An aerial sketch of a city plan, rendered in a teal and green color palette. The sketch shows a dense urban layout with numerous buildings of varying sizes, streets, and green spaces. A river or canal flows through the lower right portion of the image. The overall style is architectural and conceptual.

Bellfield Master Plan Design Guidelines

Prepared by MGS Architects
May 2019



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Contents

Contents		
1.0	1	Context
1.1	2	Introduction
1.2	4	Site Analysis
1.3	6	Planning Context
1.4	8	Housing Context
2.0	11	Master Plan Overview
2.1	12	Introduction
2.2	13	Vision
2.3	14	Directions
2.4	16	Master Plan Overview
2.5	18	Landscape Overview
2.6	20	Landscape Key Projects
2.7	22	Access Overview
3.0	27	Guidelines
3.1	28	Introduction
3.2	30	Park and Village Precinct
3.3	36	Neighbourhood Precinct



Context

1.0














1.1 Introduction

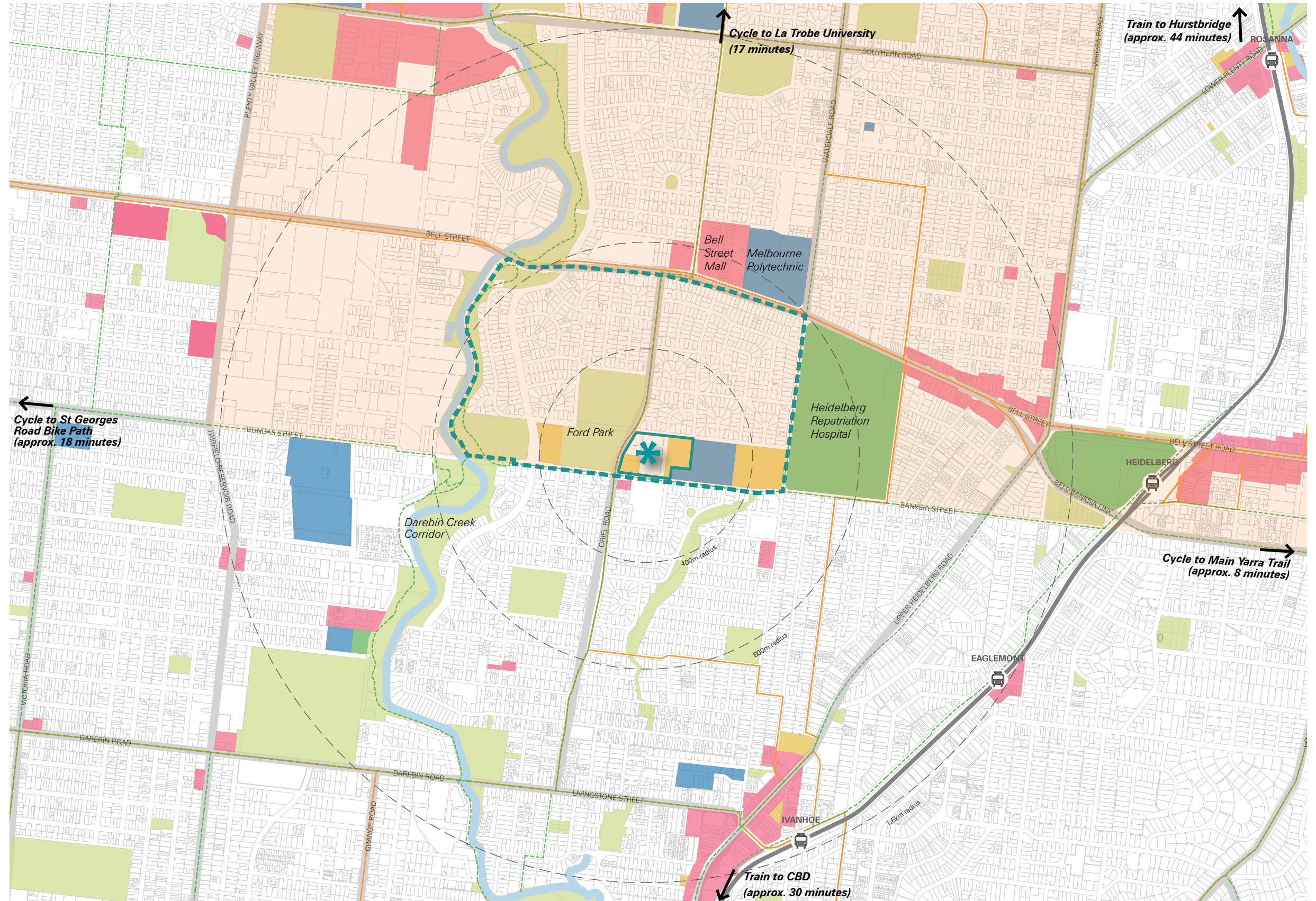
Figure 1.1 Site Location Map

0 400m

Scale: 1:15 000@A3

LEGEND:

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



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

SITE

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

PROJECT BRIEF

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

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

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

WHY DESIGN GUIDELINES?

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

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

WHO WILL USE THE GUIDELINES?

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

DOCUMENT STRUCTURE

The document is arranged in three sections as detailed below:

- 1

CONTEXT

Introduces the project, the site, and planning and housing context.
- 2

MASTER PLAN OVERVIEW

Highlights and illustrates the precinct vision and directions, illustrating the master plan from built form, landscape and access perspectives.
- 3

GUIDELINES

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

1.2 Site Analysis

SITE CONTEXT

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

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

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

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

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

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

SITE CHARACTERISTICS

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

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



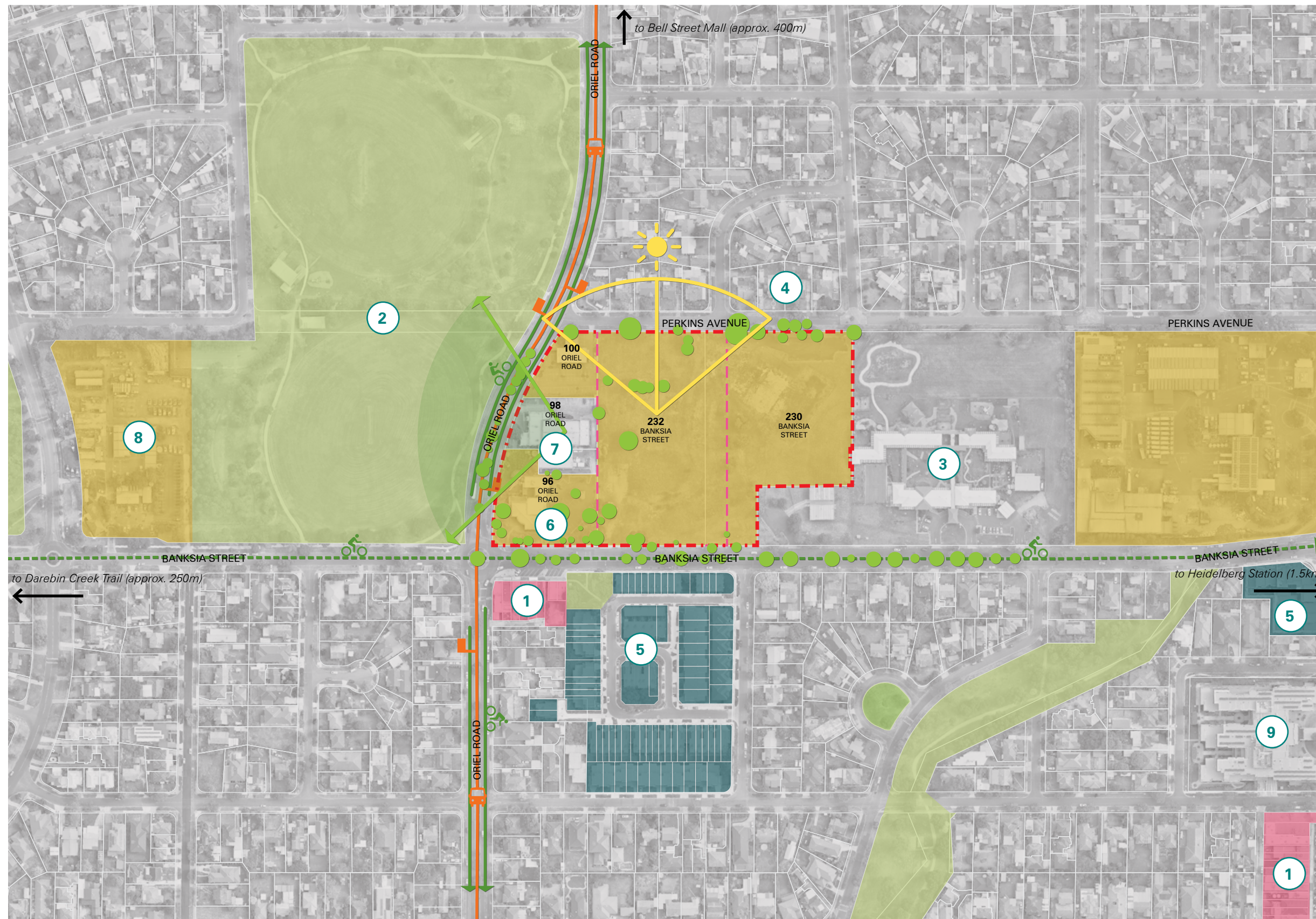
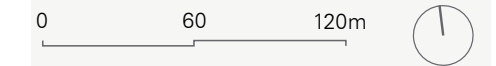


Figure 1.2 Site Analysis



Scale: 1:3000@A3

LEGEND:

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

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

1.3 Planning Context

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

ZONES

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

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

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

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

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

OVERLAYS

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

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

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

HOUSING STRATEGY

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

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

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

The broad goals of the Housing Strategy are:

- Promote sustainability;
- Improve housing affordability;
- High-quality housing for a diversity of residents;
- Enhance neighbourhood character; and
- Encourage housing close to services and transport.

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

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

The policy sets the following objectives:

- New housing should be encouraged in areas near the Principal Public Transport Network and neighbourhood centres, and the use of surplus land suitable for residential purposes is encouraged.
- Greater housing diversity should be encouraged in terms of layout, size, affordability and types of tenure.
- Support should be given to affordable housing in areas with good access to public transport and services.

POSTCODE 3081 URBAN DESIGN FRAMEWORK

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

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

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



Housing Strategy - Banyule City Council (March 2009)



Postcode 3081 - Urban Design Framework (August 2017)

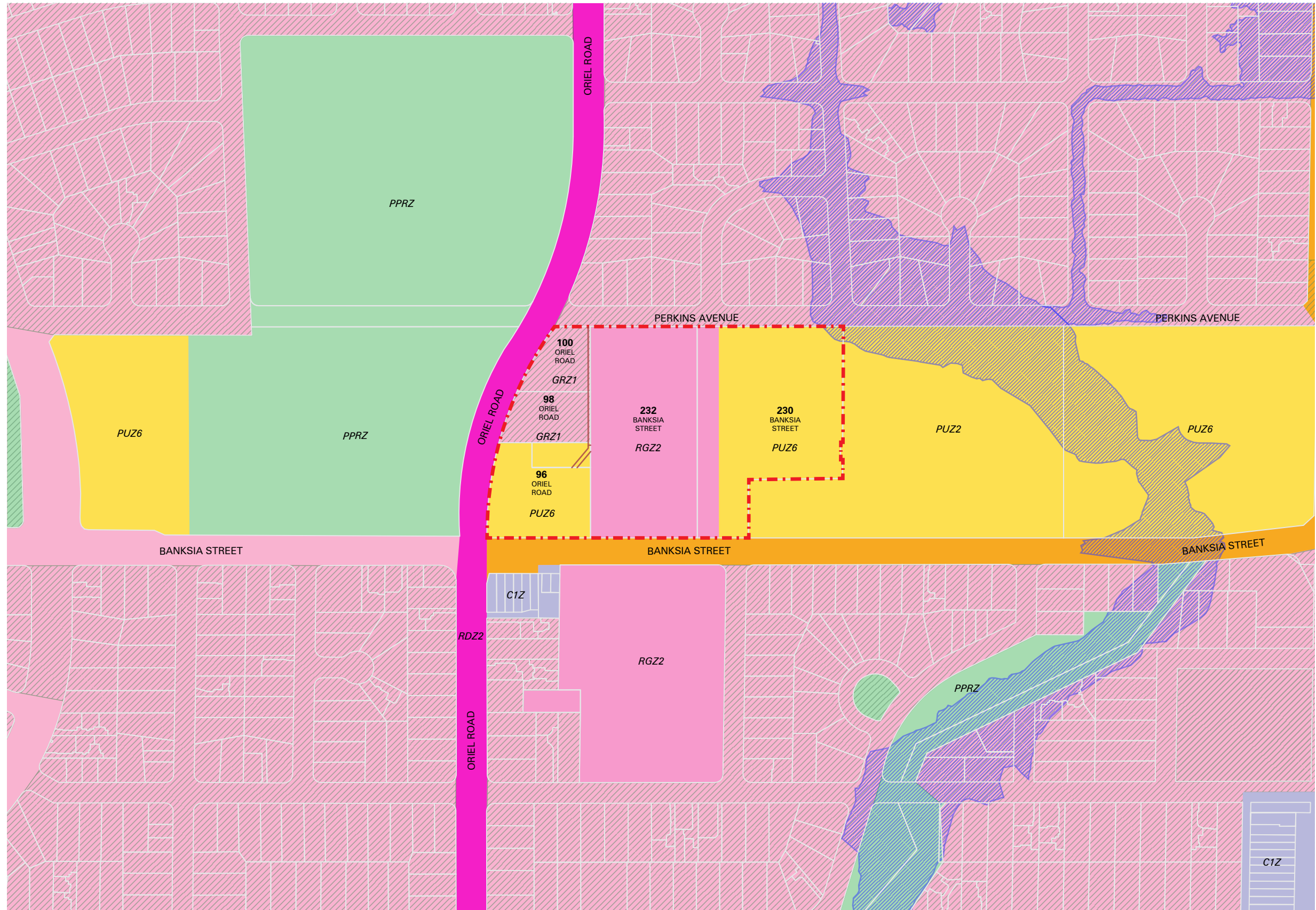


Figure 1.3 Zones and Overlays



Scale: 1:3000@A3

LEGEND:

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

1.4 Housing Context

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

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

MARKET HOUSING

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

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

AGED CARE

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

DELIBERATIVE DEVELOPMENT

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

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

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

Nightingale Model

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

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

Baugruppen

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

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

Cohousing

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

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

SOCIAL HOUSING

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

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

Affordable Housing

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

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

Special Needs / Public Housing / Community Housing

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

Crisis and Emergency Accommodation

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

HOUSING TYPOLOGY

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

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

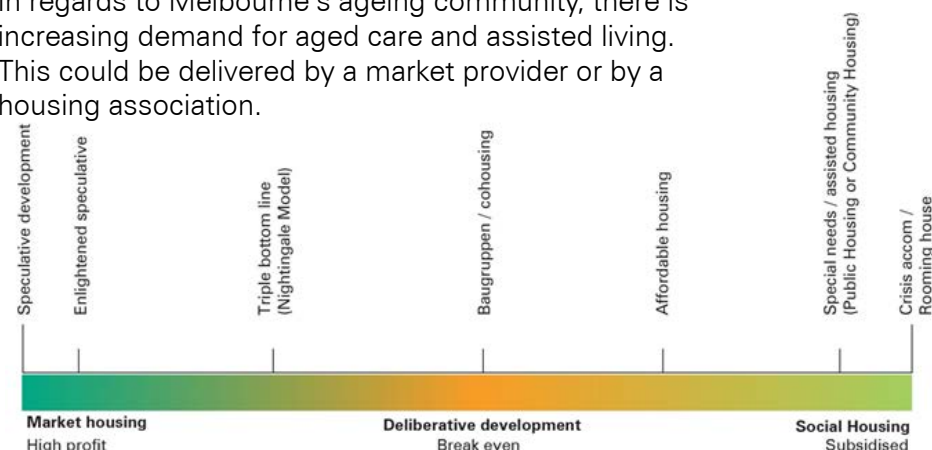



Figure 1.4 Housing spectrum


HOUSING TYPES UNDER INVESTIGATION

MARKET HOUSING


Types of People




Families



Couples



Singles




Specialist and Independent Living

Exemplars




DELIBERATIVE DEVELOPMENT


Types of People




Families



Couples



Singles




Specialist and Independent Living

Exemplars




SOCIAL HOUSING


Types of People




Families




Single Parents



Singles



Elderly



Need for assistance

Exemplars



Left to right, top to bottom

Cirqua, Ivanhoe (BKK Architects)

Nightingale 1, Brunswick (Breathe Architecture)

NRAS affordable housing, (BVN and Donovan Hill)

Heller Street Housing, Brunswick (Six Degrees Architects)

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

McIntyre Drive Social Housing, Altona (MGS Architects)

St Joesph's Mews, Hawthorn

Murundaka Cohousing Community, Heidelberg Heights

VincentCare Crisis Accommodation, Melbourne (MGS Architects)



Buiksloterham Zelfbouw, Amsterdam

Master Plan Overview

2.0

2.1 Introduction

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

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



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

The Bellfield neighbourhood will be 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.

2.3 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

- Provide diverse architectural outcomes to ensure that future development creates a diverse neighbourhood of architectural interest.
- Provide a mix of housing types, densities and typologies.
- Achieve high-quality and attractive built form design outcomes.
- Support a mixed demographic, from families to elderly, which will contribute to the existing social mix of Bellfield.
- Ensure corners sites are designed to enhance wayfinding through the site and showcase best practice in design and sustainability.

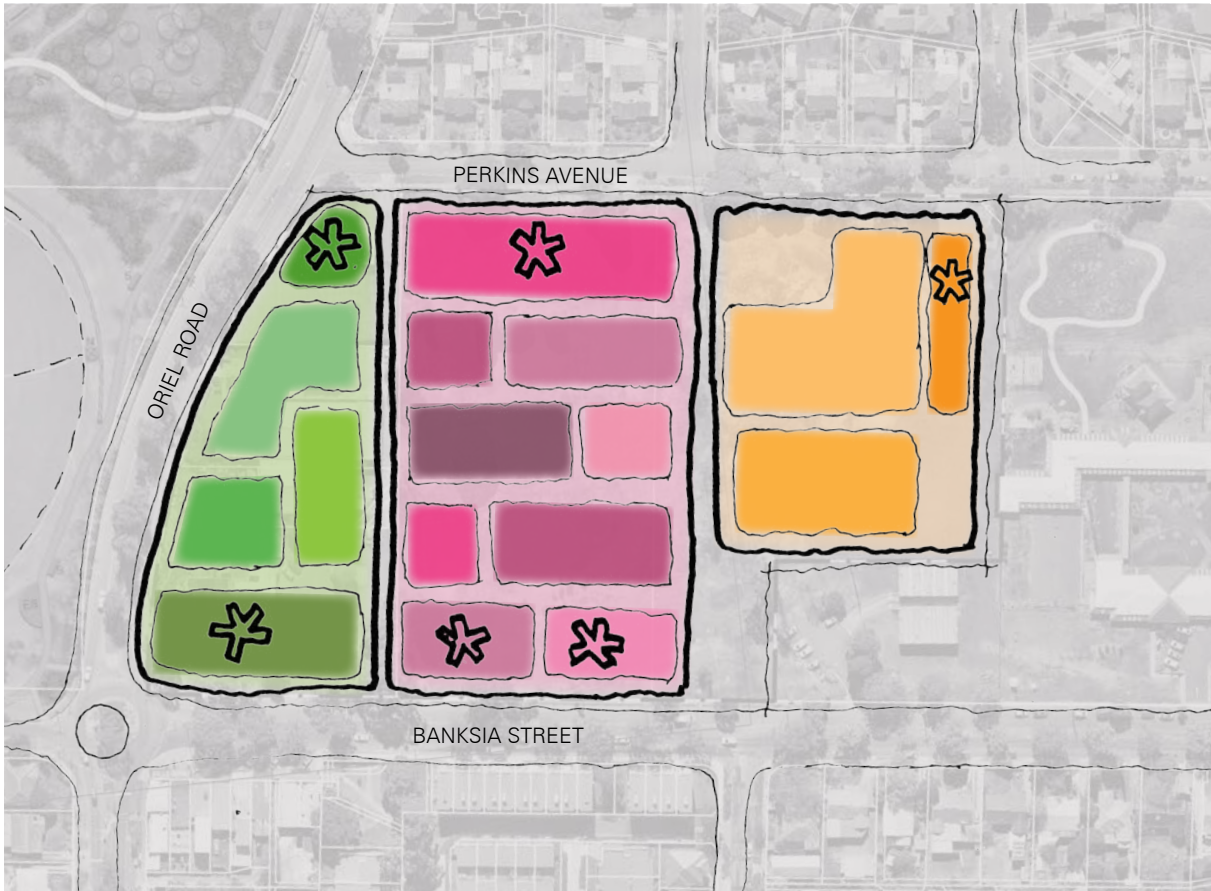
LANDSCAPE AND SUSTAINABILITY

- Ensure that new development reinforces and enhances the established leafy character of the area by retaining mature trees on site and designing landscaped space around these trees.
- Introduce a network of green leafy linear parks to support existing green spaces around and through the site.
- Introduce new street trees along the main north-south streets to pedestrian friendly, green streets and spaces.
- Encourage space for small tree planting in rear laneways to enhance these spaces.
- Choose native plant species where possible to enhance established vegetation and promote biodiversity.

- Consider Water Sensitive Urban Design Principles and swales through the public realm.
- Provide safe and welcoming outdoor community activity spaces and meeting places in the form of community gardens, public squares and pocket parks.

ACCESS

- Introduce a pedestrian network of safe and desirable primary and secondary shared paths through the site that connect to surrounding destinations.
- Enhance existing cycle and pedestrian networks around and through the site.
- Introduce a well defined street hierarchy, consisting of primary and secondary north-south streets and rear laneways.
- Ensure all townhouse vehicular access is via rear laneways to ensure pedestrian access and activity is from front entrances.
- Introduce laneway activation by encouraging pedestrian entrances, glass garage doors and green planting to be located in these areas.
- Encourage consolidated basement car parking for mixed use apartment developments.



ARCHITECTURAL DIVERSITY



Buildings by different authors



Material diversity



Height diversity

Left to right, top to bottom
Buiksloterham Zelfbouw, Amsterdam
Abbotsford Street, West Melbourne (DKO)

Studio 9, Richmond (Hayball)
Townhouses, Brunswick East



Monotonous built form and similar materials



LANDSCAPE AND SUSTAINABILITY



Retain existing trees



Community gardens

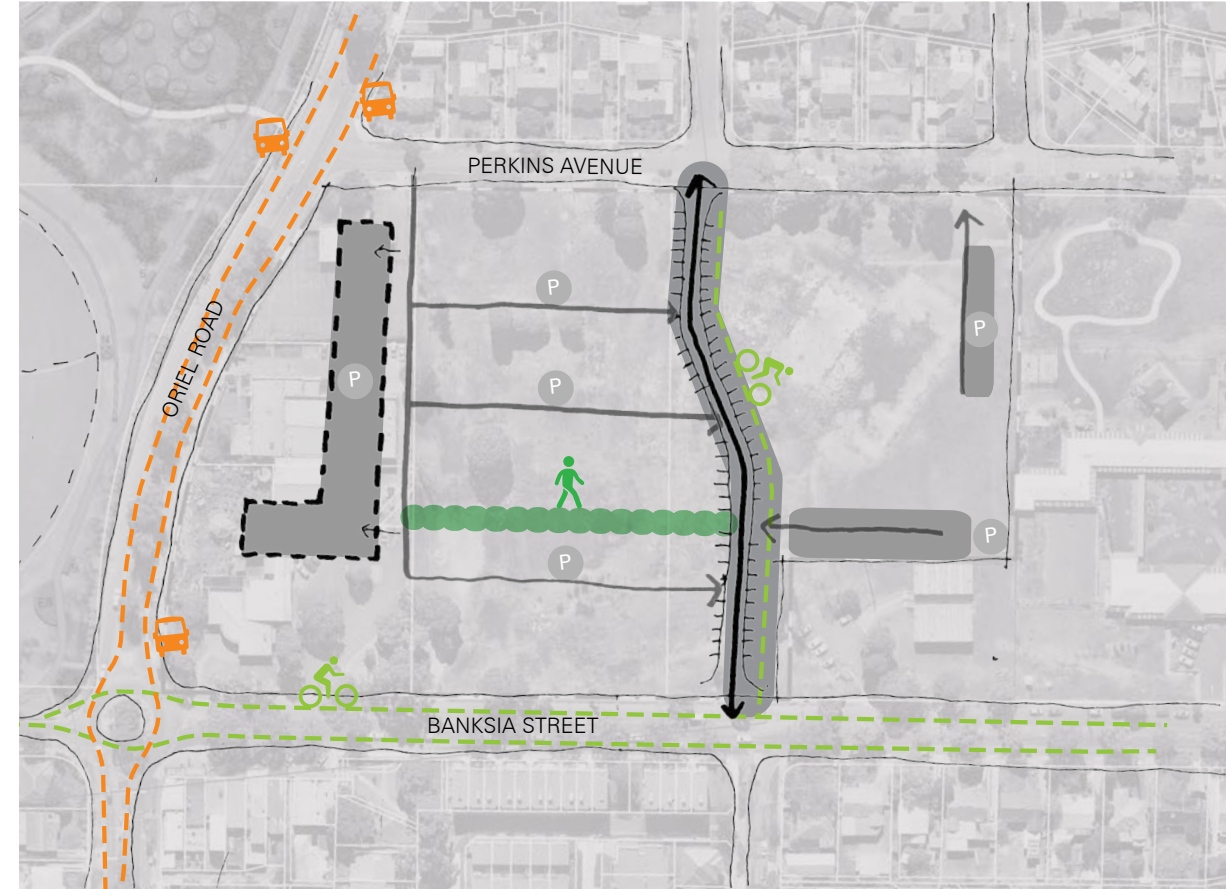


Community plaza

Left to right, top to bottom
 Existing site trees on the site
 Existing Community Garden, Bellfield
 Bendigo Library, Bendigo (MGS Architects)
 The Gen Y Housing Project, White Gum Valley (David Barr Architect)



Green Star Communities



ACCESS, PARKING AND ACTIVATION



Front doors to each dwelling

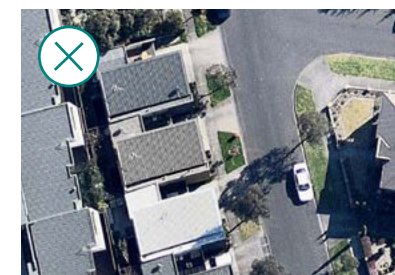


Green link and pedestrian path



Safe rear lane access

Left to right, top to bottom
 Barry St Townhouses, Brunswick (Fieldwork)
 Accordia, Cambridge (Feilden Clegg Bradley Studios)
 Knutsford, Fremantle (spaceagency)
 Nearmap Aerial



Conglomeration of crossovers

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

ACHIEVING HIGH-QUALITY ARCHITECTURAL DIVERSITY

- Ensure that all future development reads like a varied neighbourhood built over time.
- Encourage a diverse mix of housing types.
- Encourage landmark buildings to be located on corner sites to create precinct anchors and a sense of arrival within the site.
- Encourage material and height diversity to create visual interest and break up visual massing.

PEDESTRIAN FRIENDLY INTERFACES

- Ensure ground floor interfaces contribute to safety and amenity by providing landscaped spaces and activity.
- Encourage pedestrian permeability through the site.

SUSTAINABILITY

- Encourage passive sustainable design and Green Star Communities.

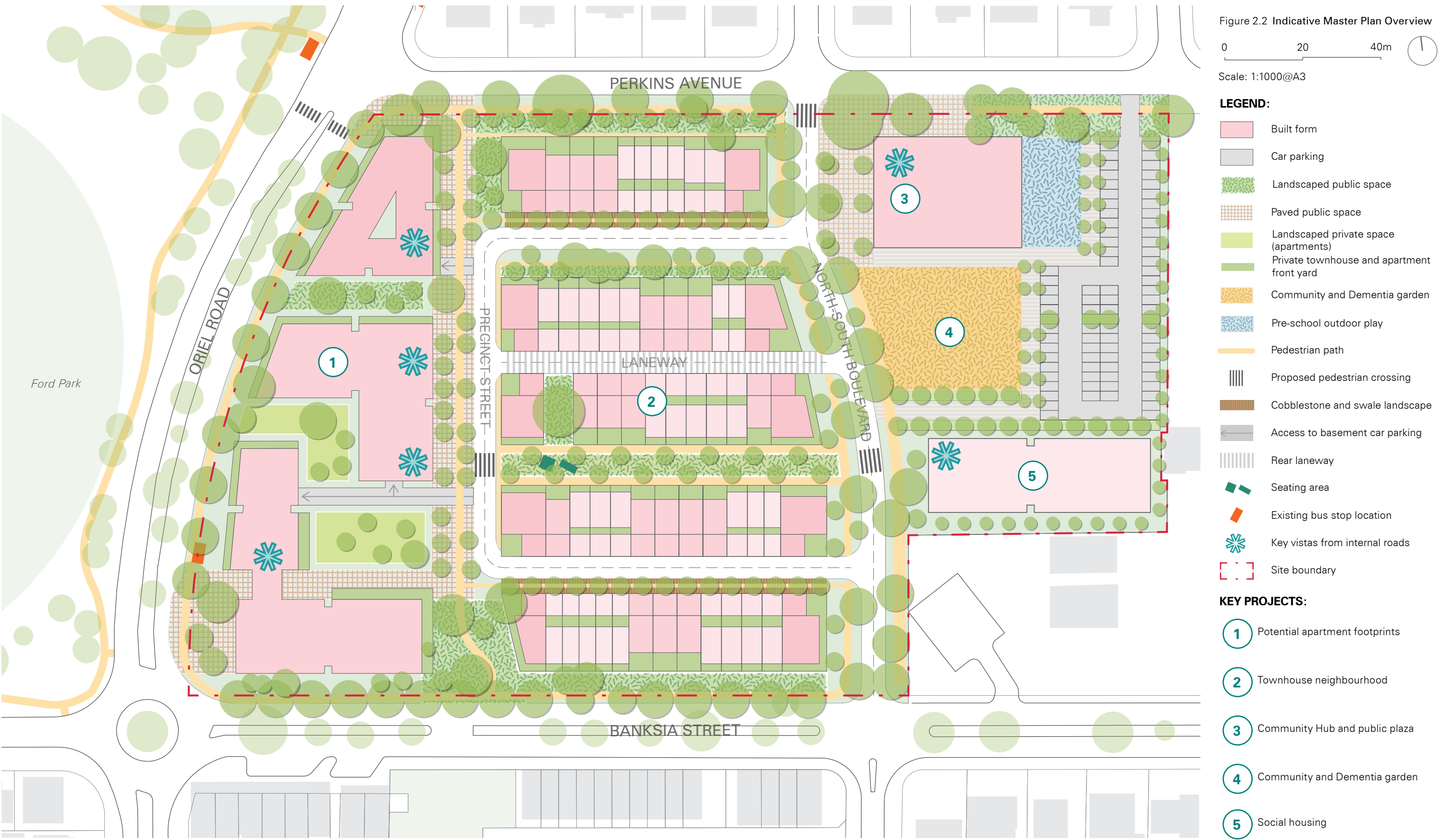


Material diversity to creative visual interest. Alphington Townhouses, Alphington (Green Sheep Collective)



Landscaped pedestrian friendly ground floor interfaces. Banbury Village, West Footscray (DKO)

Indicative Master 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.

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

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

MAKING IT GREEN AND CONNECTED

- Create a network of public open spaces that vary in size, character and activity.
- Avoid removal of existing trees and focus open space and streetscape design around their retention.
- Provide 40% minimum tree canopy coverage across all public realm to increase thermal comfort.
- Minimise footprint of basement parking to maximise areas of deep soil for successful tree establishment and growth.

BUILDING IN RESILIENCE

- Choose low water demand plant species in accordance with City of Banyule recommendations.
- Embed multiple uses into public realm e.g. recreation and stormwater treatment.
- Consider Water Sensitive Urban Design Principles throughout the public realm.
- Improve biodiversity by selecting varied, native species in accordance with City of Banyule recommendations.
- Ensure that 50% of all paved surfaces are permeable.

SUSTAINING COMMUNITY

- Integrate community facilities within open space to ensure accessibility and encourage participation.
- Ensure a positive interface between public and private spaces – use a combination of low front fences and no front fences.
- Embed flexibility into communal facilities e.g. public plaza that can be periodically programmed for markets and other community events.

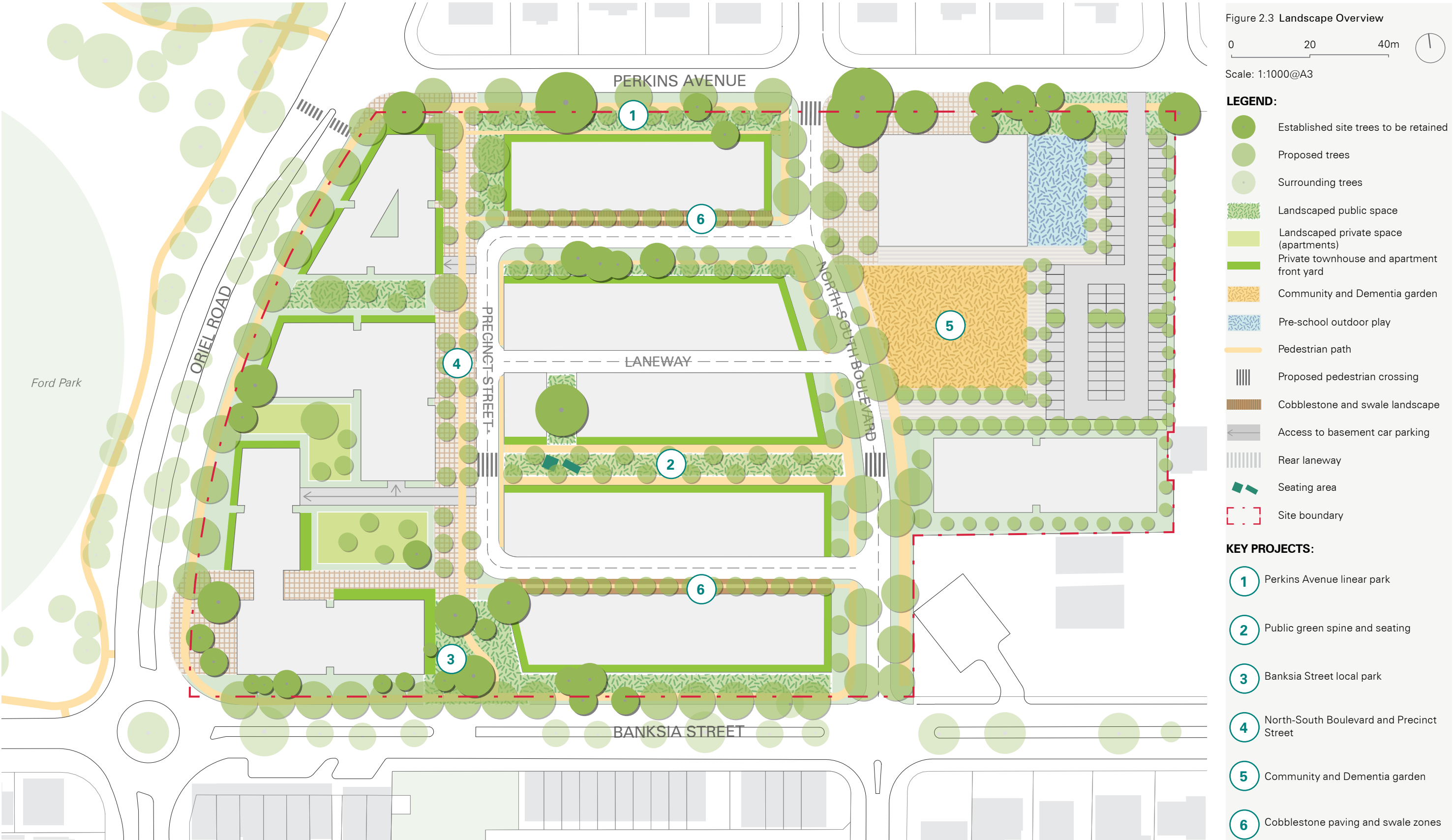


Integrated seating and landscape. Lonsdale Street, Dandenong (BKK Architects and Taylor Cullity Lethlean Landscape)



Native plant species to improve biodiversity. Australian Garden, Cranbourne (Taylor Cullity Lethlean Landscape)

Landscape Plan



2.6 Landscape Key Projects



PERKINS AVENUE LINEAR PARK

- Limit 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 to thermal cooling of private space.
- Develop an informal approach to landscape with soft edges to planting.
- Use 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 8 metre 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 site trees.
- Encourage this public area to become family friendly space.
- Provide two pedestrian paths running east-west through this area.



BANKSIA STREET LOCAL PARK

- Design the local park around retention of existing trees.
- Ensure that no paving is 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)



NORTH-SOUTH BOULEVARD AND PRECINCT STREET

- Integrate storm water treatment swales in streetscape design.
- Encourage street trees at approximately 8 metre spacings to create a desirable canopy cover for pedestrians and shade car parking areas.
- Where townhouse garages interface Precinct Street, provide approximately 4 meters 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 ages and abilities.
- Include a productive community garden that is larger than the existing garden (approx. 25 x 50 meters) running east-west. Relocate all existing infrastructure and plant material where possible.
- Ensure the garden is easily accessible and clearly visible from the surrounds.
- 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 4 metre wide cobblestone paving and swale zone (running east-west) to pedestrianise these area.
- Include street trees at appropriately 5 metre 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)

The following pages outline the access and parking arrangement for the neighbourhood, prioritising pedestrians, WSUD principles and a high-quality public realm.

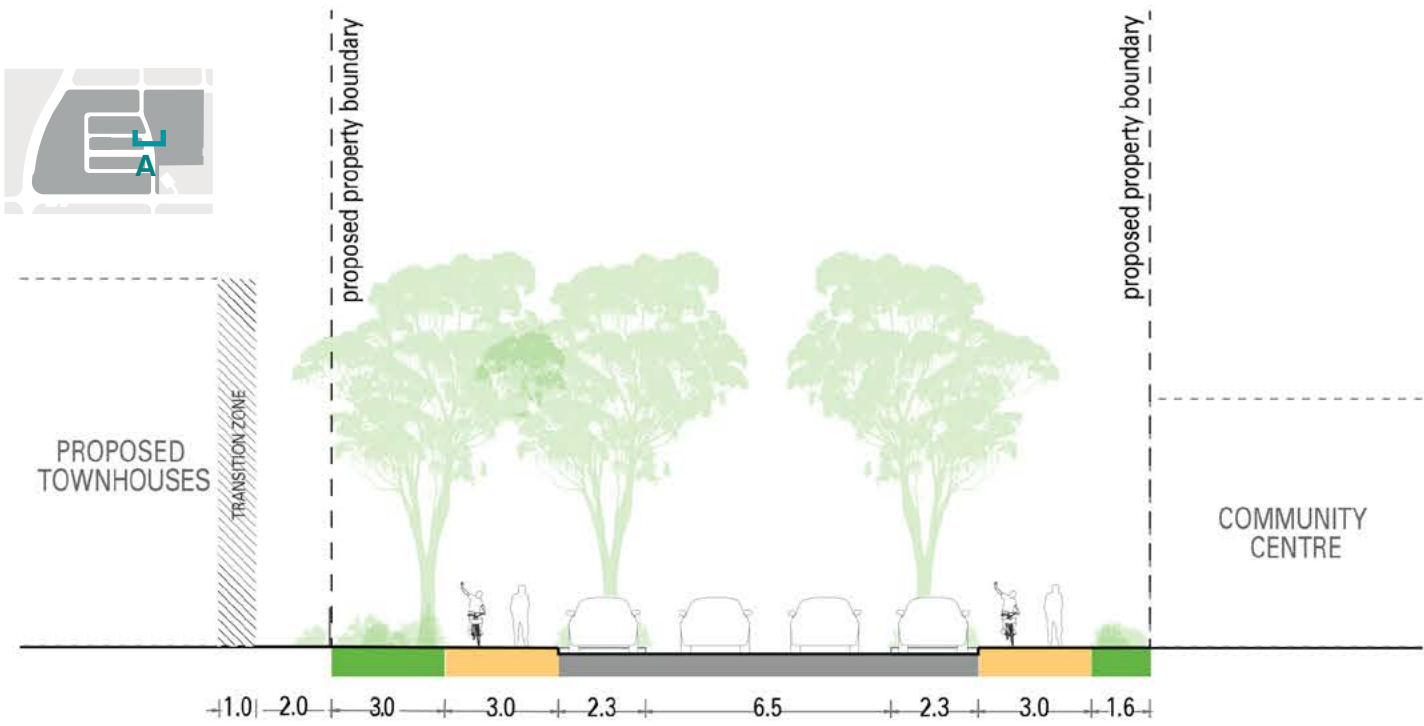


Figure 2.4 Section A: North-South Boulevard (1:200@A3)

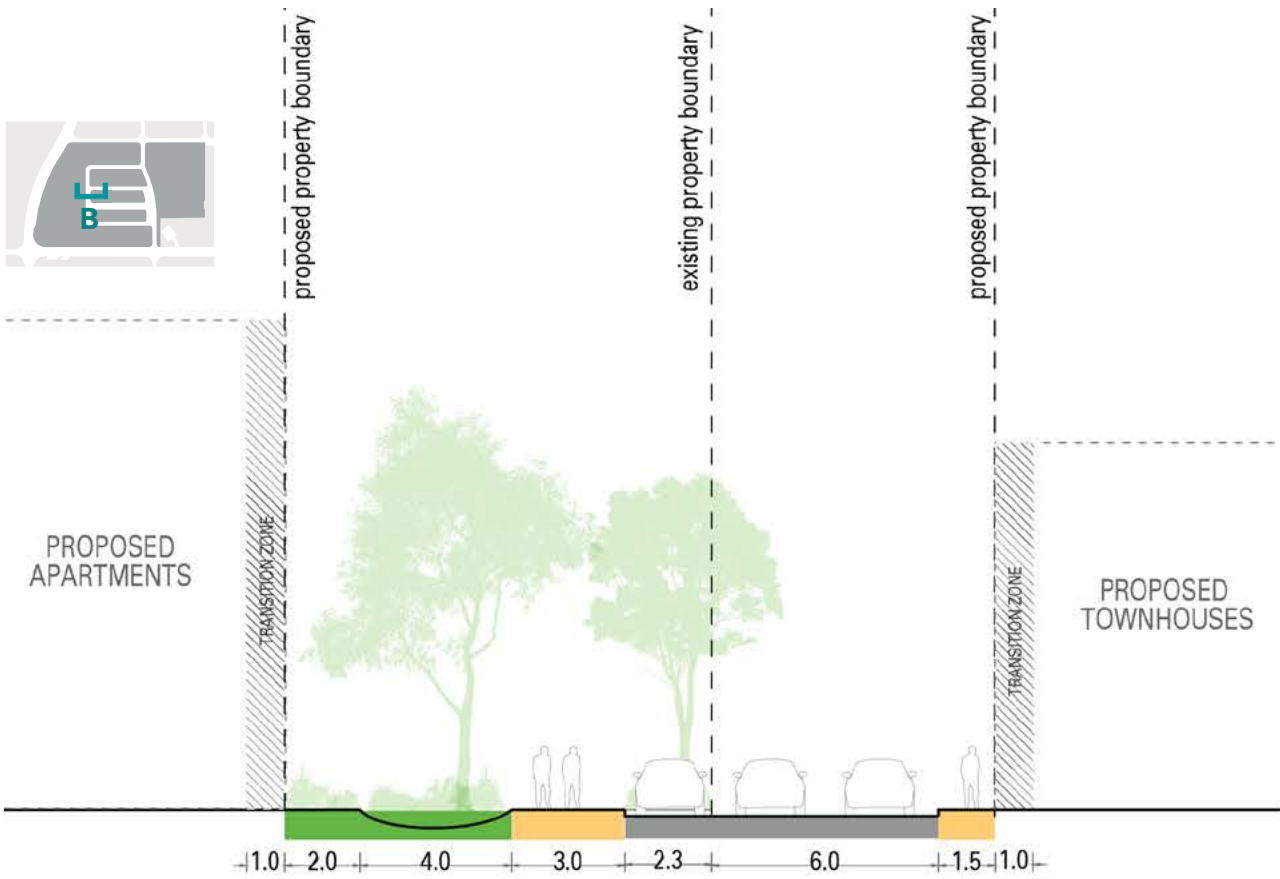


Figure 2.5 Section B: Precinct Street (North-South) (1:200@A3)

Access Plan

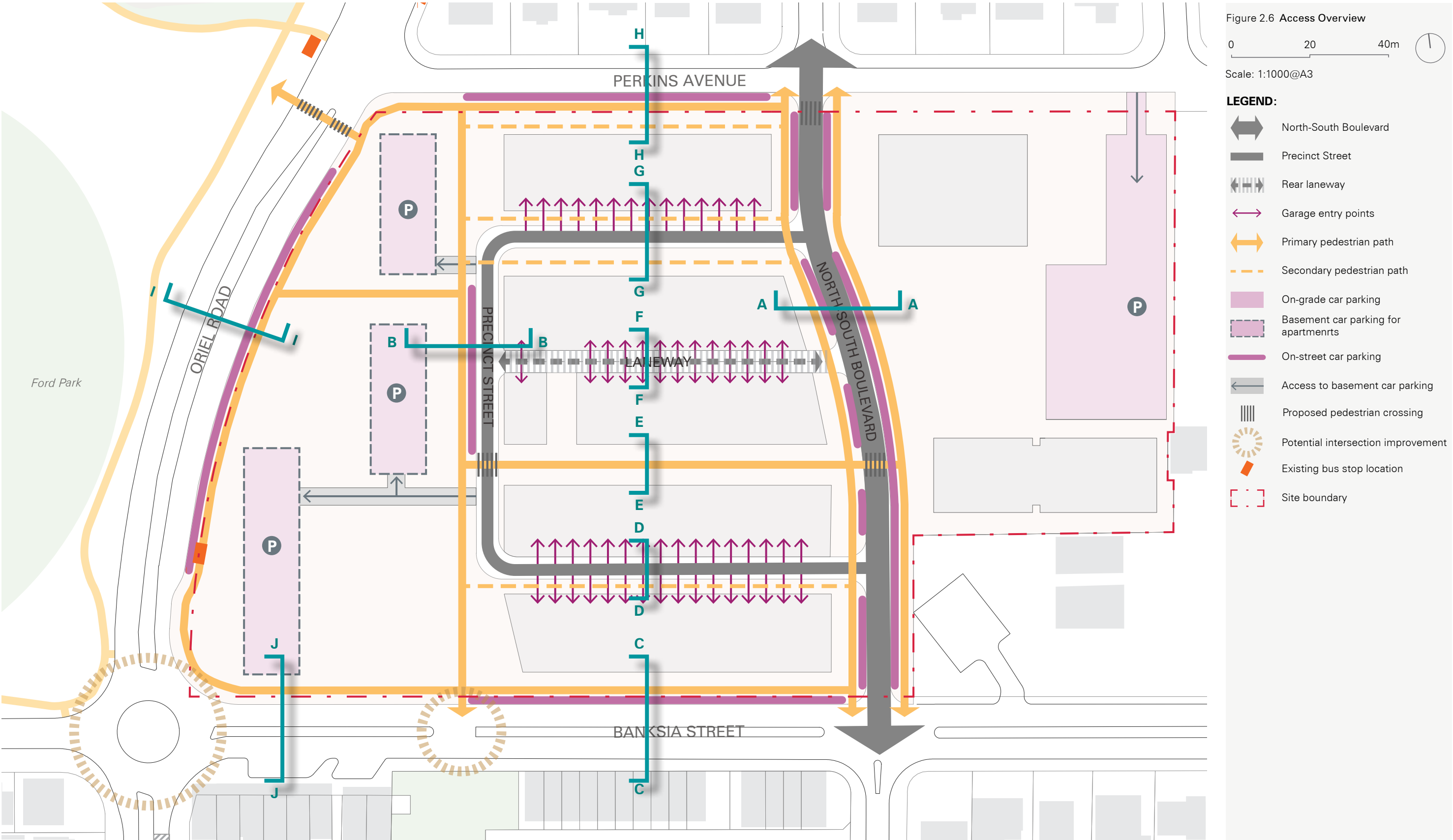




Figure 2.7 Section C: Banksia Street (1:200@A3)

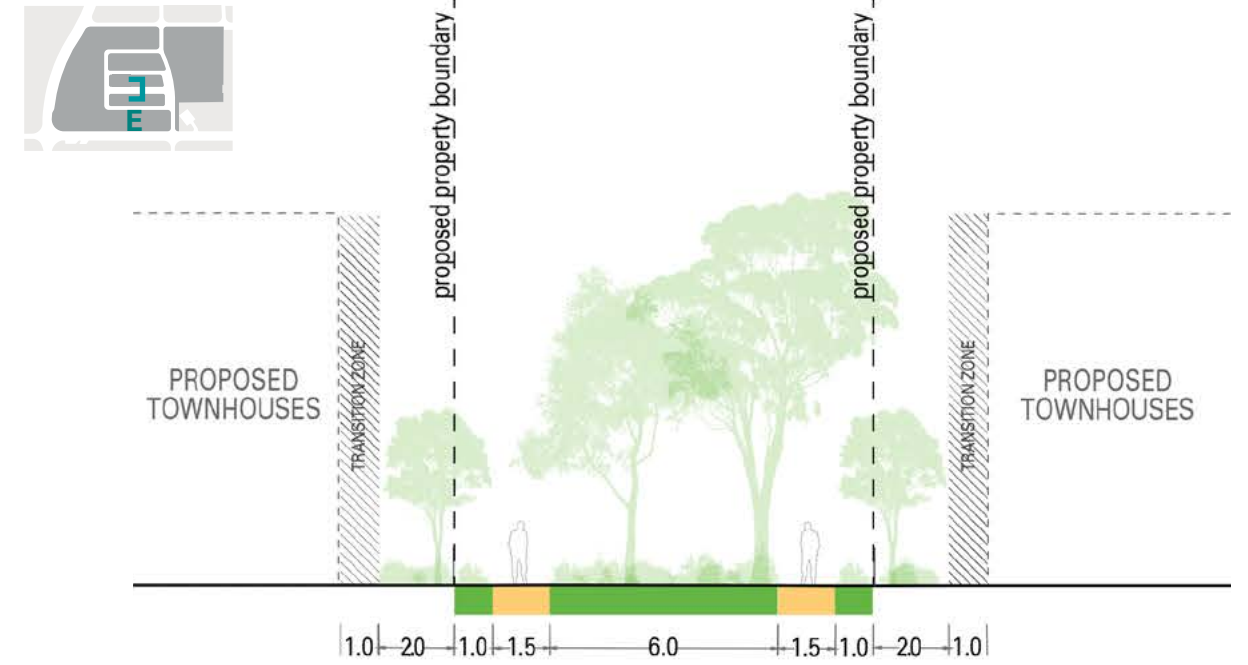


Figure 2.9 Section E: Green Spine (1:200@A3)

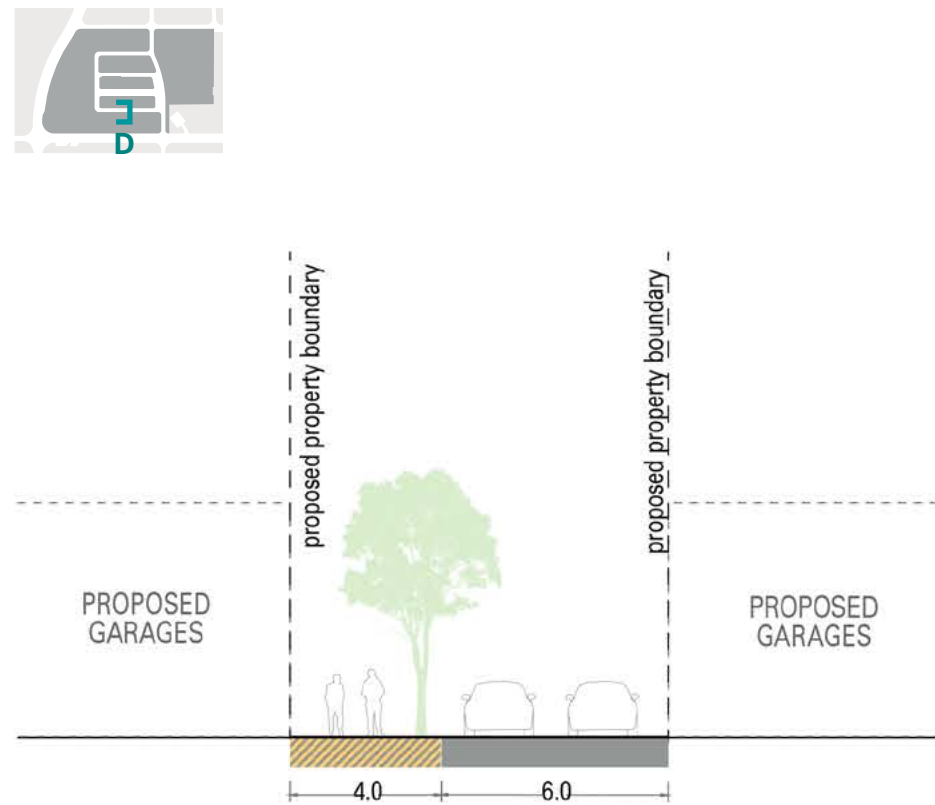


Figure 2.8 Section D: Precinct Street (East-West) (1:200@A3)

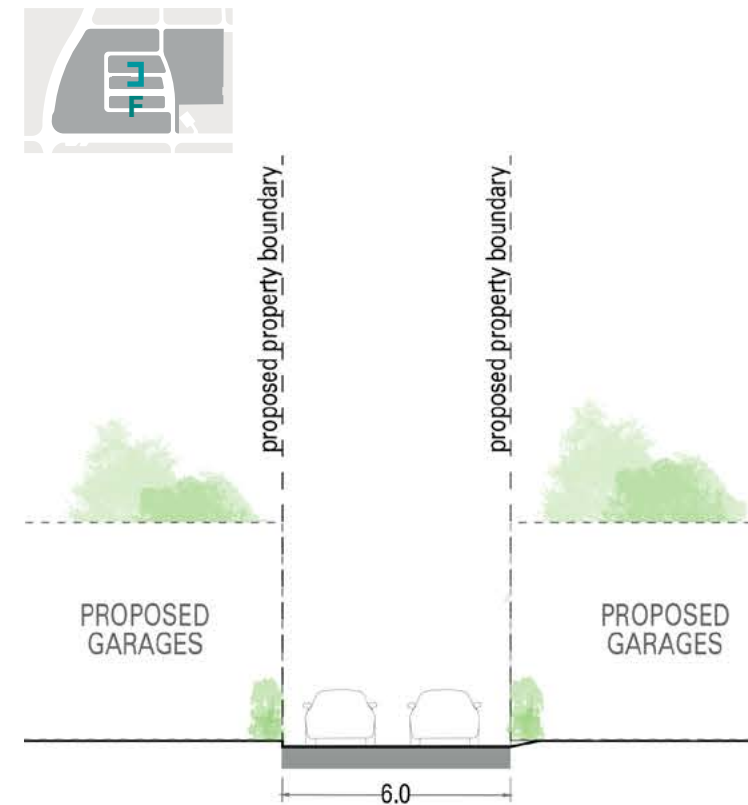


Figure 2.10 Section F: Laneway (1:200@A3)

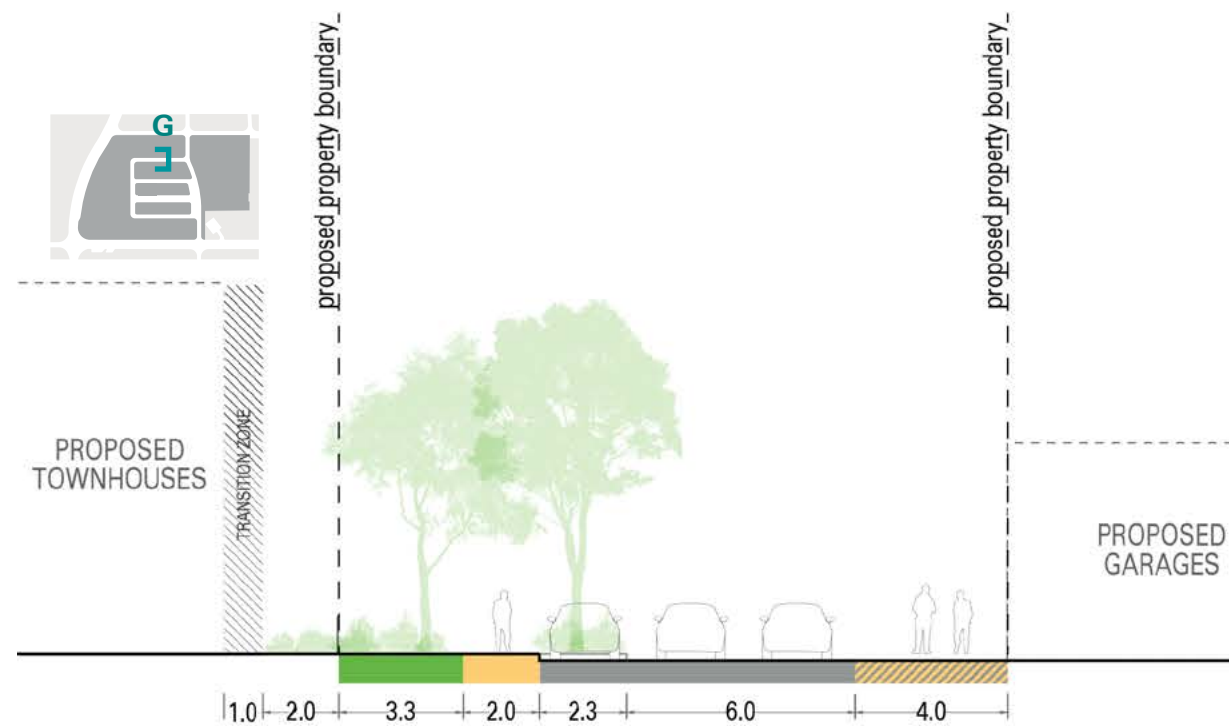


Figure 2.11 Section G: Precinct Street (East-West) (1:200@A3)



Figure 2.13 Section I: Oriel Road (1:200@A3)

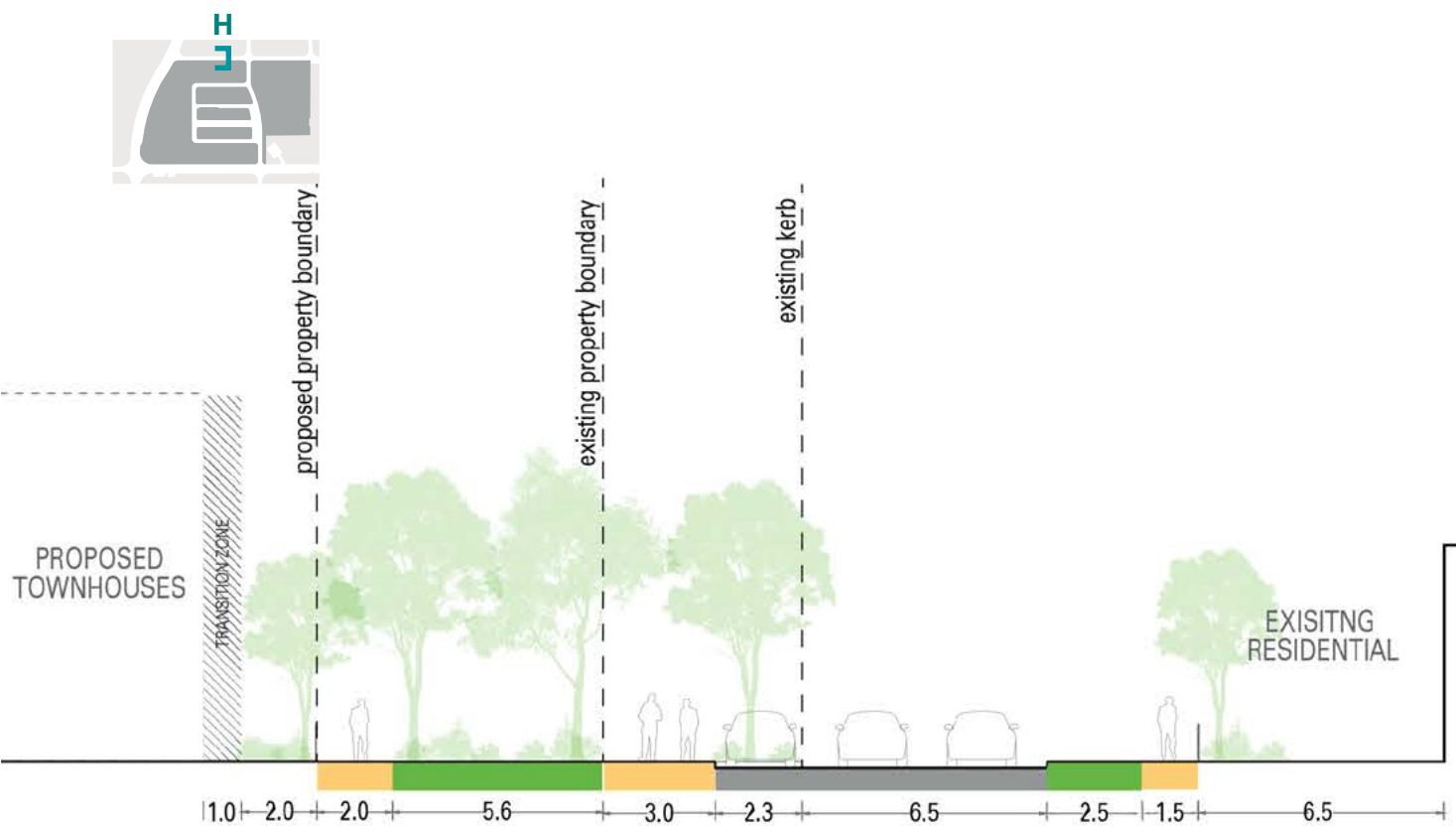


Figure 2.12 Section H: Perkins Avenue (1:200@A3)

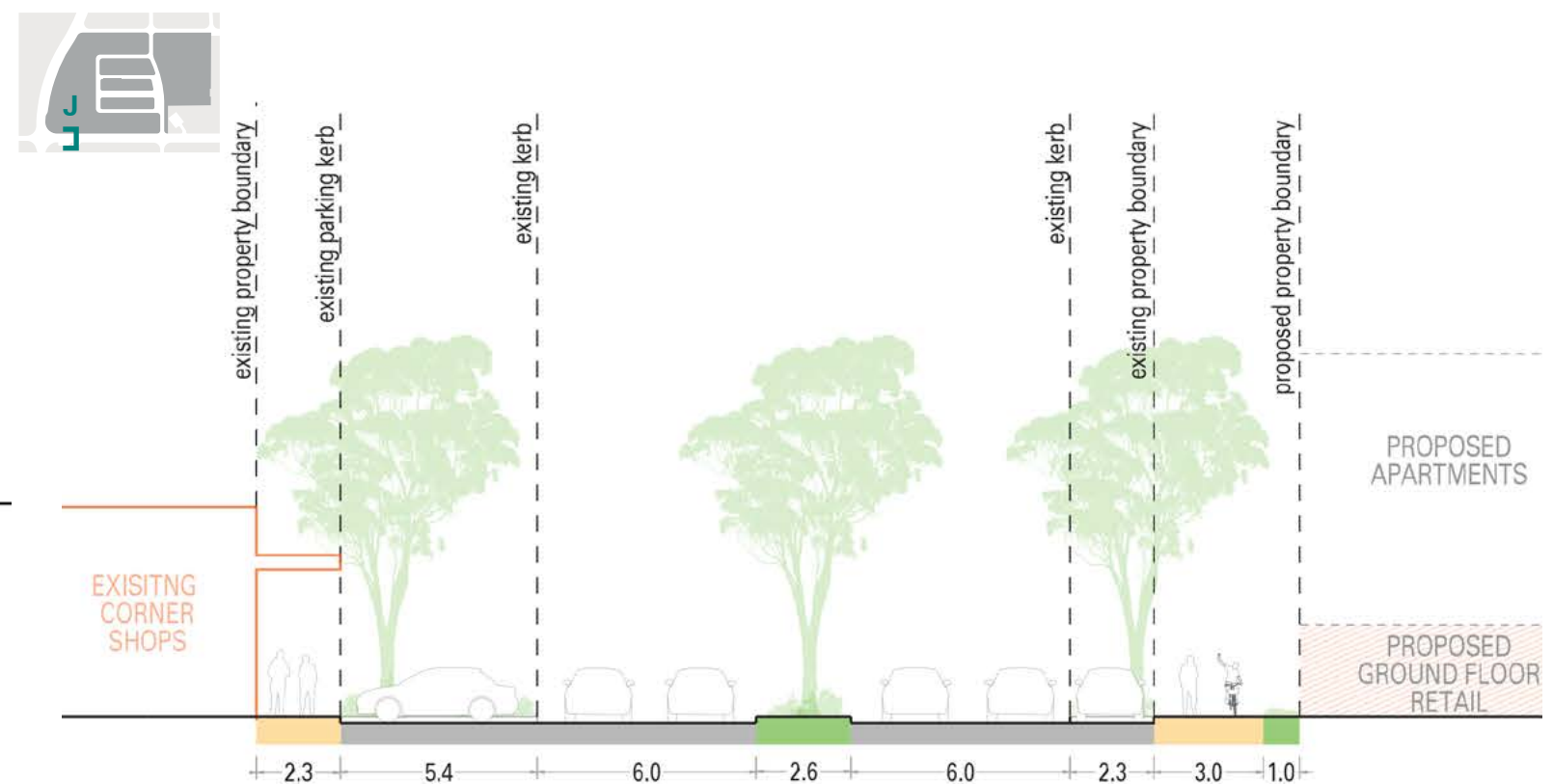


Figure 2.14 Section J: Banksia Street (1:200@A3)



Studio 9 Townhouses, Richmond (Hayball)

Guidelines

3.0

3.1 Introduction

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

Precinct Plan

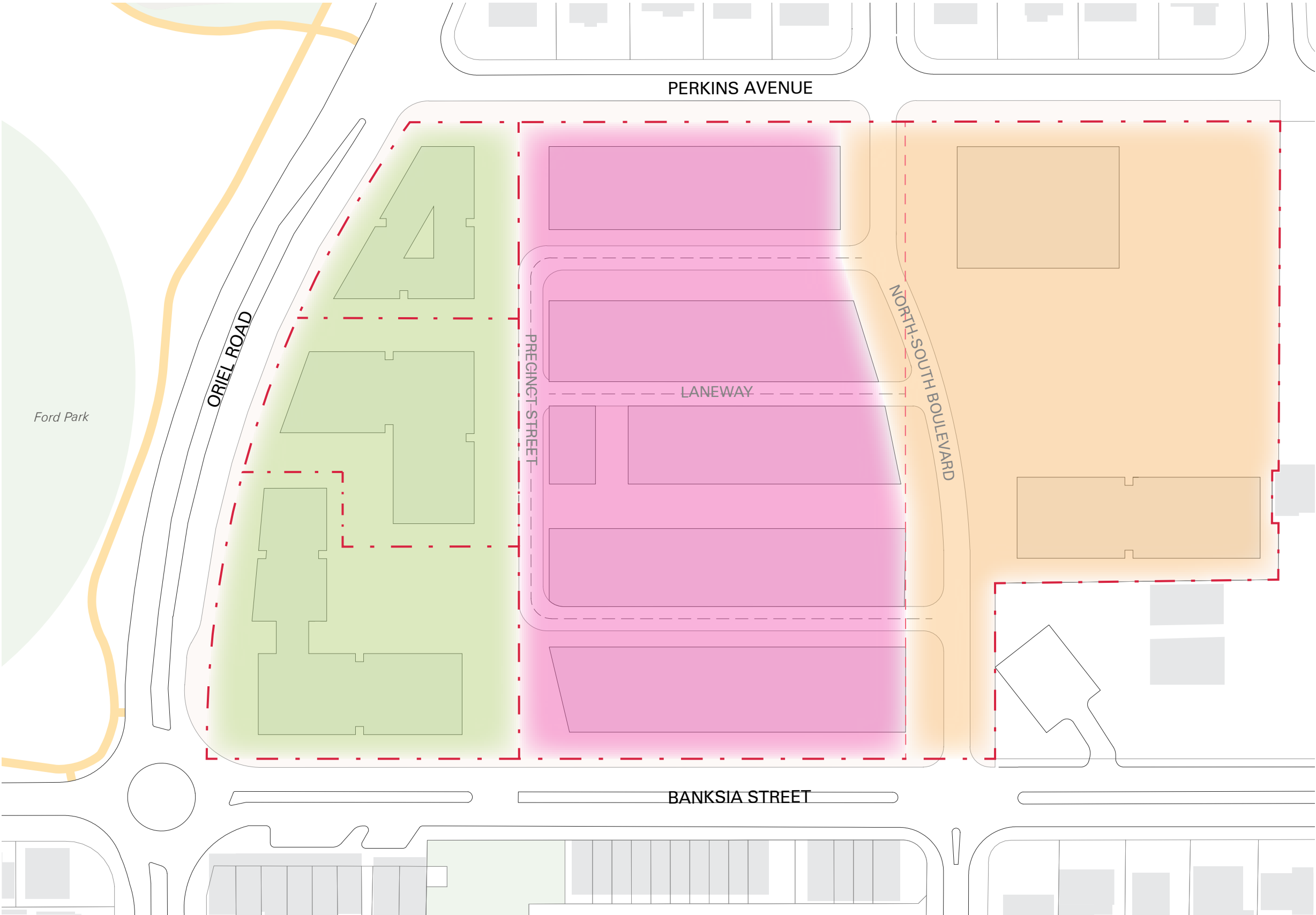


Figure 3.1 Precincts Overview



Scale: 1:1000@A3

LEGEND:

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

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

LANDSCAPE

A public plaza is located on the corner of Banksia Street and Oriel Road, complementing the existing local shops. Generous setbacks to Oriel Road leave space for new trees, supporting adjacent Ford Park. A North-South green pedestrian spine to the east provides a high-quality interface with the adjacent townhouses, with a local park located at the southern end on Banksia Street. A new East-West linear park, running along Perkins Avenue, will provide a visual connection between Ford Park and the Community Hub, and provide a generous green space for townhouses facing north. Areas of deep soil in shared private open space will support this lush environment.

ACCESS

This is a pedestrian friendly precinct, with front entrances on Banksia and Oriel Road, supported by secondary entrances on the north-south pedestrian walk. Car parking is consolidated in half or full basements beneath the buildings, with access only from rear access lanes.

BUILT FORM

Rather than setting overly prescriptive setback requirements, a set plot ratio determines the area allowed for each apartment building. This creates certainty for the neighbourhood in terms of scale of development, but allows flexibility for each apartment to respond to its context. Rather than long continuous apartment buildings, each building will share a core but have the appearance of smaller adjacent buildings. Divided into sections of not more than 25m in length, each section will have its own materiality and height.

The Better Apartments Design Standards apply to all new apartments in Victoria, and dictate elements such as building setbacks, spatial arrangement, natural ventilation, solar access and communal spaces. All apartments must meet these requirements in addition to the guidelines listed on the following pages.



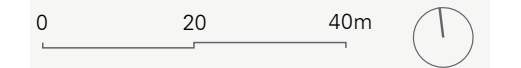
High-quality urban plaza adjacent to apartments. Studio 9 Apartments, Richmond (Hayball)



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



Figure 3.2 Park and Village Precinct Controls

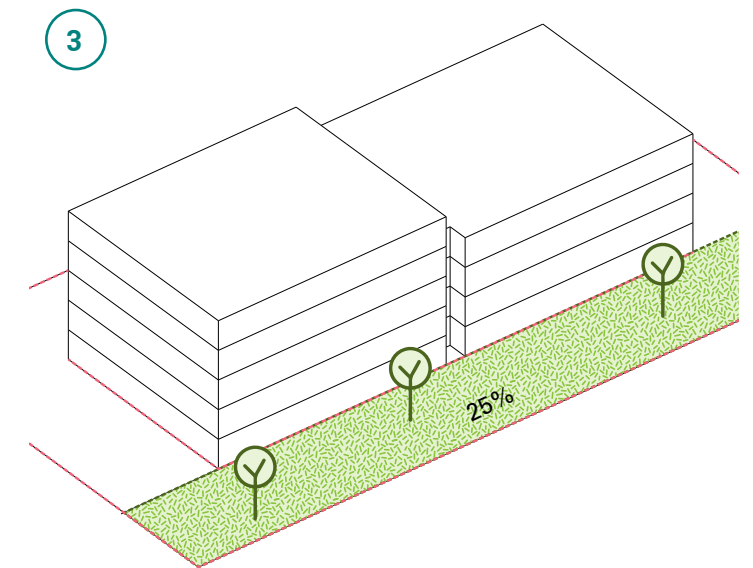
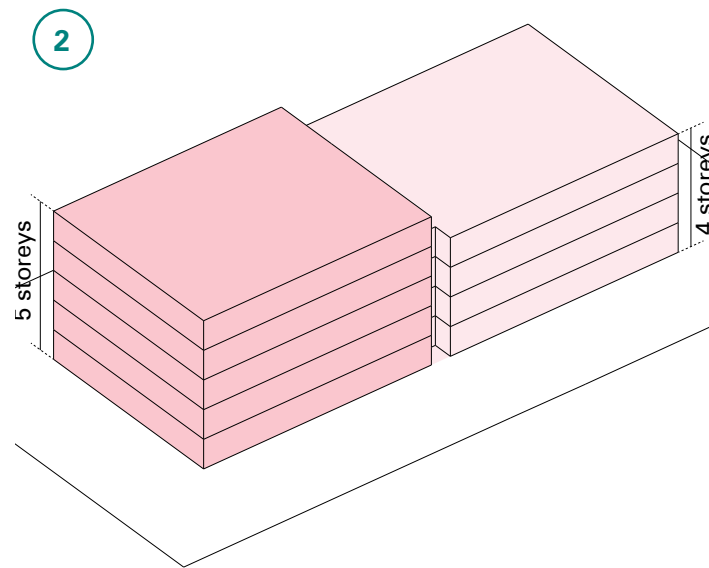
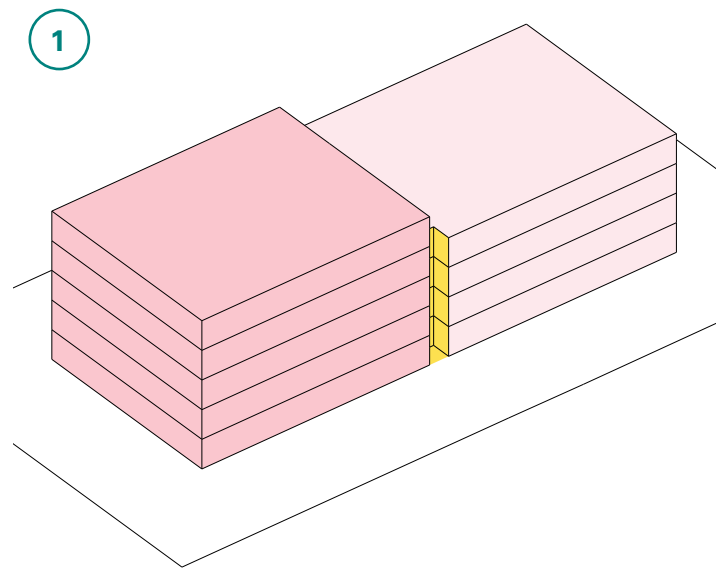


Scale: 1:1000@A3

LEGEND:

- Ford Park interface
- Perkins Avenue Interface
- Banksia Street interface
- North-South Street interface
- ✱ Key vistas
- ▶ Major pedestrian entrance
- < Private pedestrian entrance to ground floor apartment
- < Entrance to commercial tenancy
- ← Consolidated vehicular entrance to basement or semi-basement car park
- Potential apartment footprint
- Site boundary

Park and Village Precinct: Massing and setbacks



VISUAL DIVERSITY

- Confirm that any apartment building should have the appearance of several smaller buildings to break up visual mass.
- Pedestrian access shall be provided between buildings to enable light and tree planting.

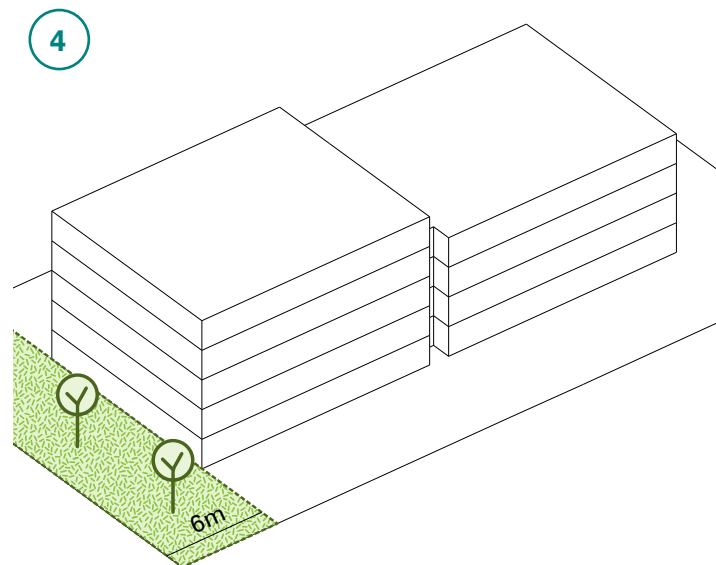
HEIGHT

- Ensure that if apartments are to be built in future along Oriel Road, that a maximum height of five storeys only can be reached.
- The built height on the corner of Banksia Street and Oriel Road can only reach a maximum height of four storeys.
- The built height on the corner of Perkins Avenue and Oriel Road must only reach a total height which is the higher of either the equivalent to the heights presently proposed within the 3081 Urban Design Framework for Perkins Avenue, or four storeys.

PLOT RATIO AND DEEP SOIL AREAS

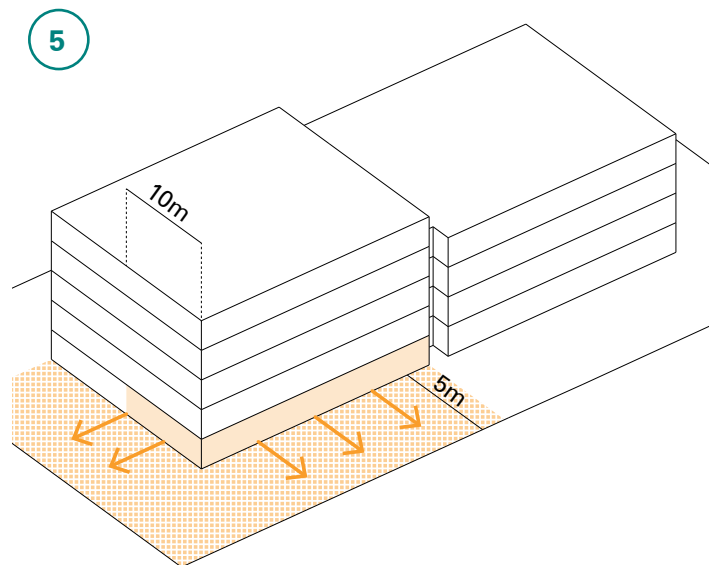
- Each building lot must have a maximum plot ratio of 2:1. For example, if a lot has an area of 2000m², a building on this lot must have a maximum GFA of 4000m².
- At least 25% of the plot must be deep soil to allow for the planting of trees. This is consistent with the State Governments minimum garden area requirement (implemented in March 2018).

Park and Village Precinct: Interfaces



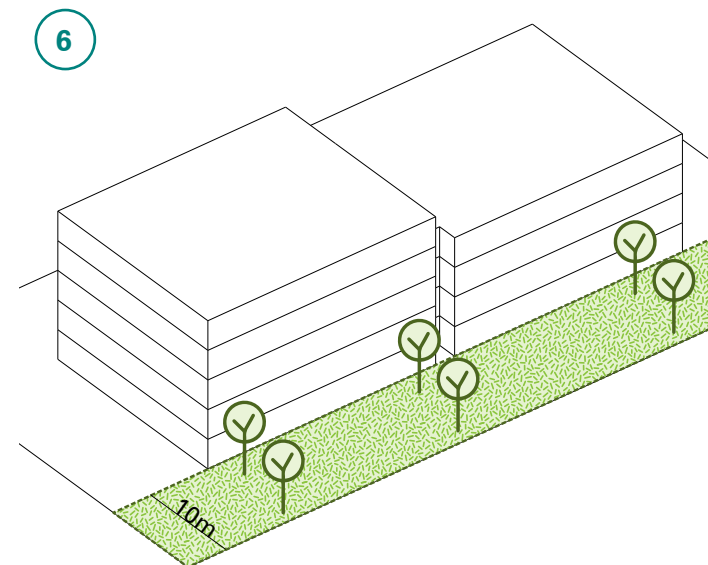
FORD PARK INTERFACE

- Built form must be set back at least 6 metres from the Oriel Road property boundary.
- Trees must be planted on this interface.



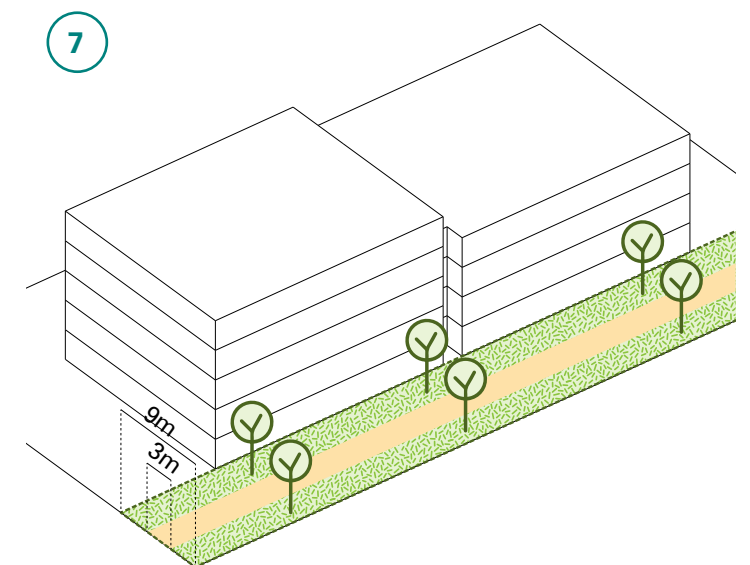
BANKSIA STREET INTERFACE

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



PERKINS AVENUE INTERFACE

- The building will be set back at least 10 metres from the Perkins Avenue property boundary, to allow for a linear park.



PRECINCT STREET INTERFACE

- Buildings will be set back at least 9 metres from the eastern site boundary, to allow space for a 3 metre wide pedestrian path, swale and green open space.

Left to right

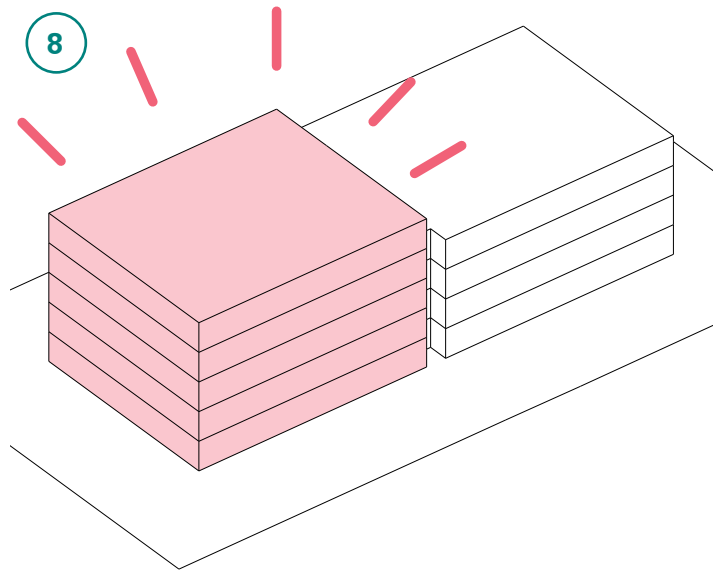
Funenpark, Amsterdam (LANDLAB)

Nightingale 1, Brunswick (Breathe Architecture)

Heller Street Residences, Brunswick (Six Degrees)

87 Chapel Street, St Kilda (MGS Architects)

Park and Village Precinct: Interfaces



KEY VISTAS

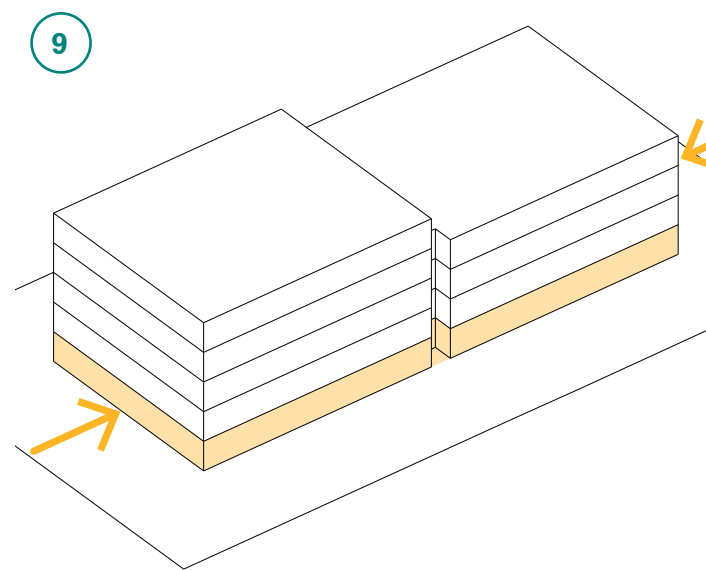
- Facades of apartment buildings that terminate key vistas (as marked with an asterisk) must be compositionally considered.

Left to right

MOVE Apartments, Fremantle (CODA Studio)

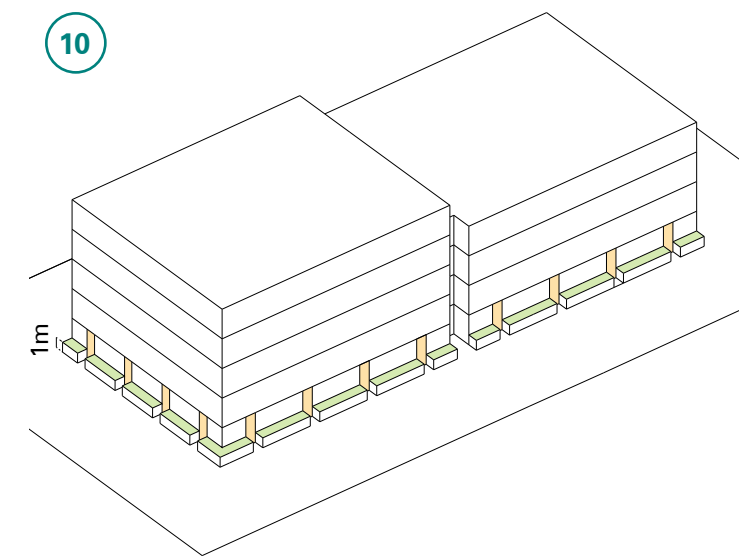
Albito Apartments, Fitzroy (Jackson Clements Burrows Architects)

Peppercorn Apartments, Melbourne (Bower Architecture)



PEDESTRIAN ENTRANCES

- Each building must have at least one ground floor entrance on each side of the building (east and west) and must allow secured access through the building for residents.
- This will improve pedestrian permeability though the site for residents.



GROUND FLOOR DETAIL

- Ground floor apartments must have direct private pedestrian access from public areas where possible.
- Any ground floor private open space must be raised up to 1 metre above pavement level to improve privacy, prospect and outlook for the residents.
- Elevated ground floor private open space may be located above a half basement car park. Half basement car parks must not be more than 1 metre above pavement level and allow for natural ventilation of the car park.



MATERIAL DIVERSITY

- Each façade section (of a maximum of 25 metres wide) must use different façade materiality and colour to the adjacent façade section. Facades wrapping a corner must use the same materiality and colour (each face may be up to 25 metres wide).



MATERIAL COMPOSITION

- Facades must use predominately one material rather than a collage of several materials.



MATERIAL SELECTION

- Facades must use bricks, concrete block, timber, weatherboard, or standing seam metal products that provide depth and rhythm.
- Facades must not use flat, commercial or low quality surfaces such as aluminium composite cladding, rendered board or fibre cement sheet.
- Roofs must be clad in light coloured materials or utilise greening to reduce heat island effect.

Left to right
Abbotsford Street Apartments, West Melbourne (DKO)
Oxford and Peel, Collingwood (Jackson Clements Burrows Architects)
Rue Auvry Housing, Paris (Tectone Architectes)

3.3 Neighbourhood Precinct

The Neighbourhood Precinct is a community of townhouses that celebrates visual diversity in built form and landscape character. This precinct hosts a series of pedestrian friendly green space that offer opportunities for the community to live, play and relax. Linear parks provide pedestrian permeability to Ford Park and the Community Hub Precinct.

LANDSCAPE

A series of linked green public spaces are supported by private gardens. A linear park to the north is activated by north facing front gardens. A pedestrian green link running east-west allows public access through the site.

ACCESS

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

BUILT FORM

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



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



Architectural diversity creates a vibrant neighbourhood. Buiksloterham Zelfbouw, Amsterdam

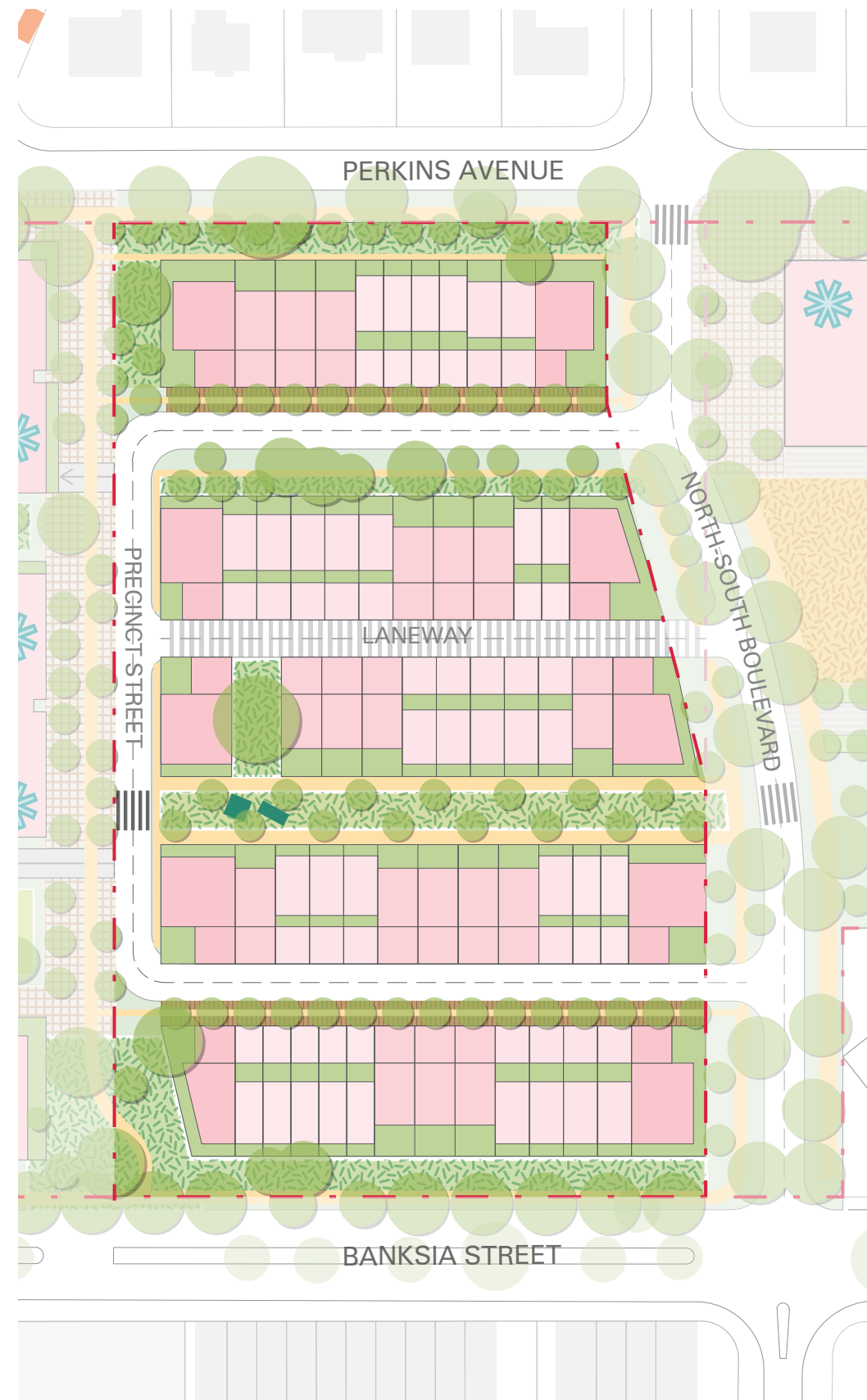
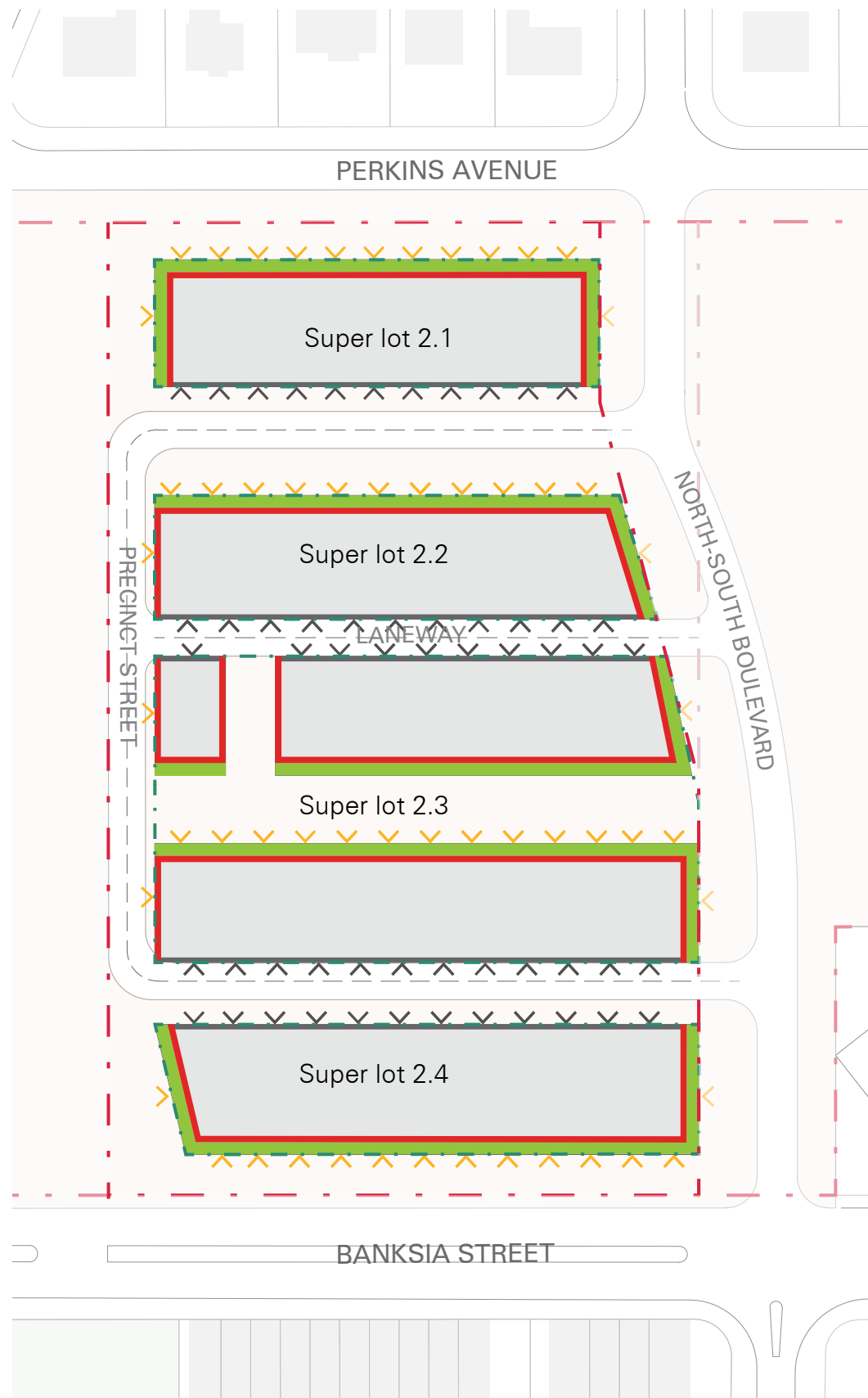


Figure 3.3 Neighbourhood Precinct Controls

Figure 3.4 Indicative Master Plan

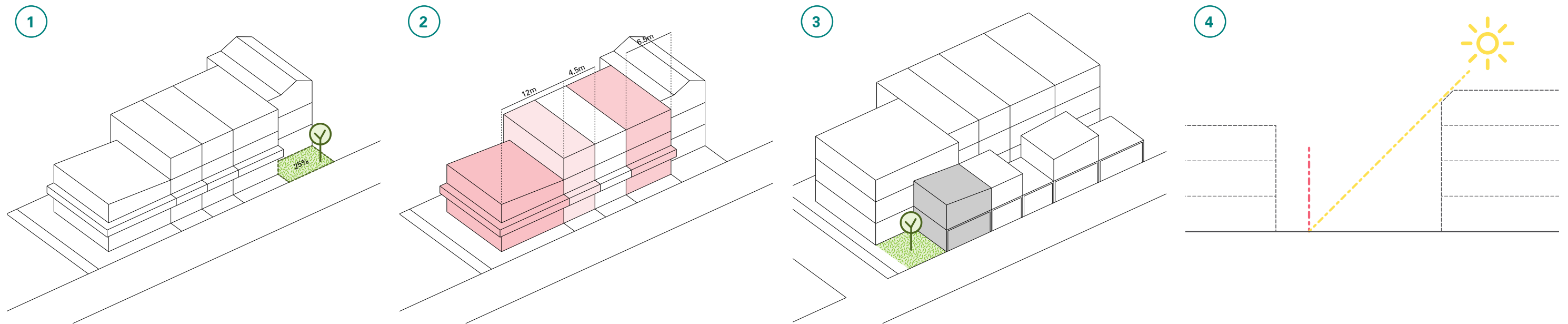


Scale: 1:1000@A3

LEGEND:

- Extent of private subdivision
- Front garden interface
- Transition interface
- Rear lane interface
- v Pedestrian access
- ^ Vehicular and pedestrian access
- Site and Precinct boundary

Neighbourhood Precinct: Massing and setbacks



PERMEABLE OPEN SPACE

- Each private lot must have at least 25% of its surface area as permeable open space.
- This must include areas of deep soil for successful tree establishment and growth.
- The 'primary pedestrian interface' setback may count towards the permeable open space quota.

PLOT WIDTH

- Each townhouse plot width can vary from 4.5 to 12 metres.
- No more than five townhouses in a row will have the same plot width, the width of neighbouring plots must differ by at least 0.5 metres.

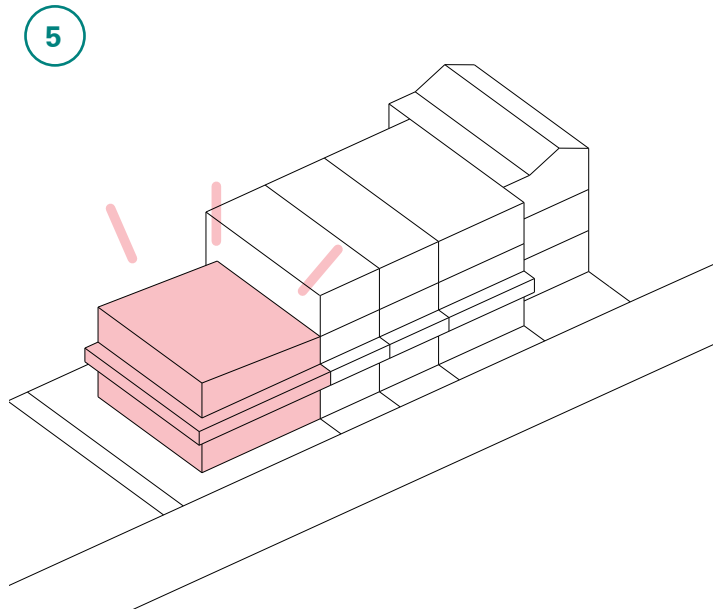
GARAGE MASSING

- Garages are encouraged to be two storeys in height, with the second storey being a habitable room.
- Adaptable garages are encouraged, with high ceilings and glass garage doors.
- On wider lots (about 6.5 metres) garages must adjoin one another to maximise landscaping opportunities on either side.

BUILDING HEIGHT AND SOLAR ACCESS

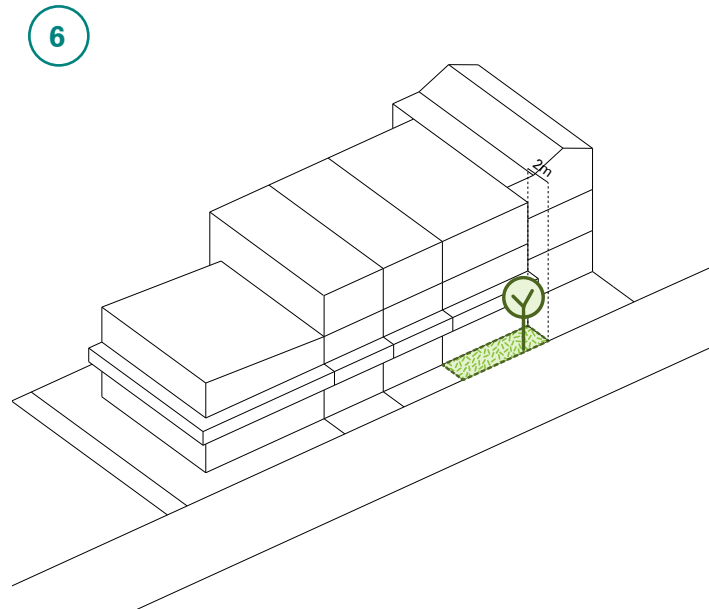
- No building will exceed a 45° solar access plane from the property boundary of the neighbour to the south.
- Height diversity is encouraged, with taller townhouses suggested on smaller lots.
- A maximum of four stories, a mixture of one, two and three storey structures are encouraged.

Neighbourhood Precinct: Interfaces



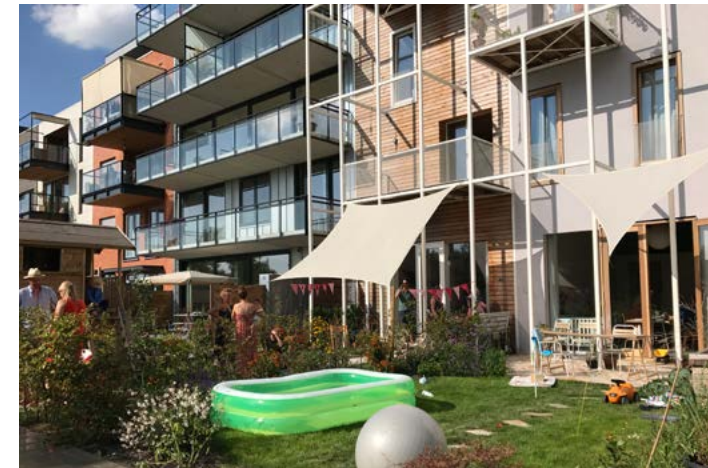
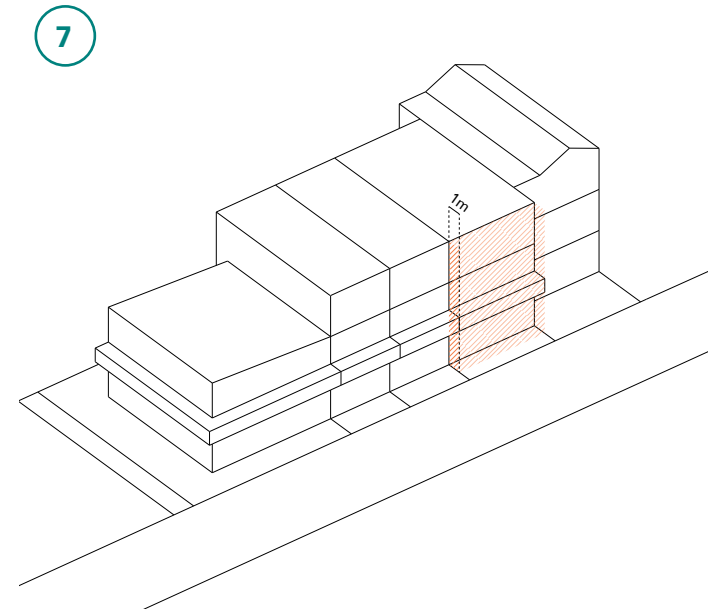
CORNER SITES

- These interfaces provide an active and engaging interface with streets, public parks and pedestrian paths, acting as markers within the neighbourhood precinct.
- Corner sites must address these interfaces with entries, balconies and habitable rooms facing these interfaces.



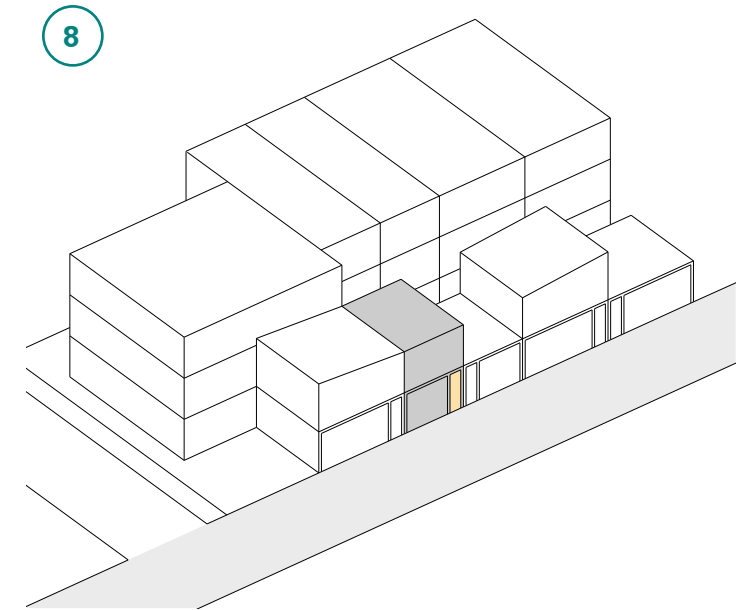
PRIMARY PEDESTRIAN INTERFACE

- This interface provides an active and engaging interface with parks and pedestrian paths.
- This interface must have at least a 2 metre wide permeable open space. A tree must be integrated into this interface.
- There must be either no or a low front fence. Use planter beds or hedges to mark public / private interface if required.
- An informal approach to landscape is encouraged.



TRANSITION INTERFACE

- This interface between the built form and the front yard helps create privacy, amenity and differentiation in the front facade.
- This 1 metre zone must not include any enclosed built space but may include balconies, pergolas, sunshades, and framing structures for plants.



REAR LANE INTERFACE

- This interface onto the rear lane provides vehicular access to the precinct but remains pedestrian friendly.
- Any garage must be located on this interface.
- Single or double garages or car ports allowed.
- The garage door must have a pedestrian entry adjacent and include space for planting.
- Glass garage doors are encouraged to promote transparency between public and private and passive surveillance throughout the laneway.

Left to right

The Split Level House, Philadelphia (Qb Design)

Heller Street, Brunswick (Six Degrees)

Buiksloterham Zelfbouw, Amsterdam

Accordia, Cambridge (Feilden Clegg Bradley)

Neighbourhood Precinct: Materiality



MATERIAL DIVERSITY

- No more than five townhouses in a row will have the same materiality and façade design.
- Townhouses on opposite sides of a path or road must not have the same materiality and façade design.

Left to right
Buiksloterham Zelfbouw, Amsterdam
Afsharian's House, Kermanshah (ReNa Design)
Parkville Townhouses, Parkville (Feldwork)



MATERIAL COMPOSITION

- Facades must use predominately one material rather than a collage of several materials.



MATERIAL SELECTION

- Facades must use bricks, concrete block, timber, weatherboard, or standing seam metal products that provide depth and rhythm.
- Facades must not use flat, commercial or low quality surfaces such as aluminium composite cladding, rendered board or fibre cement sheet.
- Roofs must be clad in light coloured materials or utilise greening to reduce heat island effect.



Figure 3.5 Indicative view to the Community Hub and Neighbourhood Precinct

