears Council either cannot plan, or is deliberately separating these two project to confuse ratepayers.

DRAFT BELLFIELD URBAN DESIGN GUIDELINES
SHAPING BANYULE - COMMENT SUMMARY

Theme: Retail

Item	Comment
1	Needs to be mere thought given to the availability of a retail area with cafes and places to meet
2	any thoughts on further retail space for a development this big? space for cafes and markets?
3	Much more retail space is needed in Bellfield. There no cafes and restaurants in Bellfield and the residents are totally dependent on the facilities in Ivanhoe and Heidelberg. If Bellfield is going to be kept as a separate suburb it is entitled to its own retail space as well
4	We need more retail space! Bellfield has no shops of its own and it desperately needs more cafes/retail/supermarkets. It would greatly increase the appeal and persuade more buyers to purchase in Bellfield
5	Like the idea of retail shops. Ensure that the shops complement the existing shops on Banksia Street. Please improve of availability of parking spots.

DRAFT BELLFIELD URBAN DESIGN GUIDELINES
SHAPING BANYULE - COMMENT SUMMARY

Theme: Benefits of project

Item	Comment
1	Locals are skeptical about the benefits we get from these projects. When the last site was developed we asked if the area fronting the local shops could be upgraded but it still looks really shoddy in comparison to other shopping strips in the area. Compare it to Ivanhoe or East Ivanhoe shops. We also need more street trees in the area. There are gaps all along Jellicoe St in the street tree planting. If we are putting up with additional traffic etc of development we must see some local benefits!!!!
2	I do not like this, as I cannot see what facilities are being developed for Bellfield residents with the multi-million dollar profit our Council will collect from the sale of this public land? Yes a very small proportion will be invested in Ford Park Stage 1, but where is the rest going? The plan proposed relocation of an existing Community Centre, and the relocation of a successful Community Garden - it's not at all not clear what *additional* benefit there are for residents? Don't relocate them, keep public land for public good.
4	What is the overall \$ return to the council on this and what extra services that they will provide going forward will be directly attributable to the extra rates they'll receive? At the moment it's pretty much just getting us the rubbish collection and a 3 week wait for any call back!!

DRAFT BELLFIELD URBAN DESIGN GUIDELINES
SHAPING BANYULE - COMMENT SUMMARY

Theme: Consultation process

Item	Comment
1	Did the people in 3081 get a similar opportunity to provide on feedback on their development plan?
2	I believe that there could have been more consultation with the community before the Draft Plan was put together. The preposed community garden/ Dementia behind the north facing hub, seems a almost school boy error. I am sure the design meets the brief, my question would be what is the brief, is it what is sustainable, best for the community and environment or what could make the maximum amount of money when sold to a developer. I would very much like to see the 232 Banksia site developed to the highest standards, even if this meant that the council did not make as much money from the resale.

DRAFT BELLFIELD URBAN DESIGN GUIDELINES
SHAPING BANYULE - COMMENT SUMMARY

Theme: Pedestrians

Item	Comment
1	We are promised a pedestrian friendly development, but on the north south road there is only one pedestrian crossing indicated. What is the purpose of this road. If it is to give access to community facilities could people not be expected to walk from other parking spaces outside the development?
2	If we have high density housing so close to a great park like Ford Park, lets ensure the road and pedestrians have the safest possible access between park and propperities. ie slow speed, light. zebra crossing etc..

DRAFT BELLFIELD URBAN DESIGN GUIDELINES
SHAPING BANYULE - COMMENT SUMMARY

Theme: Miscellaneous

Item	Comment
1	Is this all the seating that is planned? For such a big development, including more seating for the elderly, parents and children is essential.
2	Community and Dementia* Garden - name change to:Community and Wellness Garden"
3	There is a flock of galahs, tawny frogmouth and other native birds that use this grassed area regularly. How will they be accommodated? There needs to be more grass space.
4	where are the bike sheds and common recycling facilities?
5	A Dementia garden not be compatible with an acitve Community Garden, with e.g. a Bee Hive and "natural" play ares for children.
6	A traffic island for bikes and pedestrians is needed here. This corner sits on a major commuter bike route as it connects via the pedestrian bridge to Alphington. In heavy traffic it's difficult and dangerous for bikes to do right hand turns into Livingston Street. Cars frequently speed up the hill from Fairfield. * author note, not part of study area
8	The mayor and his deputy dont live in this ward. Let@cash in and spend the money in our own wards.

APPENDIX 3

SUMMARY OF FORMAL SUBMISSIONS

No.	Date Received	Format	Commentary
1	28 Aug 2018	Email	<ul style="list-style-type: none"> • Questioned detailed mapping of proposal – floorplan etc. • Question number of social housing dwellings. • Notes not in favour of social housing and that Heidelberg West provides this housing offering already. • Questioned the ways residents can have their voice heard in such matters. • In support of a large community facility and/or a large sports complex.
2	15 Sep 2018	Email	<ul style="list-style-type: none"> • Concerns of density and open space recommendations. • Encourages upgrade of both garden and centre but to remain in existing location.
3	17 Sep 2018	Email	<ul style="list-style-type: none"> • Disagrees with six storeys as proposed. • Notes increase on infrastructure with increased density (schools, roads) • Recommends two-three storey townhouses across development.
4	3 Oct 2018	Email	<ul style="list-style-type: none"> • Important site that has not had fair share of infrastructure spending. • Notes loss of school facilities and basketball facility. • Great potential for sustainable, energy efficient and community orientated development. • Sustainable, efficient, social and environmental factors should outweigh financial return. • Disagrees with relocation of community centre and community garden. • Disagrees with six storey development along Oriel Road. • Notes importance of regulating private development if apartments were to be built on Oriel Road. • Opportunity for Banyule to create an exemplar environmental development. • Income stream generating possibility as per CERES. • Opportunity to link this project with the Climate Change Action policy initiative.

5	14 Oct 2018	Document via email	<ul style="list-style-type: none"> • Notes increase in population and therefore demand on community facilities. Should focus on a healthy, connected community-focused development. • Need to plan for demands of young families (sports fields/schools/pre-schools/MCH centres) • Proximity to public transport does not support high-density at this location. • Create a tip-shop at 98 Oriel Road and the need for greater work towards zero waste strategies. • Opportunity to create a native nursery on site. • Advocate for a school on site with the additional community benefits it would bring. • Retain community facilities at existing sites. • Notes unique opportunity but feels too much market housing. • Council's business is not to provide social housing. • Concerns over built form quality. • Concern over access issues into proposed community facility sites. • Feels heights are too large and out of neighbourhood character.
6	29 Oct 2018	Document via hand	<ul style="list-style-type: none"> • Retain garden and centre functions at existing locations. • Negotiate with State Government title issues and extensive regional development. • Summary of Community Centre history and groups. • Notes lack of meeting spaces. • Summary of Community Garden history and benefits to community. • Growth of the centre and garden requires to be at existing location. • Against loss of current spaces and density of proposal. • Suggests more thought to wider infrastructure planning for the region, including schools. • Requires more thought to traffic, parking and public transport. • Notes uncertainty surrounding title and zoning boundaries. • Notes loss of infrastructure and relates to Towards Zero Waste initiatives. • Offers alternatives, such as: retaining garden and centre on Oriel Road, integrate social housing using Murundaka as a precedent, restrict apartment buildings to three storeys, ensure adequate parking, and include increased ESD, energy and WSUD functions.

7	2 Nov 2018	Document via email	<ul style="list-style-type: none"> • Originally moved to Bellfield due to open spaces, proximity to creek and environmental awareness. • CERES-type facilities alongside already established community centre and community garden. • Presently marginalised community members feel welcome. • Concerns of over-crowded roads, parking and no nearby trains or trams. • Requirements now to drive children to schools. • Objects to building heights as loss of skyline and landscape amenity, shadowing and loss of privacy. • Concerns of over-subscription towards sports clubs of public open space, including loss of sensory possibilities such as conversion to synthetic turf. • Replacement of existing community centre and community facilities not supported as new residents (including social housing residents) will occupy new community centre. • Supports retaining existing community facility location, next to park, shops in a healthy community.
8	2 Nov 2018	Document via email	<ul style="list-style-type: none"> • Retain community garden and community centre in existing location. • Recommends negotiation with state government for switching planning parcels. • Stresses community garden impact on health and wellbeing of community and that relocation would contravene Council's zero waste management plan. • Agrees with social housing but would like to see dwellings integrated. • Would like to see increased ratio of additional community facilities over private development. • Notes the importance of site.

9	6 Nov 2018	Document via hand	<ul style="list-style-type: none"> • Retain community facilities on Oriel Road. • More seating and active recreation areas. • More gathering spaces, indoor/outdoor areas, green links and pedestrian paths. • Architectural diversity/facades/colours – anchor corner sites. • Landscape and sustainability, biodiversity etc., retention of trees, WSUD, native planting. • Sustainable travel options and emphasis pedestrian safety. • Rooftop activation for community hub. • Angled parking along Ford Park. • Single office/home office opportunities. • Consideration of aged care or assisted living. • Integrate social housing within development. • Include public toilets, adequate lighting. • Questions rear laneways. • Remove central spine of townhouses and replace with town square.
10	8 Nov 2018	Document via email	<ul style="list-style-type: none"> • Great job of presenting diversity of ideas and options. • Commend vision of creating an exemplary precinct in Bellfield. • Opportunity for best practice in sustainability, design, inclusivity, affordable housing. • Explore negotiation to swap planning zone parcels. • Consider nature play areas. • Encourage private cohousing and deliberative development design. • Retain community centre in current location – include performing arts, indoor and outdoor gathering spaces, café • Continue garden to be linked with centre. • Integrate social housing and create community land trusts. • Recommend social enterprise rather than private retail, such as bulk food co-op. • Community composting facility. • Encourage sustainable travel choices.

APPENDIX 4

SUMMARY OF STAKEHOLDER MEETING

18 September 2018

The Conder Room Heidelberg Town Hall

What is one big idea that nobody has thought of for the community precinct?

- Maintain current hub & deliver second community Precinct
- Add a School! Talk to State Government and get community behind you
- There will be 30,000 – 40,000 more residents in 3081 (UDF estimates)
- Arts and environment centre linking in to our creek scapes
- A school is essential
- Providing facilities if not providing community identity
- Keep the community garden
- Involve LaTrobe Uni at Bellfield
- Asking the custodians of the land what they think of the space. Use history and knowledge
- Negotiate with State Government to move proposed community hub to Banksia Street
- Use Oriel Road sites only for community facilities
- Use NW corner of site for large garden
- Have access to second community space off Banksia Street, not Perkins Avenue
- Have underground parking for all community spaces
- Separate community uses to two sites: 1/ High movement volumes (meetings), 2/ Separate quiet site (kinder, health, maternal, disabled facilities)
- Build community hub/zone along Oriel Road for visibility
- Land bank until after BellBardia Estate built. Don't rush these things when open space is gone
- No fences around Ford Park oval
- I am ten years old and I like the Bellfield Community Garden where it is and I do not want it to move. I like the amount of sunlight we get where we are, but if we move the sun could either not be seen or too bright

What are some ways the community precinct could be enhanced?

- Place apartments in the middle allowing more views for dwellers
- Not in the middle of housing complexes
- Have the community precinct along Oriel Road where the community hub, spaces and gardens are visible and inviting to the community and connect both sides of Bellfield
- More, not less, public space
- More access off Banksia Street, less off Perkins Avenue
- Speak to Department of Education to release restriction of title of 230 Banksia Street and have same public use footprint or larger along Oriel Road

- Retain location of existing community centre and community garden
- More parking
- Wider streets near community precinct (i.e. Oriel Road and Banksia Street)
- Soil test proposed community garden to toxins etc.
- Lift in community centre for disabled, elderly etc. (Essential for any multi-storey)
- Integration of public transport, infrastructure planning with housing density
- Add a school. Primary, secondary and preschool (even if high rise)
- Community should take precedence over commercial
- Build open space
- Heights of buildings facing Oriel Road
- Efficient design
- Road consultation
- Land bank residential zone of master plan until after development of BellBardia
- Move community garden adjacent Perkins Avenue so sun does not get blocked by Community Hub

What does success look like for a high-performing community precinct?

- Green spaces aren't just for Christmas
- Visible, easy access and parking
- Not very impinging on residents and other facilities
- Issues: height, massing and bulk, commercial and community separated
- Where are the green spaces?
- Visibility to draw in user and give sense of pride to community (not down a side street)
- Who owns the social housing?
- Green spaces, vistas, sunsets and skylines – not string washing lines places for birds
- Meeting community needs and supporting vulnerable connecting people
- Enhanced opportunities for social interaction and expression
- Concourse walks not between social or other dwellings
- Visibility. Accessibility.
- Public facilities on highly visible road intersections
- A visible location (e.g. along Oriel Road)\
- It really depends how we define or see success? To some it may be landing affordable housing. Others it may be buying an apartment to settle with their family. When we include the word community, it adds another dimension – as it takes it away from the needs being met for individuals and asks us to consider the whole. For me – what I love about my home in Ivanhoe – is that it is light, clean, I have green space and a sun filled backyard... I feel safe, it is quiet – our neighbours are friendly... After working in at times a very intense work environment – coming home to a space that is supportive and nurturing is everything. A space that supports me to rejuvenate. Designing a space that supports the health and well-

- being of the community for me is number 1. And that can come in many ways – from a pumping community hub that services the elderly, disabled, early years, youth, parents... the list goes on. In an integrated, inclusive way – supporting a harmonious, collaborative environment. Obviously it is up to the individual to get involved in community activity – yet I really believe if these apartments/spaces/shops/gardens/offices... are built with absolute integrity and purpose for truly servicing the whole then that will only lead to amazing potential. So much can evolve and come from this proposal/development. Again if built with consideration and respect to everyone's values, standards, concerns, needs... then the true success will be the way the people work together and activate the potential and purpose of why this particular space is being built. In a nutshell: the success is in how the community work together.

What do you think the current gaps are in community facility provision for 3081?

- Not enough public space
- More schools
- Community learning spaces. Park/garden space that supports connections and peaceful gatherings
- Community arts and wellbeing spaces and infrastructure
- Rooms for yoga, dance and music participation and performance
- Community studios and gatherings
- Cafes, bars and restaurants
- Too much crowding creates mental health problems
- Art spaces, music places, gardens. Public land is needed
- Not happy about plastic grass
- The selling of land along Oriel Road

