

URBIS

# BELLFIELD RESIDENTIAL PROJECT DEVELOPMENT PLAN

13 NOV 2023

PLANNING AND ENVIRONMENT ACT 1987  
BANYULE PLANNING SCHEME

This Development Plan is approved pursuant to  
Clause 43.04 of the Banyule Planning Scheme  
(DPO8)

Amended Endorsed Plan as part of P1654/2021  
Sheet Number - 1 of 35  
Development Planner - adrianm  
15/11/2023 - D23/309300

GLENVILL  
rothelwman

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**URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:**

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**Project Code** P0029524

**Report Number** 03

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## **ACKNOWLEDGEMENT OF COUNTRY**

Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

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# 1.0 INTRODUCTION



The Bellfield Development Plan has been prepared by Urbis on behalf of Glenvill, to enable the development of the Bellfield Precinct Redevelopment Site in Bellfield.

The Bellfield Precinct Redevelopment Site facilitates urban renewal and has been identified for growth by Plan Melbourne. The Site is currently under-utilised following the decommissioning of La Trobe Secondary College.

The development of the Bellfield Precinct Redevelopment Site will facilitate the provision of new residential diversity to the Banyule community and support the aspirations of the La Trobe NEIC.

## 1.1 PURPOSE OF THE DEVELOPMENT PLAN

The Development Plan Overlay (Schedule 8) was applied to the subject site as part of Planning Scheme Amendment C153 to the Banyule Planning Scheme in December 2020. The Development Plan Overlay requires a development plan to be prepared prior to the issue of a permit for use or development.

The purpose of the Development Plan is to establish an overarching urban structure for the site, under which the more detailed site planning and staged subdivision of the land can take place.

## 1.2 COMPONENTS OF THE DEVELOPMENT PLAN

DPO8 stipulates that the Development Plan must:

- facilitate the redevelopment of the Bellfield Precinct Redevelopment site as envisaged in the Bellfield Urban Design Guidelines (2020).
- deliver an integrated development that caters for a diverse mix of housing types, densities, design and bedroom mix.
- respond to and manage site features and constraints.
- create a positive interface with adjacent public open space giving appropriate consideration to issues of safety and surveillance.
- provide safe and integrated pedestrian and vehicular connections both within the development plan area and with neighbouring land.

DPO8 stipulates that the Development Plan is to give effect to the Bellfield Urban Design Guidelines (2020) and be generally in accordance with the Concept Plan, shown in Figure 1 of DDO8, to the satisfaction of the Responsible Authority.

The Development Plan's response to these matters is set out in Sections 4 and 5 of this document.

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# 2.0 SITE ANALYSIS



## 2.1 THE SITE

The Bellfield Residential Redevelopment Site is located in Melbourne's north-east, approximately nine kilometres from the Melbourne Central Business District, in the municipality of Banyule. The site is generally trapezoid in shape with the northern boundary longer than the southern boundary, and has an area of approximately 23,800 square metres.

The site is bordered by Perkins Avenue to the north, Banksia Street to the south, Oriel Road to the west and a newly constructed extension of Daphne Crescent to the east.

The site is predominantly undeveloped with scattered vegetation. The Bellfield Community Hall is located within the south-east corner of the site.

## 2.2 STRATEGIC CONTEXT

The site is located within the La Trobe National Employment and Innovation Cluster (La Trobe NEIC) which is identified in *Plan Melbourne 2017-2050* as the key location for the growth of employment and business in the north-eastern part of Melbourne. The Bellfield Precinct Redevelopment Site will support the La Trobe NEIC through a substantial increase in housing availability and diversity in the area.

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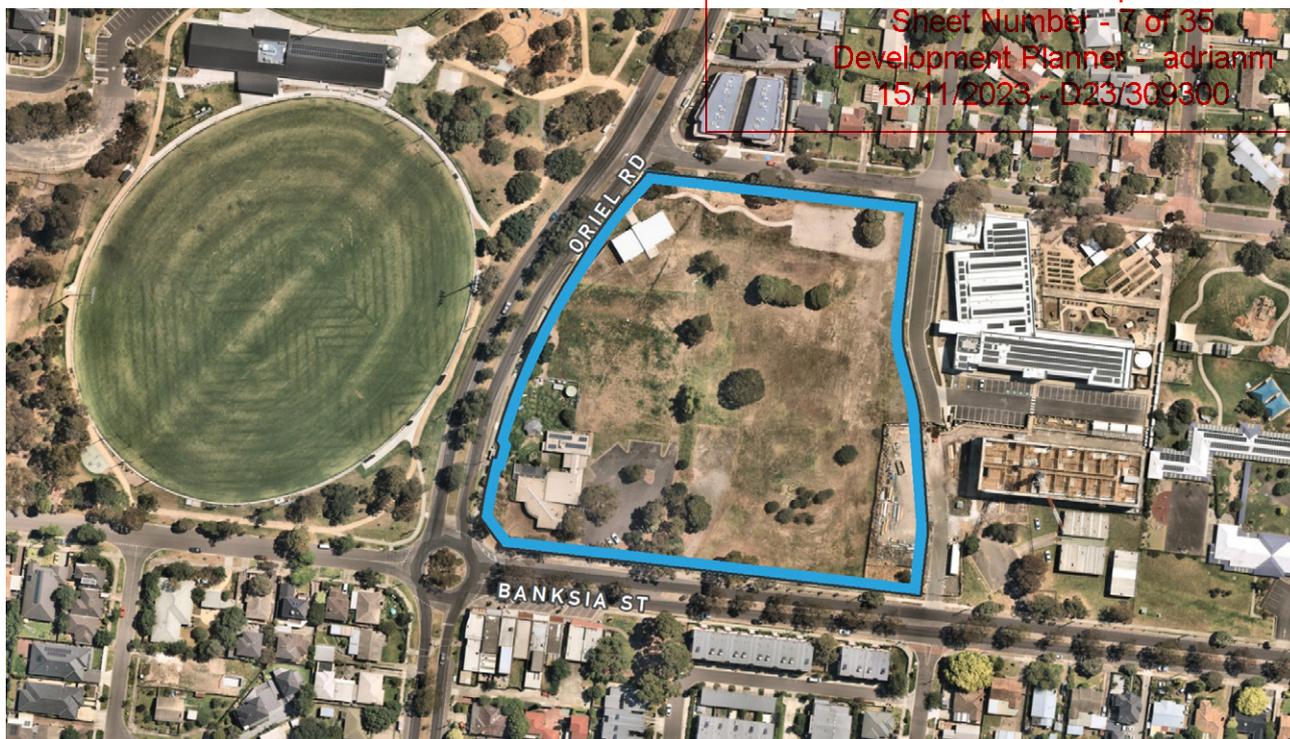
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**Landmarks**

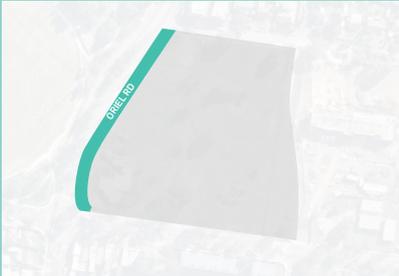
- |  |  |
|--|--|
| 1 Banksia Street Shopping Strip        | 12 Ivanhoe Aquatic Banyule               |
| 2 Community Hub                        | 13 Bluecross Ivanhoe                     |
| 3 Waratah Special Developmental School | 14 Melbourne Polytechnic (Heidelberg)    |
| 4 Ford Park                            | 15 Austin Repatriation                   |
| 5 Banyule City Council Parks & Gardens | 16 Heidelberg Repatriation Hospital      |
| 6 Cyril Cummins Reserve                | 17 Warringal Cemetery                    |
| 7 Thornbury High School                | 18 Warringal Private Hospital            |
| 8 Darebin Internation Sports Centre    | 19 Austin Hospital                       |
| 9 Northcote Indoor Sports              | 20 Eaglemont Railway Station             |
| 10 Cartledge Reserve                   | 21 Heidelberg Railway Station            |
| 11 Donaldson Creek Reserve             | 22 Banyule City Council Operation Centre |

**Legend**

- |  |                       |
|--|-----------------------|
|  | Subject Site          |
|  | Major Road            |
|  | Minor Road            |
|  | Train Line            |
|  | Bus Route             |
|  | Open Space/Parklands  |
|  | Public Transport Stop |

## 2.3 INTERFACES

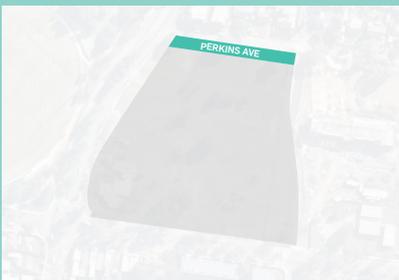
The site enjoys four street interfaces, being Oriel Road, Banksia Street, Perkins Avenue and the new north-south Boulevard.



Oriel Road, which runs along the site's western boundary, is the primary street frontage of the site. This street is characterised primarily by single and double storey houses, with an emerging trend of infill development including a triple storey apartment building, located at the corner of Oriel Road and Perkins Avenue. Directly opposite the site is significant public open space in the form of Ford Park, which enjoys multiple sports ovals, playground and picnic facilities and a fenced dog play area.



Banksia Street, which runs along the site's southern boundary, accommodates a diverse range of land uses and building typologies. Directly to the south of the Site are a cluster of eight single storey commercial premises that front Banksia Street, and a large housing development comprised of 2-3 storey townhouses. The development includes a small pocket park that fronts Banksia Street



Perkins Avenue, which runs along the site's northern boundary, is characterised primarily by single and double storey houses.



Daphne Crescent is a new, north-south extension of Daphne Crescent and connects to Wadham Road in the south. To the east of the Daphne Crescent is the balance of the land formally utilised by La Trobe Secondary College which is currently being redeveloped for a community hub and social housing.

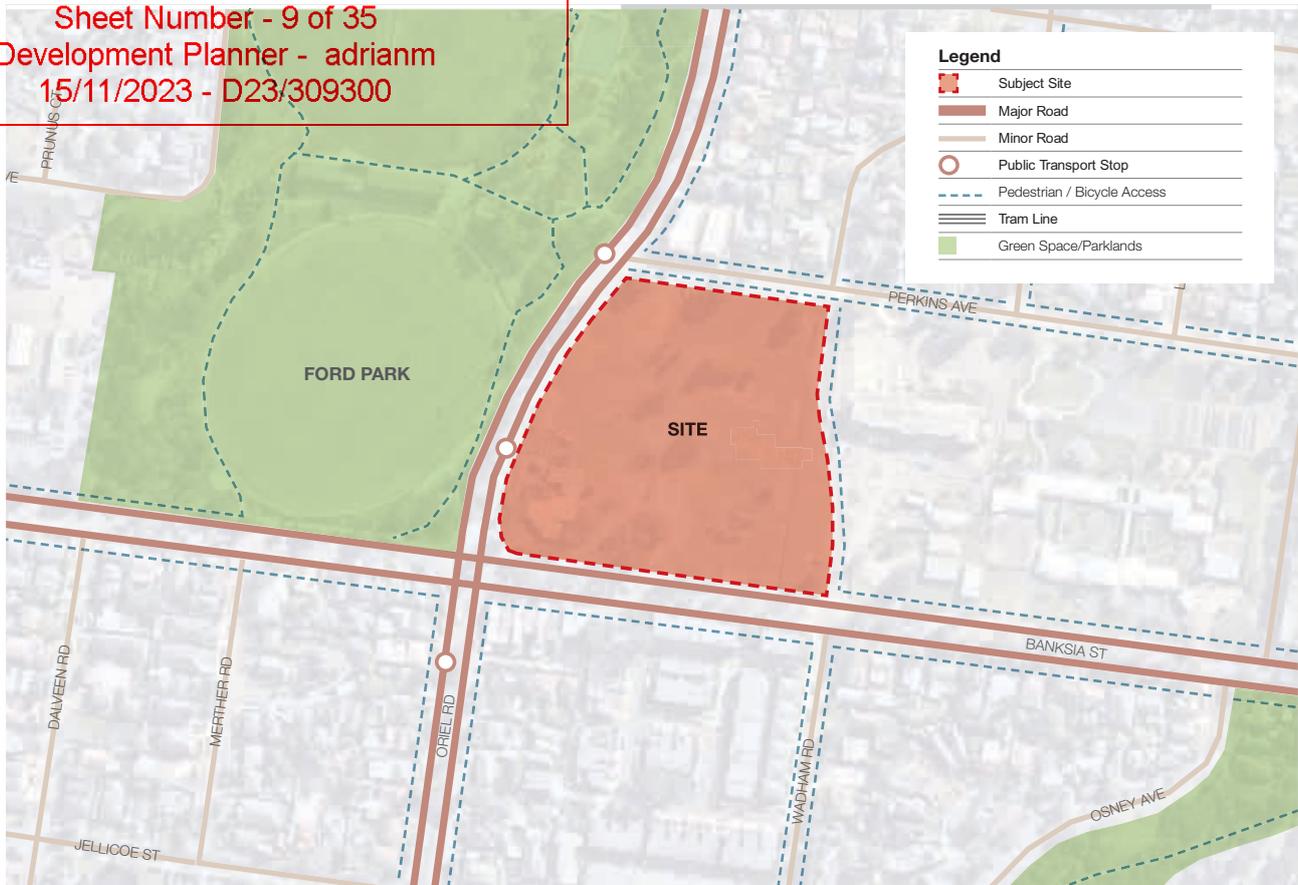
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## 2.4 TRANSPORT AND ACCESS

Oriel Road serves an arterial road function and is located within a Road Zone, Category 1. Proximate the site, the road comprises of a divided dual carriage way catering one lane of traffic in each direction. The road also includes bicycle lanes and on-street parking in both directions. A roundabout is provided where the road intersects Banksia Street.

Banksia Street serves a local arterial road function and is located within a Road Zone, Category 2. Proximate the site, the road comprises of a divided dual carriage way catering one lane of traffic in each direction. The road contains on-street parking on both sides.

Perkins Avenue and Daphne Crescent are both considered local roads and cater for a lane of traffic in each direction. Unrestricted parking is provided to the south side of Perkins Avenue, whilst restricted parking is provided to the north side. As the extension to Daphne Crescent is a new constructed road, on street parking is yet to be determined.

The site is well serviced by public transport and is located within the Principal Public Transport Network. Bus stops are located on Oriel Road to the north and south of the Site, with the closest stop being directly opposite the north-western corner.

On-road bike lanes are provided on Oriel Road and pedestrian paths are provided within the surrounding street reserves and through Ford Park. A shared user path that connects to the Capital City Trail is provided along Darebin Creek, approximately 400 metres to the west of the site.



## 3.0 PLANNING CONTEXT

The site is affected by the provisions of the Banyule Planning Scheme. The Planning Scheme provides guidance which supports the redevelopment of the site, including but not limited to the following housing strategies contained within Clause 2.03-5 'Housing'.

- Direct housing growth to locations in or close to activity centres and the Principal Public Transport Network, and to strategic redevelopment sites, to satisfy housing demand.
- Increase the diversity of housing types and the provision of more adaptable housing that meets the special needs of the broader community, including older persons with impaired mobility and those from culturally diverse backgrounds.
- Support the use and development of surplus non-residential land for residential purposes where it can contribute to the preferred neighbourhood character of the area and to housing diversity.

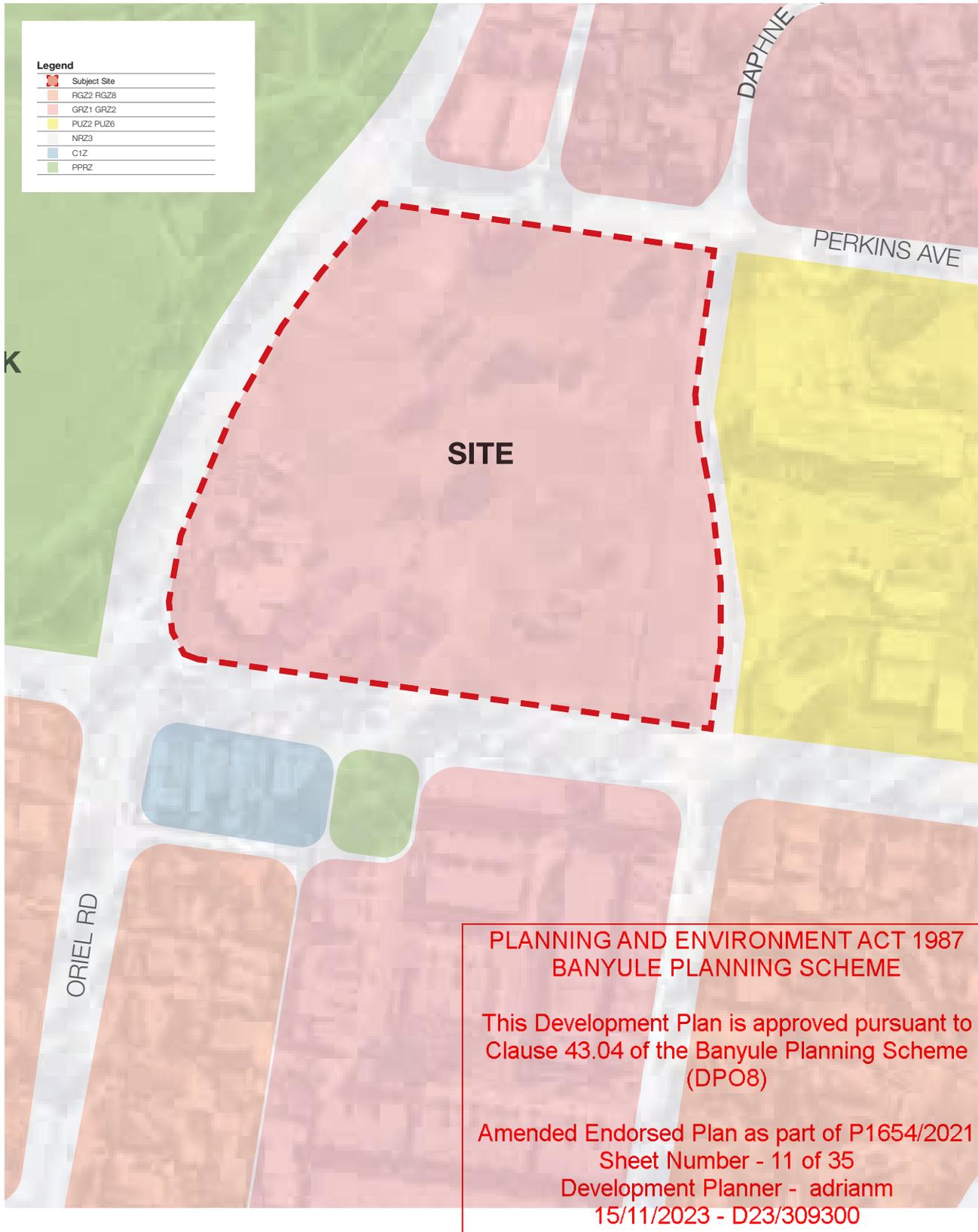
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### 3.1 PLANNING CONTROLS

The site is located within the Residential Growth Zone – Schedule 2 which encourages high density residential development, a diversity of housing options and provides a transition of between areas higher density and other residential zones.



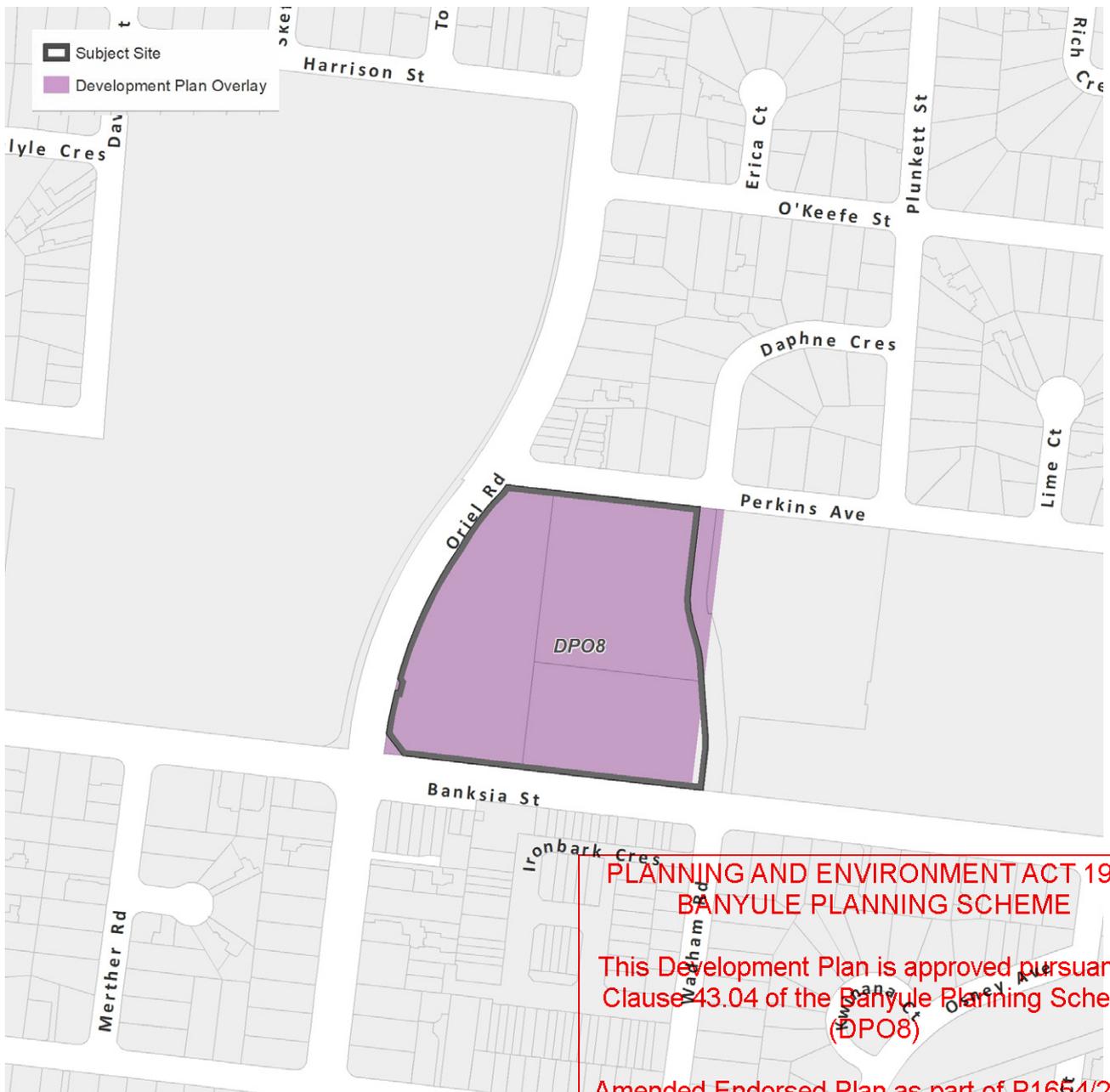
### 3.1 PLANNING CONTROLS (CONT.)

The site is affected by the following overlays:

**Development Plan Overlay Schedule 8 (DPO8)**, which identifies 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 be satisfied by this document.

**Vegetation Protection Overlay Schedule 5 (VPO5)**, which aims to retain and protect existing trees and promise further planting of new trees.

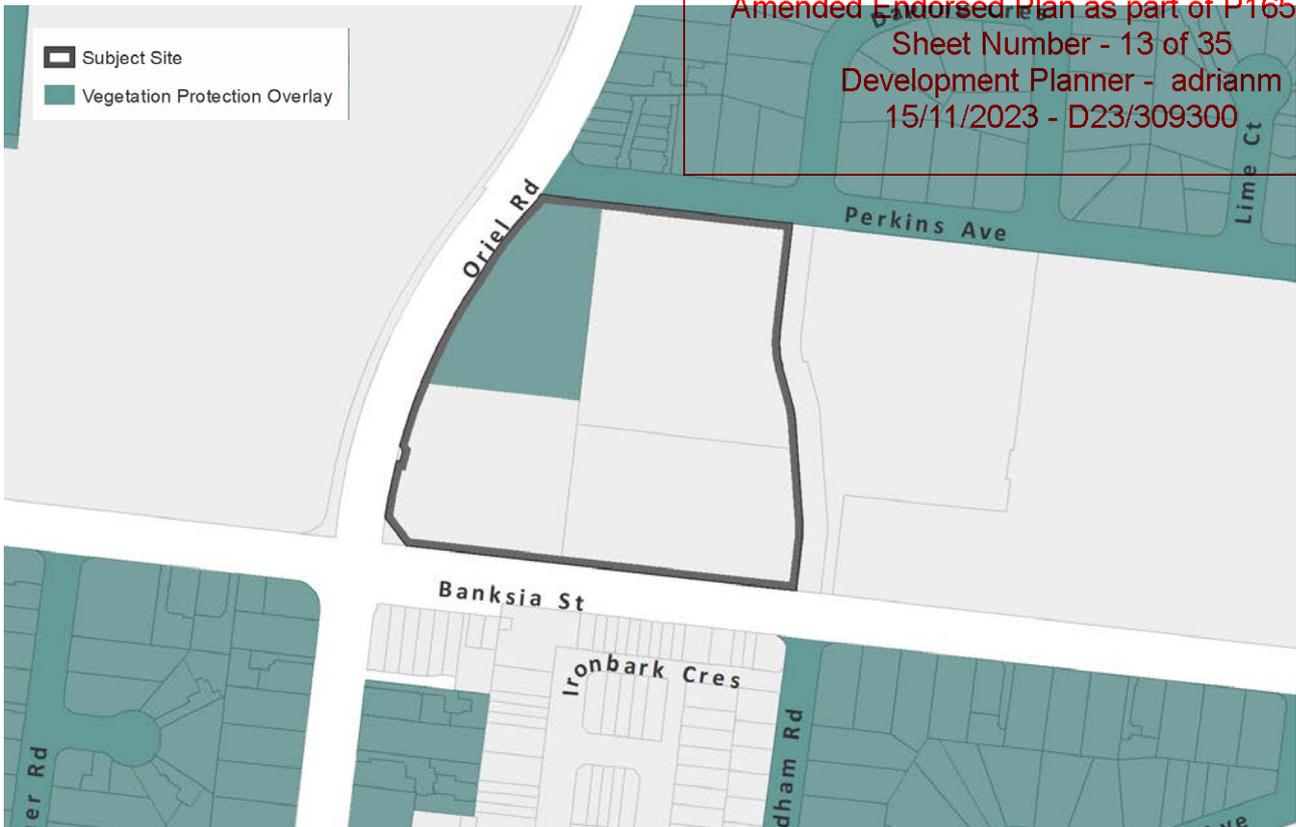
**Development Contributions Plan Overlay Schedule 1 (DCPO1)**, which requires contributions via levies for the provision of works, services and facilities before development can commence.



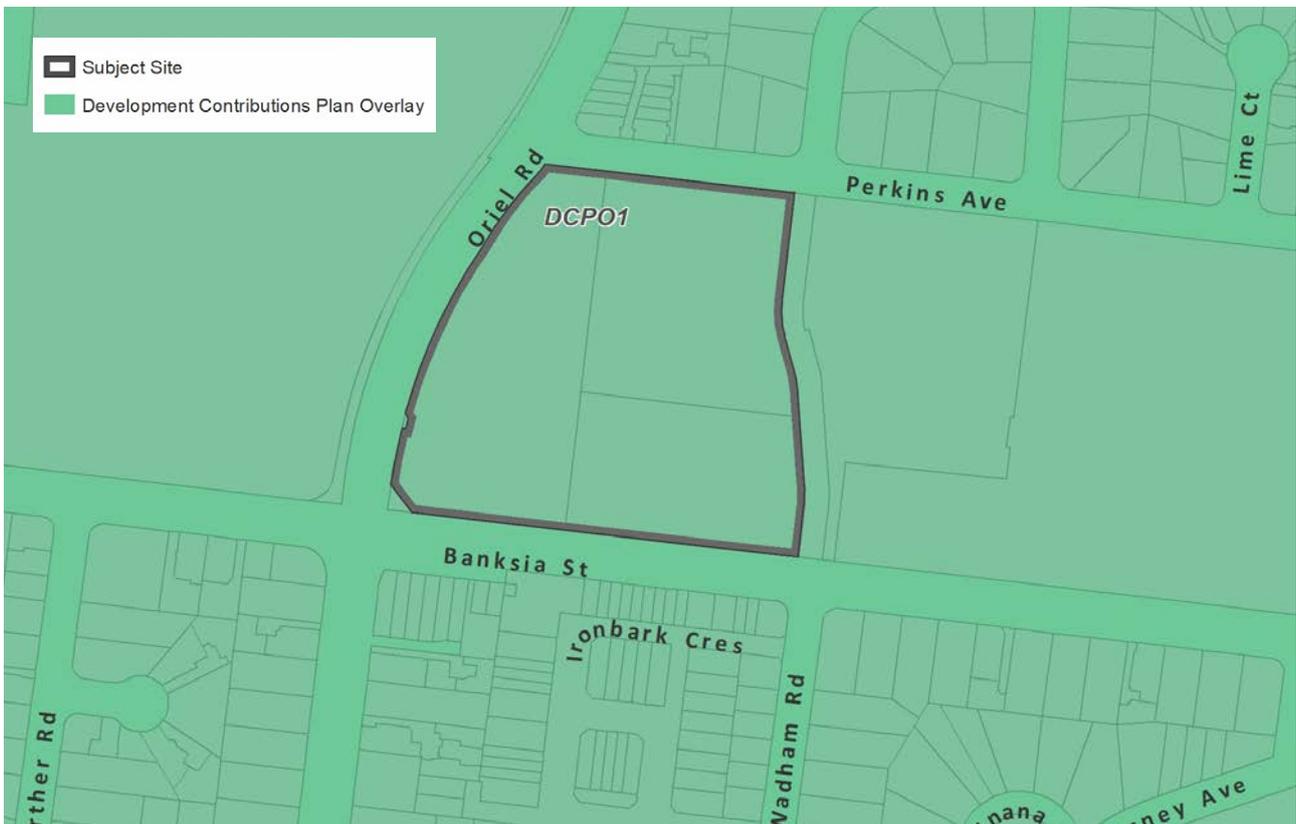
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Vegetation Protection Overlay - Schedule 5

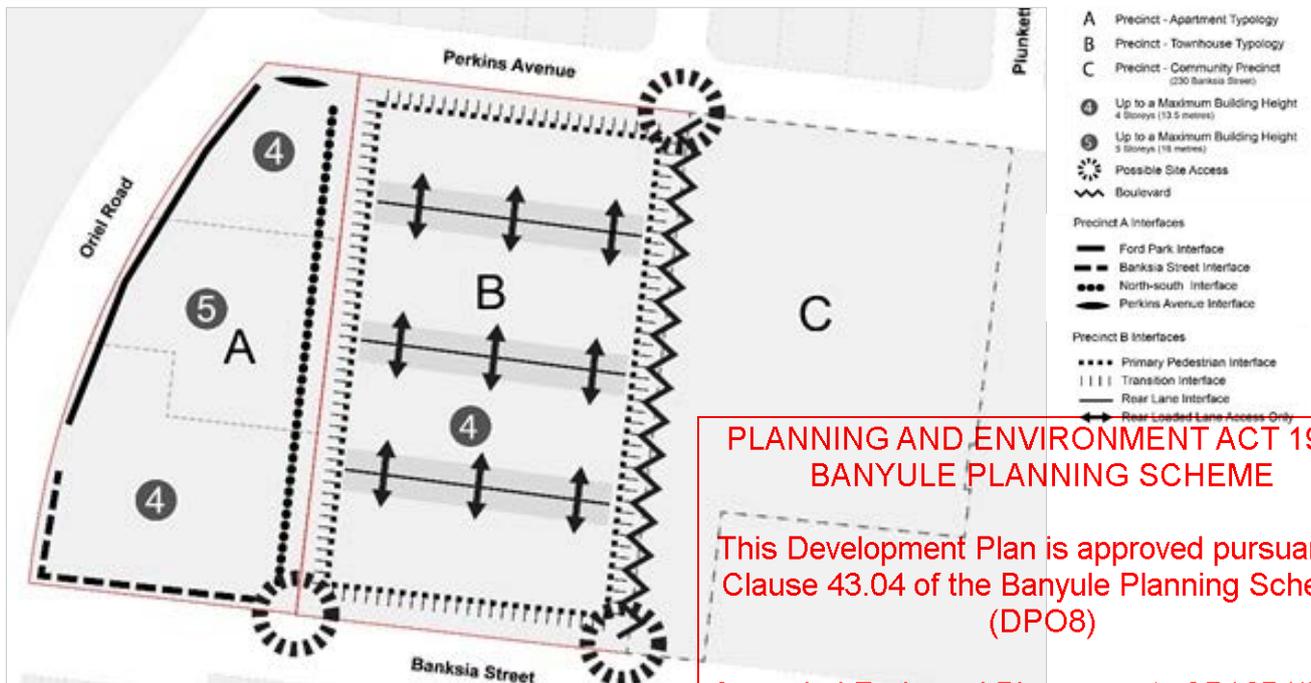


Development Plan Overlay - Schedule 8

# 4.0 DEVELOPMENT PLAN



Concept Plan, DP08 - Banyule Planning Scheme

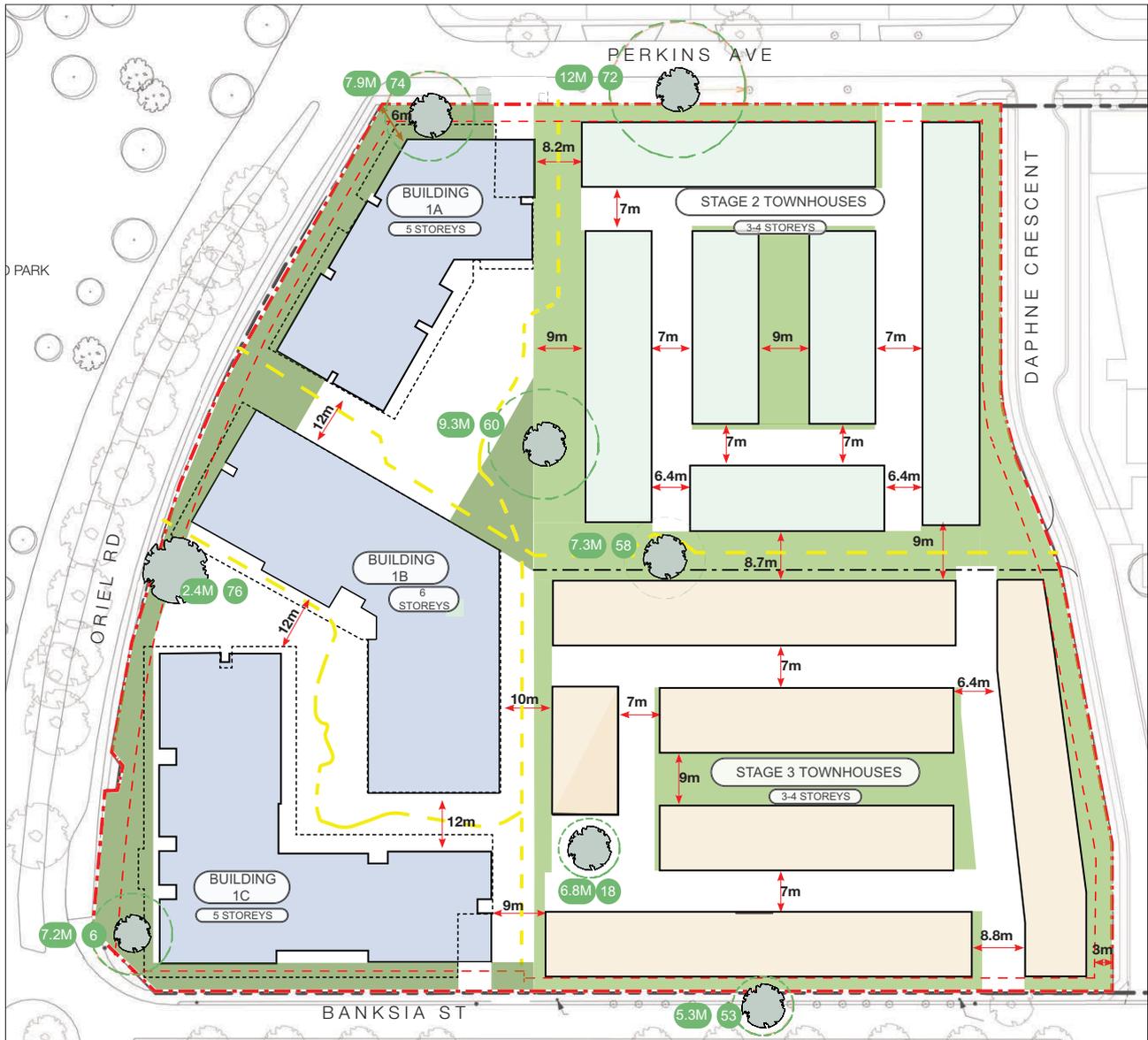


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Development Plan



**Legend**

- - - Site Boundary
- - - - Setback
- Setback Transition Zone (1m)
- Stage 1 Apartments  
Max. 280 dwellings + Max 2 retail (up to 300sqm)
- Stage 2 Townhouses  
Max. 55 dwellings
- Stage 3 Townhouses  
Max. 65 dwellings
- Indicative outboard terraces
- - - Pedestrian Path (3m)
- Retained Tree- Tree protection Zone

**Landscape Treatment**

- Precinct A 25% Deep Soil Planting
- Precinct B 25% Site Permeability

Note: Daphne Crescent crossover intended to be delivered, subject to Crown land restriction.

Note: Tree No. 18 'Angophora Costata' intended to be retained, subject to planning permit assessment

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rothelowman

## 4.1 SITE VISION

Local and specific to Bellfield, the proposed masterplan will deliver an urban environment that is rich, varied and fully integrated with the adjacent context. Considered from the ground up, the proposal embodies the principle of design with "A Generous Eye for Life". The mix of buildings provide a broad range of housing typologies designed to suit a diverse range of demographics.

The new public realm is orchestrated around the retention of significant trees and has been configured to promote permeability through the site, with an understanding that the masterplan should be considered as part of a larger whole. A journey through the site provides a sequence of connected experiences with the architecture and landscaping working together to provide a high degree of urban legibility.

## 4.2 DESIGN PRINCIPLES

The Development Plan is informed by the following Design Principles:



### PEPEDESTRIAN PERMEABILITY

Basement parking for the residents greatly increases the potential of landscaping development throughout the site.

Provision of individual entry doors to ground floor dwellings that have frontages to a road or internal connection .

Building entries along the site boundaries that are highly visible from the public pedestrian pathways and open spaces.

The placement of entries, windows and balconies to facilitate passive surveillance of streets, open spaces and pedestrian paths.



### PARKLAND AND GREENSPACE

The introduction of the north-south and east-west links through the heart of the site provides a seamless connection for surrounding residents and locals to meander through the development.

Active frontages onto all open space through provision of low and/or transparent fencing and landscaping to allow for passive surveillance.



### SUSTAINABILITY AND INNOVATION

The proposal promotes innovation through environmentally responsive strategies unique to the site, adopting PV arrays and water harvesting system across the precinct. Average NatHERS ratings between 6.5 - 7 stars energy efficient dwellings.



### COMMUNITY AMENITY

Retail premises and multiple open spaces with recreational facilities are located on ground floor to activate the ground plane and provide a place to gather for the surrounding communities.



### QUALITY BUILT FORM

A cohesive architectural design base on the themes: Inhabited Frame, Living Wall and Garden Terrace.

Each themes are conceived with high quality, durable, low maintenance materials and colours that blend in with the surrounding environment.

The built form achieves a high quality development with articulation of scale, proportions and setbacks with active interfaces fronting the public realm.

The project also avoids large expanses of blank wall, large service areas, garbage storage areas, car parking and continuous garage doors along ground floor frontages.

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# 5.0 REQUIREMENTS OF THE DEVELOPMENT PLAN

## 5.1 BUILT FORM

The Development Plan responds to the Built Form requirements of DPO8 as follows:

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">DPO8</p>	<p>Buildings should not exceed the 'maximum building heights' on the Concept Plan in Figure 1 of DPO3</p> <p><b>PLANNING AND ENVIRONMENT ACT 1987 BANYULE PLANNING SCHEME</b></p> <p><b>This Development Plan is approved pursuant to Clause 43.04 of the Banyule Planning Scheme (DPO8)</b></p> <p><b>Amended Endorsed Plan as part of P1654/2021 Sheet Number - 18 of 35 Development Planner - adrianm 15/11/2023 - D23/309300</b></p>	<p><b>Precinct A (Parks and Village Precinct):</b></p> <ul style="list-style-type: none"> <li>• Apartments as the preferred housing typology.</li> <li>• Ford Park Interface – buildings should be setback at least 6 metres from the Oriel Road property boundary to allow for tree planting.</li> <li>• Banksia Street Interface – buildings should be setback at least 5 metres from the property boundary to allow for tree planting.</li> <li>• Perkins Avenue Interface – buildings should be setback at least 10 metres from the Perkins Avenue property boundary to allow for a linear park.</li> <li>• North-south Interface - Buildings should be setback at least 9 metres from the property boundary, to allow for a 3 metre wide pedestrian path, swale and open space.</li> </ul>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">DEVELOPMENT PLAN</p>	<p><b>Precinct A</b></p> <p>The heights of the 3 buildings within precinct A are generally consistent with the maximum building heights shown on the Concept Plan of DPO8.</p> <p>The middle building, Building 1B, is proposed to have a maximum building height of 6 storeys, with a partial encroachment into the southern area designated for 4 storeys. The upper level of Building 1B is visually recessive by not including a cover, such as a pergola or verandah to the street facing balconies.</p> <p>Buildings 1A and 1C are 5 storeys. The upper most levels of Buildings 1A and 1C are predominantly setback from the lower level building façade to minimise its visibility from the public realm.</p> <p>The portion of Building 1B that encroaches into the southern area will be located behind the southern most building, Building 1C, and will not be visually apparent from either Oriel Road or Banksia Street.</p> <p>The proposed design response ensures the intent of the varied building heights, as shown on the concept plan, is achieved when viewed from the public realm.</p> <p><b>Precinct B</b></p> <p>The proposed buildings within Precinct B have a maximum building height of 4 storeys, which is consistent with the maximum building heights shown on the concept plan. Buildings heights transition down from west to east to respond to the existing building forms on Perkins Avenue and Banksia Street.</p>	<ul style="list-style-type: none"> <li>• All dwellings within Precinct A are apartments.</li> <li>• Precinct A also includes up to 2 retail premises to provide goods, amenities and services to the existing and future residents of the area.</li> <li>• A 6 metre set back from Oriel Road is provided that allows deep soil planting.</li> <li>• A 5 metre set back from Banksia Street is provided that allows deep soil planting.</li> <li>• A 6 metre set back from Perkins Avenue is provided.</li> <li>• A linear park along Perkins Avenue has not been provided as it is unlikely to be fully utilised due to being directly opposite Ford Park and within the street setback of Building 1A. Instead an east west pedestrian connection has been provide central to the site to link the future social housing east of the site to Ford Park west of the site.</li> <li>• A north-south pedestrian corridor has been provided between the buildings within Precinct A and Precinct B, with a minimum width of 9 metres which will allow a minimum 3 metre pedestrian path (to enable shared cyclist and pedestrian use), swale and open space.</li> </ul>

**Precinct B (Neighbourhood Precinct):**

- Townhouses as the preferred housing typology.
- Primary Pedestrian Interface – permeable open space of at least 2 metres width should be provided in this interface.
- Transition Interface – a zone 1 metre in width should be provided which does not include any enclosed built form, but may include balconies, pergolas, sunshades, and framing structures for plants.
- Rear Lane Interfaces – vehicle access and garages should be located at this interface.

All other heights and setbacks are to be generally in accordance with the specifications for each precinct, as described in the Bellfield Urban Design Guidelines (2020).

- Precinct B is characterised by 3-4 storey townhouse typologies, consistent with the vision set out in the concept plan.
- At least a 2 metre wide area of permeable open space has been provided along the majority of the primary pedestrian interfaces.
- A 1 metre wide zone has been provided to the transitional interfaces which do not include any enclosed built form.
- Access lanes from the Perkins Avenue and Banksia Street provide vehicular access to the rear garages for all of the dwellings. Access may also be provided from Daphne Crescent.

All other building heights and setbacks are generally in accordance with the Bellfield Urban Design Guidelines (2020).

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## CONCEPTUAL ELEVATIONS

### Apartments



Sculpted Corners



Expressed Frame



Organic Edge

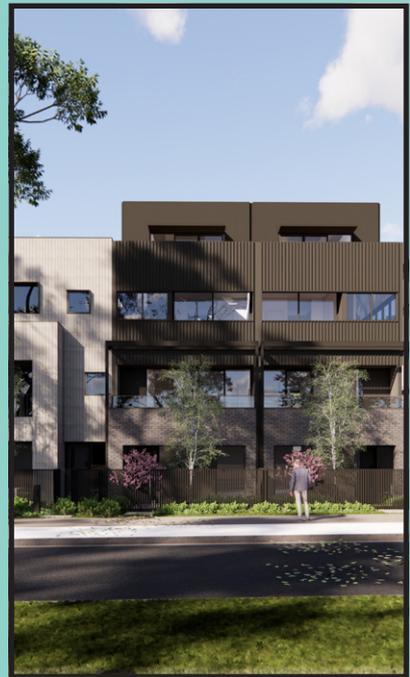
### Townhouses



Public interface



Alternative Rhythm



Activated Frontages

## 5.2 DESIGN

DPO8	<p>Visual bulk of buildings reduced through appropriate separation between buildings, the placement of balconies and use of discontinuous forms, articulated façades and varied materials, in accordance with the Bellfield Urban Design Guidelines (2020).</p>	<p>Built form to achieve high quality development with articulation, scale, proportions, and setbacks with active interfaces with the public realm.</p>	<p>Active frontages facing onto all public open space through (summarised):</p> <ul style="list-style-type: none"> <li>• Fencing and landscaping to allow for passive surveillance.</li> <li>• Avoiding large expanses of blank wall, large service areas, garbage storage areas, car parking and garage doors along ground floor frontages.</li> <li>• The location of building and individual entry doors.</li> <li>• The placement of entries, windows and balconies to facilitate passive surveillance.</li> <li>• Living areas orientated with windows and balconies to face open spaces.</li> <li>• The location of car parking.</li> <li>• The design of private open spaces.</li> </ul>	<p>Cohesive architectural design throughout the site, with the use of high quality, durable and low maintenance materials and colours that blend in with the surrounding environment.</p>
DEVELOPMENT PLAN	<p>Visual bulk will be reduced through variation of built form, building setbacks, the separation of buildings and the application of varied and complementary external materials and finishes.</p>	<p>The built form will achieve a high-quality development with articulation of scale, proportions and setbacks with active interfaces fronting the public realm in all orientations.</p>	<p>The development plan will maximise active frontages to the public realm surrounding the site and the communal open spaces within the proposal through the following:</p> <ul style="list-style-type: none"> <li>• Location of dwelling entries, window orientation and balconies to provide passive surveillance of the public realm and communal areas.</li> <li>• Low and permeable fencing to the public realm and communal open spaces.</li> <li>• Minimisation of blank walls throughout all precincts, in particular to the public realm.</li> <li>• Locating the majority of car parking spaces within basements or behind dwellings.</li> <li>• Provision of splaying to the footpath at Daphne Crescent.</li> <li>• Adequate open space for future sculpture or public art at the Daphne Crescent entrance.</li> </ul>	<p>The proposal will utilise a cohesive design language throughout the development, while ensuring a variation in façade presentation as required by the Bellfield Urban Design Guidelines.</p> <p>The external materials and finishes are subdued and muted which responds positively to the surrounding built form and natural context.</p> <p>High quality, durable and low maintenance materials will be utilised through the development.</p>

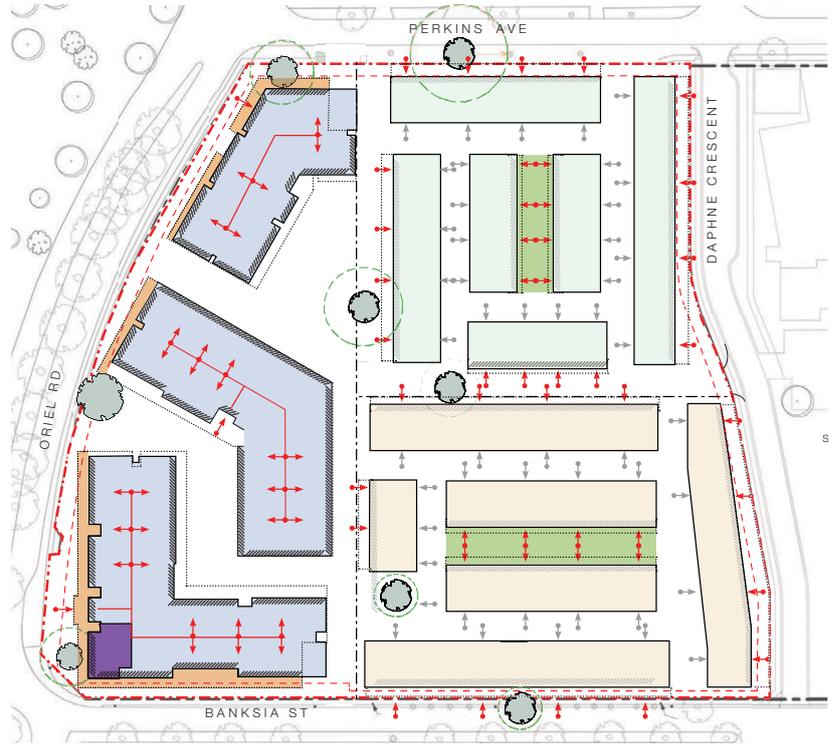
**PLANNING AND ENVIRONMENT ACT 1987  
BANYULE PLANNING SCHEME**

**This Development Plan is approved pursuant to  
Clause 43.04 of the Banyule Planning Scheme  
(DPO8)**

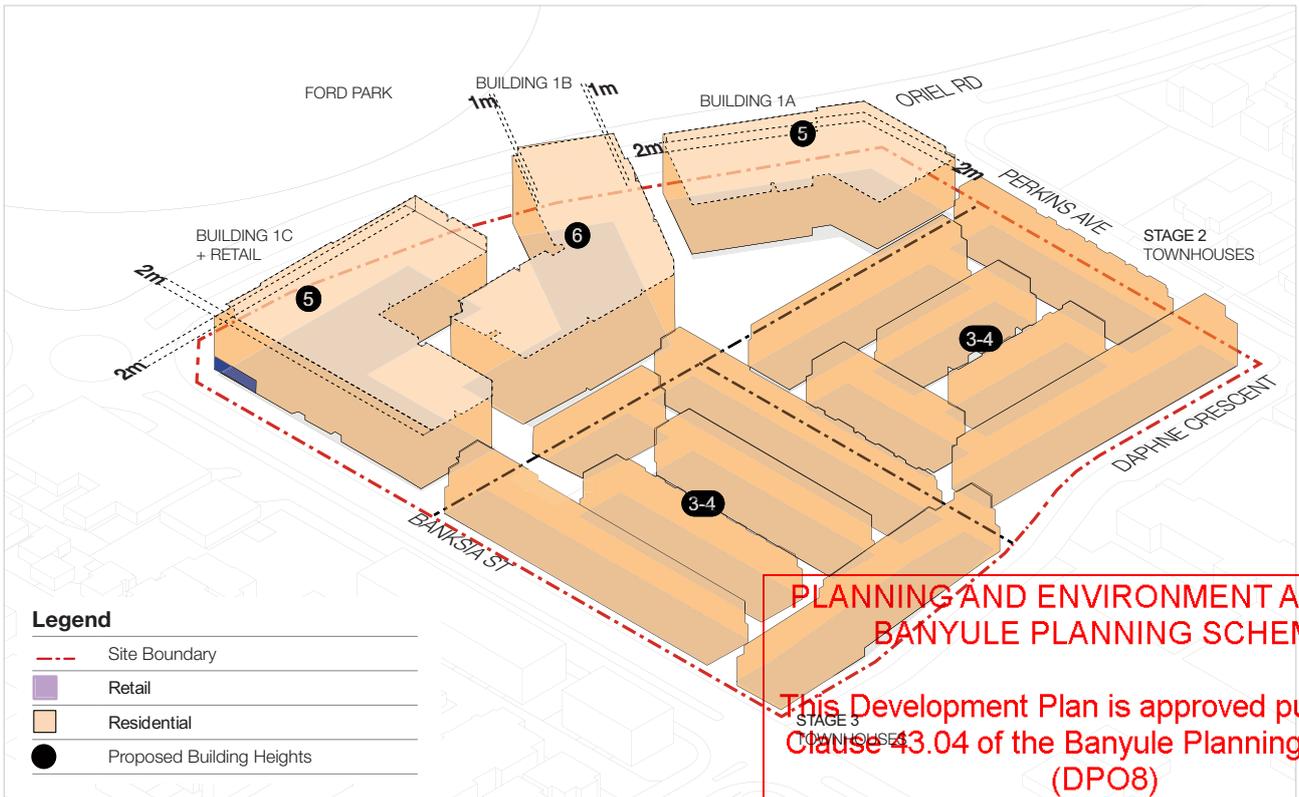
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**Legend**

- - - Site Boundary
- Landscaped res. pedestrian laneway
- Stage 1 Apartments
- Stage 2 Townhouses
- Stage 3 Townhouses
- Retail
- Fencing  
- Provision of low and/or transparent fencing and landscaping to allow for passive surveillance
- ➔ Ground Floor Entry  
- Provision of individual entry doors to ground floor dwellings that have frontages to a road or internal connection
- ➔ Townhouse Garage Entry
- Active Frontage  
- Prioritising placement of entries, windows and balconies to facilitate surveillance of streets, open spaces and pedestrian paths.
- Elevated Terrace  
- Private open spaces at ground level raised up to provide both privacy and outlook from Oriol Rd.



Active Frontage Plan



**Legend**

- - - Site Boundary
- Retail
- Residential
- Proposed Building Heights

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Building Mass

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## 5.3 LANDSCAPE AND OPEN SPACE

The Development Plan responds to the Design requirements of DPO8 as follows:

DPO8	<p><b>Precinct A:</b></p> <ul style="list-style-type: none"> <li>At least 25% of the lot to be deep soil to allow for the planting of trees.</li> </ul>	<p><b>Precinct B:</b></p> <ul style="list-style-type: none"> <li>Each lot to have at least 25% of its surface area as permeable open space.</li> <li>Retention of all trees identified in the required Tree Management Plan as trees to be retained.</li> <li>Landscaped buffers and setbacks at residential interfaces, consisting of existing trees to be retained and/or replacement canopy trees.</li> </ul>
DEVELOPMENT PLAN	<ul style="list-style-type: none"> <li>A minimum of 25% of Precinct A allows for deep soil planting of trees.</li> </ul>	<ul style="list-style-type: none"> <li>A minimum of 25% of Precinct B has a permeable surface area, which achieves the intent of the permeability requirement.</li> <li>The Development Plan shows the retention of all trees identified for retention in the Tree Management Plan.</li> <li>Landscaped buffers are provided to all external interfaces, including the provision for deep soil canopy planting and retention of existing trees.</li> </ul>

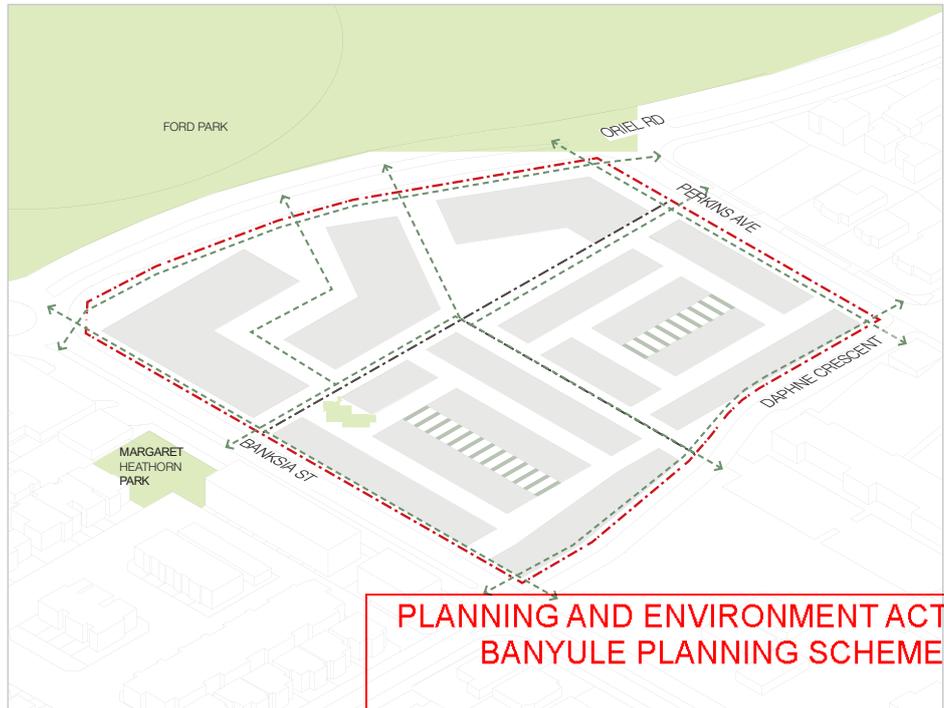
## 5.4 CIRCULATION AND ACCESS

The Development Plan responds to the Circulation and Access requirements of DPO8 as follows:

DPO8	<p>The provision of a north-south access road that allows for circulation of cars through the site, as well as access to Precinct A and B, and the community precinct at 230 Banksia Street.</p>	<p>The location of pedestrian paths showing circulation within and through the respective precincts and linkages from each of the respective precincts to nearby public open spaces, paths and roads.</p>	<p>Location of on-site car parking for residents and visitors.</p>	<p>Bicycle parking located at primary frontages in proximity to pedestrian access ways.</p>
DEVELOPMENT PLAN	<p>A new north-south extension of Daphne Road has been provided between Perkins Road in the north and Banksia Street in the south.</p> <p>The road allows for the passage of cars through the site, connecting Daphne Crescent in the north to Wadham Road in the south.</p> <p>Access to Precinct B, from Daphne Street, can be accommodated within the proposed masterplan.</p>	<p>Pedestrian links have been provided through the site which connect:</p> <ul style="list-style-type: none"> <li>The social housing and community hub, east of the site, to Ford Park, west of the site.</li> <li>Perkins Avenue to the pocket park on the south side of Banksia Street.</li> <li>Public access is retained through the Green Link Passage/ pedestrian and bike access</li> </ul>	<p>The Stage 1 car parking will be provided within basement levels accessible from Perkins Avenue and Banksia Street.</p> <p>The townhouses within Stages 2 and 3 are provided with at-grade car parking located at the rear of the respective townhouses, with access via Perkins Avenue and Banksia Street, respectively.</p>	<p>Bicycle parking for residents will be located in a secure location within the basement levels or in individual garages.</p> <p>Bicycle parking for visitors will be located in easily accessible locations on the ground level near building entrances.</p>

**Legend**

	Site Boundary
	Building Footprint
	Green Space
	Resident pedestrian laneway with feature landscaping
	Green Link/Public Pedestrian & Bike Access



Green Link

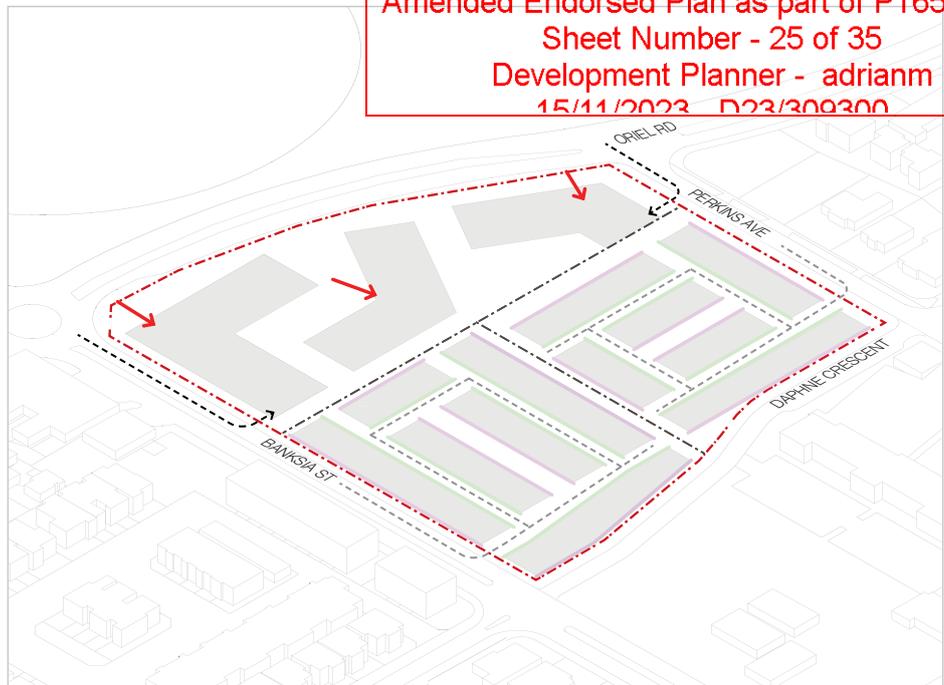
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**Legend**

	Site Boundary
	Building Footprint
	Basement Entry
	Vehicular Access
	Building Entry Point
	Pedestrian Entry
	Garage Entry



Circulation and Access

# 6.0 DOCUMENTS, PLANS AND REPORTS

## PLANNING AND ENVIRONMENT ACT 1987 BANYULE PLANNING SCHEME

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Development Plan

## 6.1 SITE CONTEXT ANALYSIS AND DESIGN RESPONSE

Rothelowman has prepared the context analysis and design response in accordance with DPO8 and in support of the development plan.

Relevant extracts from this work have been included throughout this document to demonstrate that the proposed development meets the provisions of DPO8 in this regard.

## 6.2 SERVICES AND INFRASTRUCTURE PLAN

Cardno has prepared a Services and Infrastructure plan in support of the Development Plan, which concluded the following:

The proposed development is well supported with existing infrastructure in the area.

There are some limitations to the availability of supply that may rely on potential external augmentation or for provisions made internally within the site. In summary these include:

- Stormwater onsite detention and water quality treatment to Banyule City Council and industry best practice standards to limit impact on existing infrastructure and downstream water quality.
- Potential onsite measures to increase pressure and flow demand for water supply and fire engineering.
- Potential external high voltage electricity supply upgrades to ensure sufficient supply is made available.
- Provision of an emergency relief structure for the sewerage reticulation system.

## 6.3 INTEGRATED TRANSPORT AND TRAFFIC MANAGEMENT PLAN

Stantec has prepared an updated Integrated Transport and Traffic Management Plan (IT&TMP) in support of the amendment to the Development Plan. The IT&TMP concluded that:

- The amended Development Plan is proposed to include up to 400 dwellings and 300sqm of retail in a mix of apartment buildings and townhouses.
- Parking for the apartment buildings will be in a common basement, with access from Banksia Street and Perkins Avenue. Parking for the townhouses will be in individual ground-level garages, with access either from Banksia Street or Perkins Avenue.
- The proposed amended access points have been located to maximise separation from Oriel Road and from each other.
- Pedestrian access will be available through the site in both east-west and north-south directions via high-quality pedestrian linkages, which will be integrated into the landscaped open-space areas.
- The site is expected to generate up to 2,400 vehicle movements per day, including 240 vehicle movements in a peak hour, which is slightly more traffic than would have been generated by the approved Development Plan.
- The key intersections surrounding the site that will facilitate movement to/from the site are all expected to operate satisfactorily following full development of the subject site, with generally only minor changes to the existing queues and delays. The impact of the proposed amended Development Plan will be very similar to the approved Development Plan.
- Details of the proposed car parking, bicycle parking, loading and waste collection arrangements will be provided as part of the future Planning Permit application.

### PLANNING AND ENVIRONMENT ACT 1987 BANYULE PLANNING SCHEME

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## 6.4 LANDSCAPE MASTERPLAN

The Landscape Masterplan prepared by Plan E features a mixture of predominantly indigenous and native species throughout the public open space areas. Some exotic deciduous trees are proposed to allow for passive solar access and floral contrast.



- |  |  |   |   |
|--|--|---|---|
| <p><b>01.</b> Central open space area with turf, trees and perimeter seating.</p> <p><b>02.</b> Community garden area: raised planter beds with combination of flowering + edible plants, focussing on indigenous species.</p> <p><b>03.</b> Open space with adjacent shelter and walling.</p> <p><b>04.</b> Commercial alfresco area.</p> | <p><b>05.</b> Central community gathering and informal nature play space within garden areas.</p> <p><b>06.</b> Community gathering space.</p> <p><b>07.</b> Primary north south pedestrian route linking key landscape components.</p> <p><b>08.</b> Northern entry point with feature Arbor, walling or similar.</p> | <p><b>09.</b> Key western entry point with feature Arbor, walling or similar.</p> <p><b>10.</b> Southern entry point with feature arbour, walling or similar.</p> <p><b>11.</b> Existing trees to be retained and protected, in line with arboricultural report.</p> <p><b>12.</b> Rooftop garden.</p> <p><b>13.</b> Publicly accessible shared pedestrian and cyclist path with feature landscaping.</p> | <p><b>14.</b> Tree no. 18 'angophora costata' intended to be retained, subject to planning permit assessment.</p> <p><b>15.</b> Opportunity for sculpture, artwork or place marker.</p> |
|--|--|---|---|

The landscape master plan details the interface treatments between public, communal and private open spaces with a mixture of low semi-permeable to high solid fences which balances the integration between public and private spaces, whilst ensuring adequate privacy to the respective private open spaces of the dwellings.



FENCING PLAN - LEGEND

-  MAXIMUM 1.5m HIGH COMBINED RAISED PLANTER AND SEMI-PERMEABLE FENCE
-  MAXIMUM 1.5m HIGH SEMI-PERMEABLE FENCE

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## 6.5 ARBORIST REPORT AND TREE MANAGEMENT PLAN

The Development Impact Assessment by Arbor Survey Pty Ltd has been undertaken to determine the impact to trees or vegetation on or adjoining to the Bellfield Precinct Redevelopment Site from the proposed Development Plan. The survey of the site vegetation and adjoining trees on Council road reserves identified a total of 76 trees or groups of trees overall. This equates to a canopy coverage of 11.3% over the whole site (within the property boundaries).

Arbor Survey has identified a number of trees of high, moderate and low or no protection value. Based on the assessment of the Development Plan, Arbor Survey has identified that 53 trees cannot be retained based on their location within the site. However a number of high protection value trees have been identified as being retained and protected with only minor encroachment into the tree protection zones as based upon the Australian Standard ASA4970 – 2009 – Protection of Trees on Development Sites. These trees have been designed around an indicative tree protection plan showing tree protection measures has been created by Arbor Survey.

Based on the landscape concept plan, showing a number of large trees such as *Corymbia maculata* (Spotted Gum), *Eucalyptus viminalis* (Manna Gum), *Eucalyptus melliodora* (Yellow Box) and *Eucalyptus sideroxylon* (Red Ironbark) etc with medium to smaller native and exotic plantings such as *Acacia melanoxylon* (Blackwood), *Eucalyptus mannifera* 'Little Spotty' (Brittle Gum), *Banksia integrifolia* (Coast Banksia) and exotic plantings of *Acer sp.* (Maples), *Lagerstroemia sp.* (Crepe Myrtle) and *Pyrus sp.* (Ornamental Pear), there will be an increase in canopy coverage over the site by approximately 17% which is a net increase in overall canopy coverage to the existing site conditions.

PLANNING AND ENVIRONMENT ACT 1987  
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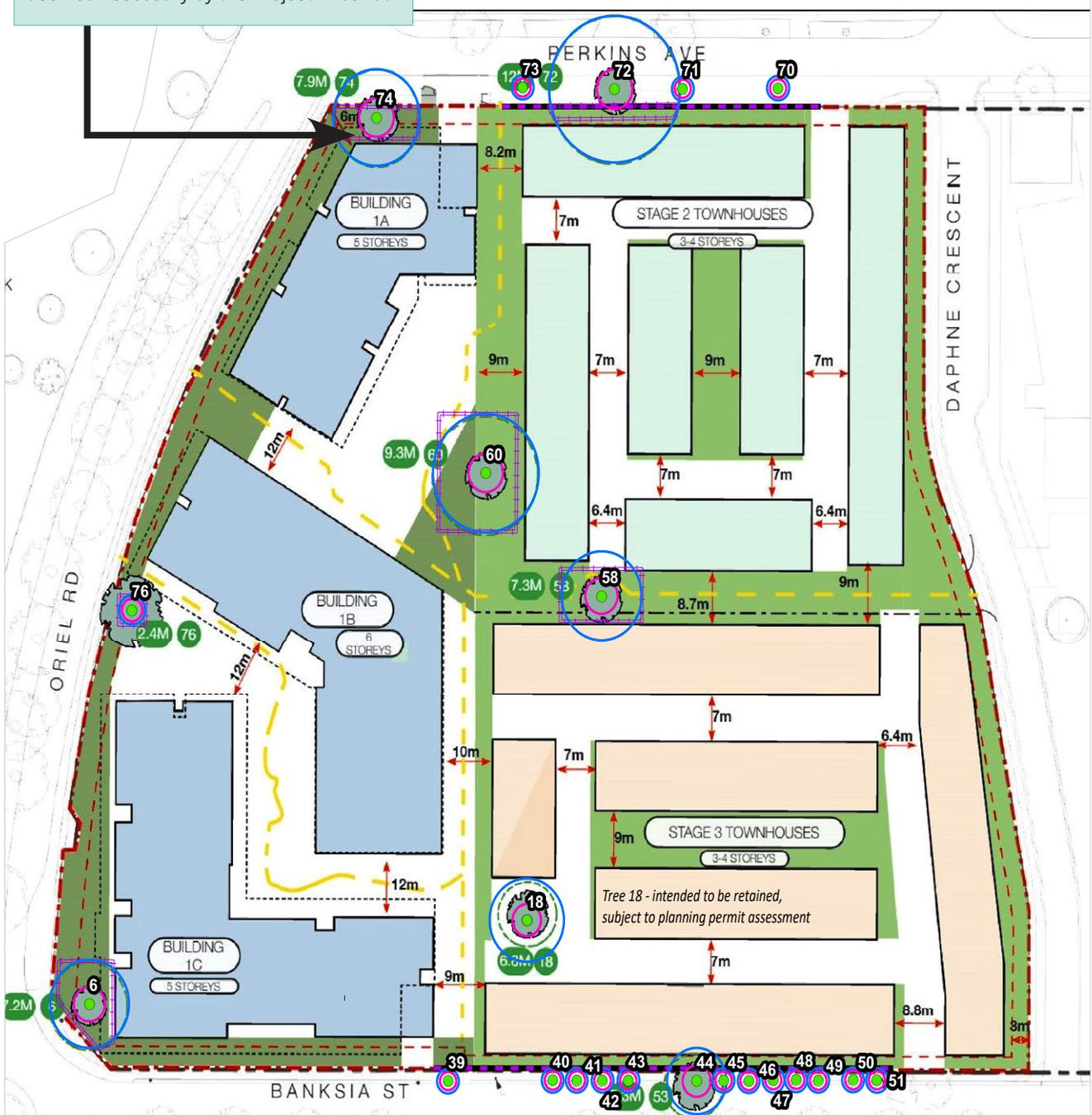
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# TREE MANAGEMENT PLAN

## EXCAVATION

The Project Arborist is to supervise all excavation within the TPZ of Tree 74. Roots observed are to be protected or pruned as deemed necessary by the Project Arborist.



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- Legend**
- Retained / Protected Trees
  - ▭ Structural Root Zone (SRZ)
  - ▭ Tree Protection Zone (TPZ)
- Tree Protection Measures**
- Protection Type**
- ▭ Fencing
  - ▭ Ground Protection
  - ▭ Hoarding
  - ▭ Project Arborist Supervision

## 6.6 ECOLOGICALLY SUSTAINABLE DEVELOPMENT PLAN

Ark Resources have prepared an Environmentally Sustainable Design Principles Report in support of the Development Plan, which concluded the following:

The principles and initiatives presented in this report demonstrate that the proposed development has been planned in accordance with best practice environmentally sustainable design principles.

This report contains commitments to implementing a range of sustainable building design initiatives which will ensure that the environmental footprint of the development will be reduced when compared to conventional residential developments.

In terms of performance outcomes, the analysis presented in this report confirms that the proposed development will significantly exceed the standard of building envelope energy efficiency required to satisfy the Building Code of Australia, achieve Carbon Neutral status for the apartment buildings and attain the best practice performance objective set out in the Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO 1999).

The design of environmentally sustainable initiatives and systems will be progressed during design development and further details will be provided in a Sustainable Management Plan which will be submitted in conjunction with the town planning permit application.

## 6.7 STAGING PLAN

**The Bellfield Residential Redevelopment will be conducted over three stages. The Stages comprise of:**

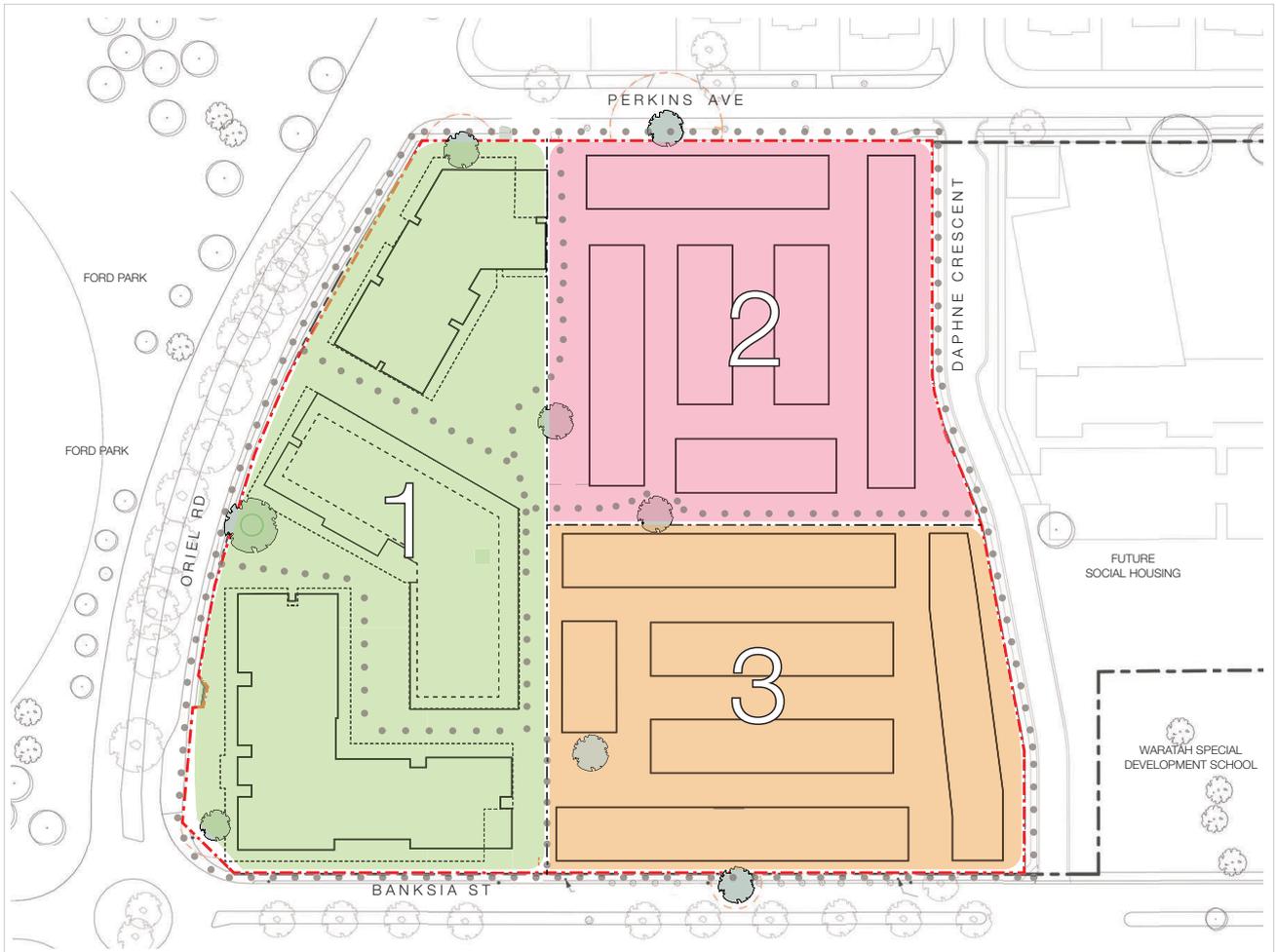
- **Stage 1**, which contains the apartment buildings within Precinct A.
- **Stage 2**, which contains the northern townhouses within Precinct B.
- **Stage 3**, which contains the southern townhouses within Precinct B.

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# STAGING PLAN



## Legend

- - - Site Boundary
- ● Pedestrian and Bicycle Path

---

- Stage 1  
5-6 Storeys  
Maximum 280 dwellings +  
Maximum 2 retail premises

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- Stage 2  
3-4 Storeys  
Maximum 55 dwellings

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- Stage 3  
3-4 Storeys  
Maximum 65 dwellings

## Car Parking & Bicycle Storage

- Stage 1: Basement
- Stage 2: At grade
- Stage 3: At grade

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## 7.0 APPENDICES

- Certificates of Title
- Site Context Analysis and Design Response, including a Staging Plan, prepared by Rothelowman
- Servicing Strategy and Stormwater Drainage Masterplan, prepared by Cardno
- Integrated Transport and Traffic Management Plan, prepared by Stantec
- Landscape Masterplan, prepared by Plan E
- Development Impact Assessment and Tree Management Plan, prepared by Arbor Survey
- Environmentally Sustainable Design Principles Report, prepared by Ark Resources

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