

# Design Framework

Public Housing Renewal Program

## BellBardia & Tarakan Estates Heidelberg West

July 2017









# Public Housing Renewal Program

The Victorian Government is committed to better meeting the housing needs of Victorians. As part of its Homes for Victorians strategy, the government has committed to a \$2.7 billion program of investment into housing and homelessness initiatives. The creation of safe, accessible, affordable and suitable housing is a priority of the government.

The Public Housing Renewal Program is a \$185 million commitment to redevelop a number of ageing public housing estates into vibrant, better-connected, mixed-tenure neighbourhoods where people can live in housing that is safe and secure. DHHS wants to grow social housing in these areas because they are close to transport, education and work opportunities, as well as support services. Social housing at each estate will increase by at least 10 per cent and deliver properties that better suit the needs of tenants.

The BellBardia and Tarakan estates are one of nine public housing sites identified in stage one for renewal as they consist of buildings that are rundown and have high maintenance costs. The “walk-up” buildings were commonly constructed in the 1960s without lifts, making them inaccessible to people with mobility issues, families with small children and older Victorians.

This project aims to improve conditions for residents and meet the growing need for social and private housing that suits smaller households in areas with access to services, job opportunities, education and public transport.

The project aims to deliver replacement housing by using an approach that involves the Director of Housing:

- 1. using the equity in under-utilised land to build more social housing through a commercial relationship with the private sector, the State’s delivery agency Development Victoria and/or community housing sectors; and
- 2. redirecting the proceeds from the sale of land for private development and strategically leveraging program funding to partly or wholly fund the construction of the new social dwellings.

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## 1.0 Introduction

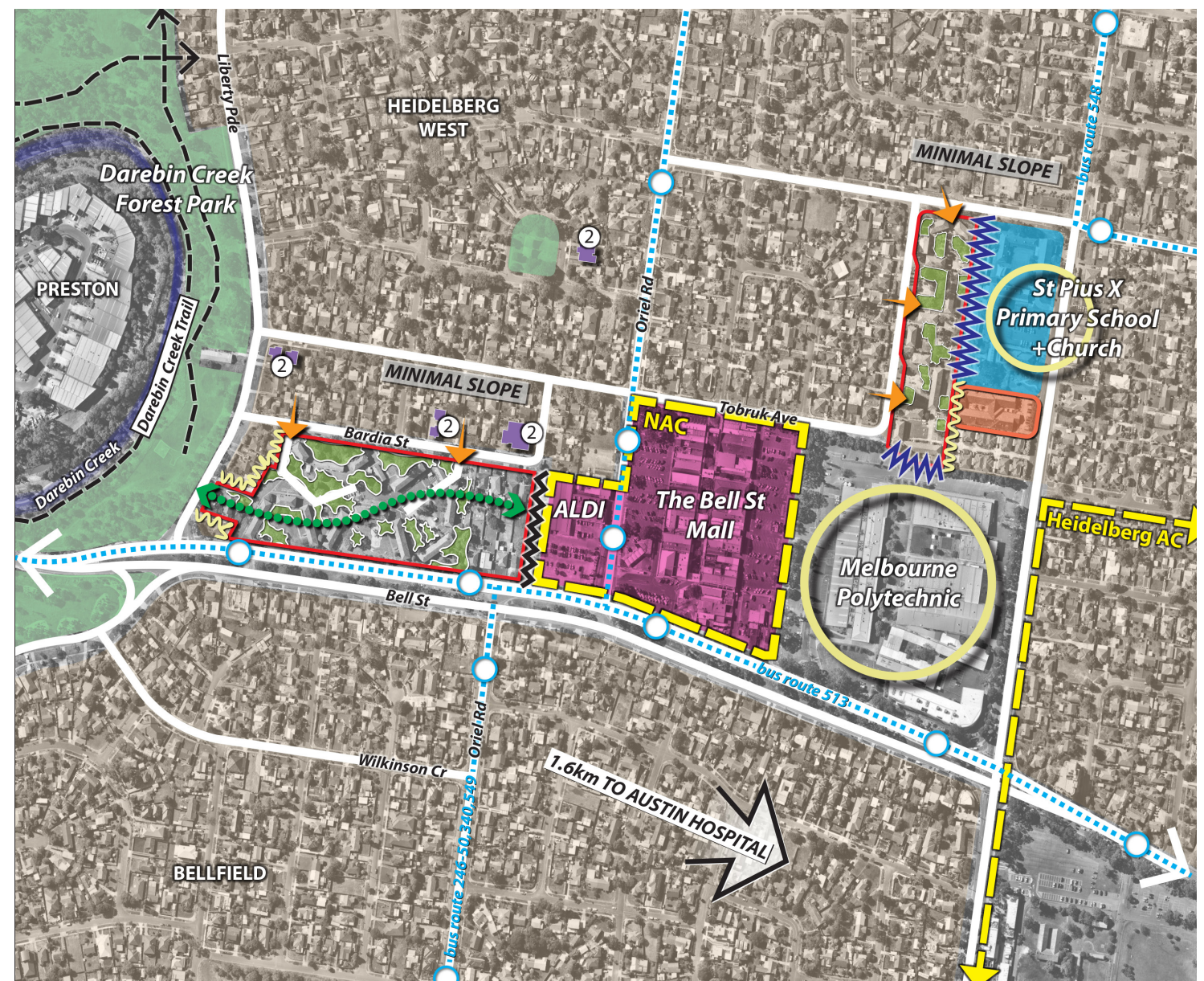
The BellBardia and Tarakan public housing estates are located in Melbourne's northern suburbs, approximately 13 kilometers from central Melbourne in the municipality of Banyule.

The site is zoned General Residential Schedule 1 (GRZ1). The land is subject to the provisions of the following overlays: Vegetation Protection Overlay Schedule 5 (VPO5).







The project will involve the demolition of the existing 94 dwellings across 14 walk-up family and singles general blocks on BellBardia estate, and 60 dwellings across 12 walk-up blocks on Tarakan estate. They will be replaced with a mix of public and private dwellings. There will be an increase of at least 10% of social housing on the site.

The BellBardia estate is broadly rectangular in shape and has an area of approximately 2.6 hectares. The Tarakan estate is also broadly rectangular in shape and has an area of approximately 1.3 hectares. Both sites are located within established residential suburban Heidelberg West. The sites are close to employment, education and retail uses.

Council policy and the VPO strongly promote the protection of existing trees, and both properties have significant numbers of trees.



## Legend:

-  Review site
-  Established residential area
-  New mid/high-rise development  
(with building height)
-  Sensitive interface
-  Entry to the site
-  Existing vegetation







# 2.0 Design Principles

Design Principles for the Public Housing Renewal Program were established by the Department of Health & Human Services, other key stakeholders from the Office of the Victorian Government Architect (OVGA) and the Department of Environment, Land, Water and Planning (DELWP) at a series of three workshops in November 2016. Extensive discussion took place around a range of draft design principles for the projects and commentary from all stakeholders was recorded and integrated into the final design principles for the project shown.

<b>01 - Public Land Assets</b>  Maximise the social, economic and environmental ‘return’ of public land assets and ensure the economic viability of the project.	<b>02 - Sustainable Development</b>  Deliver a sustainable and high quality development that contributes to the longevity of housing stock and minimises the cost of living.	<b>03 - Safe Places</b>  Create safe buildings and spaces throughout the site.	<b>04 - Site Features</b>  Respond to the features of the site, such as context, aspect, topography and significant vegetation.	<b>05 - Neighbourhood Contribution</b>  Integrate with the surrounding area by responding to existing or preferred neighbourhood character, enhancing the public realm and existing networks and delivering ‘good neighbour’ outcomes.
<b>06 - Tenure Equity</b>  Balance issues of equity in the successful delivery of market and social housing that is ‘tenure blind’.	<b>07 - Non-Residential Uses</b>  Provide retail, commercial or community uses to meet an identified local need or stimulate local activity and participation.	<b>08 - Active Transport</b>  Prioritise pedestrian and bicycle access within the site.	<b>09 - Legibility</b>  Establish legible access and address points for the site, buildings and spaces, including defining private, communal and public spaces.	<b>10 - Social Integration</b>  Foster social connections between residents and the wider community.
<b>11 - Residential Amenity</b>  Provide high levels of residential amenity and livability.	<b>12 - Integrated Landscape</b>  Provide landscaping and communal open spaces that is resilient and enhances the sense of place, sustainability and livability of the site and local area.	<b>13 - Accessibility + Adaptability</b>  Deliver buildings and spaces that are accessible, practical for people of all abilities and readily adaptable to respond to the future needs of residents.		





# 3.0 Location & Site Context

## Location Context

The BellBardia estate is located in Melbourne’s northern suburbs approximately 13 kilometres from central Melbourne, within the City of Banyule.

The main roads that service the site are Bell Street on east-west direction and Oriel Road on north-south direction. Both of these roads have bus services. Bell Street is 40m wide, has a median strip and is designated as a future boulevard.

Access to the site is via Liberty Parade to the west and via Tobruk Avenue from the east and north. It is proposed to demolish all existing buildings on the site.

The site sits within a General Residential Zone characterised by low-density, predominantly single storey, detached dwellings. Adjacent and to the west is a Commercial Zone which has an Aldi alongside convenience retail, and The Mall Shopping Centre with a variety of tenancies including an IGA supermarket. This site is also a strategic development site. The precinct in general has many of the qualities and amenities of a Neighbourhood Activity Centre.

To the south, across Bell Street, the General Residential Zone continues with some recent multi-residential infill developments, a kindergarten and a medical centre.

**Legend:**

Community Infrastructure

Site Boundary

New medium density development

Park

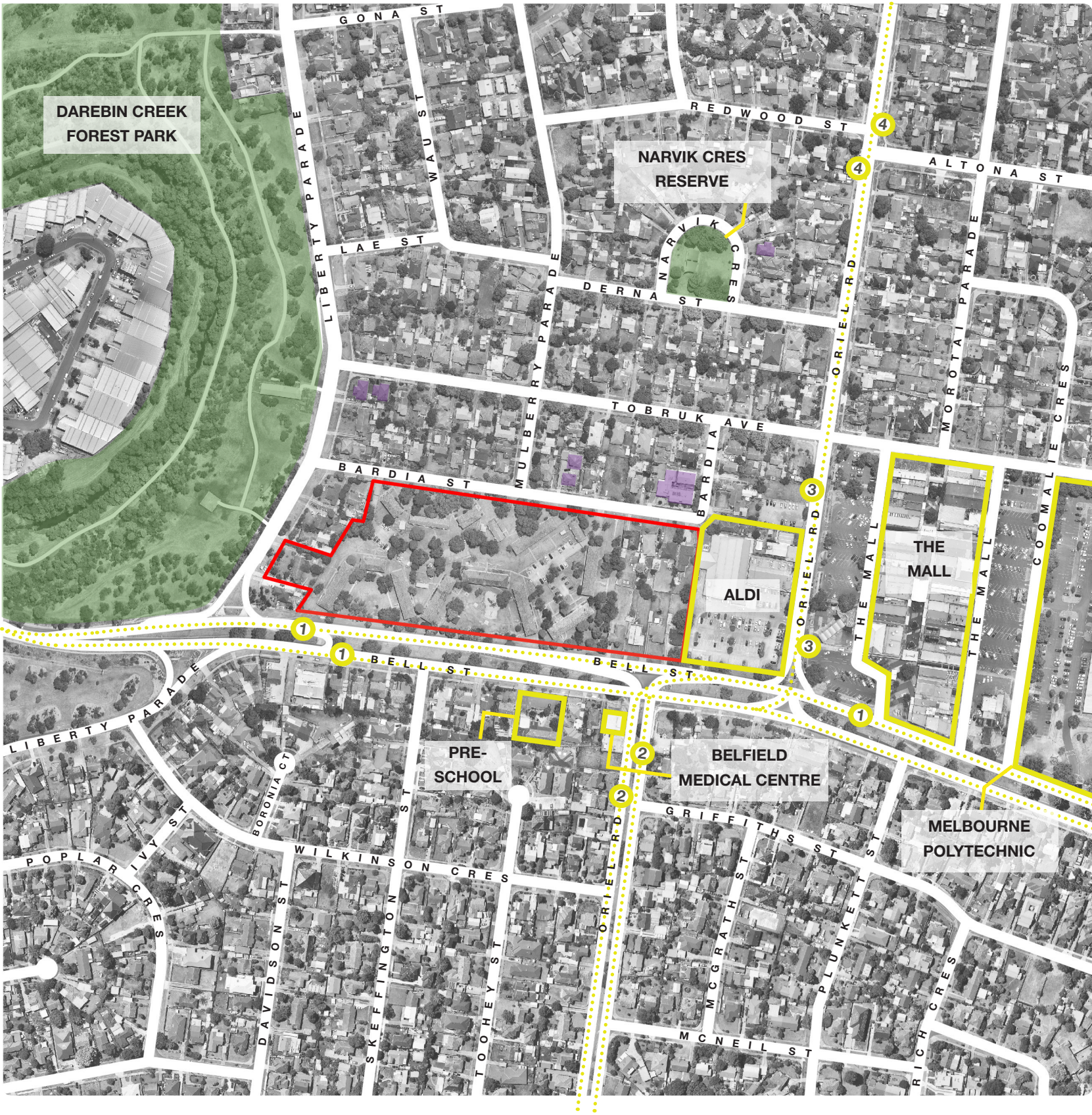
Public Transportation Routes & Stations

1. Bus Route 513

2. Bus Route 250, 350, 549

3. Bus Route 250, 350, 549, 903, 955

4. Bus Route 250, 350, 549, 903





# Site Context

The site consists of a series of one and two storey apartment buildings and eight individual residential allotments. There are also two properties that front Liberty Parade, both of which are owned by DHHS.

Bardia Street is narrow and tree-lined. It is approximately 15m wide with a generous verge on both sides. There is restricted parking on the northern side.

The site is currently accessed from Bardia Street. There is possible entry point on Liberty Parade for future development.

The site on the corner is in private ownership and is not currently included in the redevelopment.

The site's topography can be considered flat.



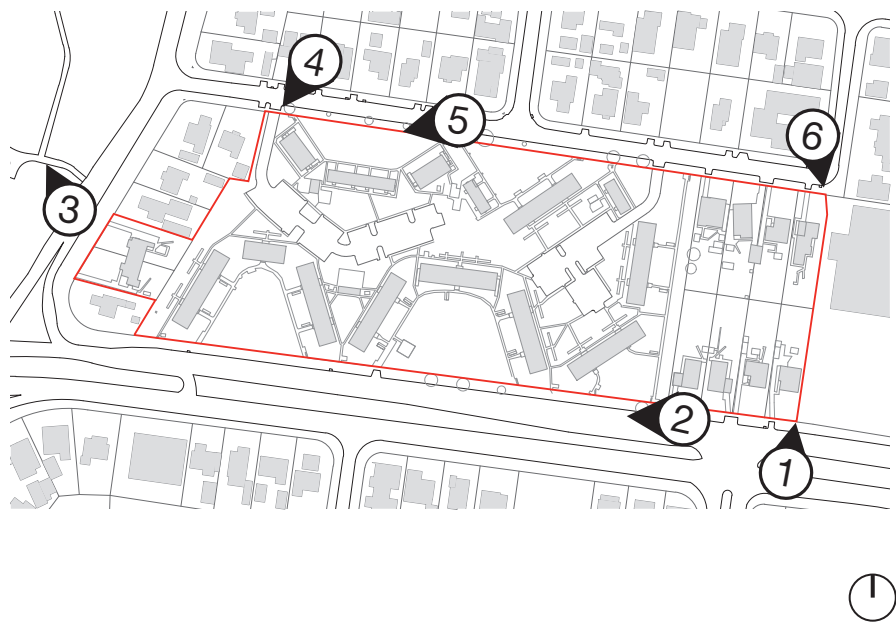


# Site Context - Elements

## Interfaces

The site has varied interfaces on all edges with a range of urban conditions. A commercial zone at its eastern interface contains Aldi and The Bell Street Mall. The Aldi site is considered as having future redevelopment potential. The southern boundary interfaces with the main road, Bell Street, which is 40m with a wide median strip. It is council's plan to reinforce Bell Street as a tree lined boulevard. The western interface is considered sensitive as it fronts the Darebin Creek Forest Park. Greater amenity impacts could be created by linking the site to the Forest Park. The northern boundary interfaces with detached single storey suburban dwellings.

Bardia Street is relatively narrow with a wide verge and footpaths on both sides.



1. Eastern interface between Aldi and the site.



2. Southern interface between Bell Street and the site.



3. Looking towards Darebin Creek from the western interface.



4. Western interface between private dwellings and the site.



5. Northern interface along Bardia Street.



6. Looking at the eastern interface between Aldi and the site on Bardia St.



# Site Context - Elements

## Aspect and Prospect

Aspect and prospect to and from the site shows the range of urban conditions. Views of the site from the surroundings are generally dominated by two storey housing blocks. Views out of the site are varied and engage with open green space, residential areas and views of a new commercial development to its south-west, across Bell Street.

### LOOKING IN



1. Looking into the site from entrance on Bell Street adjacent to Aldi.



3. Looking into the site at the western interface.



5. Looking into the site from the southern interface.

### LOOKING OUT



2. Looking south towards the other side of Bell Street.



4. Looking south towards Bell Street.



6. Looking north towards Bardia Street along the western site boundary.





# 4.0 Planning Context

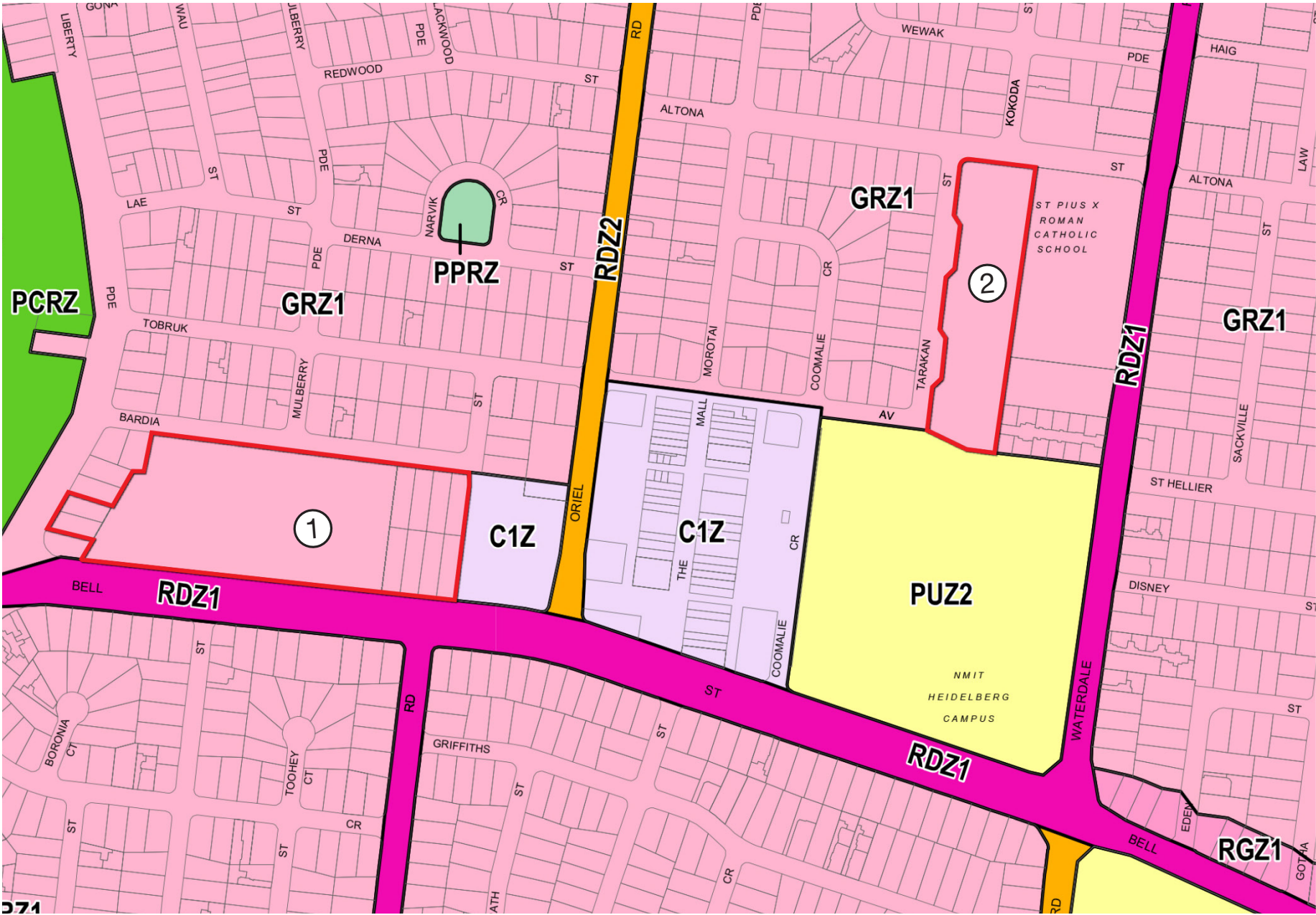
The sites are currently included within the General Residential Zone – Schedule 1 (GRZ1), where the purpose is to allow for housing growth and diversity whilst respecting neighbourhood character.

The sites are also affected by a Vegetation Protection Overlay – Schedule 5 (VPO5), where development is to minimise loss of substantial trees and to plant new trees as a significant component of local identity and neighbourhood character.

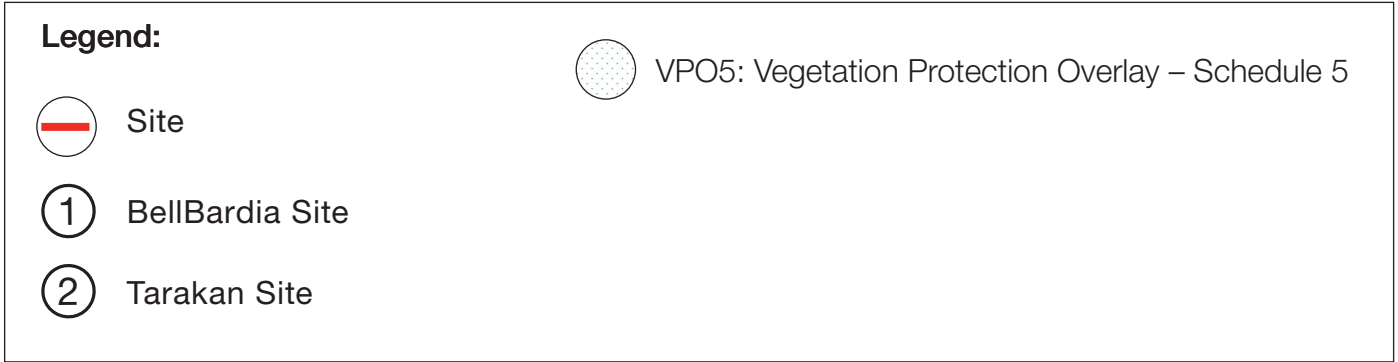
The sites are designated as ‘accessible’ residential areas in Clause 21.06, where townhouse and medium density development is encouraged, as well as some higher density housing. Heidelberg West is identified as a renewal area, where public housing sites provide well-designed, higher density redevelopment opportunities.



Overlay Plan

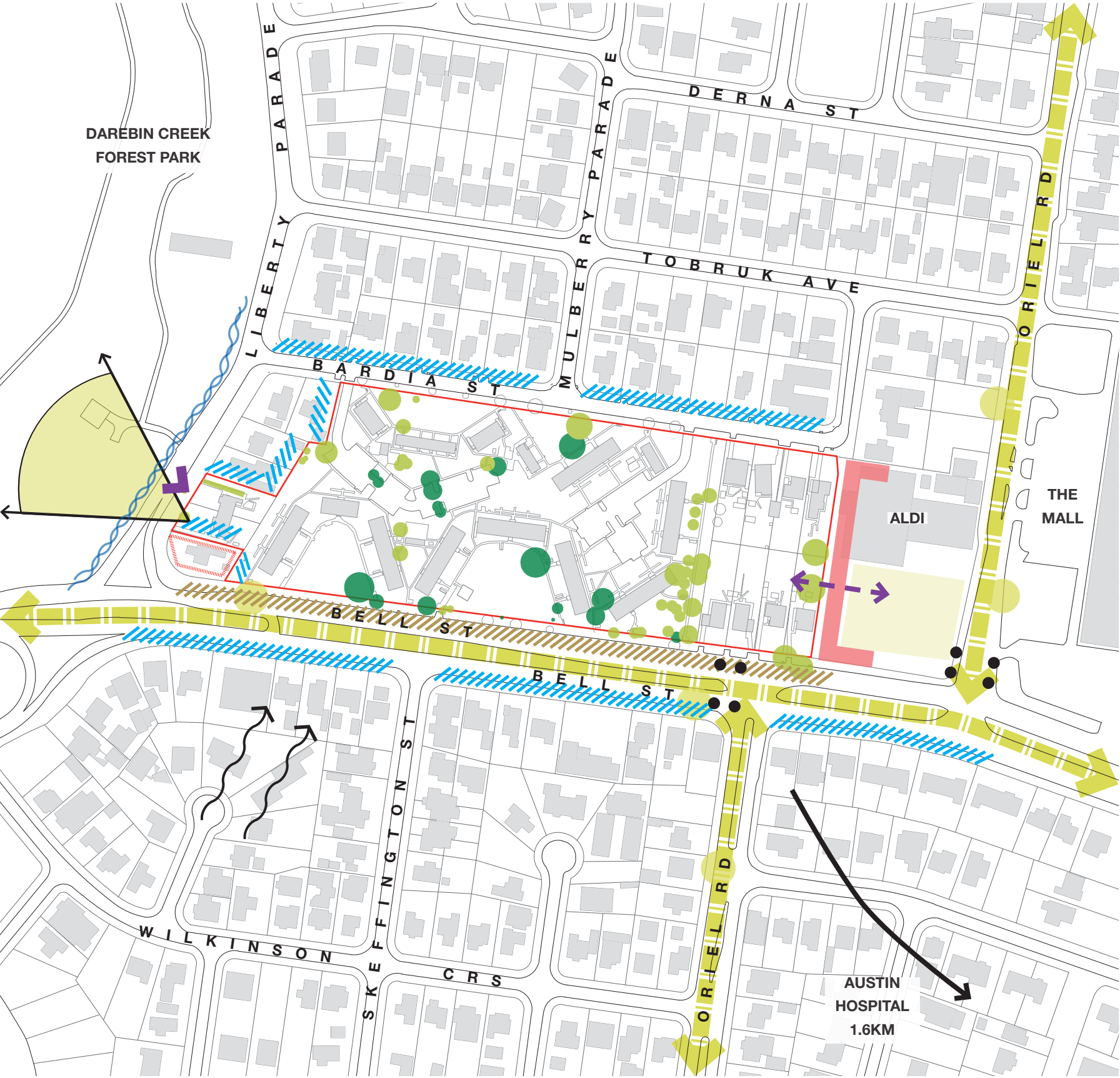


Zoning Plan





# 5.0 Opportunities and Constraints Plan



## Opportunities

- Proximity to bus stops
- Interface with Dunstan Reserve provides an opportunity to increase amenity
- Proximity to activity centres
- Interface with commercial use
- Potential vehicle access from Liberty Parade
- Large parking areas provide potential for new commercial development
- Potential pedestrian link
- Future opportunity to include the corner site to achieve built form efficiency
- Signalised intersection
- Prevailing wind
- Views of Darebin Creek

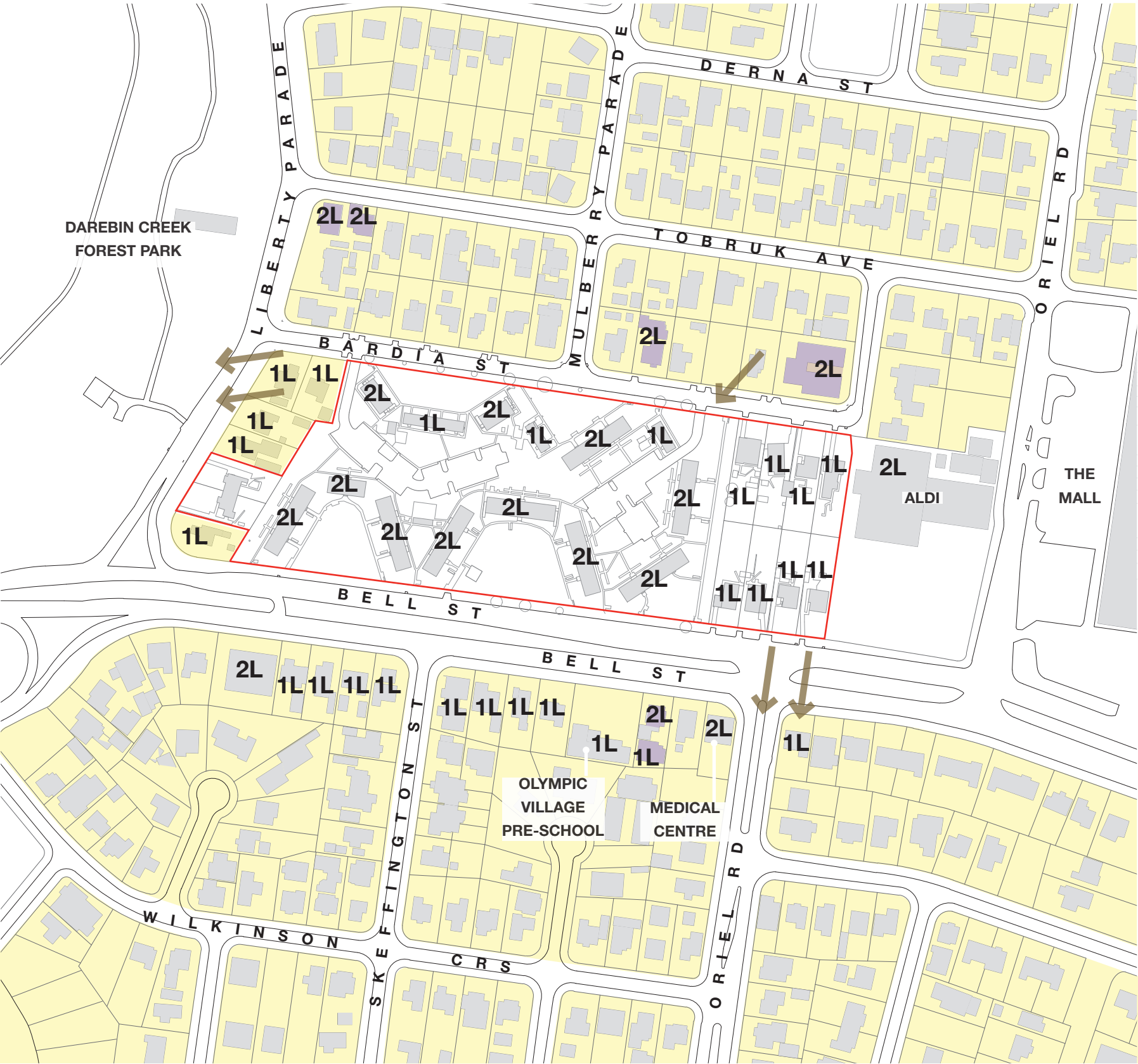
## Constraints

- Sensitive residential interface to the northern, southern and western site boundary. Building height and articulation zone to be responsive to single storey, residential street.
- Existing trees of high retention value to be retained
- Existing tress of medium retention value to be retained
- Noise source.



# 6.0 Site Analysis

## Analysis - Built Form



### Building Heights (Storeys) & Established Residential Zones

The site is located in a low density general residential zone and consists of a series of 1 and 2 storey dwellings and apartment buildings in relatively low density parkland garden settings. The surrounding built form is predominantly detached single storey dwellings with a small number of more recently constructed two storey medium density dwellings.

There is a Commercial Zone to the east with an Aldi supermarket and several convenience stores which are set back from Bell Street behind an area of at-grade carparking. It is a strategic development site that may be developed in the future.

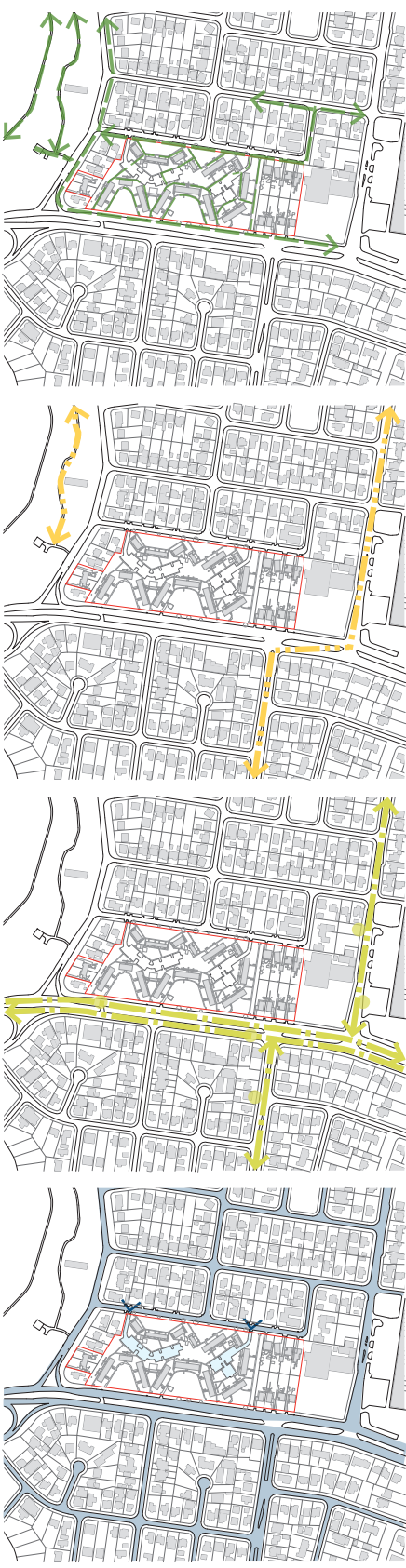
### Topography

The site can be considered flat.

- Legend:**
- Recent development
  - Established residential area
  - 5L** Number of storeys/levels
  - Direction of fall



# Analysis - Movement Networks



## Pedestrians

Existing pedestrian pathways link through the site and connect the street to buildings and at-grade carparking. A north-south shared path at the eastern end of the existing site links Bardia Street to Bell Street. There are footpaths on both sides of Bardia Street and Bell Street. There are no formal links to the Darebin Creek Trail. The main walking destinations are Aldi and The Mall shopping area to the east which can be reached via Bell Street or by looping north via Tobruk Avenue.

## Bicycles

There are dedicated cyclist lanes along Oriel Road and trails within the Darebin Creek Forest Park. However, there are no formal bicycle paths in the precinct.

## Public Transport

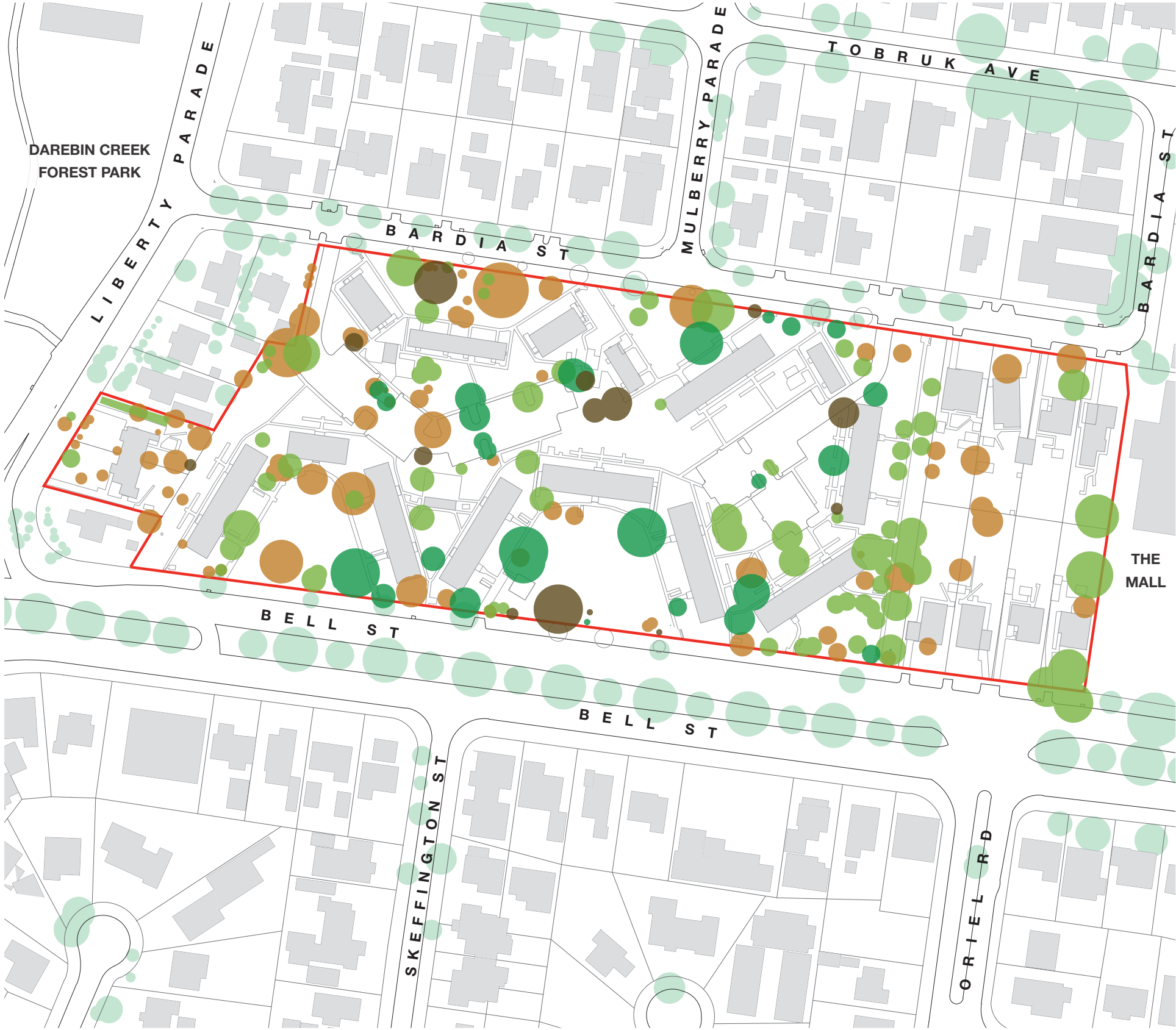
There are two public transport routes on Bell Street. Route 513 links Glenroy to Eltham and travels past Bell Station (South Morang Line) and the Austin Hospital. Route 903 turns at the corner of Bell Street and Oriel Road and links Altona with Mordialloc. There are numerous routes on Oriel Road linking north-south. Route 250 links the CBD with La Trobe. Route 340 links the CBD to Latrobe University and 549 links Ivanhoe to

## Vehicles

Vehicle access to the site is via Bell Street from the west and Tobruk Avenue off Oriel Road from the north and east. Bell Street as the major east-west road to the south, and Oriel Road as the major north-south road to the east. There are currently two access points to the site off Bardia Street, which link to at-grade parking areas.



# Analysis - Landscape



## High Retention Value Trees

Many (approx. 32) existing trees on the site have been identified as having 'high retention value'. See arborist report for details.



## Medium Retention Value Trees

Many of the existing trees on the site have been identified as having 'medium retention value'. See arborist report for details.



## Low Retention Value Trees

Many of the existing trees on the site have been identified as having 'low retention value'. See arborist report for details.



## No Retention Value Trees

A few (approx. 15) existing trees on the site have been identified as having 'no retention value'. See arborist report for details.

Existing trees outside site boundary

Tree Report, BellBardia Estate, Heidelberg West prepared by Landscapes By Design, 22.03.2017

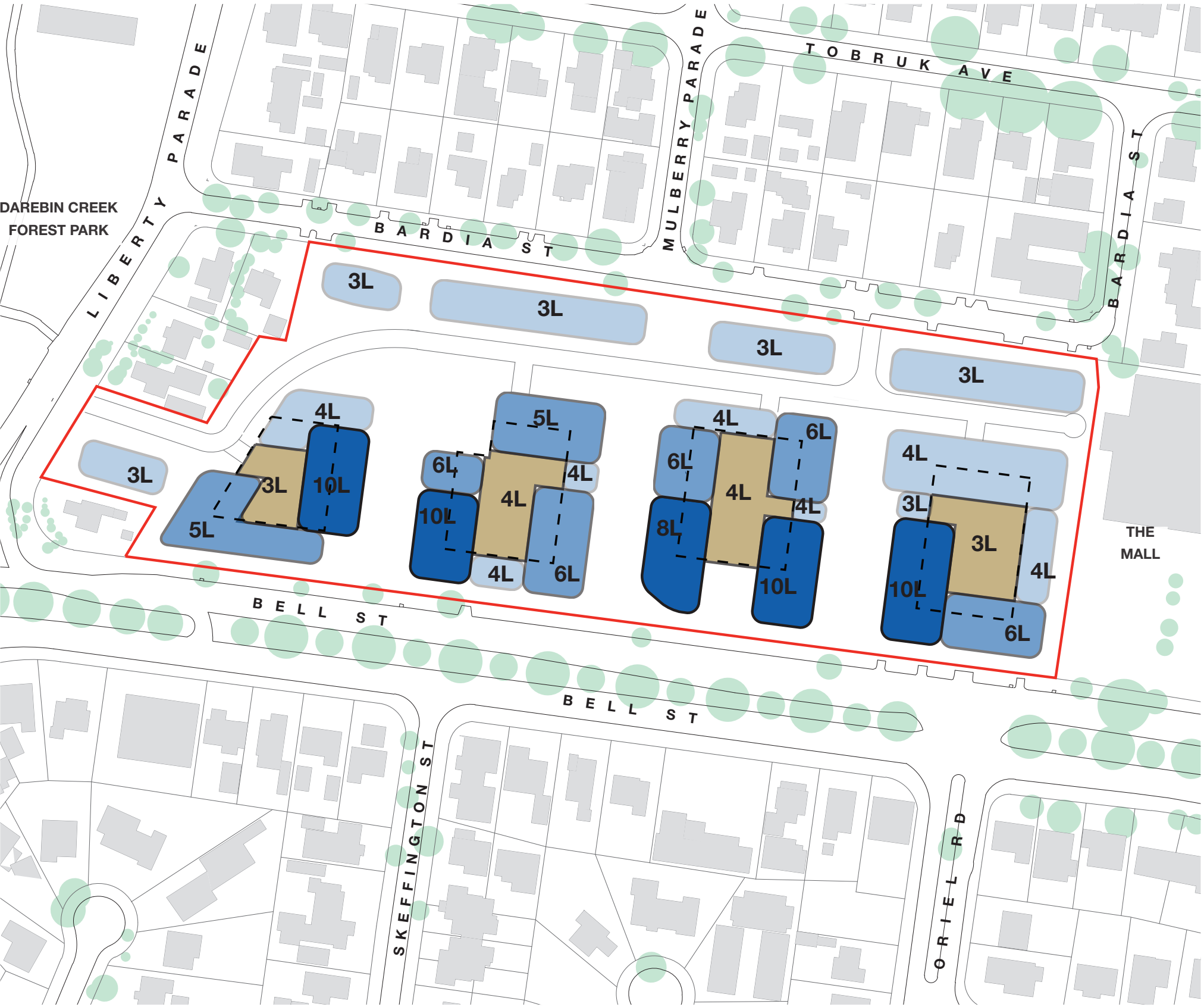
Tree Report, BellBardia Estate, Heidelberg West prepared by Landscapes By Design, 28.03.2017

Arboricultural Assessment, Liberty Parade, Bell Street and Bardia Street, Heidelberg West, prepared by Treelogic, Ref 008181, 15.05.2017

## BellBardia, Heidelberg West

# 7.0 Design Response

## Response - Indicative Built Form

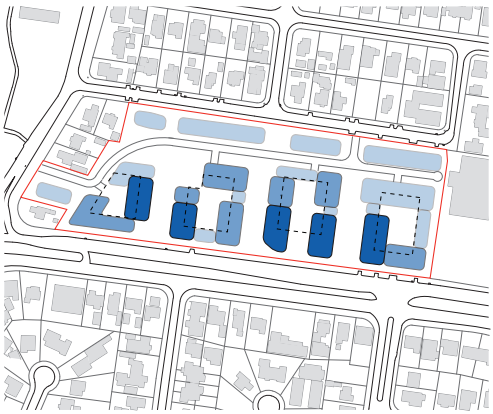


- Legend:**
- Parking podia
  - Indicative proposed built form
  - Existing trees outside site boundary
  - 5L Number of storeys/levels

**Parcel Areas**

The site layout response depicts four new parcel areas for residential development. Each parcel is composed of two or more new buildings and is served by existing or new street access network.

Based on this indicative built form diagram, the analysis on the previous pages and modelling, this site could accommodate up to 620 dwellings.



**Building Footprints & Heights**

The townhouses along Bardia Street are proposed as three levels in height and grouped to incorporate existing significant trees and to provide views into the site. There are opportunities to load these townhouses from either side to provide variation and diversity in the streetscapes. Taller built form is proposed along Bell Street where there are no sensitive interfaces. These towers vary from 5 - 10 levels in height with four level buildings sleeving the podium parking. Built form transitions in height from the edges and back towards the town houses. A setback is shown along the western boundary with the commercial site to ensure equitable development rights.

There are four level apartment blocks proposed as skins to the podium parking structures and to provide a transition to the existing residences on the west.

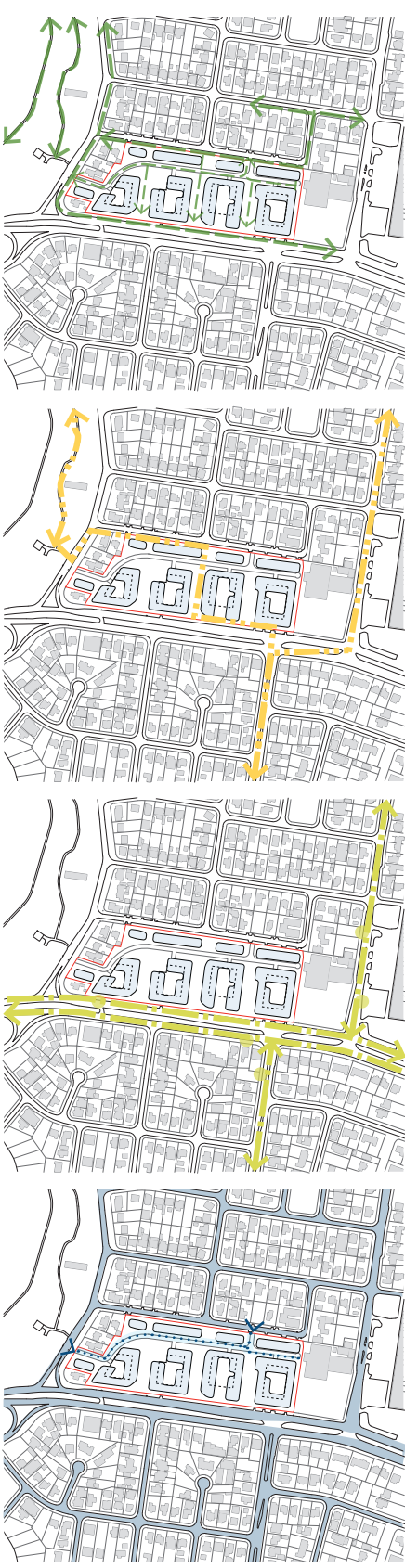


**Parking Podia**

All parking shown as 'above ground' in podia. No basements are depicted. Podia of varying dimensions are integrated into development parcels and sleeved by residential development where possible. Where parking podia are un-sleeved by residential, architectural and landscape screening will be required.



# Response - Movement Networks



## Pedestrians

The proposed development will have a new internal road that will run east-west through the site and connect to Liberty Parade and north onto Bardia Street. A shared path will run to the south of the road which is located asymmetrically in the road reserve and potentially meander through this open space link. A north-south shared path will be located more centrally within the site with other pathways linking to open spaces and the bus stop. There is potential to create a link west to Oriel Road through the Aldi site and a further link to the Darbin Creek Forest Park.

## Bicycles

There are dedicated cyclist lanes along Oriel Road and trails within the Darebin Creek Forest Park, however, there are no formal bicycle paths in the precinct. Cyclists will use the existing road network and the new shared paths within the site.

## Public Transport (Bus route)

New pedestrian routes will connect to existing surrounding public transport facilities.

## Vehicles

The proposed layout has a new east-west internal road connecting to Liberty Avenue to the west and Bardia Street to the north. The road will also provide access to resident parking accommodated in podium structures. Visitor parking will be located within the site on the new internal road and on Bardia Street.



# Response - Internal Connections



## Internal Connections

The new townhouse typology introduces the opportunity for direct street access to individual properties along Bardia Street. A new network of paths will be created through the site linking to key destinations within and beyond the site, and to the front doors of apartment towers within the site. All new buildings should have legible entry sequences and address points for both pedestrian and vehicle access.

Pedestrian networks should also reinforce the need for passive surveillance and safe design attributes.

### Legend:

- Pedestrian routes
- Roads
- Indicative building footprint
- ↔ Potential individual pedestrian entry points at ground level
- ➡ Primary building access
- ➡ Potential vehicle individual entry points
- ➡ Primary vehicle building access
- Vehicle routes
- Cyclist route
- Existing trees outside site boundary

# Response - Amenity



## Solar Access

Building sitting should maximize opportunities for solar access into dwellings. New developments should be sited and designed to meet ESD requirements and so as not to adversely impact the amenity of open spaces.

## Open Space

Use a new landscape strategy to reinforce internal streetscapes, take advantage of retained stands of high quality trees and to define open spaces. Open spaces are to be located so that they provide amenity in an equitable manner to all residents.

- Playgrounds
- Communal gardens (podia top)
- Public gardens/ open space

## Views

Configure new built form to take advantage of views towards the Darebin Creek Forest Park on the western edge. There will be elevated view opportunities towards the south, the west and in general distant views across the suburb.

Elevated views

## Passive Surveillance

The proposed built form should reinforce opportunities for passive surveillance both internal to the site onto streets and open spaces and to existing streets.

Passive Surveillance

- Indicative building footprint
- Existing trees outside site boundary



# Response - Parking



## Parking Podia

All resident parking is to be accommodated in above ground podium structures.

## Street Parking

Surface parking is to be incorporated along the new internal road as parallel parking. Existing street parking on Bardia Street is to be retained.

## Legend:

- Surface level visitor parking
- Roads
- Indicative building footprint
- Existing street parking
- 20P** Number of parking spaces
- Existing trees outside site boundary

# Response - Landscape

## Tree Retention and New Trees









BellBardia, Heidelberg West



# Response - Landscape

## Trees Removed



-  **High Retention Value Trees**  
A number of existing trees on the site have been identified as having 'high retention value'. See arborist report for details.
-  **Medium Retention Value Trees**  
Many of the existing trees on the site have been identified as having 'medium retention value'. See arborist report for details.
-  **Low Retention Value Trees**  
A number of low retention value trees removed to allow development of parcels. See arborist report for details.
-  **No Retention Value Trees**  
Remove a few low retention value tree. See arborist report for details.
-  Indicative building footprint
-  Existing trees outside site boundary

BellBardia, Heidelberg West

# Response - Section

## Section 1: Southern interface with Bell Street

There are two interface situations along Bell Street. Even though Bell Street is some 60m wide, taller building forms will be set back 5m from the property boundary to provide privacy and an opportunity to reinforce the landscape treatment. Where there is a podium edge facing the road, innovative architectural and landscape treatments will be required to soften the building edge. The taller towers will be read as a group when viewed on the oblique from Bell Street and should work architecturally as a group.

## Section 2: Northern interface with Bardia Street & internal street

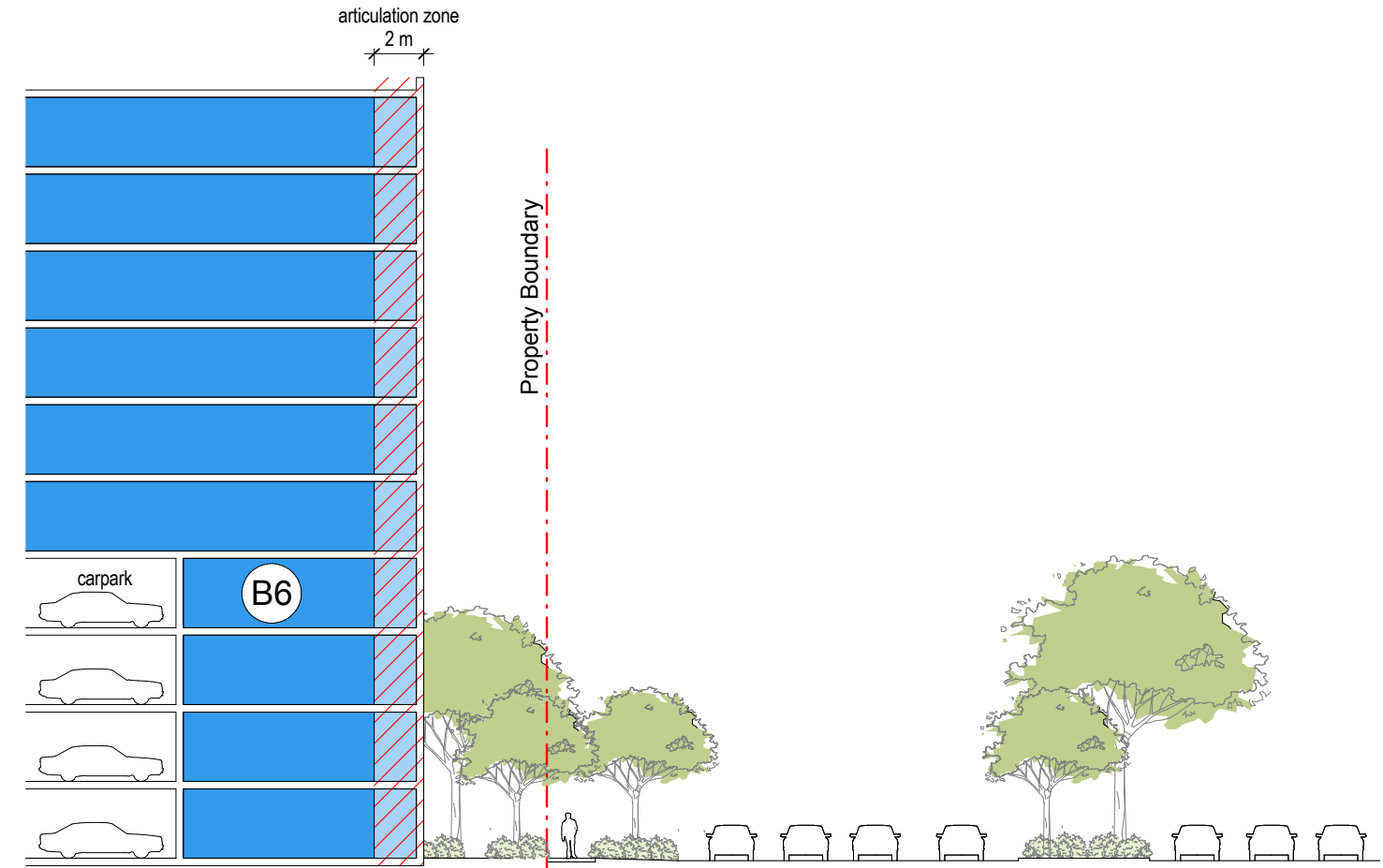
Bardia Street is relatively narrow with wide verges. New three level built form is proposed on the southern side but with a varied setback to respond to the existing context and to allow for private entry and private gardens to the street. The lot depths on Bardia Street will allow for front or rear loaded dwelling types.

An internal street is proposed running east west through the site.

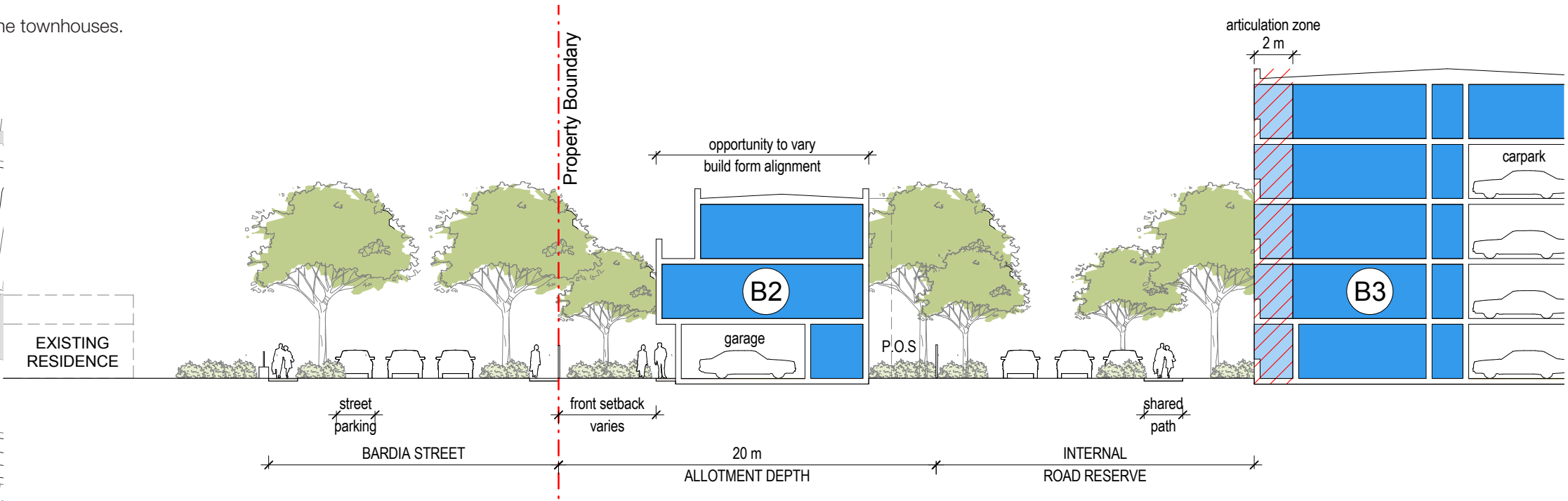
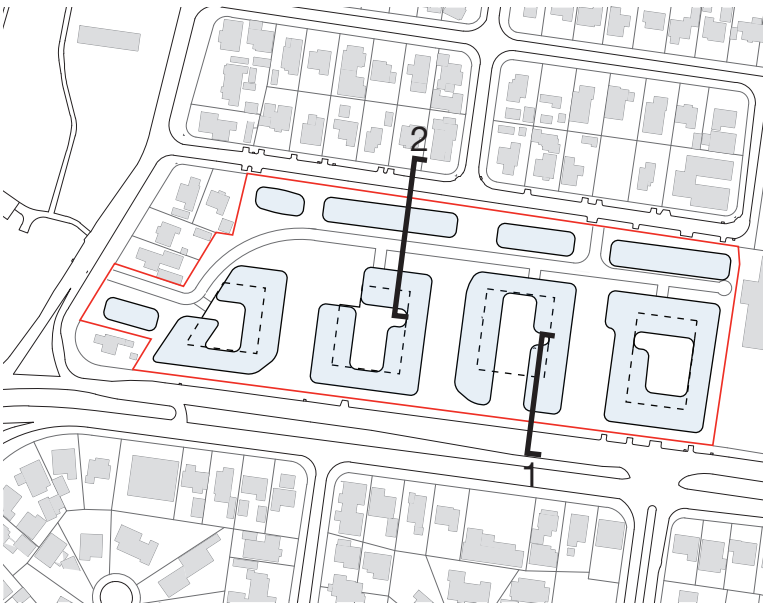
The roadway is asymmetric in the space to ensure driveway links to the townhouses are minimised which then maximizes the open space on the southern side of the street which will receive most sunlight.

Sufficient width should be allowed for tree planting against the townhouses with room for a double row of trees on the southern side with indented visitor parking.

The built form on the southern side is to transition to the scale of the townhouses.



Section 1: Southern interface with Bell Street.  
P.O.S = Private open space



Section 2: Northern interface with Bardia Street & internal road reserve.  
P.O.S = Private open space



### Section 3: Internal street

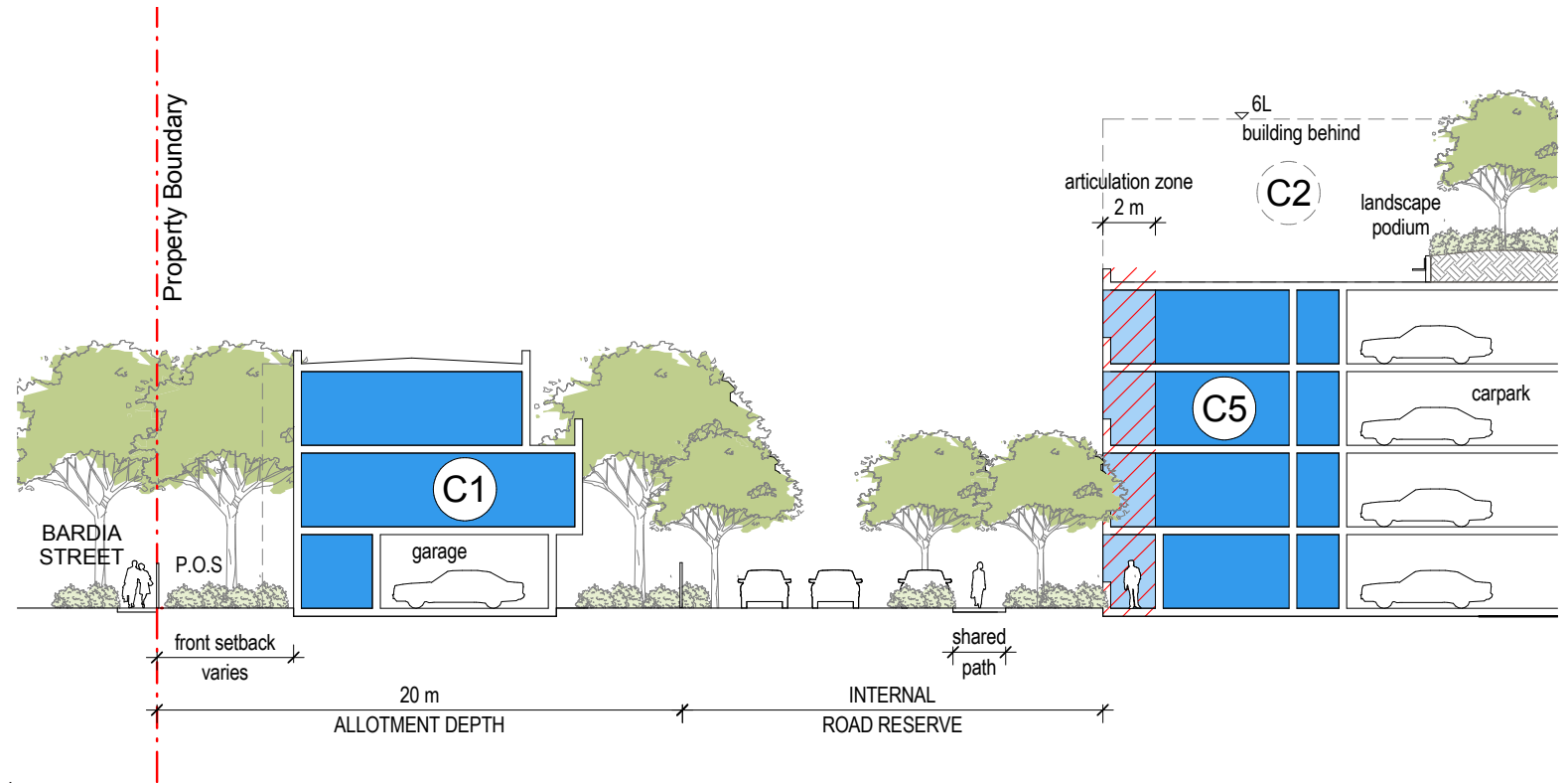
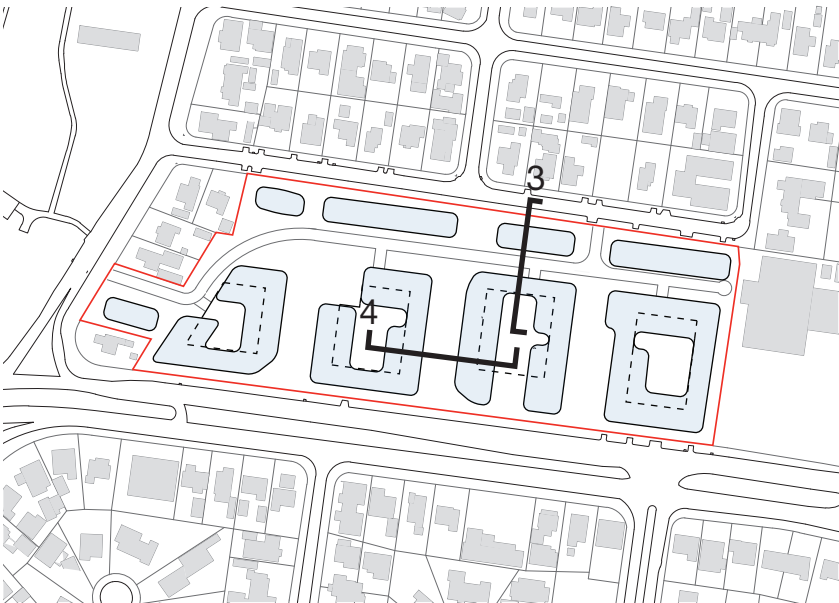
Section 3 is similar to section 1. The section indicates front loaded townhouses. ie, the garage is accessed from the street. The internal street has the same characteristics and the built form on the southern side of the street sleeves the podium carpark.

### Section 4: Central green space

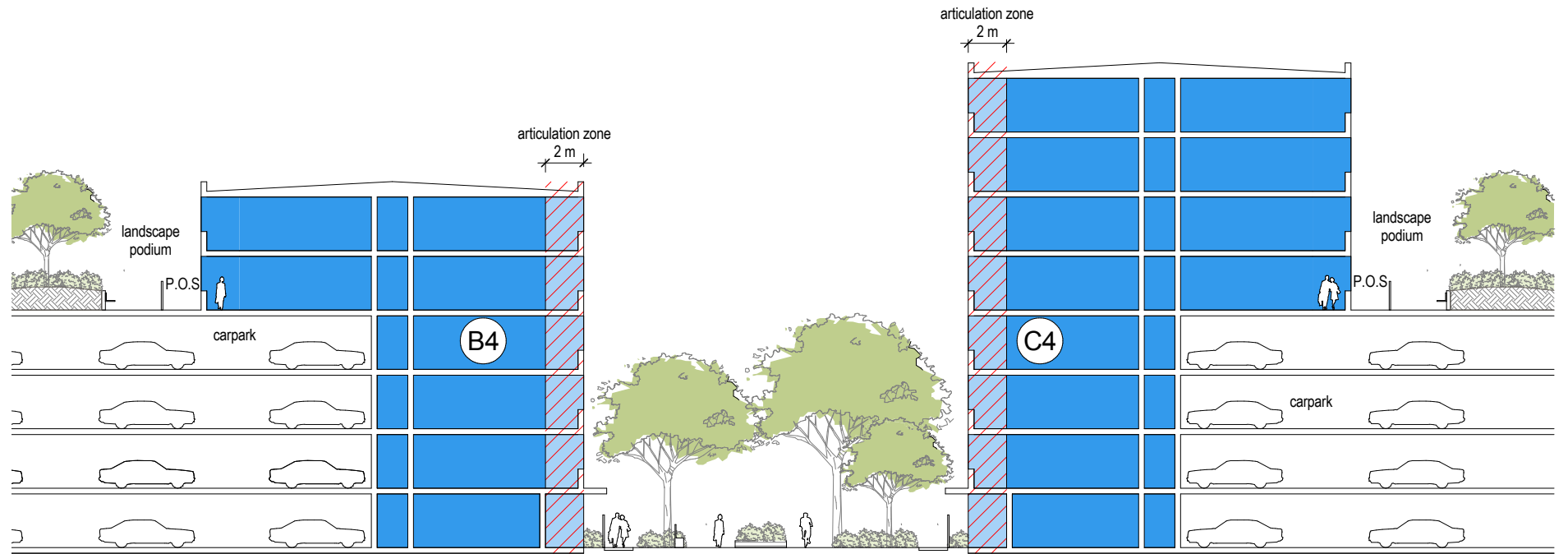
This section shows the open space or Central Green that runs north-south between the taller forms.

The space is to be designed for a range of activities including a shared path link to Bell Street.

The built form is articulated through the manipulation of the forms and materials in the first 2m depth of the facade which will include balcony spaces and allow for passive surveillance of the open space.



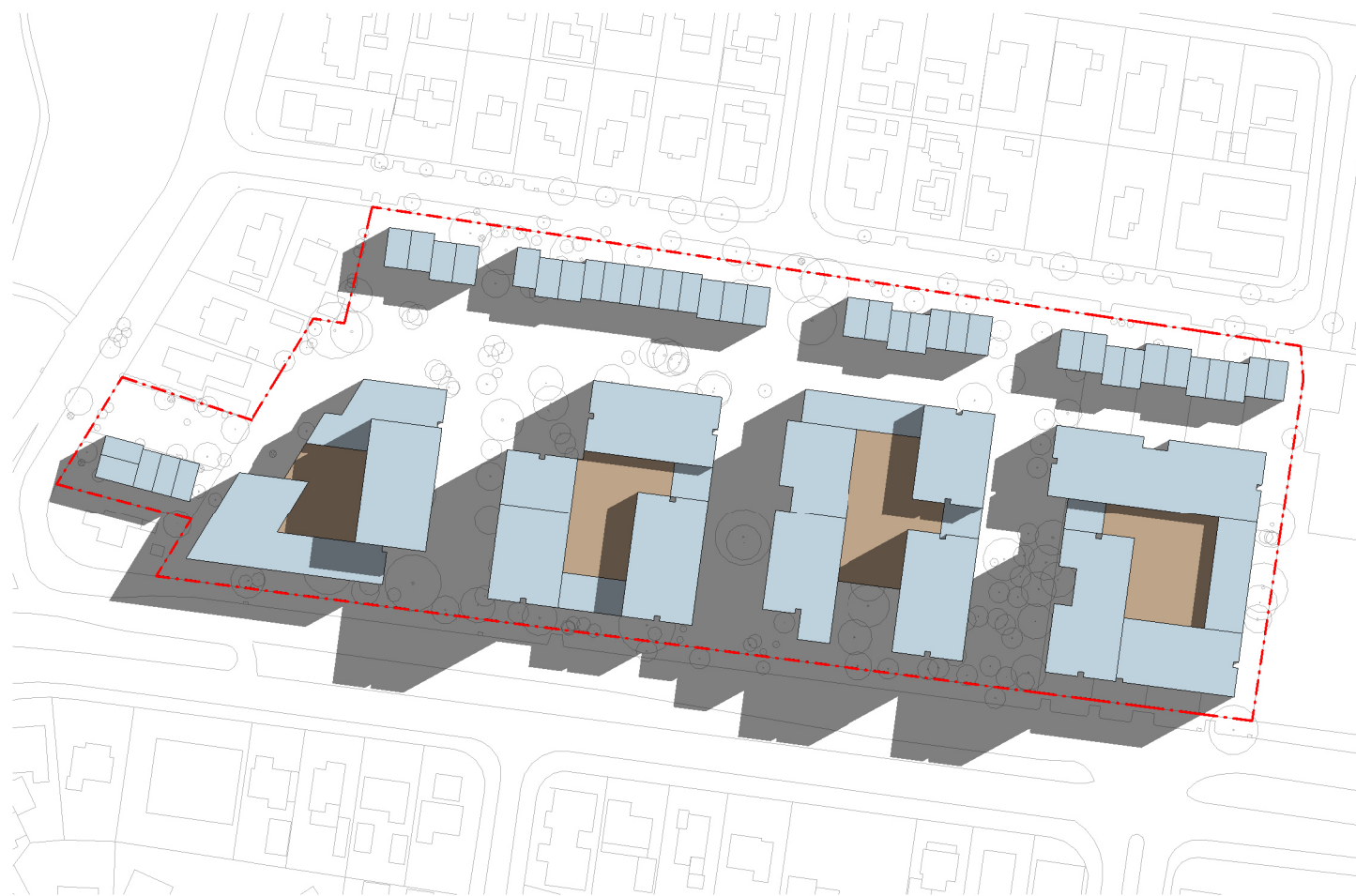
Section 3: Internal street.  
P.O.S = Private open space



Section 4: Central green space.  
P.O.S = Private open space



# Response - Shadow study



Shadow Study 9am (Sep 22)



Shadow Study 10am (Sep 22)