

DRAFT

# OUR TOWN TOWARDS 2030

Towong Placemaking and Township Co-Design Project

## BELLBRIDGE

### Draft Place Plan Presentation

### October 2023



Clarke  
Hopkins  
Clarke

towongshire 



**ClarkeHopkinsClarke** acknowledges the Wurundjeri Woi Wurrung and the Boon Wurrung peoples of the Eastern Kulin Nation and the Gadigal people of the Eora Nation as the Traditional Custodians of the land we work on.

**ClarkeHopkinsClarke** also acknowledges the Traditional Custodians of Country on which the Our Town project is taking place.

While there are no Registered Aboriginal Parties in the project region, we acknowledge the following groups we are aware of: Jaitmatang, Yaithmathang, Duduroa dhargal, Waveroo, Way-wurru, Wiradjuri and Ngarigo people as the traditional custodians of the land.

We pay our respects to Aboriginal and Torres Strait Islander cultures and to Elders past, present and emerging. We recognise their custodianship over deep time and their continuing connection to lands, waters and communities.

Drawn by Foster Type and based on the AIATSIS map of Indigenous Australia, ©AIATSIS 1996.  
For more information about using this map please visit [aiatsis.gov.au](http://aiatsis.gov.au)

# PROJECT INTRODUCTION



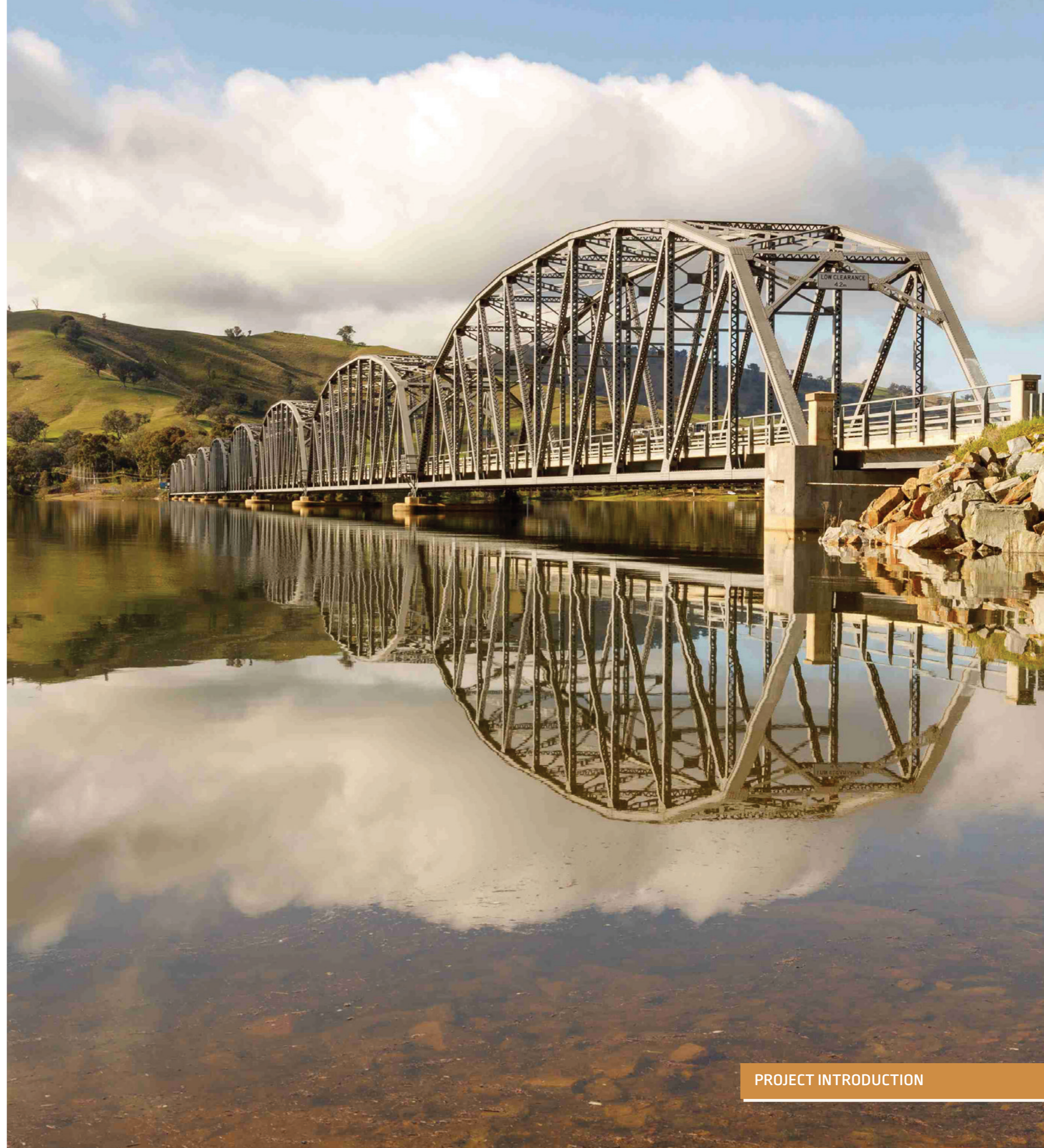
**OUR  
TOWN**

# BELLBRIDGE PLACE PLAN

The Draft Bellbridge Place Plan (the plan) is a 10-year roadmap for Council, community and other stakeholders. The plan identifies community and other stakeholder priorities to guide the future shape and character of the township. A series of proposals have been summarised in three Big Ideas to inform short to long term priorities for investment and growth in the township.

The plans are part of **Our Town Towards 2030**, a Placemaking and Co-design Project (the project) initiated by Towong Shire Council to:

- + Develop a vision shared by the community and other stakeholders
- + Identify community aspirations and opportunities to address the challenges facing the township
- + Support the community to prioritise their future needs, services and opportunities
- + Align community and other stakeholder expectations including how growth and change can be carefully and positively managed.



# THE PURPOSE OF THIS DOCUMENT

This draft plan has been developed using a place-based approach and is the collation of ideas and proposals identified during Engagement 01: Let's Chat.

In addition to providing a summary of the conversations and the big ideas you shared with us, this document outlines the content for the second round of engagement called Planning Ahead.

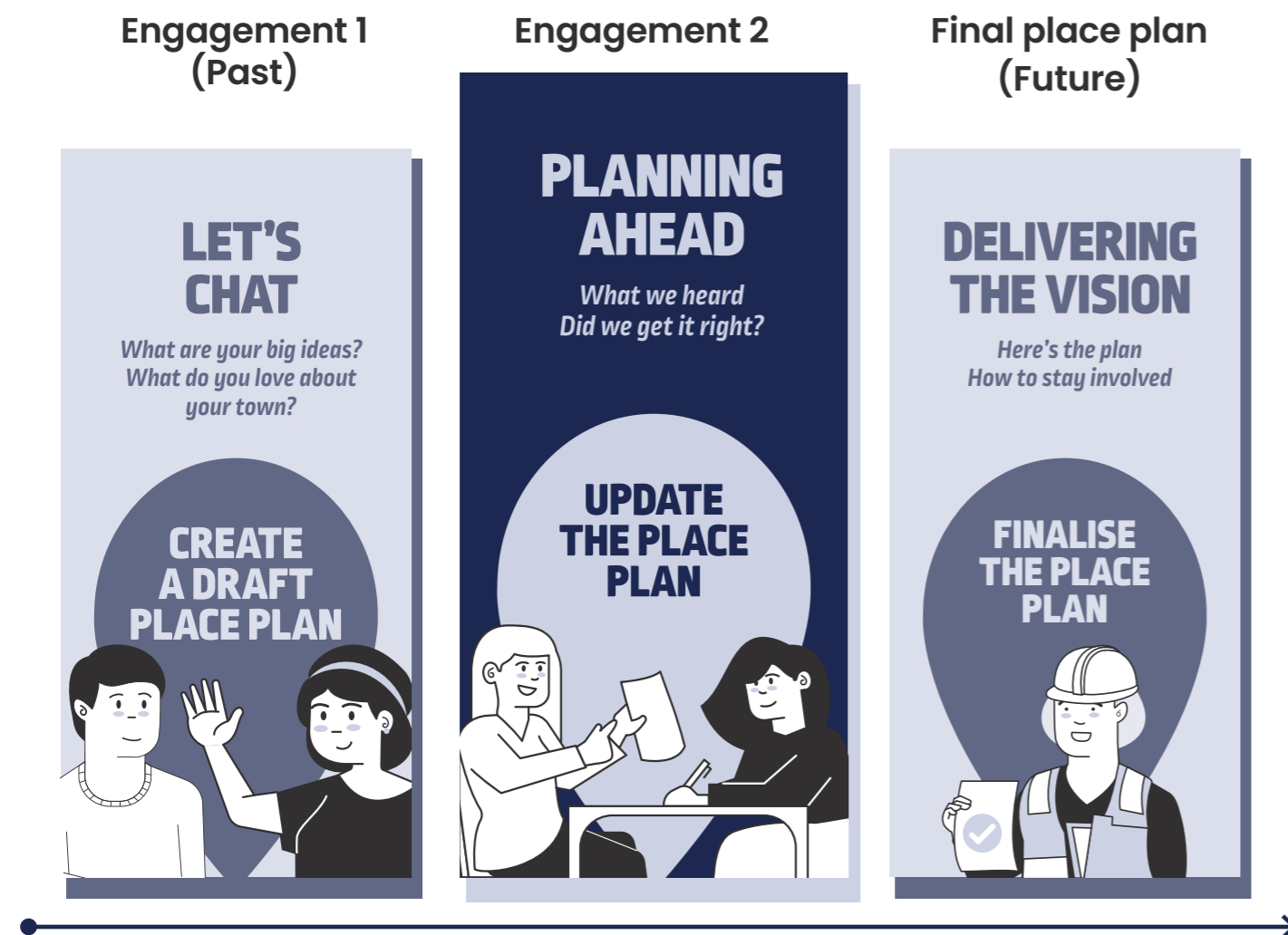
Engagement 02: Planning Ahead is your opportunity to provide feedback on the engagement 01 findings and our opportunity to collectively develop and prioritise these ideas with your participation.

This document is structured in three parts commencing with a project introduction and overview of Engagement 01: Let's Chat.

The second part is a vision exercise planned for the Engagement 02 workshop. Information on how to get involved in Engagement 02 will be provided on Council's website.

The bulk of the document, part 3 Big Ideas is a summary of the ideas and proposals from our analysis of 'what we heard'.

## PRESENTATION STRUCTURE



# CONTEXT MAPS



## Regional Context

- + With a population base of 393 inhabitants, Bellbridge is a very small township located on the Victoria and New South Wales border.
- + Bellbridge is immediately east of the Bethanga Bridge, built during 1927-30 when the Hume Weir was completed and the backed-up waters inundated this section of the river. The bridge is 752 metres long and is heritage listed.
- + Prior to European settlement the area was home to Jaitmatang and Pallanganmiddang/Waywurru First Nations people.
- + The township is located in a Declared Special Water Supply Catchment Area with protections on water quality and the environment.



## Township Context

- + Located on the western banks of Lake Hume, the township was established in the 1970's from a property called Belmer used for farming.
- + The township covers an area of approximately 32 hectares on hills rising up from the Lake Hume foreshore to the east.
- + Located on Lake Road 20km east of the regional city Albury, 8km North-West of Bethanga and just south of the Murray River Road which follows the Murray River towards the small townships of Talgarno and Granya.
- + The township commences immediately south of Bethanga Bridge and stretches north-south along the Lake Hume foreshore.



## Town Centre Context


- + Bellbridge is a dormitory suburb comprised of predominantly residential buildings.
- + The urban settlement is typical of housing developments of the 1970's with curved roads and cul-de-sacs.
- + The core township is comprised of single and double storey free standing dwellings with larger rural lots located to the south.
- + The key destination is Lake Hume known for water sports, the Hume Boat Club with foreshore and recreational facilities, with the kindergarten, tennis courts and open space with skatepark co-located at Craig Drive Reserve.

# OUR BELLBRIDGE

This map summarises both completed/in progress projects and key features of Bellbridge.



## KEY

-  Key feature
  -  Completed / in progress project as part of Our Bellbridge and other strategies / plans
- Bethanga Bridge
  - Hume Boat Club
  - Foreshore seating
  - Berringa Kindergarten
  - Bellbridge Satellite Fire Station (Bethanga Fire Brigade)
  - Tennis courts
  - Covered picnic area
  - Roy Williams Park Upgrades
  - Great River Wayside stop 2
  - Upgraded Walking Trail
  - Formalised car park (including long vehicle car parking)
  - Increased wastewater capacity
  - Future residential development
  - Skatepark and halfcourt

# ENGAGEMENT 01: LET'S CHAT

The project is comprised of three stages of engagement. The first engagement, Let's Chat took place between March - April 2023 and included a broad spectrum of stakeholders – residents, workers, visitors, students, government departments and agencies.

Four questions were asked, with more detailed conversations held with individuals or small groups.

- + What makes your town special?  
What do you love and value?
- + What challenges does your town face?
- + What are the opportunities over the next 10 years?
- + What would make your town more environmentally sustainable and resilient?





# WHO WE SPOKE TO & HOW

Engagement 01: Let's Chat included a number of methods including 'Town-hall' style meetings and events, focus groups and 1:1 meetings, online meetings and online and hardcopy surveys.

## Community Events

- + Bellbridge Town Hall Meeting

## Government Departments & Agencies

- + Towong Shire Senior Leadership Team
- + Towong Shire Councillors
- + DEECA Planning, Bushfire & Emergency Recovery Coordination
- + DEECA Forest Fire Regions
- + DTP Transport Strategy & Integrated Transport, Regional Transport
- + Parks Victoria
- + Country Fire Authority (CFA)
- + Victoria State Emergency Service (SES)
- + Goulburn Murray Water (GMW)
- + North East Water (NEW)
- + North East Catchment Management Authority (NECMA)
- + Tourism North East (TNE)

## Focus Groups & One-to-One sessions

- + Berringa Peninsula Community Network (BPCN)
- + Hume Boat Club
- + Bellbridge Playgroup & Bethanga Parents Group
- + Bellbridge Lake Hume Rotary Club

## FEEDBACK



## PROMOTION & REACH



# BELLBRIDGE SCHOOL STUDENTS

Bethanga Primary School students participated in the engagement process. The following is a selection of responses across the Years Prep-6 highlighting how Bellbridge could be a better place in their future.


**Our Town Towards 2030  
Bellbridge Ideas**

What would you like to see in Bellbridge in the future?

*Park  
we are having a water park instead of green place in the water*

Please use the space provided to let us know your ideas - draw, write, collage, whatever takes your fancy.  
Please complete and return to your school by Monday 3rd April 2023.

Name: \_\_\_\_\_  
Age: \_\_\_\_\_



Our Town towards 2030 is a co-design project that will deliver a vision and long-term plan for five towns in Tooting Shire. The project aims to capture a diversity of voices by working with the community to collectively reimagine what our town could be now and in the future. Your ideas will help contribute to this.

**OUR TOWN TOWARDS 2030**

**Our Town Towards 2030  
Bellbridge Ideas**

What would you like to see in Bellbridge in the future?

*What I want to see in town  
A Motor Bike track in the park  
for the water  
to rise up. Yabbs holes  
in around the water  
the shop to open back  
up. the time to be longer.  
to a little pond with  
yabbs and trout in it.  
A set of tracks*

Please use the space provided to let us know your ideas - draw, write, collage, whatever takes your fancy.  
Please complete and return to your school by Monday 3rd April 2023.

Name: \_\_\_\_\_  
Age: \_\_\_\_\_



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**OUR TOWN TOWARDS 2030**

**Our Town Towards 2030  
Bellbridge Ideas**

What would you like to see in Bellbridge in the future?

*Pool at top top Green part  
fish in a big big box  
a cafe  
fix the broken bus  
stop  
bike rack at the  
big ground  
Pebble beach yellow*

Please use the space provided to let us know your ideas - draw, write, collage, whatever takes your fancy.  
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Name: \_\_\_\_\_  
Age: \_\_\_\_\_



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**OUR TOWN TOWARDS 2030**


**Our Town Towards 2030  
Bellbridge Ideas**

What would you like to see in Bellbridge in the future?

*Upgraded Park  
high slide  
Hospital  
shops  
Hot tub  
Street signs  
Garden path  
Moss trees  
Wier  
fish  
Street lights  
Front glass path*

Please use the space provided to let us know your ideas - draw, write, collage, whatever takes your fancy.  
Please complete and return to your school by Monday 3rd April 2023.

Name: \_\_\_\_\_  
Age: \_\_\_\_\_



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**OUR TOWN TOWARDS 2030**


**Our Town Towards 2030  
Bellbridge Ideas**

What would you like to see in Bellbridge in the future?

*Play room for  
house and games  
shops the playhouse  
\* 15+ will have PS4, PS5, PS3  
PS VR2 switch and a play  
room. the game shop  
will have PS4-5, PS4, PS5 games*

Please use the space provided to let us know your ideas - draw, write, collage, whatever takes your fancy.  
Please complete and return to your school by Monday 3rd April 2023.

Name: \_\_\_\_\_  
Age: \_\_\_\_\_



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**OUR TOWN TOWARDS 2030**

**Our Town Towards 2030  
Bellbridge Ideas**

What would you like to see in Bellbridge in the future?

*More grass*

Please use the space provided to let us know your ideas - draw, write, collage, whatever takes your fancy.  
Please complete and return to your school by Monday 3rd April 2023.

Name: \_\_\_\_\_  
Age: \_\_\_\_\_  
City: \_\_\_\_\_



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**OUR TOWN TOWARDS 2030**



“Bellbridge’s rural feel on the urban fringe of Albury–Wodonga. Bellbridge’s views of Lake Hume, Hume Dam Wall, Bethanga Bridge and the surrounding countryside make it unique.”

Survey respondent

# BELLBRIDGE STRENGTHS & ASSETS

An analysis of your responses to the questions 'What makes your town special?' and 'What do you love and value?' have been summarised in the following strengths and assets.



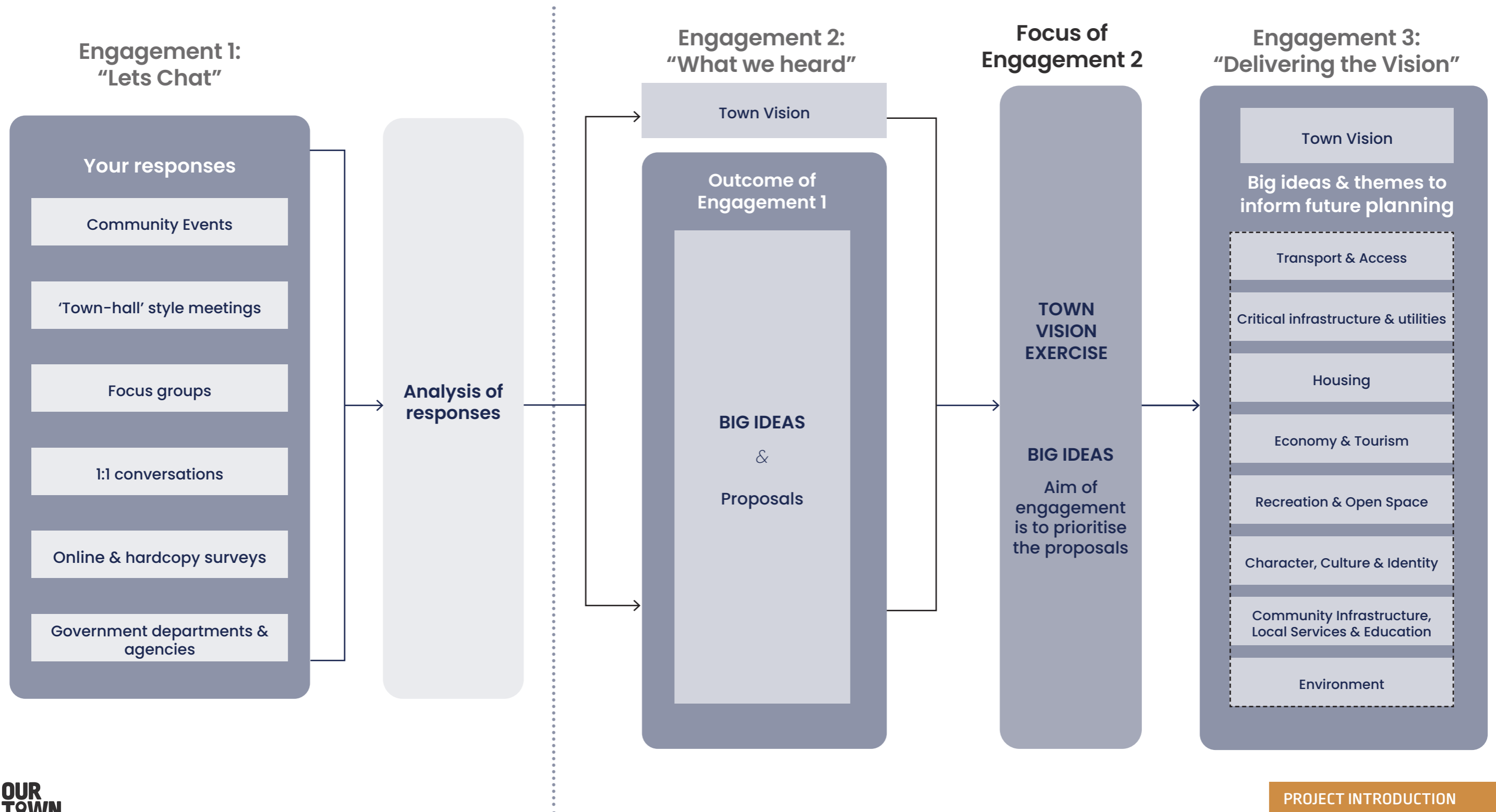
# BELLBRIDGE CHALLENGES

An analysis of your responses to the question 'What challenges does your town face?' have been summarised in the following challenges.



# ENGAGEMENT METHODOLOGY

Three big ideas emerged from an analysis of your responses. The following diagram illustrates the methodology developed for this project and how the insights are being used to create the vision, big ideas and draft proposals for the second stage of engagement.



OUR  
TOWN  
TOWARDS 2030



# BIG IDEAS

# BIG IDEAS

Three Big Ideas emerged from an analysis of your responses. These broadly capitalise on Bellbridge's locational advantages and proximity to Albury-Wodonga, recreation and tourism potential from its location on Lake Hume, as well as a focus on creating community nodes and a town centre for the township. The following pages summarise the proposals under three Big Ideas and provide the workshop topics for Engagement 02: Planning Ahead.


## 01 Civic precinct & town centre to strengthen the lakeside community

- 
- + Town Centre
  - + Food & beverage opportunities
  - + Early Years Learning Centre & health services
  - + Craig Drive Reserve
  - + Environmental learning
  - + Road upgrades, speed limit & crossings
  - + Streetscape upgrades
  - + Parking strategy
  - + Public bus service

## 02 Gateway to Berringa Peninsula & tourist destination

- 
- + Boat Club & events
  - + Lake Hume Foreshore
  - + Events calendar & marketing campaign
  - + Increase accommodation choice
  - + Gateway arrival
  - + Waterfront restoration
  - + Significant Aboriginal cultural heritage
  - + Leveraging events

## 03 Increasing housing supply while retaining the small town feel

- 
- + Critical infrastructure
  - + Housing supply & choice
  - + Plan for long-term resilience
  - + Bushfire preparedness
  - + Renewable energy generation
  - + Waste minimisation & recycling
  - + Water reuse & recycling

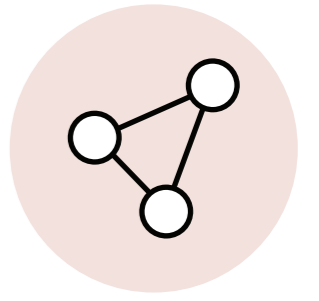
### NOTE

Wherever possible we have tried to use the words people said to describe the big ideas. In some cases, the big ideas might already have elements that are underway. We haven't excluded them if they've already started. Instead we have included them to honour their importance and to highlight their progress to community members who may not know they are underway.



# BIG IDEA 01

# CIVIC PRECINCT & TOWN CENTRE TO STRENGTHEN THE LAKESIDE COMMUNITY



Small Scale Town Centre



Lake Road Pedestrian Crossing



Fresh Food & Providore



Intimate Public Spaces



Alfresco Dining

# CIVIC PRECINCT & TOWN CENTRE TO STRENGTHEN THE LAKESIDE COMMUNITY

## What we heard

Bellbridge functions as a predominantly residential town with many residents working outside the township during the day. The township lacks a clear centre with shops, health and education services and has limited dedicated open space for recreational activities. The Early Learning Centre is valued by the community but there are only limited other places for the community to meet. In addition, without a commercial premises, there is little opportunity to capitalise on the visitor economy from people visiting Lake Hume on weekends.

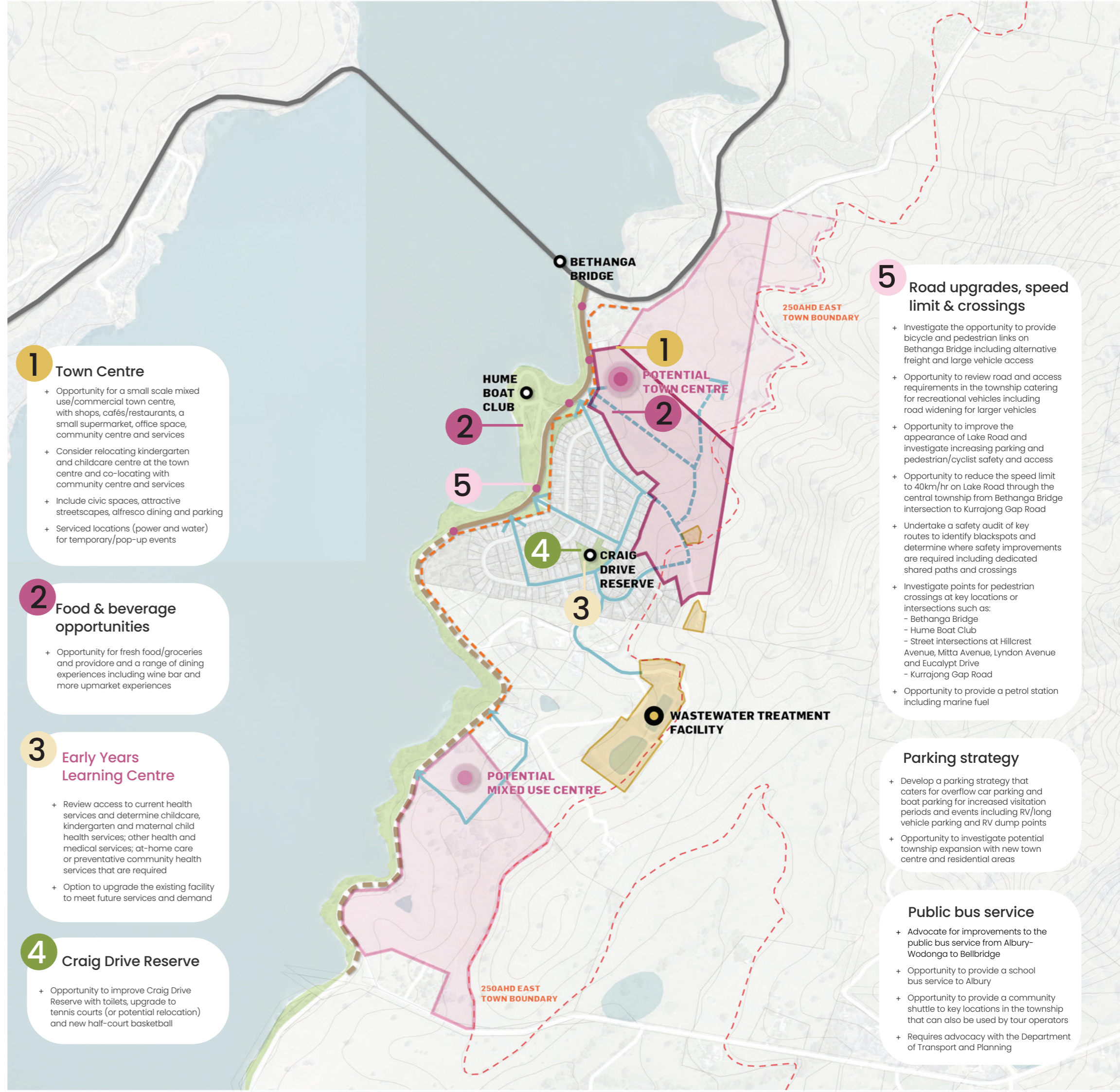
A lack of footpaths, drainage/storm water management, narrow roads and cars speeding along Lake Road create safety issues and a barrier between the township and foreshore. Increasing traffic on Bethanga Bridge, limited load capacity for freight and alternate bridge crossings constrain transport access.

## What is proposed

With 'development of a village heart with retail/shops and commercial/office space' the third highest rated suggestion after retaining character and upgrading telecommunications infrastructure, this Big Idea focuses on providing spaces for public life and commerce:

- + Small town centre with retail/commercial uses and community spaces
- + Increasing health and education services
- + Improving roads, parking and public transport.

- FORESHORE
- INVESTIGATION AREA
- FUTURE DEVELOPMENT AREA WITHIN TOWNSHIP
- REDUCED ROAD SPEED (40km/hr)
- POTENTIAL REDUCED ROAD SPEED (40km/hr)
- ROAD INTERFACE TREATMENT
- EXISTING ROADS
- FUTURE ROADS
- POTENTIAL TOWN / MIXED USE CENTRE
- WASTEWATER/WATER INFRASTRUCTURE



**1 Town Centre**

- + Opportunity for a small scale mixed use/commercial town centre, with shops, cafés/restaurants, a small supermarket, office space, community centre and services
- + Consider relocating kindergarten and childcare centre at the town centre and co-locating with community centre and services
- + Include civic spaces, attractive streetscapes, alfresco dining and parking
- + Serviced locations (power and water) for temporary/pop-up events

**2 Food & beverage opportunities**

- + Opportunity for fresh food/groceries and providore and a range of dining experiences including wine bar and more upmarket experiences

**3 Early Years Learning Centre**

- + Review access to current health services and determine childcare, kindergarten and maternal child health services; other health and medical services; at-home care or preventative community health services that are required
- + Option to upgrade the existing facility to meet future services and demand

**4 Craig Drive Reserve**

- + Opportunity to improve Craig Drive Reserve with toilets, upgrade to tennis courts (or potential relocation) and new half-court basketball

**5 Road upgrades, speed limit & crossings**

- + Investigate the opportunity to provide bicycle and pedestrian links on Bethanga Bridge including alternative freight and large vehicle access
- + Opportunity to review road and access requirements in the township catering for recreational vehicles including road widening for larger vehicles
- + Opportunity to improve the appearance of Lake Road and investigate increasing parking and pedestrian/cyclist safety and access
- + Opportunity to reduce the speed limit to 40km/hr on Lake Road through the central township from Bethanga Bridge intersection to Kurrajong Gap Road
- + Undertake a safety audit of key routes to identify blackspots and determine where safety improvements are required including dedicated shared paths and crossings
- + Investigate points for pedestrian crossings at key locations or intersections such as:
  - Bethanga Bridge
  - Hume Boat Club
  - Street intersections at Hillcrest Avenue, Mitta Avenue, Lyndon Avenue and Eucalypt Drive
  - Kurrajong Gap Road
- + Opportunity to provide a petrol station including marine fuel

**Parking strategy**

- + Develop a parking strategy that caters for overflow car parking and boat parking for increased visitation periods and events including RV/long vehicle parking and RV dump points
- + Opportunity to investigate potential township expansion with new town centre and residential areas

**Public bus service**

- + Advocate for improvements to the public bus service from Albury-Wodonga to Bellbridge
- + Opportunity to provide a school bus service to Albury
- + Opportunity to provide a community shuttle to key locations in the township that can also be used by tour operators
- + Requires advocacy with the Department of Transport and Planning

# BIG IDEA 02

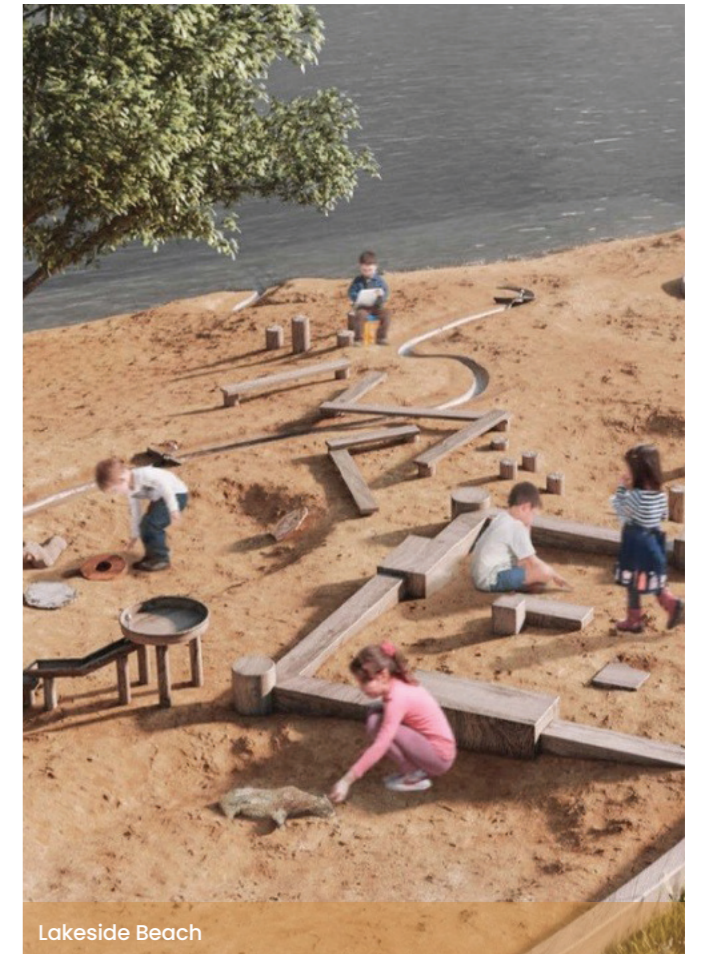
# GATEWAY TO BERRINGA PENINSULA & TOURIST DESTINATION



Foreshore Activation



Walking/Cycling Trails



Lakeside Beach



New Bellbridge Boathouse



Pop-Up Food Van



Fireworks On Bethanga Bridge

## GATEWAY TO BERRINGA PENINSULA & TOURIST DESTINATION



# GATEWAY TO BERRINGA PENINSULA & TOURIST DESTINATION

## What we heard

Lake Hume, Bethanga Bridge, walking trails and recreational activities are what people love and value about the township. Highly ranked improvements include 'accessible public transport and walking/cycling trails and routes' and 'improving and expanding tourism including events, services, facilities, and accommodation'. The Lake Hume foreshore lacks a central point for the local community and visitors to enjoy. A lack of amenities to attract visitors including holiday rentals, tourist facilities and parking, roads too narrow for boats, a lack of general maintenance and upkeep including walking trails and safety concerns for pedestrians, cyclists and people swimming near jetski's were identified. The limitations of Bethanga Bridge were also highlighted for a lack of pedestrian/cyclist access, increasing traffic including larger vehicles unsuitable for Bethanga Bridge.

## What is proposed

This Big Idea leverages the opportunities of the Lake Hume foreshore to become a community meeting place and tourist destination by:

- + Leveraging the iconic status of Bethanga Bridge as a gateway to the Shire & Berringa Peninsula
- + Streetscape and trail upgrades/expansion
- + Community and recreational infrastructure
- + Improvements to Lake Hume foreshore
- + Tourist facilities and infrastructure
- + Recognising Aboriginal cultural significance.

- LAKE HUME FORESHORE
- UPGRADE FORESHORE
- GENERAL STREETScape UPGRADES
- LAKE ROAD STREETScape UPGRADES
- GATEWAY SIGNAGE
- PROPOSED PEDESTRIAN CROSSING
- EXISTING HUME LAKE BOAT RAMP
- EXISTING TRAIL
- PROPOSED NEW TRAIL
- WASTEWATER/WATER INFRASTRUCTURE

## 1 Bellbridge Boat Club

The Hume Boat Club will be replaced with a new Boathouse Club to create a community node on the foreshore

- + Proposed uses include a café, decking, club rooms/function space, commercial premises, public amenities, car parking and landscaping

## 2 Lake Hume Foreshore

- + Opportunity to add complementary uses and infrastructure to Lake Hume foreshore to strengthen the community node and capitalise on the Bellbridge Club's location and amenity including the following water and land based activities:
  - Floating pontoons for events and fireworks
  - Boat launch area
  - Facilities for kayaking, wakeboarding, water skiing, jet-skiing, tube-riding, and stand-up paddleboarding,
  - Swimming beach with lifeguard
  - Slow speed and separated area for boats
  - Children's nature play area
  - Beach volleyball
  - Exercise trail
  - Bird hides for bird watching
  - Rock climbing boulders
  - Boat maintenance and fuel area
  - Fish bait, ice and cleaning area
  - Change/shower facilities
  - Boat/kayaks/other for hire facilities
  - Locations for events, food & coffee vans including power and water
- + Extend trail network and improve maintenance ensuring trails are mobility friendly (scooters/prams/wheelchairs):
  - Trail to Bethanga Bridge and Albury to connect with the Murray River Red Gum Trail
  - Trail to Bethanga and Websters Estate Winery
- + Foreshore works requires partnership with GMW

## Events calendar & marketing campaign

Develop an activation and events calendar with seasonal events for community and visitors catering for:

- + Music, arts and cultural activities
- + Landcare and environmental activities
- + Sports and recreation activities
- + Touring and running itineraries
- + Food and wine offering with winery, farmgate, farm-to-plate, and hospitality activities
- + Leverage events such as the Lake Hume Challenge

## Increase accommodation choice

- + Broaden short-stay accommodation options targeted at water-based recreation, cycling, mountain biking, hiking, trail running, motorbike touring and grey nomads
- + Potential to offer services suited to audience such as pick-up/drop-off and secure bicycle storage facilities
- + Explore accommodation types such as
  - Tiny homes/cabins in landscape settings
  - Eco-resort/lodge with high quality accommodation
  - Motel and conference facilities
  - Camping facilities along the foreshore

## 6 Waterfront restoration

- + Reduce bank erosion and restore riparian zones
- + Review current access to Lake Hume foreshore to determine preferred locations for vehicular and boat access and parking
- + Support GMW to manage the foreshore through measures such as a Friend's group subject to discussion with GMW
- + Advocate for state government and water authority investment in the health, management and maintenance of the Lake Hume foreshore and ecosystems within and surrounding the township
- + Requires working in partnership with government agencies (GMW, NEW)

## Improve urban ecology in open spaces, public spaces & streets

- + Allocate nature areas and biodiversity corridors
- + Protect existing trees and increase planting of native vegetation
- + Maintain and protect habitats of threatened species
- + Address pests and invasive species through existing programs
- + Create a weed control crew to remove noxious weeds
- + Continuing to support research into biological control including the potential impact of changing weather and climate patterns to tried and tested methods
- + Investigate causes and treatment of blue green algae in the creek

## Environmental learning

- + Opportunity for Landcare environmental education to residents and inspiring the next generation of stewards including:
  - Control of pests and weeds and the impacts of climate change
  - Teaching people how to take care of/manage land
  - Landcare for Country pilot program with First Nations people

## 7 Significant Aboriginal cultural heritage

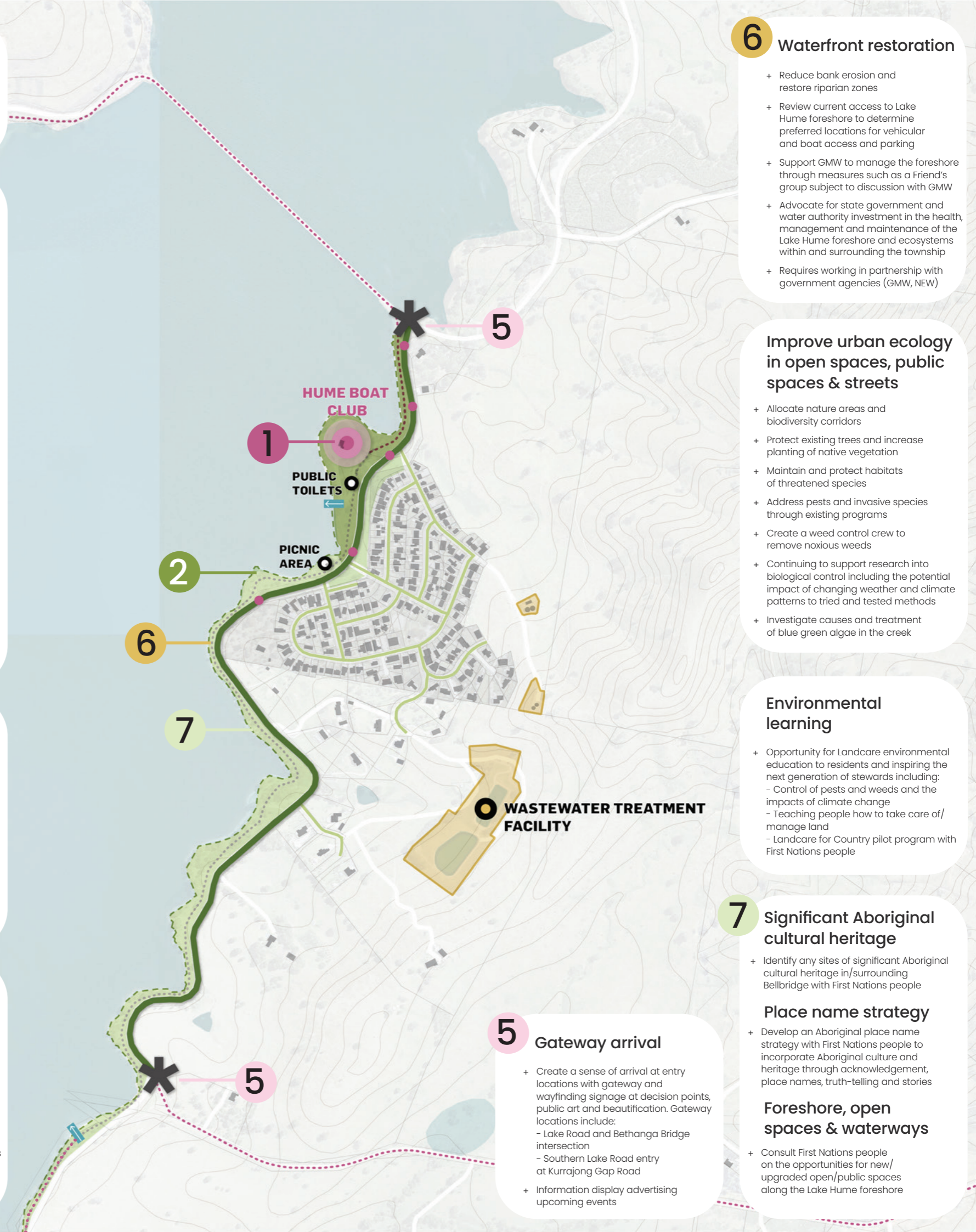
- + Identify any sites of significant Aboriginal cultural heritage in/surrounding Bellbridge with First Nations people

## Place name strategy

- + Develop an Aboriginal place name strategy with First Nations people to incorporate Aboriginal culture and heritage through acknowledgement, place names, truth-telling and stories

## Foreshore, open spaces & waterways

- + Consult First Nations people on the opportunities for new/upgraded open/public spaces along the Lake Hume foreshore



## 5 Gateway arrival

- + Create a sense of arrival at entry locations with gateway and wayfinding signage at decision points, public art and beautification. Gateway locations include:
  - Lake Road and Bethanga Bridge intersection
  - Southern Lake Road entry at Kurrajong Gap Road
- + Information display advertising upcoming events

## GATEWAY TO BERRINGA PENINSULA & TOURIST DESTINATION

### LEVERAGING EVENTS

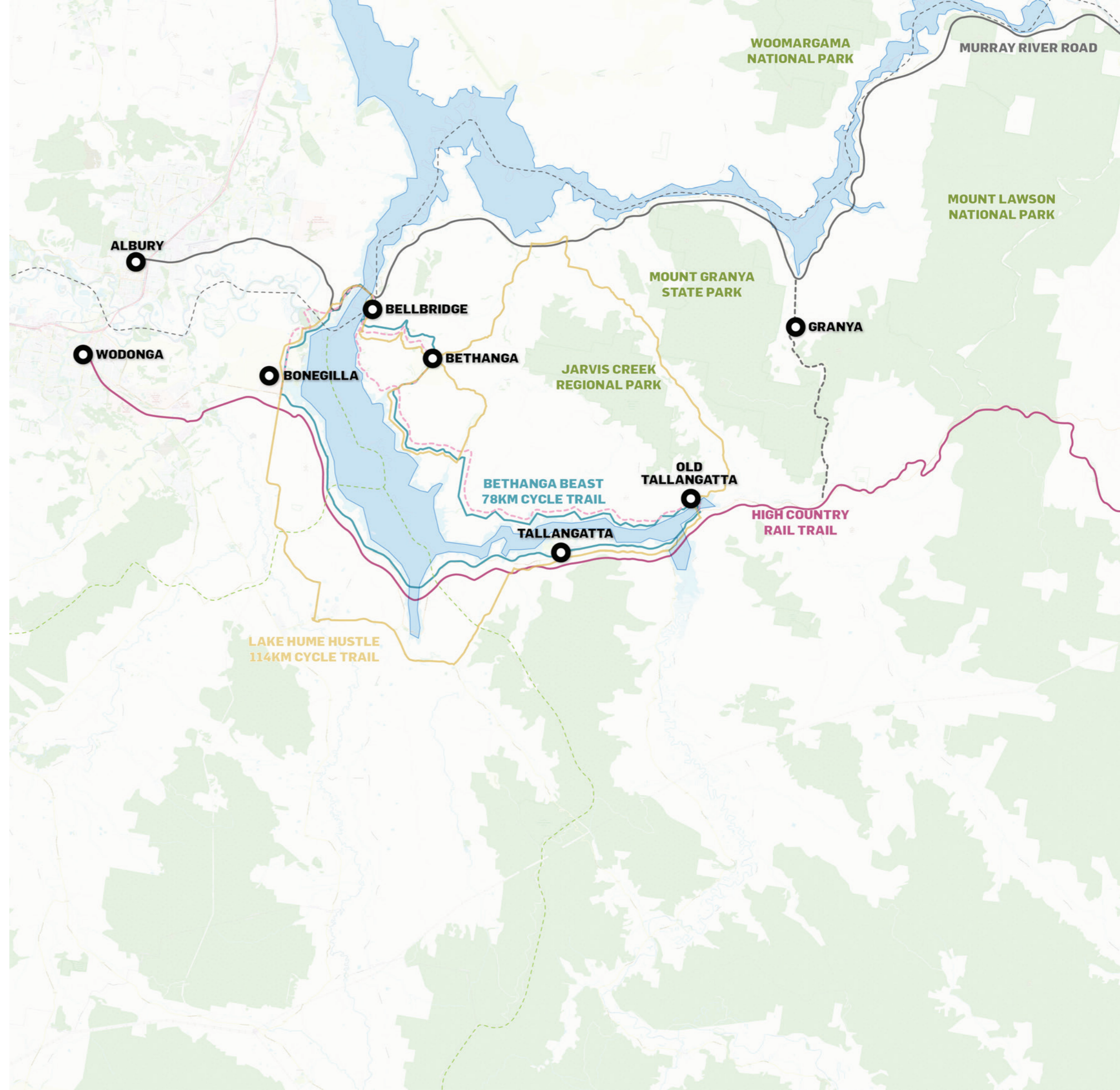
#### What we heard

Bellbridge attracts many weekend visitors from the region to participate in year round recreation including swimming, boating, fishing, camping and sightseeing. Water-based activities include wakeboarding, water skiing, jet-skiing, tube-riding, and stand-up paddleboarding with picnic facilities and a walking trail along the Lake Hume foreshore from the Hume Boat House to Kurrabung Gap Road.

The Lake Hume Cycle Challenge includes two routes through Bellbridge and Bethanga with Albury City plans to build a trail to Bethanga Bridge. With increasing interest in on-road and off-road cycling, there is potential to strengthen Bellbridge as a destination for cycling by creating a network of trails and touring routes while also encouraging healthier modes of transport for locals.

#### What is proposed

The aim of this Big Idea is to support tourism and active transport by improving regional connectivity for cyclists. It leverages the proposed trail around Lake Hume in a study called Activating Lake Hume connecting Tallangatta with Tallangatta East, Bellbridge, Lake Hume and Bonegilla. There is an opportunity to expand the proposed trail to include another loop at Bethanga, to extend the trail network and capitalise on the tourism potential of the small township and support the Lake Hume Challenge.



- TOWNSHIP/REGIONAL CENTRE
- ACCESS TO MOUNT GRANYA HIKING TRAILS, 4WD & MOUNTAIN BIKE TRAILS
- PROPOSED CYCLING TRAIL
- LAKE HUME HUSTLE TRAIL
- EXISTING HIGH COUNTRY RAIL TRAIL
- GREAT RIVER ROAD AND UPGRADED SITES BY PARKS VICTORIA, INCLUDING LINK TO ALBURY-WODONGA
- LAKE HUME
- BETHANGA BEAST TRAIL

# BIG IDEA 03

# INCREASING HOUSING SUPPLY WHILE RETAINING THE SMALL TOWN FEEL



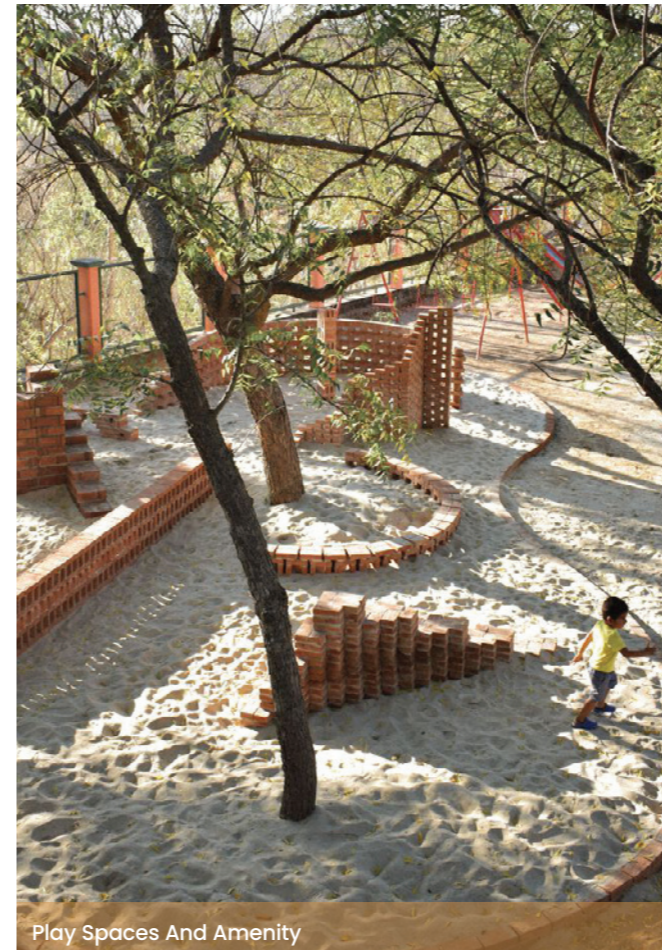
Develop Residential While Retaining Small Town Character



Co-Living/Community Spaces



Rural Living on Larger Lots



Play Spaces And Amenity



New Housing Development

## INCREASING HOUSING SUPPLY WHILE RETAINING THE SMALL TOWN FEEL

### What we heard









Bellbridge is valued for being a small township with a relaxed lifestyle. It's proximity to the expanding growth front of Albury-Wodonga, scenic location, availability of residential zoned land and access to services make it an attractive location for residential growth. 'Retaining and complementing the existing character and village feel/relaxed lifestyle of the township' was the most highly ranked suggestion on how to improve the township. This indicates that the growth of the township needs to be sensitive and respond to the existing character, to ensure that the small town feel is retained.

Preferred measures to achieve environmental sustainability and resilience are overwhelmingly in support of improving internet/telecommunications infrastructure, followed by renewable energies, waste minimisation/recycling and water reuse/recycling.

### What is proposed

This Big Idea proposes that the liveability and long-term resilience of the town is enhanced by:

- + Ensuring new development is complementary to the existing character
- + Improving telecommunications, energy resilience, water and waste minimisation/reuse
- + Long-term planning for emergency services, disaster and resilience.

- |  |  |
|--|--|
|  POTENTIAL INFILL SITES (SUBJECT TO CONSULTATION) |  PUBLIC USE ZONE                        |
|  GENERAL RESIDENTIAL ZONE                         |  250AHD EAST TOWN BOUNDARY              |
|  LOW DENSITY RESIDENTIAL ZONE                     |  EPA 200M BUFFER                        |
|  RURAL ACTIVITY ZONE                              |  INVESTIGATION AREAS FOR FUTURE HOUSING |

### 1 Critical infrastructure

- + Advocate for North East Water to provide timely upgrades to existing water and sewerage infrastructure to ensure sufficient capacity for future residential and town centre growth for short-long term growth scenarios
- + Investigate odour associated with water drainage and water run-off
- + Advocate for improvements to the telecommunications infrastructure, internet service and the mobile phone network for reliable communications
- + Provide learning opportunities for the community to better understand the different telecommunication services available
- + Advocate for upgrades to the existing electricity infrastructure network

### Housing supply & choice

#### Infill housing

- + Opportunity to provide infill housing on small and large vacant/undeveloped land within the township including higher density i.e. smaller lots increasing housing diversity
- + Located within the township with access to existing critical infrastructure
- + Opportunity to provide housing on a large site zoned for general residential use in the township offering outlook and amenity with Lake Hume views and access to the foreshore. Site is subject to a Development Plan Overlay (DPO2) for residential development

#### Increasing density

- + Opportunity to rezone Lower Density Residential Zone to General Residential Zone to increase density
- + Underdeveloped land is currently subject to Development Plan Overlay (DPO3) for residential development

#### Investigation areas

- + Investigate rezoning Rural Activity Zone to the north and south of the township, subject to the recommendations of a Bushfire Risk Assessment (TBC)
- + Potential to provide a differentiated residential product to the market, as opposed to more conventional housing typically delivered through the General Residential Zone

#### Increase housing choice

- + Opportunity to provide a greater range of housing lot sizes and typologies including for ageing in place, younger families, key sector workers and seasonal worker accommodation

LAKE HUME

BETHANGA BRIDGE

250AHD EAST TOWN BOUNDARY

WASTEWATER TREATMENT FACILITY

NEW POND

1

250AHD EAST TOWN BOUNDARY

### Plan for long-term resilience

- + Incorporate disaster and resilience planning to reduce the impact of natural hazards and disasters
- + Determine if a Bushfire Risk Assessment is required to guide the future development of the township
- + Plan for a new purpose built Country Fire Authority facility in proximity to the town centre
- + Plan for future upgrade and potential needs of existing emergency services and infrastructure as the population increases including consultation with emergency services organisations for future projects which can impact existing commitments
- + Include hazard resilience in future planning such as buildings, infrastructure and vegetation including higher storm water drainage and run off, infrastructure that can cope with floods and storms, vegetation that reduce risks of fire and wind damage
- + Council assistance in response to hazards on Shire land for the future (State Emergency Services)
- + Increase police presence in township
- + Build volunteer base through community groups

### Bushfire preparedness

- + Upgrade existing buildings, manage vegetation and ensure new buildings comply with requirements and guidelines to mitigate the impact of bushfires
- + Investigate cost-effective retrofit of existing buildings for bushfire preparedness

### Renewable energy generation

- + Investigate options for renewable energy generation (Municipal Heat System, battery and micro-grid) for an energy resilience strategy

### Waste minimisation & recycling

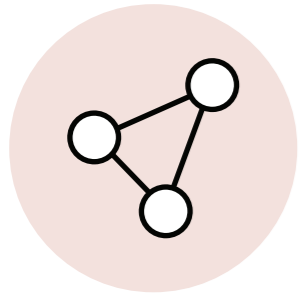
- + Opportunity to reduce waste, improve recycling and waste collection and management including investigating alternative waste to energy and water treatment solutions

### Water reuse & recycling

- + Opportunity to reduce water use, increase reuse including on-site water storage by identifying barriers to reducing water use and increasing on-site water storage



# BIG IDEAS SUMMARY



## 01

### Civic precinct & town centre to strengthen the lakeside community

- + Town Centre
- + Food & beverage opportunities
- + Early Years Learning Centre & health services
- + Craig Drive Reserve
- + Environmental learning
- + Road upgrades, speed limit & crossings
- + Streetscape upgrades
- + Parking strategy
- + Public bus service



## 02

### Gateway to Berringa Peninsula & tourist destination

- + Boat Club & events
- + Lake Hume Foreshore
- + Events calendar & marketing campaign
- + Increase accommodation choice
- + Gateway arrival
- + Waterfront restoration
- + Significant Aboriginal cultural heritage
- + Leveraging events



## 03

### Increasing housing supply while retaining the small town feel

- + Critical infrastructure
- + Housing supply & choice
- + Plan for long-term resilience
- + Bushfire preparedness
- + Renewable energy generation
- + Waste minimisation & recycling
- + Water reuse & recycling

A man wearing a light-colored hat, glasses, and a checkered jacket is sitting on a large, ribbed pumpkin. He is smiling and looking towards the camera. The setting appears to be an outdoor market stall with shelves in the background displaying various items, including what looks like produce and informational cards. A sign on the right side of the stall reads "TALLANGAT BEST EXHIBIT".

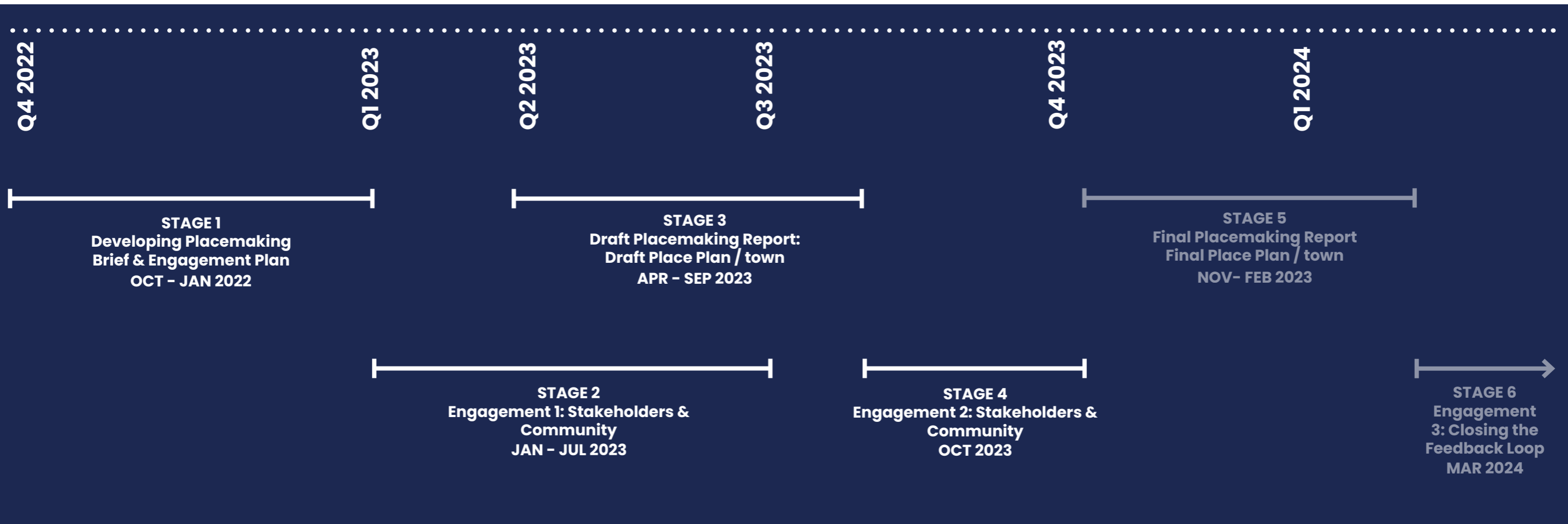
# ENGAGEMENT 2 CLOSE

# NEXT STEPS

- + 2-week comment period opens to the public
- + Review and refine the Draft Bellbridge Place Plan based on feedback and discussions
- + Draft Final Bellbridge Place Plan to Council for review and endorsement



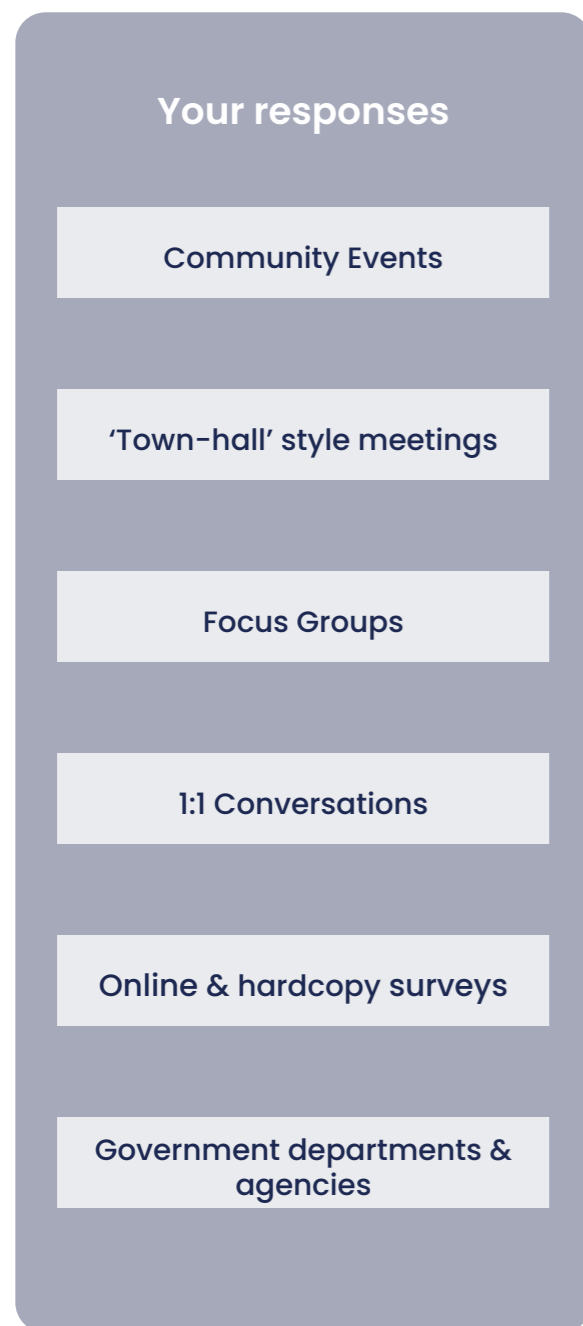
# PROJECT TIMELINE



# ENGAGEMENT METHODOLOGY

Three Big Ideas emerged from an analysis of your responses. The following diagram illustrates the methodology developed for this project and how the insights are being used to create the vision, proposals and actions for Engagement 2. The final proposals for the Final Place Plan will correlate to eight themes to provide the implementation framework for future planning.

## Engagement 1: "Lets Chat"



## Engagement 2: Planning Ahead



## Engagement 3: Delivering the Vision

