



Ordinary Meeting of Council

Olympia, Ibbott & Hawdon Rooms; Level 4, 1 Flintoff Street, Greensborough

27 April 2020

ATTACHMENTS

5.1 59 Kelvin Avenue, Montmorency - Development of Three Dwellings (P1002/2019)

Attachment 1.	Revision Plans 9 April 2020	3
Attachment 2.	Neighbourhood Character Assessment	7
Attachment 3.	ResCode (Clause 55) Assessment	13
Attachment 4.	Advertising Plans	19

5.2 New Telstra Payphones and Electronic Signage - Various Locations

Attachment 1.	Outdoor advertising policy	29
Attachment 2.	Location of signs.....	31

5.3 Amendment C124 Part 1 - Public Open Space Zoning Corrections

Attachment 1.	Amendment C124 Part 1 Approval Letter	39
---------------	---	----

5.4 Bellfield Planning Scheme Amendment C153 - Panel Report and Adoption of Amendment

Attachment 1.	Banyule Planning Scheme Amendment C153bany Panel Report.....	41
Attachment 2.	Banyule Planning Scheme Amendment C153bany - Clause 21.06 UPDATED.....	83
Attachment 3.	Bellfield Urban Design Guidelines.....	93

SOUTH WEST ELEVATION
 LE FACING - KEVIN AVENUE
 LEVEL 1 / 73 UPPER HELDBERG ROAD
 WANNHOE 3079

SOUTH EAST ELEVATION
 LE FACING DRIVEWAY
 EXISTING ROCK RETAINING WALL MODIFIED TO RETURN 1500MM INTO THE PROPOSED NEW DRIVEWAY

NORTH EAST ELEVATION
 NORTH FACING - WANNHOE ROAD

NORTH WEST ELEVATION

LIST OF MINOR AMENDMENTS

PLANNING APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT
59 KEVIN AVENUE, MONTMORENCY
 DRAWING TITLE
 ELEVATIONS
 DATE 9TH APRIL 2020
 SCALE 1:100
 DRAWN BY: ANDREW K. JF
 REVISION B

PETRIDIS
 PH 03 9 499 8826
 EMAIL: office@petridisarchitect.com.au

ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM

ASSESSMENT AGAINST CLAUSE 22.02

RESIDENTIAL NEIGHBOURHOOD CHARACTER POLICY Bush Garden
(East/South/West)

APPLICATION NO.: P1002/2019
DEVELOPMENT ADDRESS.: 59 Kelvin Avenue MONTMORENCY
PROPOSAL: Multi-Unit development: The construction of three dwellings on a lot, removal of protected vegetation within the Vegetation Protection Overlay - Schedule 1 and buildings and works greater than eight metres in height and within the dripline of protected vegetation within the Design and Development Overlay - Schedule 8

The Bush Garden Precinct is comprised of the following sections identified on the Neighbourhood Character Precinct Map:

- BG (East)
- BG (South)
- BG (West)

This precinct includes parts of the Greensborough Principal Activity Centre. The landscaping and vegetated character of residential sites in this Activity Centre is guided by this policy. The preferred future character of the built form on residential sites in this Activity Centre is guided by the Design and Development Overlay Schedule 4, where applicable.

Outside Accessible Areas

Proposals in these areas will protect and enhance the bush garden character of the precinct with an emphasis on protecting trees and creating new opportunities for vegetation throughout sites. They will provide for a mix of well-designed single dwellings and limited medium density dwellings that sit below large trees, with space around and between dwellings to create an attractive, well landscaped setting.

The VC Estate, in BG (West), has a sense of identity that is of local interest and should be respected with any new development.

Objective	Complies?
To maintain and enhance the native vegetation dominated vistas, streetscapes and backdrops, retain remnant indigenous vegetation, and encourage the replanting of indigenous plants	Complies
Design Response	
1. Retain existing trees wherever possible. If this cannot be achieved, or a tree is considered appropriate for removal, the site should provide adequate space for offset planting of indigenous or native trees that will grow to a mature height similar to the mature height of the tree to be removed.	Complies
2. One medium to large indigenous or native tree should be provided for every 200 sq.m. of site area. These should be predominantly large trees, and may include existing trees that are worthy of retention. At least one of the large trees should be provided in the front setback (Note: sufficient unpaved space must be provided around each tree for growth).	Complies

Development Planning	15473 NCS BG	InfoVision Ref:	Last Amended: 20/6/13	Page 1 of 6
----------------------	--------------	-----------------	-----------------------	-------------

3. Building site coverage should not exceed 40%, however it may need to be less than this in order to provide sufficient site area for planting, growth and retention of vegetation. This may be varied if the proposal demonstrates that the vegetated character of the site and Precinct is protected and enhanced by retaining existing vegetation and providing sufficient area for the planting of additional trees and other vegetation.	Complies
4. Buildings should be a sufficient distance from at least one side or rear property boundary to enable the planting and growth of medium to large trees. These setbacks should provide sufficient area for future growth of the mature canopy of trees, and understorey planting.	Complies
5. If more than one dwelling is proposed, sufficient separation should be provided between each dwelling to allow for the planting and future growth of small to medium trees and understorey vegetation.	Variation
6. Tree species and planting locations should be carefully selected to avoid canopy or root conflicts with overhead wires, easements and existing trees.	Conditions Required
7. If there is no street tree within the frontage of a dwelling, a new street tree should be proposed.	Conditions Required

Discussion

The proposal is considered to adequately maintain and enhance the native vegetation character of the area and contribute to the streetscape. The application proposes the retention of two trees on site, including tree #17, a native Yellow Box of high retention value and tree #3, which is an exotic Desert Ash, however, is well established and has a considerable impact within the streetscape given its prominent position in the front setback.

The site is considered to provide adequate space to meet the tree planting ratios of 1:200 in this precinct. Accounting for the retention of the two large canopy trees, three medium to large canopy trees are required. A landscaping plan has been submitted by habitat proposing the following trees:

- 1 Lemon Scented Gum (front setback)
- 1 Blackwood (Dwelling 2 SPOS)
- 2 Dwarf Gum (South of driveway and north east corner)
- 2 Ornamental Pear (SPOS to Dwelling 1 and 2)
- 2 Kanooka (front setback and between Dwelling 1 and 2)
- 1 Lily Pily (South east corner)

The landscaping response is considered to be generally acceptable, however, raises the concern of overplanting in some areas that may restrict the growth of trees to full maturity. The landscaping plan will be endorsed subject to numerous amendments including the 2 Ornamental pears replaced with native species of a similar size. An amended landscaping plan may be referred to Council's external landscape architect for comment prior to endorsement.

The proposed site coverage is 39.3% and allows for a sufficient landscaping response. Dwellings are generally setback from side and rear boundaries to allow for planting, particularly to the northern boundary where the primary SPOS is.

Separation between the dwellings is a variation to the preferred distance of 3m in this precinct. The separation between Dwelling 1 and 2 is 2m and this increases to 2.27m between Dwelling 2 and 3. The variation is considered acceptable as the first floors are well separated allowing for views of vegetation between the dwellings to break up the built form and as there is sufficient landscaping proposed within the respective SPOS and around the driveway.

A new street tree will be a permit requirement as there is currently no tree in the road reserve.

Development Planning	15473 NCS BG	InfoVision Ref:	Last Amended: 20/6/13	Page 2 of 6
----------------------	--------------	-----------------	-----------------------	-------------

Objective	Complies?
To ensure buildings and extensions do not dominate the streetscape or the building, and do not adversely affect the outlook and amenity of neighbouring dwellings.	Complies
Design Response	
8. Developments should minimise the need for cut and fill throughout the site.	Variation
9. Second storey portions of buildings should be recessed from ground level wall surfaces, incorporated within roof spaces where possible and minimised in height.	Complies
10. Buildings at the rear of a site should be designed to follow the topography of the land and respond sensitively to each interface. Second storeys (where appropriate) should be modest in size, have generous side and rear setbacks and be screened with vegetation.	Variation
11. Buildings should not exceed the predominant tree canopy height.	Complies
Discussion	
<p>The proposed dwellings are not considered to dominate the streetscape or adversely impact the amenity of abutting dwellings. Second storey portions are well recessed from ground floors and well separated to assist in reduce the perception of visual bulk from neighbouring properties.</p> <p>There is considerable cut and fill proposed to Dwellings 1 and 2 from 1.8 to 2.2m in height. While this is not typically encouraged in this precinct it does result in the appearance of reduced height to the dwellings so they do not present as overly bulky to abutting properties nor exceed the predominant tree canopy and as such presents as an acceptable variation to the policy. The levelling of the site in these locations also assists to improve the usability of the SPOS.</p> <p>It is also noted that the rear dwelling (Dwelling 3) is designed to conform to the natural undulating topography and while this increases the height of the dwelling as it sits within the landscape, the dwelling height above ground level is considered to be appropriate. The most sensitive interface in this location is to the northern boundary and the dwelling height will be 6.95m to the northern elevation, sitting well below the canopy of tree #17 and further benefits from the 5.4m setback to the northern boundary. To the east elevation Dwelling 3 the dwelling height is 7.1m although this will be mitigated by the proposed landscaping which proposes a row of Blueberry Ash to the rear boundary to screen the dwelling.</p> <p>As a result of the natural topography of the site, the southern elevation of Dwelling 3 is the most impactful with a garage wall on the boundary and a total height of 9.08m. The impact to abutting properties is mitigated as the interface in this location is to the service yard of 3/61 Kelvin Avenue which also has a brick garage on the shared boundary. As such Dwelling 3 itself is not considered to negatively impact abutting properties, has generally acceptable side and rear setbacks and will sit comfortably within the tree canopy.</p>	

Objective	Complies?
To ensure new buildings and extensions are sympathetic to the current building form and architectural style.	Complies
Design Response	
12. Wall and roof materials for extensions should blend with existing materials.	Complies
13. In BG (East) roof and plan forms should reflect those of the surrounding period houses including hipped roofs with narrow, boxed eaves.	Complies
14. In BG (South), reflect the main design elements of the 1970s era, including flat roofs, low wall heights, vertical window proportions.	N/A
15. In BG (West) roof and plan forms should reflect those of the surrounding post-war	N/A

Development Planning	15473 NCS BG	InfoVision Ref:	Last Amended: 20/6/13	Page 3 of 6
----------------------	--------------	-----------------	-----------------------	-------------

houses, including hipped roof with narrow boxed eaves.	
16. Variation should be provided between each dwelling of a development that faces the street. This can be achieved through varied roof pitches, window and door placement, materials, façade articulation and other design detailing.	N/A
Discussion	
The proposed dwellings present as highly sympathetic to the established character of built form in the Montmorency area. The dwellings are finished in render to the ground floor and weatherboard to the first floor with a hipped slate roof. As such the appearance of the dwelling will sit comfortably within the streetscape.	

Objective	Complies?
To ensure that household services are not a visually prominent feature.	Conditions Required
Design Response	
17. Solar panels should be located to minimise their visual impact. Air conditioning, rainwater tanks, bins and storage should be located and/or screened so they are not visually obtrusive in the streetscape.	Conditions Required
18. In accessible areas, rooftop plant equipment should be screened and/or located to minimise their visual impact and integrate with the roof form.	N/A
Discussion	
House hold services are considered to be suitably located and will be conditioned where otherwise necessary.	

Objective	Complies?
To maintain consistency of current front setbacks whilst enabling tree planting in front gardens.	Complies
Design Response	
19. Dwellings should be setback in line with the predominant front setback of dwellings along the street.	Complies
20. For corner sites, the front setback of a dwelling facing the side street should be at a transition between the predominant setback along the side street, and the side setback of the dwelling facing the front street.	N/A
Discussion	
The proposed front setback is 9m and is considered to accord with the established pattern of setbacks along Kelvin Avenue while also allowing for a large canopy tree within the front setback.	

Objective	Complies?
To minimise excavation for vehicle access, loss of front garden space, and dominance of vehicle access, vehicle storage facilities and built form as viewed from the street.	Variation
Design Response	
21. In BG (East) and BG (West), locate carports, garages, and all uncovered parking spaces behind the line of the dwelling. Landscaping such as large shrubs and trees in the front setback should be provided to discourage car parking in the front yard.	Complies
22. In BG (South) dedicated car parking spaces should not be provided between the front wall of a dwelling that faces the street, and the front property boundary. Landscaping	N/A

Development Planning	15473 NCS BG	InfoVision Ref:	Last Amended: 20/6/13	Page 4 of 6
----------------------	--------------	-----------------	-----------------------	-------------

such as large shrubs and trees should be provided in the front setback to discourage car parking in this location. Carports and garages should be located behind the line of the dwelling.	
23. Encourage outcomes that consider the Banyule City Council Residential Vehicle Crossing Policy 2012.	Variation
24. Driveways should include curves and bends that provide sufficient room for landscaping at varying heights.	Complies
25. Driveways should be finished with earthy, natural tones such as dark greys and browns to blend with vegetation.	Complies
Discussion	
<p>The proposal is considered to vary this policy by way of seeking to utilise a second crossover to the site, contrary to the preferred outcomes of the <i>Banyule City Council Residential Vehicle Crossing Policy 2012</i>. The policy siting criteria seeks to limit the provision of a second crossover to sites with a frontage greater than 22m in the Bush Garden precinct. The frontage of the subject site is 20.12m and thus varies the policy.</p> <p>The provision of a second crossover is considered acceptable in this instance as the 20.12m frontage is relatively large for a typical suburban allotment in Banyule and the variation is not a considerable amount and allows for the retention of on street parking between the two crossovers. In terms of the development itself it improves the layout by reducing the amount of vehicle storage space and driveways required throughout the site, allowing for additional landscaping and tree planting. It also reduces the traffic movements for the Southern Driveway as the crossover will only service four cars instead of six. Finally, it is also worth noting there is an established precedent of two crossovers in the local area with examples at 54 Kelvin Avenue, 25, 28 and 37 Starling Street and 8 Wattle Avenue (all multi-unit sites).</p> <p>Vehicle access and storage facilities are generally located to minimise visual prominence. The garage to Dwelling 1 is positioned forward of the front door although behind the porch and resultantly will not dominate the dwelling or the streetscape. There are no dedicated parking spaces within the front setback.</p> <p>The driveway contains curves and bends where appropriate to allow for landscaping and is proposed to be finished in exposed aggregate which is an acceptable finish.</p>	

Objective	Complies?
To maintain and strengthen the spaciousness and bush character of front gardens and the view of these gardens and trees from the street.	Complies
Design Response	
26. Front fences should not be provided, where this is the predominant pattern in the street.	Complies
27. Timber and basalt retaining walls are acceptable where necessary.	Complies
28. Sufficient space should be provided in front yards for the retention and/or planting of at least one (1) large tree, and should contain informal understorey planting of indigenous and native species.	Complies
29. Secluded private open space should be located behind the line of a dwelling that faces the street.	Complies
Discussion	

Development Planning	15473 NCS BG	InfoVision Ref:	Last Amended: 20/6/13	Page 5 of 6
----------------------	--------------	-----------------	-----------------------	-------------

The proposal maintains the spacious and bush character of front yards as viewed within the streetscape. The proposal does not seek to include a front fence and there is an existing rock retaining wall to the front of the site, as common to sites on the eastern side of Kelvin Avenue. There is sufficient space for a large canopy tree within the front setback and SPOS is located behind the front dwelling.

Objective	Complies?
To ensure that developments on or near ridgelines retain existing trees, sit below the tree canopies, minimise excavation, and enable further tree planting to form a continuous canopy, so that the scenic quality is maintained and enhanced.	N/A
Design Response	
30. New buildings at or near ridgelines should be designed and sited so that cut and fill is minimised and the building sits below the height of trees along the ridgeline.	
31. New buildings at or near ridgelines should have muted colours and tones, and non-reflective materials.	
32. Trees and vegetation that contribute to the landscape should be retained. New native or indigenous trees should be planted on or near the ridgeline to form a continuous canopy.	
Discussion	
N/A	

Development Planning	15473 NCS BG	InfoVision Ref:	Last Amended: 20/6/13	Page 6 of 6
----------------------	--------------	-----------------	-----------------------	-------------

ASSESSMENT AGAINST CLAUSE 55

APPLICATION NO.: P1002/2019
DEVELOPMENT ADDRESS: 59 Kelvin Avenue MONTMORENCY
PROPOSAL: Multi-Unit development: The construction of three dwellings on a lot, removal of protected vegetation within the Vegetation Protection Overlay " Schedule 1 and buildings and works greater than eight metres in height and within the dripline of protected vegetation within the Design and Development Overlay " Schedule 8

Clause 55.02 (Neighbourhood Character and Infrastructure)	
<p>Neighbourhood Character objectives</p> <ul style="list-style-type: none"> To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character. To ensure that development responds to the features of the site and the surrounding area <p style="text-align: right;">Standard B1</p>	<p>Variation to Standard</p> <p>Refer to Neighbourhood character assessment.</p>
<p>Residential policy objectives</p> <ul style="list-style-type: none"> To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. To support medium densities in areas where development can take advantage of public transport and community infrastructure and services. <p style="text-align: right;">Standard B2</p>	<p>Complies</p> <p>Refer to response in delegate report.</p>
<p>Dwelling diversity objective</p> <ul style="list-style-type: none"> To encourage a range of dwelling sizes and types in developments of ten or more dwellings. <p style="text-align: right;">Standard B3</p>	<p>N/A</p>
<p>Infrastructure objectives</p> <ul style="list-style-type: none"> To ensure development is provided with appropriate utility services and infrastructure. To ensure development does not unreasonably overload the capacity of utility services and infrastructure. <p style="text-align: right;">Standard B4</p>	<p>Complies</p> <p>The proposed development is provided with adequate services and is not considered to overload the capacity of local infrastructure.</p>
<p>Integration with the street objective</p> <ul style="list-style-type: none"> To integrate the layout of development with the street. <p style="text-align: right;">Standard B5</p>	<p>Complies</p> <p>The proposed development directly integrates with Kelvin Avenue by way of vehicle and pedestrian access.</p>

Clause 55.03 (Site Layout and Building Massing)	
<p>Street setback objective</p> <ul style="list-style-type: none"> To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site. 	<p>Complies</p> <p>A street setback of 9m is proposed.</p>

Standard B6	
<p>Building height objective</p> <ul style="list-style-type: none"> To ensure that the height of buildings respects the existing or preferred neighbourhood character. <p style="text-align: right;">Standard B7</p>	<p>Complies</p> <p>The height of the dwellings are generally common to other two storey dwellings in the area whilst acknowledging that the slope on the site necessitates a greater height than otherwise to a flat site.</p>
<p>Site coverage objective</p> <ul style="list-style-type: none"> To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site. <p style="text-align: right;">Standard B8</p>	<p>Complies</p> <p>Site coverage is 39.3%</p>
<p>Permeability and stormwater management objectives</p> <ul style="list-style-type: none"> To reduce the impact of increased stormwater run-off on the drainage system. To facilitate on-site stormwater infiltration. To encourage stormwater management that maximises the retention and reuse of water. <p style="text-align: right;">Standard B9</p>	<p>Complies</p> <p>Permeable site coverage is 42.9%</p>
<p>Energy efficiency objectives</p> <ul style="list-style-type: none"> To achieve and protect energy efficient dwellings and residential buildings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy. <p style="text-align: right;">Standard B10</p>	<p>Complies</p> <p>A satisfactory BESS storm has been submitted. The dwellings are generally orientated to make appropriate use of passive solar access.</p>
<p>Open space objective</p> <ul style="list-style-type: none"> To integrate the layout of development with any public and communal open space provided in or adjacent to the development. <p style="text-align: right;">Standard B11</p>	<p>N/A</p>
<p>Safety objective</p> <ul style="list-style-type: none"> To ensure the layout of development provides for the safety and security of residents and property. <p style="text-align: right;">Standard B12</p>	<p>Complies</p> <p>The layout of the proposed development shows adequate regard for the safety and security of residents and property.</p>
<p>Landscaping objectives</p> <ul style="list-style-type: none"> To encourage development that respects the landscape character of the neighbourhood. To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance. To provide appropriate landscaping. To encourage the retention of mature vegetation on the site. <p style="text-align: right;">Standard B13</p>	<p>Conditions Required</p> <p>A landscaping plan will be a permit condition to ensure landscaping that is appropriate to the established and preferred bush garden character of the precinct.</p>
<p>Access objectives</p> <ul style="list-style-type: none"> To ensure the number and design of vehicle crossovers respects the neighbourhood character. <p style="text-align: right;">Standard B14</p>	<p>Variation to Standard</p> <p>The provision of a second crossover is justified as as the 20.12m frontage is relatively large for a typical suburban allotment in Banyule and the variation is not a considerable amount and allows for the retention of on street parking between the two crossovers. In terms of the development itself it improves the layout by reducing the amount of</p>

	vehicle storage space and driveways required throughout the site, allowing for additional landscaping and tree planting. It also reduces the traffic movements for the Southern Driveway as the crossover will only service four cars instead of six. Finally, it is also worth noting there is an established precedent of two crossovers in the local area with examples at 54 Kelvin Avenue, 25, 28 and 37 Starling Street and 8 Wattle Avenue (all multi-unit sites).
Parking location objectives <ul style="list-style-type: none"> To provide convenient parking for resident and visitor vehicles. To protect residents from vehicular noise within developments. Standard B15	Complies Each dwelling is provided with convenient parking that also protects residents from vehicular noise.

Clause 55.04 (Amenity Impacts)	
Side and rear setbacks objective <ul style="list-style-type: none"> To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings. Standard B17	Complies
Walls on boundaries objective <ul style="list-style-type: none"> To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings. Standard B18	Variation to Standard The height of the northern garage wall on boundary exceeds the recommended height to this objective. The variation is considered acceptable given there will be no overshadowing implications as the garage is on the northern boundary.
Daylight to existing windows objective <ul style="list-style-type: none"> To allow adequate daylight into existing habitable room windows. Standard B19	Complies All existing habitable room windows will retain adequate daylight.
North-facing windows objective <ul style="list-style-type: none"> To allow adequate solar access to existing north-facing habitable room windows. Standard B20	Complies All north facing existing habitable room windows will retain adequate daylight. The southern wall of Dwelling 3 is adequately setback from the boundary.
Overshadowing open space objective <ul style="list-style-type: none"> To ensure buildings do not significantly overshadow existing secluded private open space. Standard B21	Complies The proposed dwellings will not significantly overshadow existing SPOS.
Overlooking objective <ul style="list-style-type: none"> To limit views into existing secluded private open space and habitable room windows. Standard B22	Conditions Required The proposed development includes windows to the first floor that will overlook the abutting property to the North. Conditions will be used to ensure these windows are appropriately screened.

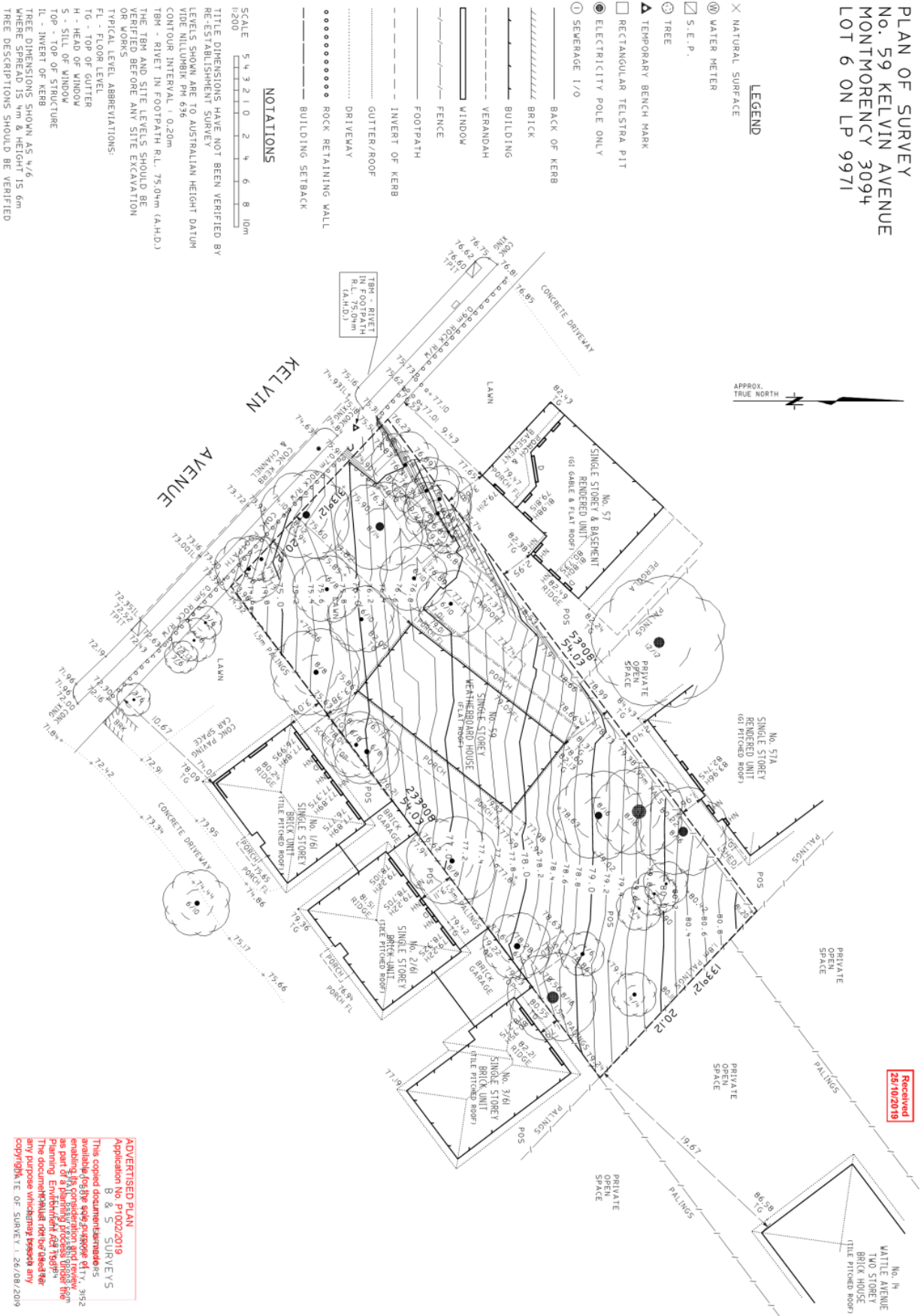
<p>Internal views objective</p> <ul style="list-style-type: none"> To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development. <p style="text-align: right;">Standard B23</p>	<p>Conditions Required</p> <p>The proposed development includes windows to the first floor that will overlook into the SPOS of other dwellings within the development. Conditions will be used to ensure these windows are appropriately screened.</p>
<p>Noise impacts objectives</p> <ul style="list-style-type: none"> To contain noise sources in developments that may affect existing dwellings. To protect residents from external noise. <p style="text-align: right;">Standard B24</p>	<p>Conditions Required</p> <p>The location of A/C units will be conditioned to ensure amenity impacts are minimised.</p>

Clause 55.05 (On-site Amenity and Facilities)	
<p>Accessibility objective</p> <ul style="list-style-type: none"> To encourage the consideration of the needs of people with limited mobility in the design of developments. <p style="text-align: right;">Standard B25</p>	<p>Complies</p> <p>Dwellings 2 and 3 have entry to the dwelling that is flush to the garage. Further, both of these dwellings contain a bedroom and bathroom on the ground floor. As such they are highly accessible to persons of limited mobility.</p>
<p>Dwelling entry objective</p> <ul style="list-style-type: none"> To provide each dwelling or residential building with its own sense of identity. <p style="text-align: right;">Standard B26</p>	<p>Complies</p> <p>Each dwelling is provided with an individual sense of identity.</p>
<p>Daylight to new windows objective</p> <ul style="list-style-type: none"> To allow adequate daylight into new habitable room windows. <p style="text-align: right;">Standard B27</p>	<p>Complies</p> <p>All new windows will receive adequate daylight.</p>
<p>Private open space objective</p> <ul style="list-style-type: none"> To provide adequate private open space for the reasonable recreation and service needs of residents. <p style="text-align: right;">Standard B28</p>	<p>Complies</p> <p>SPOS to each dwelling is adequate and provides for the reasonable recreation needs of residents.</p>
<p>Solar access to open space objective</p> <ul style="list-style-type: none"> To allow solar access into the secluded private open space of new dwellings and residential buildings. <p style="text-align: right;">Standard B29</p>	<p>Complies</p> <p>SPOS to each dwelling is generally north of the dwelling and will receive good passive solar access.</p>
<p>Storage objective</p> <ul style="list-style-type: none"> To provide adequate storage facilities for each dwelling. <p style="text-align: right;">Standard B30</p>	<p>Conditions Required</p> <p>Dwelling 3 does not have a storage shed and will be a condition of permit.</p>

Clause 55.06 (Detailed Design)	
<p>Design detail objective</p> <ul style="list-style-type: none"> To encourage design detail that respects the existing or preferred neighbourhood character. <p style="text-align: right;">Standard B31</p>	<p>Complies</p> <p>Refer to neighbourhood character assessment</p>

<p>Front fences objective</p> <ul style="list-style-type: none"> To encourage front fence design that respects the existing or preferred neighbourhood character. <p style="text-align: right;">Standard B32</p>	<p>N/A</p>
<p>Common property objectives</p> <ul style="list-style-type: none"> To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. To avoid future management difficulties in areas of common ownership. <p style="text-align: right;">Standard B33</p>	<p>Complies</p> <p>Common property is considered to be practical, attractive and maintainable without future management difficulties.</p>
<p>Site services objectives</p> <ul style="list-style-type: none"> To ensure that site services can be installed and easily maintained. To ensure that site facilities are accessible, adequate and attractive. <p style="text-align: right;">Standard B34</p>	<p>Conditions Required</p> <p>Conditions to ensure site services are appropriately located will be utilised where required.</p>

PLAN OF SURVEY
No. 59 KELVIN AVENUE
MONTMORENCY 3094
LOT 6 ON LP 9971



ADVERTISED PLAN
 Application B & S SURVEYS
 This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1981. The document is not for distribution and any purpose which may be based on any copyright of the survey is 26/08/2019

DRAWING SCHEDULE

- IPAD1 GROUND FLOOR PLAN AREA ANALYSIS 1100
- IPAD2 FIRST FLOOR PLAN AREA ANALYSIS 1100
- IPAD3 ELEVATIONS 1100
- IPAD4 COLOURS, MATERIALS AND FINISHES SCHEDULE 1300
- IPAD5 DETAILED SITE ANALYSIS - NEIGHBOURHOOD 1300
- IPAD6 DETAILED SITE ANALYSIS - DESIGN RESPONSE 1300
- IPAD7 DETAILED SHADOW ANALYSIS - 9:00AM 12:00 AND 3:00PM SEPTEMBER 22 1300
- IPAD8 GARDEN AREA ANALYSIS SWEPH PATH ANALYSIS 1300

AREA ANALYSIS

SITE AREA (NO. 57) 1073.9 M²

DRAWING 1
 EXISTING FLOOR PLAN
 EXISTING WALLS
 EXISTING ROOF
 EXISTING DRIVEWAY
 EXISTING PATIO
 EXISTING TERRACE
 EXISTING BALCONY
 EXISTING STAIRS
 EXISTING ELEVATIONS
 EXISTING FINISHES

DRAWING 2
 EXISTING FLOOR PLAN
 EXISTING WALLS
 EXISTING ROOF
 EXISTING DRIVEWAY
 EXISTING PATIO
 EXISTING TERRACE
 EXISTING BALCONY
 EXISTING STAIRS
 EXISTING ELEVATIONS
 EXISTING FINISHES

DRAWING 3
 EXISTING FLOOR PLAN
 EXISTING WALLS
 EXISTING ROOF
 EXISTING DRIVEWAY
 EXISTING PATIO
 EXISTING TERRACE
 EXISTING BALCONY
 EXISTING STAIRS
 EXISTING ELEVATIONS
 EXISTING FINISHES

OVERALL BUILDING AREA
 BUILDING SITE COVERAGE 42.3M² 3.8%

IMPERVIOUS PAVING AREA
 IMPERVIOUS PAVING SITE COVERAGE 17.2M² 1.6%

PERMEABLE SITE COVERAGE
 GARDEN AREA 29.9M² 2.8%

LEGEND

- STRUCTURAL CONCRETE
- ASBESTOS CONTAMINATED
- EXISTING WALLS
- EXISTING ROOF
- EXISTING DRIVEWAY
- EXISTING PATIO
- EXISTING TERRACE
- EXISTING BALCONY
- EXISTING STAIRS
- EXISTING ELEVATIONS
- EXISTING FINISHES



PETRIDIS
 PH 031 9 499 8826
 EMAIL office@petridisarchitect.com.au

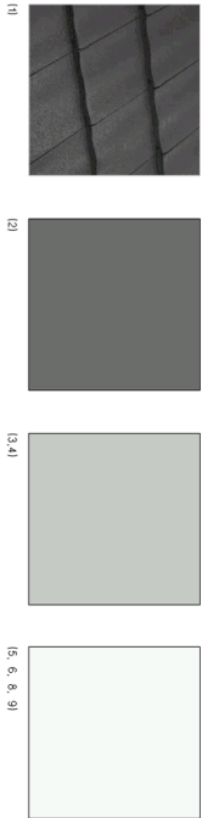
LEVEL 1/173 UPPER HELDBERG ROAD
 WANDHOE 3079

PLANNING APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT
59 KELVIN AVENUE, MONTMORENCY
 DRAWING TITLE
GROUND FLOOR PLAN, AREA ANALYSIS
 IPAD1 - 1 OF 7
 DATE 13TH DECEMBER 2019
 SCALE 1:100
 JOB No. 19-57

ALL ELEVATIONS ARE TO AUSTRALIAN HEIGHT DATUM
 APPROVED BY ARCHITECT
 APPROVED BY ENGINEER
 APPROVED BY PLANNING
 APPROVED BY ENVIRONMENTAL
 APPROVED BY FIRE
 APPROVED BY HEALTH
 APPROVED BY WATER
 APPROVED BY TRANSPORT
 APPROVED BY UTILITIES
 APPROVED BY LOCAL GOVERNMENT
 APPROVED BY STATE GOVERNMENT
 APPROVED BY COMMONWEALTH GOVERNMENT

MATERIALS AND FINISHES SCHEDULE

- ROOF: (1) SELECT SLATE ROOF OR SIMILAR
- WALLS: (2) RENDER: SMOOTH CEMENT RENDER, DULUX "TIMELESS GREY" OR SIMILAR
 (3) RENDER: SMOOTH CEMENT RENDER, DULUX "TRANQUIL RETREAT" OR SIMILAR
 (4) SELECT JAMES HARDIE LINEA WEATHERBOARD, DULUX "TRANQUIL RETREAT" OR SIMILAR
- WINDOWS: (5) ALUMINIUM WINDOWS, DULUX DUPALLOY POWDERCOAT, "SURFMIST" OR SIMILAR
- DOWNPipes: (6) SHEET STEEL, DULUX DUPALLOY POWDERCOAT, "SURFMIST" OR SIMILAR
- FRONT DOOR: (7) TIMBER FRAME, "BLACK" OR SIMILAR
- LAUNDRY DOOR: (8) ALUMINIUM DOOR, DULUX DUPALLOY POWDERCOAT, "SURFMIST" OR SIMILAR
- GARAGE DOOR: (9) GARAGE TILT DOOR, DULUX DUPALLOY POWDERCOAT, "SURFMIST" OR SIMILAR
- DRIVEWAY: (10) EXPOSED AGGREGATE



ADVERTISED PLAN
 Application No. P1002/2019

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987.

PETRIDIS
 LEVEL 1/173 UFFER-HEDBERG ROAD
 WANNANOE 3079
 PH: 081 9 499 8826
 EMAIL: office@petridisdirect.com.au

PLANNING APPLICATION FOR PROPOSED
59 KELVIN AVENUE, MONAGHAN
 DRAWING TITLE: MATERIALS AND FINISHES SCHEDULE
 DATE: 13TH DECEMBER 2019
 SCALE: 1:100
 DRAWN BY: ANDREW K. J.F.
 RESPONSE TO COUNCIL QUERIES





PETRIDIS
 LEVEL 1/173 UPPER HEIDELBERG ROAD
 IWAHNDICE 3079
 PH 031 9 499 8826
 EMAIL: office@petridisarchitect.com.au

PLANNING APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT AT 59 KELVIN AVENUE, MONTMORENCY
DRAWING TITLE: DETAILED SITE ANALYSIS - NEIGHBOURHOOD AND SITE DESCRIPTION
 DATE: 13TH DECEMBER 2019
 DRAWN BY: ANDREW K. J.F.
 RESPONSE TO COUNCIL QUERIES
 JOB No. 19-57
 SCALE: 1:200

ADVERTISED PLAN
 Approved by Petridis Architects

NOTICE: This drawing is for the sole purpose of advertising the proposed development under the Environmental Act 1992. It is not to be used for any other purpose which may be required by the Australian Height Datum.

- A** PROPOSED STREET LIGHTS AND STREET LIGHTING FIXTURES TO BE PROVIDED BY THE DEVELOPER AND TO BE INSTALLED TO THE SATISFACTION OF THE COUNCIL.
- B** PROPOSED STREET LIGHTS AND STREET LIGHTING FIXTURES TO BE PROVIDED BY THE DEVELOPER AND TO BE INSTALLED TO THE SATISFACTION OF THE COUNCIL.
- C** PROPOSED STREET LIGHTS AND STREET LIGHTING FIXTURES TO BE PROVIDED BY THE DEVELOPER AND TO BE INSTALLED TO THE SATISFACTION OF THE COUNCIL.
- D** PROPOSED STREET LIGHTS AND STREET LIGHTING FIXTURES TO BE PROVIDED BY THE DEVELOPER AND TO BE INSTALLED TO THE SATISFACTION OF THE COUNCIL.
- E** PROPOSED STREET LIGHTS AND STREET LIGHTING FIXTURES TO BE PROVIDED BY THE DEVELOPER AND TO BE INSTALLED TO THE SATISFACTION OF THE COUNCIL.
- F** PROPOSED STREET LIGHTS AND STREET LIGHTING FIXTURES TO BE PROVIDED BY THE DEVELOPER AND TO BE INSTALLED TO THE SATISFACTION OF THE COUNCIL.
- G** PROPOSED STREET LIGHTS AND STREET LIGHTING FIXTURES TO BE PROVIDED BY THE DEVELOPER AND TO BE INSTALLED TO THE SATISFACTION OF THE COUNCIL.
- H** PROPOSED STREET LIGHTS AND STREET LIGHTING FIXTURES TO BE PROVIDED BY THE DEVELOPER AND TO BE INSTALLED TO THE SATISFACTION OF THE COUNCIL.
- I** PROPOSED STREET LIGHTS AND STREET LIGHTING FIXTURES TO BE PROVIDED BY THE DEVELOPER AND TO BE INSTALLED TO THE SATISFACTION OF THE COUNCIL.
- J** PROPOSED STREET LIGHTS AND STREET LIGHTING FIXTURES TO BE PROVIDED BY THE DEVELOPER AND TO BE INSTALLED TO THE SATISFACTION OF THE COUNCIL.
- K** PROPOSED STREET LIGHTS AND STREET LIGHTING FIXTURES TO BE PROVIDED BY THE DEVELOPER AND TO BE INSTALLED TO THE SATISFACTION OF THE COUNCIL.

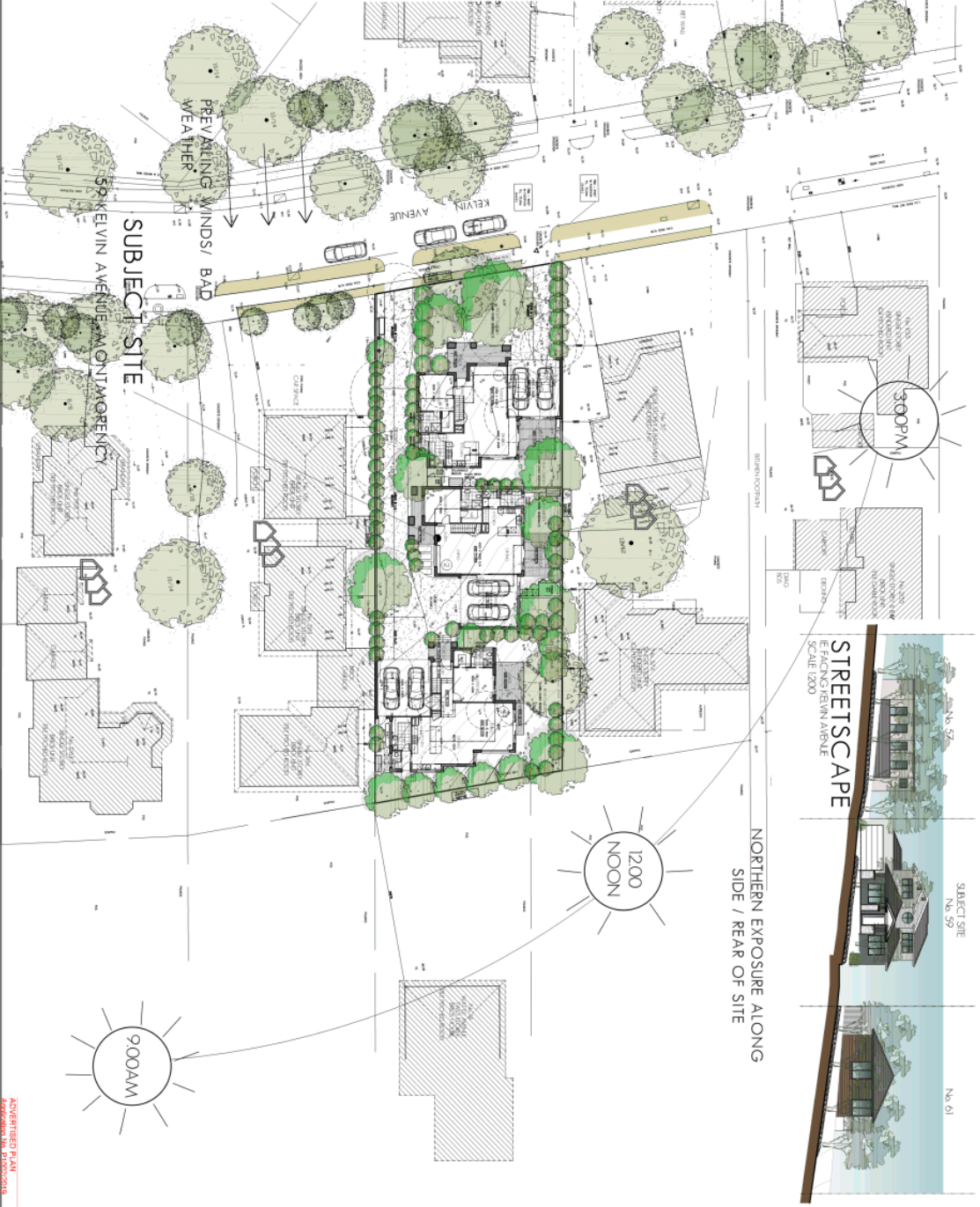


DESIGN RESPONSE

THE ARCHITECTURE, INTERIORS, LANDSCAPE, AND SERVICES TO THE DEVELOPER...
 THE ARCHITECTURE, INTERIORS, LANDSCAPE, AND SERVICES TO THE DEVELOPER...
 THE ARCHITECTURE, INTERIORS, LANDSCAPE, AND SERVICES TO THE DEVELOPER...

GENERAL NOTES

DESIGN TO BE PROVIDED TO THE COUNCIL IN ACCORDANCE WITH THE STANDARD...
 DESIGN TO BE PROVIDED TO THE COUNCIL IN ACCORDANCE WITH THE STANDARD...
 DESIGN TO BE PROVIDED TO THE COUNCIL IN ACCORDANCE WITH THE STANDARD...



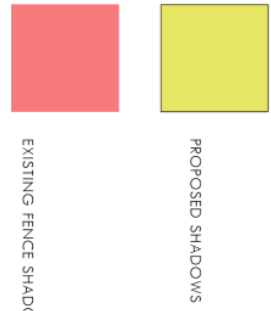
59 KELVIN AVENUE, MONTMORENCY

PLANNING APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT...
 DRAWING TITLE: DETAILED SITE ANALYSIS - DESIGN RESPONSE
 DATE: 13TH DECEMBER 2019
 DRAWN BY: ANDREW K. J.F.
 RESPONSE TO COUNCIL QUERIES

ADVERTISED PLAN
 APPROVED BY: [Signature]
 ALL TITLES ARE TO AUSTRALIAN HEIGHT DATA

PETRIDIS
 PH 081 9 499 8826
 EMAIL: office@petridisarchitect.com.au

LEVEL 1/73 UPPER HELDBERG ROAD
 WANDHOE 3079



DETAILED SHADOW ANALYSIS - 9:00AM



DETAILED SHADOW ANALYSIS - 12 NOON



DETAILED SHADOW ANALYSIS - 3:00PM

PETRIDIS
 PH 081 9 499 8826
 EMAIL office@petridisarchitect.com.au

LEVEL 1/173 UPPER HEIDELBERG ROAD
 WANDHOE 3079

PLANNING APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT
59 KELVIN AVENUE, MONTMORENCY
 DRAWING TITLE
 DETAILED SHADOW ANALYSIS - 9:00AM, 12 NOON AND 3:00PM
 TP400 - 6067
 DATE 13TH DECEMBER 2019
 DRAWN BY: ANDREW K. JF
 RESPONSE TO COUNCIL QUERIES
 JOB No 19-57
 SCALE 1:200

ADVERTISED PLAN
 APPROVED BY PROPOSER
 This plan is for the sole purpose of advertising the proposed development and is not intended to be used for any other purpose.
 ALL RIGHTS ARE TO REMAIN RESERVED.
 AUSTRALIAN HEIGHT DATA



Planting Schedule

Botanical Name	Quantity	Spec.
Plants to be planted in 2019		
Plants to be planted in 2020		
Plants to be planted in 2021		

notes

Existing vegetation: Existing trees and plants to be retained in accordance with the landscape plan. Any trees to be removed should be removed in a timely manner to allow for the installation of new trees. The contractor shall be responsible for the protection of existing trees and plants. The contractor shall be responsible for the removal of any existing trees and plants that are not to be retained. The contractor shall be responsible for the installation of any new trees and plants. The contractor shall be responsible for the maintenance of all trees and plants for a period of 12 months after completion of the works. The contractor shall be responsible for the removal of any existing trees and plants that are not to be retained. The contractor shall be responsible for the installation of any new trees and plants. The contractor shall be responsible for the maintenance of all trees and plants for a period of 12 months after completion of the works.

key

- lawn**: lawn or grassed area
- garden edging**: garden edging
- path**: path
- driveway**: driveway
- fence**: fence
- water tanks**: water tanks
- bins**: bins
- retaining walls**: retaining walls
- existing trees**: existing trees

landscaping plan

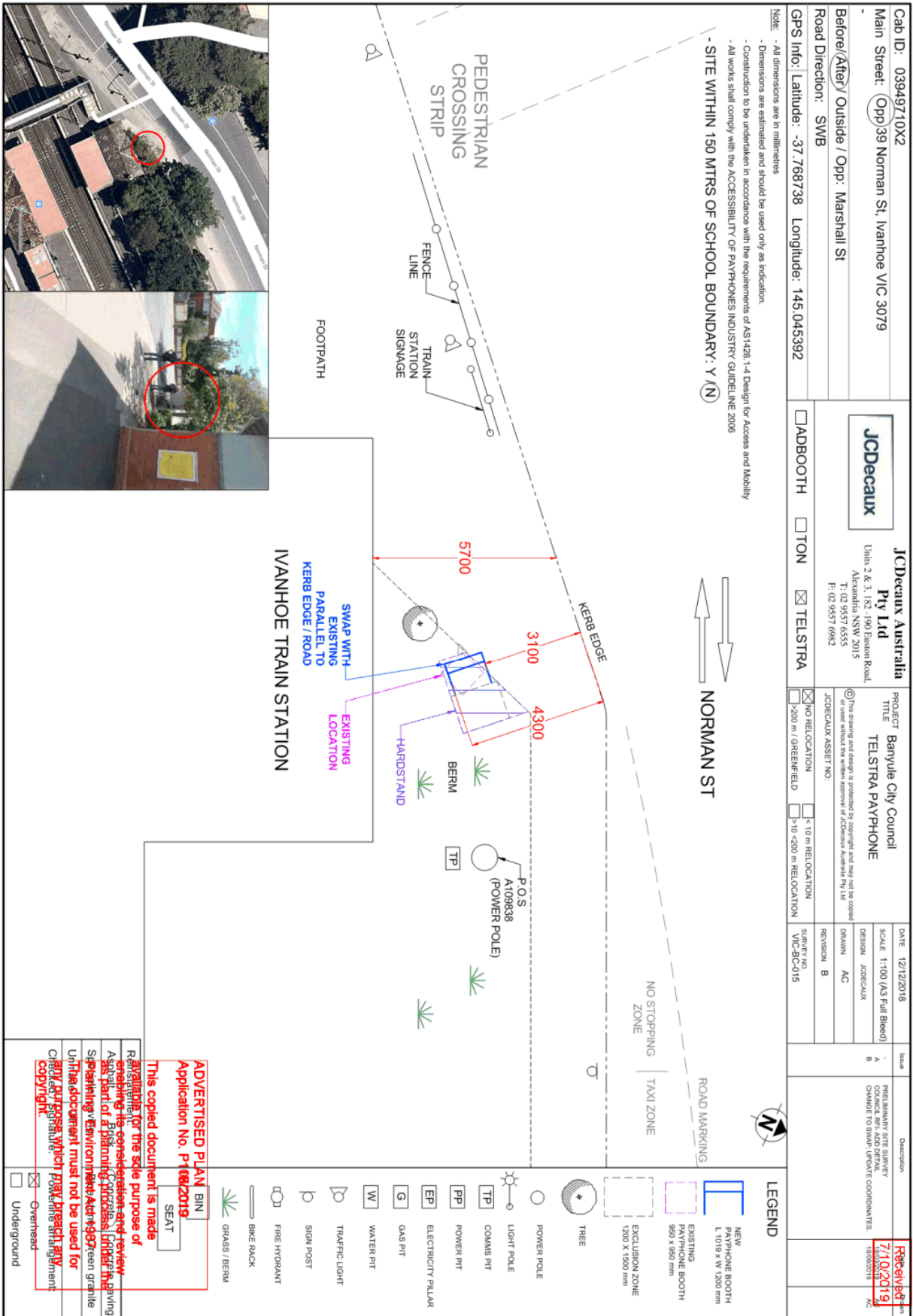
ADVERTISED PLAN
Application No. P1002/2019

client: This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987. **habitat declaration must not be used for any purpose which may breach any copyright.**

Clause 22.01 – Outdoor Advertising Policy

Policy Objectives:

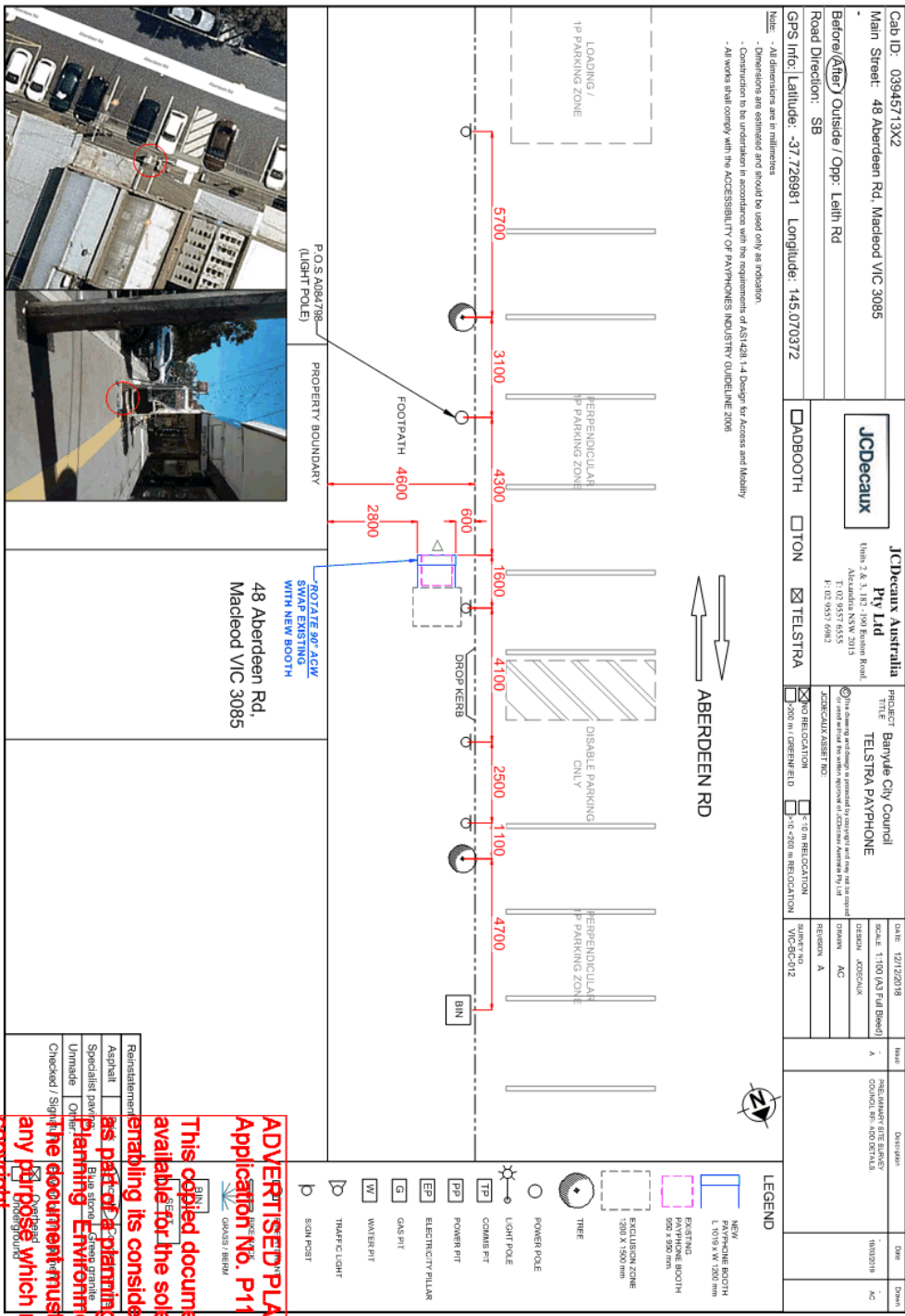
- Signs should enhance the physical character of the City of Banyule.
- Signs should be adequate and effective, given the legitimate need for business promotion. Visual clutter should be minimised and rationalise existing and proposed signs.
- The appearance, size, illumination and other aspects of signs should complement the developments on which they are displayed and the character of the surrounding locality.
- Signs should identify the business, not the individual products which are sold.
- Signs should not adversely affect the advertising capability of adjacent premises.
- Signs should not interrupt or detract from views of major natural and built environment features.
- Signs should not significantly impact on the character or amenity of residential areas.
- Signs should not be located where they are hazardous to motorists and pedestrians.
- Operators of all sites should improve the effectiveness of advertising on their site.



03945713X2

48 ABERDEEN RD, MACLEOD VIC 3085 - REV A

Received
10/05/2019



ADVERTISED PLAN
Application No. P118/2019

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Project Details:
 Cab ID: 03945713X2
 Main Street: 48 Aberdeen Rd, Macleod VIC 3085
 Before/After: Outside / Opp: Leith Rd
 Road Direction: SB
 GPS Info: Latitude: -37.728981 Longitude: 145.070372

Client: JCDecaux Australia Pty Ltd
 Unit: 2 & 3, 182 - 190 Esplan Road, Altona North VIC 3015
 F: 02 9557 6982

Project: Banyule City Council
 TITLE: TELSTRA PAYPHONE
 This drawing and design is provided for consultation and use only. It is not to be used for construction without the approval of the relevant authority.
 JCDecaux Asset ID: [] NO REGISTRATION [] YES REGISTRATION [] 10 M REGISTRATION [] 15 M REGISTRATION [] 20 M REGISTRATION [] 25 M REGISTRATION [] 30 M REGISTRATION

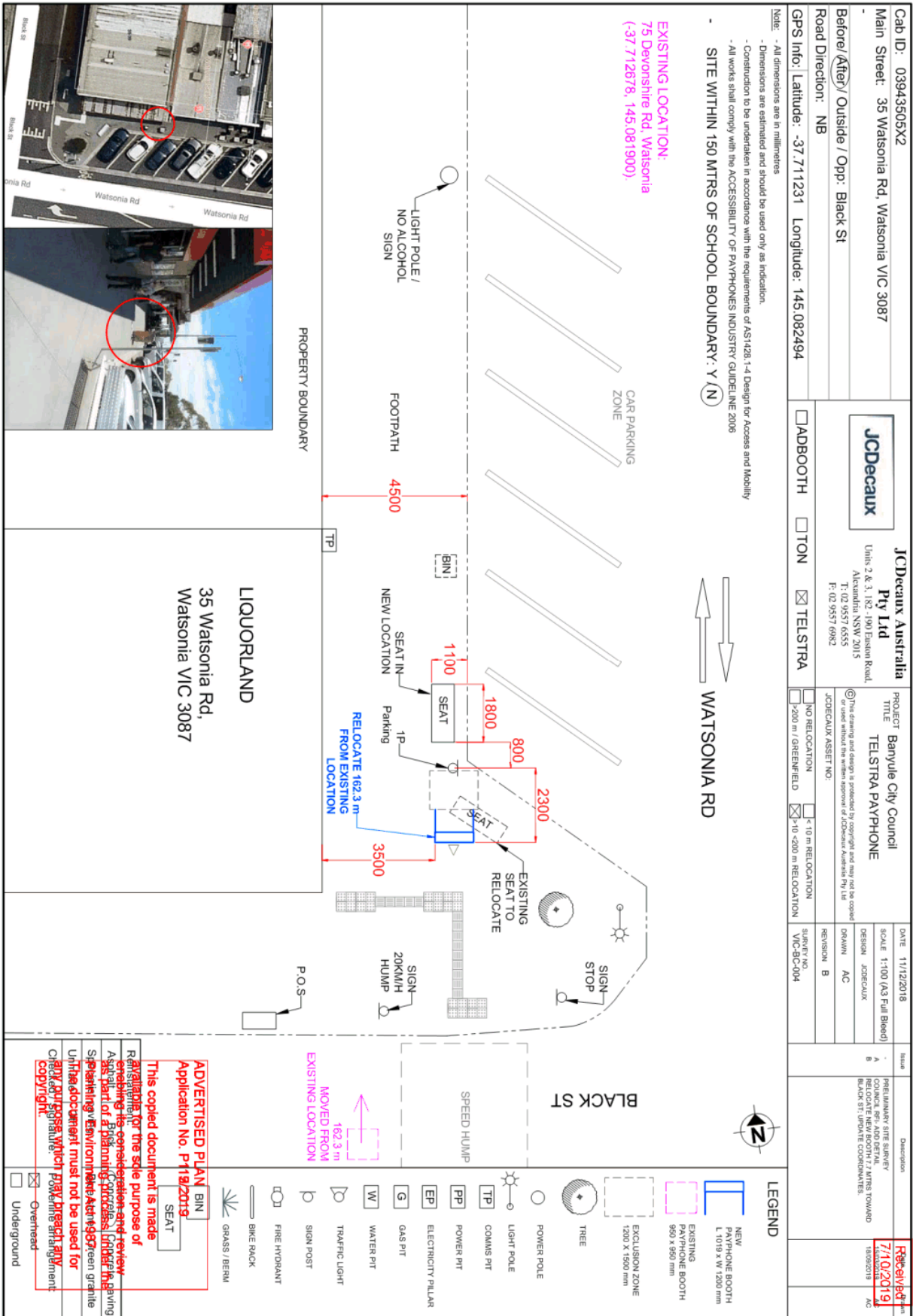
Scale: 1:100 (AS Full Board)
 DATE: 12/12/18
 DESIGNER: JCDecaux
 CHECKER: AC
 QUANTY NO: VIC-BC-012

Revision:
 REVISION A

Author: JCDecaux
 Date: 12/12/18
 Description: REVISIONS/DETAILS
 DRAWN BY: JCDecaux
 DATE: 12/12/18
 DRAWN BY: JCDecaux

JCDecaux

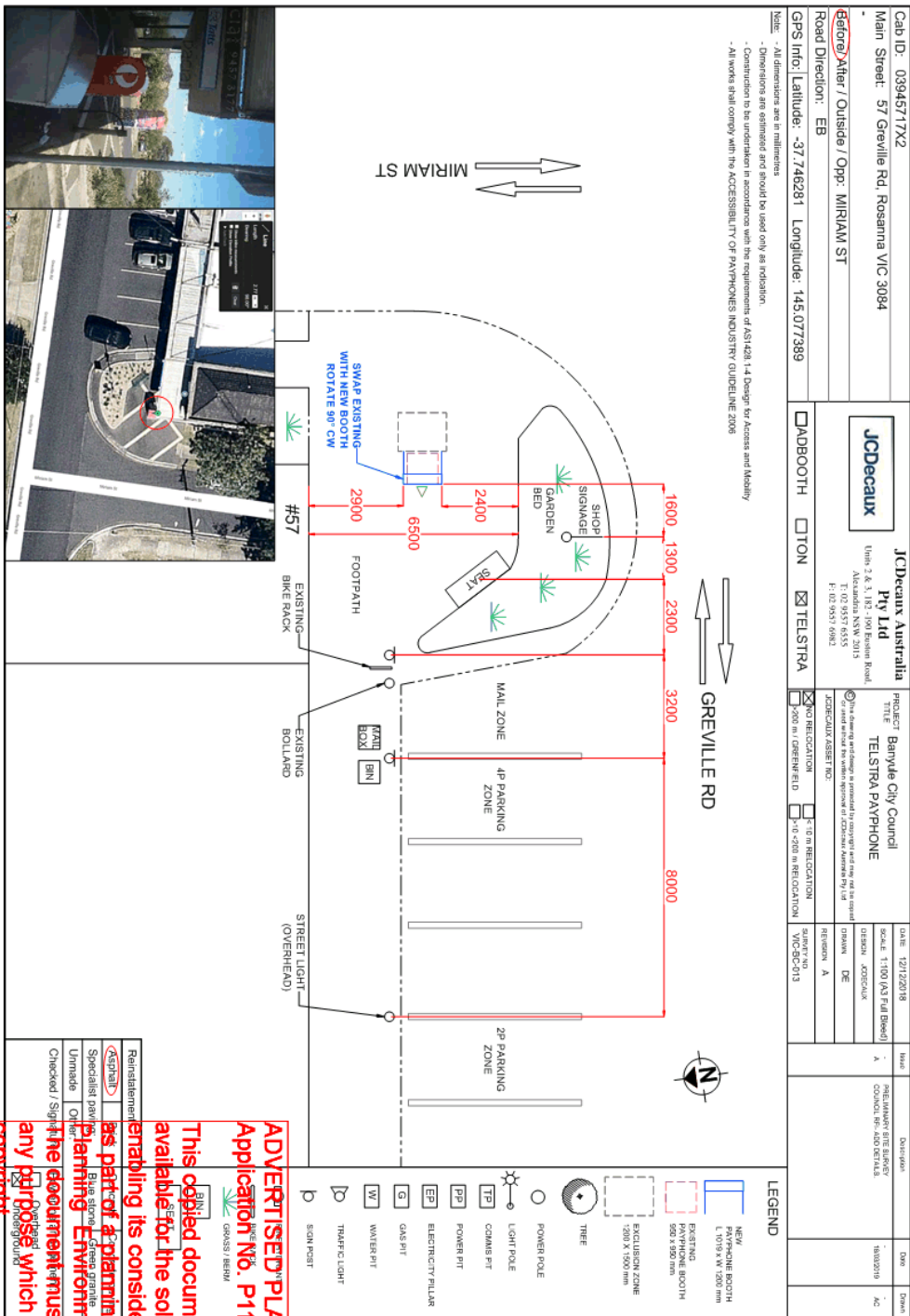
PAGE 16



03945717X2

57 GREVILLE RD, ROSANNA VIC 3084 - REV A

**Received
10/05/2019**

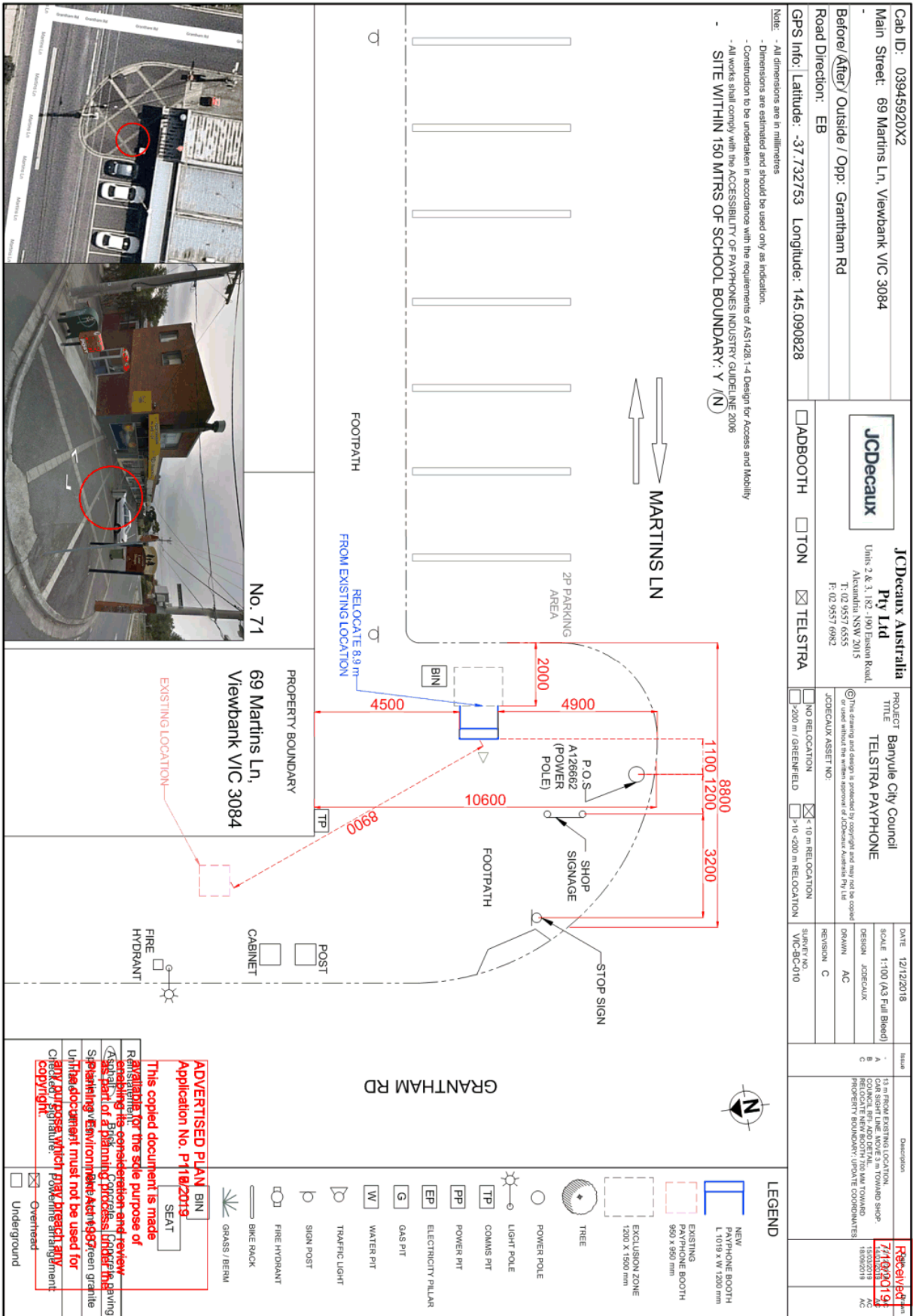


ADVERTISED PLAN
Application No. P119/2019

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Cab ID: 03945717X2 Main Street: 57 Greville Rd, Rosanna VIC 3084		PROJECT: Banyule City Council TITLE: TELSTRA PAYPHONE		DATE: 12/12/18 SCALE: 1:100 (A3 Full Board)	SHEET: 1 OF: 1
JCDecaux Unit 2 & 3, 182 - 190 Epsom Road, Altona VIC 3015 F: 02 9557 6982		PROJECT: JCDecaux Assist (No)		DESIGN: JCDecaux DRAWN: DE	DATE: 18/03/19 DRAWN: 42
Road Direction: EB GPS Info: Latitude: -37.746281 Longitude: 145.077389		NO REGISTRATION 2000 m / GREENFIELD 3-18 - 200 m REGISTRATION		DIVISION: A REGION: A QUARTER NO: VIC-9C-013	
Note: - All dimensions are in millimetres - Dimensions are estimated and should be used only as indication - Construction to be undertaken in accordance with the requirements of AS1428 1-4 Design for Access and Mobility - All works shall comply with the ACCESSIBILITY OF PAYPHONES INDUSTRY GUIDELINE 2006		LEGEND NEW PAYPHONE BOOTH L 1019 x W 1000 mm EXISTING PAYPHONE BOOTH 552 x 1000 mm EXCLUSION ZONE 1200 x 1500 mm TREE POWER POLE LIGHT POLE CORNERS PIT POWER PIT ELECTRICITY PILLAR GAS PIT WATER PIT TRAFFIC LIGHT SIGN POST			

JCDecaux



03943516X2

78 NEPEAN ST, WATSONIA VIC 3087 - REV A

**Received
10/05/2019**

Cab ID: 03943516X2 Main Street: 78 Nepean St, Watsonia VIC 3087 (Before) After / Outside / Opp: Kardinia St Road Direction: NWB GPS Info: Latitude: -37.711649 Longitude: 145.093330	JCDecaux Australia Pty Ltd Unit 2 & 3, 182 - 190 Esplan Road, Altona North VIC 3215 F: 02 9557 6982	PROJECT: Banyule City Council TITLE: TELSTRA PAYPHONE (This drawing and design is provided for consultation and use only for the project specified. It is not to be used for any other project without the written consent of JCDecaux Australia Pty Ltd.) <input checked="" type="checkbox"/> NO REGULATION <input type="checkbox"/> 2000 m / GREENFIELD <input type="checkbox"/> 3-10 m REGULATION <input type="checkbox"/> 3-18 - 200 m REGULATION	DATE: 11/12/2018 SCALE: 1:100 (A3 Full Board) DESIGN: JCDCAUX DRAWN: AC REVISION: A QUANTITY NO: VIC-9C-005	DATE: 16/03/2019 DRAWN: AC REVISION: A QUANTITY NO: VIC-9C-005
--	---	---	--	---

Notes:

- All dimensions are in millimetres
- Dimensions are estimated and should be used only as indication
- Construction to be undertaken in accordance with the requirements of AS1428 1-4 Design for Access and Mobility
- All works shall comply with the ACCESSIBILITY OF PAYPHONES INDUSTRY GUIDELINE 2006

NEPEAN ST

VEHICLE ACCESS TO CAR PARK AREA

NEPEAN ST

VEHICLE ACCESS TO CAR PARK AREA

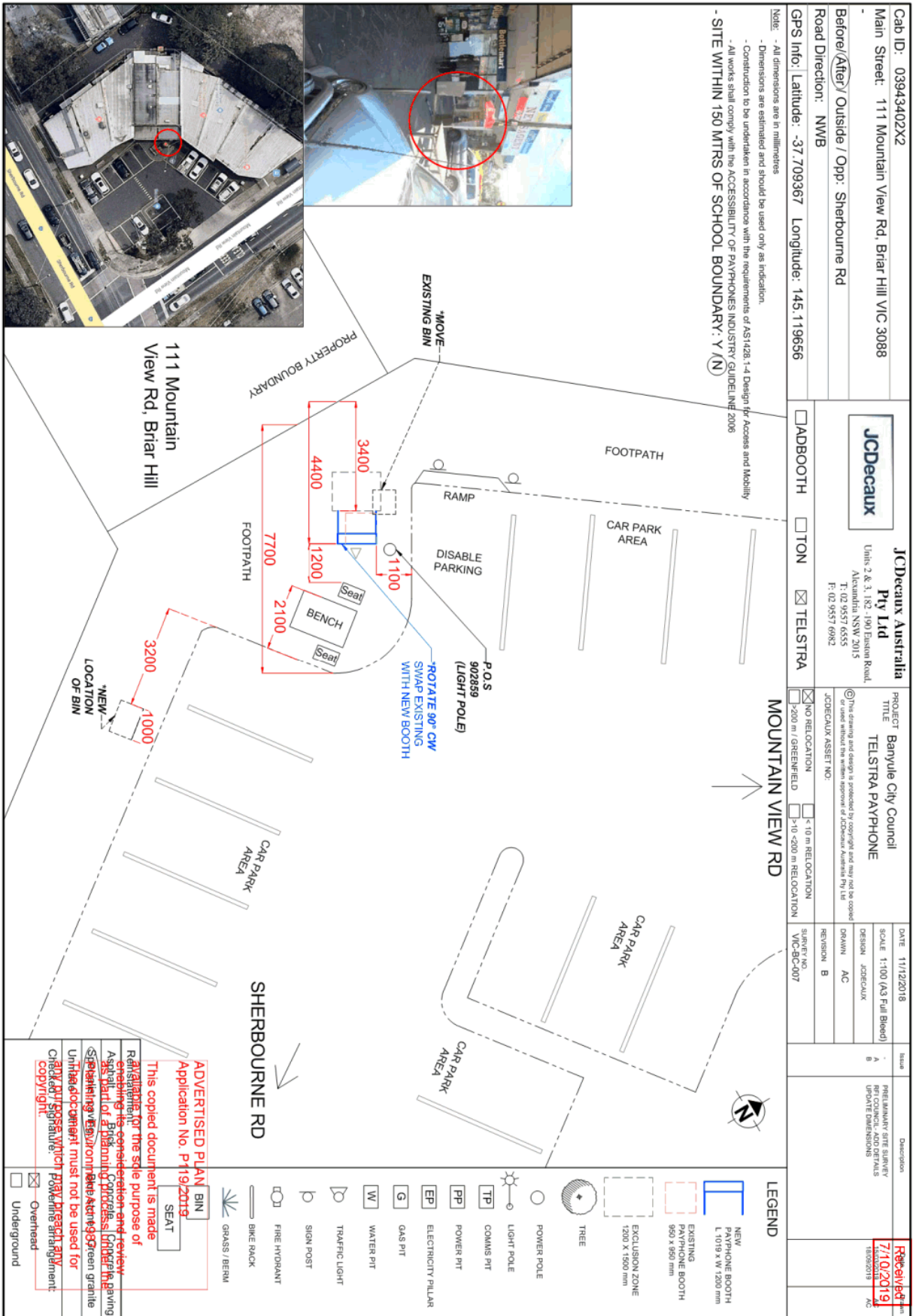
LEGEND

- NEW PAYPHONE BOOTH L 1019 X W 500 mm
- EXISTING PAYPHONE BOOTH 500 X 500 mm
- EXCLUSION ZONE 1200 X 1500 mm
- TREE
- POWER POLE
- LIGHT POLE
- COMMS FT
- POWER FT
- ELECTRICITY PILLAR
- GAS FT
- WATER FT
- TRAFFIC LIGHT
- SIGN POST

ADVERTISED PLAN
 Application No: P110/2019
 This copied document is made available for the sole purpose of enabling its consideration and review as part of planning process under the Planning Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

JCDecaux

PAGE 13





Department of Environment,
Land, Water and Planning



8 Nicholson Street
East Melbourne, Victoria 3002
Telephone: 03 9208 3333
www.delwp.vic.gov.au

Ms Allison Beckwith
Chief Executive Officer
Banyule City Council
Level 3, 1 Flintoff Street
GREENSBOROUGH VIC 3088

Attention: nicola.rooks@banyule.vic.gov.au

Dear Ms Beckwith

BANYULE PLANNING SCHEME AMENDMENT C124BANYPT1 – ANOMALIES AND CORRECTIONS REZONINGS

I refer to Amendment C124banypt1 to the Banyule Planning Scheme which was submitted for approval under section 31 of the *Planning and Environment Act 1987* which rezones 154 parcels of land within the City of Banyule to correct anomalies or where the existing zone does not reflect the existing or intended use of the land.

Under the powers delegated to me from the Minister for Planning, I have decided to approve this Amendment C124banypt1 without changes.

The amendment will come into effect when notice of its approval is published in the *Victoria Government Gazette*.

If you have any queries about this letter, please call Melena McKaskill, Acting Manager, State Planning Services, Department of Environment, Land, Water and Planning, on 8392 5528 or email melena.mckaskill@delwp.vic.gov.au.

Yours sincerely

S. Menzies

Stuart Menzies
Director
State Planning Services

13 / 3 / 20

Any personal information about you or a third party in your correspondence will be protected under the provisions of the *Privacy and Data Protection Act 2014*. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorized by law. Enquiries about access to information about you held by the Department should be directed to foi.unit@delwp.vic.gov.au or FOI Unit, Department of Environment, Land, Water and Planning, PO Box 500, East Melbourne, Victoria 8002.



Planning and Environment Act 1987

Panel Report

**Banyule Planning Scheme Amendment C153bany
Bellfield Project**

8 April 2020



How will this report be used?

This is a brief description of how this report will be used for the benefit of people unfamiliar with the planning system. If you have concerns about a specific issue you should seek independent advice.

The planning authority must consider this report before deciding whether or not to adopt the Amendment. [section 27(1) of the *Planning and Environment Act 1987* (the Act)]

For the Amendment to proceed, it must be adopted by the planning authority and then sent to the Minister for Planning for approval.

The planning authority is not obliged to follow the recommendations of the Panel, but it must give its reasons if it does not follow the recommendations. [section 31 (1) of the Act, and section 9 of the *Planning and Environment Regulations 2015*]

If approved by the Minister for Planning a formal change will be made to the planning scheme. Notice of approval of the Amendment will be published in the Government Gazette. [section 37 of the Act]

Planning and Environment Act 1987

Panel Report pursuant to section 25 of the Act

Banyule Planning Scheme Amendment C153bany

Bellfield Project

8 April 2020



Sarah Carlisle, Chair

Contents

	Page
1 Introduction.....	1
1.1 The Amendment.....	1
1.2 The Bellfield Project	2
1.3 The broader context.....	3
1.4 The covenant	3
1.5 The conditions of authorisation	4
1.6 Procedural issues.....	5
1.7 Summary of issues raised in submissions	6
1.8 The Panel's approach	6
1.9 Limitations	7
2 Planning context	8
2.1 Planning policy framework.....	8
2.2 Other relevant planning strategies and policies	11
2.3 Planning scheme provisions	14
2.4 Ministerial Directions	15
2.5 Planning Practice Notes.....	15
3 Strategic justification	17
3.1 Submissions	17
3.2 Discussion	18
3.3 Conclusion and recommendation	19
4 Covenant removal.....	20
4.1 The principles	20
4.2 Submissions	20
4.3 Discussion	21
4.4 Conclusions.....	22
5 Housing diversity	23
5.1 The issue	23
5.2 Relevant policies and studies	23
5.3 Submissions	24
5.4 Discussion	26
5.5 Conclusions.....	27
6 Other issues.....	28
6.1 Traffic and transport	28
6.2 Increased density.....	29
6.3 Other changes sought by Cohousing Banyule.....	30
6.4 Changes outlined in the conditions of authorisation.....	31

Appendix A Document list

List of Tables

	Page
Table 1 Description of Diversity Areas in Clause 21.06-2 (Residential Areas Framework)	10
Table 2 Relevant parts of Plan Melbourne	12
Table 3 Residential area typologies in the Housing Strategy.....	13

List of Figures

	Page
Figure 1 The Bellfield Project site, including the subject land	Error! Bookmark not defined.
Figure 2 Precincts of the Bellfield Project	Error! Bookmark not defined.
Figure 3 Residential Areas Framework map	Error! Bookmark not defined.

Glossary and abbreviations

Act	<i>Planning and Environment Act 1987</i>
Bellfield Project site	the land on which the Bellfield Project will be developed, namely the subject land, as well as the adjacent site at 230 Banksia Street Bellfield
Cohousing Banyule	collectively refers to Cohousing Banyule and Cohousing Australia
Council	Banyule City Council
Design Guidelines	<i>Bellfield Master Plan Design Guidelines</i> , May 2019 prepared by MSG Architects
MSS	Municipal Strategic Statement
NEIC	National Employment and Innovation Cluster
PPF	Planning Policy Framework
PPN04	<i>Planning Practice Note 4: Writing a Municipal Strategic Statement</i>
PPN23	<i>Planning Practice Note 23: Applying the Incorporated Plan and Development Plan Overlays</i>
PPN91	<i>Planning Practice Note 91: Using the Residential Zones</i>
PUZ	Public Use Zone
RGZ	Residential Growth Zone
Planning Scheme	Banyule Planning Scheme

subject land the land to which the Amendment applies, namely 96, 98 and 100 Oriel Road and 232 Banksia Street Bellfield

Overview

Amendment summary	
The Amendment	Banyule Planning Scheme Amendment C153bany
Common name	Bellfield Project
Brief description	Rezones part of the land, applies a Development Plan Overlay and removes a covenant applying to part of the land to facilitate the Bellfield Project
Subject land	96, 98 and 100 Oriel Road and 232 Banksia Street, Bellfield (refer to Figure 1)
The Proponent	Banyule City Council
Planning Authority	Banyule City Council
Authorisation	17 September 2019
Exhibition	10 October to 18 November 2019
Submissions	Number of Submissions: 3 Opposed: 1. Informal submissions: 3 <ul style="list-style-type: none"> - Department of Transport (support) - Cohousing Banyule and Cohousing Australia (support but requesting changes) - Sarah Taylor (oppose) - Phillipe Haquin (informal) - Sylvia (informal) - Lyn Kearney (informal)

Panel process	
The Panel	Sarah Carlisle
Directions Hearing	Council Greensborough offices, 20 January 2020
Panel Hearing	Council Greensborough offices, 5 March 2020
Site inspections	Unaccompanied, 5 March 2020
Parties to the Hearing	<ul style="list-style-type: none"> - Council: represented by Laura Murray of Ethos Planning, with a presentation from Scott Walker, Director City Development - Cohousing Banyule and Cohousing Australia: represented by Teresa Dominik
Citation	Banyule PSA C153bany [2020] PPV
Date of this Report	8 April 2020

Executive summary

Banyule Planning Scheme Amendment C153bany (the Amendment) seeks to facilitate the development of land in Oriel Road and Banksia Street Bellfield for the purposes of the Bellfield Project. The Project is described in the *Bellfield Master Plan Design Guidelines*, May 2019 (the Design Guidelines). It aims to provide 200 to 300 new market housing dwellings (apartments and townhouses), 20 to 30 new social housing dwellings, community facilities, open space, and pedestrian and cycling links.

Specifically, the Amendment proposes to:

- rezone part of the land to Residential Growth Zone (RGZ)
- apply a new Development Plan Overlay Schedule 8 (DPO8) to the site
- facilitate the removal of a restrictive covenant from part of the land
- make associated changes to the Municipal Strategic Statement (MSS).

Key issues raised in submissions included:

- objections to the closure of the Hi City facility on part of the site and the removal of the covenant that restricts the use of the land to a facility for the support of persons with disabilities
- increased density of development
- increased traffic and congestion
- insufficient carparking for current residents, which would be exacerbated by the redevelopment of the site
- pedestrian safety.

The Amendment facilitates urban renewal in an area identified for growth in Plan Melbourne, on a strategic redevelopment site with good access to services and facilities. The site is within a Diversity Area. Council's Housing Strategy and MSS encourage a variety of different housing types in Diversity Areas, including medium and higher density housing, so that more people have better access to public transport, shops, services and community facilities.

The Panel is satisfied that the DPO8 captures the key elements of the Design Guidelines and will ensure that the medium density housing will be well designed and sustainable, and will provide a walkable, permeable neighbourhood that encourages sustainable transport modes.

The recent closure of the Hi City facility on part of the land is not related to the removal of the covenant. The site was closed because it was not financially viable for the Bedford Group to continue to operate the facility from the site. The Panel concludes that the covenant should be removed, subject to Council satisfying itself that it has met its obligations under the *Planning and Environment Act 1987* to identify and notify all beneficiaries of the covenant.

The Amendment is supported by, and implements, the relevant sections of the Planning Policy Framework, and is consistent with the guidance in relevant practice notes. The Amendment is well founded and strategically justified, and will deliver net community benefit and sustainable development. The Amendment should proceed, subject to

addressing the Panel's specific recommendation in relation to the drafting of Clause 21.06 of the MSS.

The Panel concludes as follows in relation to the specific issues raised in submissions:

- Housing diversity is broader than just a mix of housing sizes and typologies. It includes a mix in affordability, tenure and possibly also delivery models, including deliberative housing. This, however, is already recognised in state and local planning policy, and the Panel was not persuaded that the changes sought by Cohousing Banyule to the DPO8 to reinforce these issues are necessary or justified.
- The densities envisaged on the site under the Design Guidelines and the DPO8 are appropriate. The RGZ is the appropriate zone to apply to the land.
- The proposed development will not have adverse impacts on transport routes, congestion, carparking or pedestrian safety.
- While the Panel supports the principles underlying the changes to the DPO8 sought by Cohousing Banyule in relation to environmentally sustainable design, it does not consider that these changes are necessary. The principles are already adequately addressed in the Planning Policy Framework.
- The Panel supports flexibility in landscaping and carparking requirements as sought by Cohousing Banyule, but considers that the exhibited DPO8 provides sufficient flexibility in relation to these requirements. No further changes are necessary.
- The Panel does not support including the Design Guidelines as a reference document in the MSS, or the proposed additional strategy in Clause 21.06-1 relating to the redevelopment of the site. It is not the role of the MSS to address development on specific sites. This is the role of the DPO8, and the appropriate place for the Planning Scheme to reference the Design Guidelines is the DPO8.

Recommendations

Based on the reasons set out in this Report, the Panel recommends that Banyule Planning Scheme Amendment C153bany be adopted as exhibited subject to the following change:

1. **Amend Clause 21.06-1 to:**
 - a) **delete the final strategy under Objective 4 Housing Change relating to the Bellfield Precinct Redevelopment Site**
 - b) **delete the reference to the Bellfield Master Plan Design Guidelines (2019) after the Residential Areas Framework Map.**

1 Introduction

1.1 The Amendment

(i) Amendment description

The purpose of the Amendment is to facilitate the development of the land as envisaged in the *Bellfield Master Plan Design Guidelines*, May 2019 prepared by MSG Architects (the Design Guidelines), for the purposes of the Bellfield Project (described below).

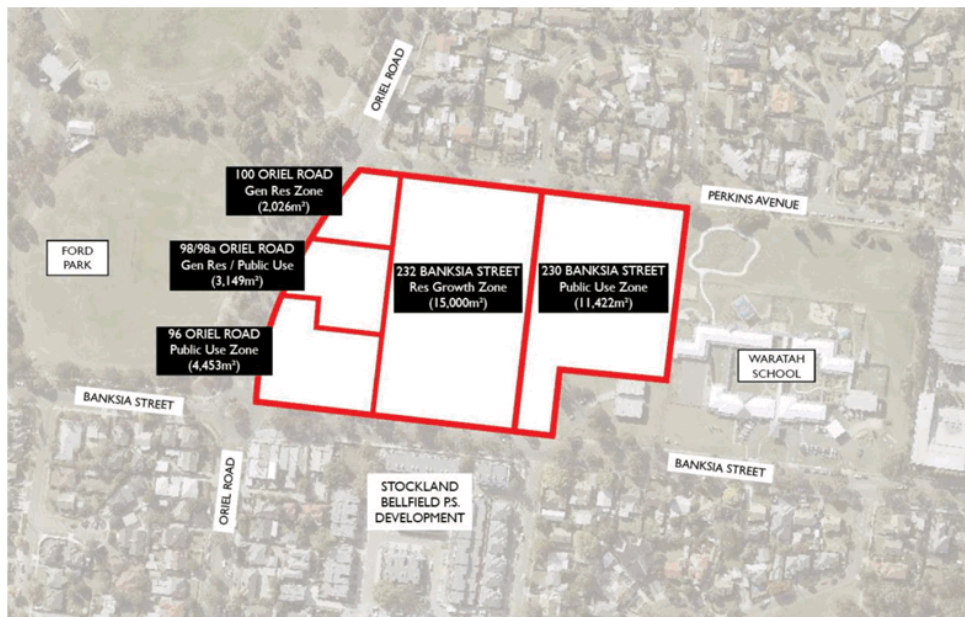
Specifically, the Amendment proposes to:

- rezone the land at 96, 98 and 100 Oriel Road from Public Use Zone (PUZ) and General Residential Zone to Residential Growth Zone (RGZ)
- apply a new Development Plan Overlay Schedule 8 (DPO8) to 96, 98 and 100 Oriel Road, and 232 Banksia Street
- facilitate the removal of a covenant from 98 Oriel Road
- make associated changes to the Municipal Strategic Statement (MSS).

(ii) The subject land

The Amendment applies to the land shown in Figure 1, except 230 Banksia Street, which is not included in the Amendment but is included in the Bellfield Project. Council currently owns the whole site.

Figure 1 The Bellfield Project site, including the subject land



Source: S Walker PowerPoint presentation (Document 4)

The site is identified as a strategic redevelopment site in the Residential Areas Framework in the MSS and in Council's Housing Strategy (2009).

230 and 232 Banksia Street

The land at 230 and 232 Banksia Street is the former site of the Banksia Latrobe Secondary College. The school closed down some years ago, and Council purchased the land from the Department of Education in 2012. This part of the site is currently vacant, with several trees.

96 Oriel Road

The land at 96 Oriel Road is currently occupied by community facilities including the Bellfield Community Centre and the Bellfield Community Garden. The Community Centre buildings are ageing and no longer fit for purpose. The Community Centre and Community Garden will be relocated to 230 Banksia Street as part of the Bellfield Project.

98 Oriel Road

The former City of Heidelberg gifted the land at 98 Oriel Road to the Bedford Group (formerly Heidelberg Handicapped Persons Bureau Ltd) in the 1970s. A covenant was put on the land at the time limiting the use of the land to *“a sheltered workshop or workshops for handicapped persons”*.

For some years the Bedford Group operated disability support service Hi City from the land. The Bedford Group has indicated to Council that the Hi City operations are not financially viable at the site. Council purchased the land back from the Bedford Group in 2018, and leased it to the Bedford Group for around two years. Bedford Group vacated the site in February 2020.

100 Oriel Road

The land at 100 Oriel Road has been in Council ownership for some time. It is currently vacant, but was previously occupied by a Royal District Nursing Service depot.

1.2 The Bellfield Project

The Bellfield Project is described in the Design Guidelines. It aims to provide 200 to 300 new market housing dwellings in the form of apartments and townhouses, 20 to 30 new social housing dwellings, community facilities, open space, and pedestrian and cycling links.

The Design Guidelines identify three general precincts, as shown in Figure 2:

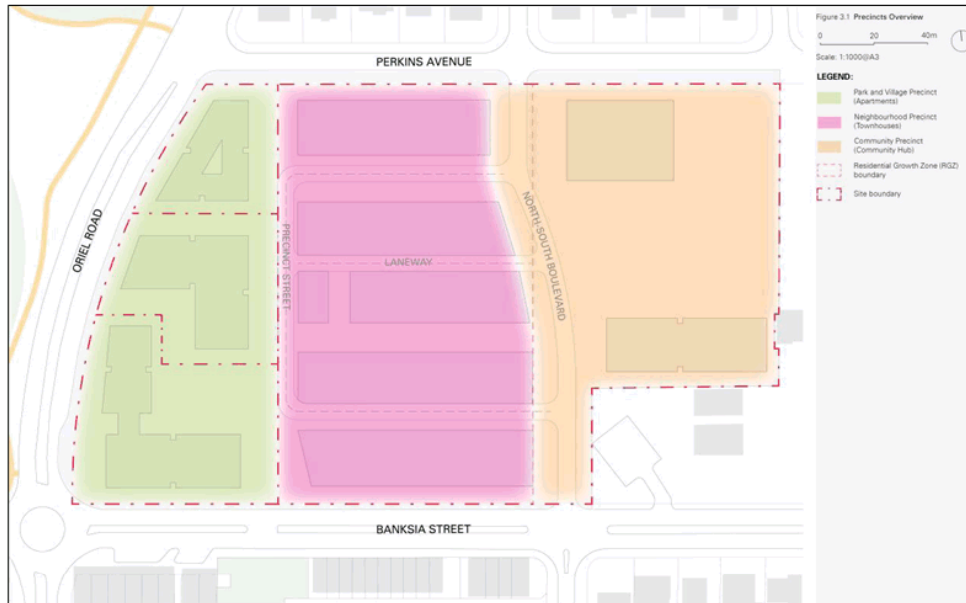
- the Park and Village Precinct (green), which is envisaged for apartments
- the Neighbourhood Precinct (pink), which is envisaged for townhouses
- the Community Precinct (orange), which will include the social housing units, and the relocated Community Centre and Community Garden.

The Design Guidelines specify key directions and guidelines for the Park and Village Precinct and the Neighbourhood Precinct, including landscape, built form, access and interface controls. Council intends to sell this land to a developer. Council will retain the land in the Community Precinct, and will develop this part of the site itself. The Community Precinct does not have specific design guidelines, other than suggested use and access.

The Amendment affects the Park and Village Precinct and the Neighbourhood Precinct, but not the Community Precinct. The land in the Park and Village Precinct needs to be rezoned to facilitate the medium density development envisaged in the Design Guidelines. The Neighbourhood Precinct is already zoned RGZ. The DPO8 is proposed to both Precincts to implement the Design Guidelines.

The Amendment does not include the Community Precinct. It is not included in the DPO8, and does not need to be rezoned as the community uses proposed can already be established under the existing Public Use Zone.

Figure 2 Precincts of the Bellfield Project



1.3 The broader context

The site is approximately 8 kilometres north-east of Melbourne's CBD, and is within the La Trobe National Employment and Innovation Cluster (NEIC) identified in Plan Melbourne.

Immediately surrounding the site are conventional residential development (north), the Waratah Special Development School (east), two and three storey medium density townhouse development and conventional residential development (south), and Ford Park (west) which includes sports ovals and a newly developed regional playground facility.

The site is within close proximity to a number of major employment precincts and activity centres, and has access to many services, facilities and employment opportunities. These include the Northland Major Activity Centre, Heidelberg Major Activity Centre, Summerhill Activity Centre, Northland Employment Precinct, Heidelberg West Industrial Precinct, and La Trobe University Bundoora Campus, which are all within 3 kilometres.

The site is close to Melbourne Polytechnic, regional open space including Darebin Parklands and Yarra Bend Park, the Darebin Creek Corridor, health facilities including the Austin Hospital and Warringal Private Hospital, and train stations including Heidelberg, Eaglemont and Ivanhoe Stations. Bus routes which form part of the Principle Public Transport Network run past the site on Oriel Road.

1.4 The covenant

The covenant applying to the former Hi City site (98 Oriel Road) states:

... City of Heidelberg Handicapped Persons Bureau Limited for itself its successors assigns and transferees ... DOTH HEREBY COVENANT with The Mayor Councillors and Citizens of the City of Heidelberg its successors assigns and transferees that the City of Heidelberg Handicapped Persons Bureau Limited will not

- (1) erect construct or build ... any building or buildings other than a building or buildings designed for or in connection with a sheltered workshop or workshops for handicapped persons; or
- (2) commence construction of any such building or buildings without the consent in writing of The Mayor Councillors and Citizens of the City of Heidelberg to the plans and specifications thereof.

1.5 The conditions of authorisation

On 17 September 2019, the Department of Environment, Land, Water and Planning (under delegation from the Minister for Planning) authorised the preparation and exhibition of the Amendment, subject to the following conditions:

1. Ensure adequate notification is undertaken to all potential beneficiaries of the proposed covenant removal are notified of the amendment and removal of the covenant.
2. Amend Clause 21.04 [of the MSS] by deleting reference in this policy area to the [Design Guidelines].
3. Amend Clause 21.06 Built Environment, in particular clause 21.06-1 Objectives and Strategies and in Objective 4 – Housing Change, introducing the term strategic redevelopment sites in various locations as indicated in the sample clause attached ...

The sample Clause 21.06 added a further dot point to the description of Diversity Areas in the Residential Framework (Clause 21.06-2):

- Have been identified as strategic redevelopment sites

It amended strategies in Clause 21.06-1 as follows (changes are underlined):

- Support residential development in accordance with the Residential Areas Framework which identifies varying degrees of housing change across the City's residential neighbourhoods, strategic re-development sites, Activity Centres and Neighbourhood Centres.
- Encourage a substantial proportion of new housing to be located within or close to Activity Centres, strategic redevelopment sites and the Principal Public Transport Network particularly where there is high frequency and quality of public transport services in operation.
- Protect the existing and surrounding character of land adjoining key strategic redevelopment area known as Bellfield Precinct Redevelopment Site, by ensuring the land is developed as envisaged in the Bellfield Master Plan Design Guidelines (2019).

It added the Design Guidelines as a background document in a new Clause 21.06-3.

It suggested modifying the Residential Areas Framework Map to clarify whether the parcels along Oriol Road are included in the Diversity Area (along with the parcel at 232 Banksia Street, which is the former Banksia Latrobe Secondary College site).

1.6 Procedural issues

(i) Informal submissions

Three of the six submissions (those from Mr Haquin, Ms Kearney and Sylvia) objected to the removal of the covenant from the Hi City site. They pointed out that the covenant was put in place to protect the Hi City participants, and when the facility closes down, they will lose their employment (some would also lose their housing), as well as the support, companionship and social connections with their workmates and housemates. The submissions were concerned that the Bedford Group had not, as yet, identified an alternative site, and suggested that Council provide an alternative facility on the site supporting persons with disabilities, or that it rent or purchase an alternative site in the area for Hi City or its employees to relocate to. They also objected to Hi City having 'profited' from the sale of the land to Council.

Council submitted that these submissions were not formal submissions, as they raised issues that are beyond the scope of the Amendment. It submitted that the Bedford Group had decided to close down the Hi City facility for unrelated reasons, that Council was not able to influence or control. Hi City's decision to vacate the site was unrelated to the removal of the covenant.

The Panel agrees that Bedford Group's decision to vacate the Hi City site is not related to the Amendment, and that the issues raised in these submissions are beyond the scope of the Amendment. The Panel therefore makes no further comment on these issues.

(ii) Notification requirements in relation to the covenant

Additional notice requirements apply to an amendment that authorises the variation or removal of a restrictive covenant. As well as notifying owners and occupiers of land that it believes may be materially affected by the amendment, sections 19(1)(ca) and 19(2A) of the *Planning and Environment Act 1987* (the Act) require the planning authority to directly notify all benefitting landowners, and place signs on the land.

The authorisation for the Amendment was subject to a condition that Council *"ensure adequate notification is undertaken to ensure all potential beneficiaries of the proposed covenant removal are notified of the amendment and removal of the covenant"*.

Council submitted that Council is the only beneficiary of the covenant. However, the covenant refers to *"the Mayor, Councillors and citizens of the City of Heidelberg"* (Panel's emphasis). On a strict reading, the beneficiaries of the covenant may extend beyond Council itself, to the citizens of Banyule (or at least to the citizens of the area formerly known as the City of Heidelberg).

Council undertook extensive notification of the Amendment, including:

- placing notices on the land at 98 Oriel Road (as required under sections 19(1)(ca) and 19(2A) of the Act)
- direct notice to the occupiers of the land
- direct notice to neighbouring landowners and occupiers
- direct notice to parties to the Bellfield Masterplan
- direct notice to public authorities, prescribed Ministers, State and Federal Members of Parliament

- information on Council's website and online engagement platform Shaping Banyule, including an online submission form
- notice in the Heidelberg Leader and Government Gazette
- information at Council's Greensborough, Rosanna and Ivanhoe offices
- three community drop-in sessions at Bellfield Community centre.

It is not for the Panel to form a view as to who the beneficiaries of the covenant are, or whether the notice given by Council met the requirement in section 19(1)(ca) of the Act. It does, however, note that the notice of the Amendment was extensive. The Panel notes that Council can seek legal advice as to whether the statutory requirements of section 19(1)(ca) have been met before adopting the Amendment.

1.7 Summary of issues raised in submissions

The key issues raised in the formal submission that opposed the Amendment were:

- increased density of development
- increased traffic
- insufficient carparking for current residents, which would be exacerbated by the redevelopment of the site
- pedestrian safety.

The Department of Transport supported the Amendment, but submitted that access points from Banksia Street should be limited to minimise conflicts with the future function of the potential Strategic Cycling Corridor on Banksia Street.

Cohousing Banyule and Cohousing Australia supported the spirit of the Amendment, but requested changes to better reflect the aspirations of the Design Guidelines to encourage alternative housing delivery models. They submitted that Council should consider allocating a portion of the subject land as a demonstration housing precinct where alternative housing models could be established.

1.8 The Panel's approach

The Panel has assessed the Amendment against the principles of net community benefit and sustainable development, as set out in Clause 71.02-3 (Integrated decision making) of the Planning Scheme.

The Panel considered all written submissions made in response to the exhibition of the Amendment, observations from its site visit, and submissions and other material presented to it during the Hearing. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

This Report deals with the issues under the following headings:

- Planning context
- Strategic justification
- Covenant removal
- Housing diversity
- Other issues.

1.9 Limitations

As noted in Chapter 1.6(i) above, the Panel considers that the three submissions objecting to the closure of the Hi City facility and the sale of the Hi City site are beyond the scope of the Amendment. The Panel has not commented further on these issues.

2 Planning context

2.1 Planning policy framework

Victorian planning objectives

The objectives of planning in Victoria are set out in section 4 of the Act. They include (as relevant):

- To provide for the fair orderly, economic and sustainable use and development of land
- To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria
- To facilitate the provision of affordable housing in Victoria
- To balance the present and future interests of all Victorians.

Clause 11 (Settlement)

Clause 11 states that planning should anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing. Key strategies include:

- Promote and capitalise on opportunities for urban renewal and infill redevelopment
- Develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.

Clause 15 (Built Environment and Heritage)

Clause 15 states that planning should recognise the role of urban design and building design in delivering liveable and sustainable cities, towns and neighbourhoods. Planning should ensure development appropriately responds to its surrounding landscape and character.

Clause 15.01-1S (Urban Design) seeks to ensure that urban environments are safe, healthy, functional and enjoyable and contribute to a sense of place and cultural identity.

Clause 16 (Housing)

Clause 16 requires planning to provide for housing diversity, and ensure the efficient provision of supporting infrastructure. It should ensure the long term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space. Planning should include the provision of land for affordable housing.

Clause 16.01-1S (Integrated housing) seeks to promote a housing market that meets community needs. Key strategies include:

- Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land.
- Ensure housing developments are integrated with infrastructure and services, whether they are located in existing suburbs, growth areas or regional towns.
- Facilitate the delivery of high quality social housing.

Clause 16.01-2S (Location of residential development) seeks to locate new housing in areas that offer good access to jobs, services and transport. Key strategies include:

- Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.

- Ensure an adequate supply of redevelopment opportunities within established urban areas to reduce the pressure for fringe development.
- Identify opportunities for increased residential densities to help consolidate urban areas.

Clause 21.04 (Land Use)

Clause 21.04 deals with land use. Clause 21.04-1 deals with housing, and clause 21.04-4 deals with community facilities.

Housing

Objective 1 in Clause 21.04-1.1 is:

To guide new dwellings to preferred locations, including in Activity Centre Zones, while continuing to promote appropriate urban consolidation to satisfy housing demand.

Strategies to achieve this objective include:

- Encourage housing growth to locate close to Activity Centres, Neighbourhood Centres and the Principal Public Transport Network.
- Protect residential amenity and provide for the desired future neighbourhood character of residential areas.
- Encourage the use and development of surplus land suitable for residential purposes.
- Promote the use and development of large residential sites.

Objective 2 is to provide a greater diversity of affordable housing opportunities in appropriate locations, and Objective 3 is to improve housing affordability. These objectives and their related strategies are discussed in more detail in Chapter 5.

Clause 21.04-1.2 states as follows:

Implementation

The Responsible Authority will implement the objectives and strategies for housing by:

- Applying appropriate zones and overlays in the Banyule Planning Scheme including:
 - The Residential Growth Zone for identified residential areas offering good access to services and transport including activities areas.

Community facilities

Objectives and strategies in Clause 21.04-4 (Community facilities) include:

Objective 1 – Availability of community facilities

To provide a wide range of high-quality cultural, health, educational and institutional uses, responsive to the existing and likely future needs of the community.

Strategies to achieve this objective include:

- ...
- Ensure that future development or expansion of all cultural, health, educational and institutional facilities is undertaken in accordance with approved master plans.
- ...
- Encourage appropriate use and development of land no longer required for institutional purposes.
- ...

Objective 2 - Location

To provide facilities located so as to be easily accessible to users, but with minimal negative impact on the amenity of the surrounding area.

...

Objective 3 – Recreational, cultural and leisure facilities

To provide recreational, cultural and leisure facilities and activities, that meets the community's needs and expectations, without causing detriment to the natural environment.

Strategies to achieve this objective include:

...

- Enhance the use and safety of walking and bike paths.
- Link walking and bike paths.

...

- Identify and plan for local social and community infrastructure needs.
- Support development that include social and community infrastructure that meets community needs.

Clause 21.06 (Built Environment)

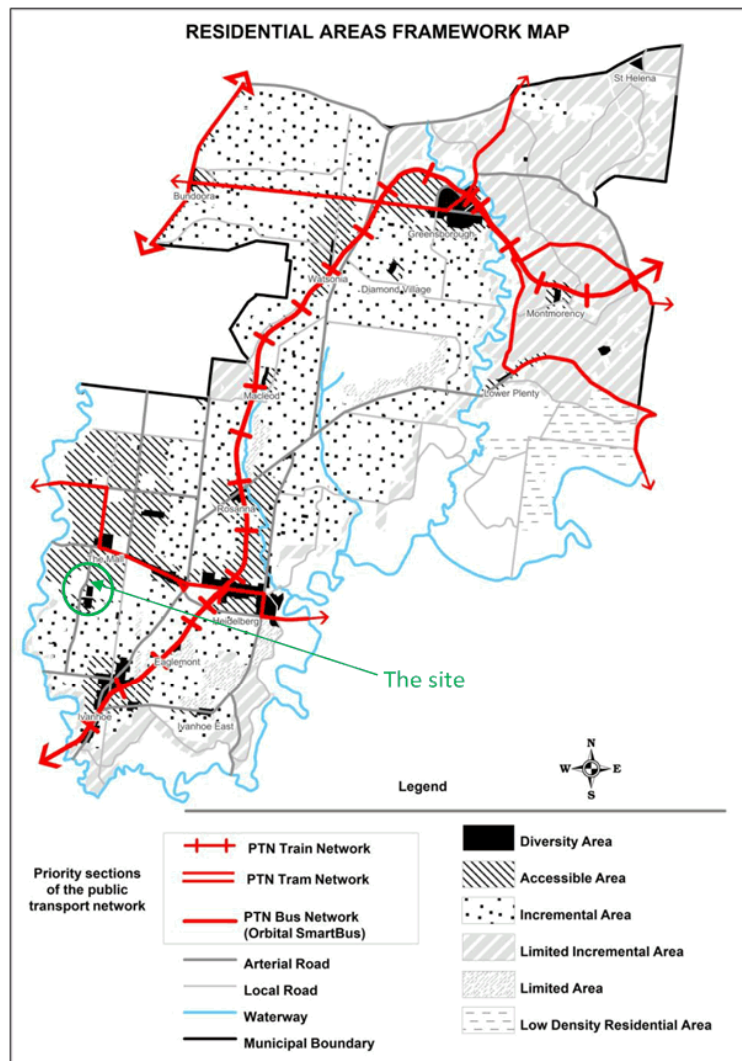
Clause 21.06 includes a Residential Areas Framework and a Residential Areas Framework Map. Although it is not overly clear, the Residential Areas Framework Map identifies the site (or at least that part of the site that was the former Banksia Latrobe Secondary College) as a Diversity Area, along with the site to the south on the other side of Banksia Street. Refer to Figure 3 below. The Amendment proposes to clarify the map to make it clear that the Diversity Area extends to include the parcels along Oriel Road.

Clause 21.06-2 describes Diversity Areas as follows. The underlined words are an addition proposed by the Amendment, in accordance with the conditions of authorisation (see Chapter 1.5).

Table 1 Description of Diversity Areas in Clause 21.06-2 (Residential Areas Framework)

Residential area	Vision
Diversity	<p>These areas typically have the following characteristics:</p> <ul style="list-style-type: none"> - Within the business core of an Activity Centre or Neighbourhood Centre. - Some residential properties along streets that immediately surround the business core of an Activity Centre or Neighbourhood Centre. - <u>Have been identified as strategic redevelopment sites.</u> <p>They will provide for shop-top and apartment living in higher density mixed use and residential developments. These areas include strategic redevelopment sites that provide for higher density housing.</p> <p>Development will make a positive contribution to the identity of the Activity Centre or Neighbourhood Centre and the desired future character of surrounding residential neighbourhoods.</p> <p>In these areas people live close to train stations, transport interchanges, shops, services and nodes of employment. These areas include higher density and some medium housing opportunities.</p>

Figure 3 Residential Areas Framework map



Source: Clause 21.06 (Built Environment) of the MSS, with Panel annotations in green

2.2 Other relevant planning strategies and policies

(i) Plan Melbourne

Plan Melbourne 2017-2050 sets out strategic directions to guide Melbourne’s development to 2050, to ensure it becomes more sustainable, productive and liveable as its population approaches 8 million. It is accompanied by a separate implementation plan that is regularly updated and refreshed every five years.

Plan Melbourne is structured around seven Outcomes, which set out the aims of the plan. The Outcomes are supported by Directions and Policies, which outline how the Outcomes

will be achieved. Outcomes that are particularly relevant to the Amendment are set out in Table 2.

Table 2 Relevant parts of Plan Melbourne

Outcome	Directions	Policies
<p>Outcome 1 Melbourne is a productive city that attracts investment, supports innovation and creates jobs</p>	<ul style="list-style-type: none"> - Create development opportunities at urban renewal precincts across Melbourne 	<ul style="list-style-type: none"> - Plan for and facilitate the development of urban renewal precincts
<p>Outcome 2 Melbourne provides housing choice in locations close to jobs and services</p>	<ul style="list-style-type: none"> - Manage the supply of new housing in the right locations to meet population growth and create a sustainable city - Deliver more housing closer to jobs and public transport - Facilitate decision-making processes for housing in the right locations - Provide greater choice and diversity of housing. 	<ul style="list-style-type: none"> - Facilitate an increased percentage of new housing in established areas to create a city of 20-minute neighbourhoods - Provide certainty about the scale of growth in the suburbs - Support new housing in places that offer good access to jobs, services and public transport - Facilitate housing that offers choice and meets changing household needs

(ii) The Housing Strategy

Council adopted its Housing Strategy in March 2009. It addresses housing issues facing Banyule under five themes – Sustainability, Affordability, Diversity, Character and Infrastructure, Services and Transport.

Under Character, the Housing Strategy identifies four types of residential area, with differing levels of change expected in each. It states:

By applying the above typology for all of Banyule's residential areas, future housing will be guided towards accessible places. This approach will help establish planning policy to protect and enhance valued neighbourhood character across Banyule.

The attributes and level of change expected in each type of area are set out in Table 3 below. As noted above, the site (or at least that part occupied by the former school) is in a Diversity Area (see Figure 3).

Table 3 Residential area typologies in the Housing Strategy

Area	Attributes and expected level of change
Diversity Areas	<ul style="list-style-type: none"> - occur in the core of Activity Centres, on Major Redevelopment Sites and in local shopping centres - Major Redevelopment Sites are located either within or outside Activity Centres in areas that have good access to public transport and services and have the potential to accommodate medium or higher density housing - a variety of different housing types will be encouraged, including medium and higher density housing - a greater proportion of new housing in these areas so more people have better access to public transport, shops, services and community facilities
Incremental Change Areas	<ul style="list-style-type: none"> - residential areas immediately surrounding the core of Activity Centres and along sections of the Principle Public Transport Network, which gives good access to Activity Centres
Limited Incremental Change Areas	<ul style="list-style-type: none"> - all residential locations outside Diversity, Incremental and Minimal Change areas and the area east of the Plenty River - generally do not have convenient access to public transport, shops and services, and therefore only a low level of housing change will be encouraged
Minimal Change Areas	<ul style="list-style-type: none"> - exist across the municipality on sites and in precincts affected by heritage and outside Diversity Areas - little change encouraged

(iii) Postcode 3081 Urban Design Framework

The Bellfield Project site is immediately south of the Postcode 3081 Urban Design Framework area. The Postcode 3081 Urban Design Framework sets out a design vision for the residential suburbs on the western boundary of the municipality of Banyule, including Heidelberg West, Heidelberg Heights and Bellfield. It promotes the renewal of this area through coordination of private housing renewal and improvements to the public realm.

The Urban Design Framework seeks to promote innovative forms of housing and homes that are socially and environmentally sustainable. A chapter is dedicated to housing innovation and affordability, aiming to support innovative forms of housing such as cohousing.

Amendment C120bany proposes to implement the Urban Design Framework into the Planning Scheme by rezoning land, applying various Design and Development Overlays and amending the local policy framework to reflect the Urban Design Framework. The Urban Design Framework is proposed to be included as a reference document in Clause 21.09 of the MSS. Amendment C120bany was adopted by Council in September 2019 and has been submitted to the Minister for approval.

(iv) The Bellfield Master Plan Design Guidelines

The Design Guidelines were produced in 2018 to guide future development at the site following the rezoning of the middle part of the site (230 Banksia Street) to RGZ by Amendment C96. The Design Guidelines were adopted by Council on 25 February 2019, at

the same meeting at which Council resolved to seek authorisation to prepare Amendment C153bany.

Council submitted:

The community have been fully engaged and involved in the evolution of this site from Amendment C96, to community consultation of the Design Guidelines. The final Design Guidelines adopted through Council in 2019 incorporate the community's feedback to ensure the future development of this site not only meets community aspirations but creates a sense of community pride with a positive legacy into the future.

The Design Guidelines are not currently referenced in the Planning Scheme.

(v) The La Trobe National Employment and Innovation Cluster Draft Framework Plan

The site is within the La Trobe National Employment and Innovation Cluster (NEIC). NEICs are identified in Plan Melbourne as areas of national significance where a concentration of businesses and institutions will provide a major contribution to the Victorian economy. Plan Melbourne recognises the capacity of NEICs to accommodate future growth in jobs and housing.

A draft Framework Plan has been prepared for the La Trobe NEIC (March 2017) which includes the following principles:

- a key aspiration for the area includes *"a mixed use cluster with better services and facilities and affordable, accessible and diverse housing close to jobs"* (Principle 5)
- there is a need for affordable housing options in the area that have a focus on sustainable and high quality design, at higher densities rather than typical detached housing typologies (Strategic Outcome 3)
- there is a need for improved public open space and community infrastructure to meet changing needs (Strategic Outcome 4).

2.3 Planning scheme provisions

A common zone and overlay purpose is to implement the Municipal Planning Strategy and the Planning Policy Framework.

(i) Zones

The Amendment proposes to rezone the subject land to RGZ, consistent with the current zoning of the adjacent parcel at 232 Banksia Street. The purposes of the RGZ are:

- To provide housing at increased densities in buildings up to and including four storey buildings.
- To encourage a diversity of housing types in locations offering good access to services and transport including activity centres and town centres.
- To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.
- To ensure residential development achieves design objectives specified in a schedule to this zone.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

(ii) Overlays

The purposes of the Development Plan Overlay are:

- To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.
- To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority.

(iii) Other provisions

Clause 52.02 (Easements, Restrictions and Reserves) facilitates the variation or removal of covenants. The Amendment proposes to include the land at 96 Oriel Road (the former Hi City site) in the schedule to Clause 52.02.

Other relevant particular provisions include:

- Clause 52.06 Car Parking
- Clause 52.34 Bicycle Facilities
- Clause 56 Residential Subdivision
- Clause 58 Apartment Developments.

Any future development on the site will need to meet the requirements of these provisions.

2.4 Ministerial Directions

The Explanatory Report discusses how the Amendment meets the relevant requirements of Ministerial Direction 11 (Strategic Assessment of Amendments) and *Planning Practice Note 46: Strategic Assessment Guidelines*, August 2018 (PPN46). That discussion is not repeated here.

2.5 Planning Practice Notes**Planning Practice Note 91: Using the Residential Zones**

Planning Practice Note 91: Using the Residential Zones (PPN91) provides information and guidance about how to use the residential zones to implement strategic work. It sets out the role of the RGZ:

Applied to areas suitable for housing diversity and housing at increased densities in locations offering good access to services, jobs and public transport, and to provide a transition between areas of more intensive use and development such as activity centres, and other residential areas

It supports the application of the residential zones based on strategic work such as a Housing Strategy.

Planning Practice Note 23: Applying the Incorporated Plan and Development Plan Overlays

Planning Practice Note 23: Applying the Incorporated Plan and Development Plan Overlays (PPN23) provides advice on when these tools should be used. It states:

Both overlays should be underpinned by a strategic framework that sets out the desired development outcomes and the overall layout of the land including, if relevant, the design principles for the development, major land uses, transport and open space networks. The strategic framework should be prepared before the overlay is applied ...

The strategic framework should be set out in the planning scheme or form part of the amendment introducing the overlay into the planning scheme ...

3 Strategic justification

3.1 Submissions

Council submitted that by 2036, Banyule's population is anticipated to grow from 130,240 residents to 150,760, an increase of 20,520. It submitted that the Bellfield Project site is a strategic redevelopment opportunity for Council to create more dwellings at an increased density to accommodate Banyule's growing population. It submitted that the site's proximity to key services and centres aligns with the principle of creating 20-minute neighbourhoods in Plan Melbourne, and is consistent with Clauses 15.01-4R, 16.01-2R and 18.02-1R of the Planning Scheme which encourage increased housing density in such areas.

Council pointed to the analysis of the strategic justification for the Amendment in the Bellfield Planning Framework report, which was produced by Ethos Urban to inform the preparation of the Amendment. Section 3.1 (Strategic Justification) of the Framework report states:

The proposal provides a positive solution for residential consolidation and redevelopment. High quality housing at higher densities as well as new community facilities would be an exceptional outcome for the immediate and surrounding Banyule community. The redevelopment will offer a range of housing typologies, from apartments to townhouses, as well as a new Community Centre and Garden and Social Housing within the PUZ6 site in the Community Precinct (230 Banksia Street).

...

The provision of dwellings at higher densities is suitable for this site as the residential uses will be located between the provision of new community facilities and the extensive Ford Park (located on the West side of Oriel Road). The site would also provide for new dwellings complementary to the vision for the La Trobe NEIC (see Section 4.1 for further discussion) and the key objectives of Plan Melbourne that aim to "improve access to jobs across Melbourne and closer the where people live (Direction 1.2)" (see Section 4.2 for further discussion).

In addition to access to existing jobs, redevelopment of the precinct itself will enable job creation through both pre and post-construction and approximately 20-30 jobs at the new community centre.

Section 4.4 of the Framework report discusses how the Amendment is consistent with the local policy framework:

The rezoning will provide for the required additional housing the municipality needs to accommodate the anticipated growth while creating an integrated community where there is access to jobs, transport and services. Application of a DPO allows for a desired built form outcome to be achieved that will not only cater for a variety of needs but also ensures that the built form created is of a high quality, is energy efficient, and is built to last.

The site is also within the La Trobe NEIC, an area of strategic significance within the municipality. The site is an emerging cluster area, with a focus on employment and education in health and research, as well as significant retail opportunities. The proposal will provide additional housing close to employment opportunities within the cluster area, as well as provide additional community facilities for those who will be living and working in the precinct.

No submitter commented on the Amendment's strategic justification.

3.2 Discussion

The Bellfield Project site is identified in the Housing Strategy as a strategic redevelopment site with good access to public transport and services and the potential to accommodate medium or higher density housing. The site is in a Diversity Area, and a NEIC. Clause 21.06 and the Housing Strategy encourage medium and higher density housing in Diversity Areas, and Plan Melbourne envisages NEICs as areas where businesses and institutions will concentrate, with capacity to accommodate future growth in jobs and housing.

The Amendment facilitates urban renewal in an area identified for growth in Plan Melbourne, on a strategic redevelopment site with good access to services and facilities. This is consistent with the settlement policy in Clause 11 of the PPF, and the housing policy in Clauses 16 and 21.06 of the PPF.

Both State and local housing policy encourage housing diversity, long term sustainability of new housing, and affordable housing. Key strategies in Clause 16.01-1S are:

- Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land.
- Ensure housing developments are integrated with infrastructure and services, whether they are located in existing suburbs, growth areas or regional towns.
- Facilitate the delivery of high quality social housing.

Clause 16.01-3S seeks to encourage housing stock that provides a range of housing types to meet diverse needs. It encourages well designed medium density housing that respects neighbourhood character, improves housing choice, and makes better use of existing infrastructure. Facilitating increased density housing on a site that is accessible by the principle public transport network, and is located opposite a park with regional facilities and next to a school and community facilities, is consistent with Clause 16.01-3S.

PPN23 provides advice on the use of the Incorporated Plan and Development Plan Overlays. It states that a DPO should be underpinned by a strategic framework that sets out the desired development outcomes and the overall layout of the land. The Design Guidelines provide this strategic framework, and the Panel is satisfied that the DPO8 captures the key elements of the Design Guidelines. The DPO8 will ensure that the medium density housing will be well designed and sustainable, and will provide a walkable, permeable neighbourhood that encourages sustainable transport modes (walking and cycling).

PPN23 outlines the following considerations that should be taken into account when deciding which overlay to use:

- The Incorporated Plan Overlay should normally be used for sites that are likely to affect third-party interests and sites comprising multiple lots in different ownership, including most redevelopment of existing urban land, particularly where the surrounding land use is residential.
- The Development Plan Overlay should normally be applied to development proposals that are not likely to significantly affect third-party interests, self-contained sites where ownership is limited to one or two parties and sites that contain no existing residential population and do not adjoin established residential areas.
- In some situations on large self-contained sites, both overlays can be used. The Incorporated Plan Overlay can be used to manage the strategic development

framework, and the Development Plan Overlay can be used to specify conditions and require a development plan to specify the form for the development of the site.

The Panel is satisfied that the DPO is the appropriate tool to apply in this case. The subject land is a large self-contained site that does not have any direct residential abuttals. The DPO8 specifies the form of development on the site, and requires a master planned approach to any future development. While future development on the site is likely to affect third-party interests (particularly those of the surrounding residents), the Panel notes that the Design Guidelines have been through an extensive community consultation process. The Panel is satisfied that the community has had adequate opportunity to input into the form of development on the site.

Council sought to rely on the community benefit associated with the social housing and upgrading and replacement of the community facilities. While the Panel has no doubt that these elements of the Bellfield Project will deliver substantial benefits to the local community, these are not being facilitated by the Amendment. These elements of the Bellfield Project will be delivered in the Community Precinct, which is not part of the Amendment. Nevertheless, the Panel notes that the upgraded community facilities will be in an accessible location that is linked to surrounding areas by walking and cycling paths, consistent with the objectives of Clause 21.04-4 (Community facilities).

The Panel concludes that the Amendment is supported by, and implements, the relevant sections of the PPF. It is consistent with the guidance in PPN91 that the RGZ should be applied to areas suitable for housing diversity and housing at increased densities in locations offering good access to services, jobs and public transport. The Amendment is well founded and strategically justified, and should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapters.

3.3 Conclusion and recommendation

The Panel concludes:

- The Amendment is strategically justified and should proceed, subject to addressing the more specific issues raised in submissions.

The Panel recommends:

- 1. Adopt the Amendment as exhibited, subject to any other Panel recommendation.**

4 Covenant removal

4.1 The principles

There are no specific tests set out in the Act for an amendment that facilitates the removal of a covenant. However, the Mornington Peninsula C46 Panel Report sets out what have since become widely accepted principles that apply to such an amendment:

- First, the Panel should be satisfied that the Amendment would further the objectives of planning in Victoria. The Panel must have regard to the Minister's Directions, the Planning Provisions, MSS, strategic plans, policy statements, codes or guidelines in the Scheme, and significant effects the Amendment might have on the environment, or which the environment might have on any use or development envisaged in the Amendment;
- Second, the Panel should consider the interests of affected parties, including the beneficiaries of the covenant;
- Third, the Panel should consider whether the removal or variation of the covenant would enable a use or development that complies with the Planning Scheme; and
- Finally, the Panel should balance conflicting policy objectives in favour of net community benefit and sustainable development. If the Panel concludes that there will be a net community benefit and sustainable development, it should recommend the variation or removal of the covenant.

4.2 Submissions

Council submitted that the Amendment satisfied the principles set out by the Mornington C46 Panel. The Panel understood Council to have been referring specifically to the element of the Amendment that facilitates the removal of the covenant from the former Hi City site.

(i) Is the Amendment consistent with the objectives of planning in Victoria?

Council submitted that the Amendment supports the Victorian planning objectives and the objectives of the MSS by facilitating the efficient and sustainable development of an underutilised site for housing diversity. It submitted that the subject land is located in an existing urban area with good access to employment, services, transport options, community facilities, recreation and open space. The Amendment will allow housing growth in an area identified within the MSS and in forms that will contribute to housing diversity and environmental sustainability. Council submitted that the community needs for the social infrastructure previously accommodated on the site can be adequately provided for elsewhere.

(ii) Interests of affected parties

Council submitted that the removal of the covenant will allow the development of the site in accordance with the Design Guidelines, which were subject to an extensive public consultation process. It submitted that the application of the DPO8 will ensure that future development will follow the objectives of the Design Guidelines. It submitted:

The future urban form, including building heights and setbacks have been carefully considered to ensure there are no unreasonable impacts on the surrounding neighbourhoods. Background studies of the existing road capacity have confirmed that the traffic generation by the masterplan is anticipated to have a negligible impact on the surrounding road network.

...

The consideration of impacts on affected parties needs to be balanced against the benefits that removal of the covenant will bring. Any potential impacts on the amenity of surrounding landowners, will be appropriately managed through the Planning Scheme. The benefits of the removal of the covenant outweigh the potential negative impacts of a future redevelopment of the subject site.

(iii) Will the development of the site comply with the Planning Scheme?

Council submitted that there is no current proposal for the development of the site, but the rezoning of the site and application of the DPO8 applies a planning framework to guide future development of the site. It submitted that any future proposal will be required to respond to the PPF and the controls proposed by the Amendment, and would be assessed on its individual merits.

(iv) Net community benefit

Council highlighted a number of benefits that will flow from the removal of the covenant, including those discussed above and in Chapter 3. It further submitted:

The proceeds of the sale of the subject land (should it be sold following the removal of the covenant) would provide additional funds for other works and services to benefit the Banyule community.

The broader community benefits to be obtained by removing the covenant outweigh the potential dis-benefits to affected parties. The Bedford Group have indicated that current operations are not financially viable at this site, accordingly Bedford Group have relinquished the lease on the property. The removal of the covenant from the site will have no impact on the employees of Hi City as the operations were ceasing for unrelated reasons.

4.3 Discussion

Each of the informal submissions objected to the removal of the covenant, although as noted in Chapter 1.6(i), the Panel considers that the issues raised in these submissions are beyond the scope of the Amendment. The Panel notes that there is no suggestion that the Bedford Group's decision to vacate the site was prompted by Council's intention to remove the covenant from the land. Rather, it appears to have been driven by financial considerations.

The removal of the covenant will facilitate the Bellfield Project which the Panel considers is consistent with the Victorian planning objectives and the PPF for the reasons outlined in Chapter 3. While the removal of the covenant may not be strictly necessary for the Bellfield Project as a whole to proceed, it could not proceed in the coordinated and master planned way envisaged in the Design Guidelines if the covenant remains in place. The Panel is satisfied that the removal of the covenant satisfies the first principle outlined by the Mornington C46 Panel (consistency with the Victorian planning objectives).

In terms of the second principle (interests of affected parties), Council submitted that parties potentially affected include the occupiers of the land the covenant applies to as well as the owners and occupiers in the surrounding area. Council submitted that it was the only beneficiary of the covenant. The Panel is not persuaded that this is necessarily the case. See Chapter 1.6 for a more detailed discussion of this issue. That said, the Panel agrees with

Council that the application of the DPO8 will ensure that the Design Guidelines are adhered to, and that impacts on surrounding landowners will be managed appropriately.

In terms of the third principle (will development comply with the planning scheme), the removal of the covenant, combined with the rezoning of the land and the application of the DPO8, will enable a use or development that is consistent with state and local policy objectives in the PPF, as well as the Victorian planning objectives. The development will need to comply with the Planning Scheme, and any development proposal will be assessed on its merits.

The fourth principle outlined by the Mornington C46 Panel requires the Panel to balance conflicting policy objectives in favour of net community benefit and sustainable development. The Panel concludes that the removal of the covenant will facilitate the Bellfield Project which will deliver a net community benefit and sustainable development for the reasons outlined in Chapter 3.

The Panel therefore supports the removal of the covenant.

4.4 Conclusion

The Panel concludes:

- The covenant should be removed from the land, subject to Council satisfying itself that it has met its obligations under the Act to identify and notify all beneficiaries of the covenant.

5 Housing diversity

5.1 The issue

The issue is whether the Amendment provides appropriate support for housing diversity, including alternative tenure models such as deliberative housing.

5.2 Relevant policies and studies

(i) Planning Policy Framework

The following policies are relevant, in addition to those discussed in Chapter 2.

At state level, Clause 16.01-3S (Housing Diversity) seeks to provide for a range of housing types to meet diverse needs. Key strategies include:

- Ensure housing stock matches changing demand by widening housing choice.
- Facilitate diverse housing that offers choice and meets changing household needs through:
 - A mix of housing types.
 - Adaptable internal dwelling design.
 - Universal design.
- Encourage the development of well-designed medium-density housing that:
 - Respects the neighbourhood character.
 - Improves housing choice.
 - Makes better use of existing infrastructure.
 - Improves energy efficiency of housing.
- Support opportunities for a range of income groups to choose housing in well-serviced locations.

At the local level, objectives and strategies in Clause 21.04-1 (Housing) of the MSS include:

Objective 2 – Housing types

To provide a greater diversity of affordable housing opportunities in appropriate locations, including in Activity Centre Zones to address the needs of those seeking to reside in Banyule.

Strategies to achieve this objective include:

- Encourage greater diversity of housing in terms of layout, size, affordability and tenure.
- Increase the supply of public housing where there is an identified deficiency.
- Encourage a mix of public and private housing within well designed developments across the City.

...

Objective 3 – Housing affordability

To improve housing affordability.

Strategies to achieve this objective include:

- Support affordable housing, particularly in locations with good access to public transport and services.
- Support the provision of affordable housing in the private rental market.

(ii) The Design Guidelines

The Design Guidelines state at page 2:

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.

They include a discussion of the housing context on page 8:

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.

... 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.

The Guidelines go on to explain the different housing typologies and delivery models under investigation, including deliberative housing. They explain various forms of deliberative housing including the Nightingale Model, Baugruppen (German for building groups) and cohousing. The Guidelines do not, however, explicitly encourage deliberative housing in any particular precinct.

5.3 Submissions**(i) Cohousing Banyule and Cohousing Australia**

Cohousing Banyule and Cohousing Australia (collectively referred to as 'Cohousing Banyule') supported the spirit of the Amendment, but requested changes to better reflect the aspirations of the Design Guidelines to encourage alternative housing delivery models including 'deliberative housing'. It explained deliberative housing as follows:

Deliberative development provides an alternative to conventional models to fund, design and deliver housing which is specifically designed for the future purchaser, not an investor market. This could include consideration of more innovative and affordable tenure models (e.g. setting up land as a community trust), the use of Voluntary Affordable Housing Agreements, supporting Housing Associations and not for profit housing delivery models.

Cohousing Banyule submitted that community led housing projects, where consumers collectively assume the role of developer, internalise developer margins and eliminate marketing costs, resulting in significant cost savings and more affordable housing. Community led projects also achieve broader collective community benefits, and help build viable and resilient communities, consistent with many of Council's objectives in its housing policy. It submitted:

Cohousing has the ability to not only provide for greater housing diversity but also delivery [of] more affordable options in a manner that creates liveable and sustainable communities. The market failure of current housing delivery options are not only denying property ownership for an increasing section of the population, but also are not delivering the community and liveability outcomes being sought by the wider community. Cohousing provides opportunities to accommodate population growth and ageing in place in a sustainable manner that benefits the environmental, social and economic outcomes being sort by communities. The benefits of such developments

can include high quality and more sustainable development, increased housing affordability and the creation of community within and beyond the developments themselves.

In oral submissions, Cohousing Banyule submitted that the planning system tends to take a narrow view of housing diversity, generally characterising it as a mix of 1, 2 and 3 bedroom apartments, or a mix of apartments and detached housing. It submitted that housing diversity is much more than this, and should consider things like different tenure arrangements and delivery models.

Cohousing Banyule acknowledged that the Bellfield Project will deliver a social housing component, but submitted that part of the Amendment site should be set aside as a Demonstration Housing Precinct, to provide housing options for those not eligible for social housing but for whom ownership of market housing is still out of reach, or those that choose to be part of *'citizen led/deliberative housing models that focus on community and environmental benefits, and long term sustainability'*.

In its submission to the Amendment, Cohousing Banyule sought extensive changes to the MSS and the DPO8 to reflect different tenure models as part of housing diversity, to better recognise and promote deliberative housing as a form of housing choice, and to highlight some of the sustainability and other benefits that deliberative housing is able to deliver. It presented a revised version of the DPO8 at the Hearing (Document 6) which sought (among other things):

- the addition of three further objectives in Clause 1.0:
 - To increase the diversity of housing typologies and delivery models that promote affordable, environmental, and social outcomes.
 - To support well designed cohousing/deliberative housing and provide housing options for all residents' needs and lifestyles.
 - Continue to advocate for the provision of affordable housing and co-housing opportunities.
- the addition of the following requirements in Clause 4.0 (Requirements for development plan):

HOUSING

The Development Plan should show:

- Greater housing diversity in terms of layout, size, affordability and types of tenure.
- Promotion of more innovative forms of housing especially for ageing in place and Deliberative Housing Models.
- Encouragement of Affordable Housing (as defined in the Planning and Environment Act).
- Promotion of a strong sense of community internal and external to the site.
- Provide housing delivery typologies and tenure models that support affordable housing.
- Provide housing that meets the long term needs of residents including ageing in place and supporting sustainable social, environmental and economic outcomes.

REQUIRED PLANS AND REPORTS

...

A Housing Report that demonstrates how development on the site will achieve increasing the diversity of housing typologies and delivery models that promote affordable, environmental, and social outcomes.

(ii) Council's response

Council submitted that it intends to provide at least 30 social housing units within the Community Precinct, and had issued an expression of interest to all 37 registered Housing Associations in Victoria on 28 February 2020. This would amount to 10 to 15 per cent of the total dwellings delivered as part of the Bellfield Project. It submitted:

As such, it is not Council's intention to provide any other form of affordable housing, such as cohousing, within the precinct identified as part of this Amendment. Innovation and sustainable housing delivery are however, at the core of this proposed Amendment, with proposed DPO8 incorporating the following relevant built form requirements into any future development at the site:

- Cohesive architectural design throughout the site, with the use of high quality, durable and low maintenance materials.

And in support of any Development Plan there is a requirement to prepare and submit:

- An Ecologically Sustainable Development Plan that demonstrates how development on the site will achieve best practice standards and incorporate innovative initiatives.

Council submitted that Cohousing Banyule's changes to the MSS should be addressed under a separate process, as the changes related to general housing need across the municipality, not just the site. It submitted:

Such an alteration to the wording of Council's Municipal Strategic Statement and Local Planning Policy Framework requires further strategic justification in the form of a review of Council's Housing Strategy to identify specific housing need across the municipality. Given the City of Banyule's Housing Strategy was adopted in March 2009, this is a piece of work Council hopes to review in the near future.

Cohousing Banyule acknowledged this at the Hearing.

Council did not accept Cohousing Banyule's proposed changes to the DPO8, but did propose the following change to the second objective in the DPO8:

- To deliver a high-quality integrated development that caters for a range of lot densities and housing choices including deliberative housing that respond to and manage site features and constraints.

Cohousing Banyule supported this change, but maintained that the Amendment could (and should) do more to facilitate affordable housing and cohousing options on the site.

5.4 Discussion

The Panel agrees with Cohousing Banyule that housing diversity should be understood as referring to something broader than just a mix of dwelling sizes and types. Housing diversity does include different levels of affordability, different tenure arrangements, and different delivery models. This is envisaged in both the state and local policies extracted in Chapter 5.2 above, which specifically refer to widening housing choice, delivering housing suitable for a range of income groups, diverse tenure, and a mix of social and market housing.

The Panel acknowledges the potential for deliberative housing models to deliver a range of environmental and social benefits. However, the Panel is not persuaded that this necessarily warrants a specific reference to deliberative housing in the DPO8. Other forms of housing can also deliver these benefits. Any proposed development on the subject land will be assessed on its merits, including the degree to which it aligns with the policy outcomes sought under the PPF. The Panel is not convinced that there is justification for singling out

deliberative housing in the objective as outlined above, but notes that this is an agreed position between Council and Cohousing Banyule.

It is up to Council, as the current landowner, to decide whether or not it wishes to set aside part of the site as a Demonstration Housing Precinct, and (if so) how any demonstration housing projects would be delivered and by whom. This is not, however, something that needs to be reflected in the Amendment documents.

In terms of the changes sought by Cohousing Banyule to the DPO8, the Panel does not support the three further objectives sought in Clause 1.0. These are policy-based objectives, and the proper home for policy objectives is in the local policy framework rather than a DPO schedule. In any event, the Ministerial Direction on the Form and Content of Planning Schemes only allows a maximum of five objectives in a DPO.

The Panel was not persuaded that the inclusion of the additional requirements relating to housing and the Housing Report are justified. Many of these requirements are already contained in the PPF, and do not need to be repeated in the DPO8. Affordable housing and environmentally sustainable development are well covered in Clauses 15.02, 16.01, 21.04 and 22.05 of the Planning Policy Framework. Alternative tenure and delivery models are covered in the Design Guidelines, which are referenced in the DPO8. Amendment C120bany (assuming it is approved) will provide further support for deliberative housing and other affordable housing models. No material was presented to the Panel justifying the specific references to ageing in place.

5.5 Conclusions

The Panel concludes:

- Housing diversity is broader than just a mix of housing sizes and typologies. It includes a mix in affordability, tenure and possibly also delivery models. This is already recognised in the state and local policy framework.
- Development proposals on the site will be assessed on their merits, including the degree to which they deliver the policy outcomes sought at state and local levels relating to housing affordability, housing diversity and environmental and social benefits.
- Changes to the DPO8 sought by Cohousing Banyule are not necessary because most are already well covered in state and local planning policy, the Design Guidelines and Amendment C120bany (assuming it is approved). Others would fall foul of the Ministerial Direction on the Form and Content of Planning Schemes.
- It is not appropriate or justified to single out deliberative housing in the DPO8, but notes that this is an agreed position between Council and Cohousing Banyule.

6 Other issues

6.1 Traffic and transport

(i) The issues

The issues are:

- impacts on transport corridors
- traffic congestion
- parking issues
- pedestrian safety.

(ii) Submissions

The Department of Transport supported the Amendment, on the basis that the new access points (being proposed in Banksia Street and Perkins Avenue) should have minimal impacts on the existing transport networks in the area, including Oriel Road bus routes. It did however note that access points in Banksia Street need to consider the Strategic Cycling Corridor proposed for Banksia Street.

Ms Taylor was concerned that the increased density proposed on the site would further exacerbate existing congestion and car parking issues in the area, and that the proposed development could create pedestrian safety issues.

In responding to these concerns, Council submitted that future residents are expected to utilise public transport options given the site's location within the Principal Public Transport Network and its accessibility by public transport. Shared paths and bicycle parking will be provided throughout the site to encourage non-car based transport for residents and visitors.

Council noted that the Bellfield Planning Framework report prepared by Ethos Urban was supported by a Traffic Impact Assessment prepared by One Mile Grid. The Traffic Impact Assessment included traffic volume and speed surveys which demonstrated that a development in the form envisaged in the Design Guidelines is expected to generate low traffic volumes that can be easily accommodated on the surrounding road network, with a negligible increase in congestion. The Traffic Impact Assessment also demonstrated that the development can reasonably accommodate the additional car parking required on-site, in individual garages for the townhouses, car parking within the apartment buildings and on-street car parking on internal roads. The development should not, therefore, increase the demand for parking in the surrounding streets.

In relation to pedestrian safety, Council submitted that the Traffic Impact Assessment includes diagrams that show the network of pedestrian and shared-user paths proposed, including three proposed north-south shared paths. It submitted that these provide for an appropriate separation of vehicle and pedestrian traffic.

Cohousing Banyule's preferred version of the DPO8 (Document 6) included the following changes (underlined) in Clause 4.0:

CIRCULATION AND ACCESS

The development plan should show:

- ...
- Opportunities for shared car parking (at a reduced rate) for deliberative housing outcomes such as cohousing where clearly supported by a Green Travel Plan.
- The location of resident car parking spaces within basement levels or suitably concealed within or behind buildings, or behind architectural features with flexibility given for the siting of carshare spaces.

(iii) Discussion

The Panel is satisfied on the basis of the Traffic Impact Assessment and the submissions of Council and the Department of Transport that the proposed development will not have any adverse traffic, transport or carparking impacts. No material was presented to the Panel to persuade it that the Traffic Impact Assessment was inaccurate.

The DPO8 requires that the development plan include an Integrated Transport and Traffic Management Plan which identifies roads, pedestrian, cyclist and vehicle access, on-site parking areas and other likely impacts of the proposed development on arterial and local roads. The Panel is satisfied that any impacts on traffic, transport and parking will be addressed through this plan.

The Panel is satisfied that the DPO8 responds appropriately to pedestrian safety. The Development Plan is required to show the location of pedestrian paths, indicating circulation within and through the precincts and linkages from each of the precincts to nearby public open spaces, paths and roads. The Concept Plan in the DPO8 indicates an extensive Primary Pedestrian Interface which is required to have permeable open space at least 2 metres wide. The Precinct Street (North-south) Interface must be set back at least 9 metres from the eastern site boundary (Oriel Road), to allow for a 3 metre wide pedestrian path, swale and open space. The active frontage requirements in the DPO8 include the placement of entries, windows and balconies to facilitate passive surveillance of pedestrian paths.

The changes sought by Cohousing Banyule to the DPO8 are largely self-explanatory, but Cohousing Banyule did not provide any justification supporting the need for these changes. Under the exhibited DPO8, the carparking requirements for the development plan are discretionary, and already allow for the flexibility sought by Cohousing Banyule.

(iv) Conclusions

The Panel concludes:

- The proposed development will not have adverse impacts on transport routes, congestion, carparking or pedestrian safety.
- Changes sought by Cohousing Banyule are not justified.

6.2 Increased density

(i) The issue

The issue is whether the proposed densities on the subject land are appropriate.

(ii) Submissions

Ms Taylor submitted that the proposed density of the development should be decreased. She submitted that there are already too many high density developments in the area,

creating problems with traffic congestion, parking and pedestrian safety on the surrounding streets. These are discussed in detail in the previous section.

Council responded that the Design Guidelines and the Bellfield Planning Framework report have demonstrated that the land is currently underutilised and that its location can support increased density given it is close to multiple employment nodes, existing services and public transport. It submitted that the proposed rezoning of the land along Oriel Road to RGZ *“will align with the remainder of the precinct that was rezoned as part of Amendment C96 ... and will enable the implementation of the Design Guidelines’ aspirations”*.

(iii) Discussion

The subject land is identified in the Residential Areas Framework in Clause 21.06 as within a Diversity Area (the Amendment clarifies the Residential Areas Framework Map to make it clear that the Diversity Area extends to include the parcels along Oriel Road). The Housing Strategy and Clause 21.06 indicate that a variety of different housing types will be encouraged in Diversity Areas, including medium and higher density housing. Clause 21.04 states that the RGZ will be applied to residential areas offering good access to services and transport. The Panel observed on its site visit that there is a range of medium density housing already developed in the area, particularly on the other side of Banksia Street.

The Panel considers that rezoning the subject land to RGZ is consistent with the policy framework, and the densities anticipated in the Design Guidelines and the DPO8 are appropriate given the site’s locational characteristics.

(iv) Conclusions

The Panel concludes:

- The densities envisaged on the subject land under the Design Guidelines and the DPO8 are appropriate.
- The RGZ is the appropriate zone to achieve the envisaged densities.

6.3 Other changes sought by Cohousing Banyule

(i) Submissions

Cohousing Banyule sought the addition of the following requirements in Clause 4.0 of the DPO8 (underlined):

GENERAL

The development plan must demonstrate the following:

- Passive sustainable design and Green Star Communities.

OTHER BUILT FORM REQUIREMENTS

The development plan should show:

- Design that gives priority to informal social and community interaction.
- Private open spaces at ground level raised up to provide both privacy and outlook.

LANDSCAPE AND OPEN SPACE

...

Flexibility needs to be consider[ed] to reduce individual private lot requirements where Cohousing developments achieve high levels of well designed communal open space and landscaping across the entire site.

REQUIRED DOCUMENTS, PLANS AND REPORTS

- A Site Context Analysis and Design Response that includes, but is not limited to:
 - Showing how passive design has informed the analysis and response to achieve high environmental outcomes.

(ii) Discussion

The Panel supports the principles underlying the changes sought by Cohousing Banyule. However, it considers that the requirements sought by Cohousing Banyule in relation to passive sustainable design and Green Star Communities are already adequately dealt with in Clause 15.02, Clause 21.06-1 Objective 3 and Clause 22.05 of the PPF, and do not need to be repeated in the DPO8.

Cohousing Banyule did not explain in their submissions why the changes in relation to informal social and community interactions and raised private open space are required. It is not clear what problem these changes seek to address. The changes appear to be specific to deliberative housing models, and the Panel is not persuaded that they are necessarily applicable and appropriate for other forms of housing that may be delivered.

The Panel supports flexibility in relation to landscape requirements for cohousing developments (or any other development) with well designed communal open space, but does not consider that this needs to be explicitly stated in the DPO8. The exhibited DPO8 already allows flexibility through its discretionary landscaping requirements for the development plan.

(iii) Conclusions

The Panel concludes:

- Environmentally sustainable design principles are adequately addressed in the Planning Policy Framework and do not need to be addressed in DPO8.
- The exhibited DPO8 provides sufficient flexibility in relation to landscaping requirements without the need for further changes.
- It is not clear why the changes sought in relation to social and community interactions and private open space are required.

6.4 Changes outlined in the conditions of authorisation

As outlined in Chapter 1.5, the conditions of authorisation included:

- amend Clause 21.06 to include references to strategic redevelopment sites in various locations
- include the following additional strategy in Clause 21.06-1 under Objective 4 Housing Change:
 - Protect the existing and surrounding character of land adjoining [the] key strategic redevelopment area known as Bellfield Precinct Redevelopment Site,

by ensuring the land is developed as envisaged in the Bellfield Master Plan Design Guidelines (2019).

- add the Design Guidelines as a background document in Clause 21.06
- modify the Residential Areas Framework Map to clarify whether the parcels along Oriel Road are included in the Diversity Area.

All of these changes were included in the exhibited Amendment.

(i) Submissions

Council supported all of these changes, except for the inclusion of the Design Guidelines as a background document in Clause 21.06. In response to questions from the Panel, it explained that it considered that the Design Guidelines are a site specific document, and it is not appropriate to include it as a background document in the local policy framework. Council considered that the appropriate place to reference the Design Guidelines is in the DPO8.

(ii) Discussion

Planning Practice Note 4: Writing a Municipal Strategic Statement (PPN04) provides guidance on how a MSS should be written. It states:

Reference documents

The documents that were used to strategically construct the objectives and strategies in the MSS should be referred to in the MSS preferably at the end of each theme or local area implementation. A reference document merely points the reader to background or supporting information that will assist in understanding the basis for the MSS. It has no statutory status and is not a substitute for appropriate policy content in the scheme itself. Specific planning requirements should be extracted from a reference document and included in the scheme in an appropriate way.

The Panel agrees with Council that it is not appropriate to include the Design Guidelines as a reference document in Clause 21.06. Clause 21.06 does not address (and is not designed to address) development on specific sites. Rather, it contains general objectives and strategies relating to built form and character across the municipality. Nothing in PPN04 requires the Design Guidelines to be referenced in the MSS. The Panel agrees with Council that the appropriate place for the Planning Scheme to reference the Design Guidelines is the DPO8. The exhibited DPO8 already does so appropriately.

For similar reasons, the Panel does not support the inclusion of the additional strategy in Clause 21.06-1. This strategy singles out the Bellfield project in a series of strategies that address housing change across the municipality generally. None of the other strategies refer to specific redevelopments or specific sites, and it is not the role of the MSS to do so. The Panel considers that it is not appropriate to single out the Bellfield Project site in this way in Clause 21.06.

The other changes referred to in the conditions of authorisation are supported, as they are consistent with the Housing Strategy and improve the clarity and readability of the MSS.

(iii) Conclusions and recommendation

The Panel concludes:

- It does not support the following changes to the MSS outlined in the conditions of authorisation:
 - including the Design Guidelines as a reference document

- including the additional strategy relating to the development of the site in accordance with the Design Guidelines
- It supports the following changes outlined in the conditions of authorisation:
 - the addition of references to strategic development sites
 - the clarifications to the Residential Areas Framework map.

The Panel recommends:

2. Amend Clause 21.06-1 to:

- a) **delete the final strategy under Objective 4 Housing Change relating to the Bellfield Precinct Redevelopment Site**
- b) **delete the reference to the Bellfield Master Plan Design Guidelines (2019) after the Residential Areas Framework Map.**

Appendix A Document list

No.	Date	Description	Provided by
1	27/2/2020	Council Part A submission	Council
2	3/3/2020	Revised DPO8 (Council version)	“
3	4/3/2020	Council Part B submission	“
4	“	S Walker PowerPoint presentation outlining background about the Bellfield Project	“
5	5/3/2020	Cohousing Banyule and Cohousing Australia submission	Ms Dominik
6	“	Revised DPO8 (Cohousing Banyule/Cohousing Australia preferred version)	“

21.0619/11/2015
C73**BUILT ENVIRONMENT****Key Issues**

The most prominent built environment issues for the City are:

- The provision of a safe, attractive and high quality built environment.
- The significant contribution that vegetation makes to the environmental quality and character of neighbourhoods is often overlooked or misunderstood.
- Significant trees, substantial trees and other vegetation make a contribution to the desired future character of residential neighbourhoods, identity of Activity Centres and Neighbourhood Centres, landscape character, streetscapes, habitat links and biodiversity.
- Residential neighbourhoods and Activity Centres on the west-side of the Plenty River have fewer trees than those on the east-side of the river.
- Various parts of the City will need to accommodate change, due to population growth and the community's changing housing needs, requiring a desired future neighbourhood character which supports more change in some parts of the City and limited change in other parts.
- Good quality design outcomes are needed to show the benefit of shop top, townhouse and apartment living lifestyles and mix-use living environments.
- Some new development fails to consider the broader role of significant trees, substantial trees and other vegetation as a contributor to; biodiversity, greenhouse gases absorption, water sensitive design and the shading of buildings and spaces.
- Poorly designed development, including subdivision, can erode the desired future neighbourhood character and a community's sense of place.
- Several areas in the City are subject to flood risk or have experienced drainage problems which need to be taken into account when planning for future development and redevelopment.
- Fire prevention measures are necessary in some areas in the vicinity of the Plenty River Gorge having a high to very high rating. Most of the City has a low to moderate fire hazard rating,
- The environmental benefits of buildings that

include best practice design, construction and operation for environmentally sustainable design needs to be realised.

The impact of the urban heat island effect can be managed by improving shade and shelter onto buildings and public places. Tree protection and further planting helps to manage this impact.

Poorly designed housing contributes to long-term social and economic costs to the community. This includes:

- More adaptable housing to meet the needs of all residents including those with impaired mobility and specific housing needs throughout their life.
- A range of housing types are not evenly dispersed across the City, affecting the ability of residents to live locally.
- Housing that meets the varied needs of occupants, including those from culturally and linguistically diverse communities.

21.06-1

01/10/2015
C71

Objectives and Strategies

Objective 1 – Safe, attractive and high quality built environment

To provide a safe, attractive and high-quality built environment.

Strategies to achieve this objective include:

- Encourage uniform signage and shop frontage, particularly within strip shopping centres. Encourage high standards of design for buildings, works, signage and landscaping.
-

- Discourage industrial development that detracts from nearby areas of environmental quality and residential amenity.
- Manage the interface between industrial zones and other uses, including providing buffers where appropriate to reduce noise, dust, traffic, odours and nuisance.
- Promote an enhanced visual appearance within industrial areas.
- Encourage the viability and enhancing the local character of strip shopping centres.
- Encourage high quality architecture and urban design.
- Encourage development to have active frontages and direct pedestrian access to abutting parklands.
- Ensure that off-site stormwater discharges are controlled.
- Ensure that off-site waste water discharges are eliminated.
- Ensure that flood risk and fire hazard are considered in relation to land use and development.

Objective 2 – Character and identity

To ensure that development respects and contributes to the desired future character of residential neighbourhoods and the identity of Activity Centres and Neighbourhood Centres, in a manner that supports varying degrees of housing change.

Strategies to achieve this objective include:

- Work towards undergrounding all telecommunication and electric cables.
- Encourage residents to care for street trees in consultation with Council.
- Promote high quality design in all new residential development that makes a positive contribution to the desired future neighbourhood character.
- Encourage the retention and planting of significant trees, substantial trees and other vegetation to protect and improve the landscape character, streetscapes, habitat links and biodiversity of the area.
- Support the removal of environmental weeds with replacement planting that is consistent with the landscape character of the area.
- Support residential development in accordance with the Residential Areas Framework which identifies varying degrees of housing change across the City's residential neighbourhoods, strategic re-development sites, Activity Centres and Neighbourhood Centres.
- Encourage the development of larger sites, including former non-residential land which respects the desired future neighbourhood character and contributes to housing diversity.
- Discourage the subdivision of vacant land unless:
 - Planning approval for the dwelling development has been issued to demonstrate that it can overcome site constraints and respond to the desired future neighbourhood character, prior to a proposal for the subdivision of the land being made; or
 - It is a larger site, and the subdivision proposal can demonstrate that it can provide for future development that can overcome site constraints, respond to the desired future neighbourhood character, be in keeping with the surrounding subdivision pattern, and lead to the scale of development anticipated by the zone of the land.
- Establish a desired future neighbourhood character for public housing areas.

Objective 3 – Sustainable design

To encourage a built form that delivers more environmentally sustainable construction.

Strategies to achieve this objective include:

- Encourage energy and resource efficiency, sustainable transport, pollution reduction, waste management, and improved stormwater quality for building design and site layout, building, infrastructure and landscaping.
- Minimise the potential impacts of water, air and noise pollution on Banyule's environment.
- Encourage new housing and improvements to existing housing to be environmentally sustainable by encouraging best practice design construction and operation solutions for energy use, water use, waste disposal and other environmental parameters.
- Support the retention of significant trees and the planting of trees and other vegetation.
- Encourage environmentally sustainable design principles in new buildings, works and refurbishments.
- Encourage tree protection and the planting of trees in locations that help to minimise the urban heat island effect by providing shade and shelter for dwellings and public spaces.

Objective 4 – Housing change

To increase the diversity of housing types and promote new housing that meets the needs of the broader community in a manner that respects and contributes to the desired future character of residential neighbourhoods and identity of Activity Centres and Neighbourhood Centres.

Strategies to achieve this objective include:

- Encourage a substantial proportion of new housing to be located within or close to Activity Centres, strategic re-development sites and the Principal Public Transport Network particularly where there is high frequency and quality of public transport services in operation.
- Encourage a range of types and sizes of housing, particularly in areas located close to public transport, services and facilities.
- Encourage development to provide a wider range of household types particularly smaller sized dwellings, including those with only one bedroom.
- Protect existing areas within the Low Density Residential Zone to continue to provide low density housing types.
- Encourage design that meets the needs of people with impaired mobility and other special needs, or can be adapted to meet such needs.
- Encourage adaptation of existing larger format homes to accommodate multiple households and/or separate dwellings.
- Encourage development that is designed to promote social interaction and activity, including adaptable housing to suit particular needs of the local community.
- Encourage higher density developments to enable the greening of buildings and spaces by integrating vegetation into the design of facades, rooftops and spaces.

21.06-2

01/10/2015
C71

Residential Areas Framework

The following table provides guidelines to all forms of residential development. The Residential Areas referred to in the table are represented indicatively on the Residential Areas Framework Map. These guidelines are intended to be applied having regard to all relevant circumstances, including location, desired future neighbourhood character, site size and the varying degrees of housing change represented on the indicative map.

Residential area	Vision
Diversity	<p>These areas typically have the following characteristics:</p> <p>Within the business core of an Activity Centre or Neighbourhood Centre.</p>

Residential area	Vision
	<p>Some residential properties along streets that immediately surround the business core of an Activity Centre or Neighbourhood Centre.</p> <ul style="list-style-type: none"> ▪ Have been identified as strategic re-development sites. <p>They will provide for shop-top and apartment living in higher density mixed use and residential developments. These areas include strategic redevelopment sites that provide for higher density housing.</p> <p>Development will make a positive contribution to the identity of the Activity Centre or Neighbourhood Centre and the desired future character of surrounding residential neighbourhoods.</p> <p>In these areas people live close to train stations, transport interchanges, shops, services and nodes of employment. These areas include higher density and some medium housing opportunities.</p>
Accessible	<p>These areas typically have the following characteristics:</p> <ul style="list-style-type: none"> ▪ Within convenient walking distance to the business core of an Activity Centre or Neighbourhood Centre. <p>Are within convenient walking distance to the highest priority sections of the Principal Public Transport Network where higher frequency and quality of public transport services in operation.</p> <p>They will provide town house and other medium density living and some dispersed single dwellings. Some opportunities for higher density housing will also exist. These areas include strategic redevelopment sites that provide for medium density and a higher density housing component.</p> <p>Development must make a positive contribution to the desired future neighbourhood character, including opportunities for tree protection and planting.</p> <p>These areas also include:</p> <p>Heidelberg West</p> <p>Heidelberg West is renewing. Public housing sites will provide well-designed redevelopment opportunities. A new desired future neighbourhood character will support development opportunities, with a focus on Olympic Village, Bell Street Mall, public housing sites and larger properties, where there may be higher density opportunities as well.</p> <hr/> <p>East of the Plenty River (around the business core of Neighbourhood Centres)</p> <p>The residential area east of the Plenty River will continue to be characterised by tall trees, undulating landscapes and 2 storey dwellings that sit below the tree canopy. Town house and unit development will protect and enhance the vegetated character of the area.</p>
Incremental	<p>These areas are typically located further away from Activity Centres and the Principal Public Transport Network, where there is less convenient pedestrian access.</p> <p>They will provide for well designed single dwellings and medium density dwellings. As an exception, there will be limited opportunities for higher density housing at well located, large strategic redevelopment sites only. Typical attributes of a strategic redevelopment site in this area are:</p> <ul style="list-style-type: none"> ▪ Fronting an arterial road that forms part of the Principal Public Transport Network that is in operation. <p>or</p> <ul style="list-style-type: none"> ▪ Within 5 minute walking distance (approximately 400 metres) to a Supermarket. <p>or</p> <ul style="list-style-type: none"> ▪ Within 5 minute walking distance (approximately 400 metres) of a regional employment or education facility, such as a large public hospital, technology park, university or TAFE. <p>Large enough to make a significant contribution to the provision of a diversity of housing types in the area and space for the following:</p> <ul style="list-style-type: none"> - Buildings and open spaces that provide a transition between abutting dwellings and any taller on-site building component. - Landscaping, including the planting of substantial trees, at streetscapes, boundaries and between buildings. <p>Development must make a positive contribution to the desired future neighbourhood character, including opportunities for tree protection and planting.</p>

Residential area	Vision
Limited Incremental	<p>These are located east of the Plenty River. They are characterised by tall trees, undulating topography and two storey dwellings that sit below the tree canopy.</p> <p>These areas will provide for sensitively designed single dwellings and some dispersed medium density dwellings that respect the valued attributes of the existing neighbourhood character, with an emphasis on protecting trees and creating new opportunities for vegetation.</p>
Limited	<p>These areas typically have one of the following characteristics:</p> <ul style="list-style-type: none"> Heritage attributes, including subdivisions that have recognised heritage significance. Environmental attributes, such as significant landscapes, significant vegetation or higher flood risk. Distinctive neighbourhood character attributes for single dwellings. In these locations land may be affected by single dwelling covenants or other legal agreements that limit additional dwellings. <p>These areas support single dwellings with some limited opportunity for medium density housing, if designed to respect and be sensitive to the valued attributes of the existing neighbourhood character.</p>
Low Density Residential	<p>Low Density Residential Areas are found in the Low Density Residential Zone.</p> <p>These areas will provide well dispersed housing that contributes to the diversity of the housing stock in Banyule and continue to contribute to the aesthetic and environmental attributes of the Yarra River corridor.</p>

21.06-319/11/2015
C73

Implementation

The Responsible Authority will implement the objectives and strategies for the Built Environment by:

- Appropriate zones and overlays in the Banyule Planning Scheme, including:
 - Provisions included in the schedules to the Environmental Significance, Vegetation Protection and Significant Landscape Overlays.
 - Design and Development Overlays where there is a need manage change to the built form.
 - Urban Floodway Zone on land in the vicinity of waterways, and major flood paths which has the greatest risk and frequency of being affected by flooding.
 - Land Subject to Inundation Overlay on land adjacent to the Yarra River, Plenty River and Darebin Creek and their tributaries which is liable to flooding.
 - Special Building Overlay on land affected by overland flows in storm events that exceed the capacity of the underground drainage systems.
- Encourage appropriate signage in accordance with the Council's Outdoor Advertising Policy.
- Using the Environmentally Sustainable Development Local Policy (22.05) when assessing relevant planning permit applications to encourage residential and non-residential proposals to address sustainable development principles and objectives.

Further Strategic Work

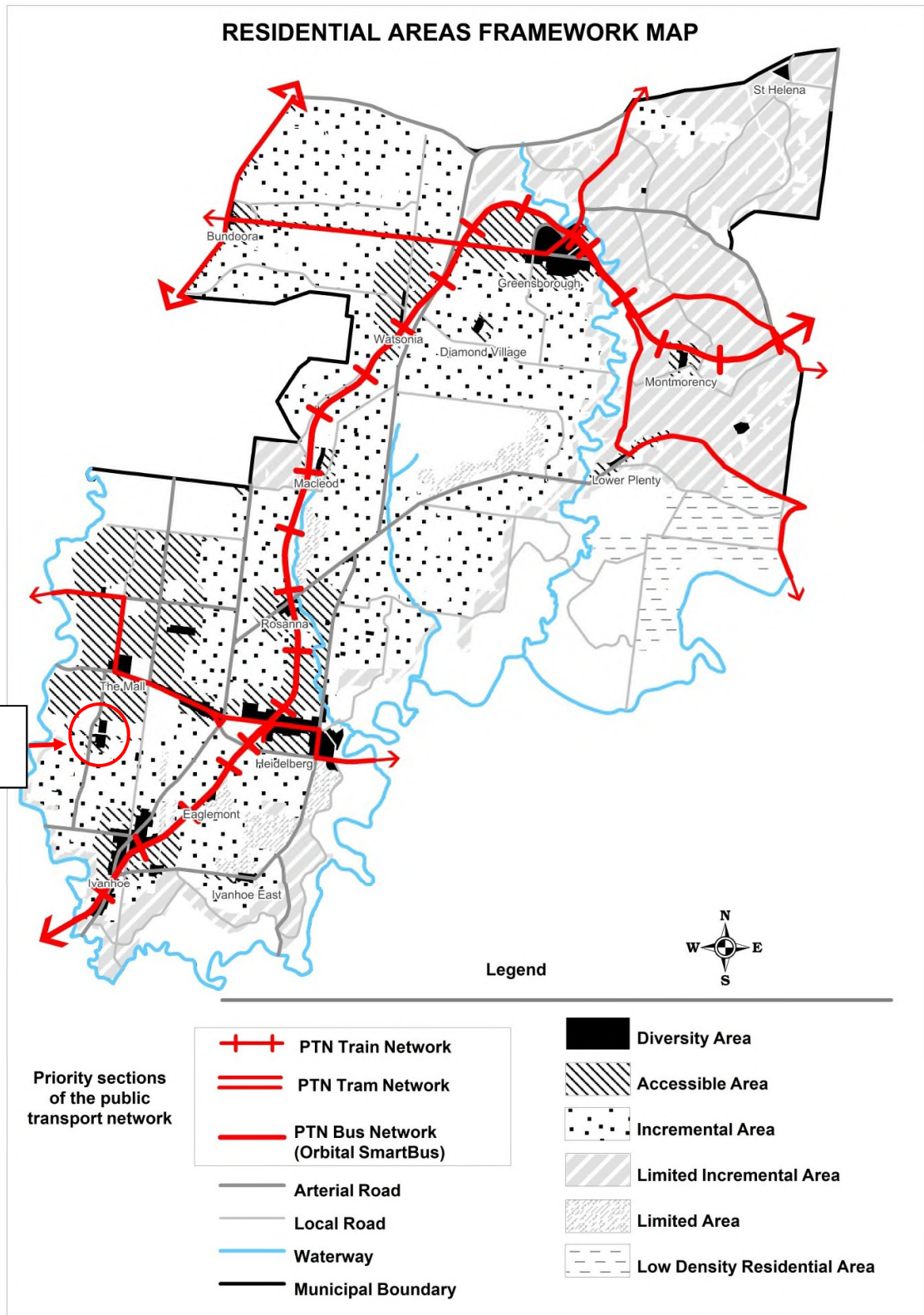
Pursue the development of a development contributions scheme for the provision of local social and community infrastructure.

Identify further opportunities to apply appropriate zones that encourage more growth in the accessible areas around activity areas.

Identify further opportunities to apply the Neighbourhood Residential Zone in areas that require protection from increased residential development.

Review and refine the operation of the Residential Growth Zone, General Residential Zone and Neighbourhood Residential Zone.

Refine the Local Policy Planning Framework to reflect the further strategic work done.



Note: This map shows the indicative location of the Residential Areas described in the Residential Areas Framework.



Company details

MGS Architects
Established 1985
10-22 Manton Lane
Melbourne Victoria
3000 Australia
T 03 9291 9900

mgsearchitects.com.au

Australian Business Number
13 006 488 302
Australian Company Number
006 488 302

Directors

El Carami
Chris Jones
Cameron Lacy
Robert McGauran
Mun Soon
Joshua Wheeler

Contact person

Kathrine Sundermann
T 03 9291 9900
E ksundermann@mgsearchitects.com.au

Document details

Bellfield Urban Design Guidelines
Version: Final V3
Date of Issue: 30 March 2020
Prepared by MGS Architects

Client

Banyule City Council

Client Representative

Lucy Risdell
Strategic Property Manager

Masterplan Consultant Team

Master Planner (Lead Consultant)
MGS Architects
Landscape
Mary Papaioannou

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 Overall Vision
2.1	12 Introduction
2.2	14 Directions
3.0	19 Guidelines
3.1	20 Introduction
3.2	22 Park and Village Precinct
3.3	28 Neighbourhood Precinct



Context



1.1 Introduction

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 Bankisia La Trobe Secondary School site, located at 230-232 Bankisia Street, Bellfield, and adjacent sites on Oriel Road, Bellfield. These sites are located within the 800m 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 Bankisia 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 Bankisia Street, Oriel Road and Parkins 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 Bankisia 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 OVERALL VISION
Highlights the precinct vision and directions, including built form, landscape and access opportunities.

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), Warratah 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 1.8km 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.

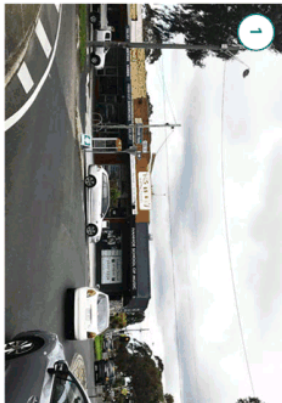
SITE CHARACTERISTICS

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.

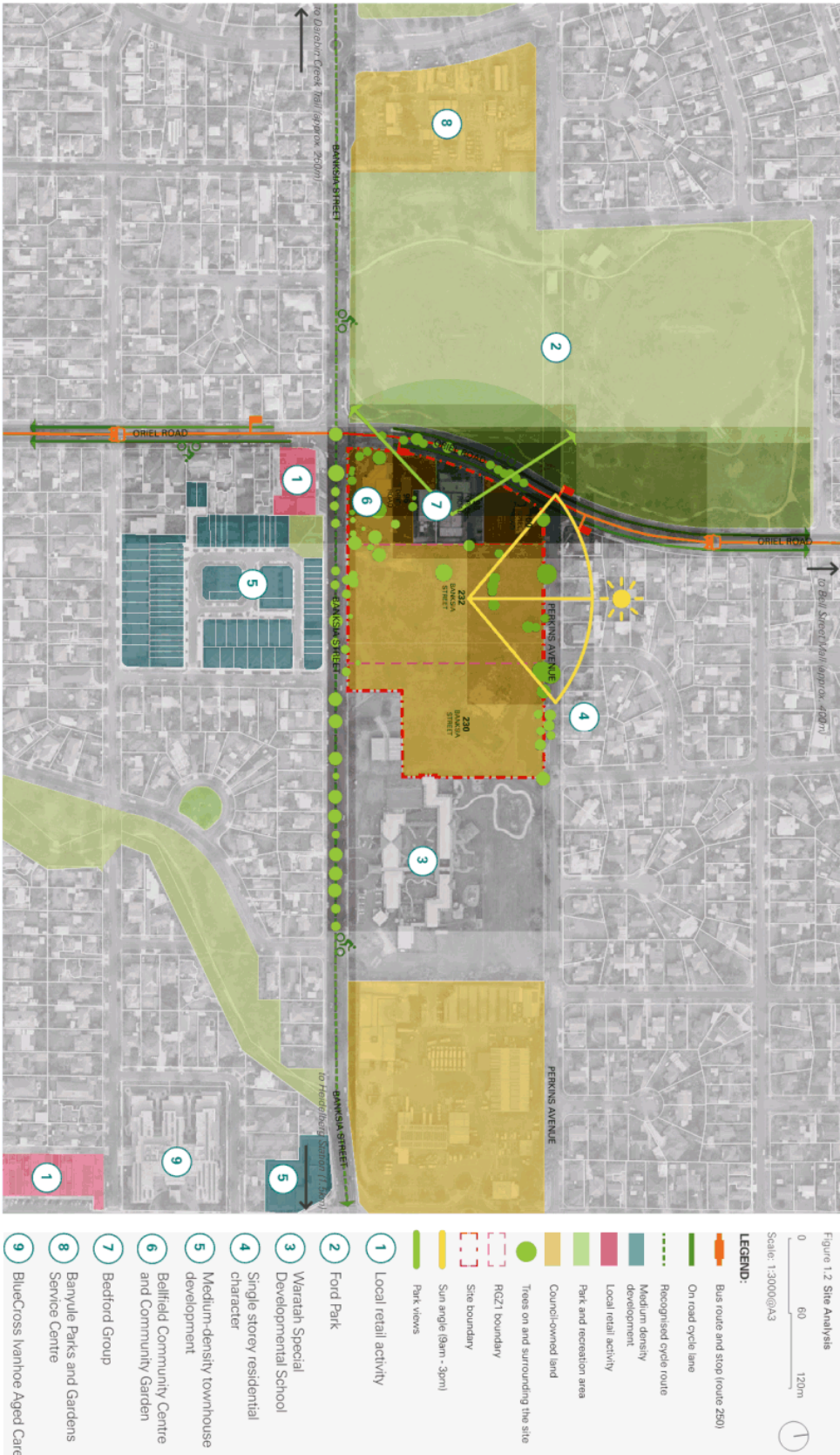
A series of established native and exotic trees define the landscape character of the site.

NEIGHBOURHOOD CHARACTER

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. On Oriel Road and Banksia Street, central medians divide the carriageways and contribute 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.



1.2 Site Analysis



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 11m height limit that allows for no more than three storey development.

Two parcels of land, 96 Oriel Road and 230 Bankisia 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 Bankisia 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 13.5m or four storeys.

Currently the boundary between the RGZ2 land (232 Bankisia Street) and the PUZ6 land (230 Bankisia 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 PLZ applied as relevant for the use of each site. South of Bankisia Street there is an area of RGZ2 and Commercial 1 Zone (C1Z1) land at the southeast corner of Oriel Road and Bankisia 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 12m 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 Bankisia 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

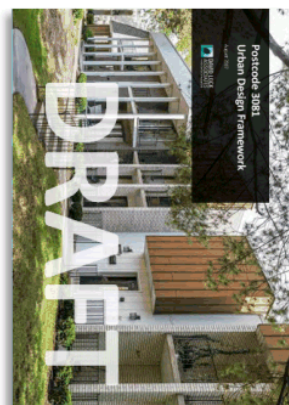
“The UDF seeks to promote innovative forms of housing, particularly in terms of homes that are socially and environmentally sustainable.”

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.

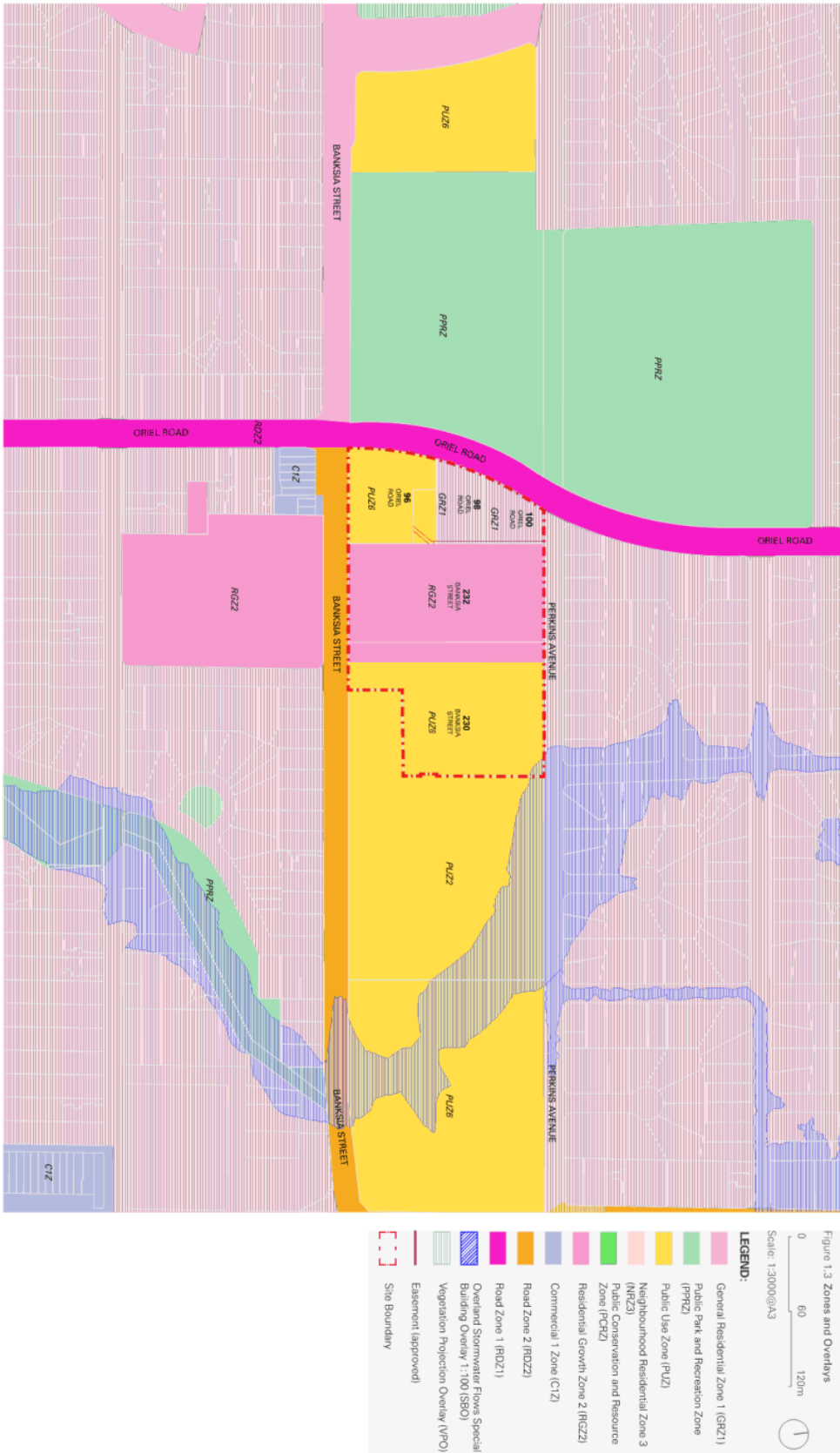


Housing Strategy - Banyule City Council (March 2009)



Postcode 3081 - Urban Design Framework (August 2017)

1.3 Planning Context



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.

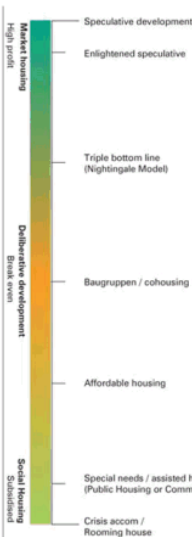


Figure 1.4 Housing spectrum

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 Murrundaka 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.

1.4 Housing Context

HOUSING TYPES UNDER INVESTIGATION

MARKET HOUSING

Types of People



Families
Couples
Singles
Specialist and Independent Living

Exemplars



Apartments



Townhouses



Aged Care

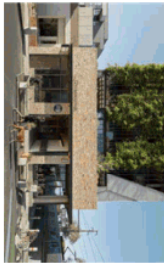
DELIBERATIVE DEVELOPMENT

Types of People



Families
Couples
Singles
Specialist and Independent Living

Exemplars



Nightingale Model



Baugruppen



Cohousing

SOCIAL HOUSING

Types of People



Families
Single Parents
Singles
Elderly
Need for assistance

Exemplars



Affordable housing



Special needs community housing



Crisis accommodation

Left to right, top to bottom

- Cirqa, Ivanhoe (BX Architects)
- Nightingale 1, Burnswick (Breath Architecture)
- NRAS affordable housing, (BNV and Donovan Hill)
- Heller Street Housing, Burnswick (Six Dogres Architects)
- Baugruppen, White Gum Valley, Fern Lane (copy and specialagency)
- Melnye Drive Social Housing, Altona (MGS Architects)
- St Joseph's Mevis, Hawthorn
- Mauritika Cohousing Community, Heidelberg Heights
- VincentCare Crisis Accommodation, Melbourne (MGS Architects)



Overall Vision

A large, bold, teal-colored graphic of the number '20' is centered on the page. The '2' is a simple, rounded shape, and the '0' is a thick, solid ring.

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, Turneypark, Amsterdam (AMUCLA)



2.2 **Directions**
Overview

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.

2.2 Directions Architectural Diversity

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

- Encourage diverse architectural outcomes to ensure that future development creates a varied neighbourhood of architectural interest.
- Encourage future development to read like a varied neighbourhood built over time.
- Encourage a diverse 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.
- Encourage landmark buildings to be positioned on corner sites to enhance wayfinding through the site, create a sense of arrival into the precinct and showcase best practice in design and sustainability.
- Encourage material and height diversity to create visual interest and break up visual massing.

PEDESTRIAN FRIENDLY INTERFACES

- Encourage ground floor interfaces to incorporate landscaped spaces in order to enhance safety, activity and amenity
- Encourage pedestrian permeability through the site.



ARCHITECTURAL DIVERSITY



Buildings by different authors

Left to right, top to bottom
 Buissonierian, Zellnow, Amsterdam
 Alphington Townhouses, Alphington
 (Green Sheep Collective)
 Studio 9, Richmond (Hyphall)
 Bantury Village, West Footscray (DKO)
 Townhouses, Burnswick East



Material diversity



Pedestrian friendly ground floor



Height diversity



Monotonous built form and similar materials

2.2 Directions Landscape and Sustainability

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.

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

MAKING IT GREEN AND CONNECTED

- Encourage new development to reinforce and enhance the established leafy character of the area by retaining mature trees on site and designing landscaped space around these trees.
- Support existing green spaces by introducing a diverse network of public open spaces and green linear parks that vary in size, character and activity.
- Introduce new street trees along main streets to promote pedestrian friendly, green streets and spaces.
- Encourage space for small tree planting in rear laneways to enhance these spaces.
- Aim to provide 40% minimum tree canopy coverage across all public realm to increase thermal comfort.
- Reduce the footprint of basement parking to maximise areas of deep soil for successful tree establishment and growth.

BUILDING IN RESILIENCE

- Choose low water demand or native plant species in accordance with City of Banyule recommendations to enhance established vegetation and promote biodiversity.
- Embed multiple uses into public realm e.g. recreation and stormwater treatment.
- Consider Water Sensitive Urban Design Principles and swales through the public realm.
- Encourage a minimum of 50% of all paved surfaces to be permeable.

SUSTAINING COMMUNITY

- Integrate welcoming outdoor community facilities and meeting places within open space to ensure accessibility and encourage participation. Suggested outdoor spaces include community gardens, public squares and pocket parks.
- Embed flexibility into communal facilities e.g. public plaza that can be periodically programmed for markets and other community events.
- Ensure a positive interface between public and private spaces – consider a combination of low front fences and no front fences.

ENCOURAGE ENVIRONMENTALLY SUSTAINABLE DESIGN

- Encourage meeting suitable sustainable targets such as BESS, Green Star or NatHERs.



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)
Australasian Garden, Carlsruhe (Floyd Cully Leithart Landscape)
The Gan Y Housing Project, White Gum Valley (David Barr Architects)



Native plant species



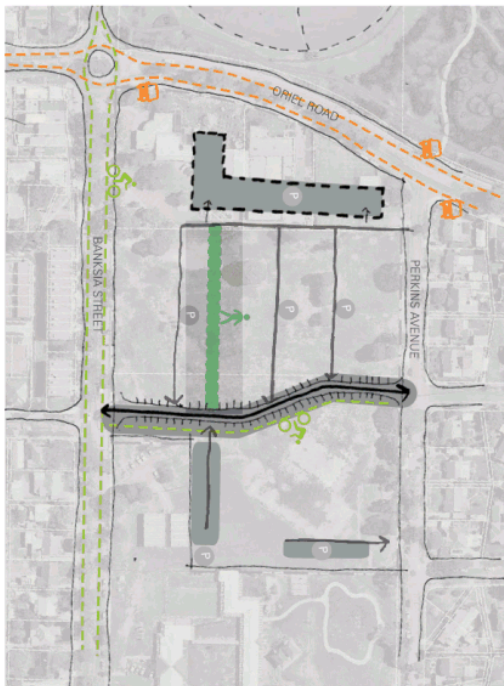
Green Star Communities

2.2 Directions
Access

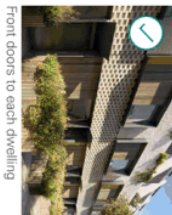
The neighbourhood's access and parking arrangement will focus on prioritising pedestrians and cyclists, creating a network of streets and laneways, integrating WSUD principles and supporting high-quality public realm outcomes.

ACCESS

- Enhance existing cycle and pedestrian networks around and through the site.
- Introduce a pedestrian network of safe and desirable primary and secondary shared paths through the site that connect to surrounding destinations.
- Introduce a well defined street hierarchy, consisting of primary and secondary north-south streets and rear laneways.
- Introduce rear laneway vehicular access and include pedestrian entrances, glass garage doors and green planting within these areas to encourage activation.
- Encourage consolidated basement car parking for mixed use apartment developments.



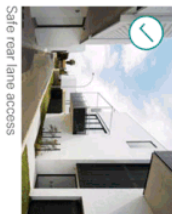
ACCESS, PARKING AND ACTIVATION



Front doors to each dwelling



Green link and pedestrian path



Safe rear lane access

Left to right, top to bottom

Berry St Townhouses, Brunswick (Fieldwork)

Acornia, Cambridge (Faulder Clegg)

Knustford, Fremantle (Spaceagency)

Neurmap Aerial

Congestion of crossovers



Guidelines

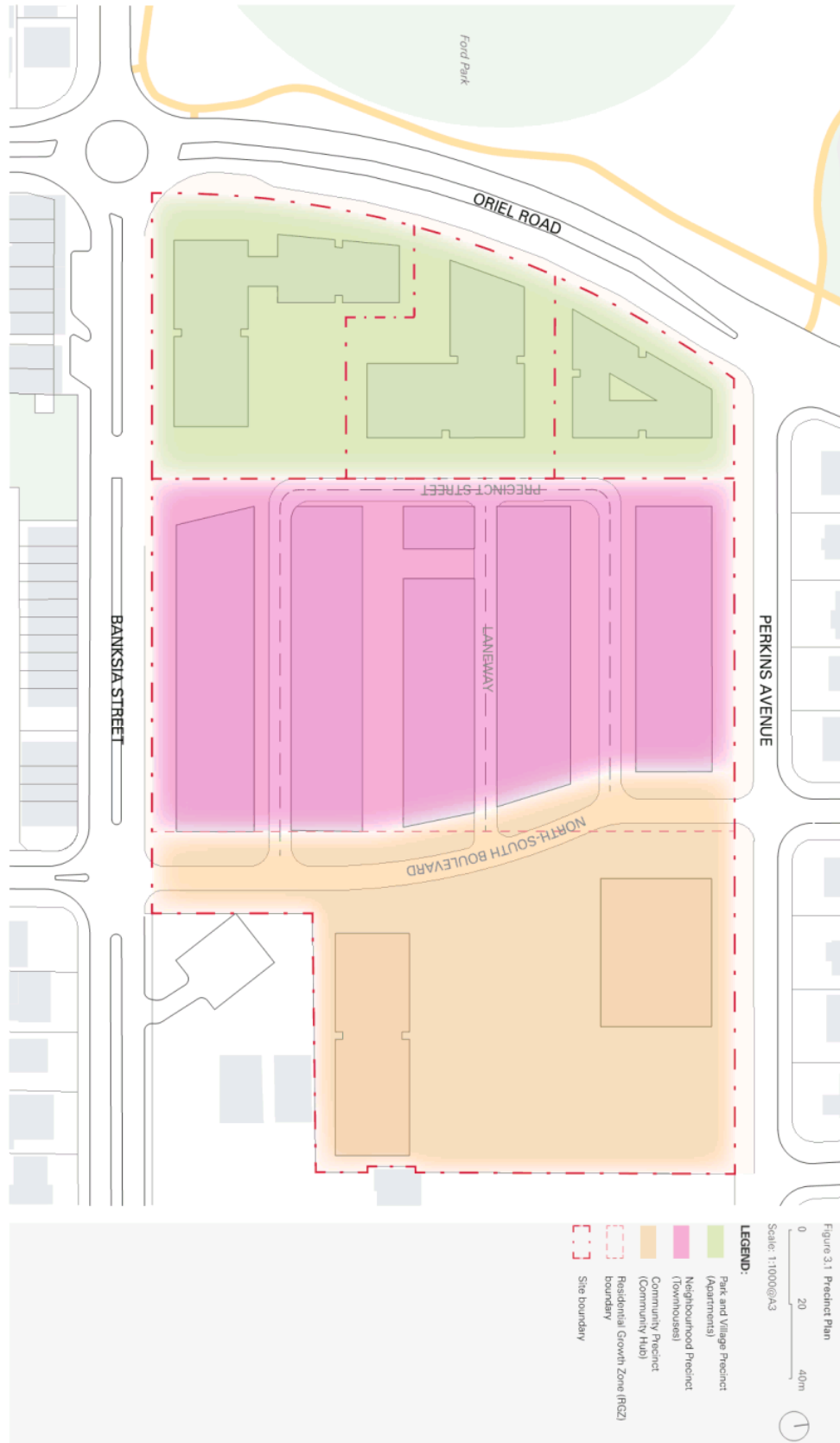
3.0

3.1 Introduction

The following 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 document.

These guidelines provide a vision and framework for design responses to the site. Rather than a prescriptive framework, they provide guidance on the intent of the precinct and expectations for urban design, landscape and architectural quality.

3.1 Introduction



3.2 Park and Village Precinct Overview

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

LANDSCAPE

This precinct's landscape character is envisaged as both urban and green. A new public plaza positioned on the corner of Banksia Street and Oriel Road will complement the existing local shops and create an active gateway into the precinct. A green north-south pedestrian spine will provide a high-quality connection within the precinct and opportunities for street tree planting. Areas of deep soil in shared private open space will support this lush environment.

ACCESS

This precinct will be pedestrian friendly, with front entrances facing Banksia Street and Oriel Road, supported by secondary entrances to the east. Consolidated car parking in half or full basements beneath buildings is preferred, with access limited to rear lanes to reduce the presence of cars within the precinct.

BUILT FORM

Rather than setting overly prescriptive setback requirements, a suggested plot ratio will assist in determining the preferred area allowed for each apartment building. This suggested ratio will be used to create a level of certainty for the precinct in terms of development scale, while allowing flexibility for each apartment to respond to its particular context.

Rather than long continuous apartment buildings, each building is encouraged to share a core, while having the appearance of smaller buildings. Buildings are encouraged to have their own materiality and height.

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



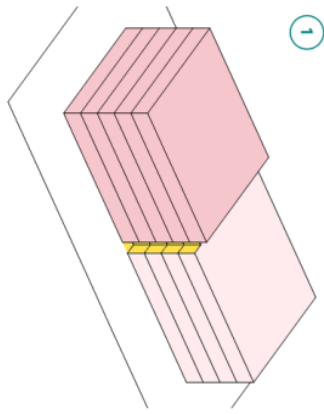
High-quality urban plaza adjacent to apartments, Studio 9 Apartments, Richmond (Melb/kill)



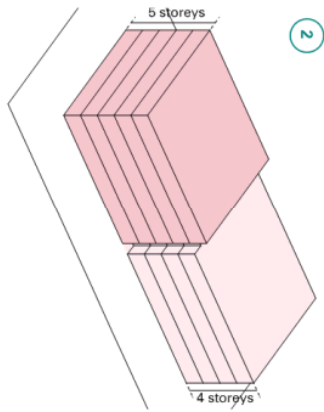
High-quality pedestrian access, McIntyre Drive Social Housing, Altona (MGS Architects)

This page is intentionally blank

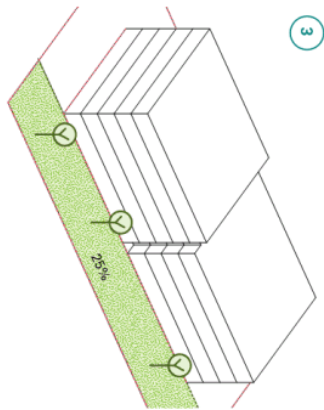
3.2 Park and Village Precinct
Massing and Setbacks



1



2



3

VISUAL DIVERSITY

- Encourage apartment buildings to appear as several small buildings, rather than one large building, to reduce their visual mass.
- Pedestrian access should be provided between buildings to enable light and tree planting.

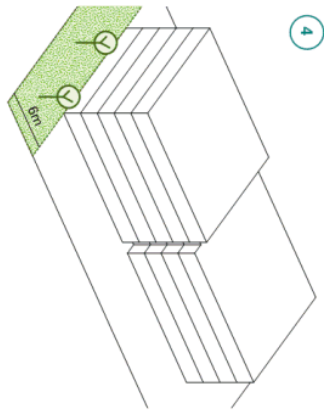
HEIGHT

- Future development along Oriol Road is encouraged to reach a maximum of five storeys only.
- Future development on the corner of Bankisia Street and Oriol Road is encouraged to reach a maximum of four storeys only.
- Future development on the corner of Perkins Avenue and Oriol Road is encouraged to 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.

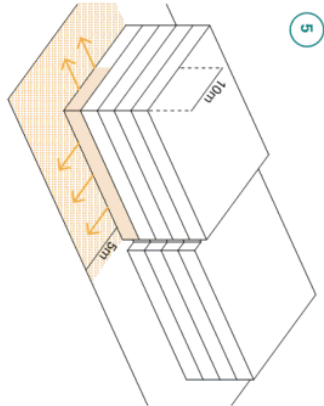
PLOT RATIO AND DEEP SOIL AREAS

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

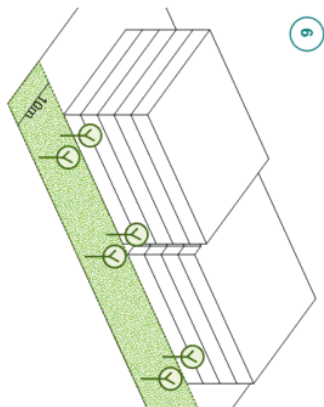
3.2 Park and Village Precinct Interfaces



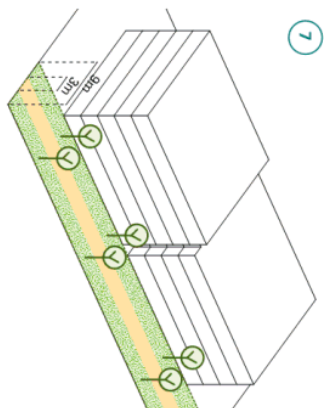
4



5



6



7



FORD PARK INTERFACE

- Built form should be set back at least 6m from the Oriel Road property boundary.
- Trees are encouraged to be planted in this interface.



BANKSIA STREET INTERFACE

- This interface is envisaged to 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.
- It is recommended that buildings be set back at least 5m from the Banksia Street property boundary to allow space for tree planting.
- Tenancies are encouraged to face both Banksia Street and Oriel Road with a minimum frontage of 10m on each side. A recommended area of least 250m² in total should be located on the ground floor of the apartment on the corner.



PERKINS AVENUE INTERFACE

- A minimum setback of 10m from the Perkins Avenue property boundary to any future built form is encouraged.
- A linear park could be positioned in this setback zone.



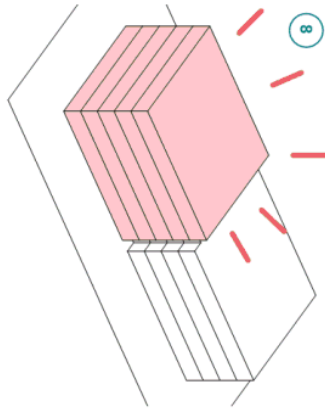
PRECINCT STREET INTERFACE

- A minimum setback of 9m from the eastern site boundary to any future built form is encouraged.
- A 3m wide pedestrian path, swale and green open space could be positioned in this setback zone.

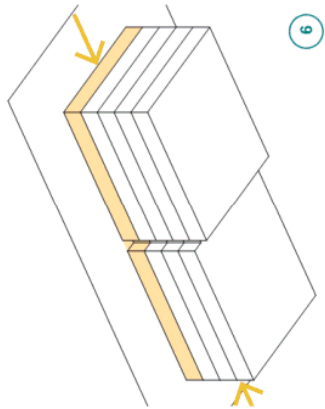
Left to right

Furenpark, Amsterdam (LMD/LAB)
Nightingale 1, Brunswick (Reidie Architecture)
Heiler Street Residences, Brunswick (Sk Daynes)
87 Chapel Street, St Kilda (MGS Architects)

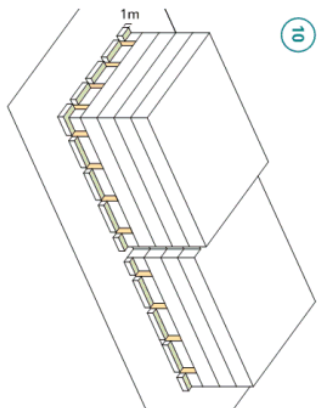
3.2 Park and Village Precinct Interfaces



KEY VISTAS
 — Apartment building facades positioned at key vistas should be compositionally considered.



PEDESTRIAN ENTRANCES
 — Each building is encouraged to have at least one ground floor entrance on each side of the building.
 — Each building should allow secured access through the building for residents. This will improve pedestrian permeability though the site for residents.



GROUND FLOOR DETAIL
 — Ground floor apartments are encouraged to have direct private pedestrian access from public areas where possible.
 — Any ground floor private open space is encouraged to be raised up to 1m 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 are encouraged to be no more than 1m above pavement level and allow for natural ventilation of the car park.

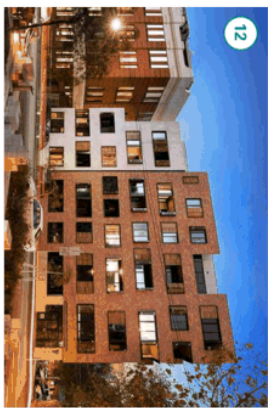
Left to right
 MOYE Apartments, Fremantle (COCA Studio)
 Altona Apartments, Fanny (Jackson Clements Burrows Architects)
 Poppyroam Apartments, Melbourne (Bauer Architecture)

3.2 Park and Village Precinct
Materiality



MATERIAL DIVERSITY

- Each facade section (recommended a maximum of 25m wide) is recommended to use different materiality and colour to the adjacent section.
- Where facades wrap a corner, the use of a single material and colour is encouraged (each face may be up to 25m wide).



MATERIAL COMPOSITION

- Encourage the use of minimal materials on building facades, rather than a collage of several materials.



MATERIAL SELECTION

- Recommend use of bricks, concrete blocks timber, weatherboard, or standing seam metal products on building facades to provide depth and rhythm.
- The use of flat, commercial or low-quality materials, such as aluminium composite claddings, rendered board or fibre cement sheet, on building facades are discouraged.
- Roofs should be clad in light coloured materials or utilise greening to reduce heat island effects.

Left to right

Albion Street Apartments, West Melbourne (DKO)

Olford and Peol, Collingwood (Jackson Clemens Burrows Architects)

Rue Alamy Housing, Paris (Flectro Architects)

3.3 Neighbourhood Precinct Overview

The Neighbourhood Precinct will become a community of townhouses that celebrates visual diversity in built form and landscape character. This precinct will host a series of pedestrian friendly green space that offer opportunities for the community to live, play and relax.

LANDSCAPE

The landscape character of this precinct is envisaged as a series of linked green public spaces supported by private gardens. Pedestrian green links will allow public access through the site.

ACCESS

High-quality green streets will allow public access through the site. While rear laneways will provide residents with more private access to their dwellings. Leafy pedestrian paths will create 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 will showcase a variety of architectural typologies and materials, creating a vibrant, diverse neighbourhood that stitches into the surrounding neighbourhood.



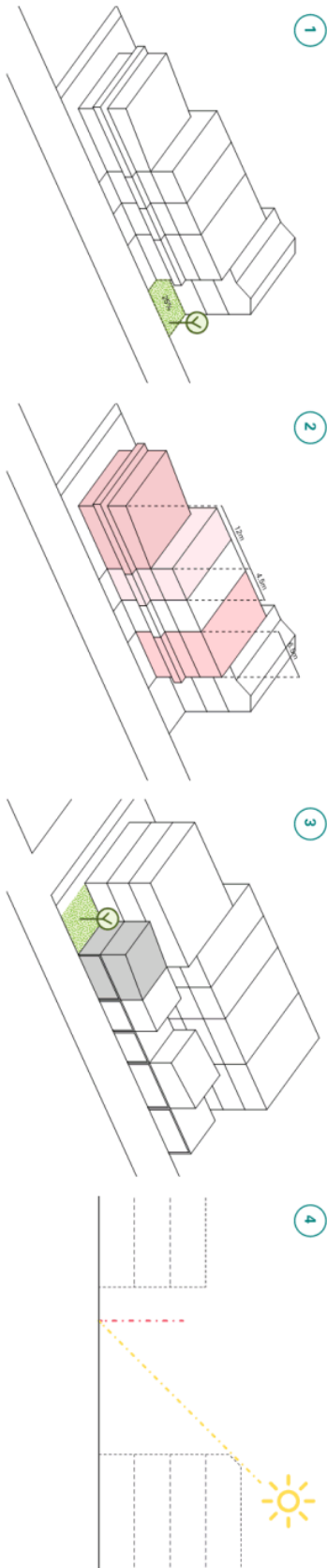
Green public outdoor spaces complement the high-quality townhouse development. Accordia, Cambridge (Fulden, Chigga Bradley, Sudol)



Architectural diversity creates a vibrant neighbourhood. Bicksteinen, Zurich, Arsenault

This page is intentionally blank

3.3 Neighbourhood Precinct
Massing and Setbacks



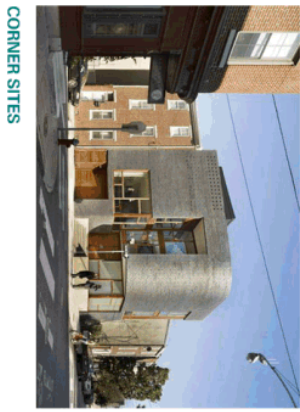
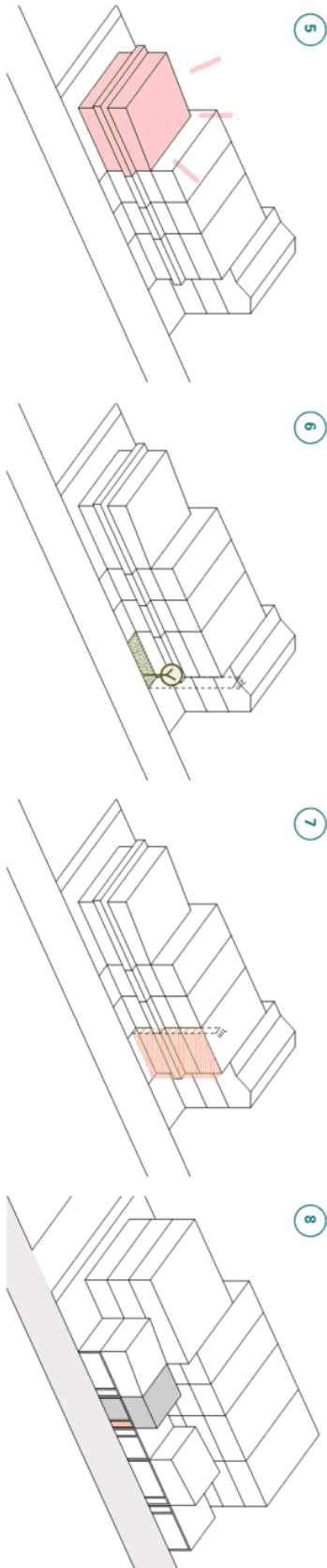
- PERMEABLE OPEN SPACE**
- Each private lot is encouraged to have at least 25% of its surface area as permeable open space.
 - Permeable open space could include areas of deep soil for successful tree establishment and growth.
 - The 'primary pedestrian interface' setback may count towards the permeable open space quota.

- PLOT WIDTH**
- Each townhouse plot width can vary from 4.5m to 12m.
 - Encourage no more than five townhouses in a row to have the same plot width.
 - Encourage the width of neighbouring plots to differ by at least 0.5m.

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

- BUILDING HEIGHT AND SOLAR ACCESS**
- Recommended buildings do not exceed a 45° solar access plane from the property boundary of the neighbour to the south.
 - Height diversity is preferred, with taller townhouses suggested on smaller lots.
 - A maximum of four storeys, a mixture of one, two and three storey structures are encouraged.

3.3 Neighbourhood Precinct Interfaces



CORNER SITES

- Corner sites should provide an active and engaging interface with streets, public parks and pedestrian paths, acting as markers within the neighbourhood precinct.
- Built form on corner sites are encouraged to include entrances, balconies and habitable rooms facing these interfaces.

PRIMARY PEDESTRIAN INTERFACE

- This interface should provide an active and engaging interface with parks and pedestrian paths.
- This interface should have at least a 2m wide permeable open space and a tree should be integrated into this interface where possible.
- No or low front fences are recommended. If required, the use planter beds or hedges to mark public / private interface are suggested.
- 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.
- If possible, this 1m zone should 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.
- Garages are encouraged to be located in this interface, including single and double garages and car ports.
- Garage doors are encouraged to have a pedestrian entry adjacent and include space for planting.
- Glass garage doors are preferred. This will help promote transparency between public and private and passive surveillance throughout the laneway.

Left to right

The Spit Level House, Philadelphia (Cb Design)

Heiler Street, Brunswick (Sk Design)

Buiksloterum Zuidbou, Amsterdam

Accordia, Cambridge (Falcon Craig Bradley)

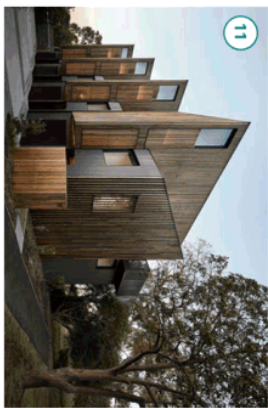
3.3 Neighbourhood Precinct
Materiality



- MATERIAL DIVERSITY**
- Recommend a maximum of five townhouses in a row to have the same materiality and facade design.
 - Encourage townhouses on opposite sides of a path or road to have different materiality and facade design.



- MATERIAL COMPOSITION**
- Encourage the use of minimal materials on building facades, rather than a collage of several materials.



- MATERIAL SELECTION**
- Recommend use of bricks, concrete blocks, timber, weatherboard, or standing seam metal products on building facades to provide depth and rhythm.
 - The use of flat, commercial or low-quality materials, such as aluminium composite claddings, rendered board or fibre cement sheet, on building facades are discouraged.
 - Roofs should be clad in light coloured materials of utilise greening to reduce heat island effects.

Left to right
 Rusticoorham Zeilbouw, Amsterdam
 Akbarian's House, Kermanshah (Folia Design)
 Parkville Townhouses, Parkville (Feldwork)



Figure 3.2 Indicative view to the Community Hub and Neighbourhood Precinct

