

'Our Bellbridge' → Project Report

Bellbridge Masterplan and Strategy

Prepared by



On behalf of



Project Summary

As part of the Bellbridge Masterplan and Strategy, Towong Shire Council has appointed ClarkeHopkinsClarke, One Collective and Outlines to work with the local community with the intention of developing a strategy, to be known as 'Our Bellbridge' to see Bellbridge continue to grow and thrive as a town.

The project is intended to see the town grow, be sustainable and bring together the needs of the visitors and the community with the outcome being to set goals and initiatives that can be developed over the next 5-15 years with some projects to be identified as priorities for the shorter term.

All projects are intended to make sure that Bellbridge is a prosperous town:

- where people of all ages want to live
- that offers attractive residential options able to new residents
- which supports the community with a range of community services
- that celebrates its unique lakeside location
- where people can be part of a vibrant community
- that can continue to grow and attract tourism and investment

This report represents the first part of this project where the consultant team has:

- Considered the methodology for engaging with the community, council and other stakeholders
- Visited the town to gain understanding of the local conditions, land use etc
- Completed site analysis into the town including building typologies, zoning of the town and environmental analysis.
- Investigated other towns who have faced similar challenges as part of a benchmarking exercise.

Contents

Phase 01 - Project Identification and Strategy

1.1 Process

- Consultation Matrix	5
- Project Timeline	6
- Community Consultation Process	7-8

1.2 Site Analysis

- State Locality Map	9
- Regional Map	10
- Zone Map	11
- Aerial Photographs	12
- Aerial Photographs - Existing Key Zones	13
- Site Photographs	14-17
- Housing Typologies	18-19
- Real Estate Trends	20
- Environmental Analysis	21
- Weather Patterns	22
- Town Analysis	23
- Contour Map	24
- Existing Conditions	25-27
- Walking Distances	28
- Zoning Map	29
- Transport Networks	30

1.3 Benchmarks

- Benchmark Towns	31
- Benchmark Towns Summary	32

Phase 02 - Community Consultation

- Our Bellbridge - Website	34
- Marketing Material - Survey	35-36
- Community Newsletter	37
- Community Noticeboard	38-39
- Community Open Day	40
- Community Open Day - Consultation Notes	41
- Marketing Material - Survey Results	42-43

Phase 03 - Masterplanning

- Bellbridge Proposed Masterplan	44
----------------------------------	----

3.1 Bellbridge Residential Growth

- Masterplan + Precedents	60
- Site Analysis + Lot Layout	61
- Conceptual Design + Green Spine	62

3.2 Waste Water

- Masterplan	58
--------------	----

3.3 Bellbridge Village

- Masterplan + Precedents	49
- Village Conceptual Design + Precedence	50
- Alternative Village Conceptual Design	51
- Boat Club Conceptual Design + Precedence	52
- Design Iteration	53
- Design Evolution	54-55

3.4 Landscaping and Foreshore

- Masterplan + Precedence	45
- Strategic Overview	47
- Concept Plan	48

3.5 Children's Services

- Masterplan + Precedence	56
---------------------------	----

3.6 Final Proposed Masterplan

Phase 01 -

Project Identification and Strategy

1.1 PROCESS
Consultation matrix

Our Bellbridge' : Project Stage - Phase 1 'Ask'													
		Primary / Targeted Consultation Method											
		Secondary / Supplementary Consultation Method											
STAKEHOLDERS	CONSULTATION METHOD												
	Meeting				Information Display			Printed Media				Digital Media	
	Key community workshop / info sessions	Focus groups	One on One meeting	Street / Spot Surveys	Events Space / Shop (Workshop)	Info stand / suggestions box(unmanned). Informative poster (At Boat Shed and Shop)	Info pack / Written Survey / BBQ Invite	Signage	Postcards / Feedback Forms	Local Newspaper	Web Page	Local Radio / other media	
Town Residents													
Youth													
Families													
Aged													
Permanent													
Seasonal													
Council													
Councillors													
Management Group													
Staff													
Community groups/facilities													
Rotary / Service Clubs													
Sporting Clubs (Boating / Yacht)													
Environmental													
Community shop													
Child Care Centre/Kindergarten													
Government Bodies/ Services													
Goldburn Murray Water													
Sustainability Victoria													
Business owners/Tenants													
Retail businesses													
Tourism													
Existing visitors													
Day Trippers													
Fishing/Boating													

1.1 PROCESS Community Consultation

THE PROJECT

As part of the Bellbridge Masterplan and Strategy, Towong Shire Council has appointed ClarkeHopkinsClarke, One Collective to work with the local community with the intention of developing a strategy, to be known as 'our bellbridge' to see Bellbridge continue to grow and thrive as a town.

The project is intended to see the town be sustainable and bring together the needs of the visitors and the community with the outcome being to set goals and initiatives that can be developed over the next 5-15 years with some projects to be identified as priorities for the shorter term.

All projects are intended to make sure that Bellbridge is a prosperous town:

- where people of all ages want to live
- that offers attractive residential options able to attract new residents
- which supports the community with a range of community services
- that celebrates its unique lakeside location
- where people can be part of a vibrant community
- that can continue to attract tourism and investment

The process for 'our bellbridge' is set out below.

THE PROCESS

3 KEY PHASES - ASK – SHAPE – MAKE

PHASE 1 - ASK

- Asking 'what is the vision for your town - who are we and what do we want it be?
- Background / understanding / context phase – provides the backbone to the vision . This will include site investigation and documentation.
- Key tasks / outcomes:
 - Project commencement and community awareness
 - Community Forum
 - Reporting of findings / outcomes and key community priorities

PHASE 2 - SHAPE

- Shaping the vision – here's an idea, what's the big idea
- Interpreting the findings / outcomes of the Phase 1 and coming-up with ideas / plans in response
- Vision phase – establishing the vision for the overall town / community.
- Key tasks / outcomes:
 - Establishment of Vision (including overall Community / Master Plan)

- Community Presentation / Review / Input of Vision
- Reporting of findings / outcomes and refinement of the vision

PHASE 3 – MAKE

- Making the vision happen
- Implementation phase – breaking the overall vision into key projects and refining / developing the detail
- Key tasks / outcomes:
 - Identification of key projects
 - Development of detail and implementation strategies for key projects
 - Community Presentation / Review / Input of key projects
 - Refinement of outcomes in response to community input

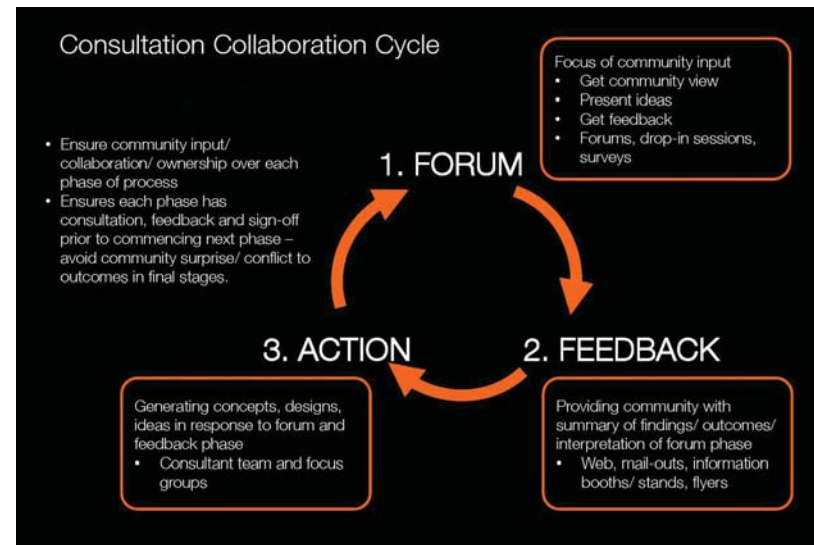
THE NAME

We suggest a different name for the project to help with identity / branding?

- 'OUR BELLBRIDGE'

CONSULTATION / COLLABORATION – THE CYCLE

3 KEY STAGES - FORUM – FEEDBACK – ACTION



SUGGESTED CONSULTATION METHODS / PROJECT TIMELINE AND DELIVERABLES

TYPE 1 - MEET + SHARE

Meeting face to face, sharing ideas, and giving the community a voice, sense of involvement and empowerment

Information Booth / Stand – Ongoing

- Community can 'drop-in', get information / update, and provide comments
- More informal / personal than forum
- Updated at each stage.
- Suggest to be located in the shop, with secondary location in the Community Centre
- Include comment box / postcards for feedback

Community Consultation Day – 11th December 2011

- To be held on the lawn in front of the Yacht Club. Potential to use the Yacht Club internal if weather permits
- Attendance from consultant team, council representatives and community
- Important way to get initial contact details of attendees (to facilitate information updates) and to facilitate / gather surveys
- The key community information and feedback events
- Suggest a BBQ with food and drink to be provided by Council as well as potential children's activities such as a jumping castle.

Surveys Returned – 18th December 2011

- Surveys to be returned by residents at either the opening day, drop box in the shop (or Community Centre is shop not available) or potentially Council offices also.

TYPE 2 - SEND + RECEIVE

Preliminary Marketing and Advertising – 21st November 2011

- Issue Information pack to Council for review. Pack will include, newsletter, survey and invite to community consultation forum
- Setup www.ourbellbridge.com.au website. Council to assist

Council Response – 24th November 2011

- Council to provide feedback to CHC on marketing material in preparation for printing.

Marketing and Advertising – 28th November 2011

- Print and distribute information pack to town residents.
- Mail out preferred format as opposed to door knock as less evasive
- Information pack to be provided to residents of town to contain, newsletter, survey and invite to community consultation forum

Community Consultation – October 2013

TYPE 3 - ACTION

Community Consultation Report – November 2013

- Final report formally submitted to Council to include outcomes of Community consultation, survey results and photos etc.

Preliminary Designs / Final Masterplan Report – November 2013

- Preliminary masterplan report formally submitted to Council. Format to be advised.
- Council to provide feedback on masterplan report.

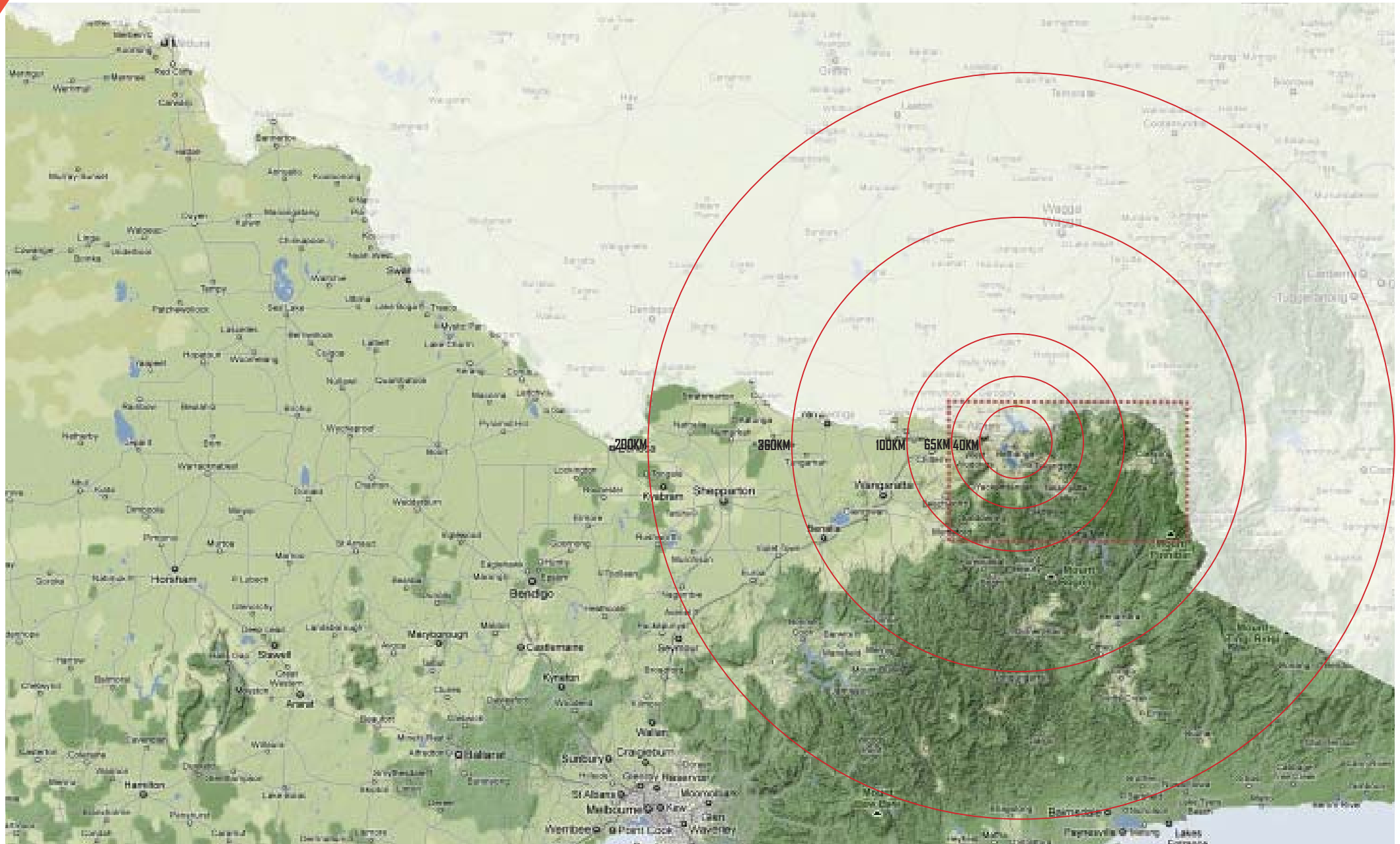
Preliminary Concept Report – December - January 2014

- Preliminary concept designs formally submitted to Council. Format to be advised.
- Council to provide feedback.

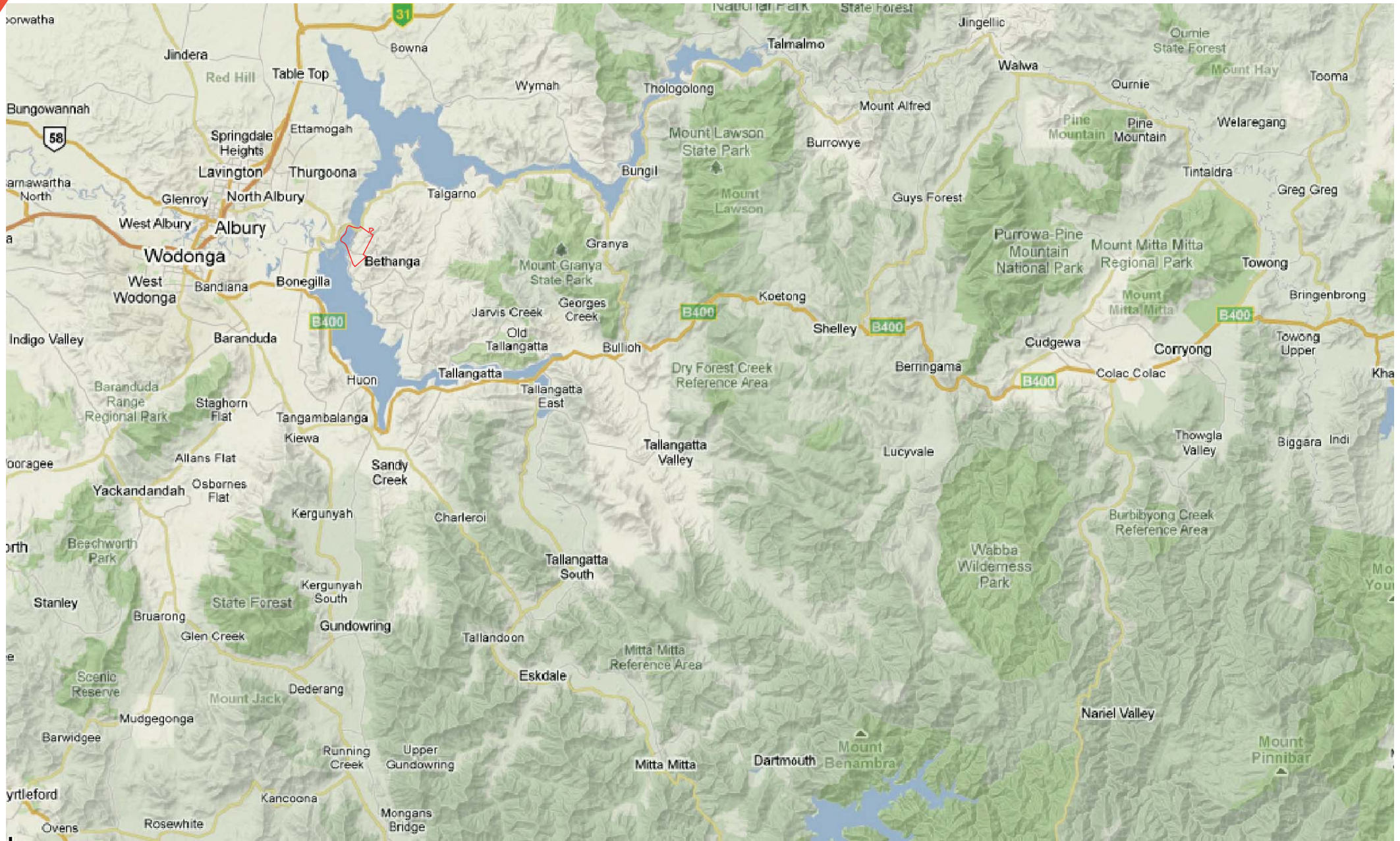
Final Concept / Master plans Reports Submitted – February 2014

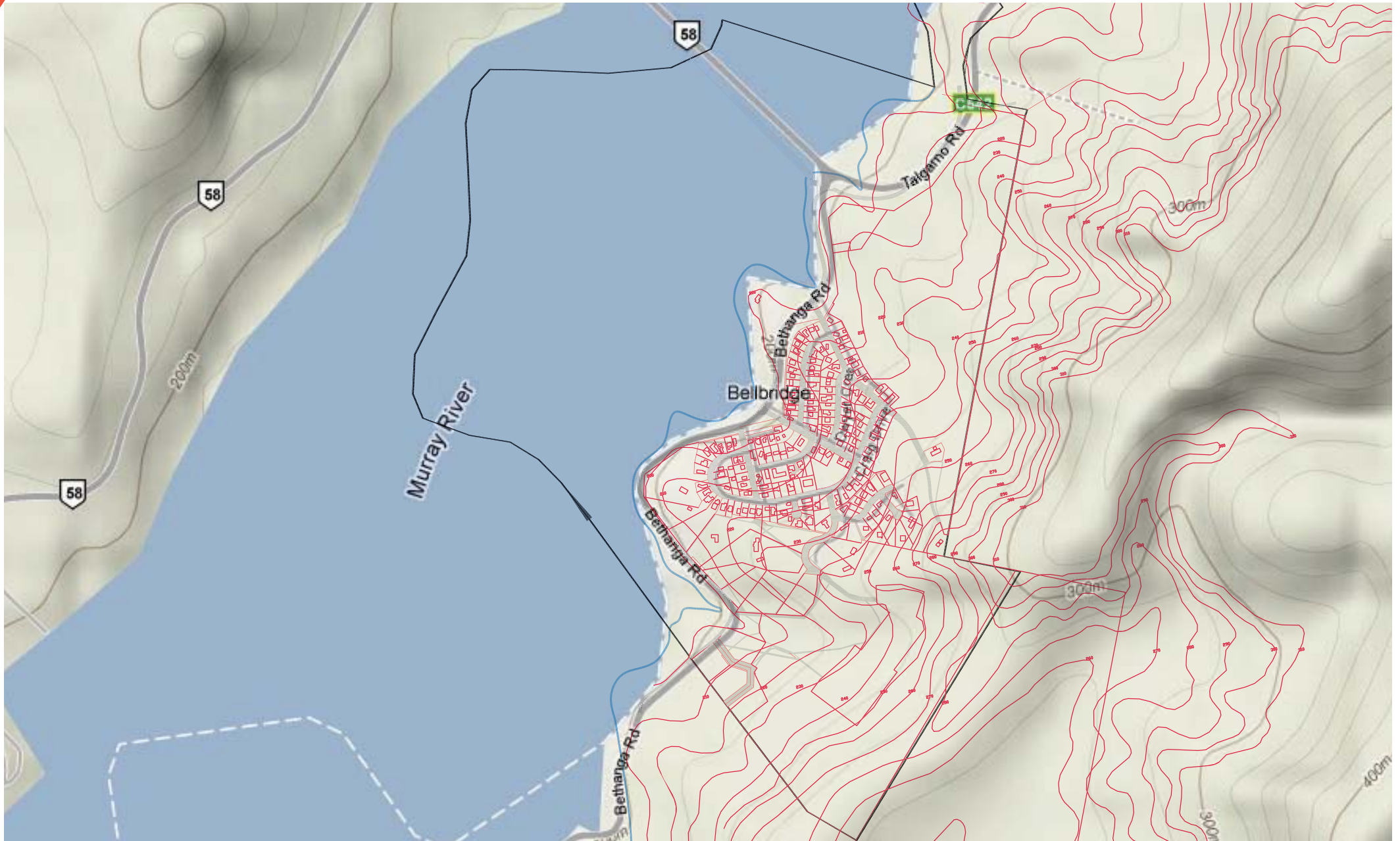
- Final report formally submitted to Council. Format to be advised.

1.2 SITE ANALYSIS
State Locality Map



1.2 SITE ANALYSIS
Regional Map







Bellbridge Town and Surrounding Areas



Bellbridge Town



Boat Club and Surrounds



Shop, Park and Community Building



Foreshore



Boat Club



Boat Club and Foreshore Reserve



Roy Williams Memorial Park play equipment



Sewerage Treatment Works



View of Town from Proposed Development Site



Proposed Development Site in Background



View from Proposed Development Site



View of Town from Boat Club Carpark



Boat Club



Privately Subdivided Land to South of Town



Local Shop



Tennis Court



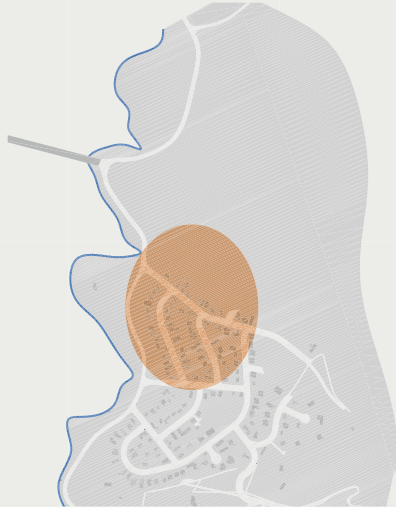
Bethanga Bridge



View from Town Towards Lake Hume

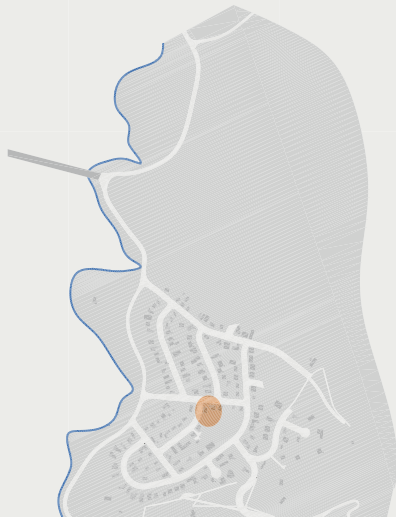
European Style Houses

Predominately located north west from the centre town with some scattered throughout.



Newer High Density Housing

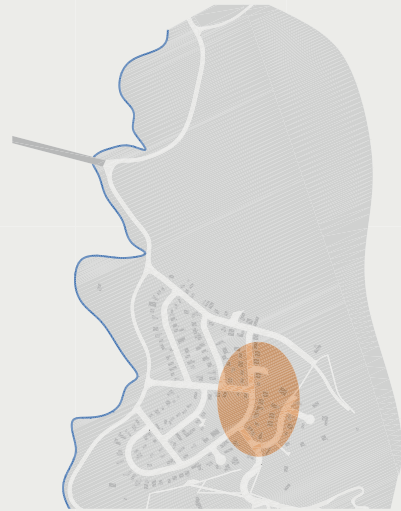
Located south from the centre of town.



Housing Typologies

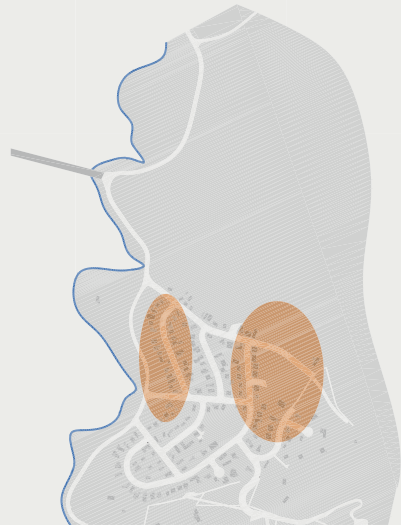
Country Homestead Style

Predominately located in the Eastern end of town with some scattered throughout the Bellbridge.



Modern Houses

Scattered throughout the town.

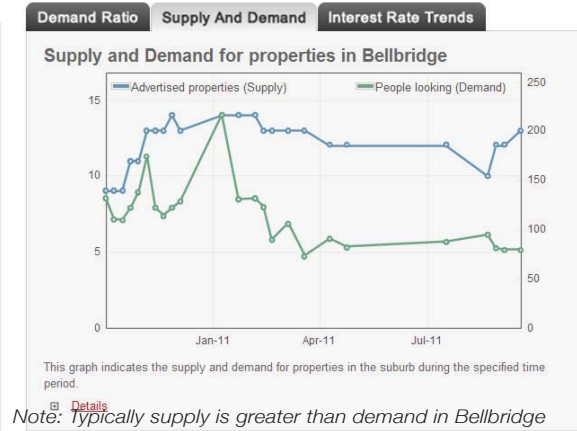
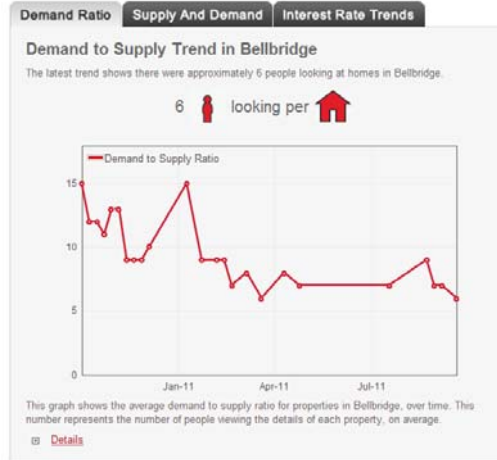


1.2 SITE ANALYSIS Real Estate Trends

Bellbridge

Growth Period

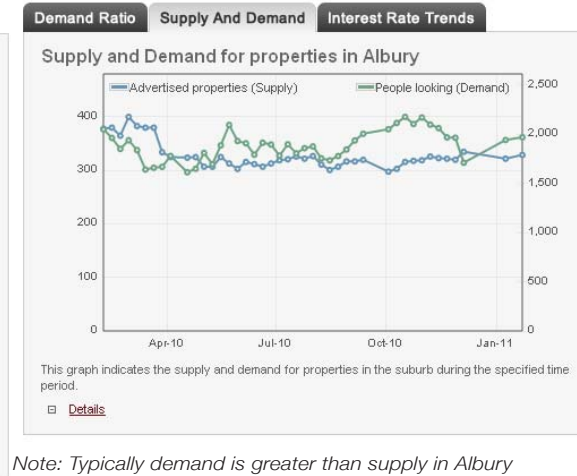
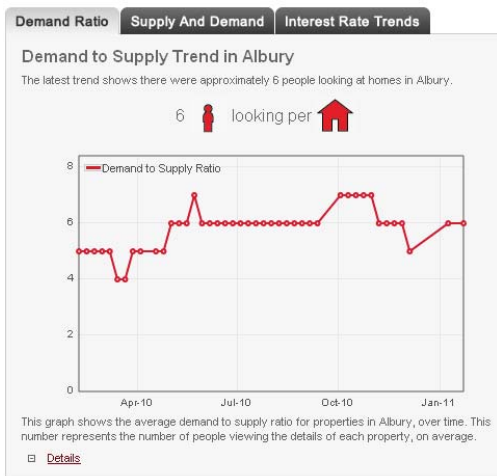
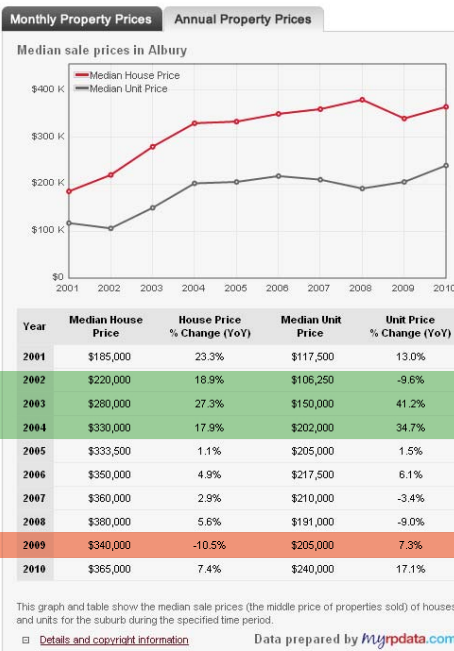
Decline Period



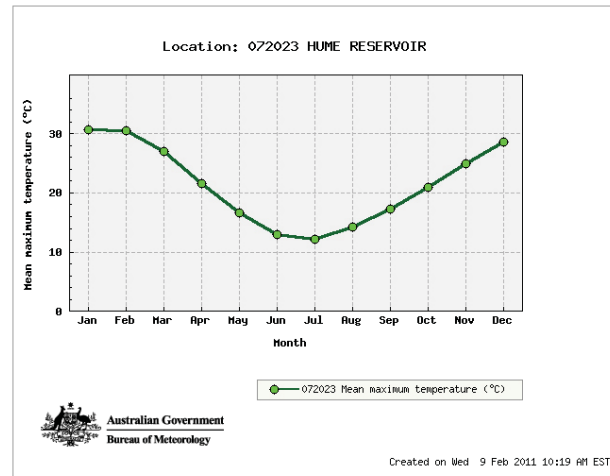
Albury

Growth Period

Steady Period

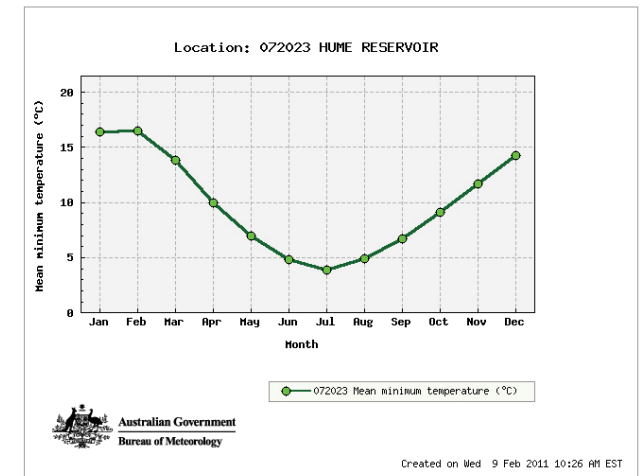


1.2 SITE ANALYSIS Environmental Analysis

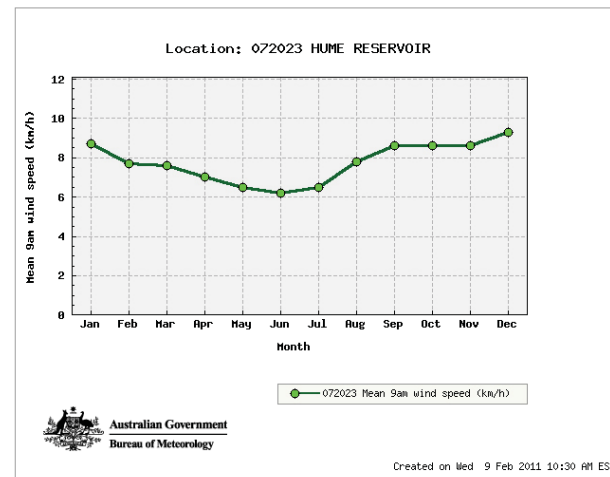


Statistics	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	Years
Mean maximum temperature (°C) for years 1922 to 2010	30.7	30.5	27.0	21.6	16.7	13.0	12.2	14.2	17.3	20.9	25.0	28.6	21.5	79

Note: The average temperate is approx. 16 degrees Celsius

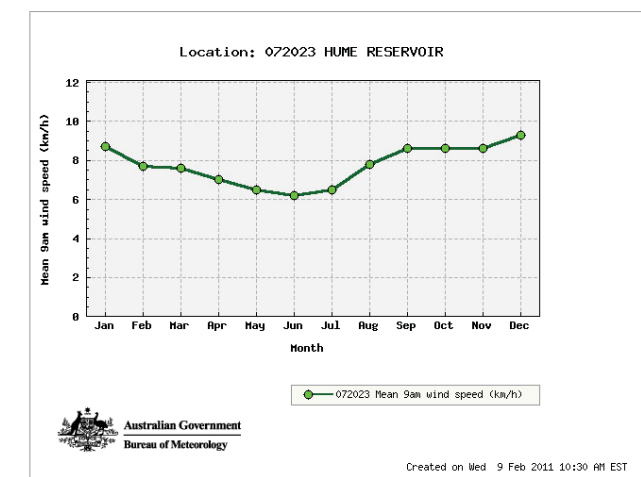


Statistics	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	Years
Mean minimum temperature (°C) for years 1922 to 2010	16.4	16.5	13.8	10.0	7.0	4.8	3.9	4.9	6.7	9.1	11.7	14.3	9.9	79



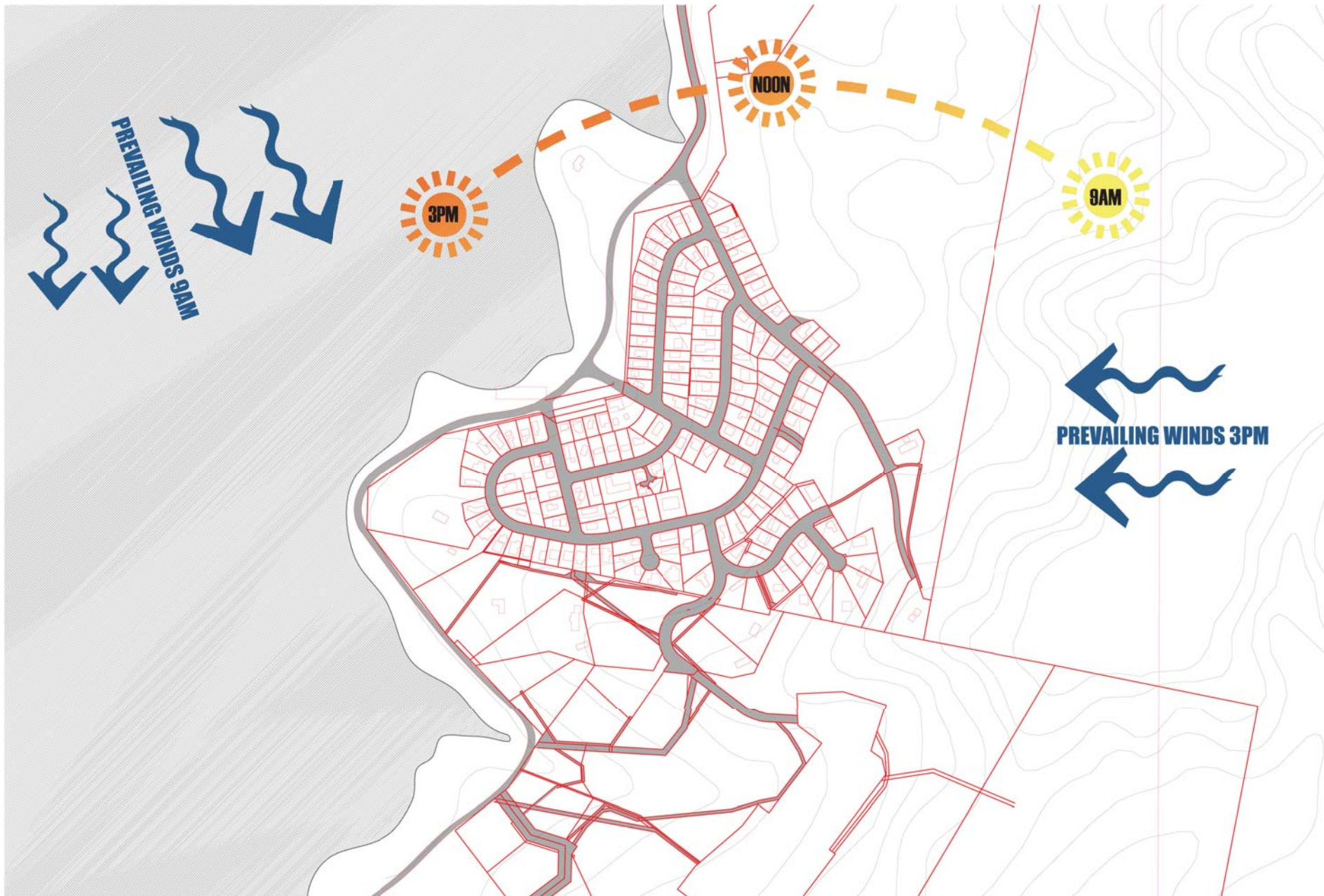
Statistics	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	Years
Mean 9am wind speed (km/h) for years 1965 to 2010	8.7	7.7	7.6	7.0	6.5	6.2	6.5	7.8	8.6	8.6	8.6	9.3	7.8	44

Note: The mean wind speed at 9am is approx. 8.5 km/h



Statistics	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	Years
Mean 9am wind speed (km/h) for years 1965 to 2010	8.7	7.7	7.6	7.0	6.5	6.2	6.5	7.8	8.6	8.6	8.6	9.3	7.8	44

1.2 SITE ANALYSIS
Weather Patterns



Vacant Land

Large block of lake front land in single ownership. Potential for Residential subdivision.

Lakefront

There are gravel tracks that run around the length of the lakefront with large canopy trees in sections and panoramic views of Lake Hume and the valley.

Road Reserve Zone

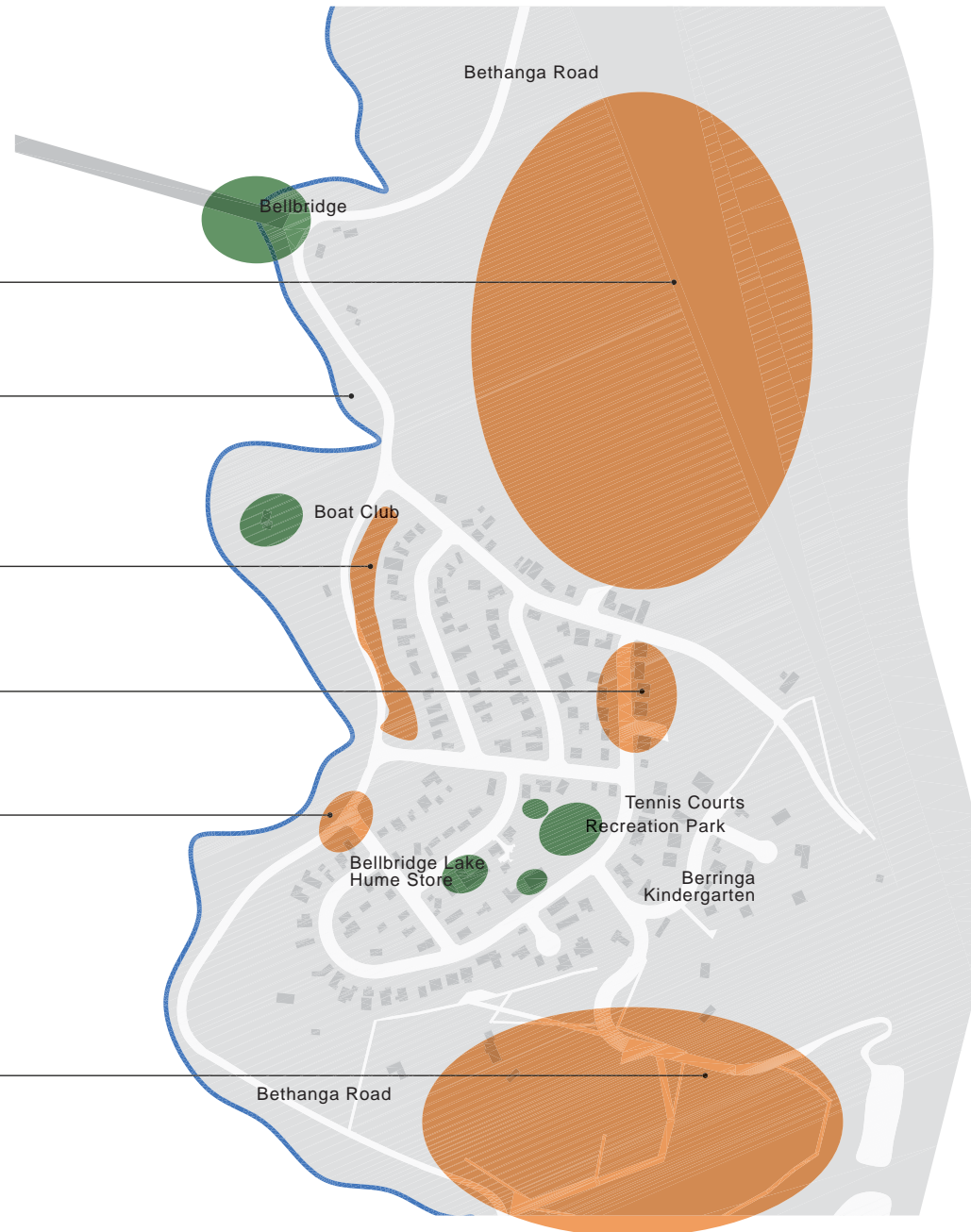
New Residential

Newer Residential subdivisions to the East of town.

Gateway

Lack of signage and a poor interface to main shop.

New Residential Development Area



1.2 SITE ANALYSIS
Contour Map



Existing Conditions

Residential

- A variety of predominantly single and double storey dwellings on sloping blocks. Newer housing stock to Eastern areas up the hill.

Community

- Single storey kindergarten situated next to parkland.



Berringa Kindergarten

Existing Conditions

Commercial

- Single storey brick store situated south west from centre of town.
- Shop situated next to new housing development and double storey residence.

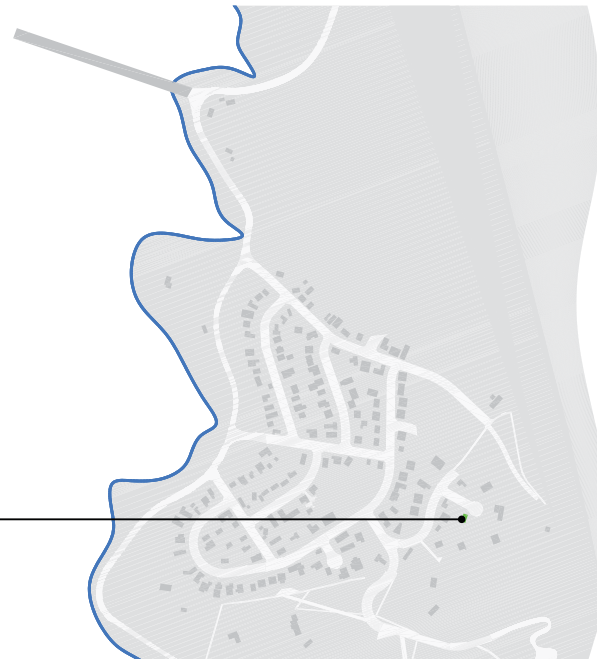
Bellbridge Lake Hume Store



Accommodation / Tourism

- Single storey fully furnished country cottage sleeps 4 overlooking Lake Hume. Resort quality, home-like accommodation only short 20 minute drive from Albury

Albury Wodonga Cottages



1.2 SITE ANALYSIS
Existing Conditions

Sporting Facilities

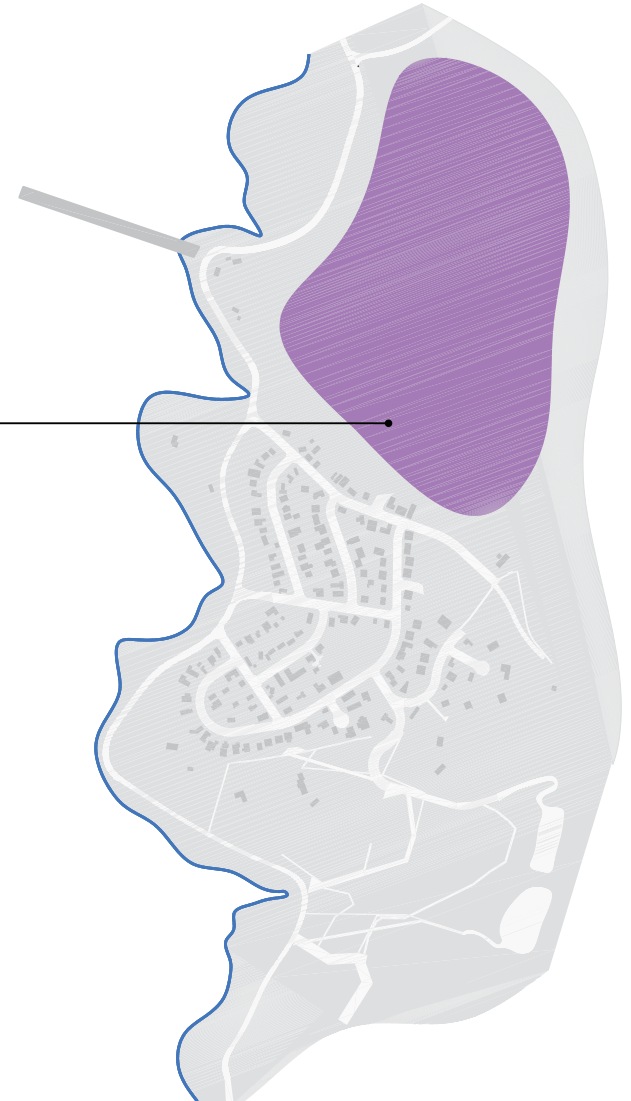
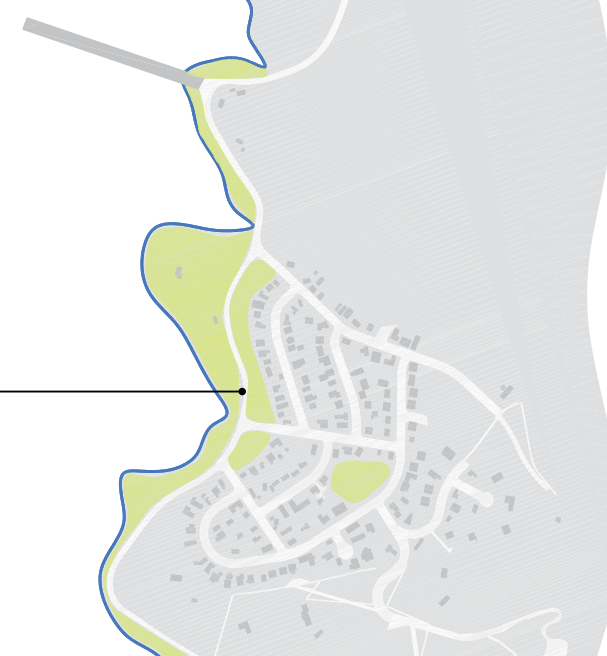
Boat Club

Tennis Courts

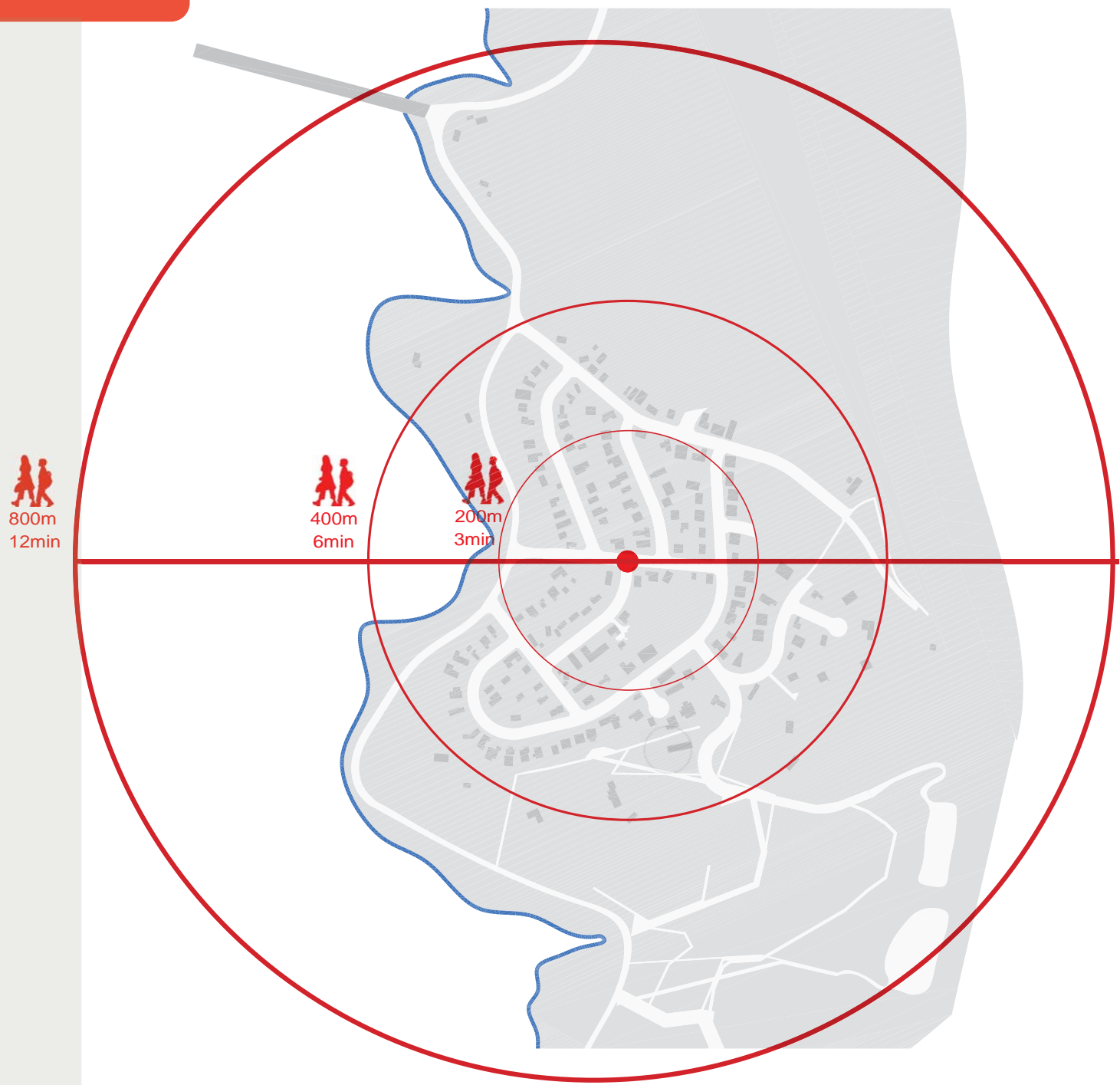
Potential Development Areas

Public Space / Communal Zones

Foreshore Reserve



1.2 SITE ANALYSIS
Walking Distances

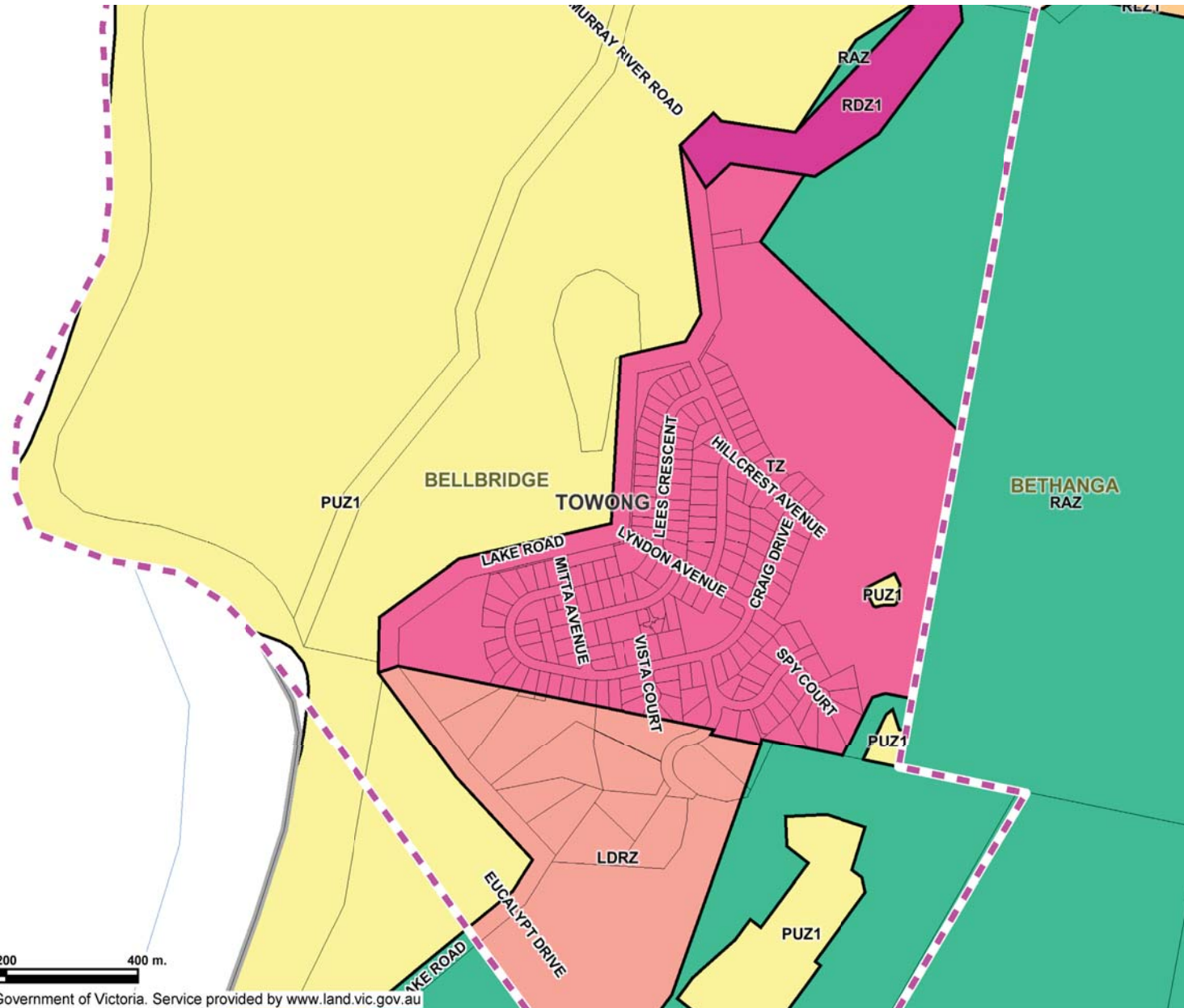


800m
12min

400m
6min

200m
3min

1.2 SITE ANALYSIS Zoning Map



Legend

WARRNAMBOOL
Major Town
Major Road, Road
Road name
Railway, Tramway
Property/Parcel, Selected
Address, Lot, Crown allotment
River, Stream, Coastline
Waterbody
Locality
Locality Name
Local Government Area
Local Government Name
Urban Growth Boundary (UGB)
Area outside the UGB
Investigation Area
Land added to UGB since 2005
Boundary of Searched Suburb

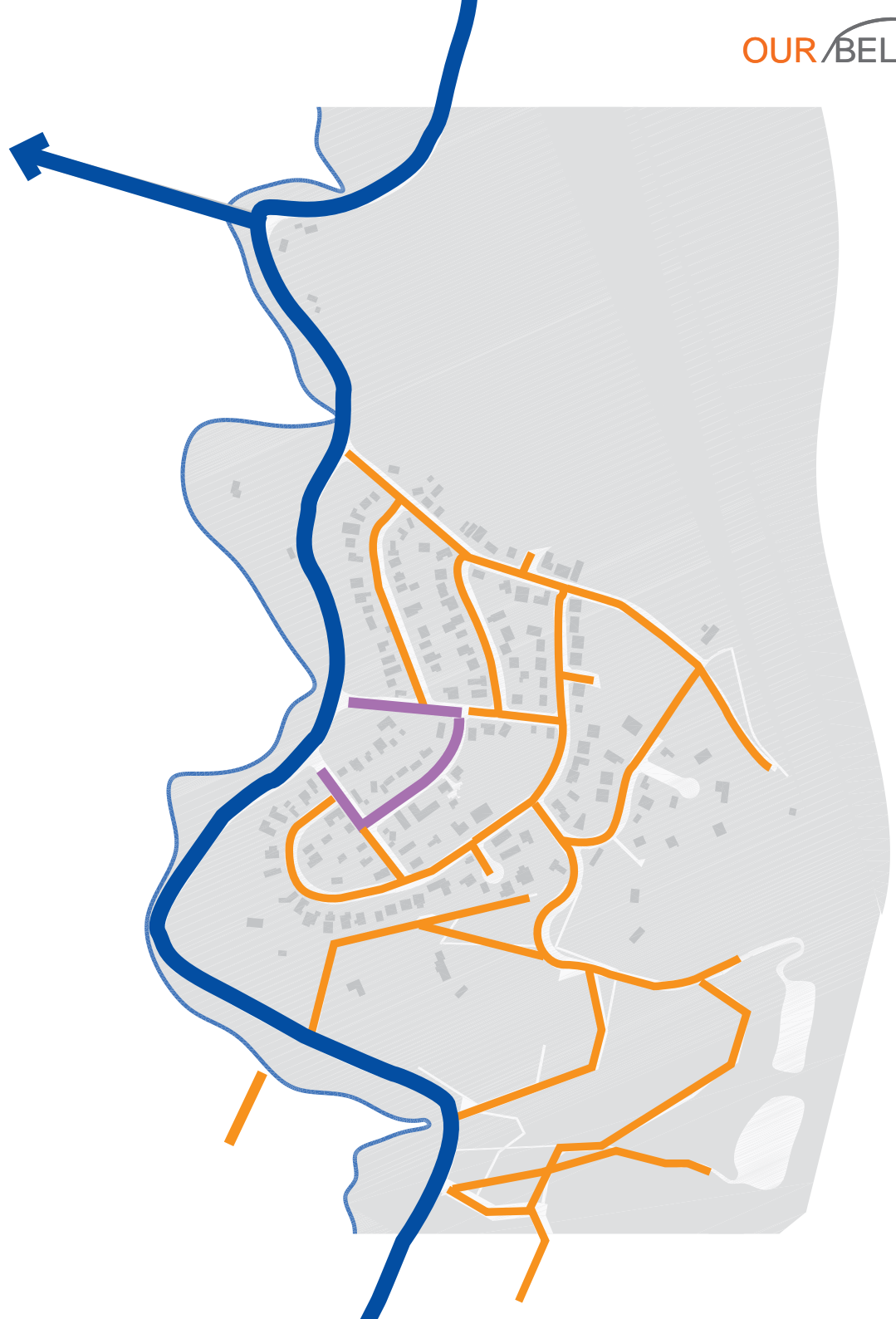
BRIMBANK
Urban Growth Boundary (UGB)
Area outside the UGB
Investigation Area
Land added to UGB since 2005
Boundary of Searched Suburb

ZONES	OVERLAYS
ACZ - Activity Centre	Airport Environs
B1Z - Business 1	City Link Project
B2Z - Business 2	Development Contributions Plan
B3Z - Business 3	Design & Development
B4Z - Business 4	Design & Development Part
B5Z - Business 5	Development Plan
CA - Commonwealth Land (not in scheme)	Environmental Audit
CCZ - Capital City	Erosion Management
CDZ - Comprehensive Development	Environmental Significance
DZ - Dockland	Floodway
ERZ - Environmental Rural	Heritage
FZ - Farming	Incorporated Plan
GWAZ - Green Wedge A	Land Subject to Inundation
GWZ - Green Wedge	Melbourne Airport Environs 1
IW1Z - Industrial 1	Melbourne Airport Environs 2
IW2Z - Industrial 2	Neighbourhood Character
IW3Z - Industrial 3	Public Acquisition
LDRZ - Low Density Residential	Restructure
MUZ - Mixed Use	Road Closure
PCRZ - Public Conservation & Resource	Special Building
PDZ - Priority Development	Significant Landscape
PPRZ - Public Park & Recreation	Salinity Management
PUZ1 - Public Use - Service & Utility	State Resource
PUZ2 - Public Use - Education	Vegetation Protection
PUZ3 - Public Use - Health Community	Wildfire Management
PUZ4 - Public Use - Transport	
PUZ5 - Public Use - Cemetery/Crematorium	
PUZ6 - Public Use - Local Government	
PUZ7 - Public Use - Other Public Use	
R1Z - Residential 1	
R2Z - Residential 2	
R3Z - Residential 3	
RAZ - Rural Activity	
RCZ - Rural Conservation	
RDZ1 - Road - Category 1	
RDZ2 - Road - Category 2	
RLZ - Rural Living	
RUZ - Rural	
SUZ - Special Use	
TZ - Township	
UFZ - Urban Floodway	
UGZ - Urban Growth	



1.2 SITE ANALYSIS
Transport Networks

- Main Arterial Road
- Main Town Road
- General Street Network



1:2500 @ A3

One of the best places to start when creating a masterplan for a town is to study surrounding towns or towns with similar characteristics to gain an understanding of what works and what doesn't.

For Bellbridge we have analysed surrounding towns with similar sizes to gain an understanding of such things as how many shops a town with around 350 residents can sustain and what sort of tourist niches are available.

We have also studied towns which have lakeside locations and how they work to attract tourists.

Tallangatta

Population Size: 900 residents

No. of Trading Shops: 40 approximately in or around the main street (Towong Street). This equates to one shop per 22.5 residents.

Distance to Albury : 40 km
Distance to Melbourne: 338 km
Distance to Sydney: 628 km

Moama

Population Size: 3300 residents

No. of Trading Shops: 40 approximately in or around the main street (Meninya Street). This equates to one shop per 82.5 residents.

Distance to Albury : 248 km
Distance to Melbourne: 208 km
Distance to Sydney: 825 km

Bethanga

Population Size: 300 residents

No. of Trading Shops: 2 approximately in or around the main street (Bridge Street). This equates to one shop per 150 residents.

Distance to Albury : 26 km
Distance to Melbourne: 390 km
Distance to Sydney: 599 km

From our benchmark town analysis we have determined that there should be one shop per 85 residents for Bellbridge. Based on this Bellbridge could sustain 3 shops.



Tallangatta



Moama



Bethanga

*Kenyon, P & Black, A (2001)
Small Town Renewal, Overview and Case Studies.
Rural Industries Research &
Development Corporation.*

Summary

This is a review paper on the declining state of many rural Australian towns. The paper investigates why some towns are experiencing a large scale of economic and demographic decline, while other small communities are showing economic persistence and population stability and even growth.

The common theme throughout each successful town is Communities taking ownership of their positive futures. These Communities are often led by a few innovative people looking at varying ways to change their town.

Some of the case study towns include:

- Deloraine, Tasmania - Population of 2,100

- Introduced an annual Tasmanian Craft Fair as a response to the divisions within the community. It now involves over 200 craftspeople at 15 venues and the attendance of over 30,000 patrons.
- Formed the Meander Valley Enterprise Centre as a vehicle for the provision of a variety of supports for local business.
- Instigation of a variety of community beautification and park projects e.g. Rotary Park,
- Created the Yarns 'Artwork in Silk' project, a magnificent portrayal of the Meander Valley on a 57 square metre artwork.

- Donald, Victoria - Population of 1,800

- Formed a housing estate to attract new home buyers to the town - \$2,000 prize was given to the first person to build a house using local contractors.
- Created an industrial estate – in 10 years, 20 business sites have been occupied.
- Combined to establish local development committees and generate the local entrepreneurial support necessary for development projects.
- Utilised public appeals resulting in a sealed airstrip, lights at the aerodrome, ambulance centre and sporting stadium.
- Holds regular fund raising events for Donald 2000 projects.

- Tumby Bay, South Australia - Population 1,100

- Created an Information Technology Centre (Telecentre) as a telecommunication focal point for the community, boosting educational, business and social opportunities.
- Developed a marina - the Tumby Bay Marina is a marina development involving 63 housing blocks and two commercial sites.
- Focused on retiree attractions - building on the community's natural beauty, fishing and boating advantages and enhanced housing and business infrastructure.
- Instigated beautification projects and streetscaping, e.g. shops and private residences were repainted and new wooden staircases constructed to connect with the beaches.
- Due to success with streetscaping, locals began to see positive change, and began to 'talk up the community'.

- Mitchell, Queensland - Population 1,200

- Constructed the Mitchell RSL and Combined Sports Club as a premier sporting facility.
- Redeveloped the Kenniff Courthouse as a tourism centre.
- Invested in their main street, providing new public amenities and landscaping.
- Developed the Spa into a resort concept and a major youth employment program with council financial support.
- Launched another youth enterprise project - a river boat cruise.
- Formed the Booringa Action Group (BAG) as a vehicle for local development.

Phase 02 -

Community Consultation

COMMUNITY CONSULTATION Our Bellbridge - Website

The 'Our Bellbridge' website was set up as a way to connect with a diverse range of the Bellbridge Community and to keep them up to date with what's happening with the project.

The website provides all contact details as well as email addresses that allows the Community to contact the 'Our Bellbridge' team directly.

To date there are nearly 2000 hits on the website which is a fantastic result for a town with a population of around 350 people.



Home



Welcome to the Our Bellbridge website. On this site you will be able to share and discuss your ideas, keep up to date with what's happening and find out how you can get involved in the masterplan for your town. You will also be able to contact the team directly via the email addresses provided in the 'Contacts' tab.

The most important part of the process is you. You will shape your towns future so get involved and lets get the conversation started.

Community Open Day:

The Community Open Day was a great success with Close to 100 people (20% of the Bellbridge population) attended. people braved the wet conditions to come along to the Berringa Kindergarten to meet the project team, find out about the project and help to shape the Bellbridge masterplan.

Overall the local Community has a very positive view of bellbridge, with some passionate discussions about what is good about the town and what could be done to improve it. It was clear to see that many surrounding towns are passionate about Bellbridge with some local residents from towns such as Bethanga also coming along and wanting to get involved to make sure that Bellbridge has a bright future.

To see the day in pictures please view the slide show at the [photo gallery](#) page of this website.

Some of the big ideas mentioned on the day are...



OUR BELLBRIDGE– COMMUNITY SURVEY

As part of the *Bellbridge Revitalisation Strategy*, Towong Shire Council has appointed ClarkeHopkinsClarke Architects to work with the local Community in developing a strategy, to be known as ‘Our Bellbridge’, to help Bellbridge become a thriving town.

As a first step we’re undertaking a community wide study, and want to get an understanding of how you view Bellbridge – whether you’re a new resident, a life time resident, someone who works in the town, or a visitor, we’d like to know what you think.

Your input and involvement, including your responses to this survey, will be critical to the success of this project as it will help us to understand how you currently see your town, what needs to be done in the future to see Bellbridge prosper, and to ensure that we can all work together to develop a community based strategy.

To be successful, this project needs to have the full involvement, support and ownership by the Bellbridge Community, because *this is your town and your opportunity to shape its future.*

Once all of the surveys are complete there will be a public exhibition of the findings along with an opportunity for you to contribute to the next stage of the process at the ‘Our Bellbridge’ Community Notice Board located at the shop and Community Centre..

Once this survey is complete please return it to the Bellbridge shop drop box or alternatively to the Towong Shire Council Offices.

All responses to this survey are anonymous and will only be used for the *Our Bellbridge* project.

Thank you for your involvement and we look forward to working closely with you on this project.

ClarkeHopkinsClarke

1. Everyone has a different view of Bellbridge. How do you perceive the town at the moment?

Please tick the most applicable response.

	STRONGLY AGREE	SOMEWHAT AGREE	NEITHER AGREE NOR DISAGREE	SOMEWHAT DISAGREE	STRONGLY DISAGREE	DON'T KNOW
Desirable place to live	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Desirable place to visit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tired / Declining	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Friendly / Strong Community Spirit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scenic/ Picturesque	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Affordable place to live	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Environmentally Sustainable / Awareness	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Changing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has an interesting history / character	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good Shopping Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Relaxing / Peaceful	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Creative / Artistic Culture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Diverse Business/Employment Opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good Sporting / Community Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tourist Destination	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please provide any further comments:

.....

.....

2. Which of the following things do you think would make Bellbridge a better place to live?

Please tick the FIVE most applicable responses.

Housing:

- More residential development
- Greater diversity in housing types (e.g. Townhouses, villas etc.)
- Attracting new residents / growing the population

Business:

- More business opportunities

Services:

- More shops/cafes etc.
- Creation of Health Services

Environmental:

- Becoming a leader in sustainability (waste minimisation, waterwise, carbon neutral)
- A town reliant on 'green' renewable energies as the main source of electricity
- More water reuse / recycling programs

Transportation:

- More public transport
- Better bicycle facilities and walking paths

Community:

- More youth recreation facilities
- More parks and recreation facilities
- Improvement of the Lake front with walks gardens etc.
- More community facilities (library, community centre)
- Creation of sporting facilities

Tourism:

- Marketing Bellbridge as a place for tourists to visit
- Increased cafés, restaurants, holiday accommodation
- A landmark/tourist attractor to bring visitors throughout the year
- A destination for food, wine and craft
- Having more festivals / events

Other:

-

3. In the future, when people think of Bellbridge, what would you like the town to be known as?

Please tick the THREE most applicable responses.

- A leader in sustainability...to be known as a 'Green town'
- An active town on the water
- A strong arts community (eg galleries, artists, sculpture park, craft markets)
- A tourist destination on Lake Hume
- A destination for relaxation and rejuvenation

- A town with an interesting calendar of cultural and community events
- A great place to raise a family
- A supportive community for people of all ages
- A beautiful town with parks, gardens and lake front
- A destination for food, wine and craft
- A destination for outdoor recreation (cycling, walking, water sports, competitive sport)

Your ideas and thoughts:

.....
.....

4. A little bit about you....

Gender:	<input type="checkbox"/> Male	<input type="checkbox"/> Female					
Age:	<input type="checkbox"/> 0-10	<input type="checkbox"/> 11-20	<input type="checkbox"/> 21-30	<input type="checkbox"/> 31-40	<input type="checkbox"/> 41-50	<input type="checkbox"/> 51-60	<input type="checkbox"/> 60+
Currently Living:	<input type="checkbox"/> In town		<input type="checkbox"/> Out of town				
How long have you lived in your current area:		Years		Months	
Where do you work?	<input type="checkbox"/> Albury		<input type="checkbox"/> Wodonga	<input type="checkbox"/> Other:.....			
Where do you do your shopping?						
Why do you shop there?						
Are you part of a community group or Sporting Club in Bellbridge, if so which one/s?						
Which festivals/events have you been to in the last 12 months?						

COMMUNITY CONSULTATION Community Newsletter

The 'Our Bellbridge' newsletter was distributed to all Bellbridge households as part of the initial Community consultation process.

The newsletter introduced residents to the team, described the masterplan and concept design process and also invited them to the Community open day.

what's the big idea?

The Bellbridge Masterplan Project is underway so share your ideas and help shape the future of Bellbridge. What makes the town great and what would make it better? What is important to you now, and what do you think Bellbridge should be in 20 years from now?

Share your ideas and get involved!

Our Bellbridge starts 12pm Sunday 26th February at the Hume Boat Club, with a complimentary BBQ, refreshments and a bouncy jumping castle for the kids so come find out more and meet the project team.

You can keep in touch with what is happening on the project by visiting the project display space at the local Bellbridge Lake Hume Shop located at 3 Murray Place, Bellbridge, or alternatively by visiting the website at www.ourbellbridge.com.au

www.OURBELLBRIDGE.com.au

Project Display Space
Bellbridge Lake Hume Shop
3 Murray Place,
Bellbridge, Victoria, 3691

Website
www.ourbellbridge.com.au

Shire Council Offices
32 Towong Street,
(PO Box 55)
Tallangatta, Victoria, 3700



what's the big idea?

The Bellbridge Masterplan Project is underway so share your ideas and help shape the future of Bellbridge. What makes the town great and what would make it better? What is important to you now, and what do you think Bellbridge should be in 20 years from now?

Share your ideas and get involved!

Our Bellbridge starts 12pm Sunday 26th February at the Hume Boat Club, with a complimentary BBQ, refreshments and a bouncy jumping castle for the kids so come find out more and meet the project team.

www.OURBELLBRIDGE.com.au

www.OURBELLBRIDGE.com.au

Coming soon the 'our Bellbridge' display space

Where: Bellbridge Lake Hume Shop,
3, Murray Place, Bellbridge.

Over the next few days the 'our Bellbridge' display space will be up and running. The Display Space is the place where you can see what has and is happening during the 'our Bellbridge' masterplan project. The display will document a little about Bellbridge's past, present and future, and will show survey results and what the community thinks about Bellbridge and what it could become. It's a place where you can provide comments/feedback and stay informed as the project progresses.



What is 'Our Bellbridge'?

About -

As part of the Bellbridge Masterplan and Strategy, Towong Shire Council has appointed ClarkeHopkinsClarke and One Collective to work with the local community with the intention of developing a strategy, to be known as 'Our Bellbridge' to see Bellbridge continue to grow and thrive as a town.

The goal is to make sure that Bellbridge is a place:

- where people of all ages want to live
- that offers a variety of residential options to existing and future residents
- which supports the community with a range of community services
- that celebrates its unique lakeside location
- where people can be part of a vibrant community
- that can continue to grow and attract tourism and investment

These things don't just happen...there needs to be a plan that's developed for and with the help of the community. The consultant team is here to facilitate and help develop the strategy but we can't do it without your help.

Your input during the project will be critical to it's success.

The Survey -

During February 2012, every household in Bellbridge will get a copy of the 'Our Bellbridge' Survey which, when completed, will help the team to get an understanding of you and what you think about Bellbridge today and what could make it a better place.

...to visit
...to live in
...for the future

Please take the time to fill it out.

All surveys are anonymous and the information gathered will only be used for the purposes of the 'Our Bellbridge' project. The results will be reported back to the community in the Display Space and via the website.

Completed surveys can be returned to the collection boxes found in the local Bellbridge Lake Hume Shop or it can be returned at the 'Our Bellbridge' Community Open Day at the Hume Boat Club on the 26th of February 2012. Alternatively you can drop your survey into the Council Offices. Please see the survey form for more information. If you need extra copies please log onto the website or drop into Council. Please return by the 2nd of March 2012.

Are there enough housing choices and opportunities in Bellbridge?



Would you like to see more shopping choices in Bellbridge?

**'Our Bellbridge' -
Community Open Day -**
Where: Hume Boat Club,
Bellhanga Road, Bellbridge
When: Sun 26th February 2012
Who: Our Bellbridge Team

Come along to the official opening of the 'Our Bellbridge' Masterplan Project.

You will be able to give your ideas and thoughts on the masterplan for **your town**, find out more about the project and enjoy a complimentary BBQ, refreshments and bouncy jumping castle for the kids. So come along and lets get the conversation started!

How and Why You Should Get Involved?

A comprehensive consultation process will be critical to the success of this project which is why the 'Our Bellbridge' team is going to be out and about at the Community Open Day. We want to learn as much as possible about Bellbridge, so come and visit us at the Hume Boat Club on the 26th of February to talk to the team.

Why not start with the survey? Visit the Display Space in the Bellbridge Lake Hume Shop? Come along to the Community Open Day? Log on to the website?

What is a masterplan?

A masterplan is a plan for the future of a town. It is created by analyzing the current situation of the town, identifying what are the current issues and what are the potentials for the future.

The masterplan is a plan identifying short term goals such as over the next 1 - 5 years, and longer term goals to be implemented within the next 10 - 15 years.

The plan is a guide for the future growth of the town and is designed to be re-assessed in the future when the needs of the town change.

Do you think the population of Bellbridge should grow?

The Consultant Team

ClarkeHopkinsClarke Architects and OneCollective Urban Design Studio have been appointed by Towong Shire Council to work with the Community on the 'Our Bellbridge' project.

They are a multi-discipline team that has experience in planning, design, consultation and thinking about what makes places and spaces inviting, engaging and lively. Each has experience working on the planning of new places and developing strategies for existing places. More importantly they're looking forward to working with the Bellbridge Community on the project.

To find out more about the team visit www.chc.com.au or www.onecollective.com.au

Website is Launched -
www.ourbellbridge.com.au is up and running.

The site will be both a record of what's happened so far and what's happening next as the project progresses. You will be able to download documents on the project such as concept ideas for the town and additional surveys.

Would you be happy to have more tourists / visitors in Bellbridge?

Are housing options and affordability important to you?

Project Display Space Open -

Where: Bellbridge Lake Hume Shop,
3, Murray Place, Bellbridge.

The Display Space is the place where you can see what has and is happening during the project. The display will document a little about Bellbridge's past, present and future, and will show survey results and what the community thinks about Bellbridge and what it could become. It's a place where you can provide comments/feedback and stay informed as the project progresses. The shop has kindly offered a space for the display so come along, support your local shop and the project.



COMMUNITY CONSULTATION Community Noticeboard

The 'Our Bellbridge' Community noticeboard has been set up at the Bellbridge Lake Hume Store.

The noticeboard will provide information on the project and its progression, whilst there is also a 'what's your big idea' board for Community members to write down their ideas for the town's masterplan.

ABOUT

THE OUR BELLBRIDGE MASTERPLAN

CASE STUDY TOWNS

WHAT'S IT ABOUT?
Currently there are many positives to the town of Bellbridge, with its great:

- waterfront location,
- picturesque scenery,
- solar aspect,
- close proximity to a large commercial hub in Albury,

however every town has issues and we want to find out what you think Bellbridge's are?

> Is it an issue that it is a commuter town?

> Is it an issue that there are a high percentage of holiday homes in Bellbridge?

> Is it an issue that there is no public transport?

These are just some of the questions that we will be asking over the next few months.

As part of the Bellbridge Masterplan and Strategy, Towong Shire Council has appointed Clarke Hopkins Clark, Outlines and One Collective to work with the local community with the intention of developing a strategy, to be known as 'Our Bellbridge' to see Bellbridge continue to grow and thrive as a town.

The goal is to make sure that Bellbridge is a place:

- where people of all ages want to live
- that offers a variety of residential options to existing and future residents
- which supports the community with a range of community services
- that celebrates its unique lakeside location
- where people can be part of a vibrant community
- that can continue to grow and attract tourism and investment

These things don't just happen...there needs to be a plan that's developed for and with the help of the community. The consultant team is here to facilitate and help develop the strategy but we can't do it without your help.

Your input during the project will be critical to it's success, so fill out a survey, visit the website or keep up to date with what's happening on the Community Notice Board at the Bellbridge Lake Hume Store.

How does the water level of Lake Hume effect Bellbridge?




GET INVOLVED

HOW AND WHY YOU SHOULD GET INVOLVED:

A comprehensive consultation process will be critical to the success of this project which is why the 'Our Bellbridge' team is going to be out and about at the Community Open Day. We want to learn as much as possible about Bellbridge, so come and visit us at the Hume Boat Club on the 26th of February to talk to the team.

Why not start with the survey? Visit the Display Space in the Bellbridge Lake Hume Shop? Come along to the Community Open Day? Log on to the website at www.ourbellbridge.com.au?

WHAT IS A MASTERPLAN:

A masterplan is a plan for the future of a town. It is created by analyzing the current situation of the town, identifying what are the current issues and what are the potentials for the future.

The masterplan is a plan identifying short term goals such as over the next 1 - 5 years, and longer term goals to be implemented within the next 10 - 15 years. The plan is a guide for the future growth of the town and is designed to be re - assessed in the future when the needs of the town change.

WHO'S INVOLVED:











www.OURBELLBRIDGE.com.au

Case Study #1 cafe town?

FACT SHEET -

LOCATION: 190km's South of Sydney and 200km's East of Canberra

POPULATION: 778 people.

INDUSTRIES: Tourism

COMMUNITY FACILITIES:

- bowls club
- rsl club
- showgrounds (horse riding etc.)
- public pool

AVERAGE HOUSE PRICE:
approx. \$435,000



CASE STUDY DESCRIPTION:

Huskisson is a small coastal town located on Jervis Bay around 2 hours South of Sydney.

It has traditionally been a cheaper style camping holiday area visited by regulars who frequented Huskisson yearly.

Within the last few years however Huskisson has transformed itself into a premium cafe / restaurant destination offering a variety of high quality eating locations using local produce. The restaurants include cafes, vegetarian, asian, indian, mexican and also steak houses.

Huskisson is now more popular than ever as a destination to live and for tourists and is also a holiday destination for a variety of tastes and budgets. The flow on effect has been the creation of a large local job market with tourist operators also opening up with the influx of visitors.

Traditionally residents would commute to the Commercial hub of Nowra for work, now however there are a variety of jobs located within the small town.

Bellbridge has the possibility to capitalise on its lakeside position and holiday market by potentially using some of the ideas that Huskisson have used such as the utilisation of fresh local produce to create jobs and a vibrant town to attract tourist and permanent residents.

Case Study #2 shop town?

CASE STUDY DESCRIPTION:

Is there a need for additional shops / restaurants / cafes in Bellbridge? Do the Bellbridge Community want additional services in town?

These are questions that we will be asking ourselves during the 'Our Bellbridge' masterplan project.

To begin we have analysed some surrounding towns to get an idea of their population sizes and how many shops are located within them. This will give us an idea of whether Bellbridge is in need of some additional shops / cafes / services etc. Some of the towns we have analysed are shown below.

Tallangatta

Population Size: 900 residents

No. of Trading Shops: 40 approximately in or around the main street (Towong Street).

Distance to Albury : 40 km
Distance to Melbourne: 338 km
Distance to Sydney: 628 km




Moama

Population Size: 3300 residents

No. of Trading Shops: 40 approximately in or around the main street (Meninya Street).

Distance to Albury : 248 km
Distance to Melbourne: 208 km
Distance to Sydney: 825 km






Bethanga

Population Size: 300 residents

No. of Trading Shops: 4 approximately in or around the main street (Bridge Street).

Distance to Albury : 26 km
Distance to Melbourne: 390 km
Distance to Sydney: 599 km

COMMUNITY CONSULTATION
Community Noticeboard



YOUR FUTURE BELLBRIDGE?

www.OUR/BELLBRIDGE.com.au

HOUSING

01

02

03

what sort of houses would you like to see in Bellbridge?

Maybe you don't want to see any new houses?

04

05

LANDSCAPING

01

02

03

what sort of landscaping would you like to see in Bellbridge?

04

05

06

TOURISM

01

02

would you like to see more tourism within Bellbridge?

03

04

SUSTAINABILITY

01

02

is environmental sustainability important to you?

03

04



Community Workshop Description

This was the Community Consultation Workshop for the 'Our Bellbridge' project at the Community Centre. These were conducted on the 26th February 2012 with the 'Our Bellbridge' masterplan project officially opened by Mayor (Cr) Debbie Gadd.

The purpose of these meetings was to meet with the Bellbridge Community and key stakeholders to get their ideas and views for the Bellbridge Masterplan project. It was also important for the Consultation team to gain a presence and trust within the Community.

The Community Open Day was a great success with close to 100 people (20% of the Bellbridge population) attending. People braved the wet conditions to come along to the Berringa Kindergarten to meet the project team, find out about the project and help to shape the Bellbridge masterplan.

Overall the local Community has a very positive view of Bellbridge, with some passionate discussions about what is good about the town and what could be done to improve it. It was clear to see that many surrounding towns are passionate about Bellbridge with some local residents from towns such as Bethanga also coming along and wanting to get involved to make sure that Bellbridge has a bright future.



COMMUNITY CONSULTATION

Community Open Day - Consultation Notes

- Small percentage of holiday houses
- Berringa newspaper
- Like that big city is accessible not in town
- Town is supportive of green energy
- Tranquillity of town
- Good mix of youth and elderly
- 6 busses leave every morning
- Street lights not turned on
- No pubs - quiet
- No red paths , quiet
- Rural character
- Good child services
- Want a green town
- Boat races, fishing events annually

Issues with Town

- Not many activities to bring the community together
- No central community place
- People don't feel as though they are part of Towong Shire
- Social activities out of Albury
- Seasonal social community is strong in summer
- No pub or licensed facilities – social impacts undesirable
- No restaurants/retail
- Road +Patching on streets in town, poor surface
- Gravel on roads, no sealing
- Vehicle access to house on hill
- Road on Bellbridge side on bridge, black spot -Riverina/Pines road
- Issues with boundary of two councils
- Lack of bus services, boarder issue with kids school in NSW
- Surfacing to tennis court & new play equipment
- Improved walking tracks
- More maintenance on foreshore
- More picnic tracks/seating/Amenities on foreshore
- No toilet facilities outside town
- Zoning issues
- Nicholson's gap to old Tallangatta road sealing
- No fuel outlet
- No youth recreation facilities
- No progress is positive
- No fire station
- Sewerage treatment plant location & capacity

Issues with Town

- Mitta road traffic
- Cars accessing foreshore , parking zones
- North side of bridge not developed
- No pedestrian access from resort
- No stopping for lookout area for bridge
- No information on Bethanga bridge, info booth
- A lot of opportunity to develop boat area
- Issue with people camping illegally on foreshore
- Water filtration
- Signage, way finding to boat ramp
- Cars on walking track need marked surface
- No jetties, no spots to tie up boats
- Poor visual entry into town, council farm gate
- No green waste collection
- Formalise boat ramp
- Miss out on services funding
- No progress for many years
- Lack of land available. Affordable prices
- No big shopping plaza, small scale
- No bus service (once a week)
- No fuel access
- Poor mobile service, Telstra poor
- Additional children's/ doctor service
- No commercial kitchen
- Only get 2 bin ticket per year
- Need upgrade of sewage/ waste/ maintenance
- General town maintenance
- Boat club repairs required
- Poor foreshore, hard surface path
- No natural gas NBN to town
- No fuel/supermarket
- No commercial accommodation
- Community open to develop idea of boatshed
- Existing subdivision plan 1960's
- Staging res estate

Ideas

- Community Oven
- Farmers Market

Community Open Day Success -

The Community Open Day was a great success with around a quarter of the town braving the wet conditions to come along to the Berringa Kindergarten to meet the project team, find out about the project and help to shape the Bellbridge masterplan. Overall the local Community has a very positive view of bellbridge, with some passionate discussions about what is good about the town and what could be done to improve it. It was clear to see that many surrounding towns are passionate about Bellbridge also with some local residents from towns such as Bethanga also coming along and wanting to get involved to make sure that Bellbridge has a bright future.

Whats next –

The 'Our Bellbridge' team will now take all the Community feedback, Big Ideas and Information from the surveys and use this to help to start to shape the Masterplan for Bellbridge. They will be working behind the scenes with Community Groups to get the best outcome for the future of Bellbridge.

We will present a preliminary masterplan for comment at the Project Display Space at the Bellbridge Lake Hume Shop over the coming weeks. You will get a chance to comment on the masterplan and have your say on what you like, what you think the masterplan is missing and provide any additional 'Big Ideas' that you think would help to make Bellbridge a great place for the future.

Bellbridge Workshop Session #1 – 26th February 2012

What do you like??

- Consistent water
- Accessibility in macro scale
- Strong community spirit
- Family orientated
- Peace and Quiet
- Not a thorough fare town
- Walking tracks
- Good extracurricular facilities
- The Bridge
- Good fishing + boat access
- Relaxed outdoors atmosphere
- Scenic location
- Safe community
- Good lifestyle
- Good distance from Albury
- Enjoy boat club
- No public housing
- Social functions at boat club
- Smaller communities – positive
- Community centre, Berringa community centre
- Good location to Bethanga facilities
- Rotary club is very attractive
- Out of the way

The results of the Community Survey have helped to give the project team an understanding of the Community and let them express their thoughts on the town and their desires for the future.

The majority of respondents wanted to see:

- More shops / cafes within town
- Sustainable population growth within the town
- Beautification of the lakefront and foreshore
- More business opportunities
- Environmental sustainability promoted within the town.
- The active and friendly character of the town retained.

1. Everyone has a different view of Bellbridge. How do you perceive the town at the moment?

Please tick the most applicable response.

	STRONGLY AGREE	SOMEWHAT AGREE	NEITHER AGREE NOR DISAGREE	SOMEWHAT DISAGREE	STRONGLY DISAGREE	DON'T KNOW
Desirable place to live	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Desirable place to visit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tired / Declining	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Friendly / Strong Community Spirit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scenic/ Picturesque	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Affordable place to live	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Environmentally Sustainable / Awareness	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Changing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has an interesting history / character	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good Shopping Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Relaxing / Peaceful	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Creative / Artistic Culture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Diverse Business/Employment Opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good Sporting / Community Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tourist Destination	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. Which of the following things do you think would make Bellbridge a better place to live?

Please tick the **FIVE** most applicable responses.

Housing:

- More residential development
- Greater diversity in housing types (e.g. Townhouses, villas etc.)
- Attracting new residents / growing the population

Business:

- More business opportunities

Services:

- More shops/cafes etc.
- Creation of Health Services

Environmental:

- Becoming a leader in sustainability (waste minimisation, waterwise, carbon neutral)
- A town reliant on 'green' renewable energies as the main source of electricity
- More water reuse / recycling programs

Transportation:

- More public transport
- Better bicycle facilities and walking paths

Community:

- More youth recreation facilities
- More parks and recreation facilities
- Improvement of the Lake front with walks gardens etc.
- More community facilities (library, community centre)
- Creation of sporting facilities

Tourism:

- Marketing Bellbridge as a place for tourists to visit
- Increased cafés, restaurants, holiday accommodation
- A landmark/tourist attractor to bring visitors throughout the year
- A destination for food, wine and craft
- Having more festivals / events

Other:

-

3. In the future, when people think of Bellbridge, what would you like the town to be known as?

Please tick the **THREE** most applicable responses.

- A leader in sustainability...to be known as a 'Green town'
- An active town on the water
- A strong arts community (eg galleries, artists, sculpture park, craft markets)
- A tourist destination on Lake Hume
- A destination for relaxation and rejuvenation
- A town with an interesting calendar of cultural and community events

- A great place to raise a family
- A supportive community for people of all ages
- A beautiful town with parks, gardens and lake front
- A destination for food, wine and craft
- A destination for outdoor recreation (cycling, walking, water sports, competitive sport)

Your ideas and thoughts:

- 'We need a retail precinct' - 'We need a focal point on our waterfront' - Less cars on nature strip'
- 'Walking track needs to be improved' - 'Cafe town on the waterfront' - Child's playground'
- 'Encourage a stronger Community' - 'Access to all parts of the foreshore'

4. A little bit about you....

Gender:	<input type="checkbox"/> Male 42%	<input checked="" type="checkbox"/> Female 58%					
Age:	<input type="checkbox"/> 0-10 0%	<input type="checkbox"/> 11-20 4%	<input type="checkbox"/> 21-30 8%	<input checked="" type="checkbox"/> 31-40 8%	<input type="checkbox"/> 41-50 30%	<input type="checkbox"/> 51-60 27%	<input type="checkbox"/> 60+ 23%
Currently Living:	<input checked="" type="checkbox"/> In town 70%	<input type="checkbox"/> Out of town 30%					
How long have you lived in your current area:	average of 9.....	Years	2.....	Months			
Where do you work?	<input checked="" type="checkbox"/> Albury 35%	<input type="checkbox"/> Wodonga 15%	<input type="checkbox"/> Other: 50%	Lavington - 3%	Tallangatta - 3%		
Where do you do your shopping?	Albury / Wodonga - 80%			Retired - 44%			
Why do you shop there?	Convenience and Variety						
Are you part of a community group or Sporting Club in Bellbridge, if so which one/s?	No - 56% Hume Boat Club - 18% Neighbourhood Watch - 10%						
	Landcare - 8% Horse - 2% Yoga - 2% CFA - 2% Playgroup - 2%						
Which festivals/events have you been to in the last 12 months?	Australia Day, Albury Show, Carols by Candlelight, Tallangatta Rodeo, Bethanga Carnival, Boat Club Events						

Phase 03 -

Masterplanning

The results of the Community survey, site analysis and Community consultation have helped to shape the proposed Bellbridge masterplan. During these processes the team has considered how the strategy can make the best contribution to the quality of life in Bellbridge as well as making it an attractive place for people to visit.

One of the biggest issues with the town is that there are little to no services (retail, public transport, sporting etc.) due to the towns size and as such for the town to obtain these services the Community accepts that the town will have to grow in population.

The Community consultation has helped the 'Our Bellbridge' team break down the masterplan into distinct parts being:

- 3.1 - Foreshore and Landscaping
- 3.2 - Bellbridge Village
- 3.3 - Children's Services
- 3.4 - Waste Water
- 3.5 - Residential Growth

MASTERPLANNING
Proposed Masterplan



1. Upgraded walking trail
2. Covered picnic area
3. Seating
4. Future development of early childhood services - including provision for future expansion of preschool playground area
5. Existing vehicle access retained
6. Formalised car park, including long vehicle car parking
7. Upgrade to landscaping on Roy Williams Park
8. **OPTION ONE** - Upgrade existing playground on Roy Williams Park
9. **OPTION ONE** - Retain and upgrade tennis courts on Roy Williams Park
10. **OPTION ONE** - New skatepark / BMX / informal half court on Roy Williams Park
11. **OPTION TWO** - New playground on foreshore (maintain existing playground at Roy Williams Park)
12. **OPTION TWO** - New tennis / netball / basketball court on foreshore
13. **OPTION TWO** - New skatepark / BMX / informal half court on foreshore
14. Viewing platform
15. Village Green
16. Boat club development
17. New Bellbridge entry sign
18. Traffic calming measure
19. Public art
20. Future decommissioning and removal of toilet block, toilets to be integrated into boat club development
21. Erosion control measure
22. Increased waste water capacity
23. Future residential development. Proposed staged subdivision. Provisional design only.
24. Long term retail growth (10 years plus)

- LEGEND:
- 3.1 - FORESHORE + LANDSCAPING
 - 3.2 - BELLBRIDGE VILLAGE
 - 3.3 - EARLY CHILDHOOD SERVICES
 - 3.4 - WASTE WATER
 - 3.5 - RESIDENTIAL GROWTH



3.1 - FORESHORE + LANDSCAPING

The lake and foreshore is the real heart of Bellbridge and is in desperate need of an upgrade. Once again the overwhelming majority of the Community has expressed a desire for improved walking tracks and recreation areas on the foreshore.

There is also a real need to formalise the current car parking arrangements as there is a dangerous mix of pedestrians and cars using the foreshore.



“Our unique identity comes from the water.”

“We need recreational facilities for our kids and to make the most of our natural surroundings.”

“We are an active town and need better sporting facilities.”



Revegetation zone: Due to the mix of vehicles and trailers using the foreshore over the years the vegetation has become very sparse. The planting of native plants and trees around prominent points along the foreshore will help to beautify the area whilst attracting more people to use and enjoy the area. Landscaping and fence posts will help to deter vehicles.



Upgrade of the existing foreshore trail with seating areas, new trail topping and landscaping will promote an active lifestyle within the town.



New Bellbridge Entry Signage.



New erosion control measures at existing stormwater outlet points will help filter water entering the lake, provide erosion control to the foreshore, improve the appearance of the area and reduce runoff smells.



Covered picnic areas.



Trailer parking and boat dropoff point.



Preliminary Strategy

LANDSCAPE STRATEGIC OVERVIEW

1 PARK / OPEN SPACE

- FORESHORE PARK ENHANCED AND UPGRADE
- A LINEAR PARK → GREEN SPINE CONNECTING RESIDENTIAL TO FORESHORE HUB AND LINKING EXISTING TOWNSHIP WITH PROPOSED RESIDENTIAL

2 PATH NETWORK

- CONTINUOUS UPGRADED FORESHORE TRAIL
- A NETWORK OF CONNECTING PATHWAYS INCLUDING AN 'INNER' AND 'OUTER' LOOP

3 ACTIVITY NODES

- A SERIES OF COMMUNITY FOCUSED ACTIVITY NODES LOCATED ALONG PATH NETWORK

4 STORMWATER MANAGEMENT

- TREATMENT & CONVEYANCE OF OVERLAND STORMWATER VIA A NETWORK OF BIORETENTION
- INTEGRATED WITH PARK NETWORK AND OPEN SPACES

5 STREETScape

- UPGRADE & ENHANCEMENT OF STREETScape INCLUDING:
 - DISTINCT AVENUE TREE PLANTING ALONG FORESHORE BATHING ROAD
 - HIERARCHY TREE PLANTING WITHIN RESIDENTIAL AREAS



LANDSCAPE STRATEGIC OVERVIEW

- PARK/OPEN SPACE**
- foreshore park enhancement and upgrade
 - linear park forming a green spine connecting residential area to foreshore hub and linking existing township with proposed residential.

- PATH NETWORK**
- continuous upgraded foreshore trail
 - network of connecting pathways including inner and outer loop

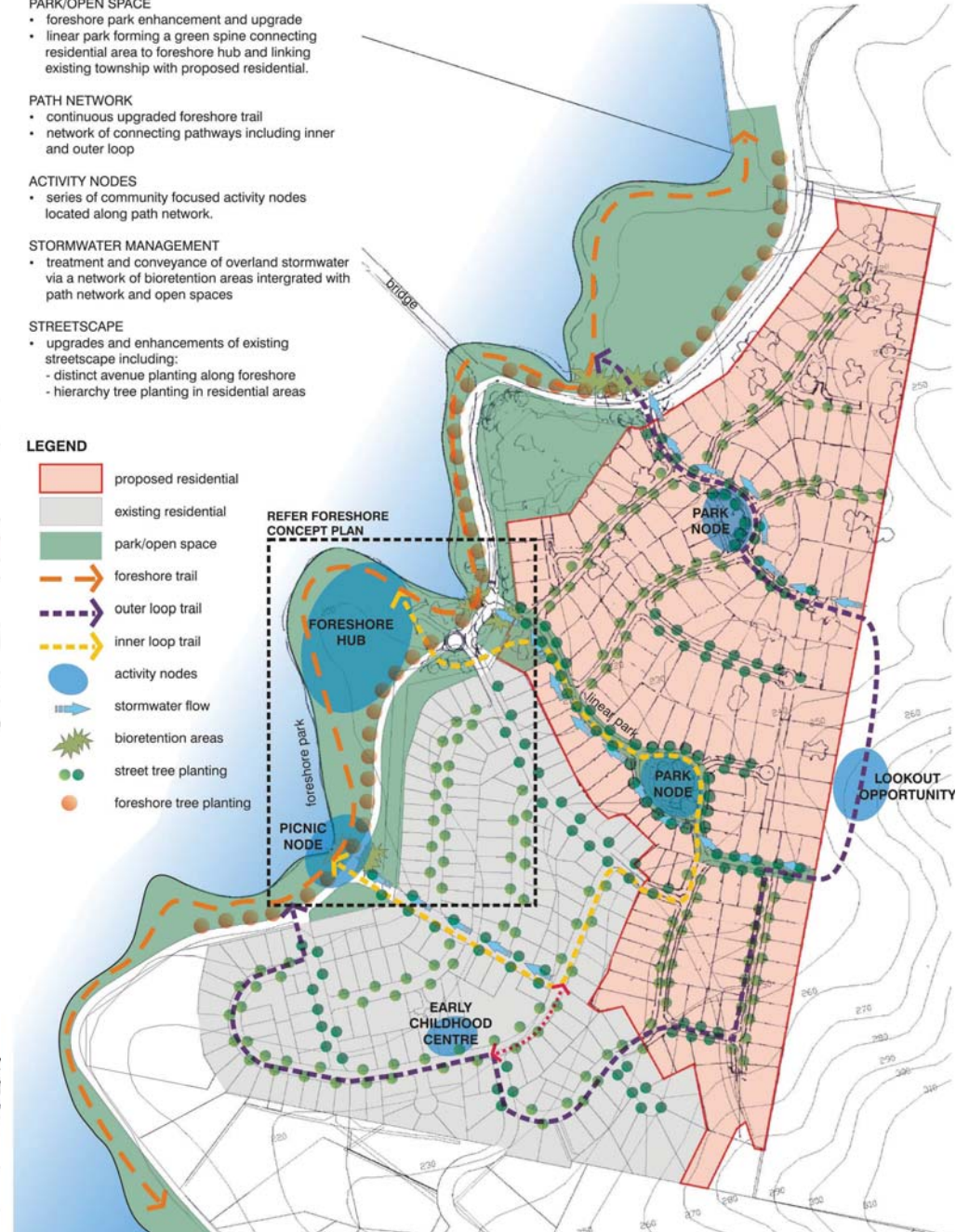
- ACTIVITY NODES**
- series of community focused activity nodes located along path network.

- STORMWATER MANAGEMENT**
- treatment and conveyance of overland stormwater via a network of bioretention areas integrated with path network and open spaces

- STREETScape**
- upgrades and enhancements of existing streetscape including:
 - distinct avenue planting along foreshore
 - hierarchy tree planting in residential areas

LEGEND

- proposed residential
- existing residential
- park/open space
- foreshore trail
- outer loop trail
- inner loop trail
- activity nodes
- stormwater flow
- bioretention areas
- street tree planting
- foreshore tree planting



Concept Plan

Preliminary Concept Plan



- LEGEND**
- 1 relocated tennis court
 - 2 bmx/skate bowl & informal halfcourt
 - 3 car park (formalised)
 - 4 long vehicle parking
 - 5 bioretention swales
 - 6 picnic/BBQ area
 - 7 boardwalk
 - 8 viewing platform
 - 9 seating area
 - 10 existing boat ramp
 - 11 boat house & relocated public toilets
 - 12 long term retail growth option
 - 13 village green & bocce court
 - 14 water themed playground
 - 15 wetland
 - 16 new signage & formalised entry
 - 17 decommission & removal of toilet block
 - 18 greenspine park



Our Bellbridge Foreshore Concept Plan
SCALE 1:500@A1/1:1000@A3

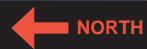
**OUT
LINES**



3.2 - BELLBRIDGE VILLAGE

The overwhelming majority of the Community expressed a desire for more retail facilities within the town.






The majority of the money spent on retail items is done outside of the town and as such there is an opportunity with the proposed increased population to create a small retail Village and town centre for Bellbridge. This would provide jobs for residents, whilst helping to keep money within Bellbridge.










“We need a place where the community can get together.”



← NORTH

-  New vehicle access points.
-  New active street frontage/built form to create gateway entry to town.
-  New recreation zone.
-  Possibility to capture views.
-  Retain existing native trees.

-  1 New Bellbridge Village
-  2 Refurbished/New Boat Club
-  3 Potential new skatepark/BMX/informal half court on foreshore
-  4 Formalised car park including long vehicle parking

-  5 Remove and relocate toilet block
-  6 Retention of existing Boat Club vehicle access
-  7 Potential new tennis / netball / basketball court on foreshore



Village Concept



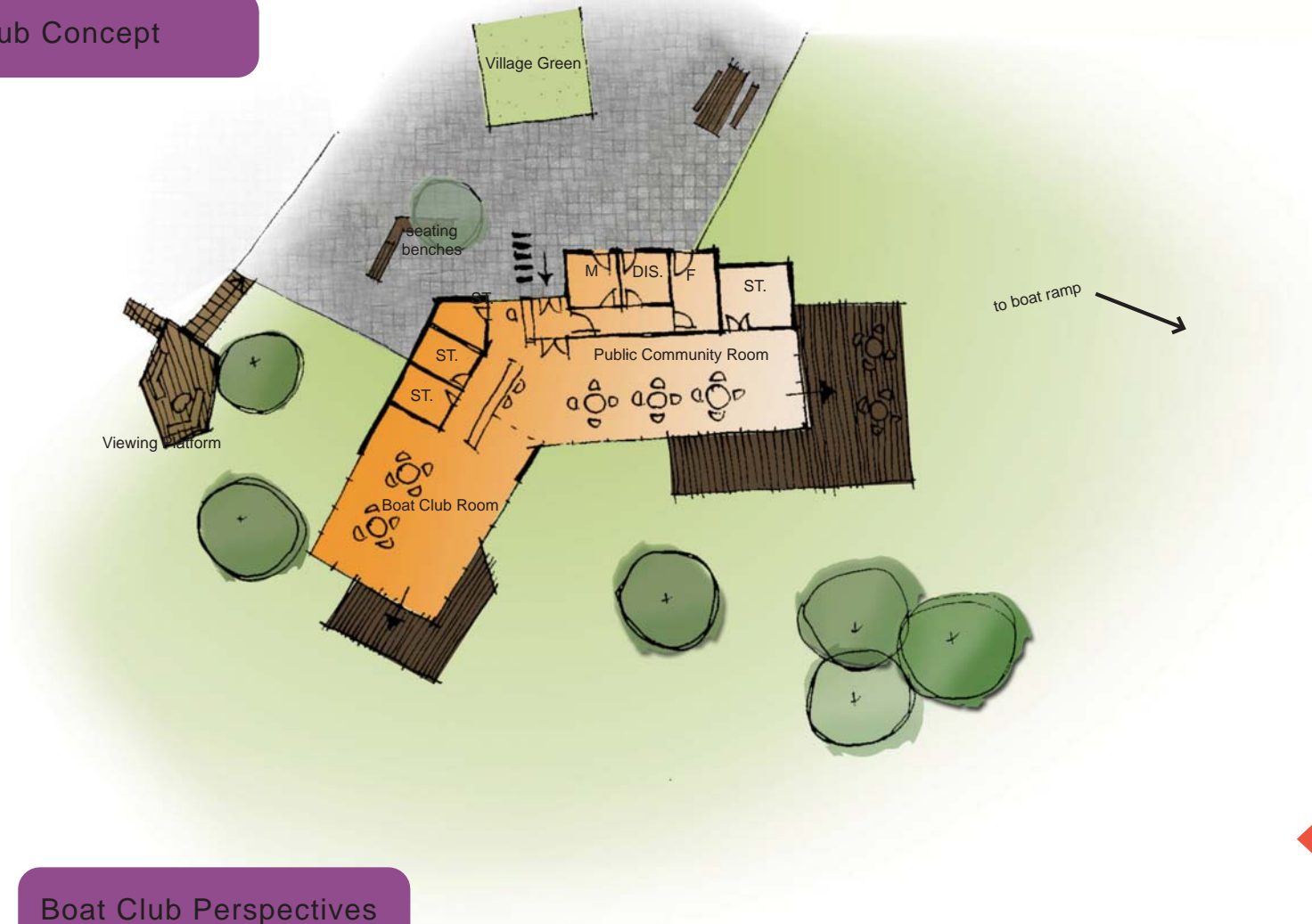
LEGEND

- 1 Upgraded Walking Trail
- 2 Covered Picnic Area
- 3 Seating
- 4 Existing Vehicle Access Retained
- 5 Formalised Car Park, including Long Vehicle Parking
- 6 **OPTION TWO** - New playground on foreshore (maintain existing playground on Roy Williams Park)
- 7 **OPTION TWO** - New tennis / netball / informal half court on foreshore
- 8 **OPTION TWO** - New skatepark / BMX / informal half court on foreshore
- 9 Secure access point to boat ramp
- 10 Existing Boat ramp
- 11 Viewing Platform
- 12 Village Green
- 13 Boat Club development
- 14 New Bellbridge entry signage
- 15 Traffic calming measure
- 16 Future decommissioning and removal of toilet block, toilets to be integrated into boat club development
- 17 Erosion control measure
- 18 Long term retail growth (10 years plus)



BOATHOUSE PRECEDENCE

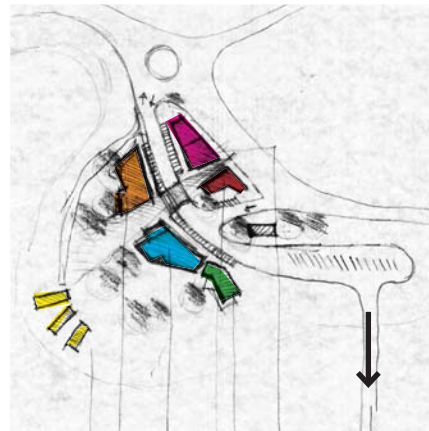
Boat Club Concept



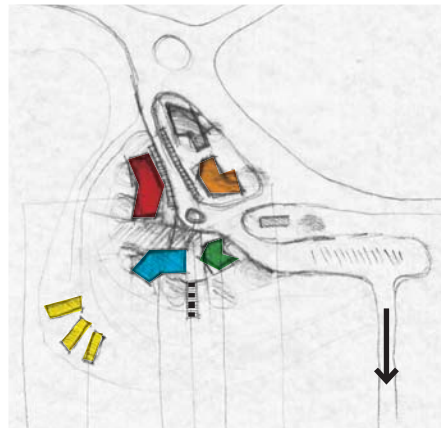
Boat Club Perspectives



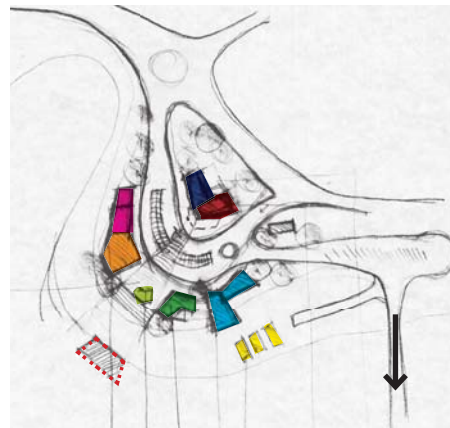
Design Iterations



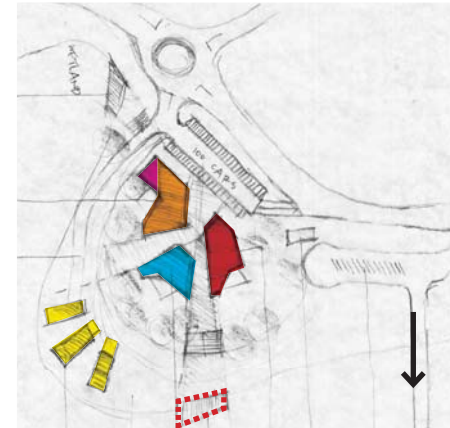
High Street Concept



High Street Concept Foreshore Park Aspect



Hidden Roadway Concept



Commercial Frontage Concept

Design Iterations:

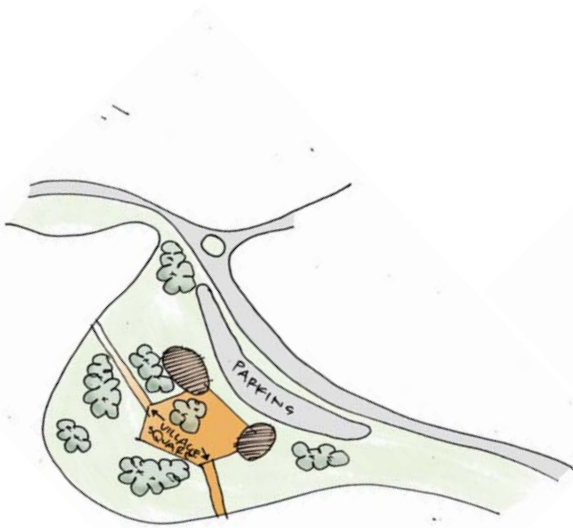
These design iteration concept images show the various proposals that were used to create the final masterplan for the Village.

Various ideas were explored including the creation of a central communal square with Northerly aspect, and providing view vistas to preferable aspects throughout the site.

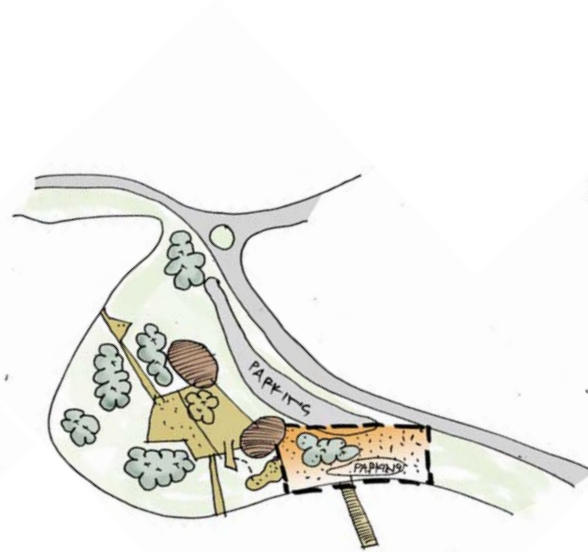
LEGEND:

- Information Centre
- Childcare
- Boat Club
- Boat Club Zone
- Community Centre
- Supermarket
- Restaurant
- Specialty Shops
- Boat Ramp
- Viewing Platform
- Pontoon

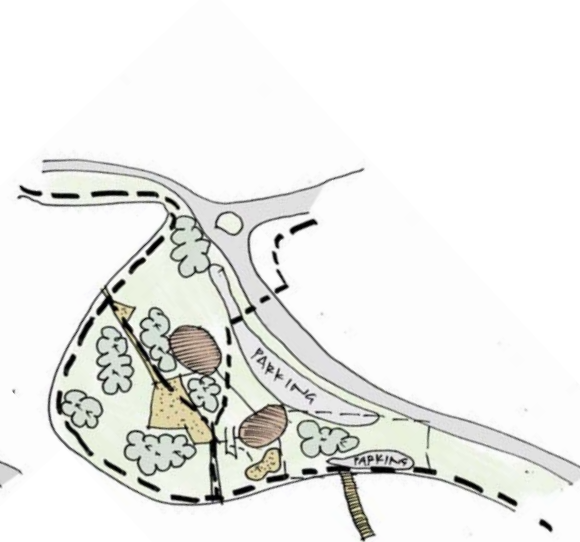




creation of a village square



creation of secure community managed zones



integration of recreation paths

Design Evolution:

These design evolution images show how the final masterplan for the Village was developed. An emphasis on view lines to Lake Hume determined the articulation of built form, whilst the desire to maintain existing trees led to the development of a central communal space around an existing mature gum tree. The space will provide panoramic views across the foreshore parkland.

3.3 - CHILDREN'S SERVICES

The lack of children's services - especially early childhood and daycare facilities - was a major issue for residents within the town. The lack of adequate facilities has meant that existing families have had to move away and new families are deterred from moving to Bellbridge.



"We are losing new residents as we don't have adequate childcare facilities."



Playgrounds:



Option 1: Upgrade existing playground on Roy Williams Park.



Option 2: New children's playground on foreshore (maintain existing playground on Roy Williams Park).



Dedicated early childhood centre delivering a range of children's services including pre-school and daycare.



3.4 - WASTE WATER

From the community consultation it was clear to see there are currently issues with the existing water treatment plant. The proximity of the plant to town creates odours at certain wind conditions whilst its capacity potentially restricts growth within the town.

At present, wastewater is collected in a gravity system and pumped to the lagoon based treatment facility located above the township. Reclaimed water (treated effluent) is temporarily retained in the winter storage before being pumped in an easterly direction over the ridge to the reclaimed water irrigation site, where it is used for agricultural production.

The wastewater management infrastructure would need to be augmented to accommodate significant growth in Bellbridge. The four main options to be considered as part of the master planning process include:

1. *Increase capacity of wastewater treatment plant (WWTP) and reuse infrastructure*
2. *Pipe raw wastewater to Lake Hume Village WWTP*
3. *Relocate WWTP and reuse infrastructure*
4. *Augment WWTP to produce reclaimed water fit for urban reuse.*

1. Increase capacity of WWTP and reuse infrastructure

This would be the business as usual approach. The existing WWTP would be upgraded on the existing site to manage increased wastewater volume and loads, as required. The capacity of the reclaimed water infrastructure would also need to be increased to manage increased reclaimed water volumes. This would involve extending the reclaimed water rising main to additional irrigation areas and construction of another winter storage near the new irrigation areas.

2. Pipe raw wastewater to Lake Hume Village WWTP

This would involve decommissioning the existing WWTP and reclaimed water infrastructure and transferring raw wastewater to the Lake Hume Village WWTP. Under this arrangement Albury City Council would manage the treatment and use of reclaimed water on behalf of North East Water. The sewer rising main that transfers the wastewater would either be attached to Bethanga Bridge or bored under Lake Hume.

3. Relocate WWTP and reuse infrastructure

This would involve constructing a new WWTP and decommissioning the existing WWTP. At this stage, it is envisaged that a new WWTP could potentially be located south east of Bellbridge, on the other side of the ridge. The capacity of the reclaimed water infrastructure would also need to be increased to manage increased reclaimed water volumes. This would involve using the existing irrigation area and extending the reclaimed water rising main to additional irrigation areas. Another winter storage would also need to be constructed near the new irrigation areas.

4. Augment WWTP to produce reclaimed water fit for urban reuse

This would involve augmenting the existing lagoon-based WWTP to a mechanical WWTP to produce premium-reclaimed water that is fit for urban and agricultural use. Premium reclaimed water would be supplied to the lots in the new development via a third pipe, available for indoor (laundry and toilet) and outdoor use (residential outdoor and public open space). Premium reclaimed water could also be available to the existing lots if a third pipe was retrofitted in the existing development. The existing winter storage and agricultural irrigation area would continue to be used; however the need for additional reclaimed water infrastructure would be deferred. This approach would also result in potable substitution, which would defer an upgrade to the water treatment plant and treated water storage to meet increased demand.






← NORTH



← NORTH

POSSIBLE OPTIONS TO ADDRESS INCLUDE:

-  Pumping waste to Lake Hume Village WWTP for treatment.
-  Relocation of plant to more remote part of Bellbridge.
-  Upgrade the current plant to reduce smells and allow for future growth.

Water supply

At present, water is extracted from Lake Hume, via an offtake on the Bethanga Bridge, and pumped to a water treatment plant located above the township. Treated water is pumped to treated water storages, where it is gravity fed to existing lots via a reticulated pipe-network. The water supply infrastructure would need to be augmented to meet increased demand from significant growth in Bellbridge. The capacity of the water treatment plant would need to be increased and additional treated water storage would also be required. It is anticipated that any augmentations would take place near the existing location of the infrastructure.

3.5 - BELLBRIDGE RESIDENTIAL GROWTH



The original masterplan for Bellbridge proposed growth area to the North of the town (shown in red). This land is still vacant with a portion already zoned as TZ (Township Zone) allowing for residential development with the second portion zoned as RAZ (Rural Activity Zone) allowing itself to potential rezoning to allow for future residential development.

The proposed masterplan has been designed to provide optimised Northerly aspect to many of the blocks, whilst a mix of traditional lot sizes (approx. 800sq/m) and larger lot sizes (1500sq/m) has been proposed to create a mix of residencies within the town and attract a variety of residents.

The proposal is for an additional 206 lots potentially doubling the population of the town.


"We need to manage future growth within our town."





1 FUTURE RESIDENTIAL SUBDIVISION
15 year staged new residential subdivision.


2 EXISTING PARK TO HAVE LANDSCAPING UPGRADE
Existing park to be upgraded with additional playground facilities and landscaping.


2 EXISTING TENNIS COURTS
Possible relocation or reuse of site.


 Blocks are designed to take advantage of surrounding views + optimum solar aspect.


 Landscape node points to create Bellbridge community private zones.

 New gateway with signage and landscaping for Bellbridge.

 Delivery of a traffic calming measure

 Stitch into existing street form.

 New entry points designed to allow for future growth

 Utilisation of landscaping to create better street presence.

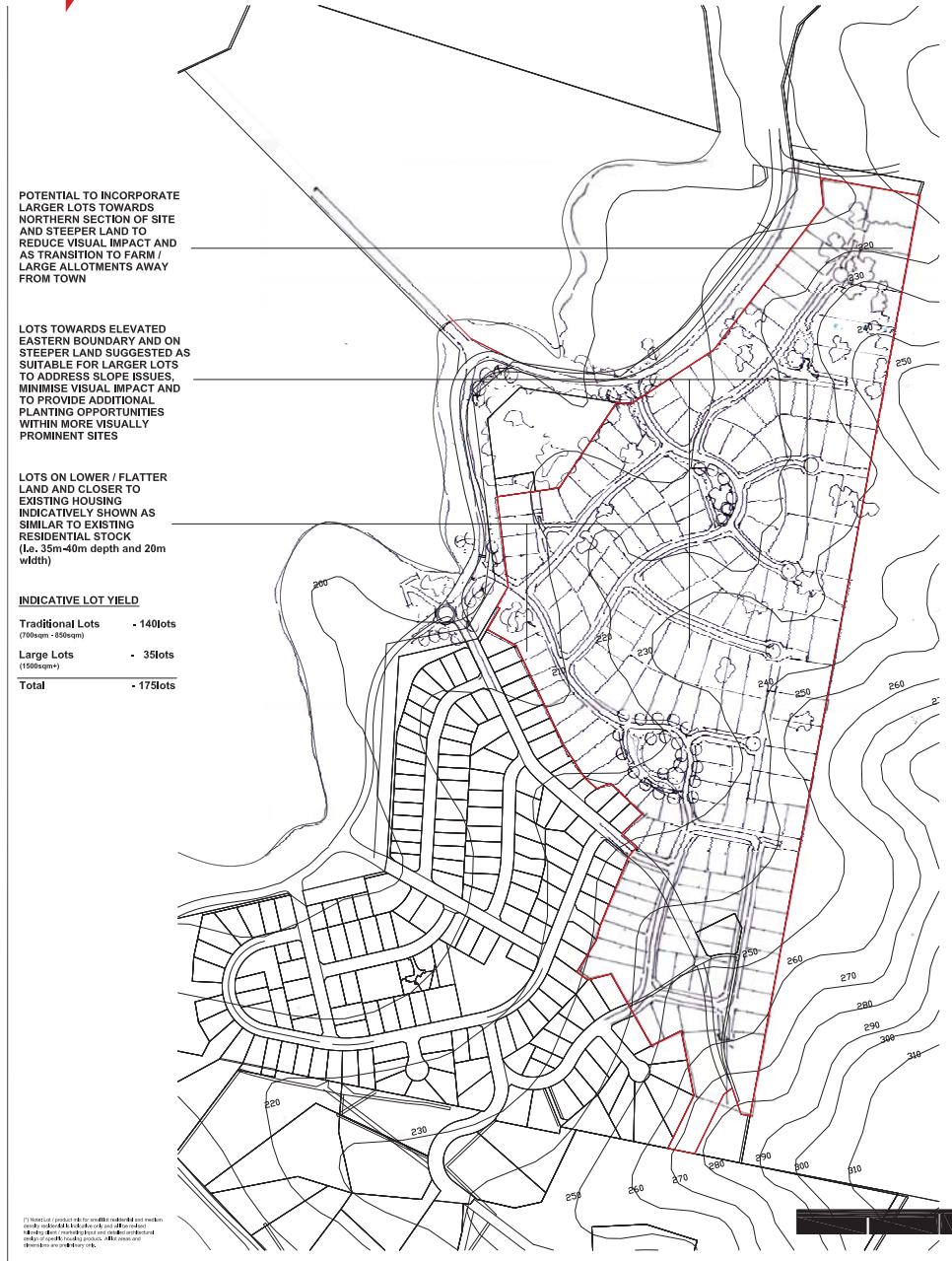


Site Analysis

Lot Layout

- Site Analysis:

The site is on steep terrain with a fall of around 25 - 30m from East to West. This creates many challenges during construction, however it allows for water and panoramic views from almost every property.



Legend:

- Gully / Key Overland Flow Path
- Key Ridgelines
- Slope < 1 in 6
- Slope > 1 in 6
- Existing Dam
- Site Boundary



Concept Design



Green Spine



- Green Spine:

The green spine is a central landscape feature of the proposed residential estate and follows an existing natural swale with native grasses and shrubs whilst also creating a central connection between the residents. Within the green spine are some smaller communal parkland areas.

