



11.0 LAND USE

11.1 DEVELOPMENT SUMMARY

GROSS FLOOR AREA TABLES

CENTRAL PRECINCT	APPROX BUILDING GFA (SQM)
Block A	2890
Block B	23650
Block C	3080
TOTAL	29620

SOUTHERN PRECINCT	APPROX BUILDING GFA (SQM)
Block D.1	1780
Block D.2	1560
Block E	10330
Block F	1130
Block G	630
TOTAL	15330

TOTAL SITE GFA	44950
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NOTE:

Land Use

Predominantly residential development incorporating a variety of dwelling types and affordable housing, and including:

/ The proposed uses of each building and estimated floor area for each use

/ an indication of the approximate residential yield for the site, comprising a range of residential development densities, and including affordable housing

/ the location of community facilities

/ The location of public open space areas

NOTE:

All area calculations are approximate only and all figures should be checked and verified by a licensed surveyor.

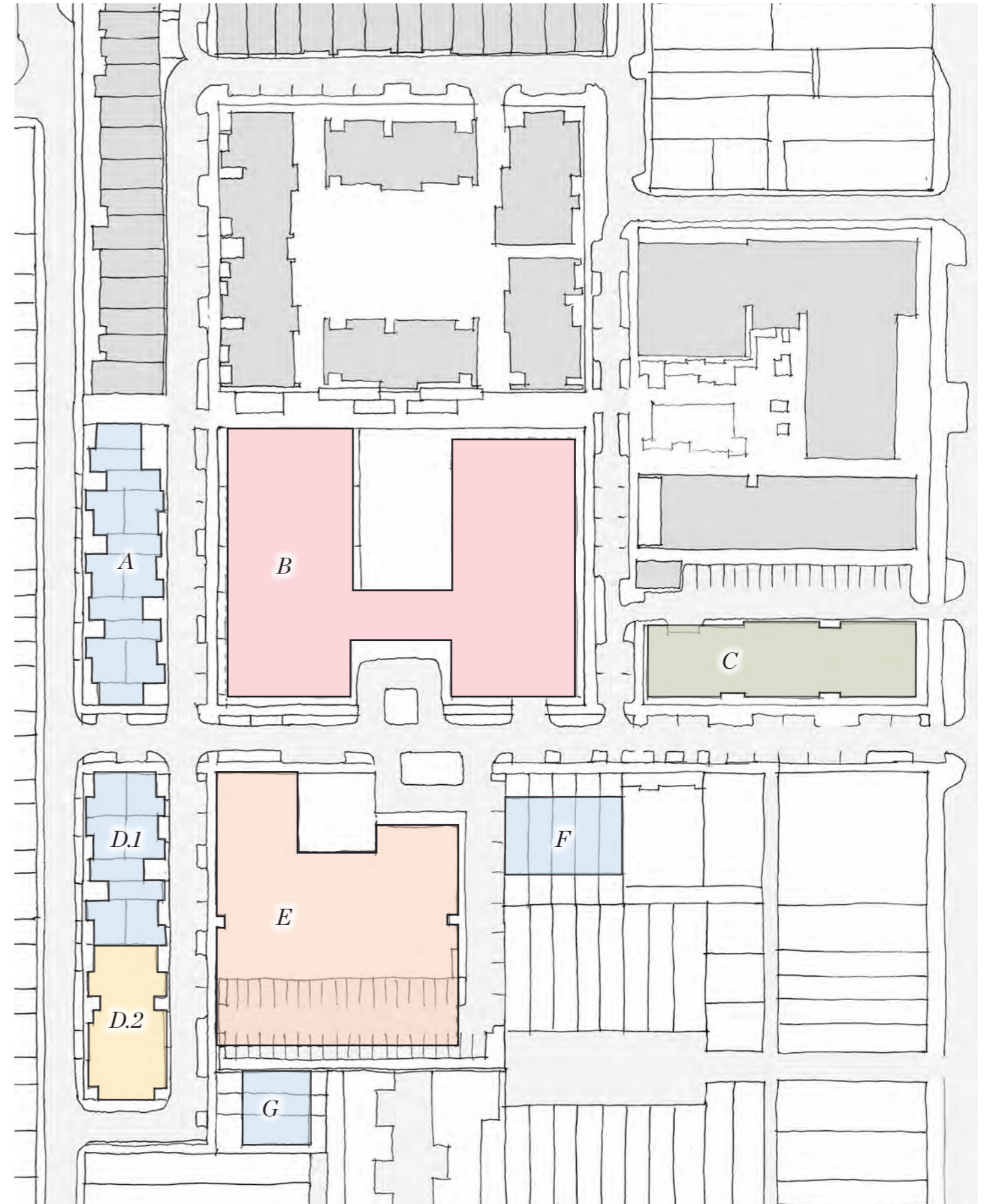
GFA includes covered terraces and balcony spaces, excludes uncovered terraces and private gardens

GFA is measured as per the Property Council guidelines

The yield indicated above is an estimate only. Numbers referring to planned developments are approximately until detailed planning is complete.

LEGEND

- Apartments up to 14270m²
- Apartments up to 2060m²
- Apartments up to 1080m²
- Townhouses up to 210m² per Townhouse
- Aged care dwelling up to 3850m²



GROSS FLOOR AREAS (APPROXIMATE ONLY)



11.2 RESIDENTIAL USES

DEVELOPMENT MIX + YIELD TABLES

DWELLING TYPE	%	APPROX NET SALEABLE AREA (SQM)
1 Bed Apartments	2 %	55 - 77 SQM
2 Bed Apartments	24 %	99 - 112 SQM
3 Bed Apartments	14 %	130 - 166 SQM
4 Bed Apartments	1 %	170 - 188 SQM
Townhouses	9 %	166 - 206 SQM
Aged Care	45 %	26 SQM
1 Bed Affordable Housing	2 %	50 - 55 SQM
2 Bed Affordable Housing	3 %	70 - 84 SQM

PRECINCT	DWELLING %	DWELLING RANGE
Central Precinct	46 %	Approx 146 DWELLINGS
Southern Precinct	54 %	Approx 176 DWELLINGS
TOTAL DEVELOPMENT RANGE	100 %	Approx 322 DWELLINGS

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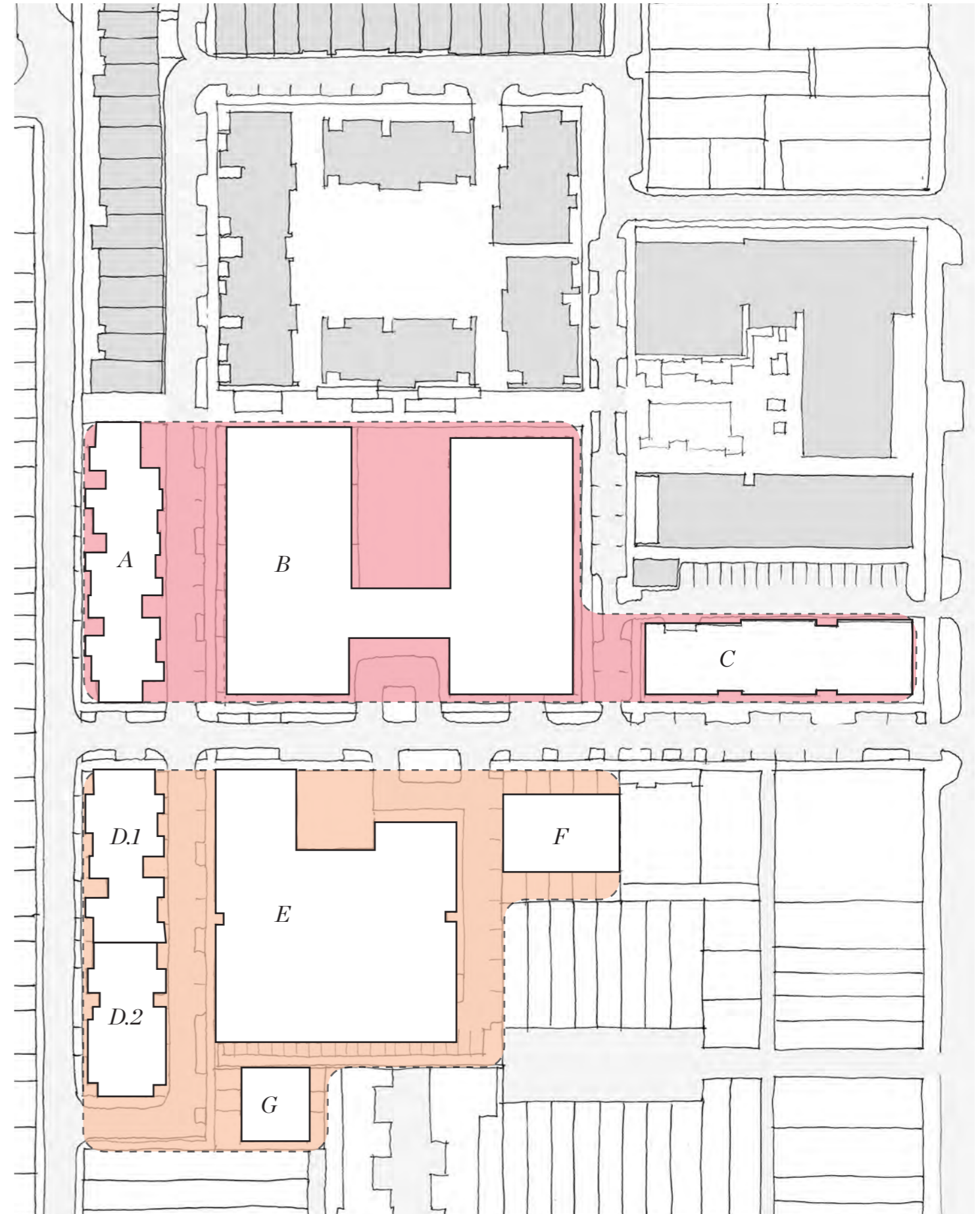
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LEGEND

- Central Precinct
- Southern Precinct



MIX + YIELD (APPROXIMATE ONLY)





11.3 ROADS + OPEN SPACE

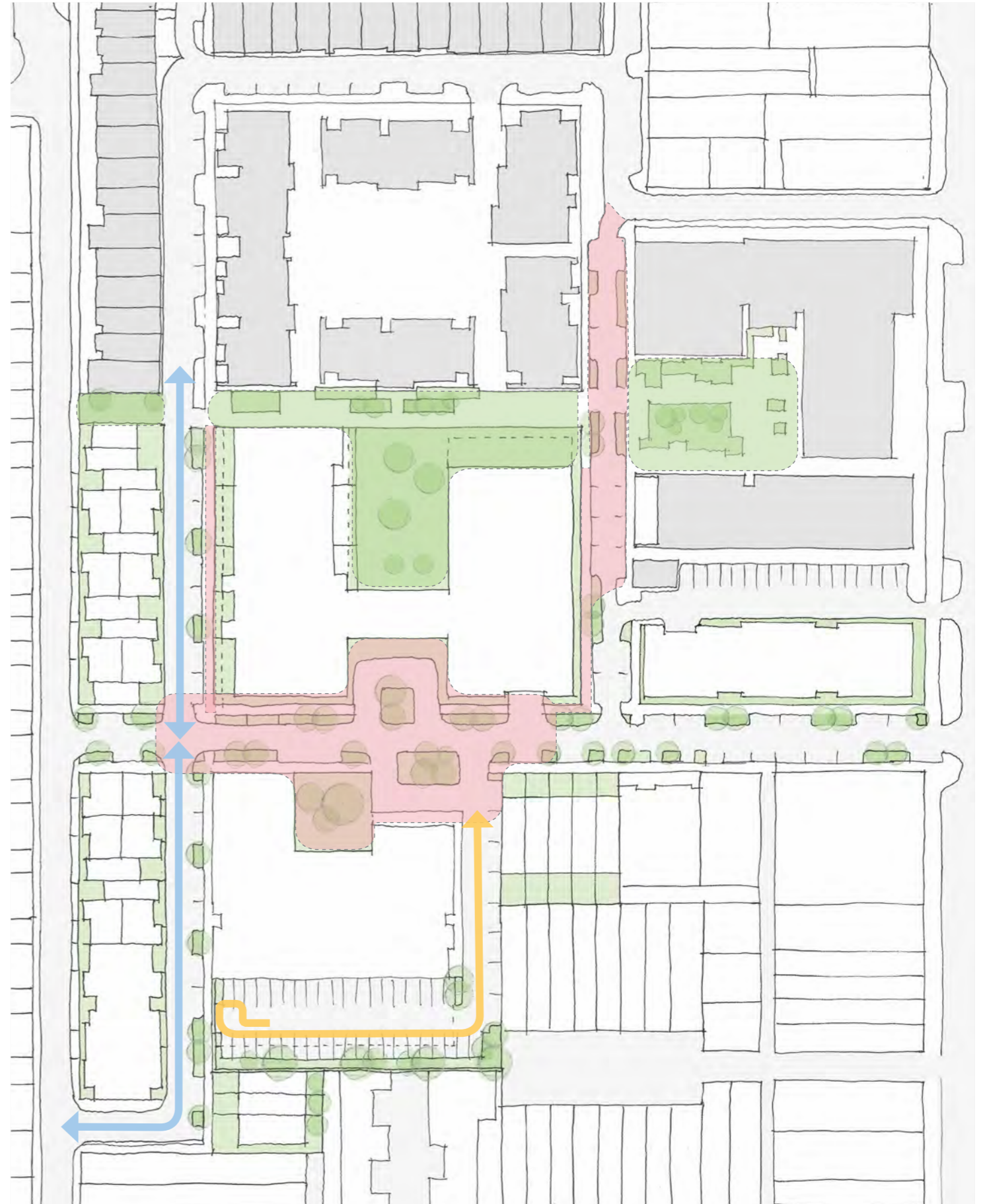
The masterplan provides for an enhanced public realm including public streets, laneways, communal and private gardens, universally accessible footpaths and pedestrian friendly environments which will create a strong sense of place.

SOME OF THE INITIATIVES WITHIN THE MASTERPLAN ARE:

1. A network of public laneways, with traffic calming measures to restrict vehicle speeds, provide a safe environment for pedestrians and cyclists and encourage vehicle movements to and from Bendigo Street.
2. Visitor parking will be provided on street within the proposed new public laneways. This will include parking for retail uses.
3. Residents and aged care visitor and staff parking will be provided within secure off-street car parking, either within basement carparks or on grade private parking zones.
4. Communal gardens within each precinct, providing amenity for residents of the apartment buildings and visual amenity to the neighbourhood. Public gardens and landscaped pockets throughout the development provide an enhanced public realm for all.

LEGEND

-  New Pedestrian Friendly Streets
-  Private Road
-  Pedestrian Friendly Streets
-  Private + public open space



PUBLIC / PRIVATE ADOPTION PLAN



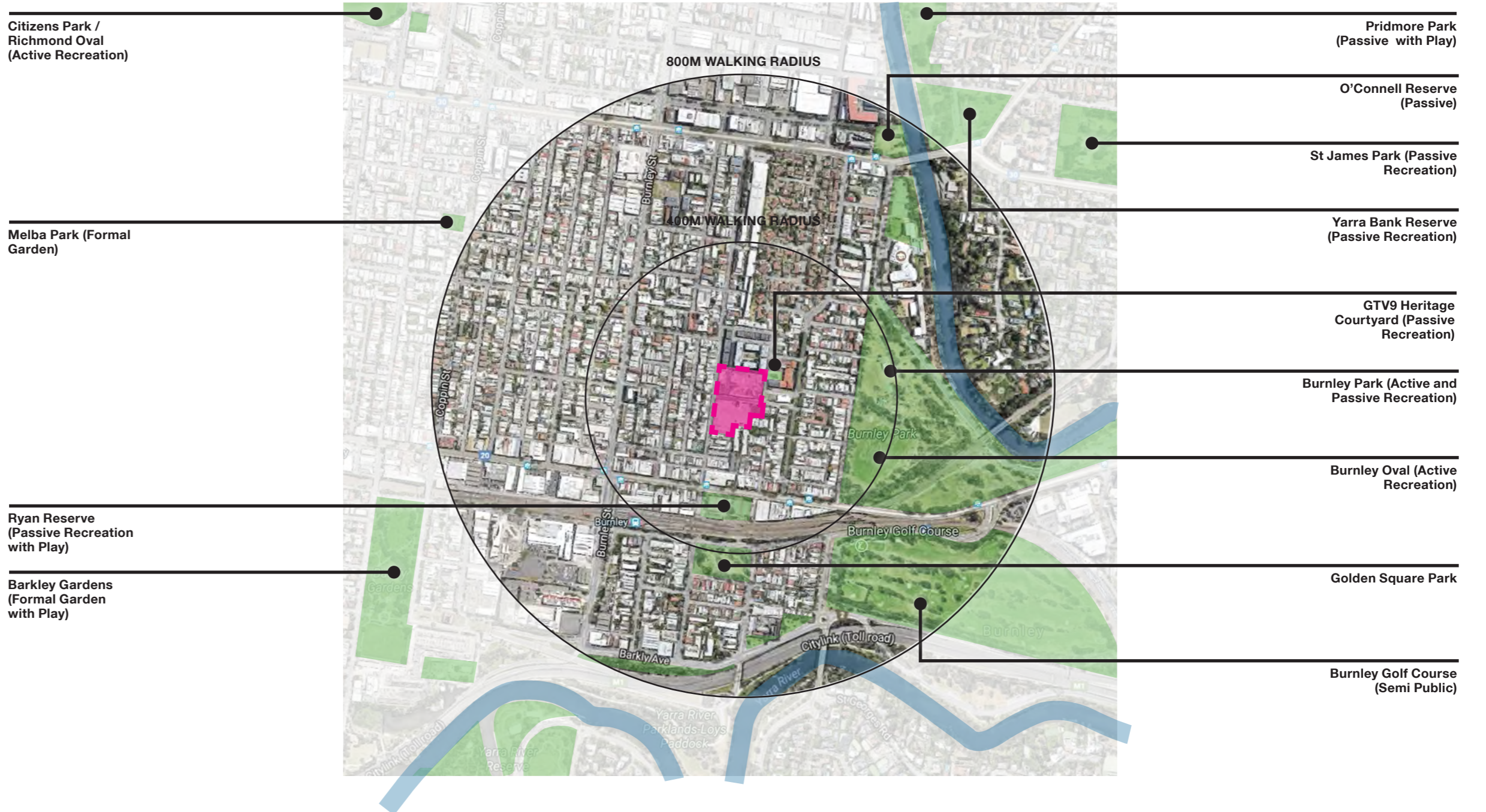
12.0 LANDSCAPE

12.1 EXISTING OPEN SPACE

The site's policy context and existing open space network have been considered in order to make sure that new public open space is a best-fit, offering new amenity for both existing locals and future residents of the proposed development.

The Yarra Open Space Strategy identifies the site as belonging in a neighbourhood where financial contributions for public open space will be preferred over land contributions.

In addition, the site is well serviced by regional and local public open space of a passive and active nature, however the development site presents unique opportunities to provide additional open space in a dense residential neighbourhood. These spaces should be permeable and accessible to the surrounding neighbours, especially for residents to the west and north-west of the site where there is currently a particular lack of open space.



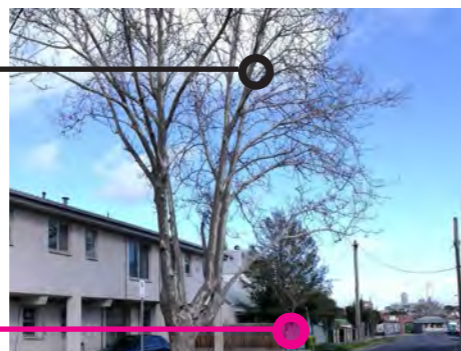
12.2 EXISTING VEGETATION

The development site has been largely cleared of vegetation. A few existing trees are present on Khartoum Street.

The development plan proposes:

- Extensive landscaped areas and new semi-mature trees will be planted as part of the delivery of public space and streets
- To establish strong tree planting within the site, associated new streets, publicly accessible spaces and communal spaces
- To select clean trunk, high canopy trees to assist with shade, mitigating urban heat island effects, viability and surveillance
- The careful selection of street tree species to work with underground service easements and the satisfaction of the City of Yarra.

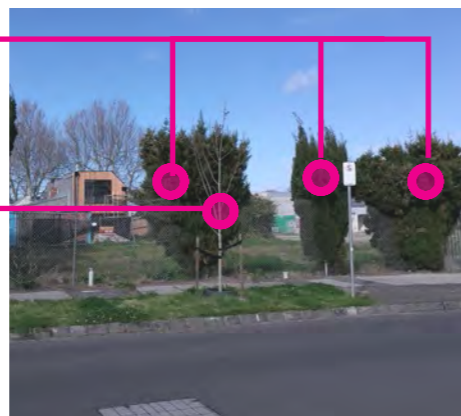
Platanus X acerifolia
London Plane Tree
 Fair to poor structure.
 Arboricultural rating: Moderate



Platanus X acerifolia
London Plane Tree
 Fair structure.
 Arboricultural rating: Low



Platanus X acerifolia
London Plane Tree
 Fair to poor structure.
 Arboricultural rating: Moderate



Cupressus sempervirens
Pencil Pine
 Poor structure.
 Arboricultural rating: Low

Platanus X acerifolia
London Plane Tree
 Fair structure.
 Arboricultural rating: Low

Existing Trees to be Retained

Existing Trees to be Removed



Platanus X acerifolia

Platanus X acerifolia

Platanus X acerifolia

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Platanus X acerifolia

Cupressus sempervirens

12.3

LANDSCAPE VISION

*To create a high quality, sustainable and integrated public realm for the **intergenerational benefit of the local Richmond area.***

The project presents the opportunity to:

- *Provide a range of landscape spaces and streets that **stitch the development into the existing local fabric**, providing a range of opportunities for **social interaction and participation in local village life.***
- *Improve permeability and connectivity through the site and with the broader neighbourhood, **prioritising pedestrians, mobility needs and cyclists over cars.***
- *Interpret the history of site, **exposing narratives of piano and TV production.***

12.4 LANDSCAPE PRINCIPLES



Social

- Intergenerational
- Interactive
- Welcoming
- Street & Village life
- Fun
- Choice



Of Place

- Special
- Local (Neighbourhood specific)
- High quality
- Connection to past (Piano and TV Production)



Comfortable

- Safe
- Green
- Walkable
- Sittable



Accessible

- Connected
- Legible
- Pedestrian orientated – Walkable / High mobility
- Convenient
- Ease of use



Healthy

- Sustainable
- Urban heat island effect
- Passive cooling
- Social participation

12.5 LANDSCAPE NARRATIVE

Reveal stories of the sites past through spatial planning and detailing of landscape spaces.

Wertheim Piano Factory operated on site between 1908 - 1935.

- Use of historic materials. Local Bluestone & potentially brick to match heritage buildings.
- Craft and fine detailing of upright and grand piano production referenced in the detailing of landscape elements and treatments.
- Reference Piano and performance, provide space for performance and audiences.

GTV9 Studios operated on site between 1956-2010.

- Reference infrastructure / function of television studios through naming and functionality of communal spaces.

WERTHEIM PIANO FACTORY 1908 - 1935



Heritage materials - Brick & Bluestone.



Craft and fine detailing - application through furniture and wall detailing



Performance - provide opportunities to perform and accommodate audiences

GTV 9 STUDIOS 1956 - 2010



TV production set. reference staging within communal areas.



Green Room - Waiting room and lounge for performers. External lounges & naming vocabulary



Explore opportunities to illustrate the range & breadth of TV shows throughout GTV 9 Studios history at the Bendigo Street site. Possible etching into paving.

12.6 LANDSCAPE MASTERPLAN

The landscape masterplan is conceived as an extension of the surrounding community in function and character. It is founded on a clear structure of communal gardens, publicly accessible spaces and a public residential laneways

Studio Walk
interface works

Extension of Studio
Walk to Stawell
Street

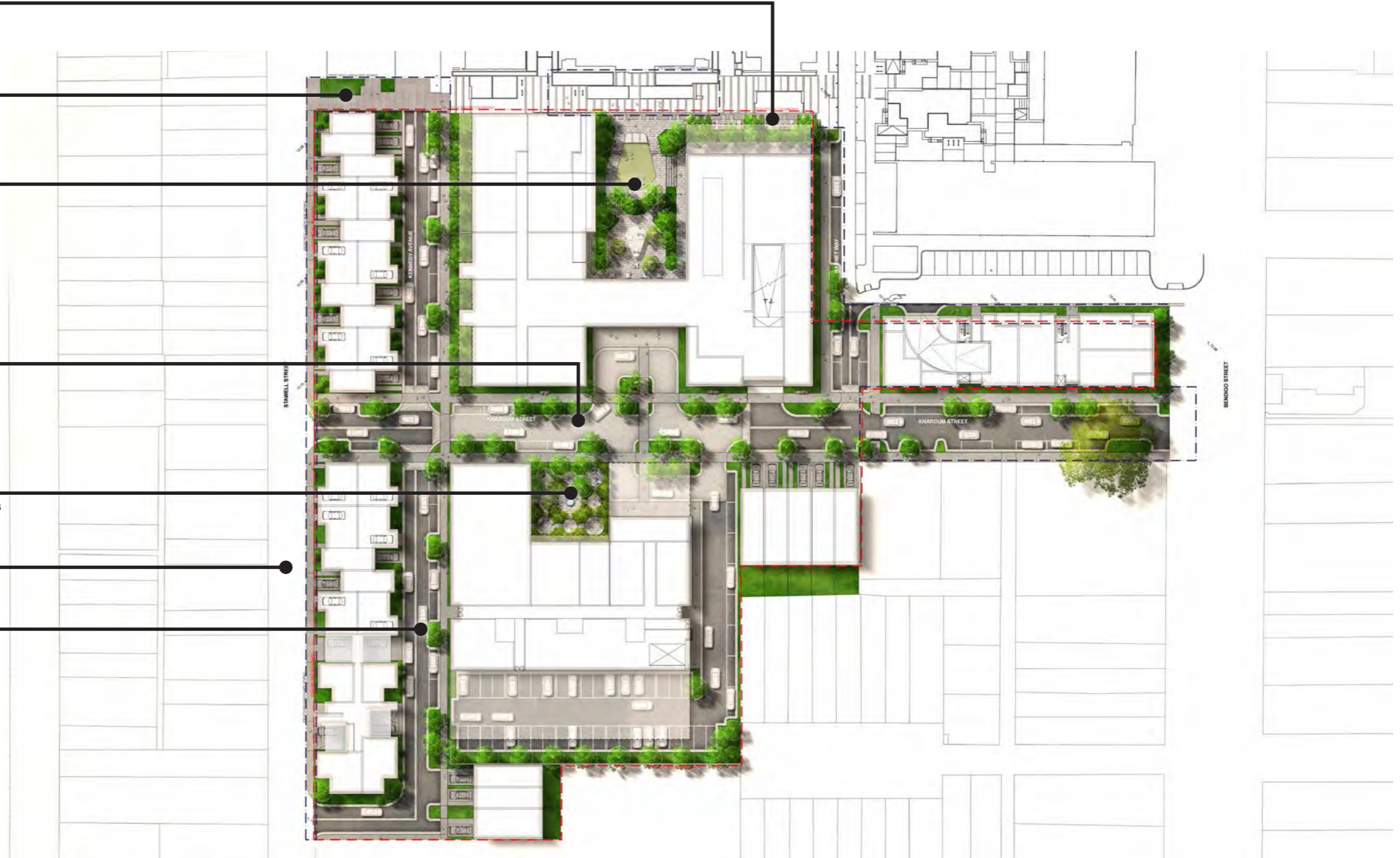
Central Courtyard.
Part publically
accessible

Khartoum Street
with central stone
carriageway treat-
ment

Southern Residents
Courtyard

Existing Public
Street

Public Laneway
with Street Tree
Planting

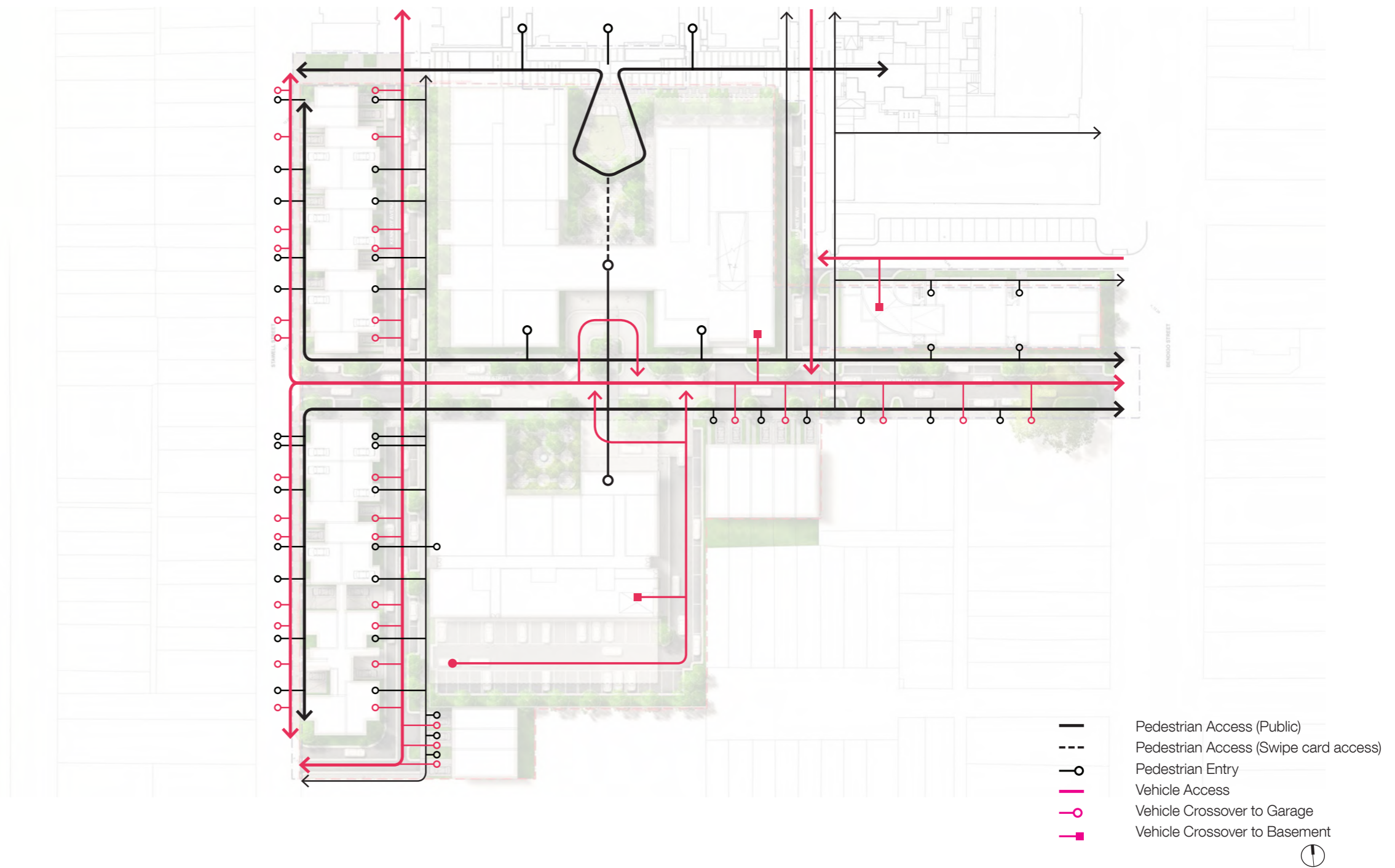


12.7 CIRCULATION & PERMEABILITY

The Yarra Open Space Strategy calls for an improvement in on-street pedestrian links through Richmond and in particular through the development site in an east-west orientation.

The masterplan's street network, footprint size and open space hierarchy means that public open space and communal open spaces are visible and connected.

The quality of open space, combined with the permeability of the development as a whole will enable these places to be used, moved through and experienced as part of the everyday journey of both residents of Richmond as well as the new residents of the precinct.



12.8 OPEN SPACE

The proposed development provides around 700m² of publicly accessible open space, this figure excludes the new and upgraded streets and private communal gardens.

The proposed development allows for a hierarchy of public spaces which will complement and extend the public life of the development and wider Richmond. These include:

- Small pocket parks for individual or intimate use
- Publicly accessible lawn and gardens adjacent to Studio Walk, in close proximity to the existing Heritage Courtyard.

Other open space types provided within the development include:

- Public laneways where both townhouses and apartments will have an active address
- Communal gardens (for private use of new residents)
- Roof terraces (for private use of new residents)
- Private cottage gardens to new town houses.

Widening of Studio Walk

Central Courtyard - Public access

Extension of Studio Walk

Central Courtyard - Swipe Card Access

Khartoum Street Pocket Parks

Southern Courtyard - Resident Access

