HEIDELBERG WEST HOUSING

MASTERPLAN
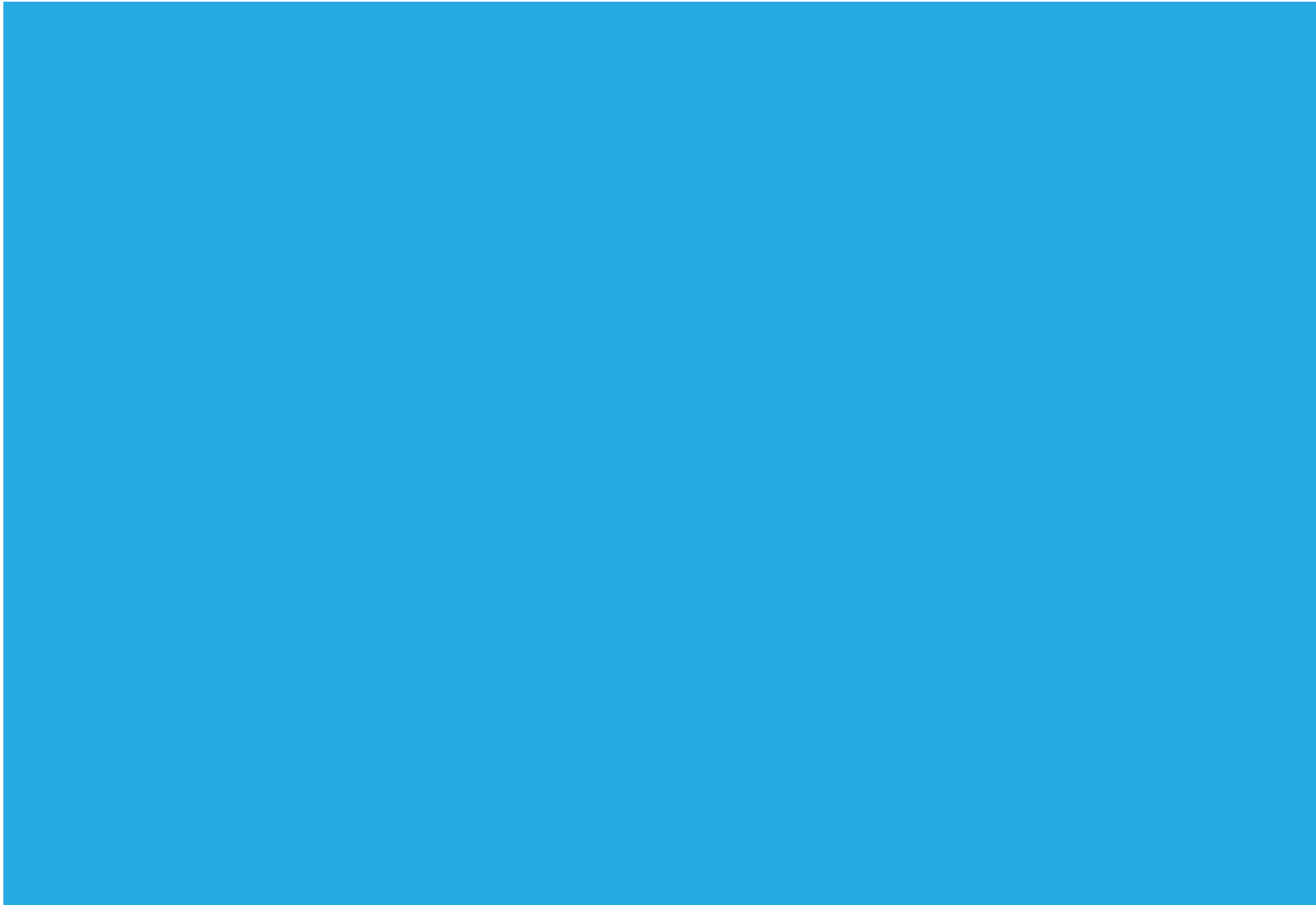
JUNE 2020

REVISION 02

NH Architecture | BIRD de la COEUR architects | OPENWORK

CONTENTS

1.0 **Brief**

Heidelberg West Housing

1.1 SITES

The redevelopment of the estates in Heidelberg West includes:

» Bell/Bardia Estate, Heidelberg West:
   Site area of approximately 3.2 hectares.

» Tarakan Estate, Heidelberg West:
   Site area of approximately 1.3 hectares.

1.2 DESIGN OBJECTIVES

The following 9 design objectives are high-level requirements that were developed in collaboration with the department, Office of the Victorian Government Architect **(OVGA)** and the Department of Environment, Land, Water and Planning **(DELWP)** to guide the development of high quality urban design, architecture, landscape architecture and ESD outcomes for the Program.

01. CONTEXTUAL DEVELOPMENT
Determine the development density based on access to public transport and employment.

02. NEIGHBOURLINESS
Protect neighbourhood amenity including access to sunlight, privacy and visual amenity.

03. SENSE OF PLACE
Contribute to neighbourhood character by capitalising on positive site features and introducing attractive landscaping.

04. COMMUNITY
Blend with the surrounding neighbourhood through direct connections, local facilities and shared spaces.

05. ACTIVE TRANSPORT
Prioritise walking and cycling through convenient and safe streets, paths and end-of-trip facilities.

06. FAMILIARITY
Adopt a conventional character for streets, spaces and buildings, irrespective of housing tenure.

07. LIVEABLE HOMES
Provide comfortable, energy efficient and durable buildings.

08. SAFE STREETS
Ensure public spaces, streets, paths, and building entries are legible and safe.

09. ADAPTABILITY
Design buildings and spaces to support people of all abilities and the changing needs of household over time.

1.3 UNIVERSAL DESIGN

'Universal Design' principles are to be used across the Site in the planning and design of the Developments including buildings, community spaces and transport linkages.

Universal design places human diversity at the heart of the design process so that buildings and environments are designed to meet the needs of all users. The objective of universal design is to ensure that all people can access, use and understand the environment to the greatest extent and in the most independent and natural manner possible, without the need for adaptations or specialised solutions.

01 EQUITABLE USE

The design is useful & marketable to people with diverse abilities

02 FLEXIBILITY IN USE

The design accommodates a wide range of individual preferences and abilities

03 SIMPLE AND INTUITIVE USE

Use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level

04 PERCEPTIBLE INFORMATION

The design communicates necessary information effectivity to the user, regardless of ambient conditions or the user's sensory abilities

05 TOLERANCE FOR ERROR

The design minimises hazards and the adverse consequences of accidental or unintended actions

06 LOW PHYSICAL EFFORT

The design can be used efficiently and comfortably and with a minimum of fatigue.

07 SIZE AND SPACE FOR APPROACH & USE

Appropriate size and space is provided for approach, reach, manipulation, and use regardless of user's body size, posture or mobility.

1.4 ESD REQUIREMENTS

The Program aims to deliver sustainable and high quality Developments that contribute to health and wellbeing, the longevity of housing stock and minimising the cost of living for residents.

ESD objectives will be at the core of the planning, design and development of the Site at both the precinct and building scale. The Developments will seek to capitalise on the scale of the Site to reduce the ecological footprint of development while creating inclusive, well connected and healthy places to live.

The Program also aims to demonstrate leadership aligned with Victoria's climate change framework and targets, energy efficiency and productivity statement and renewable energy roadmap.

The ESD requirements of the Program are:

(a) NatHERS rating requirement

(b) Green Star rating requirement

(c) Specific mandated Green Star credit requirements for Social Housing Dwellings

(d) other Director ESD requirements, that derive from the ESD objectives below:

E01 HUMAN HEALTH AND WELLBEING

Protect the health of residents, particularly vulnerable Victorians, through a focus on safe indoor temperatures, limiting stress stemming from utility costs, and climate change adapted urban design strategies.

E02 RESOURCE CONSUMPTION & ENVIRONMENTAL IMPACTS

Prioritise passive solar orientation, care for the natural environment & contribute towards the achievement of Victoria's net zero greenhouse gas emission by 2050 strategies.

E03 FUTURE READINESS

Design to incorporate future ready and resilient infrastructure and features (for example, in climate aspects of climate risks, energy security and management, water, waste, landscape and transport systems).

E04 TARGET, EVALUATE, & LEARN

Model likely performance outcomes at design phase, validate the level to which outcomes have been delivered using post occupancy assessment tools and techniques, and incorporate learnings into future housing / urban development.

1.5 DETAILED REQUIREMENTS SUMMARY
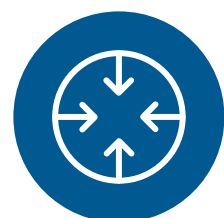
SITE PLANNING & DESIGN

DESIGN LED APPROACH

Provide a high quality design and landscape led approach to the development

HIGH QUALITY PUBLIC REALM

Ensure the Development adds value to the community by the integration of high quality public realm and well designed and located community facilities, artist studios (where applicable) and parks.

Enhance the quality of streets, amenity, landscape, and parking. Ensure the design and siting of buildings supports high quality spaces that contribute to the open space network.

Provide public open spaces and networks that are accessible, visible and public by demonstrating clear visual and movement linkages between the public domain such as streets, footpaths, bicycle paths, and public open spaces.

TENURE BLIND

Social Housing Dwellings must be indistinguishable from the Private Rental Dwellings. This can be achieved by minimising variations in typology that implies a separation of housing tenure, exhibiting a consistent high design and built quality across all buildings and open spaces, integrating suitable, durable and low maintenance materials, and ensuring equitable access to open space

ROADS

LEGIBILITY

The road hierarchy must be clearly legible.

OWNERSHIP

Ownership of internal roads will be determined by the Director and Local Council. The roads are to be owned by the Local Council or an Owners Corporation (as approved by the Director). Road design and any proposed transfer of ownership shall consider minimising the impact to future uses of the whole of the Site

PEDESTRIAN NETWORK

The road network should prioritise pedestrian and cyclist access and safety, as well as locating active land uses along primary streets.

ACCESSIBILITY

Designation of transport stops for community bus, taxis, uber etc. shall have accessible set-downs. Transport stops, accessible set-downs and accessible parking shall be seamlessly linked to building entrances and community spaces.

LANDSCAPE & PUBLIC REALM

OPEN SPACE

To create outdoor spaces that encourage people outdoors, to be active, and to connect with their local community in attractive, healthy and high quality environments

CONTEXTUAL APPROACH

Ensure a contextual approach to landscape which integrates the Development into the existing community.

THE PUBLIC REALM

The majority of open space must be clearly defined and functional, not left over space between buildings.

PASSIVE SURVEILLANCE

Maximise passive surveillance and avoid blank walls facing public or communal spaces

PLAYGROUNDS

Any playgrounds / play spaces provided are to encourage people outdoors, to be active and interact with nature, and to maximise opportunities for social interaction between residents in a safe environment.

EXISTING TREES

Retain as many high and medium retention value trees as possible, ensuring compliance with the requirements of any Authority

Source:
Project Requirements West Heidelberg
DHHS / Victoria State Government

1.6 PROJECT BRIEF REFERENCE DOCUMENTS

BETTER APARTMENT DESIGN STANDARDS (BADS)

The Better Apartments Design Standards improve the liveability and sustainability of apartments across Victoria.
The standards set out how apartments can be designed to provide good functional
places to live. The Victorian Government is committed to ensuring that apartments deliver diverse and affordable housing options to meet the long-term needs of the Victorian community.

DELWP/ Victoria State Government

LIVABLE HOUSING DESIGN GUIDELINES, (LHDG) SILVER LEVEL

A livable home is designed and built to meet the changing needs of occupants across their lifetime. Livable homes include key easy living features that make them easier and safer to use for all occupants including: people with disability, ageing Australians, people with temporary injuries, and families with young children.

» A livable home is designed to:
» be easy to enter
» be easy to navigate in and around
» be capable of easy and cost-effective adaptation, and
» be responsive to the changing needs of home occupants.

Livable Housing Australia (LHA)

URBAN DESIGN GUIDELINES FOR VICTORIA

The guidelines aim to create neighbourhoods that foster community interaction and make it easy for people of all ages and abilities to live healthy lifestyles and engage in regular physical activity.

The Urban Design Guidelines for Victoria assist in creating places that are:

» accessible, safe, diverse and provide choice
» enjoyable, engaging and comfortable to be in and move around
» conducive to people being more physically active
» accommodating of people of all abilities, ages and cultures
» distinctive and celebrate their social, cultural and natural heritage
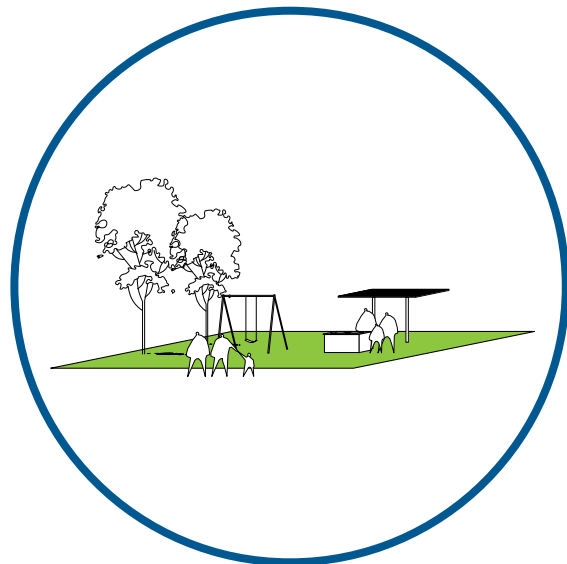
DELWP/ Victoria State Government

2.0 Site Specific Brief Requirements

Heidelberg West Housing

2.1 SITE SPECIFIC BRIEF REQUIREMENTS

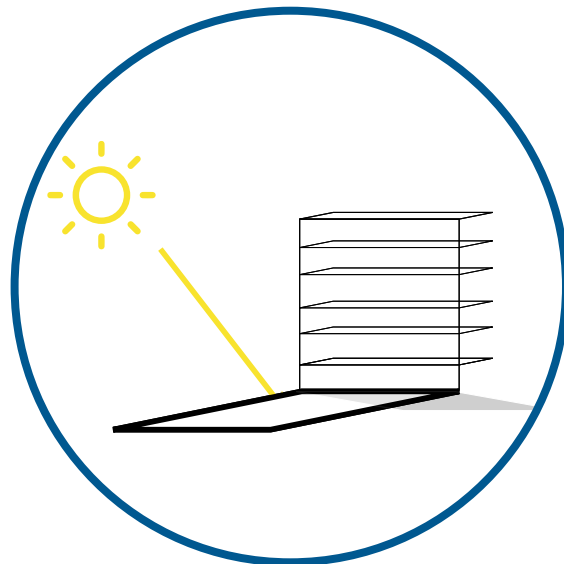## OPEN SPACE
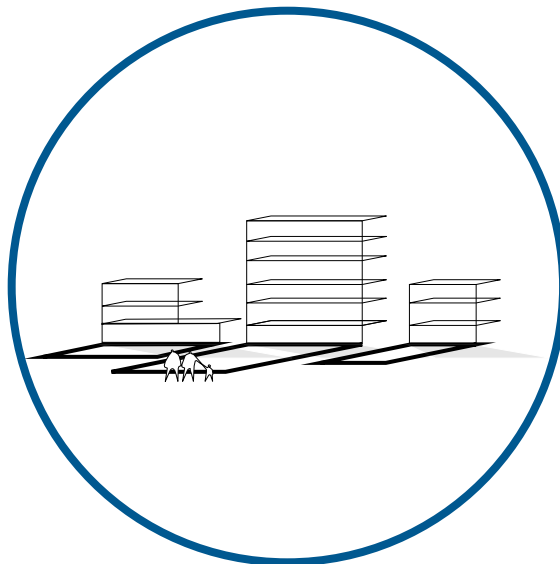
Provision for playground(s), basketball ring, seating, shading, BBQ facilities, community gardens, roof or podium terraces.

This arrangement of heights also ensures excellent solar penetration to both sites, as the lower buildings are sited to the north ensuring good solar access.

MIXED DENSITY

The built form of the developments has been scaled to respond and 'step down' to meet the lower scale neighbourhoods. The building development themselves have also been broken into smaller blocks on a grid of 'mews' and walkways to better reflect the street scale and grain of this suburban context. Height on the Tarakan site has been limited to the TAFE corner whilst the height on the Bell/Bardia site builds towards Bell Street.
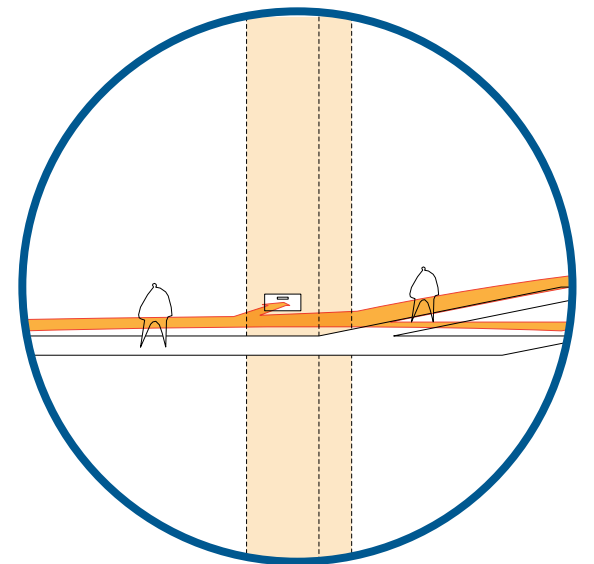
BUILDING ENTRY & CIRCULATION
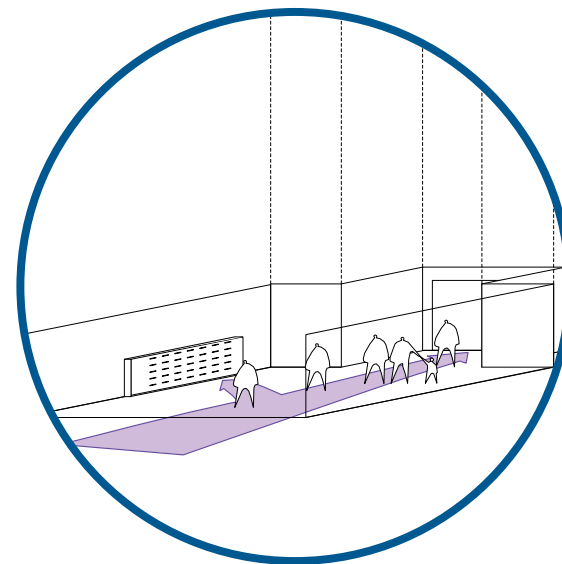
Each apartment building to have appropriately sized lobby entries including tenants mail facilities.

WASTE & RECYCLING

Apartment buildings to have conveniently located waste chutes, with a centralized point for waste collection.

2.2 COMMUNITY CONSULTATION
PROCESS

COMMUNITY CONSULTATION

Two phases of Community Engagement was held in 2017, which subsequently informed the Development Planning Envelope.
The key insights from this body of work are noted overleaf.

NOTE: Further Community Consultation will be undertaken June/July 2020 and will feed into the further development stages of the project.

Tarakan and Bell/Bardia estates Heidelberg West Renewal

Phase one Engagement Report

Public Housing Renewal Program
Department of Health and Human Services

July 2017

KJA

PHASE ONE - ENGAGEMENT REPORT MARCH 2017

The department commenced community engagement with the residents of the Tarakan and Bell/Bardia estates Heidelberg West in March 2017. A resident workshop and a stakeholder workshop were held on 3 March 2017. The workshops were attended by 90 participants.

The first phase of engagement focused on residents, community leaders and stakeholders with a direct interest in, or a provider of services to the residents.

KJA Engaging Solutions

Tarakan and Bell/Bardia estates Heidelberg West Renewal

Phase two Engagement Report

Public Housing Renewal Program
Department of Health and Human Services

July 2017

KJA

PHASE TWO - ENGAGEMENT REPORT MAY 2017

The objective of the phase two of the engagement program was to build on the values and aspirations and to continue the conversation with residents, neighbours and stakeholders about the renewal of the Tarakan and Bell/Bardia estates, the introduction of a mixed tenure model for the estates and to introduce the proposed increase in density. The conversations with residents, neighbours and stakeholders were informed by sketch plans which reflected phase one feedback and aspirations.

KJA Engaging Solutions

2.3 COMMUNITY CONSULTATION
KEY INSIGHTS

SUSTAINABLE LIFESTYLE

» The community would like an environment that supports a sustainable lifestyle

» The community had a strong interest in walking and cycling paths & bike storage

» Community spaces suggested: a strong interest in individual or community gardens (or both), vegetable patches, gardens, BBQ, commercial kitchen / space for communal cooking, resource room or study room with internet and computers, children's groups

» Active facilities suggested: basketball court, fenced playgrounds, skate facilities

» Support for solar power & rain water collection

INCLUSION & COHESION

» There was a strong desire expressed for the community to be inclusive and have a high level of integration & cohesion - a desire to be recognised as long term legitimate members of the wider local community

» Inclusion of the community rooms, spaces and facilities on the sketch plans were well regarded

» Residents value the established trees on the estates

» Opportunity for connection to the Primary School Garden

» Proximity to the local mosque from the Tarakan estate was well regarded

SAFETY & SECURITY

» The participants emphasised the safety and security of buildings and of the community's 'town space'

» The residents' wider aspiration of inclusiveness had a flip-side in that they also want protection and safety from trespassers, in addition to safety in the children's playground.
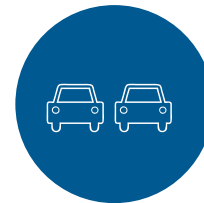
TRAFFIC MANAGEMENT

» Comments centred on existing traffic congestion from local construction, school movement and the potential impacts from the renewal construction.

» Proposed road through Bell/Bardia site was raised as a concern

» Suggestion to add road entrance off Liberty Parade

DESIGN OF NEW ESTATES & DWELLINGS

» Most people wanted increased dwelling size, bigger spaces and separate toilet and showers

» Participants commented on the potential building heights and management of solar access.

3.0 Context Analysis

3.1 CONTEXT ANALYSIS
METROPOLITAN

The Heidelberg Public housing sites are located in the suburb of Heidelberg West, which is 12km from Melbourne's CBD by road. Both sites are located nearby the Eastern freeway, with proximity to the CBD in under 30 minutes by car. The 'Darebin Creek Trail' provides cyclists with an alternative to vehicular or public transport, taking approximately 40 minutes journey time to reach the CBD.
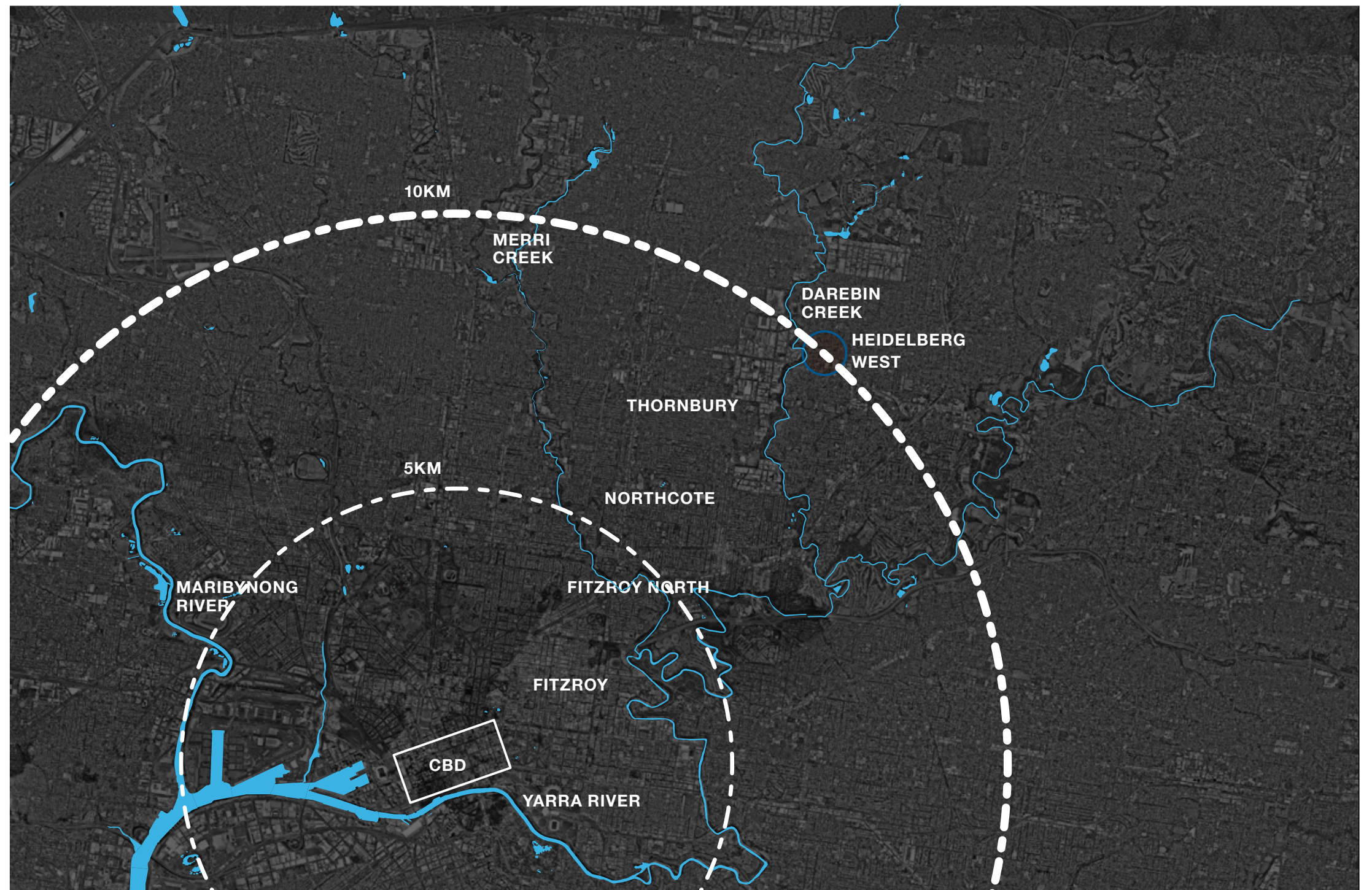
3.2 CONTEXT ANALYSIS
LOCAL

Both sites have fantastic local assets that can be further exploited through the urban design response to their planning.

Bell / Bardia is not only potentially well connected to the Heidelberg West shopping precinct, it has a direct connection to the unique and natural amenity of the adjacent creek and parkland.

Tarakan is equally well connected to the Heidelberg West shopping precinct but also has the potential to foster a meaningful connection with the adjacent primary school and Polytechnic through its open spaces.
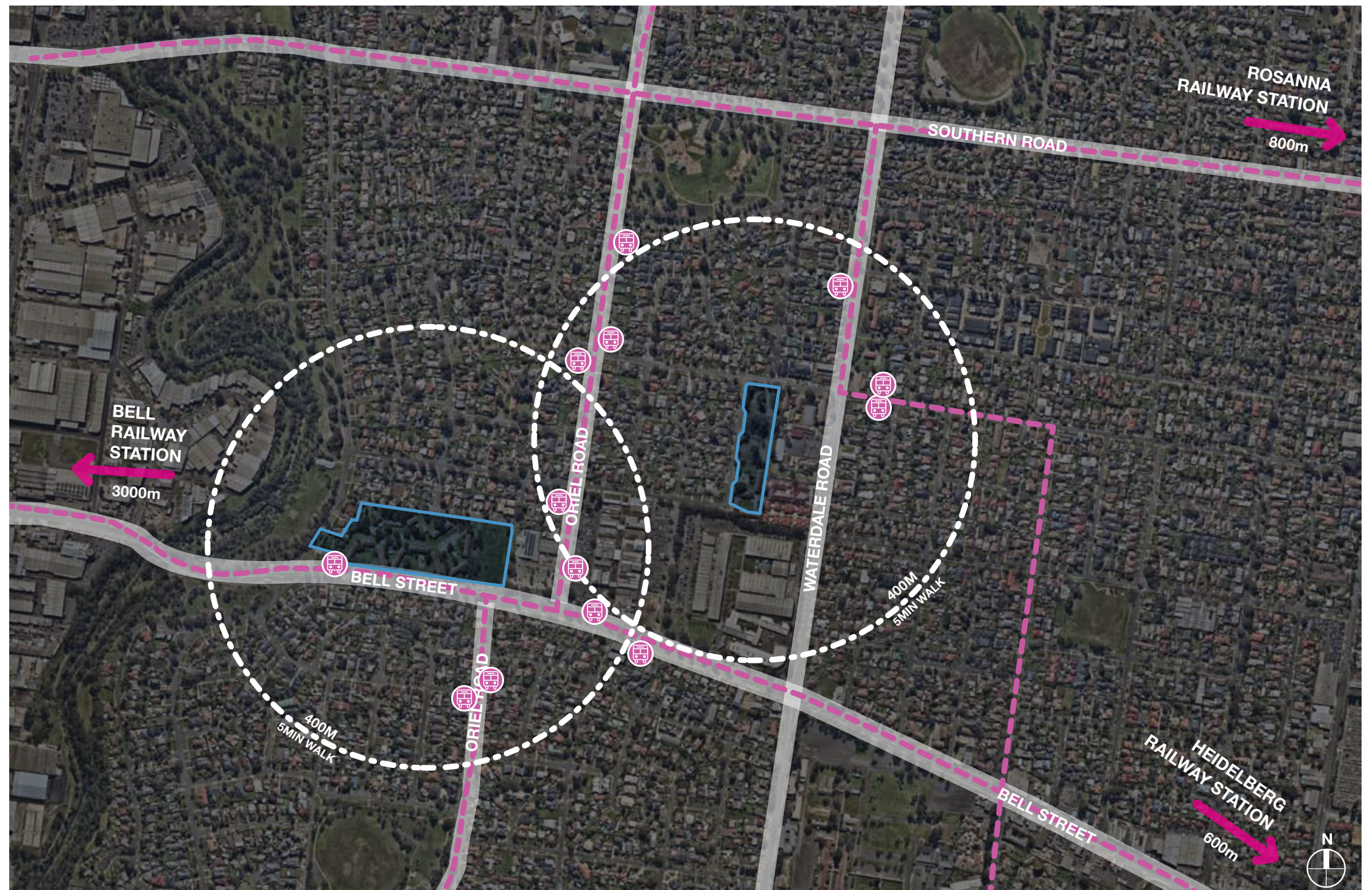
3.31 CONTEXT ANALYSIS
LOCAL

LOCAL PUBLIC TRANSPORT CONNECTIONS

The Heidelberg West Public housing sites have limited access to public transport options, and it has predominately bus based connections to the broader suburb.

The nearest railway station is Heidelberg station, accessible though the Route 903 and 513 buses.

In response it is understood that for the immediate future, vehicle access will be of vital importance. The hierarchy of vehicle vs public open space needs to be carefully considered and accounted for.

ROSANNA RAILWAY STATION 800m

SOUTHERN ROAD

BELL RAILWAY STATION 3000m

ORIEL ROAD

WATERDALE ROAD

BELL STREET

400M 5MIN WALK

400M 5MIN WALK

HEIDELBERG RAILWAY STATION 600m

BELL STREET

N

BUS STOP WITHIN 5 MINUTE WALKING RADIUS
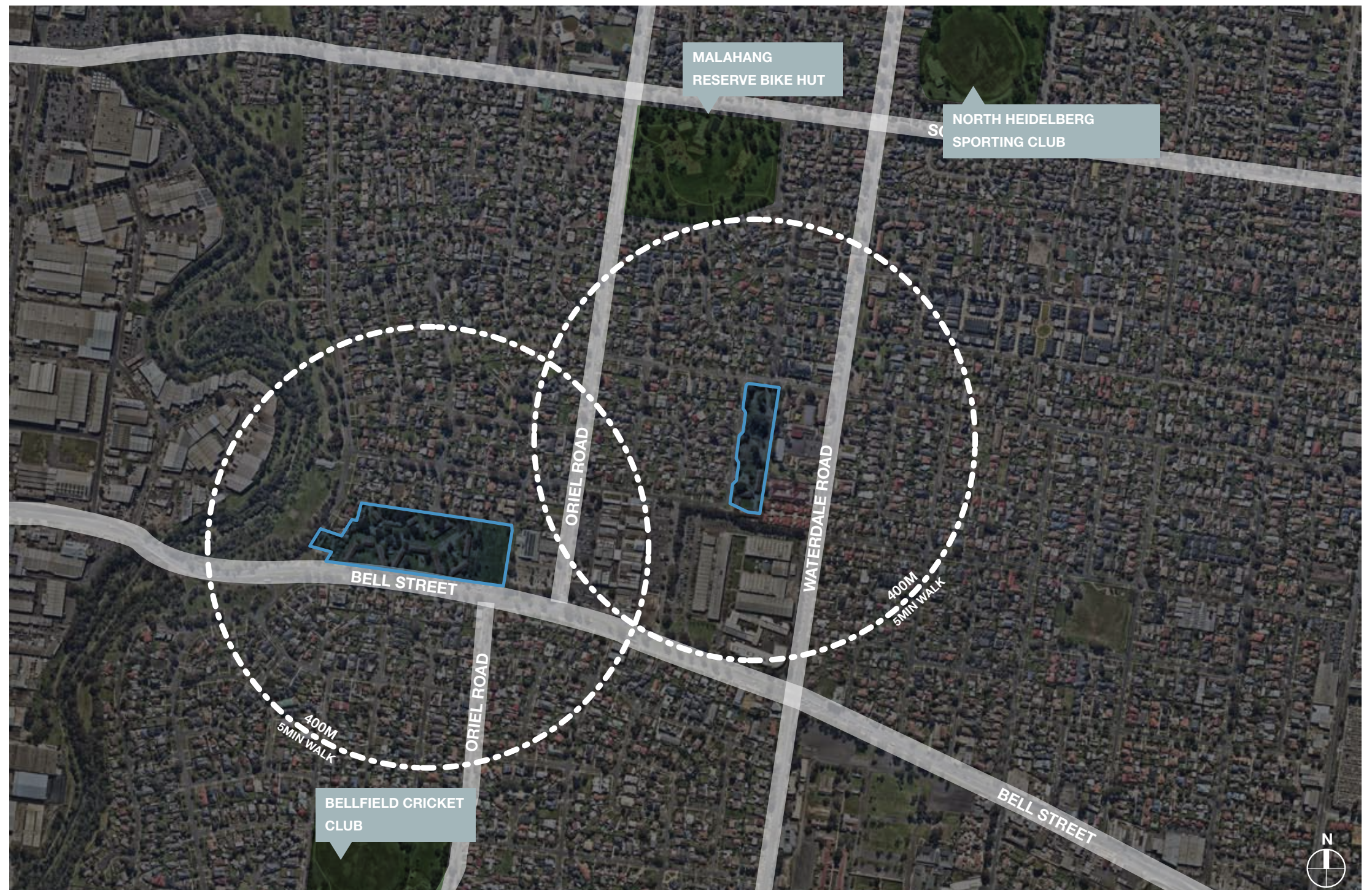
3.32 CONTEXT ANALYSIS
LOCAL

GREEN SPACE

The Heidelberg West Public housing sites are well located to the Darebin Creek and surrounding parks. The sites should leverage the amenity of the creek and set up a habitat corridor to other public landholdings along the Bell Street spine.

SHELLEY PARK

MALAHANG RESERVE

SOUTHERN ROAD

DAREBIN CREEK

NARVIK CRESCENT RESERVE

ORIEL ROAD

WATERDALE ROAD

JAMES RESERVE

BELL STREET

400M 5MIN WALK

ORIEL ROAD

400M 5MIN WALK

FORD PARK

BELL STREET

N

3.33 CONTEXT ANALYSIS
LOCAL

SPORTING CLUBS

Whilst the both housing sites are located nearby sporting clubs, the analysis depicts the opportunity for additional sport and passive recreation could be proposed within the sites themselves.

MALAHANG RESERVE BIKE HUT

NORTH HEIDELBERG SPORTING CLUB

ORIEL ROAD

WATERDALE ROAD

BELL STREET

ORIEL ROAD

400M 5MIN WALK

400M 5MIN WALK

BELLFIELD CRICKET CLUB

BELL STREET

3.34 CONTEXT ANALYSIS
LOCAL

PLACES OF WORSHIP

The public housing sites are well located to places of Worship. In particular the Tarakan Site is located in close proximity to the Heidelberg Mosque, and it is noted that this adjacency is a key asset to this site during the public consultation process.

3.4 CONTEXT ANALYSIS
BELL/BARDIA

LEGEND

- – – – **SITE BOUNDARY**

- //// **INACTIVE BOUNDARY INTERFACE**

- ///// **RESIDENTIAL INTERFACE**

- ← → **POTENTIAL CONNECTION**

3.5 CONTEXT ANALYSIS
TARAKAN

LEGEND

- – – – SITE BOUNDARY
- /// INACTIVE BOUNDARY INTERFACE
- /// RESIDENTIAL INTERFACE
- ◄► POTENTIAL CONNECTION

Map labels:
SUBURBAN GRAIN
ALTONA ST
TARAKAN ST
ST PIUS X PRIMARY SCHOOL
WATERDALE ST
ESTIA HEALTH
BELL STREET MALL
CONNECTION TO POLYTECHNIC
MELBOURNE POLYTECHNIC

4.0 Planning Framework

4.1 DEVELOPMENT PLAN OVERLAY
BELL/BARDIA

BELL/BARDIA

The Bell/Bardia DPO envelope depicts capacity for substantial yield, terracing from south to the north of the site, from 10 along Bell Street to 3 storeys along Bardia Street.

Car Parking to be delivered as per the Car Parking Overlay requirements PO4 and PO5 of the Banyule Planning Scheme.
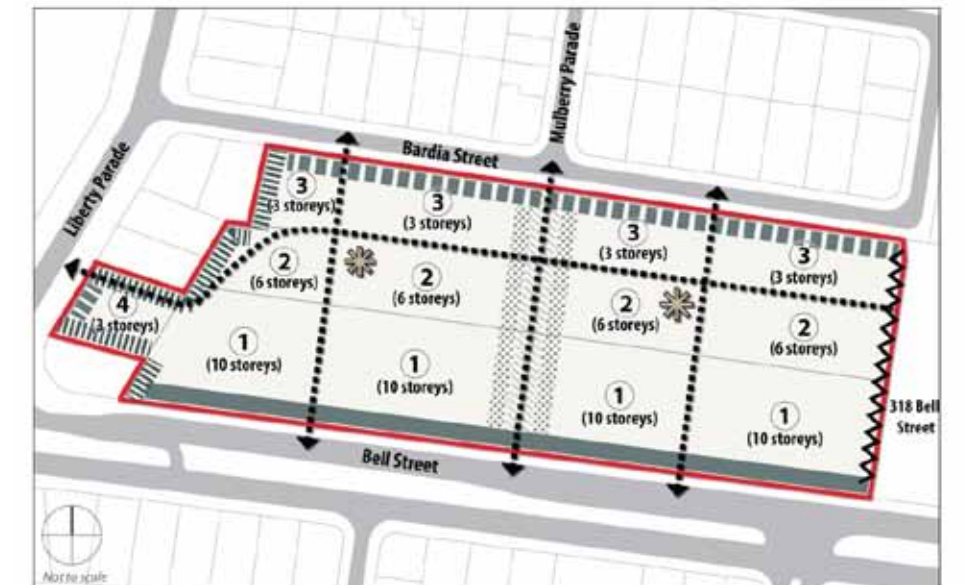
LEGEND

- Site
- Internal connections
- Open space corridor
- Precinct (with associated maximum building height)
- Potential location of new open space area

INTERFACE TREATMENTS

- Interface Treatment A (Bardia Street and Liberty Parade)
- Interface Treatment B (Bell Street)
- Interface Treatment C (Retail Use at 318 Bell Street)
- Interface Treatment D (Direct Residential Interfaces)
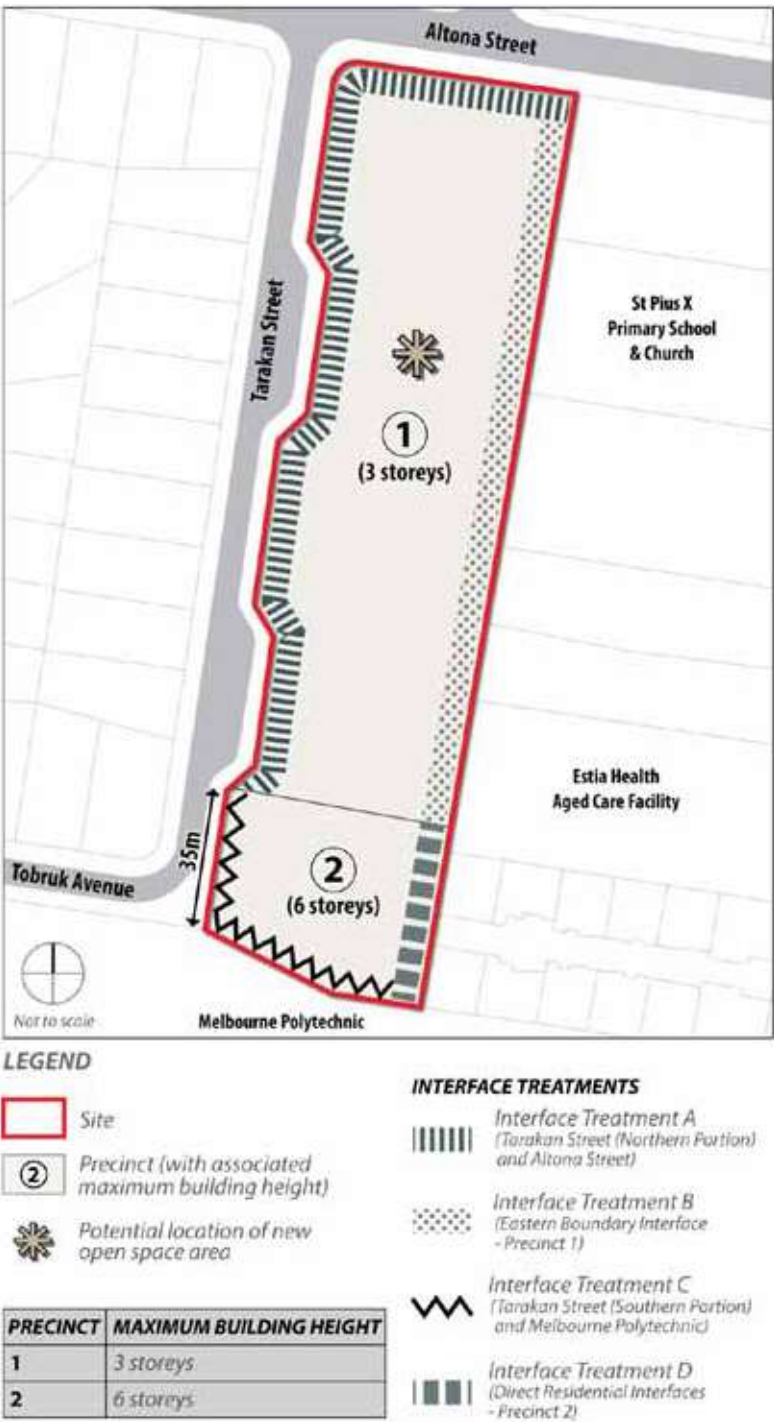- Interface Treatment E (New Open Space Corridor Through Site)

PRECINCT	MAXIMUM BUILDING HEIGHT
1	10 storeys
2	6 storeys
3	3 storeys
4	3 storeys

4.2 DEVELOPMENT PLAN OVERLAY
TARAKAN

TARAKAN

The DPO for Tarakan depicts a majority low rise development of three storeys and a six storey opportunity to the south, terracing back from the surrounding residential properties.

Car Parking to be delivered as per the Car Parking Overlay requirements PO4 and PO5 of the Banyule Planning Scheme.


LEGEND

Site

Precinct (with associated maximum building height)

Potential location of new open space area

INTERFACE TREATMENTS

Interface Treatment A
(Tarakan Street (Northern Portion) and Altona Street)

Interface Treatment B
(Eastern Boundary Interface - Precinct 1)

Interface Treatment C
(Tarakan Street (Southern Portion) and Melbourne Polytechnic)

Interface Treatment D
(Direct Residential Interfaces - Precinct 2)

PRECINCT	MAXIMUM BUILDING HEIGHT
1	3 storeys
2	6 storeys

5.0 Site Response

5.1 SITE RESPONSE
PRINCIPLES

01 SITE RETENTION

The Masterplan is considerate of efficient building design that is responsive to the sites intended use as rental housing and retained DoH land ownership

02 AN EXTENDED LANDSCAPE

A borrowed creek-front address extending the site for recreation, corridor for wildlife & landscape

DAREBIN CREEK
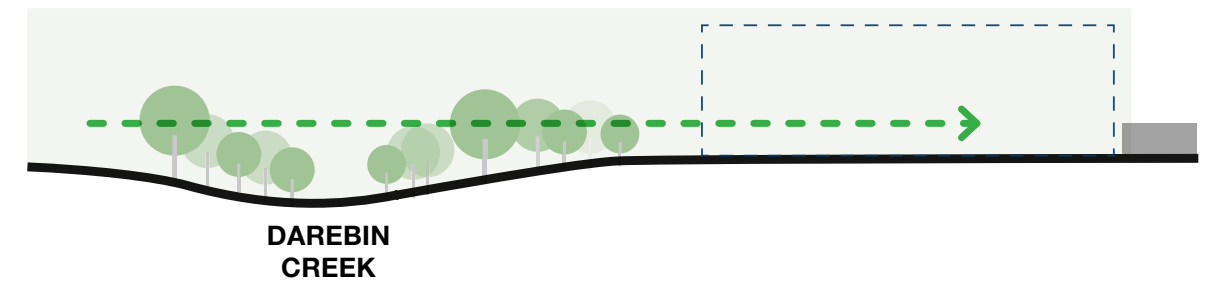
## 03 SCALE AND TRANSITION

A transition of scale through both sites within the DPO envelope provides variegation and a sense identity

A transition from the surrounding context to higher density along the Bell St/ Oriel Road frontages

CREEK / SUBURB — LOWER DENSITY — HIGHER DENSITY — BELL ST / ORIEL RD
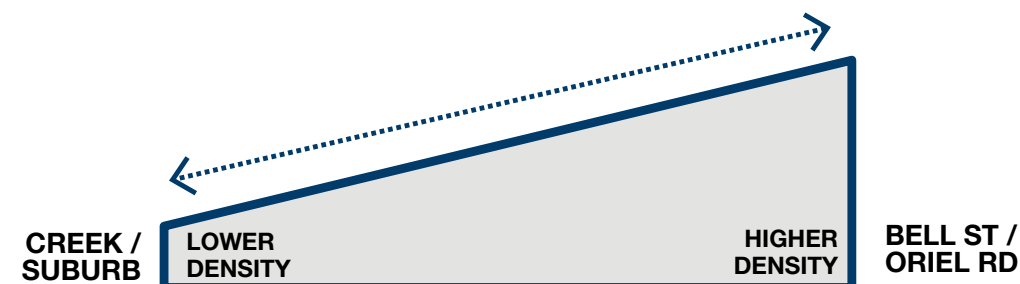
04 COMMUNITY

A layering of community spaces from larger groups to progressively smaller groups of neighbours within each building
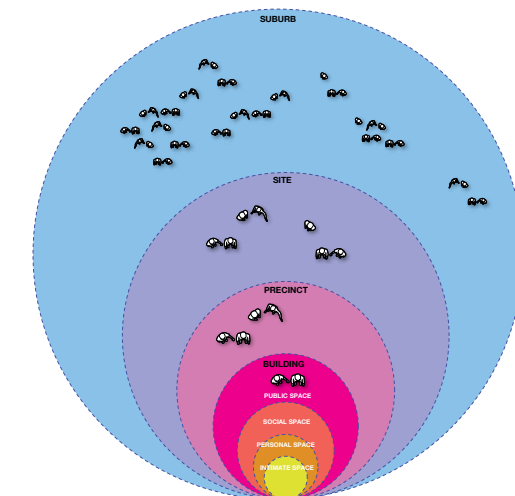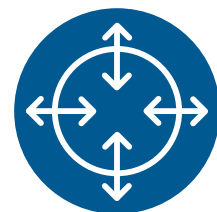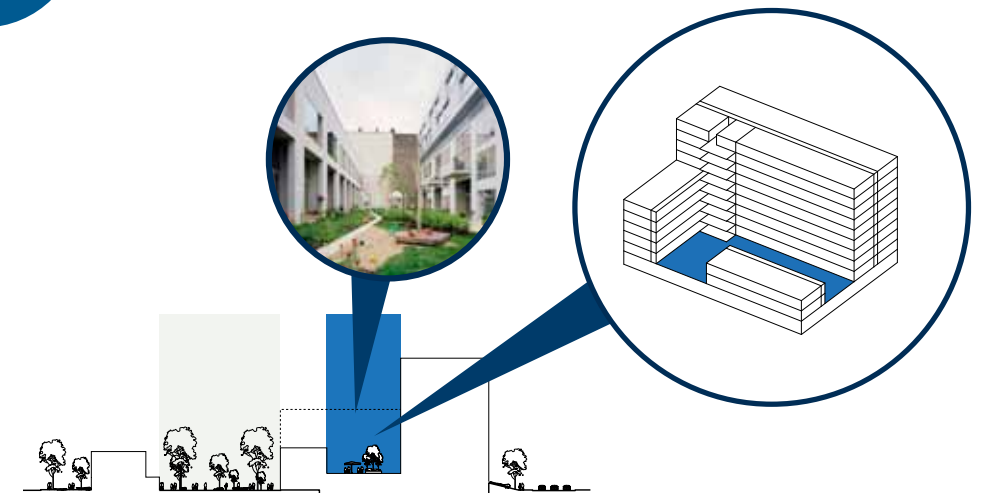
5.1 SITE RESPONSE
PRINCIPLES

05 PASSIVE SURVEILLANCE

Provision of passive surveillance & security through layering of public & private spaces
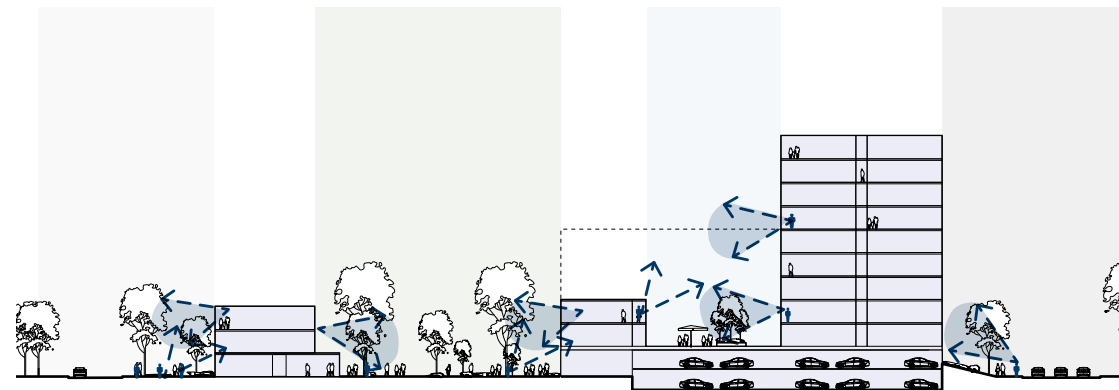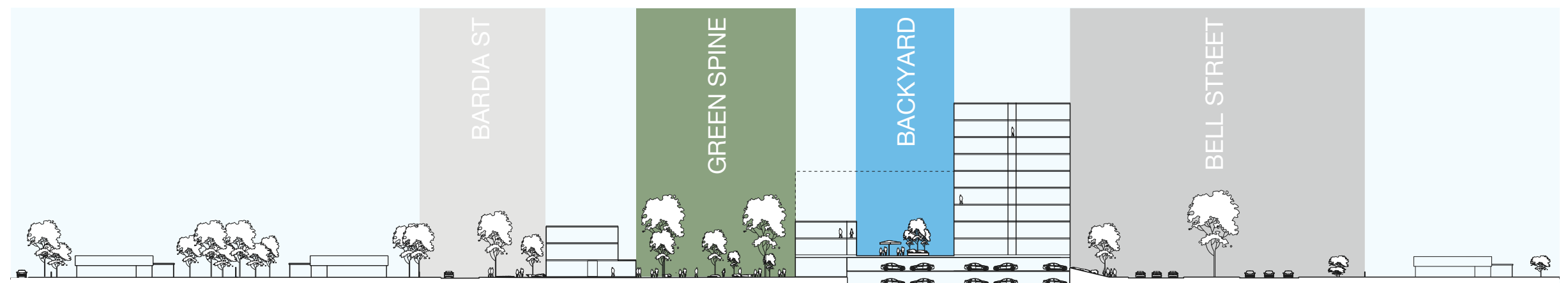
06 BACKYARD

A 'backyard', an open space dedicated for the residents of each building

07 A NETWORK OF OPEN SPACES

A network of community spaces provides site amenity and a sense of identity for residents

BARDIA ST

GREEN SPINE

BACKYARD

BELL STREET

5.1 SITE RESPONSE
PRINCIPLES

THE BACKYARD

It is proposed that each smaller grouping (building) would have their own 'backyard' This upper level would consist of a low maintenance landscaping, as being predominately 'hardscaped' with some raised planter beds and seating areas.

SEMI - PRIVATE RESIDENTIAL AMENITY

ROOFTOP COMMUNITY GARDENS
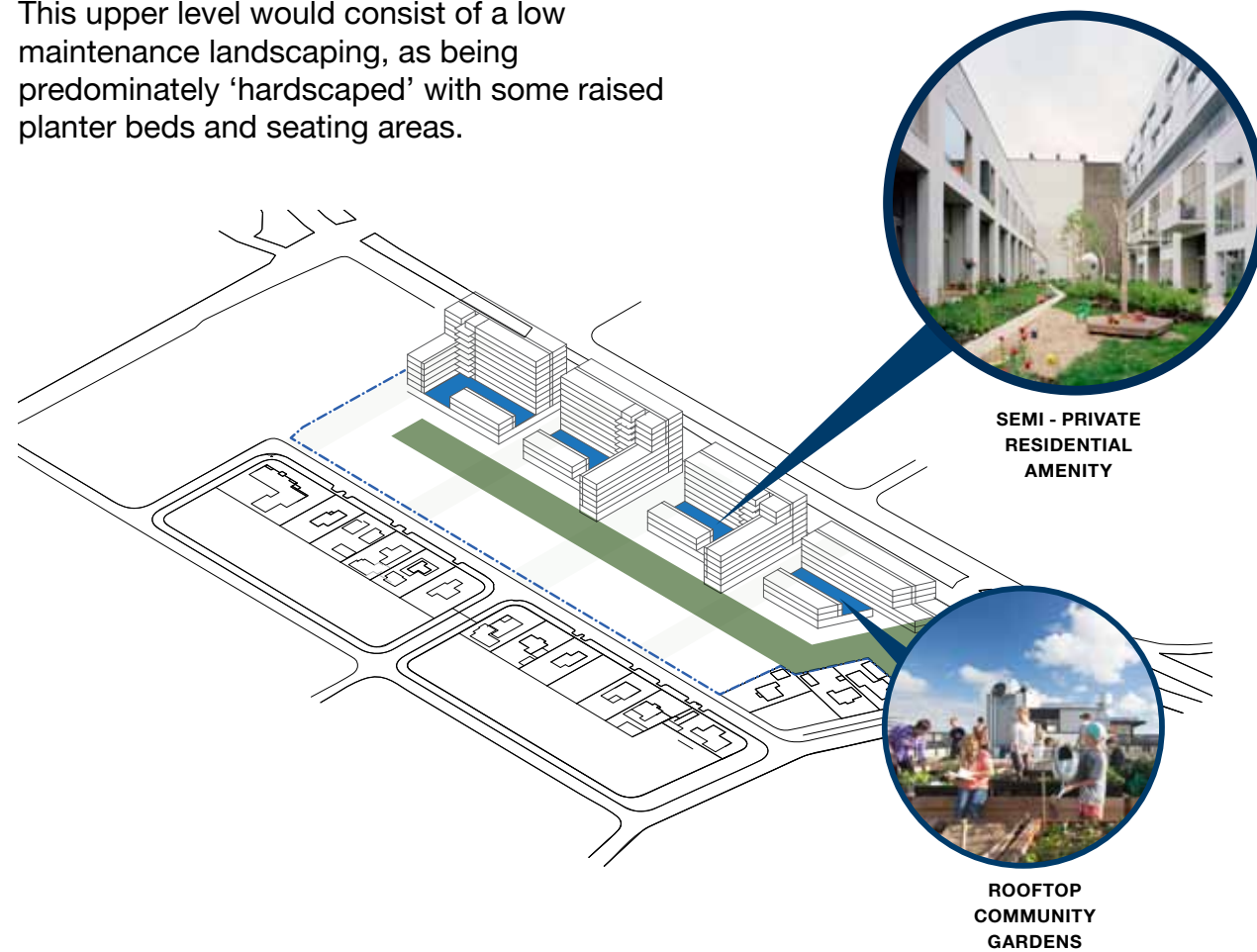
A LOW SCALE EDGE

The Masterplan seeks to leverage the suburban grain & rhythm to the northern frontage with a three storey typology, maximising the use of the DPO envelope.
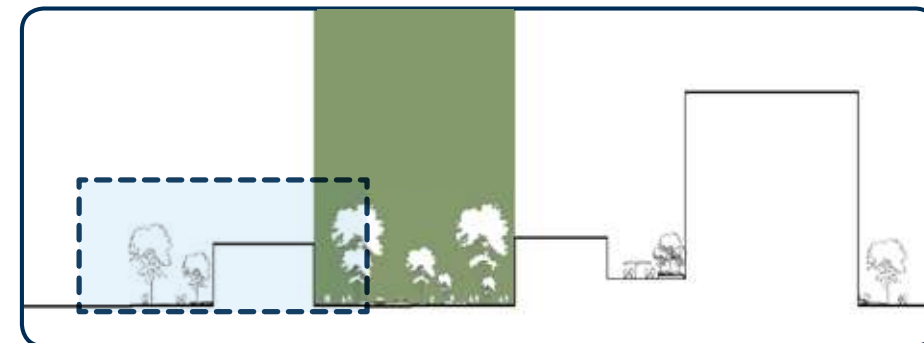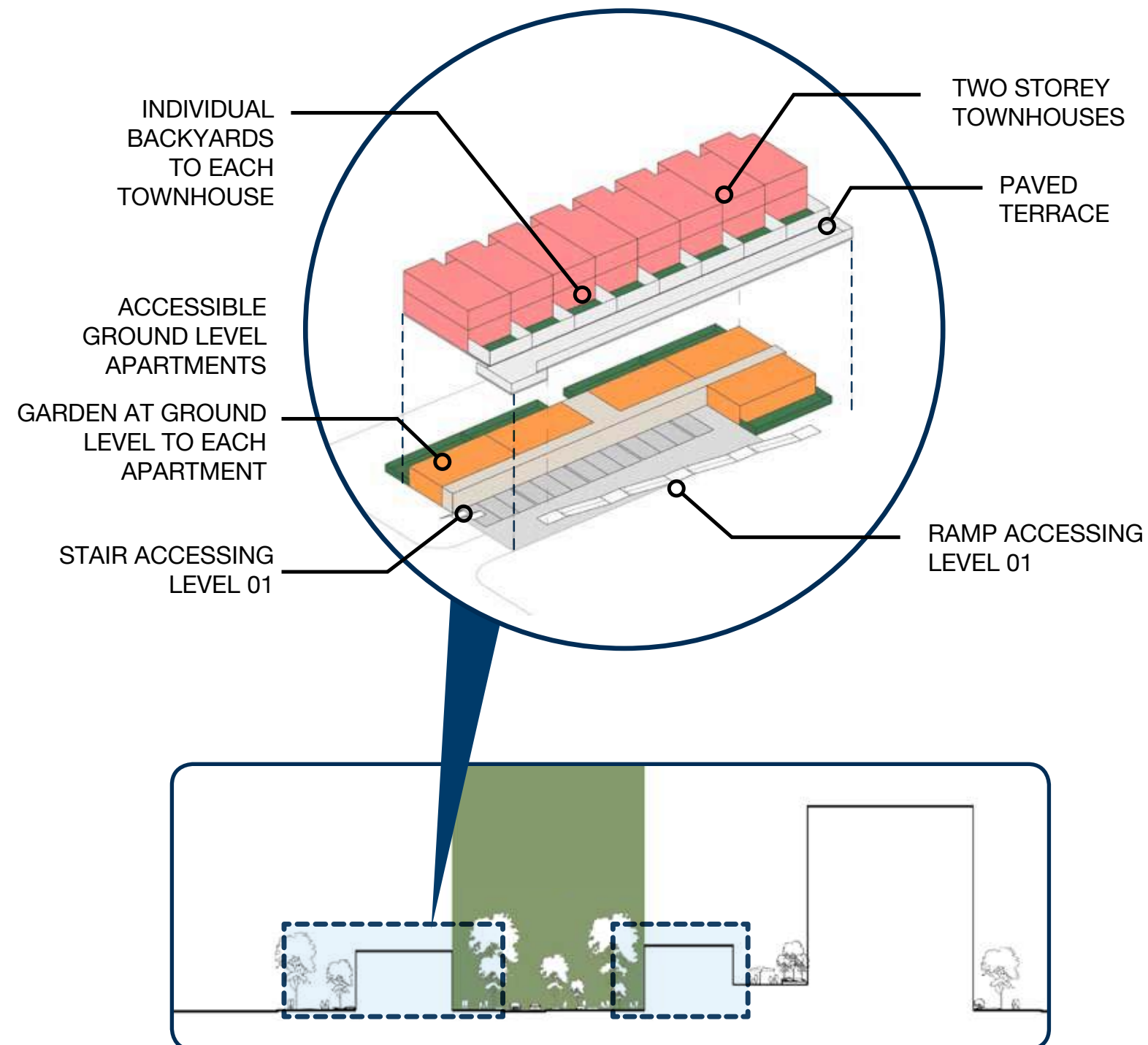
5.1 SITE RESPONSE
PRINCIPLES

A LOW SCALE EDGE
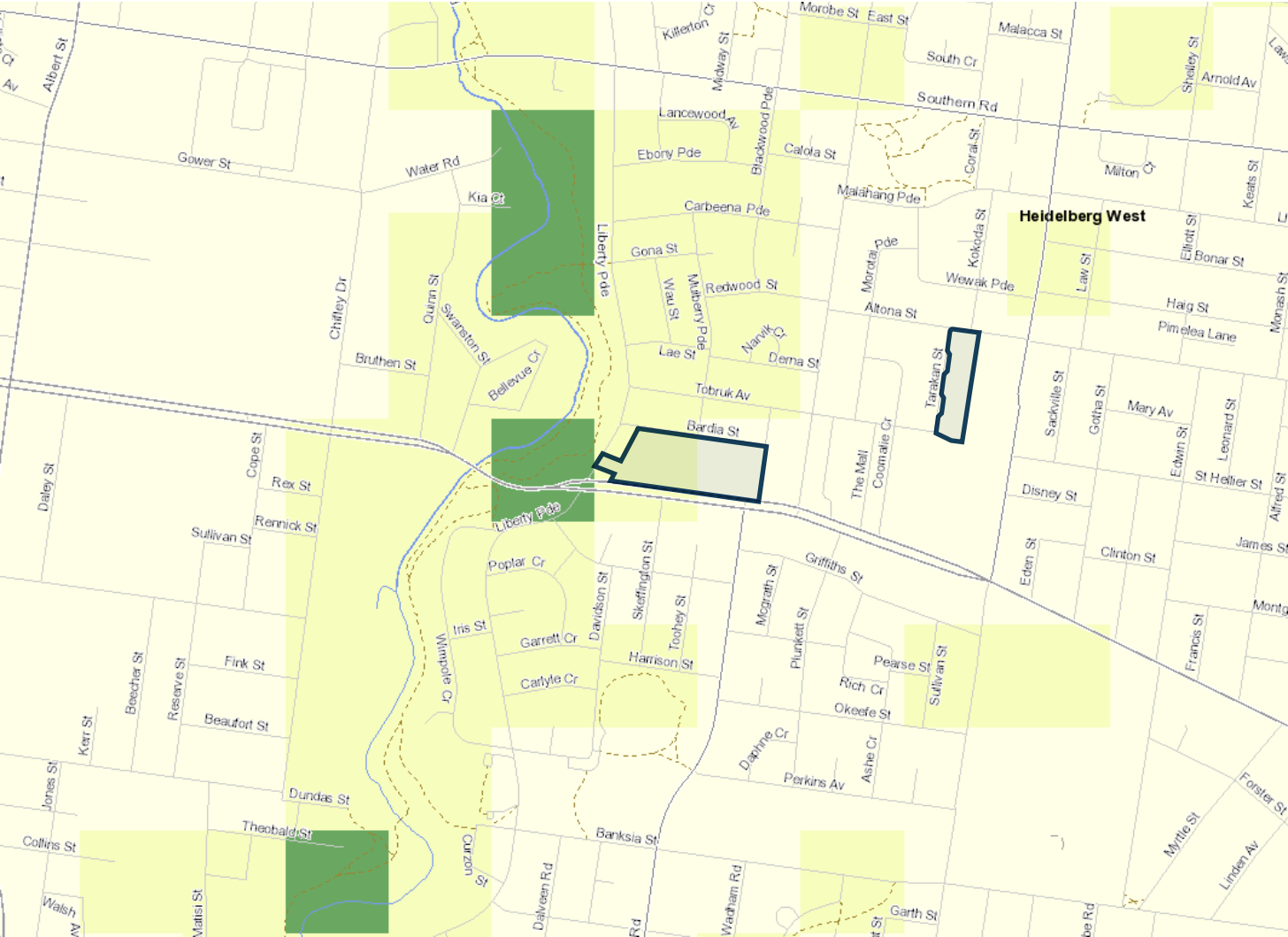### A FLEXIBLE TYPOLOGY

The 3-storey townhouse typology has the flexibility to cater towards a mix of apartment types, and market demand.
Architecturally, either option are articulated in a similar way to appear tenure blind.

This low scale edge is comprised of concrete construction up to the level 01 slab and lightweight construction (timber/steel) above for the townhouses. All dwellings along this edge are design to be accessible.

The apartments at ground level are flexible in their configuration as town houses over do not need to align vertically. There is an emphasis to avoid lifting where possible with a ramp and stair proposed to be used for accessing the level 01 townhouses.

INDIVIDUAL BACKYARDS TO EACH TOWNHOUSE

TWO STOREY TOWNHOUSES

PAVED TERRACE

ACCESSIBLE GROUND LEVEL APARTMENTS

GARDEN AT GROUND LEVEL TO EACH APARTMENT

RAMP ACCESSING LEVEL 01

STAIR ACCESSING LEVEL 01

5.1 SITE RESPONSE
PRINCIPLES

A DEGRADED LANDSCAPE

Despite its large size and relatively low site coverage, the subject site has a low strategic biodiversity value with little habitat distribution. However, it is adjacent to remnant vegetation of Darebin Creek, which has significant but isolated pockets of biodiversity value.
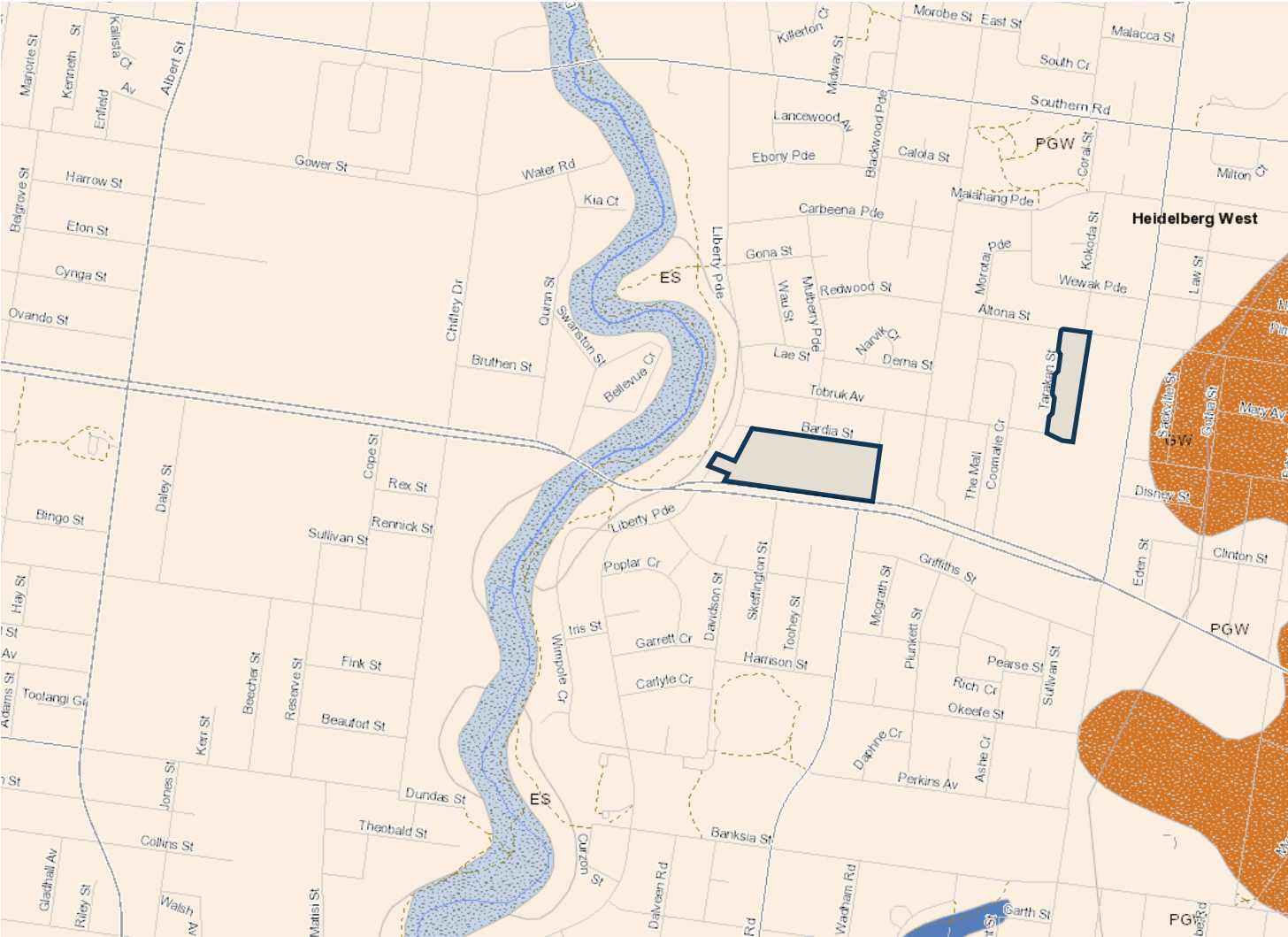
THE PRECOLONIAL LANDSCAPE

The subject site and its immediate context was located within a large figure of EVC 55: Plains Grassy Woodlands, the vegetation classes that characterised the embankment and hinterland of Darebin Creek.

▢ Pre-1750 EVC: Plains Grassy Woodland

EVC Number: 55
Bioregion: Victorian Volcanic Plain
Group: Plains Woodlands or Forests
Subgroup: Freely-draining
Geographic Occurence: C

5.1 SITE RESPONSE
PRINCIPLES

EVC 55 Plains Grassy Woodland
Trees

	Code	Species	Common Name
1	Aci	Acacia implexa	Lightwood
2	Acm	Acacia mearnsii	Black Wattle
3	Acm	Acacia melanoxylon	Blackwood
4	All	Allocasuarina littoralis	Black She Oak
5	Eut	Eucalyptus tereticornis ssp.	Gippsland Red-gum
6	Euc	Eucalyptus camaldulensis	River Red Gum
7	Euo	Eucalyptus ovata	Swamp Gum

Shrubs, Grasses, Grass like plants, Wildflowers

|	Code	Species	Common Name
9	Ars	Arthropodium strictum	Chocolate lily
10	Aus	Austrodanthonia setacea	Bristly Wallaby-gras
11	Aur	Austrostipa rudis	Veined Spear-grass
12	Bop	Bossiaea prostrata	Creeping Bossiaea
13	Cab	Carex breviculmis	Short-stem Sedge
14	Crs	Crassula sieberiana	Common Grass-sedge
15	Dir	Dichondra repens	Kidney Weed
16	Gar	Gahnia radula	Thatch Saw-sedge
17	Hyg	Hypericum gramineum	Small St John's Wort
18	Bgc	Pimelea humilis	Common Rice-flower
19	Lof	Lomandra filiformis	Wattle Mat-rush
20	Mis	Microlaena stipoides var. stipoides	Weeping Grass
21	Oxe	Oxalis exilis	Grassland Wood-sorre
22	Oxp	Oxalis perennans	Yellow Wood-sorrel
23	Pom	Poranthera microphylla	Small Poranthera
24	Sca	Schoenus apogon	Common Bog-sedge
25	Tht	Themeda triandra	Kangaroo Grass
26	Veg	Veronica gracilis	Slender Speedwell
27	Wag	Wahlenbergia gracilis	Sprawling Bluebell
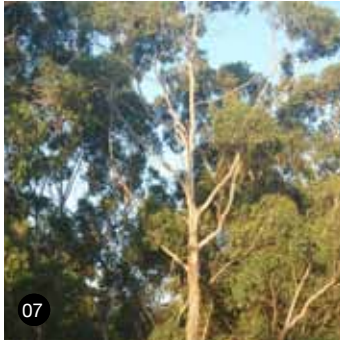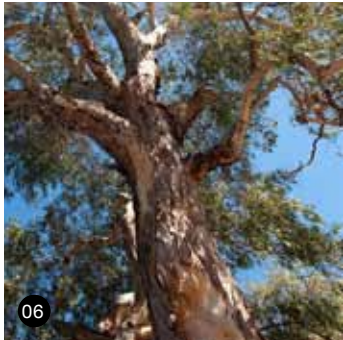
5.1 SITE RESPONSE
PRINCIPLES

AN EXPANDED ECOLOGY

The proposition for the landscape is to capitalise on the size of the site and its adjacency to the creek and expand the fragmented ecology and habitat of the precinct. This approach sees the site a space that both borrows and grows the amenity of the creek and sets up a habitat corridor to other public landholdings along the Bell Street spine.
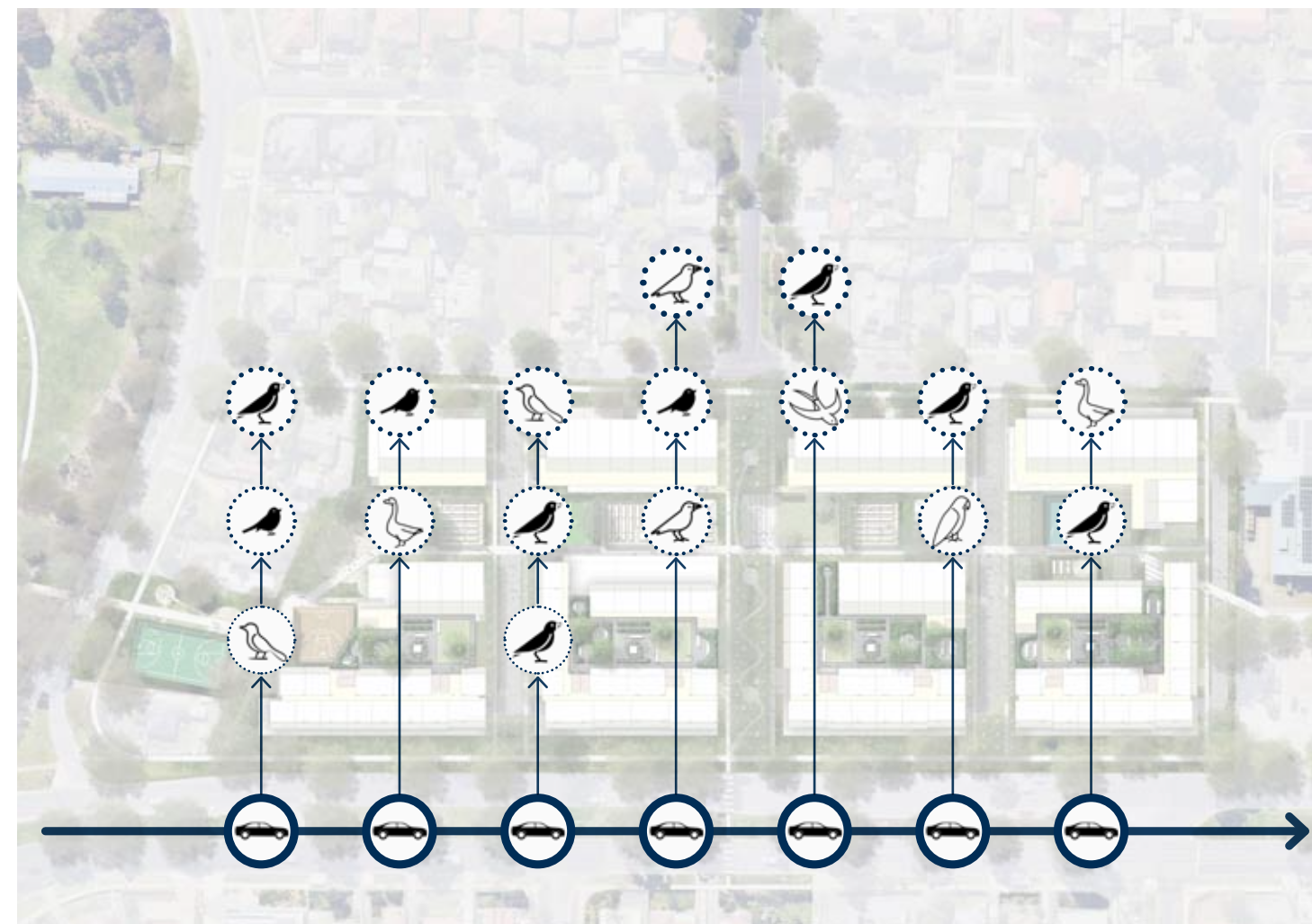
A SONIC LANDSCAPE

The design of the landscape and built-form should be cognisant of how the senses and sound in particular create a sense of place. The design of surfaces and edges and landscape need to be orchestrated to ensure that the white-noise of Bell Street is muted and the other sonic landscape of bird song is reinforced.

5.1 SITE RESPONSE
PRINCIPLES

DEALING WITH BELL STREET

Bell Street is a low amenity edge that is likely to be characterised by the car for the foreseeable future. In addition to finding more opportunities for pedestrian crossing, the built interface with the street needs to deploy landscape as berm, canopy and arbor to soften this edge, ameliorate noise and to animate through planting.
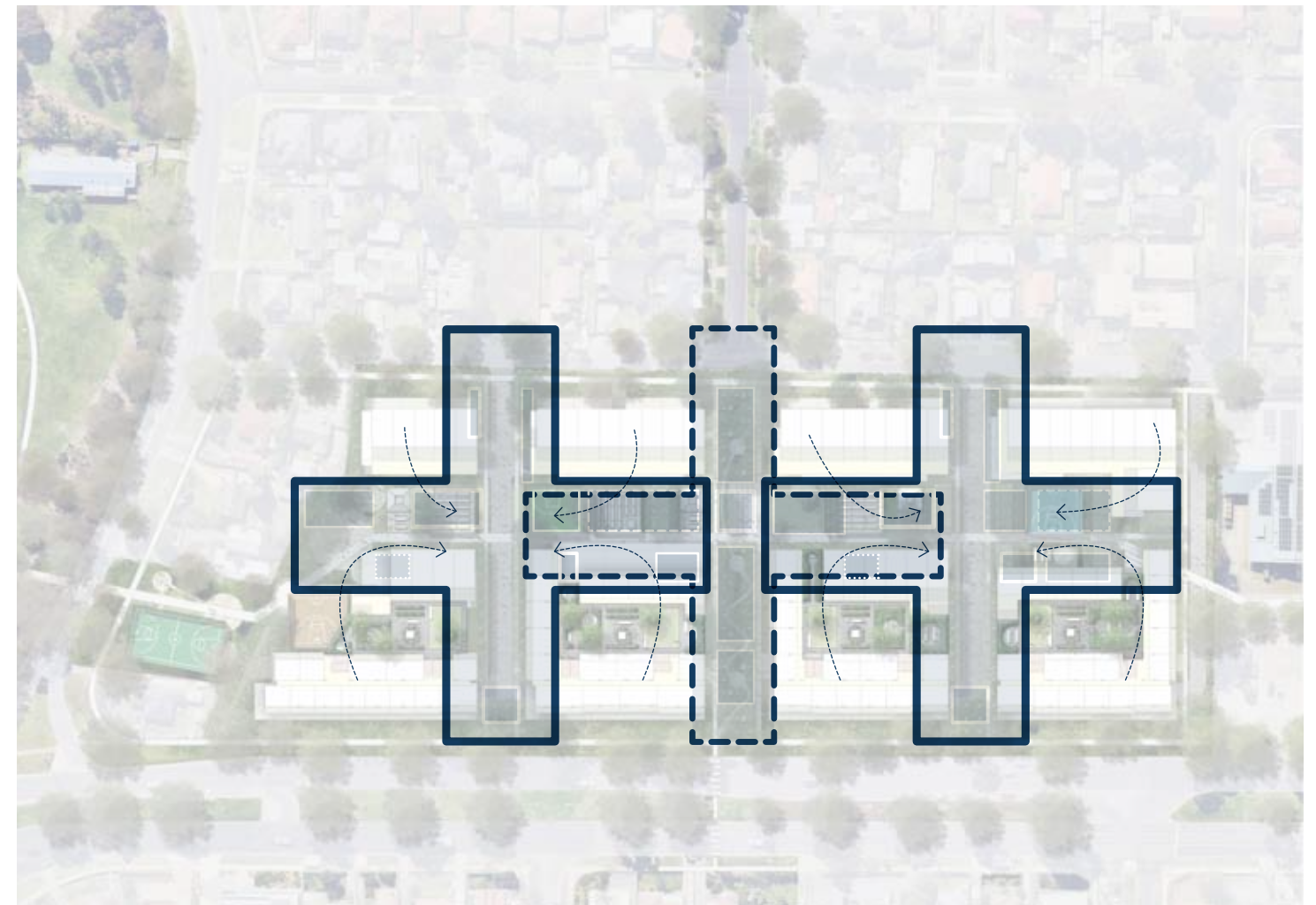
COMMON GROUND

The repeated cruciform figure of the central landscape is intended to create a series of eventful landscape rooms that are shared by the residents of adjacent buildings and in some cases the wider neighbourhood. This shared spatial infrastructure is deliberately intended to bring people into a common asset and to expand and enrich the sense of community.

5.1 SITE RESPONSE
PRINCIPLES

SHARED AMENITY

The shared central figure of communal space and landscape is intended to create a series of landscape rooms that are shared by the residents of adjacent buildings and in some cases the wider neighbourhood. This shared spatial infrastructure is deliberately intended to bring people into a common asset and to expand and enrich the sense of community.
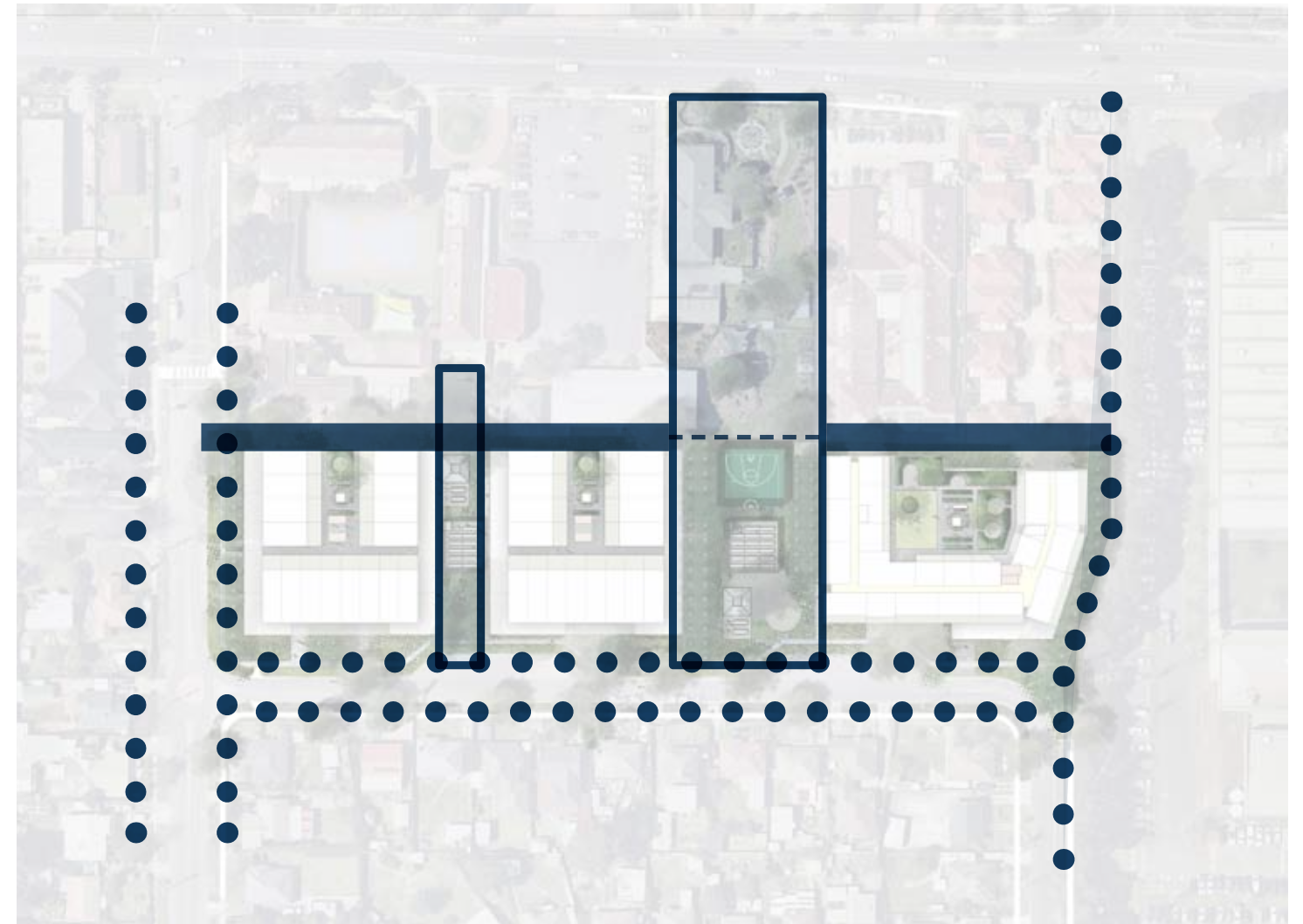
THE GOOD NEIGHBOUR

The landscape explores way of increasing spatial connections to neighbouring sites, to extend and complete existing canopy connections and to expand legible ecologies. The arrangement of build form and massing uses setbacks as spaces of shared visual amenity between neighbours and neighbouring institutions.
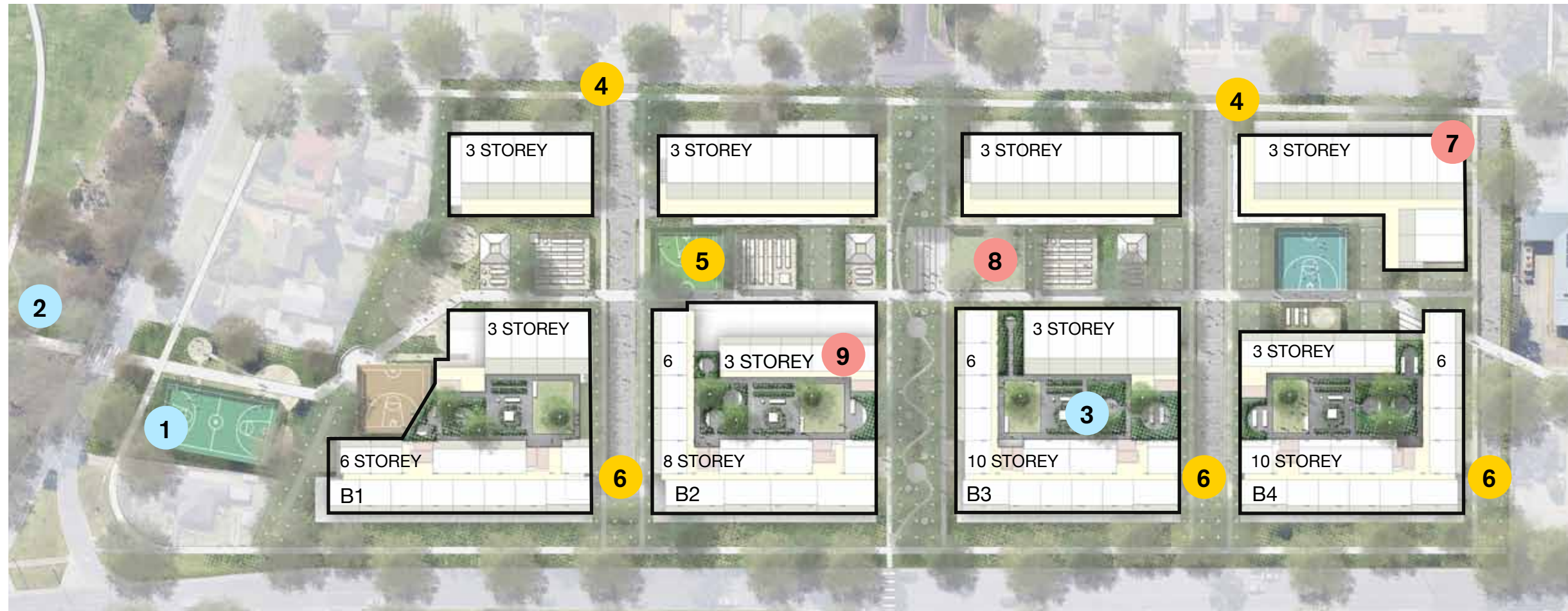
5.2 SITE RESPONSE
BELL/BARDIA & TARAKAN SITES
CONTEXT

ALTONA ST

TARAKAN ST

WATERDALE RD

TOBRUK AVE

SOCIAL HOUSING

DAREBIN CREEK

LIBERTY PDE

BARDIA ST

EXISTING ALDI

ORIEL RD

BELL ST MALL

MELBOURNE POLYTECHNIC

BELL ST

SOCIAL HOUSING

SOCIAL HOUSING

ORIEL RD

Heidelberg West Housing

BELL/BARDIA

3 STOREY · 3 STOREY · 3 STOREY · 3 STOREY

3 STOREY
6 STOREY
B1

3 STOREY
8 STOREY
B2

6 · 3 STOREY
10 STOREY
B3

3 STOREY
10 STOREY · 6
B4

Open space

1 Promotes outdoor use and community gatherings and opportunities for active use like basketball or playgrounds

2 Connections to existing walking and cycling paths, local parklands and shops

3 Upper level communal open space for residents

Accessibility and safety

4 Removes cut through roads in the estates and favours locals-only roads

5 Passive surveillance from courtyards and town houses

6 Direct access to parking facilities

TARAKAN

3 STOREY
B1

3 STOREY
B2

3 STOREY
B3   6 STOREY

Design

7 Smaller blocks of housing that reflect the local neighbourhood and local streets

8 Building heights and locations designed to limit shadows and provide great light to communal open space areas

9 Sustainable design to reduce heating and cooling costs

6.0 Bell/Bardia Estate

6.11 BELL/BARDIA
MASSING

Legend:
- 1 BED
- 2 BED
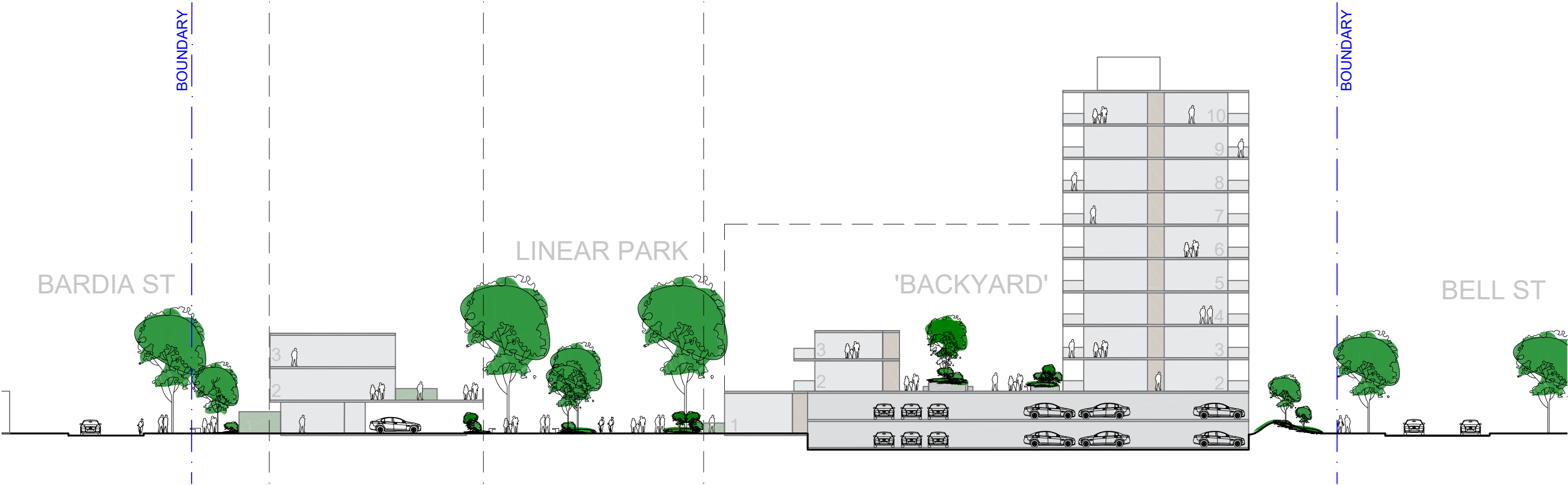- 2 BED TH
- 3 BED
- 3 BED TH
- 4 BED

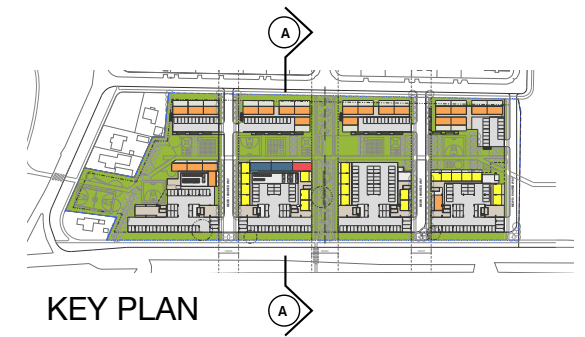**440-460 DWELLINGS TOTAL**

(X) X DENOTES NUMBER OF STOREYS

6.12 BELL/BARDIA
SITE SECTION

KEY PLAN

SECTION AA

6.13 BELL/BARDIA
SITE SECTION

KEY PLAN

A

A

BOUNDARY

BOUNDARY

BARDIA ST

BELL ST

1:500 AT A3

Heidelberg West Housing

6.20 BELL/BARDIA
PUBLIC REALM

6.21 BELL/BARDIA
LANDSCAPE MASTER PLAN
GROUND PLANE

01 Community park and connection to the creek

02 Multi-use sports and events plaza (small)

03 Multi-use sports and events plaza (large)

04 Enclosed community productive garden

05 BBQ pavilion and outdoor dining

06 Seating terraces and copse of trees

07 Open space corridor with seating within new trees

08 Vegetated berm to Bell Street

09 Shared way

10 Playground
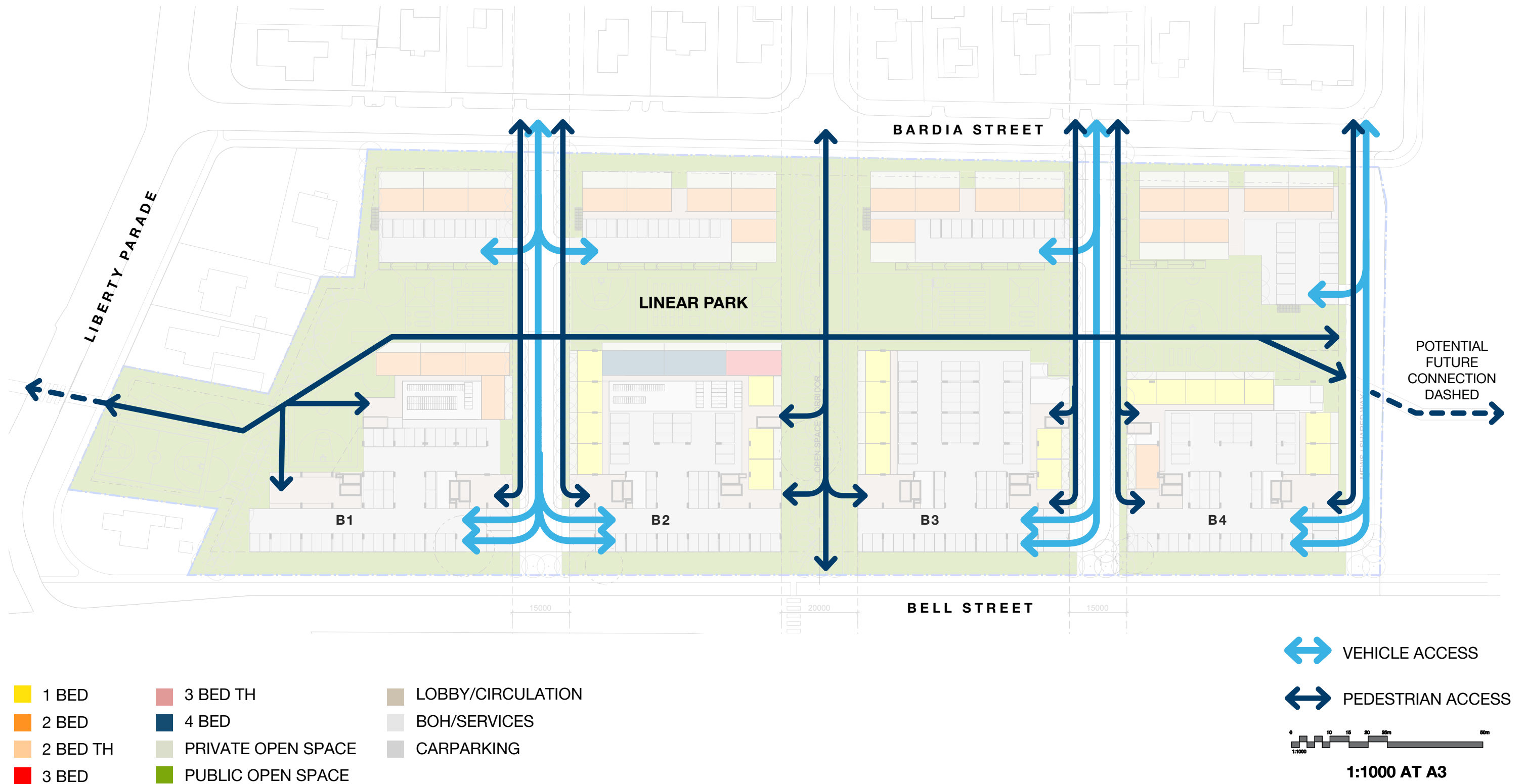

Heidelberg West Housing

6.22 BELL/BARDIA
LANDSCAPE MASTER PLAN
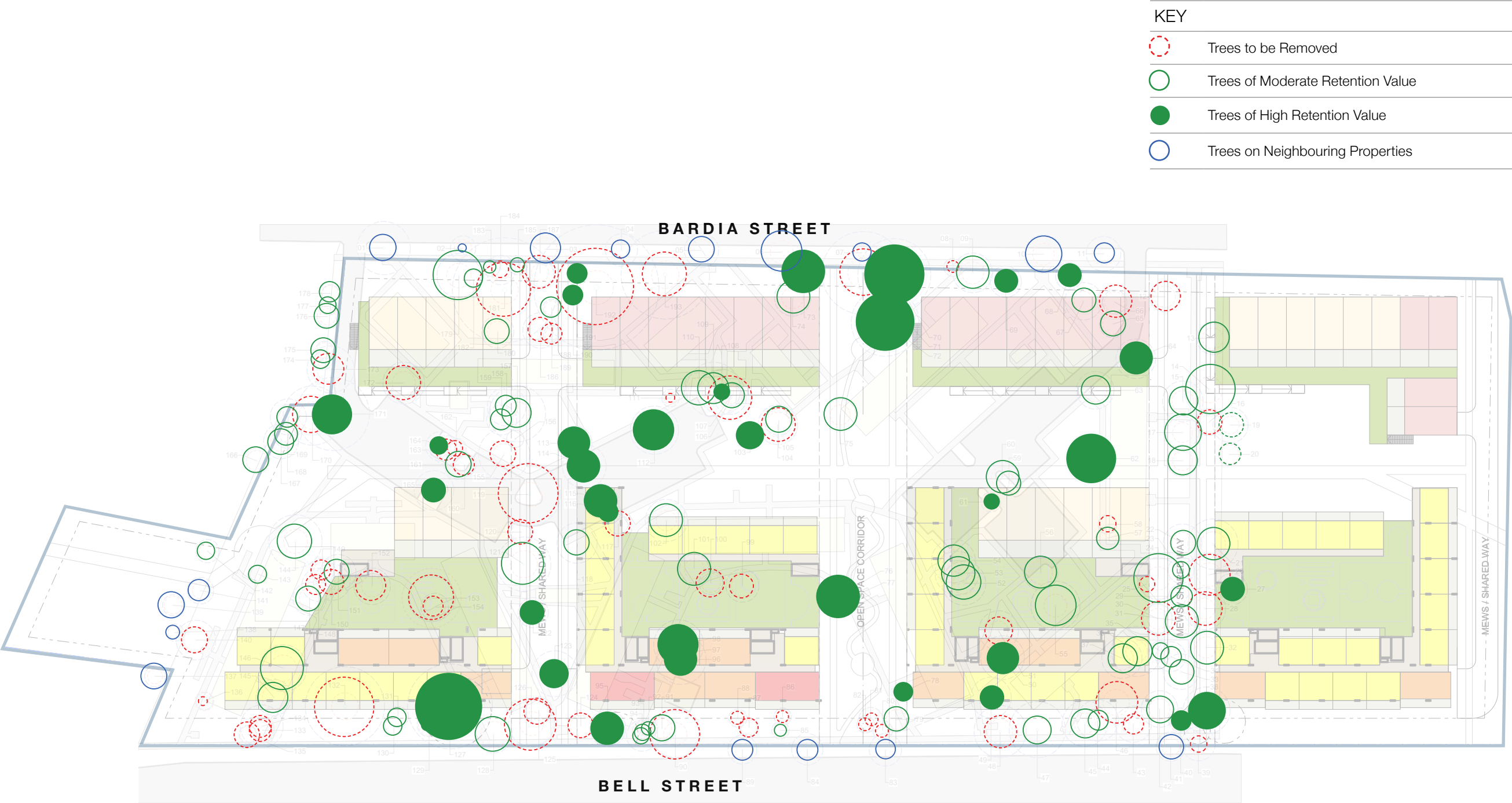## TERRACE LANDSCAPE - LEVEL 01

01 Turf area with medium tree in pot

02 BBQ pavilion and outdoor dining

03 Raised productive garden beds

04 Raised beds with planting and small trees

05 Seating nooks carved from raised beds

B1

B2

B3

B4

NH Architecture | BIRD de la COEUR architects | OPENWORK

6.30 BELL/BARDIA
GROUND PLAN DIAGRAM

BARDIA STREET

LIBERTY PARADE

LINEAR PARK

OPEN SPACE CORRIDOR

POTENTIAL
FUTURE
CONNECTION
DASHED

B1
B2
B3
B4

BELL STREET

VEHICLE ACCESS

PEDESTRIAN ACCESS

1:1000 AT A3

1 BED
2 BED
2 BED TH
3 BED

3 BED TH
4 BED
PRIVATE OPEN SPACE
PUBLIC OPEN SPACE

LOBBY/CIRCULATION
BOH/SERVICES
CARPARKING

Heidelberg West Housing

6.40 BELL/BARDIA
EXISTING TREES

KEY

- ⊘ Trees to be Removed
- ○ Trees of Moderate Retention Value
- ● Trees of High Retention Value
- ○ Trees on Neighbouring Properties

BARDIA STREET

BELL STREET

1:1000 AT A3

NH Architecture | BIRD de la COEUR architects | OPENWORK

Heidelberg West Housing

7.0 Tarakan Estate

7.11 TARAKAN
MASSING

Legend:
- 1 BED
- 2 BED
- 2 BED TH
- 3 BED
- 3 BED TH
- 4 BED

110-130
DWELLINGS TOTAL

(X) X DENOTES
NUMBER OF
STOREYS

7.12 TARAKAN
SITE SECTION

ALTONA ST

BOUNDARY

BOUNDARY

BOUNDARY

**PUBLIC OPEN SPACE
CONNECTING TO
SCHOOL**

'BACKYARD'

'BACKYARD'

**OPEN SPACE
CORRIDOR**

'BACKYARD'

SECTION AA

NH Architecture | BIRD de la COEUR architects | OPENWORK
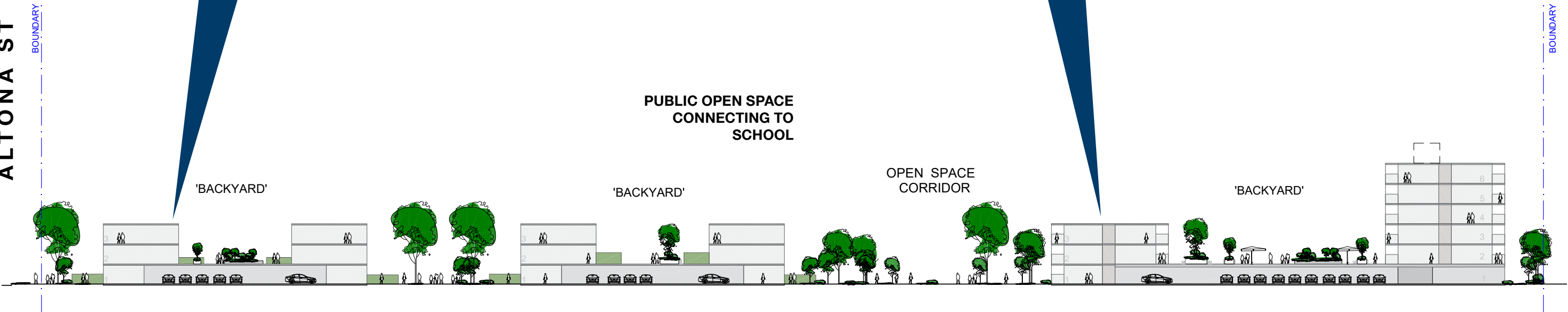
7.20 TARAKAN
LANDSCAPE MASTER PLAN
GROUND PLANE

01 Community park and connection to the school

02 Multi-use sports and events plaza (small)

03 Vegetated setback to adjacent development

04 Enclosed community productive garden

05 BBQ pavilion and outdoor dining

06 Playground

07 Access paths to ground floor terraces

08 Linear copse to the institutional edge

09 Mass planting to street edge

ST PIUS X PRIMARY SCHOOL

ESTIA HEALTH

MELBOURNE POLYTECHNIC

1:1000 AT A3

7.21 TARAKAN
LANDSCAPE MASTER PLAN
TERRACE LANDSCAPE - LEVEL 01

01 Turf area with medium tree in pot

02 BBQ pavilion and outdoor dining

03 Raised productive garden beds

04 Raised beds with planting and small trees
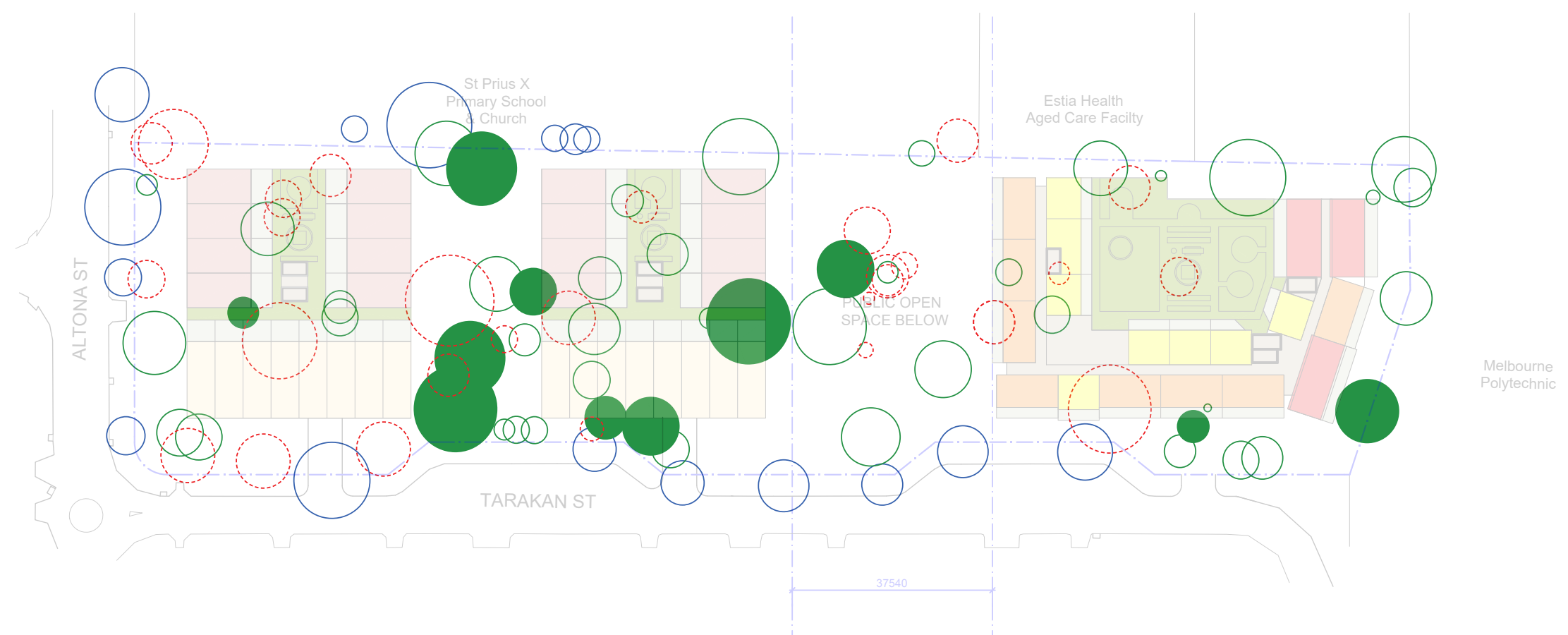
05 Seating nooks carved from raised beds
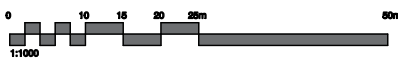
7.30 TARAKAN
GROUND PLAN DIAGRAM

POTENTIAL
FUTURE
CONNECTION
DASHED

St Prius X
Primary School
& Church

Estia Health
Aged Care Facilty

BUILDING 1

BUILDING 2

BUILDING 3

ALTONA ST

PUBLIC OPEN
SPACE

Melbourne
Polytechnic

TARAKAN ST

37540

VEHICLE ACCESS

PEDESTRIAN ACCESS

1:1000 AT A3

Heidelberg West Housing
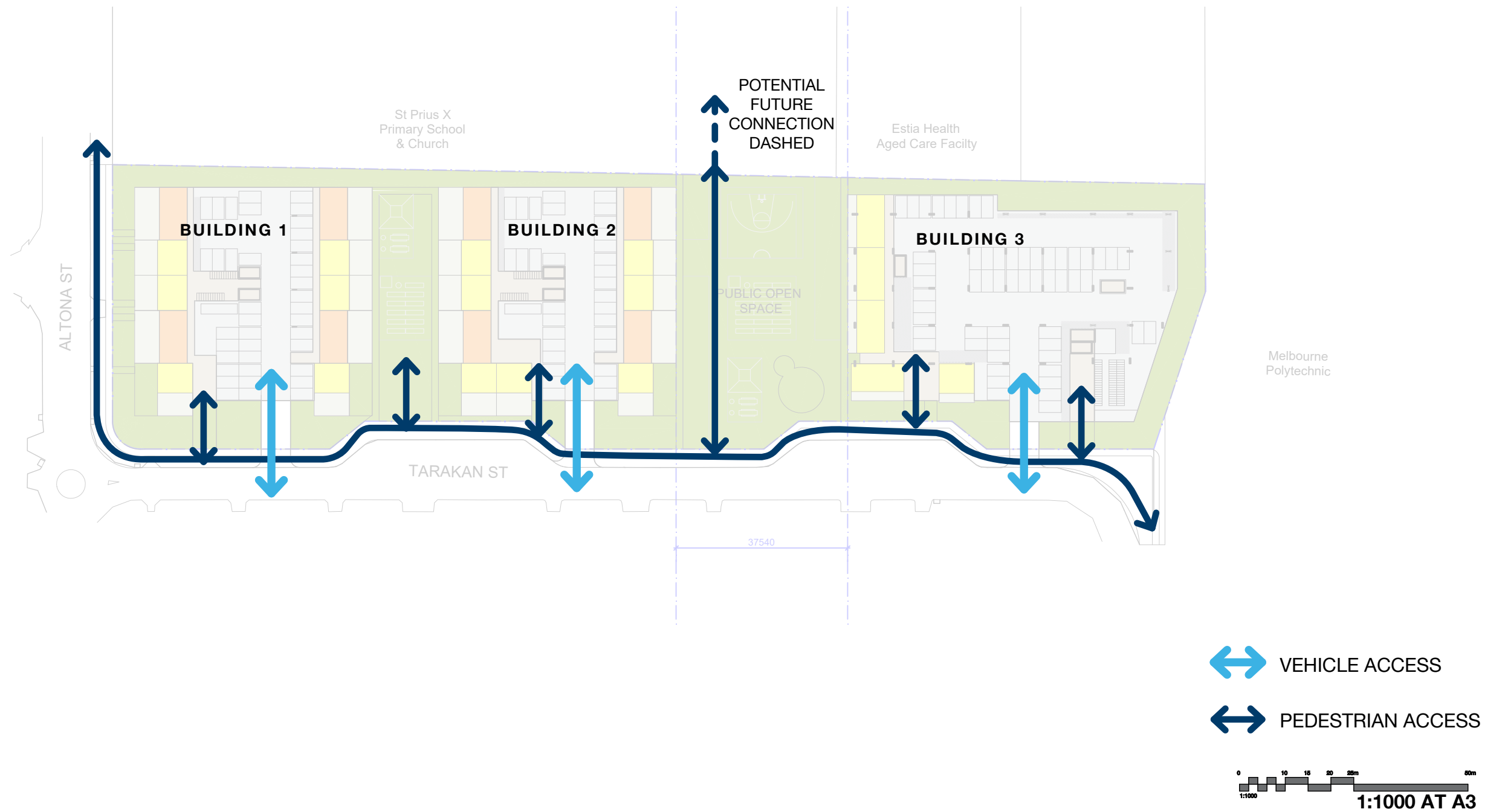
7.40 TARAKAN
EXISTING TREES

KEY

- ⊘ Trees to be Removed
- ◯ Trees of Moderate Retention Value
- ⬤ Trees of High Retention Value
- ◯ Trees on Neighbouring Properties

St Prius X
Primary School
& Church

Estia Health
Aged Care Facilty

ALTONA ST

PUBLIC OPEN
SPACE BELOW

Melbourne
Polytechnic

TARAKAN ST

37540

**EXISTING TREES RETAINED
POST DEMOLITION ON SITE
TO BE CONFIRMED**

0   10 15 20 25m   50m

1:1000

1:1000 AT A3

Date of Issue:
15/06/2020

Revision: 00

NH Architecture

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