

# Indicative Bellfield Master Plan

Prepared by MGS Architects  
March 2020

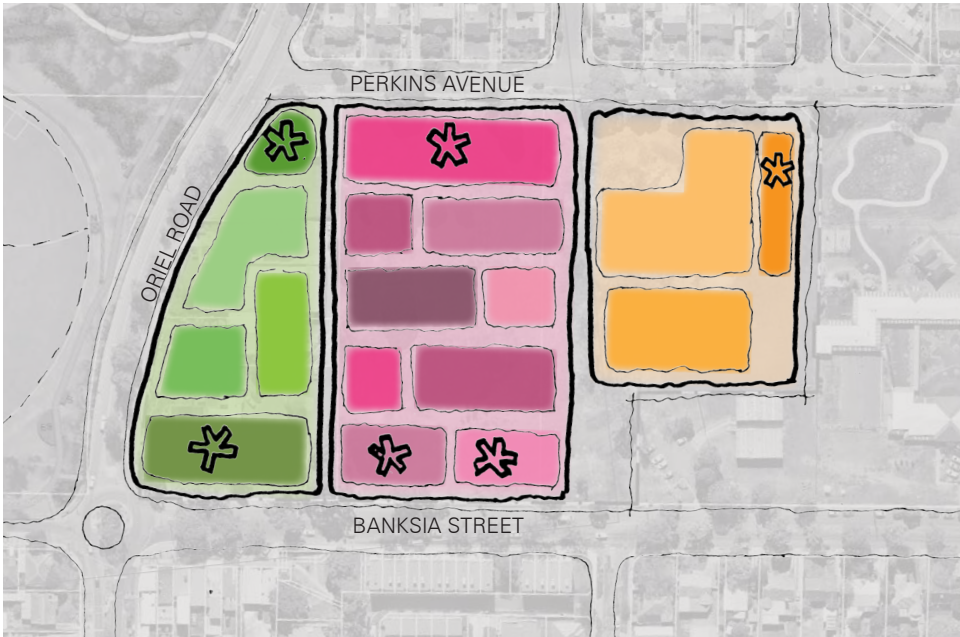
The Indicative Bellfield Master Plan is one illustration of how the objectives of the Bellfield Urban Design Guidelines could be realised on site.





# MASTER PLAN DIRECTIONS

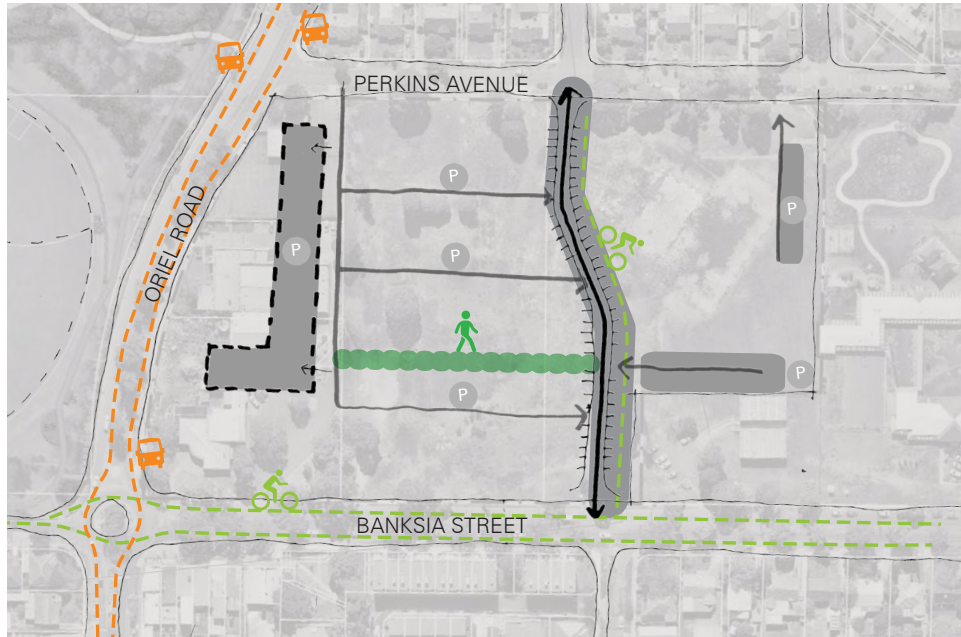
Three key directions will provide a high-quality neighbourhood that enhances the surrounding landscape character and local identity of Bellfield; architectural diversity, landscape, sustainability and access.



ARCHITECTURAL DIVERSITY



LANDSCAPE AND SUSTAINABILITY



ACCESS, PARKING AND ACTIVATION



Buildings by different authors



Material and height diversity



Retain existing trees



Community gardens



Hidden parking and a front door to most dwellings



Green link and pedestrian path



A mix of housing types



Similar built form and materials



Community plaza



Environmental sustainable design



Rear lane access

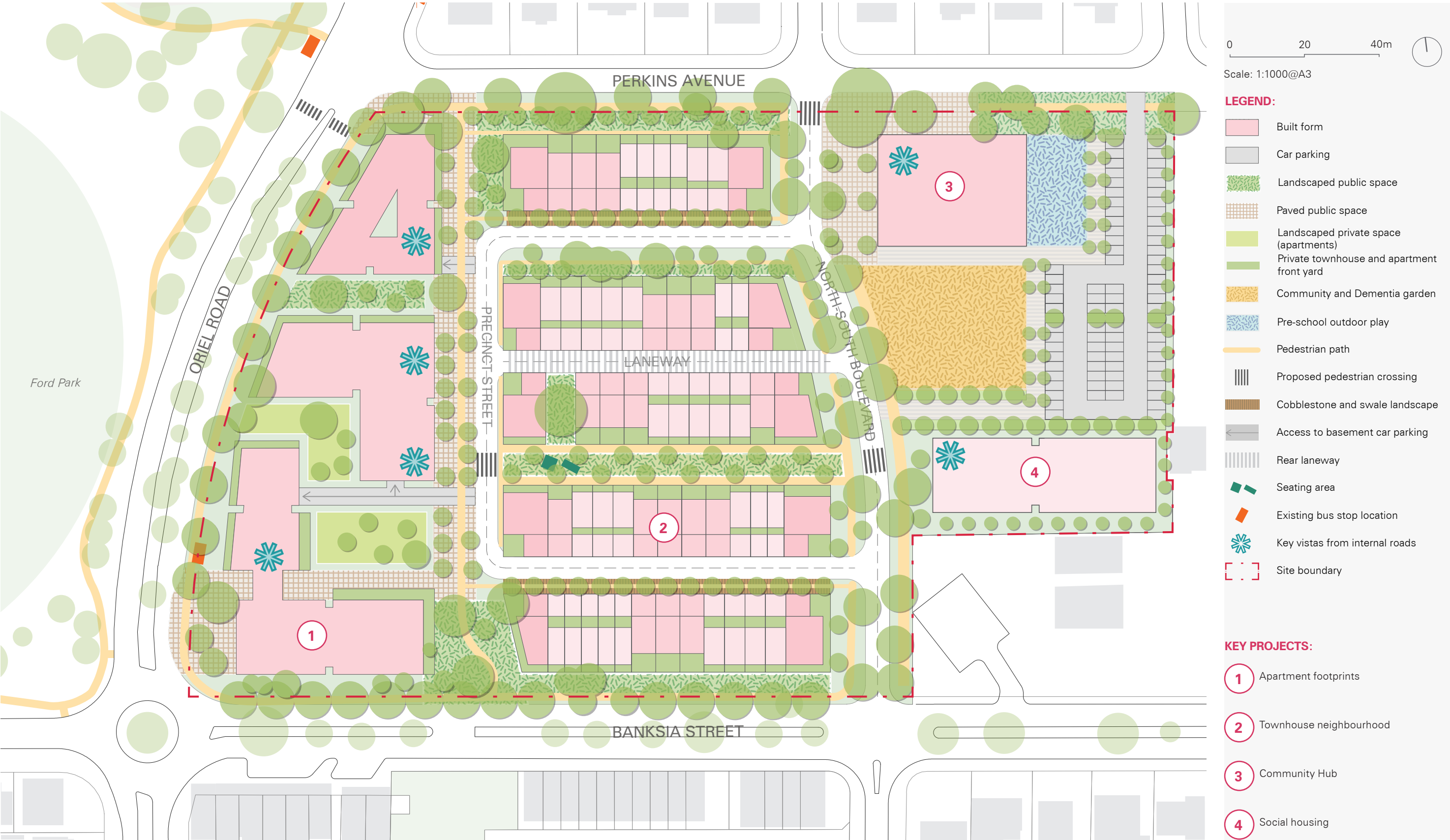


Crossovers everywhere



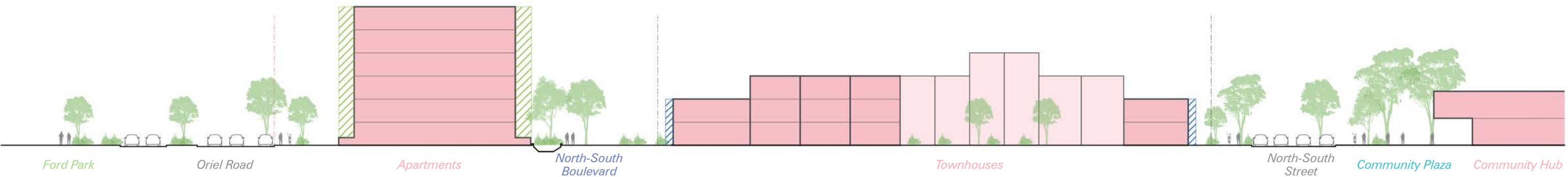
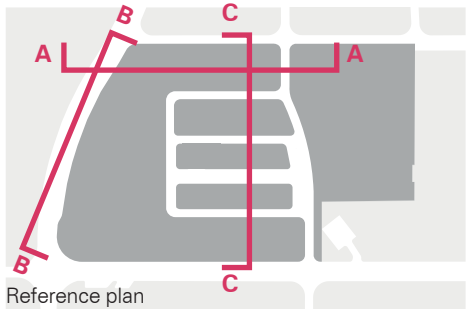
# ILLUSTRATIVE MASTER PLAN

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.

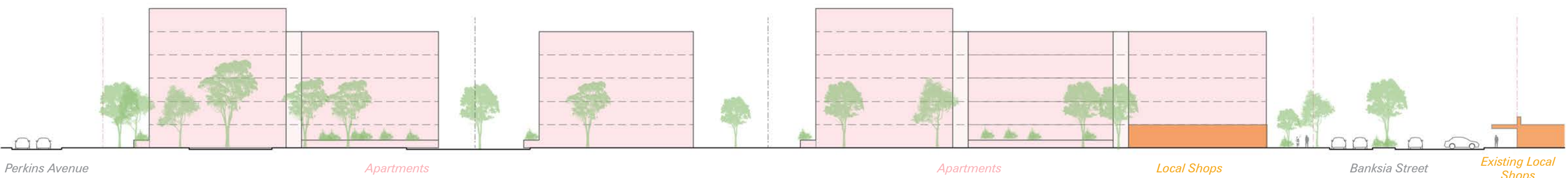


# ILLUSTRATIVE MASTER PLAN SECTIONS

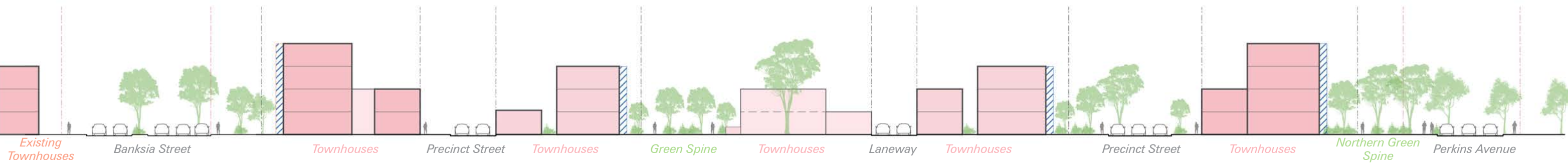
In the future, a landscape of native canopy trees and a network of flexible open spaces will integrate the Bellfield site into its residential context and provide safe connections to nearby destinations.



SECTION AA



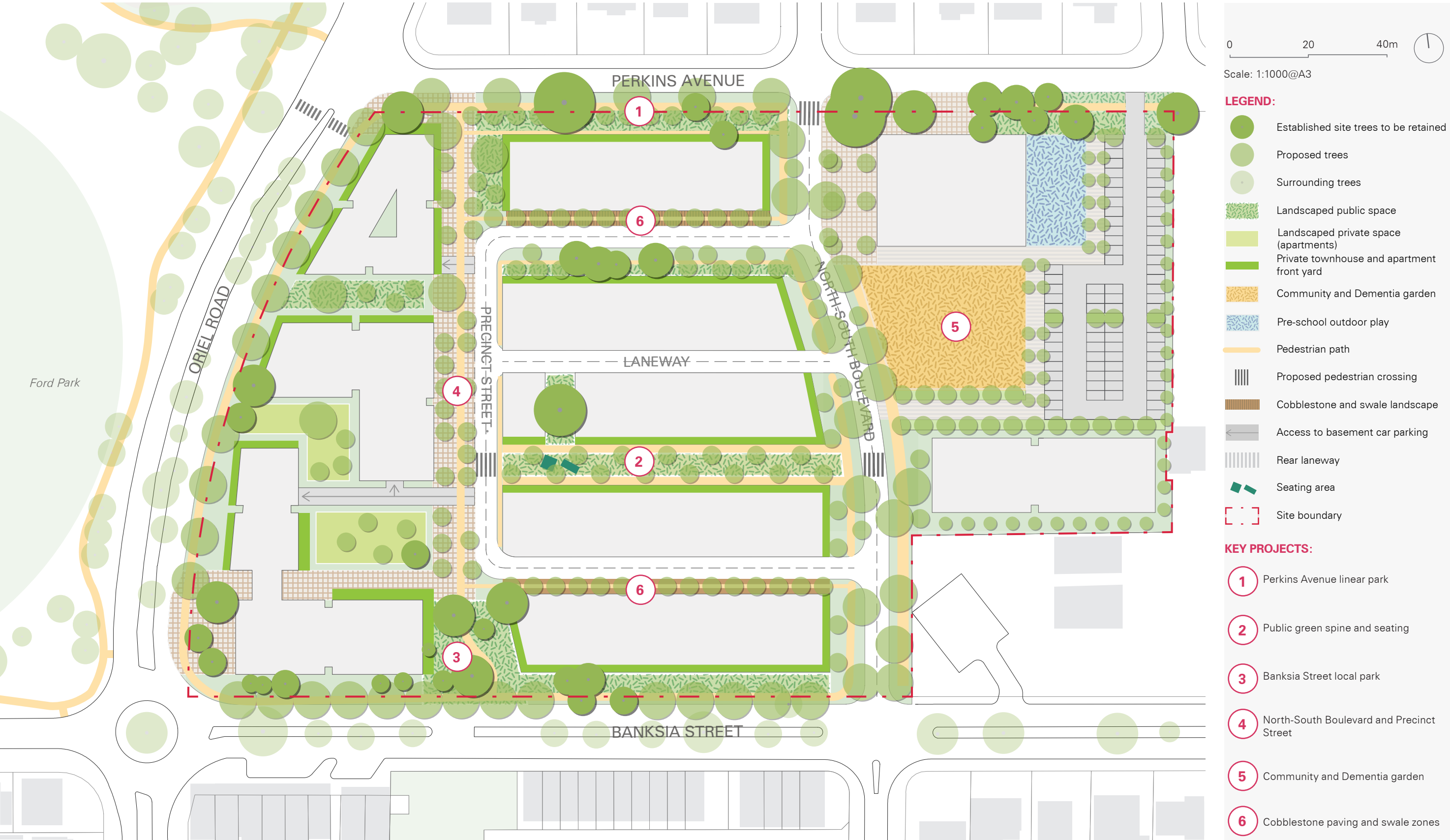
SECTION BB



SECTION CC

# ILLUSTRATIVE LANDSCAPE PLAN

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





# KEY LANDSCAPE PROJECTS



## PERKINS AVENUE LINEAR PARK

- Reduce the use of front fences and promote the use of planter beds or hedges to demark public / private interface if required.
- Include trees in front garden spaces to contribute to the public realm as well as the thermal cooling of private space.
- Develop an informal approach to landscape with soft edges and planting.
- Encourage the use of permeable surface for shared pedestrian and bike path, such as granitic sand surface or similar.
- Encourage grading to support passive irrigation of planting.
- Plant native tree and understorey species to create a biodiversity corridor.
- Encourage street trees at approximately 8m spacings to create a desirable canopy cover for pedestrians and shade car parking areas.



## GREEN SPINE AND SEATING AREA

- Design the green spine and seating around existing trees.
- Encourage this public area to become a family friendly space.
- Provide two pedestrian paths running east-west through this area.



## BANKSIA STREET LOCAL PARK

- Design the local park around the retention of existing trees.
- Encourage no paved areas to be positioned within the extent of the drip lines of the trees.

Left to right  
*Barry St Townhouses, Brunswick (Fieldwork)*  
*Buiksloterham Zelfbouw, Amsterdam*  
*Rosenhøj Housing, Denmark (EFFEKT)*

# KEY LANDSCAPE PROJECTS



## NORTH-SOUTH BOULEVARD AND PRECINCT STREET

- Integrate storm water treatment swales in streetscape design.
- Encourage street trees at approximately 8m spacings to create a desirable canopy cover for pedestrians and shade car parking areas.
- Where townhouse garages interface Precinct Street, provide approximately 4m of landscaped areas for understory and tree planting.



## PUBLIC PLAZA AND COMMUNITY GARDEN

- Provide shade to 50% of the public plaza and include seating to accommodate a range of ages and abilities.
- Include a productive community garden that is larger than the existing garden (approx. 25m x 50m) running east-west. Where possible, relocate all existing infrastructure and plant material.
- Position the community garden in an easily accessible and clearly visible location within the precinct.
- Provide space for lockable sheds and equipment storage and access to bathroom facilities.
- Ensure a level of flexibility is designed into the community garden so integration with other uses, such as horticultural therapy, dementia garden and outdoor learning classrooms, can be achieved.



## COBBLESTONE PAVING AND SWALE ZONES

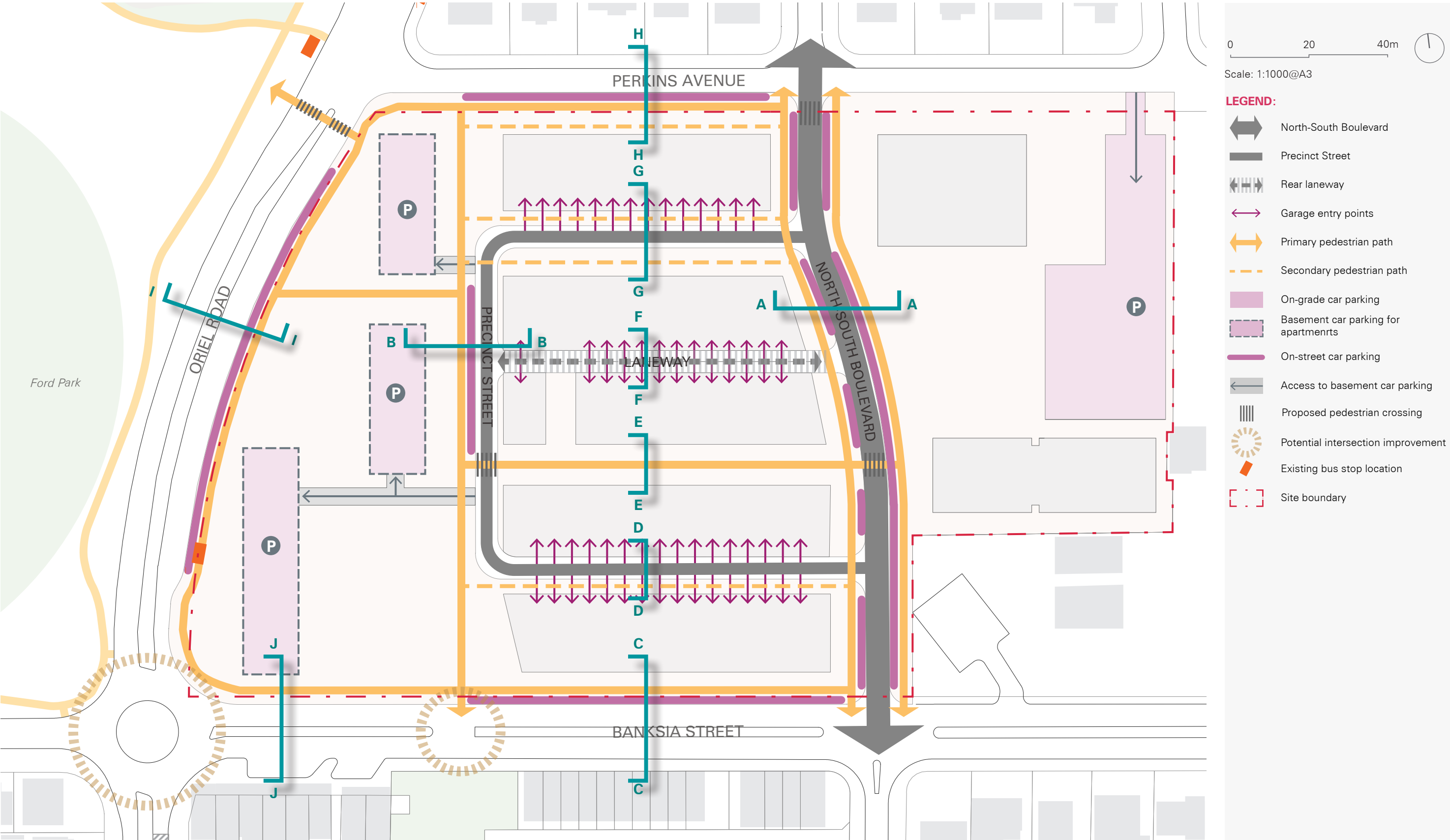
- Where townhouse garages interface Precinct Street, provide a 4m wide cobblestone paving and swale zone (running east-west) to pedestrianise these area.
- Include street trees at appropriately 5m intervals to provide shade for pedestrians.
- Integrate storm water treatment swales in streetscape design.

Left to right  
*La Place Franco Mauresque*  
*The Commons, Brunswick (Breathe Architecture)*  
*Balford Street Pocket Park, Chippendale (Jane Irwin Landscape Architecture)*



# ILLUSTRATIVE ACCESS PLAN

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





# ILLUSTRATIVE ACCESS SECTIONS

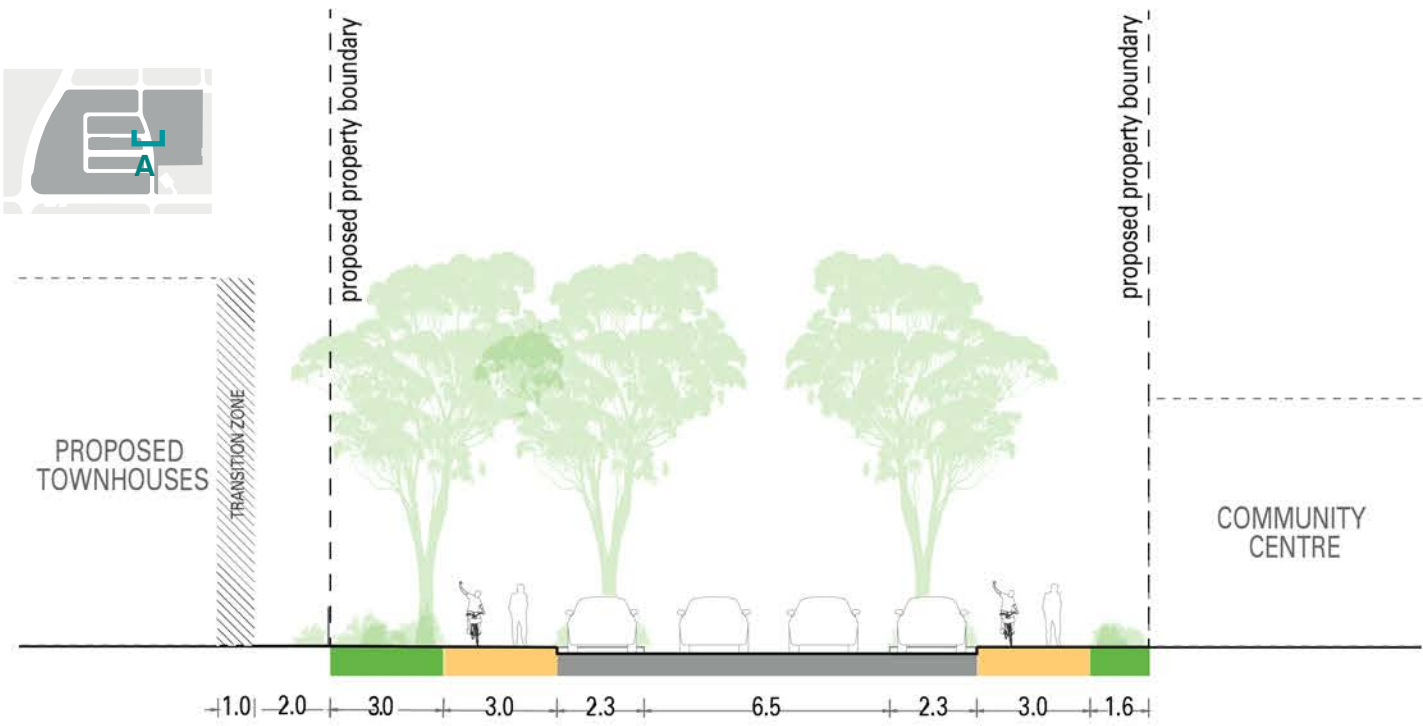


Figure 2.1 Section A: North-South Boulevard (1:200@A3)

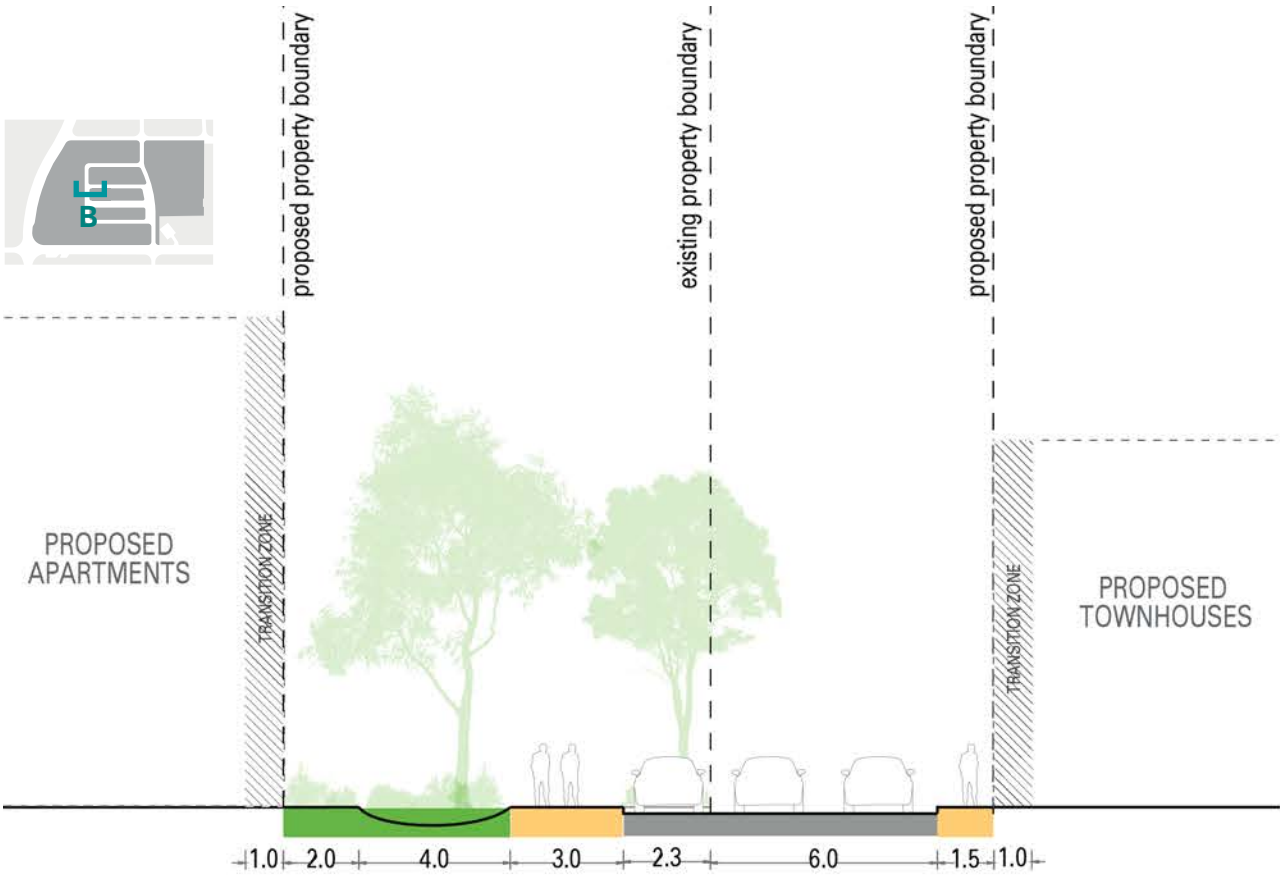


Figure 2.2 Section B: Precinct Street (North-South) (1:200@A3)



# ILLUSTRATIVE ACCESS SECTIONS

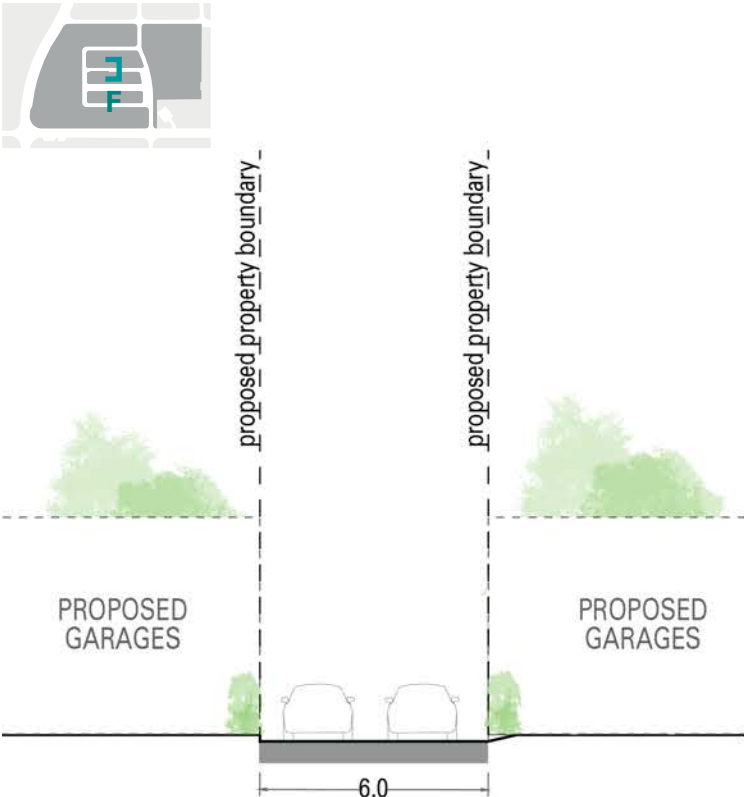
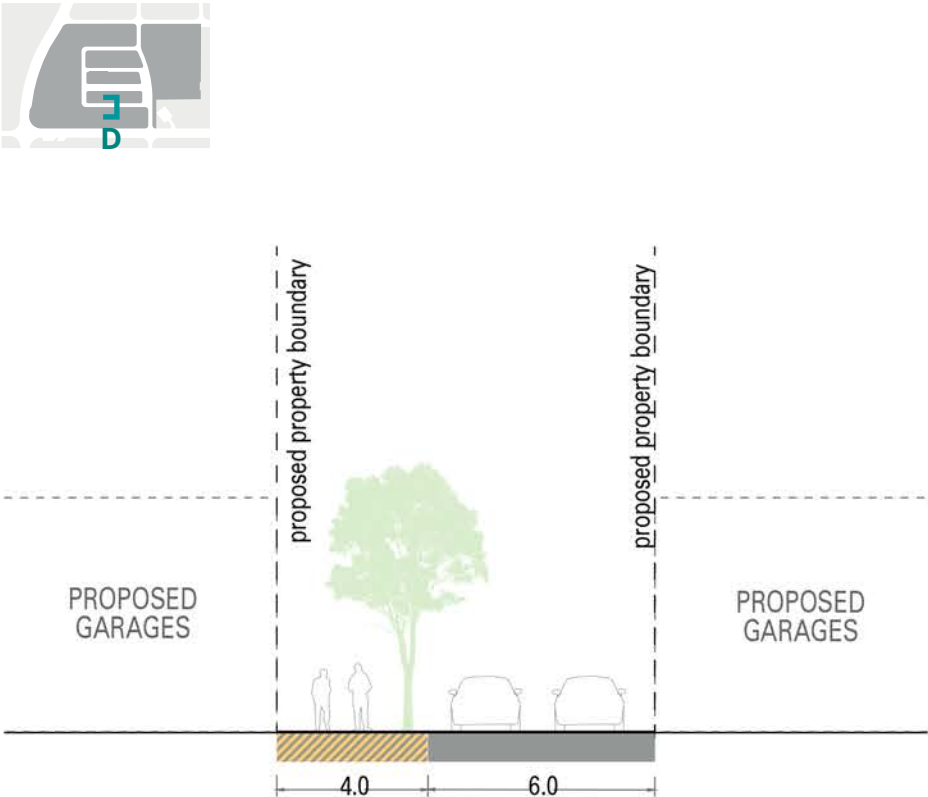
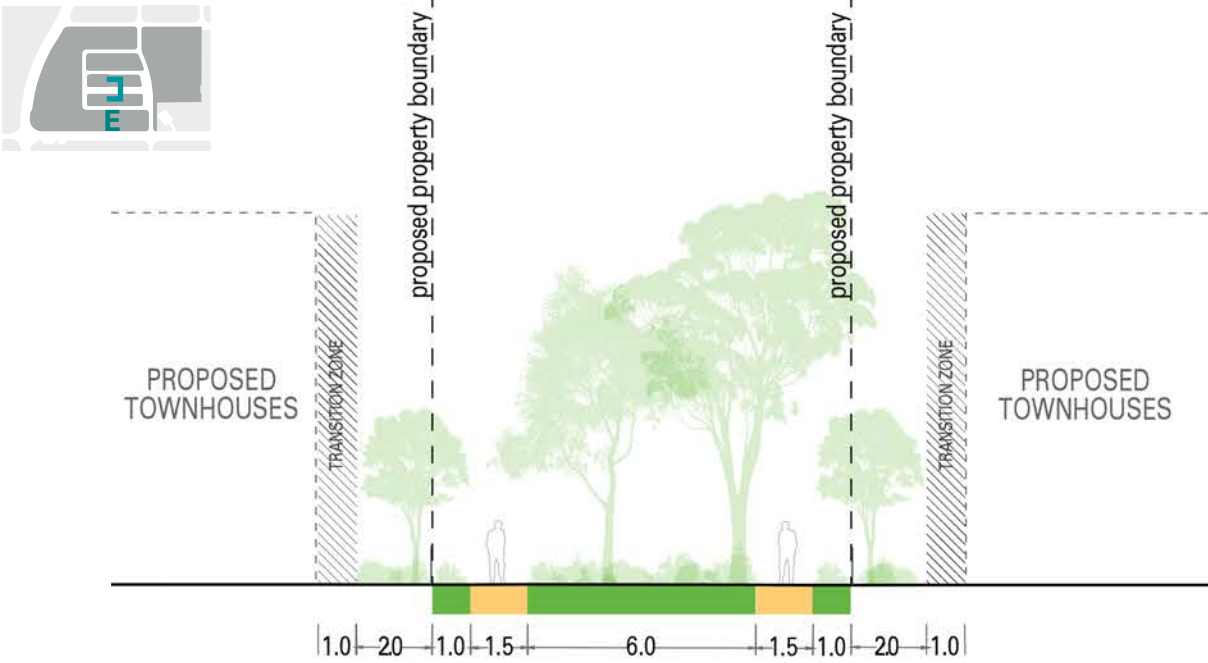
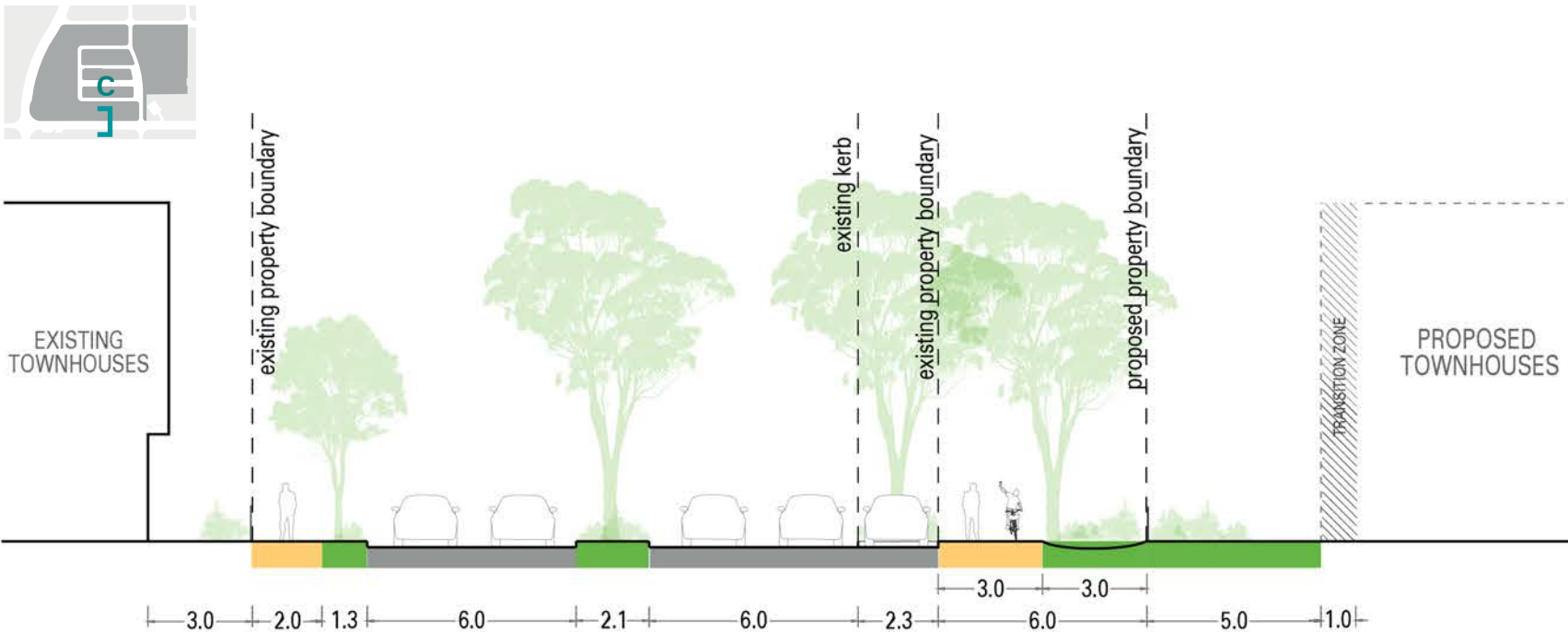


Figure 2.4 Section D: Precinct Street (East-West) (1:200@A3)

Figure 2.6 Section F: Laneway (1:200@A3)



# ILLUSTRATIVE ACCESS SECTIONS

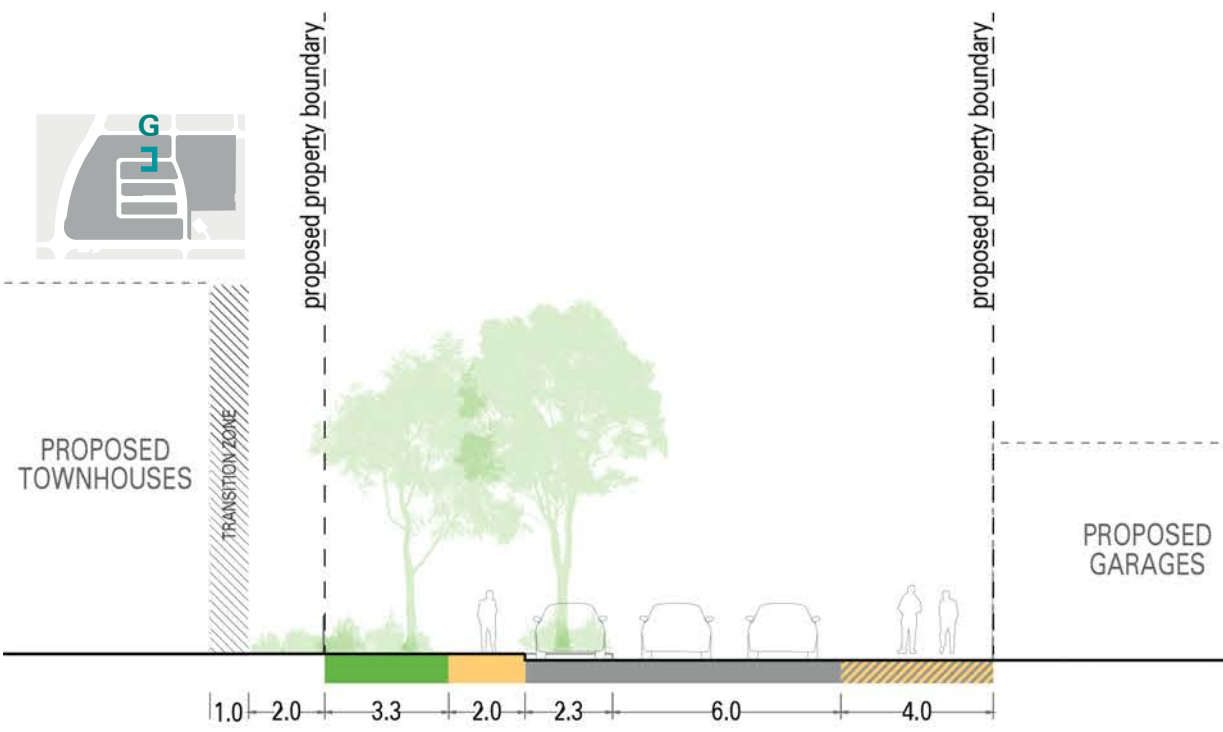


Figure 2.7 Section G: Precinct Street (East-West) (1:200@A3)

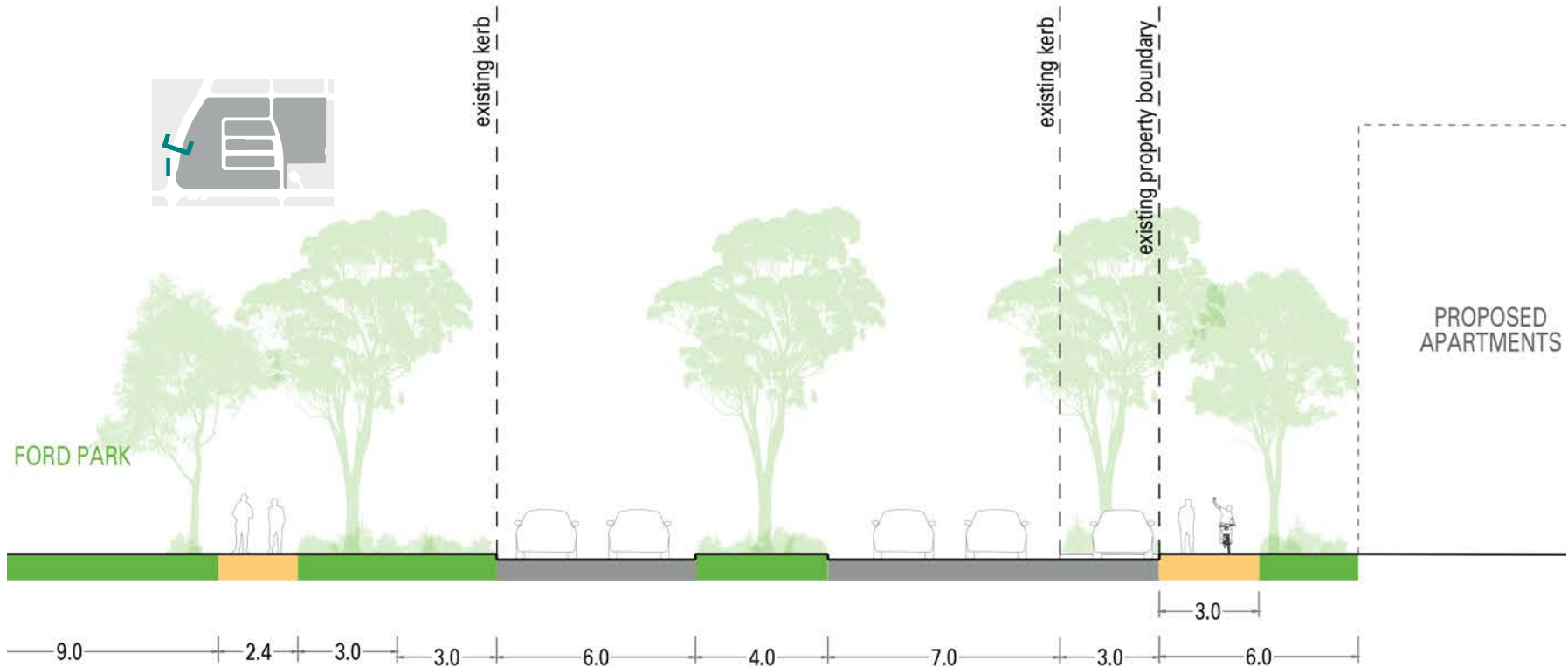


Figure 2.9 Section I: Oriel Road (1:200@A3)

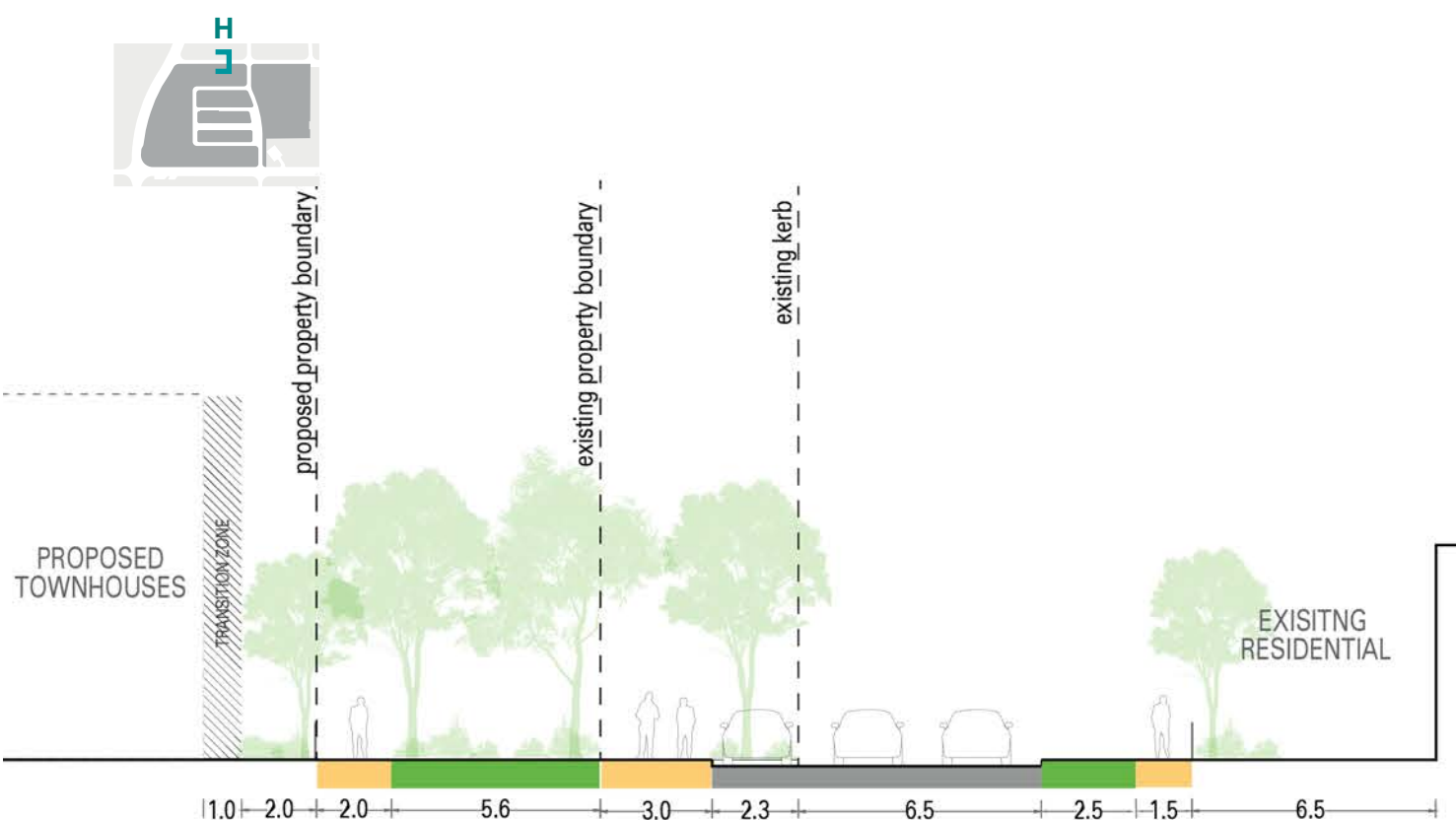


Figure 2.8 Section H: Perkins Avenue (1:200@A3)

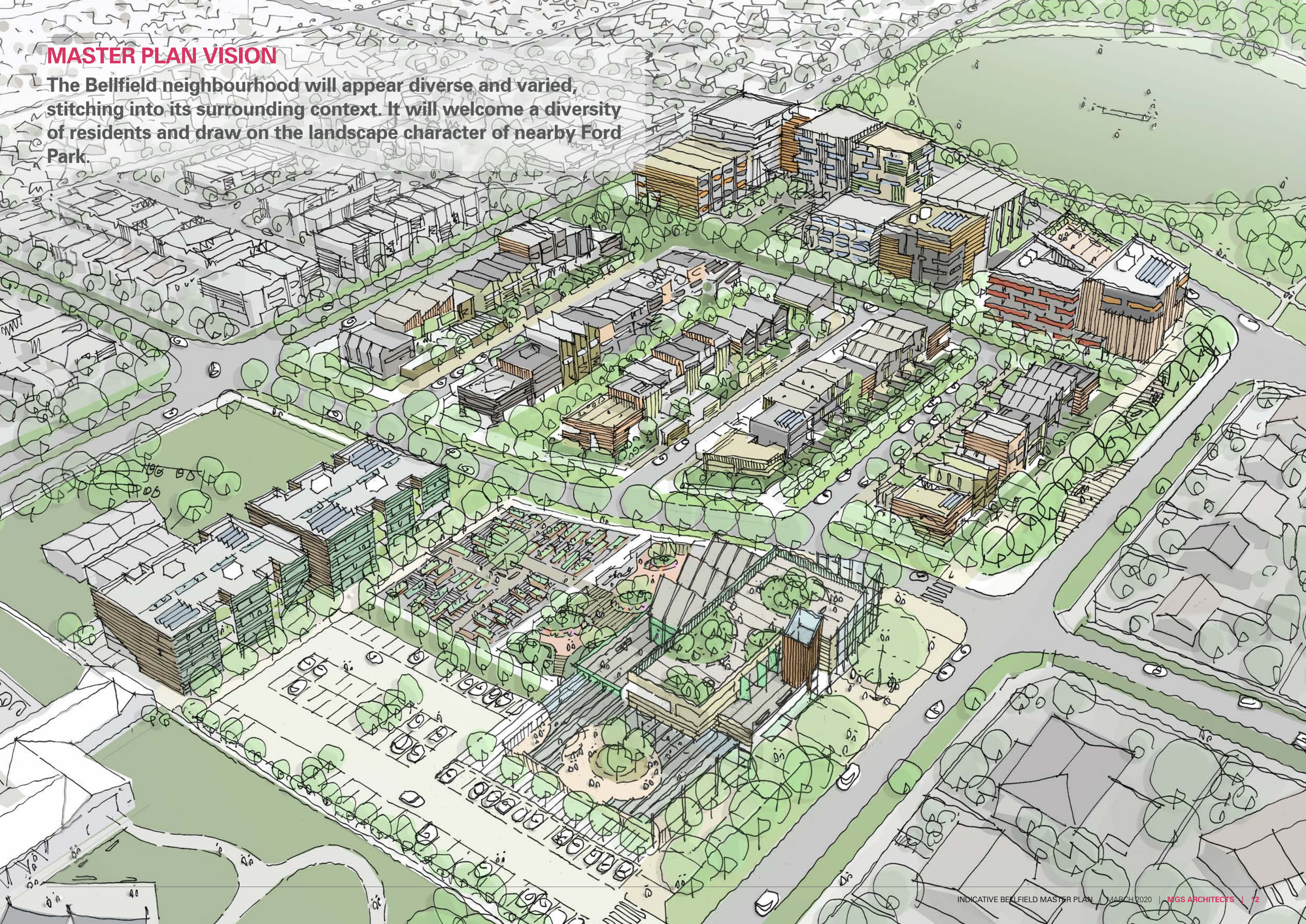


Figure 2.10 Section J: Banksia Street (1:200@A3)



## MASTER PLAN VISION

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





# MASTER PLAN VISION

The Park and Village Precinct is a leafy medium-density residential neighbourhood. The Neighbourhood Precinct is a community of townhouses that celebrates visual diversity in built form and a high-quality landscaped spaces.



PERK AND VILLAGE PRECINCT : INTERFACE WITH FORD PARK AND EXISTING LOCAL SHOPS



NEIGHBOURHOOD PRECINCT : VIEW TO THE NEW NORTH-SOUTH STREET



Apartments interfacing green space



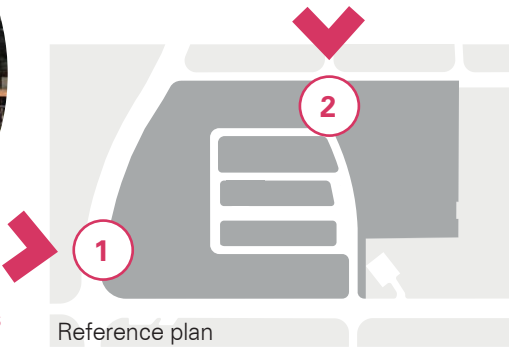
Corner retail activity



Activated public plaza



Activated front yards with minimal fences



Reference plan



