

Bellfield's getting a major boost with a new Community Hub, relocated Community Garden and an integrated housing redevelopment, which includes residential and social housing as part of this exciting one-of-a-kind project.

The location includes part of the former Banksia La Trobe Secondary College, which was acquired by Council in 2012, the existing Bellfield Community Centre and community garden, plus other properties fronting Oriel Road.

The Bellfield Project is divided into three precincts which will combine to create a harmonious and integrated community:

- **The Park and Village Precinct**
- **The Neighbourhood Precinct**
- **The Community Precinct**  
(Community Hub and Community Garden)

Not only will the project revitalise the area with diverse and affordable housing, it has created the opportunity to upgrade existing facilities and provide additional funds for other community programs and services to benefit the local area.

Nearby, Ford Park is also getting an impressive new sporting precinct as part of the North East Link project (see *back page*).

## Community Hub & Community Garden

In late 2019, Council engaged K20 Architecture to prepare draft concept plans. The local community and key stakeholders then helped refine the plans for the Hub and Garden.

The new environmentally sustainable building will be built in the Community Precinct and bring together many Council services and facilities in one large integrated hub with:

- community rooms
- social support areas
- adult education facilities
- kindergarten rooms and outdoor play spaces
- maternal and child health consulting suites
- a social enterprise café

## Community Garden

The new garden will benefit from a larger, north facing site with BBQ facilities, a greenhouse, children's play area, more planter beds and amenities, and a link to a new urban farm next door.

## Urban Farm

Due to start construction soon on Waratah Special Developmental School land and supported by Council and Melbourne Water, the urban farm is being delivered by Farm Raiser, a not-for-profit group which works with schools to turn unused land into productive market gardens.

The market garden will empower and educate students about food production and provide affordable local produce to the community. It will also fundraise by returning a portion of sales to the school.

## Next steps

Construction is due to start in early 2021 and be completed in early 2022.

Artist impression of Community Hub





## The Park and Village & Neighbourhood precincts

This area is being sold as a private residential development of approximately 22,100m<sup>2</sup> or 2.21Ha in size.

It will include a mix of attractive high-quality housing, offering a variety of sizes and styles that will become home to hundreds of residents.

Overlooking Ford Park, the Park and Village Precinct will include medium-density apartment buildings of varying heights, with a maximum of 5 storeys.

The Neighbourhood Precinct exudes a neighbourhood feel with a range of architecturally designed townhouses of 2-to-4 storeys, with rear laneways plus a new road to connect Banksia Street and Perkins Avenue.

Urban design guidelines for the site provide for high-quality and diverse housing, and ensure the buildings include environmentally sustainable design.

The surrounds will offer lots of green open space and trees, including retaining many existing trees. The precinct will also be pedestrian friendly.

Over the past months, Council has received several exciting proposals and is now set to make a decision on the preferred developer to deliver this part of the project.

### Next steps

- 14 December 2020: Council Meeting to decide on preferred developer
- Early 2021: Concept plans publicly available
- Late 2021: Construction expected to commence
- Late 2024: Construction expected to be completed





Artist impression of Social Housing

## Social Housing

Another part of the project includes a social housing development to provide affordable housing for the area's diverse demographic.

This type of housing model has been very successful around the world and will help foster a sense of community and inclusiveness, both within the development and the broader municipality.

### What is Social Housing?

Social Housing is housing for those on low to moderate income. It is different to public housing as it is managed by a community housing provider not government.

In September 2020, Council awarded a long-term lease (at a nominal fee) to Launch Housing, who will fund and manage the construction, secure tenants and collect rental income.

### Launch Housing

The social housing will be a 4-storey eco-friendly building with potentially up to 58 dwellings.

The building will contain cutting edge Environmentally Sustainable Design (ESD) features, including:

- an innovative all timber structure
- a roof top solar farm and open space
- no gas connection - all electric
- natural lighting and 100% naturally ventilated corridors
- rain water tanks for garden and toilet flushing

These environmentally-friendly initiatives will dramatically reduce living expenses for the residents and deliver benefits for the planet.

### Next steps

- Early 2021: Consultation and information sessions about the project
- 2022: Construction likely to commence



# Ford Park redevelopment

The beautiful Ford Park just across the road is also receiving major upgrades to keep sports clubs playing while the North East Link gets built.

Stage one started in September with the removal of the old grandstand to make way for a new sports pavilion and expanded car park. Construction has also begun on a new basketball/futsal court and cricket practice nets which are expected to be completed by the end of 2020.

Other works will include new public toilets, a redeveloped natural turf southern oval with new sports field lighting, outdoor exercise stations and play equipment.

These projects are being delivered by the North East Link Project.

Visit [northeastlink.vic.gov.au/sports](http://northeastlink.vic.gov.au/sports) for more information.

## CONTACT US

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If your hearing or speech is impaired, you can call us through the National Relay Service on 133 677 (TTY) or 1300 555 727 (ordinary handset) and ask for 9490 4222.

### Interpreter service:

If you need an interpreter, please contact TIS National on 131 450 and ask to be connected to Banyule Council on 9490 4222.

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若你需要口譯員，請致電131 450聯絡TIS National，要求他們為你致電9490 4222接通Banyule市政廳。

Ako vam je potreban tumač, molimo vas, nazovite TIS National na broj 131 450 i zatražite da vas se spoji sa Vijećem općine Banyule na broj 9490 4222.

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Se hai bisogno di un interprete chiama TIS National al numero 131 450 e chiedi di essere messo in comunicazione con il Comune di Banyule al numero 9490 4222.

Ако ви треба преведувач ве молиме јавете се на TIS National на 131 450 и замовете да ве поврзат со Banyule Council на 9490 4222.

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Nếu cần thông dịch, xin gọi cho TIS Toàn Quốc qua số 131 450 rồi nhờ họ gọi cho Hội Đồng Thành Phố Banyule theo số 9490 4222 giúp quý vị.