

## **5.4 BELLFIELD URBAN DESIGN GUIDELINES AND COMMUNITY CONSULTATION REPORT**

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Ward: Olympia

### **Previous Items**

Council on 19 March 2018 (Item 11.1 - Bellfield Master Plan Implementation)

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### **EXECUTIVE SUMMARY**

Council acquired three decommissioned school sites from the Victorian State Government in 2012. At the time of purchase it was made clear that the decision to acquire these properties was for the purposes of promoting best-practice residential infill development at these locations. It was also communicated that these projects seek to generate revenue to allow Council to continue to invest in local communities, maintain its capital works program and advance ongoing asset improvements.

The former Banksia La Trobe Secondary College site is the third and final remaining redevelopment parcel of these school sites. The Draft Bellfield Urban Design Guidelines were produced in 2018 to guide future development at this location. To demonstrate one way that the urban design guidelines could be realised on site, a Draft Bellfield Master Plan was also produced which illustrates how the guidelines could be developed.

Consultation was undertaken for ten weeks between August and November 2018 on the Draft Bellfield Urban Design Guidelines and Draft Bellfield Master Plan. The consultation program utilised both a community consultation program and a stakeholder engagement program. Both programs adopted a number of tools and techniques to reach a large and varied audience.

The results of the community consultation and stakeholder engagement program are represented in both this report and the attached Bellfield Urban Design Guidelines Consultation Report provided as [Attachment 1](#). Some changes to the Bellfield Urban Design Guidelines have been recommended following responses received throughout the community consultation and stakeholder engagement period.

Council should now adopt the Bellfield Urban Design Guidelines with amendments. The Bellfield Urban Design Guidelines will direct future development at the former Banksia La Trobe Secondary College site in Bellfield. It is further considered that Council progress this project by endorsing the commencement of three tranches of work; a Planning Scheme rezoning process, a commercial and governance process to guide the sale and development of the land, and commencement of the design process of the new community precinct development.

## **RECOMMENDATION**

That Council:

1. Note the community consultation and stakeholder program that was conducted for ten weeks from August – November 2018 and thank all contributors of the community and stakeholders who participated in this process.
2. Note the results of the community consultation and stakeholder engagement program that is reflected in the Bellfield Urban Design Guidelines Consultation Report (Attachment 1).
3. Approve the recommended alterations contained herein and endorse these guidelines as the Bellfield Urban Design Guidelines which will guide future development at this location.

These guidelines are described in detail herein and include:

### Park and Village Precinct

- Visual diversity
- Height
- Plot ratio and deep soil areas
- Ford Park interface
- Banksia Street interface
- Perkins Avenue interface
- Precinct Street interface (internal)
- Key vistas
- Pedestrian interfaces
- Ground floor detail
- Material diversity
- Material composition
- Material selection

### Neighbourhood Precinct

- Permeable open space
  - Plot width
  - Garage massing
  - Building height and solar access
  - Corner sites
  - Primary pedestrian interface
  - Transition interface
  - Rear lane interface
  - Material diversity
  - Material composition
  - Material selection
4. Note the themes that arose throughout the community consultation and stakeholder engagement process and adopt the following responses to these themes as selection criteria to be used in assessing future development proposals:
    - Address potential traffic and parking concerns through independent

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traffic studies, modelling and advice. (Note that this criteria also forms part of any Planning Scheme rezoning process.)

- Ensure compliance with the Bellfield Urban Design Guidelines so as to lead to a high quality development.
  - Address present, future and ongoing potential infrastructure impacts through additional independent studies and advice as part of any development proposal.
  - An increased level of Environmentally Sustainable Design and Water Sensitive Urban Design initiatives across the development.
  - Increased pedestrian safety measures.
  - Have the successful proponent partner with Council and continue to advocate with the Victorian State Government and Public Transport Victoria to increase the level of public transport to the area.
5. Endorse progression of this project by undertaking the following three stages of work:
- i. Planning Scheme rezoning process
  - ii. Commercial process for the sale and development of land
  - iii. Design of the new community precinct

**COUNCIL PLAN**

This report is in line with Banyule's Council Plan key direction to "Deliver best value services and facilities".

**BACKGROUND**

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 in a rate-capped environment.

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

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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 26,422m<sup>2</sup> in size and presently zoned in two different parcels; a Residential Growth Zone parcel of 15,000m<sup>2</sup> to the west and a Commercial Use Zone parcel of 11,422m<sup>2</sup> to the east. The site is presently vacant. Initially a basketball stadium was retained on the site following the land sale, but after 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.

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:

- a) Ensure that the new development is designed and constructed so as to integrate with the local environment and existing neighbourhood.
- b) 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 ensures leadership through liveability principles.
- c) Delivery of a social housing component on the Public Use Zone land located at 230 Banksia Street, Bellfield.
- d) Deliver a new multi-purpose, future-proof Bellfield Community Hub that can house many community groups and uses.
- e) Ensure a rigorous commercial structure and governance arrangement to protect Council from risk through the tender and commercial transaction process.
- f) Enable selection of appropriate development partners that enables innovative ways of delivering different types of housing product on the site.
- g) Ensure that the development is delivered in a timely manner so that the site does not sit vacant or under construction for long periods of time.

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- h) 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.

At this same meeting, Council endorsed the commencement of a consultation program and stakeholder engagement process to determine feedback from the local community regarding both the Draft Guidelines and Draft Master Plan. This program ran for a total of ten weeks in late 2018 and is described both herein and within the consultation report provided as Attachment 1.

The feedback obtained from the ten week consultation and engagement process has been collated and is responded to herein. Subsequent revisions have been made to the Draft Guidelines in response to this feedback. These revisions to the Draft Guidelines are presented to Council for adoption.

**LEGAL CONSIDERATION**

If Council intends to acquire land (or an interest in land) it does so by the power conferred on it pursuant to Section 187 of the *Local Government Act 1989* and under provisions of the *Land Acquisition and Compensation Act 1986*.

Prior to acquiring any land (or an interest in land) Council must identify its intended use for the land (i.e. the purpose of the acquisition) and determine the method of acquisition. The contents of this report specify the nature and purposes for which Council would acquire the land.

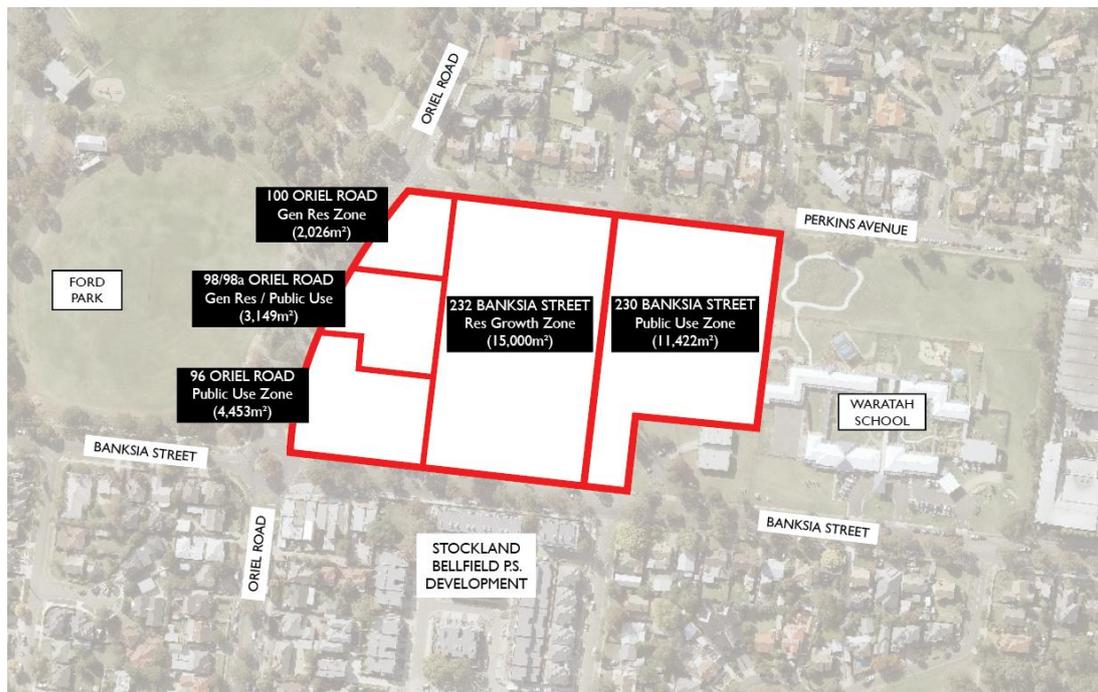
**HUMAN RIGHTS CHARTER**

In developing this report to Council, the subject matter has been considered in accordance with the requirements of the Victorian Charter of Human Rights and Responsibilities.

It is considered that the subject matter does not raise any human rights issues.

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### Locality Plan



### CURRENT SITUATION – *PROPERTY STATUS*

The following gives an overview of each land parcel within the site and which is under consideration of the Draft Guidelines:

#### FORMER BANKSIA LA TROBE SECONDARY COLLEGE SITE

##### 230 Banksia Street (11,422m<sup>2</sup>)

This site is presently vacant and has been publicly committed to being assigned for future community use by Council. The existing zoning is Public Use Zone.

##### 232 Banksia Street (15,000m<sup>2</sup>)

This site is vacant, lightly treed and has dual street frontages to Perkins Avenue and Banksia Street. It is presently zoned Residential Growth Zone 2.

##### 228 Banksia Street (3,060m<sup>2</sup>)

This site is currently owned by the Department of Education and is in limited office operation by the department. The site fronts Banksia Street and occupies a large portion of what otherwise would be the former Banksia La Trobe Secondary College site at 230 Banksia Street.

Council has written to the local Member of Parliament, Anthony Carbine MP, the Treasurer of Victoria and the Department of Education about including this land in the overall project which could lead to increased public use land inclusive of additional social housing and enabling a community facility fronting Banksia Street. The Department of Education has provided correspondence it does not support this initiative.

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**ORIEL ROAD LAND PARCELS**

**96 Oriel Road (4,453m<sup>2</sup>)**

The current home of the Bellfield Community Centre, Maternal and Child Health facilities and the Bellfield Community Garden all presently exist on this site. The building is nearing the end of its useful life expectancy but the community garden is well tended. The existing zoning is Public Use Zone.

**98 Oriel Road (3,149m<sup>2</sup>)**

Council acquired 98 Oriel Road in 2018 from the Bedford Group. The Bedford Group are continuing their occupancy at this premises under lease with Council for a two year duration. The existing zoning is Public Use Zone with additional encumbrances.

**100 Oriel Road (2,026m<sup>2</sup>)**

Is currently owned by Council and has an existing vacant premises that is in poor condition. Presently Council are investigating a short-term lease arrangement with a community services provider for these premises. The present zoning of this site is General Residential Zone 1.

**CURRENT SITUATION – DRAFT BELLFIELD URBAN DESIGN GUIDELINES**

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 was 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 results of this consultation and engagement program are summarised herein and detailed in [Attachment 1](#).

**CONSULTATION**

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:

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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 precinct 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 agreed to extend the consultation date by a further four weeks, until Friday 2 November 2018, ensuring a total ten week consultation program.

An overview of the consultation and stakeholder engagement methodology and analysis that was undertaken, combined with a comprehensive analysis of the received feedback that was obtained during this time is provided as Attachment 1. In addition to Attachment 1, each individual submission that was received has been provided to Councillors in full as an additional confidential attachment. The reason for the confidentiality is to de-identify each submitter and protect privacy.

The five key issues that were raised during the consultation and stakeholder engagement process can be summarised as the following:

1. Density of proposed apartments is too great, particularly six storeys projected 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 local 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.

**DISCUSSION: RESPONSE TO COMMUNITY CONSULTATION AND STAKEHOLDER ENGAGEMENT FEEDBACK**

Following feedback obtained through the community consultation and stakeholder engagement period, consideration has been given to amendments to the Draft Bellfield Urban Design Guidelines.

Feedback from the community consultation and stakeholder engagement period has also resulted in other changes to the project that are not reflected in the Urban Design Guidelines. These changes will form assessment criteria of development proposals at a later date as highlighted herein.

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The following table provides an overview of the primary concerns raised during the community consultation and stakeholder engagement program and the corresponding response.

<b>Concern</b>	<b>Response</b>
Density of apartments on Oriel Road is too great	<p><b><u>Alteration to Guidelines</u></b></p> <p>Apartments on Oriel Road must only reach a total height of six storeys in one location (towards the middle of the block bordered by Perkins Avenue and Banksia Street), and can only be a maximum height of four storeys on both Oriel Road and Perkins Avenue in a 'pyramid' arrangement. This negates an underdevelopment of the site, but keeping with neighbourhood character at both residential interfaces.</p>
Retain the community centre in existing location	<p><b><u>Not supported</u></b></p> <p>The proposal to relocate the functions and services of the existing community centre to the new community precinct within a new, multi-purpose community facility is recommended to remain. A new, purpose-built community centre that meets the current and future needs of a growing and changing community is required.</p> <p>The argument of a community centre requiring major street frontage to be successful is not supported. Many examples exist whereby highly successful community centres are located within residential areas and not on major roads. Recently constructed successful examples include, Banyule Community Health (Heidelberg West), Eltham Leisure Centre (Eltham), Electra Community Centre (Ashwood), Saltwater Community Centre (Point Cook) and Creeds Farm Living and Learning Centre (Epping).</p> <p>Furthermore, the conversion of the Oriel Road parcels to a residential function will seek to meet a greater majority of the project objectives as set by Council.</p>
Retain the community garden in existing location	<p><b><u>Not supported</u></b></p> <p>The proposal to relocate the Bellfield Community Garden to the new community precinct within a new, larger garden is recommended to remain. A new, purpose-built community garden that is integrated with the new community facility and social housing (not public housing) development offers an enormous opportunity to strengthen the community function the existing garden provides.</p>

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	<p>Council is the largest supporter of the Bellfield Community Garden. Its seed funding of \$40,000 to establish the garden at the Oriel Road location, along with a heavily subsidised ongoing annual lease has enabled the garden to flourish. Relocation to a larger (by at least 50%) garden location will enable a larger portion of local community members to participate with the garden. Complementary functions to a new garden will similarly enable the garden to further strengthen itself as a vital community asset.</p> <p>The argument that a community garden requires major street frontage to be successful is not supported. Numerous examples of community gardens being located in such areas – including Victoria’s best community gardens – are evidence of this. Such examples include Veg Out (St Kilda), CERES (Brunswick East), Yarraville Community Garden (Yarraville), Ashburton Community Garden (Ashburton), Edendale Community Farm (Eltham).</p>
<p>Approach State Government to ‘switch’ community use land from 230 Banksia Street to the Oriel Road parcels</p>	<p><b><u>No action</u></b></p> <p>The Public Use Zone land in question (230 Banksia Street and 96, 98 and 100 Oriel Road) are not inextricably linked. 230 Banksia Street forms part of a contained contract of sale and associated encumbrances, the Oriel Road parcels predate the 230 Banksia Street zoning and are existing Council landholdings. A conversion of public use zone land from 230 Banksia Street to Oriel Road is therefore not possible.</p> <p>If the State Government were to approach Council about the potential of substituting the Banksia Street Public Use Zone land for the Oriel Road parcels, then Council may consider such possibility.</p>
<p>Additional schools needed in the area</p>	<p><b><u>No action</u></b></p> <p>Providing schooling and educational opportunities for Victorians is a function of the Victorian State Government. Council has approached the State Government about reclaiming this site for the purposes of a school (primary, secondary, or P-12). On each occasion, Council has been advised that the existing school provision in and around the 3081 postcode provides sufficient schooling opportunity for local students.</p> <p>It is noted that the Olympic Village Primary School is presently undergoing significant capital works to extend its facilities to enable a much larger student cohort. Further, Charles La Trobe Secondary</p>

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	<p>College also has present student vacancies.</p> <p>The former Banksia La Trobe Secondary College site was acquired by Council once it was decommissioned by the State Government for the purposes of residential development. Council now intends to pursue the land for this use as it publicly determined to at the time of acquisition.</p>
<p>Concerns over local traffic congestion and parking</p>	<p><b><u>Noted and acknowledged.</u></b> <b><u>To be addressed in due course.</u></b></p> <p>Any future submission of a development plan for this site (which must also comply with the Bellfield Urban Design Guidelines) as submitted by proponents through a future Request for Proposal process must be accompanied by comprehensive supporting documentation.</p> <p>The required supporting documentation will include mandatory comprehensive independent traffic studies and modelling that supports any such proposal. This documentation must address traffic volumes, traffic flow, impacts on existing local road network and proposed parking requirements.</p> <p>Approval of any future development plan will be dependent upon the satisfactory adoption of the recommendations made in each piece of supporting documentation and will form a condition of any future approval of a development permit.</p>
<p>Questions over project intentions and benefits to locals</p>	<p><b><u>No action</u></b></p> <p>As previously specified, one objective of Council's strategic property portfolio is to generate an alternative revenue stream for Council which enables it to continue its capital works programs and enhancements to assets. Such benefits are realised by all community members of the Banyule community.</p> <p>The immediate benefits for Bellfield locals regarding this development include a new multi-purpose, modern and purpose-built community facility, a new larger community garden that integrates other community uses, a social housing development (not public housing) for people experiencing barriers to housing, consolidated local landscaping and new, additional passive public open spaces.</p>
<p>Ensure quality of the development is of a high standard</p>	<p><b><u>Noted and acknowledged.</u></b></p> <p>The Bellfield Urban Design Guidelines are a</p>

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	<p>thorough, descriptive representation of the development outcome Council aspires for this important site in Bellfield. The final Urban Design Guidelines will form a condition for proponents to comply with during the tendering of their respective development plans.</p> <p>Further, the Urban Design Guidelines will form set criteria that all development plan proposals will be assessed against, ensuring that the final outcome will be of a high quality and meet the three broad objectives of the guidelines; built form, landscape and access.</p>
<p>Effects on existing community infrastructure provision such as community services, open space and infrastructure</p>	<p><b><u>Noted and acknowledged.</u></b> <b><u>To be addressed in due course.</u></b></p> <p>Any future submission of a development plan for this site (which must also comply with the Bellfield Urban Design Guidelines) as submitted by proponents through a future Request for Proposal process must be accompanied by comprehensive supporting documentation.</p> <p>The required supporting documentation will include mandatory comprehensive studies from a range of technical disciplines which will include (but not limited to): town planning report, arborist report, landscape plans, water sensitive urban design report, waste reports and environmentally sustainable design reports.</p> <p>Approval of any future development plan will be dependent upon the satisfactory adoption of the recommendations made in each piece of supporting documentation and will form a condition of any future approval of a development permit.</p>
<p>Concerns over social housing provision and integration within residential development</p>	<p><b><u>Not supported</u></b></p> <p>A key Council-approved project objective of this development is to deliver a social housing development within the new community precinct. This project objective is recommended to remain.</p> <p>It is noted that this development will be a social housing development (run by a community housing provider) and not a public housing development (run by the State Government). Affordable housing is defined by the Planning and Environment Act 1987 as <i>“housing that is appropriate for the housing needs of very low, low and moderate-income households.”</i></p> <p>Further, from 1 June 2018, the Planning and</p>

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	<p>Environment Act 1987 included a new objective “to facilitate the provision of affordable housing in Victoria” which this project strives to achieve.</p> <p>The precise model of the social housing development will be explored further as part of the planning and design process of the new community precinct development.</p> <p>Conversations undertaken with community housing providers during the stakeholder engagement program indicated that a ‘salt and peppered’ approach to social housing has not proved successful from previous attempts. Therefore, a consolidated social housing development that is located within the community precinct is supported. It is noted that this location within the community precinct brings many opportunities and models for development, operation and integration with other services.</p>
<p>Increase the Environmentally Sustainable Design outcomes</p>	<p><b><u>Supported</u></b></p> <p>Council will seek to increase the environmental and sustainability outcomes at this location further to the recommendations made in the Draft Guidelines.</p> <p>Environmental outcomes at this development will be in accordance with the Climate Change Action policy initiatives presently being embedded within all Council practices. Development proponents will need to demonstrate water sensitive urban design interventions and energy saving initiatives in all development plan proposals. These environmental components will form part of any future development permit.</p>
<p>Ensure pedestrians are prioritised in any future development</p>	<p><b><u>Supported</u></b></p> <p>It is the intention of the Draft Bellfield Urban Design Guidelines to promote pedestrian movement first, cycling second, and vehicle third. This is demonstrated through the deliberate road network and rear-loaded housing stock as illustrated within the Draft Bellfield Master Plan.</p> <p>The generous setbacks and green corridor requirements within the Draft Urban Design Guidelines are recommended to be retained.</p> <p>It is recommended that further consideration be given to roadway pedestrian crossings. This may include a relocation of the signalised Oriel Road pedestrian crossing (presently south of the Banksia Street roundabout) to the north of the Banksia Street</p>

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	<p>roundabout.</p> <p>Furthermore, an additional Oriel Road zebra crossing should be investigated that enables pedestrians to cross Oriel Road from the development site to the new location of the adventure playground within Ford Park.</p>
<p>Increase the public transport provision for any future development</p>	<p><b><u>Supported</u></b></p> <p>Provision of public transport is a responsibility of the Victorian State Government. Presently, three smart bus routes exist along Oriel Road. Public Transport Victoria (PTV) require justification for additional services to be placed along specific routes. An increase in population within 3081 can be the catalyst for further advocacy with PTV to increase the service frequency at this location. Furthermore, being located within the La Trobe National Employment Cluster lends this location to enable a greater frequency of smart bus service.</p>

**DISCUSSION: AMENDMENTS TO DRAFT BELLFIELD URBAN DESIGN GUIDELINES**

The Draft Bellfield Urban Design Guidelines document has been produced in three sections:

- Section 1. Context of the site
- Section 2. Overview of the accompanying Draft Master Plan document
- Section 3. Design Guidelines

Section 3 of the document provides detail that forms the content which is recommended to be adopted as the Bellfield Urban Design Guidelines.

The Draft Guidelines are directed by three overarching design principles: built form, landscape and access. Further, the Draft Guidelines consider these principles across the site in three distinct precincts; the 'Neighbourhood Precinct' (Oriol Road parcels), 'Park and Village Precinct' (232 Banksia Street) and the 'Community Precinct' (230 Banksia Street). This report recommends to adopt these Urban Design Guidelines which relate to the Neighbourhood Precinct and Park and Village Precinct only – it is proposed that the Community Precinct will be developed as its own discrete project.

An overview of the Urban Design Guidelines for each of the Neighbourhood Precinct and the Park and Village Precinct, along with recommended alterations (if any) is given below.

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**Park and Village Precinct**

<b>Draft Guideline</b>	<b>New Guideline</b>
<p><b>Visual Diversity</b> Appearance of several buildings (max 25m length), not one structure to break up visual mass.</p>	Adopt
<p><b>Height</b> Assuming a successful rezoning process, there is a maximum height of six storeys for this precinct. Sections of each building adjacent to the eastern boundary have a maximum height of four storeys. It is preferred that each building section has a different height to its neighbour to give the appearance of smaller adjacent buildings.</p>	Subject to rezoning process, allow maximum of six storeys in one location only (towards the middle of the Oriel Road block bordered by Perkins Avenue and Banksia Street), and can only be a maximum height of four storeys on both Banksia Street and Perkins Avenue in a 'pyramid' arrangement. Ensure designs keep Ground Floor Area : open space ratio as per recommendations.
<p><b>Plot ratio and deep soil areas</b> Maintain 25% of the plot to be deep soil to allow tree planting.</p>	Adopt
<p><b>Ford Park interface</b> Tree planting with 6m set back from Oriel Road.</p>	Adopt
<p><b>Banksia Street interface</b> Ensure retail offering on corner of Oriel Road and Banksia Street. Match existing urban character rhythm of existing shopping centre. Setback buildings to be 5m.</p>	Adopt
<p><b>Perkins Avenue interface</b> Building line to be set back 10m to allow for a linear park.</p>	Adopt
<p><b>Precinct Street interface (internal)</b> Building line to be set back 9m from eastern boundary to allow 3m shared path, water sensitive urban design treatments and open space.</p>	Adopt
<p><b>Key vistas</b> Facades of buildings that terminate at key vistas to be compositionally considered.</p>	Adopt
<p><b>Pedestrian entrances</b> East and west pedestrian entrances on each side of building to improve permeability.</p>	Adopt

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<p><b>Ground floor detail</b> Private pedestrian entrances from public areas where possible. Any ground floor private open space must be raised at least 1 metre above pavement level to improve privacy and outlook.</p>	<p>Private pedestrian entrances from public areas where possible. Private levels to be located above pavement levels (up to 1 metre).</p>
<p><b>Material diversity</b> Each façade (maximum 25m) must use different material to the adjacent façade.</p>	<p>Adopt</p>
<p><b>Material composition</b> Facades to consist of predominately one material and not several.</p>	<p>Adopt</p>
<p><b>Material selection</b> Brick, concrete block, timber, weatherboard and standing seam metal products are encouraged. Facades are not to consist of flat, commercial or low quality surfaces.</p>	<p>Adopt</p>

**Neighbourhood Precinct**

<b>Draft Guideline</b>	<b>New Guideline</b>
<p><b>Permeable open space</b> Each lot to contain 25% of surface area as open space including areas of deep soil.</p>	<p>Adopt</p>
<p><b>Plot width</b> Each plot to vary from between 4.5m – 12m. No more than five lots in a row will have the same width.</p>	<p>Adopt</p>
<p><b>Garage massing</b> Adaptable garages are encouraged to be two storeys in height. On wider lots, garages should be adjoined to promote landscaping opportunities.</p>	<p>Adopt</p>
<p><b>Building height and solar access</b> Height diversity is encouraged. No building shall exceed a 45° solar access plane from a southern property.</p>	<p>Adopt</p>
<p><b>Corner sites</b> Corner sites are to address street interfaces to provide active and engaging edges.</p>	<p>Adopt</p>

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<p><b>Primary pedestrian interface</b> Interfaces to contain 2m wide open space to allow tree planting. No or low front fences, and utilise other means to delineate between public and private spaces. Interfaces to public linear parks and pedestrian paths to be engaging and active.</p>	<p>Adopt</p>
<p><b>Transition interface</b> Transition interfaces are encouraged. These spaces are not to be enclosed but may contain balconies, pergolas, framing structures for planting etc.</p>	<p>Adopt</p>
<p><b>Rear lane interface</b> All garages to be located on rear laneways. Design to include pedestrian friendly elements also and be compliant with 'garage massing' guideline.</p>	<p>Adopt</p>
<p><b>Material diversity</b> No more than five townhouses in a row will have the same materiality or façade design. Townhouses on opposite sides of a road or path must not use the same materiality or design.</p>	<p>Adopt</p>
<p><b>Material composition</b> Facades to consist of predominately one material and not several.</p>	<p>Adopt</p>
<p><b>Material selection</b> Brick, concrete block, timber, weatherboard and standing seam metal products are encouraged. Facades are not to consist of flat, commercial or low quality surfaces.</p>	<p>Adopt</p>

It is important to note that delivery of apartment dwellings within the Park and Village Precinct is dependent on a number of factors including a successful Planning Scheme rezoning process and also the delivery model of the development plan provided by the successful proponent. In the event that apartment product is not provided within the Park and Village Precinct, and townhouses are constructed instead, the Urban Design Guidelines of the Neighbourhood Precinct will apply to the entire development site.

**BELLFIELD URBAN DESIGN GUIDELINES AND COMMUNITY CONSULTATION REPORT cont'd**

**DISCUSSION: *ADDITIONAL ASSESSMENT CRITERIA IN RESPONSE TO COMMUNITY CONSULTATION AND STAKEHOLDER ENGAGEMENT***

Many large themes of feedback received from the community that relate to the redevelopment of this site have been considered. Whilst a number of themes do not directly relate to changes being required of the Draft Bellfield Urban Design Guidelines, this feedback will continue to critically help shape Council's future decisions regarding redevelopment of this land.

The ways these themes of feedback will be used is through assessment criteria that Council will utilise to assess development plans through the Expression of Interest and Request for Proposal stages via a commercial process.

The additional assessment criteria that is recommended to be adopted resulting from the community consultation and stakeholder engagement process includes the following:

- Address potential traffic and parking concerns through independent traffic studies, modelling and advice. (Note that this criteria also forms part of any Planning Scheme rezoning process.)
- Ensure compliance of the Bellfield Urban Design Guidelines so as to lead to a high quality development.
- Address present, future and ongoing potential infrastructure impacts through independent studies and advice.
- An increased level of Environmentally Sustainable Design and Water Sensitive Urban Design initiatives across the development.
- Increased pedestrian safety measures.
- Have the successful proponent partner with Council and continue to advocate with the Victorian State Government and Public Transport Victoria to increase the level of public transport to the area.

**TIMELINES**

Upon adoption of the Bellfield Urban Design Guidelines, it is recommended that three distinct tranches of work will commence as follows:

**1. Planning Scheme rezoning process**

It is recommended that preparation of the planning scheme amendment rezoning process of 96, 98 and 100 Oriel Road to Residential Growth Zone 1 commences immediately. This is a statutory process that involves extensive community consultation and will ultimately be decided upon by the State Government.

**2. Commercial process**

A commercial process whereby Council adopts strict probity and governance processes to ensure a transparent process in accordance with all assurances and obligations under the Local Government Act. This tranche of work will

## **BELLFIELD URBAN DESIGN GUIDELINES AND COMMUNITY CONSULTATION REPORT cont'd**

include an Expression of Interest process followed by a Request for Proposal process to determine the best-suited proponent to deliver development at this site in accordance with the Bellfield Urban Design Guidelines and Council's range of assessment criteria.

### **3. Development of the community use precinct**

This tranche of work will be led by Council and involve a co-design process with the community to develop the best use of community land that will include as a minimum: a new, larger multi-purpose community facility, a larger and improved community garden, a social housing (not public housing) development, public car parking and new passive open public spaces.

These processes can be conducted concurrently. It is noted that the rezoning process and development of the community use precinct should commence immediately. The commercial process will commence within the coming months.

## **OFFICER DECLARATION OF CONFLICT OF INTEREST**

Section 80C of the *Local Government Act 1989* (Act) requires members of Council staff, and persons engaged under contract to provide advice to Council, to disclose any direct or indirect interest in a matter to which the advice relates.

Council officers involved in the preparation of this report have no conflict of interest in this matter.

## **CONCLUSION**

Draft Urban Design Guidelines have been produced to guide future development at the former Banksia La Trobe Secondary College site in Bellfield. These Draft Guidelines reflect Council's ambitions and objectives for this land which was purchased for the purposes of high-quality residential infill development.

The Draft Guidelines were accompanied by a Draft Master Plan for the site which illustrated one way of delivering the Draft Urban Design Guidelines. Both the Draft Guidelines and Draft Master Plan have been thoroughly consulted upon with the community for a period of ten weeks.

After considering the feedback obtained by the community and stakeholders, some alterations to the Draft Urban Design Guidelines have been proposed. It is recommended that Council now adopt the Bellfield Urban Design Guidelines and progress the delivery of this project into three stages of work; a planning scheme rezoning process, a commercial process, and to progress the design and delivery of the community precinct which will include a new community facility, a new community garden, a social housing development (not public housing) and complementary works such as public car parking and passive public open space.

## **ATTACHMENTS**

<b>No.</b>	<b>Title</b>	<b>Page</b>
1	Bellfield Urban Design Guidelines Consultation Report, February 2019	