

PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
Plan referred to in Permit No.
relating to use/development of land
.....
For and on behalf of the Responsible Authority
DATE 1 1 PLAN of
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8.0/ ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT

8.1/ SUSTAINABILITY COMMITMENTS

All precedent examples and imagery shown are for illustrative purposes only and are not intended to convey, in any way, a proposed design that forms part of this Development Plan.

The project will use the Green Building Council of Australia Green Star Multi-Unit Residential Assessment Tool to assess the project's environmental performance. The project is targeting a 5 Star Green Star Rating. Future planning permit applications will be supported by a Sustainable Management Plan as per the City of Yarra's requirements.

The table below sets out the range of measures which will be adopted as well as providing some useful examples of the types of technologies that could be employed.

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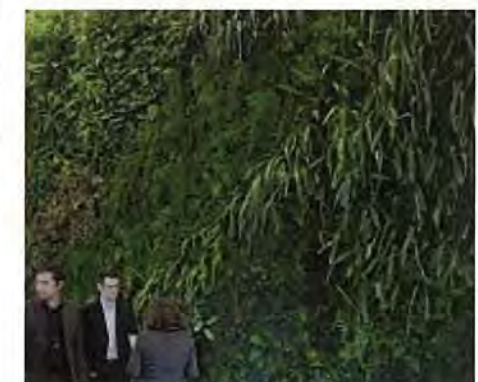
WHAT ARE LEND LEASE'S TARGETS?	HOW WILL THIS BE ACHIEVED?	WHAT DOES THIS MEAN IN PRACTICE?
Energy and Emissions		
City of Yarra target is for a 25% reduction in greenhouse gas emissions across the community (carbon neutral by 2020)		
40% reduction in greenhouse gas emissions	Demand Reduction Energy efficient lighting, appliances and building systems High levels of thermal performance with all new apartments and townhouses achieving a 7 Star NatHERS (energy) rating Good passive design through dual aspect homes which promote cross flow ventilation and optimal solar orientation for natural daylight access Naturally ventilated common areas	This means reduced impact on existing infrastructure, costs for residents and environmental impact.
	Renewable Energy	Possible use of solar panels
	Low Carbon Energy	Gas fired Variable Refrigerant Flow (VRF) heating and cooling systems
	Behaviour Change In home displays showing current and historic energy consumption data	Residents will have the real time information on their energy usage, empowering them to manage and reduce their consumption (Figure 2)
Water		
City of Yarra target is for a 25% reduction in water consumption across the community below 2000/2001 baseline		
40% reduction in potable water consumption	Demand Reduction Water efficient fixtures, fittings and appliances	This means reduced impact on existing infrastructure, costs for residents and environmental impact
	Alternative Supply Rainwater tanks to collect and reuse rainwater Stormwater collection systems (such as Bio-Filter) to collect and treat stormwater for reuse	
	Behaviour Change In home displays showing real time and historic water consumption data	Residents will have the real time information on their water usage, empowering them to manage and reduce their consumption (Figure 2)
Indoor Environment Quality		
Create healthy indoor environments	Natural Ventilation Naturally ventilated common areas Fresh air to all dwellings	Residents will enjoy cleaner air and healthier living environments and there is a reduction in mechanical heating and cooling systems
	Natural Daylight Natural daylight to all habitable rooms Building orientation to optimise sunlight External sun-shading devices	Residents will rely less on artificial lighting, heating and cooling resulting in reduced electricity bills and a healthier internal living environment
	Non-Toxic Materials Use of low volatile organic compounds and low formaldehyde materials	Cleaner indoor air quality



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8.1/ SUSTAINABILITY COMMITMENTS

WHAT ARE LEND LEASE'S TARGETS?	HOW WILL THIS BE ACHIEVED?	WHAT DOES THIS MEAN IN PRACTICE?
Transport		
City of Yarra aim is to increase the percentage of Yarra residents using sustainable forms of transport (2011 census from 2001 census)		
Reduce emissions intensive travel	Access to Public Transport Improved access via Stawell Street to Burnley Station. Improved access across the site towards Swan Street and Bridge Road tram services.	New and existing residents will have shorter and more direct routes to public transport services.
	Promote Walking and Cycling New pedestrian and cycle routes through the site New north-south and east access roads across the site linking to Capital City Trail and local cycle network. Bicycle storage for residents and guests	Promoting walking and cycling which is a healthier, cheaper and more environmentally friendly option
	Provision of Information & Access Real time public transport information via in home displays Fast speed internet via fibre optic to all new homes	Access to Yarra Trams Tram Tracker and Metlink Trains and internet connections to enable people to work from home
	Alternative Transport Up to 3 dedicated Car Share spaces on site On site electric car charging points	New and existing residents will have access to car share facilities
Materials		
City of Yarra aim is to 65% recovery rate (by weight) of municipal solid waste for re-use, recycling or energy generation from 2005/06 levels		
Reduce waste to landfill during construction and operation	During Construction (80% diversion of waste from landfill) Off site consolidation centres to separate and recycle construction materials Independently audited statistics on construction waste generated and recycled	Significant reduction in construction waste going to landfill and the reclamation and reuse of materials from existing buildings on site.
	During Operation (65% diversion of waste from landfill) Separate bins for recyclables, compost and general waste in all homes Conveniently located recycle bins across the site Dedicated composting areas on site	A reduction in solid waste collected by Council and environmental impacts associated with landfill
Land Use and Ecology		
City of Yarra aim to establish 5 Community Gardens within Yarra.		
	Landscape Features Green roof and wall installations will be provided on the lower rise apartment buildings to attract local native flora and fauna. For every existing tree that is removed at least 1 new advanced tree will be planted Edible flora (nectar, berries etc) will be provided in the communal gardens and along the new streets.	Creating a landscape that is established, geographically relevant and interactive in its nature
Innovation		
Challenge current practices, work collaboratively and strive for excellence	Modularised and Prefabricated Building Components Passive Design Techniques In House Smart Home Displays	Low embodied energy building systems that reduce construction impact on the environment and save time during construction



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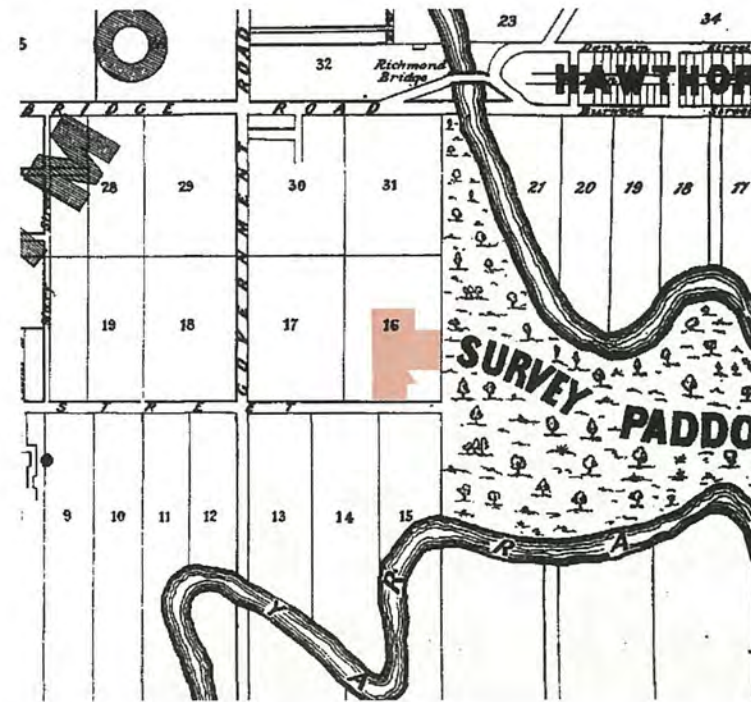
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9.0/ HERITAGE & COMMUNITY PRECINCT

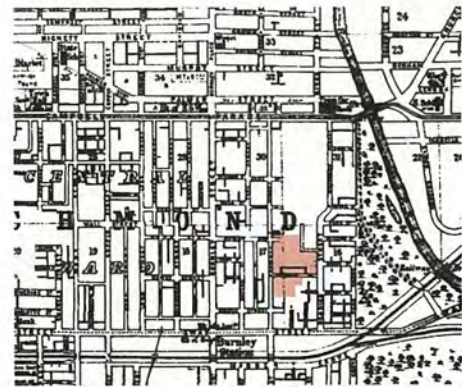
9.1/ HERITAGE CONDITIONS + OVERLAY

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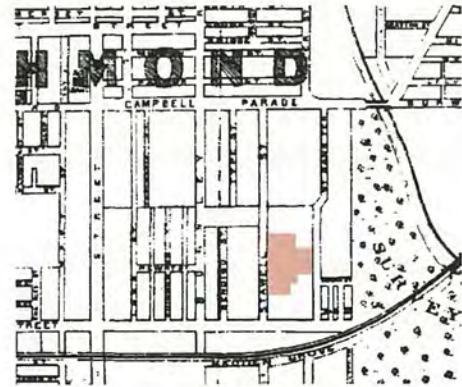
HISTORICAL CONTEXT



01/ FARM PADDOCK
GREEN'S MAP OF 1853



02/ SUBDIVISION PLUS
ALLEN + TUXEN'S MAP OF 1888

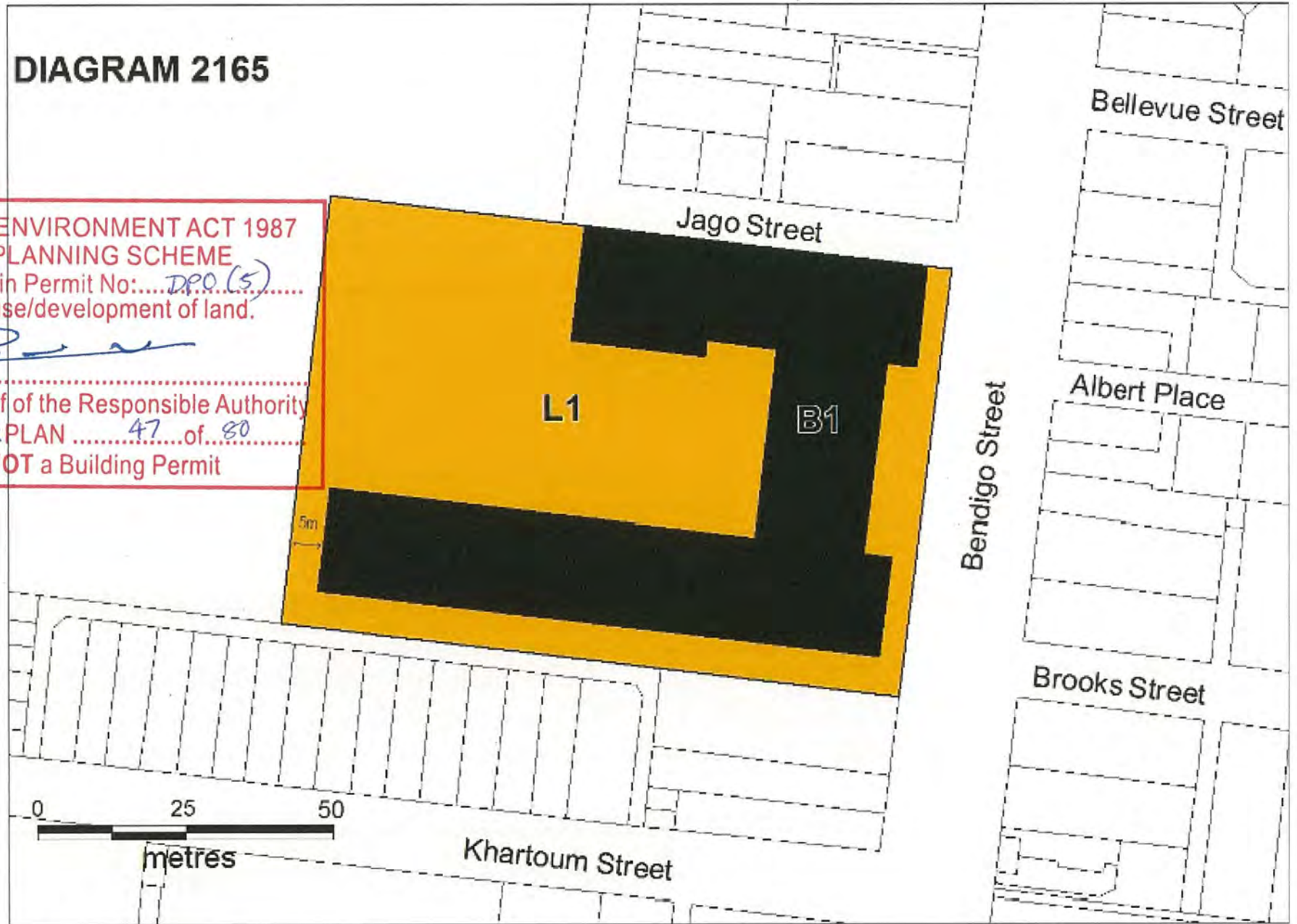


03/ INITIAL PRIVATE SUBDIVISION
WHITEHEAD'S MAP OF 1874

DIAGRAM 2165

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04/ EXISTING HERITAGE CONDITIONS

9.2/ HERITAGE ASSESSMENT

The proposed redevelopment of the site at 22 Bendigo Street, Richmond, provides a number of key heritage outcomes in relation to the conservation of the heritage Wertheim Building.

Specifically, the masterplan will achieve the following:

- Improved accessibility to the heritage building and the provision of a neighbourhood square that will provide a focal point for the community;
- A mix of uses including residential accommodation, retail café space and a community centre and heritage interpretation;
- Removing part of the less significant fabric in the south wing only with the majority of the heritage building retained with minimal external alterations or additions; and
- Two arcade style linkages from Bendigo Street and from the south of the heritage building into the new neighbourhood square to improve site permeability.

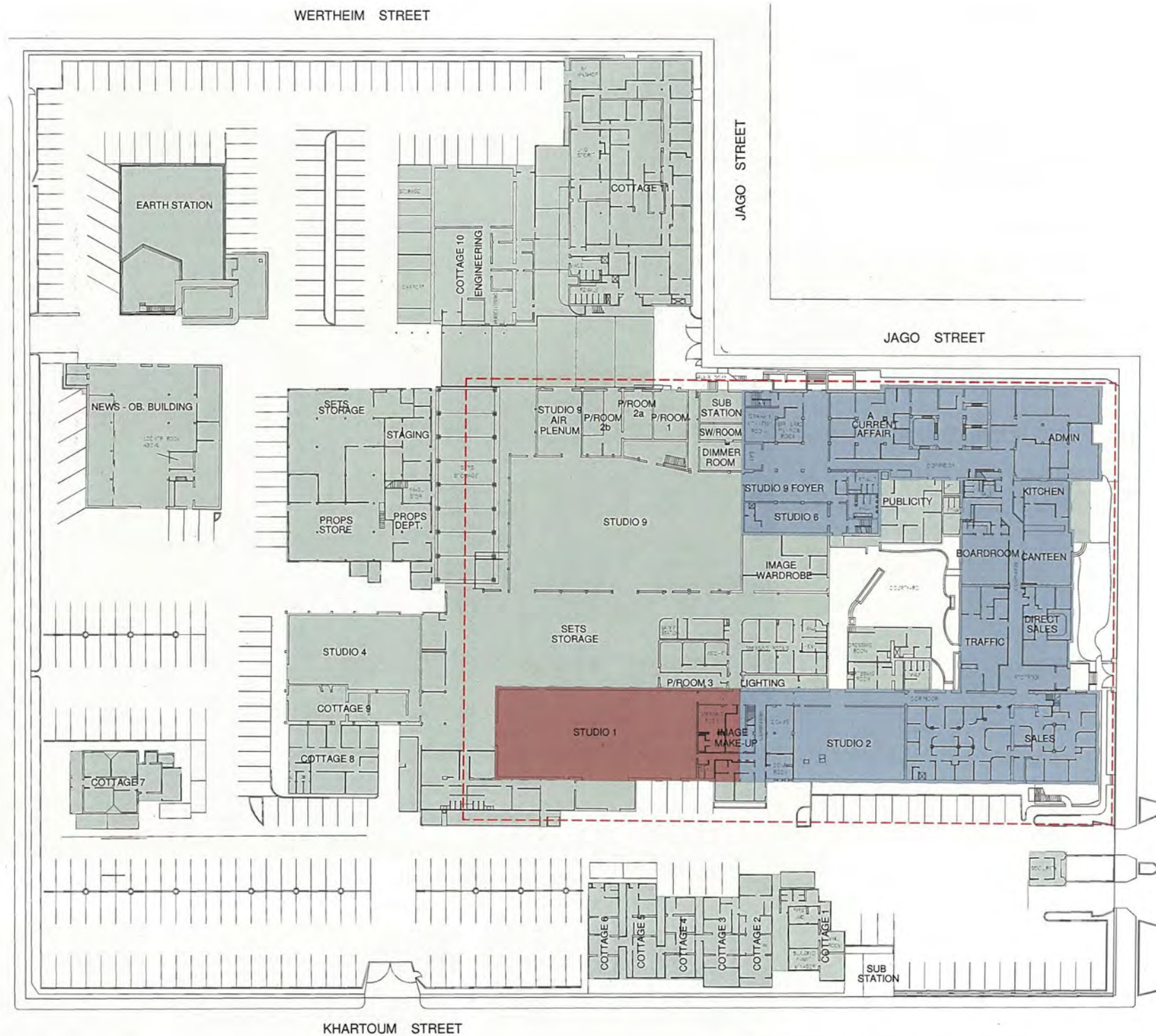
It is also noted that Heritage Victoria has granted a Heritage Permit (Ref. P16172 dated 6 June 2011), for the works to the heritage precinct as contemplated by the Development Plan.

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LEGEND- PROPOSED WORKS TO SITE AND HERITAGE BUILDING

- EXTENT OF DEMOLITION ON SITE (NORTHERN SECTOR)
- PROPOSED DEMOLITION OF HERITAGE BUILDING
- ADAPTIVE REUSE OF HERITAGE BUILDING
- BOUNDARY EXTENTS OF HERITAGE REGISTER



01/ PROPOSED WORKS TO SITE + HERITAGE BUILDING

9.3/ HERITAGE AND COMMUNITY PRECINCT

HERITAGE PRECINCT

The former Wertheim Piano Factory provides a unique opportunity to create a new cultural and civic focal point for the local neighbourhood and wider community of Richmond, bringing a vibrant and diverse range of activities to the area.

A mix of uses are proposed including residential, community and retail spaces.

PUBLIC SQUARE

A new Public Square will provide valuable amenity for existing and new residents, visitors and community groups.

The square will include a mix of hard and soft landscaping, seating and public art. The space will be pedestrian oriented with direct access from Bendigo Street and Stawell Street.

HERITAGE INTERPRETATION

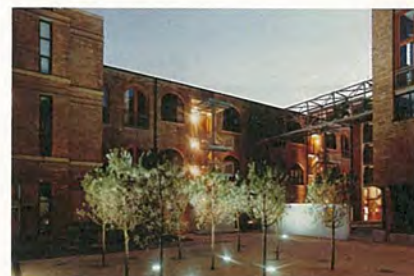
A significant part of the proposals for the site is the interpretation of the site's rich heritage. An interpretive framework has been developed to support this Development Plan and to inform future detailed design for the built form and public realm.



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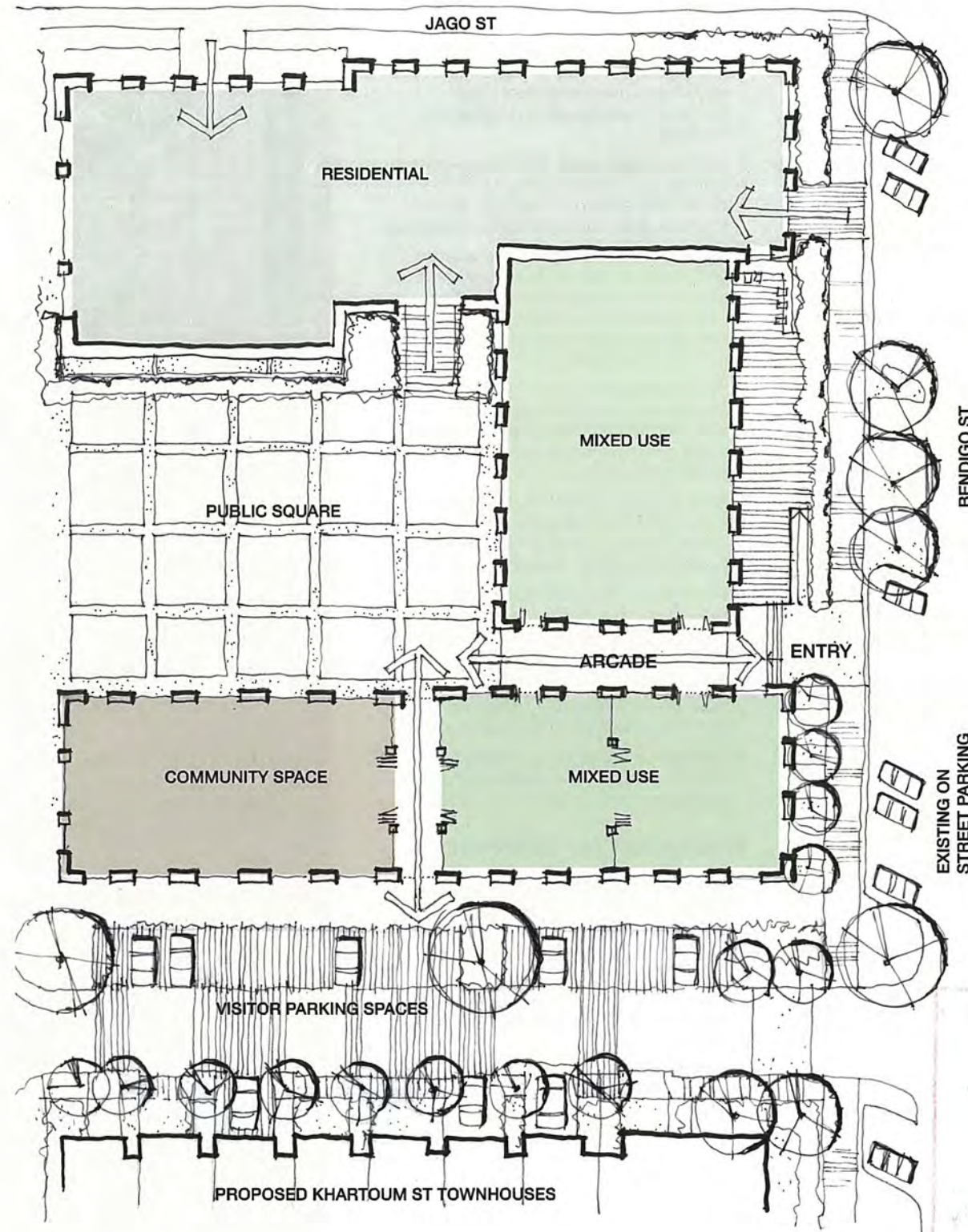
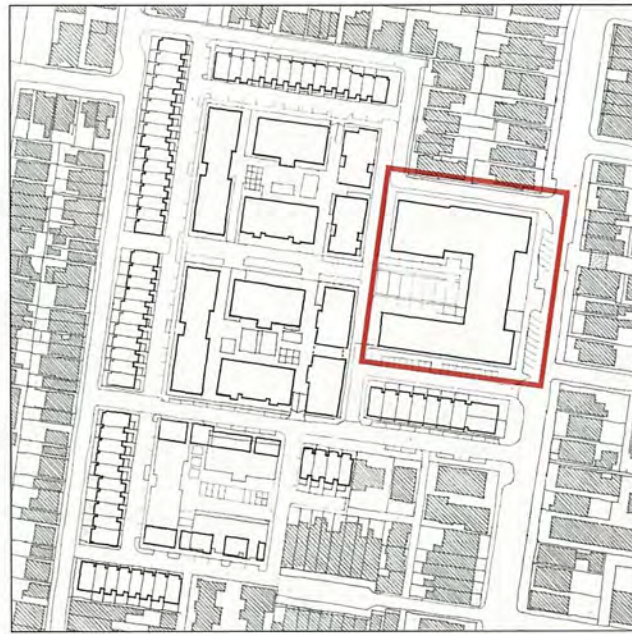
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01/ HERITAGE AND COMMUNITY PRECINCT
 ARTIST'S IMPRESSION, FOR ILLUSTRATIVE PURPOSES ONLY



02/ ARCHITECTURAL EXAMPLES OF MATERIALS, FORM AND FUNCTION

9.4/ HERITAGE AND COMMUNITY PRECINCT



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01/ INDICATIVE GROUND FLOOR PLAN (HERITAGE BUILDING)

02/ EXAMPLES OF COMMUNITY USES AND HERITAGE INTERPRETATION

9.5/ HERITAGE BUILDING DESIGN GUIDELINES

PREAMBLE

These guidelines shall not override requirements set out in the Heritage Act including the citation for the Site prepared by Heritage Victoria and the associated permit policy.

ALTERATIONS + ADDITIONS

- Heritage Alterations: all alterations and 'making good' must accord with the overall masterplan and heritage strategy to ensure a sensitive restorative response to the existing heritage fabric.
- Heritage Additions: significant additions must accord with the overall masterplan to ensure an appropriate contemporary response to the existing heritage fabric.
- Adjacent Demolitions: ensure the reinstatement of the newly exposed and existing walls of the heritage building are carried out as a sensitive restorative response to the existing heritage fabric, using materials and details to match existing.
- Roofline Accretions: minimise any additional forms (plant etc) above the predominant roofline of the existing heritage fabric.

ACCESS

- Entry Sequence: entry points to the heritage building should provide a comfortable, legible, safe and fully accessible sequence of entry with clear distinction between public and private.
- Pedestrian Access: ensure that all pedestrian entrances to the heritage building are located off the public realm.
- Vehicle Drop-Off: The heritage building should have a sensitively located vehicle drop-off facility and delivery vehicle drop-off facility close to its entry point.

LANDSCAPE + STREETScape

- Private Open Space at Ground Level: provision of private open space at ground level should be sensitive to the existing heritage fabric and ensure facilitation of the landscape masterplan
- Public Realm Landscaping: ensure that the heritage revitalisation facilitates the an appropriate contemporary landscape response to the existing heritage fabric in accordance with the landscape masterplan.

SECURITY, PRIVACY + PASSIVE SURVEILLANCE

- Access Points: provide passive surveillance of all access points (entry doors) from the public realm
- Passive Surveillance: maximise opportunities to provide passive surveillance and activation of all parts of the public realm
- Privacy: ensure appropriate privacy of all dwellings within the heritage fabric from the public realm
- Public/Private Definition: provide clear definition between public and private space
- Artificial Lighting: all public and private areas around the heritage building to have adequate levels of lighting which avoids pollution and adverse amenity
- Security Fences & Gates: reduce the negative visual impacts of any required security fences or screens – where required these should be generally designed as an appropriate contemporary addition to the existing heritage fabric.

MATERIALITY

- Materiality: architectural materiality of any works to the existing heritage fabric should accord with the overall masterplan and heritage strategy to ensure a sensitive restorative response.

DETAIL

- Detail: architectural details for significant additions to the heritage fabric should accord with the overall masterplan ensuring an appropriate contemporary response.
- Heritage Detail: detail within the existing heritage fabric should accord with the overall masterplan and heritage strategy to ensure a sensitive restorative response.
- Balcony Locations: control the location and ensure an appropriate response to the existing heritage fabric in locating balconies that maximize the passive surveillance of the public realm and ensure privacy for residences.
- Waste Storage Provisions: control the location and ensure an appropriate response to the existing heritage fabric in locating waste storage provisions at the public realm interface.
- Service Boxes: control the location and ensure an appropriate response to the existing heritage fabric in locating service boxes at the public realm interface.
- Fence and Wall Locations, Heights and Designs: ensure a sensitive contemporary response to the existing heritage fabric and public realm.
- Post Box Locations and Designs: ensure a sensitive contemporary response to the existing heritage fabric and public realm.
- Signage/Unit Numbering: ensure a sensitive contemporary response to the existing heritage fabric and public realm.

ENVIRONMENTAL RESPONSE

- Solar Access: ensure high quality, sustainable indoor and outdoor environments through design and orientation considerations within the existing heritage fabric.
- Internal Common Spaces: maximize the potential for solar access to internal common spaces.
- Natural Ventilation: maximize the potential for natural ventilation to appropriate areas of the heritage building.



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10.0/ RESIDENTIAL QUALITY & DIVERSITY

PLANNING & ZONING DEPARTMENT
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10.1/ RESIDENTIAL QUALITY AND DIVERSITY - APARTMENTS

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RESIDENTIAL QUALITY

Most buildings will typically have 4-6 apartments per floor.

All apartments will employ passive design for favourable orientation to sunlight and cross ventilation. There will be no south facing single aspect apartments.

RESIDENTIAL DIVERSITY

There will be a balanced mix of one, two and three bedroom apartments to cater for a diverse population of new residents.



01/ TYPICAL GROUND FLOOR PLAN (A2)
6 LEVEL BUILDINGS



03/ ARCHITECTURAL EXAMPLES OF MATERIALS FORM AND SCALE

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02/ TYPICAL UPPER FLOOR PLAN (A2)
6 LEVEL BUILDINGS

10.2/ RESIDENTIAL QUALITY AND DIVERSITY - TOWNHOUSES

RESIDENTIAL DIVERSITY

There will be a mix of two and three bedroom townhouses arranged over two or three levels.

The 3 level townhouses create occasional variation and define street corners to reflect the varying street character of the local neighbourhood.

All townhouses are located at the edges of the development to integrate with the existing neighbourhood.

The townhouses act as a visual buffer to higher buildings behind as you walk along existing streets. They will have their own small front gardens to reflect the character of the existing neighbourhood.

The townhouses will use passive design for favourable orientation to sunlight and cross ventilation.



GROUND LEVEL

MID LEVEL

UPPER LEVEL

01/ TYPICAL 3 LEVEL TOWNHOUSE PLAN (T3)
3 BED + STUDY



UPPER LEVEL

GROUND LEVEL

02/ TYPICAL 2 LEVEL TOWNHOUSE PLAN (T1)
2 BED + STUDY

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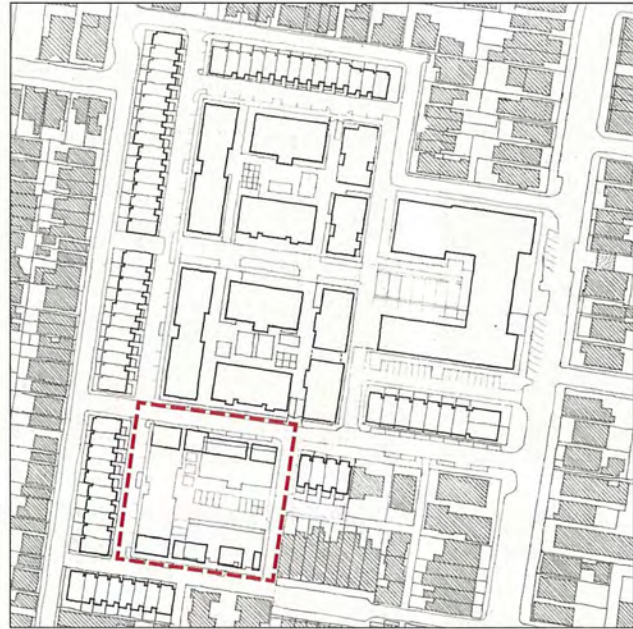
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03/ ARCHITECTURAL EXAMPLES

10.3/ ACCESSIBLE AND AFFORDABLE HOUSING



KEY PLAN

AFFORDABLE HOUSING

A Component of affordable housing is proposed equivalent to 5% of the total residential dwellings, which will be transferred to registered housing provider on completion.

Accessible Housing

All homes will be fully visitable and up to 5% of the homes will be either adaptable or fully accessible wheelchair housing in accordance with AS1428.1 (2009)



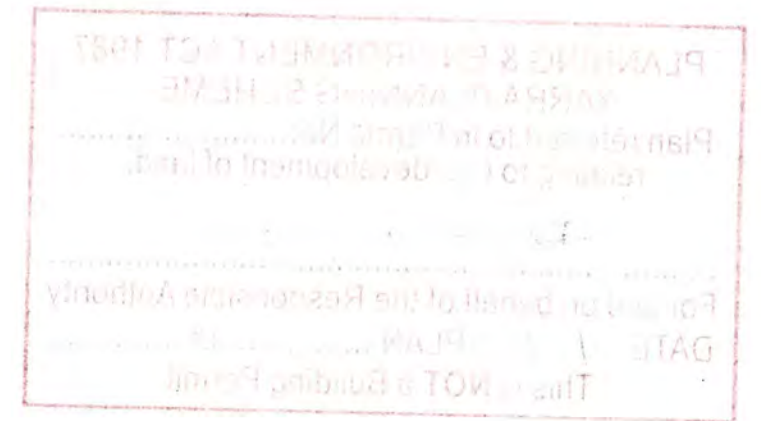
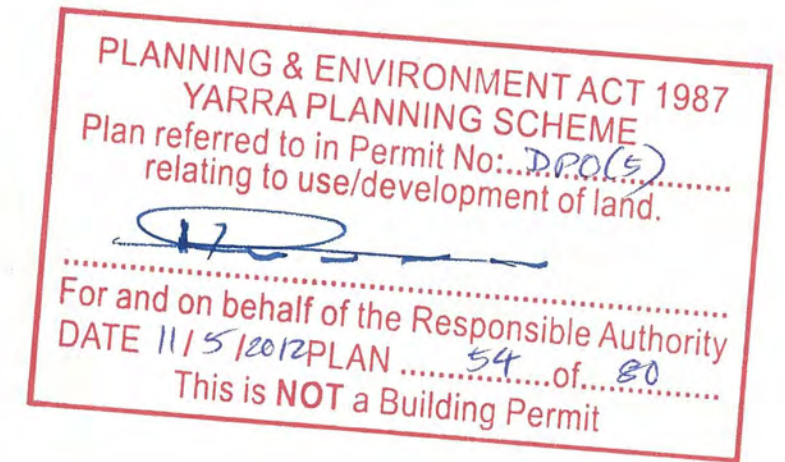
01/ ACCESSIBLE PROVISIONS



02/ ADAPTABLE PROVISIONS



03/ VISITABLE PROVISIONS



10.4/ APARTMENT BUILDING DESIGN GUIDELINES



01/ LOCATION PLAN: APARTMENTS

- NORTHERN COMPOSITE GROUP
A1, A2, A3, A4, A5, A6
- CENTRAL COMPOSITE GROUP
A7, A8, A9, A10, A11, A12
- SOUTHERN COMPOSITE GROUP
A13, A14, A15, A16 + AFFORDABLE HOUSING

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LAYOUT, FORM + ACCESS

- Composite Groups: ensure that individual apartment buildings are located in 3 coherent 'composite groups' as indicated:
 - Northern Group: A1, A2, A3, A4, A5, A6
 - Central Group: A7, A8, A9, A10, A11, A12
 - Southern Group: A13, A14, A15, A16
- Public Realm: ensure that any variation in lot boundaries or positions of apartment buildings and groups does not impact on masterplanned public realm opportunities.
- Private Communal Gardens: ensure that any variation in the lot boundaries or positions of apartment buildings and groups does not impact on landscape opportunities in private internal gardens.
- Strategic Vistas: ensure that vistas are maintained in accordance with the masterplan strategy, in particular, city views and views of the heritage buildings.
- Street Edge Definition: ensure the extent of built form on street edges does not reduce beyond that shown on the masterplan.

LANGUAGE + MATERIALITY

- Materiality: the masterplan promotes a coherent approach toward the materiality of all 16 apartment buildings and a singular overall materiality palette which will be layered and varied subtly.
- Key Buildings: each composite group has a 'key building' which will have specific architectural language and materiality responses.
- Specific Heritage Group Response: building A9 will have a specific language and materiality response.
- Specific South Group Response: buildings A14, A15 & A16 will have a specific language and materiality response.
- Projecting car park perimeter wall: given the below ground geological conditions, it is accepted that there will be areas where sections of basement walls will be above ground. These heights will vary across the development dependent upon the below ground conditions, the topography of the site and other factors. Where they occur, the length and height of the wall should be minimised as far as practical, and the surface area articulated by a variety of innovative design techniques in order to ensure an acceptable junction with the public realm.

LANDSCAPE + STREETScape

- Consider the retention of existing trees where appropriate in accordance with the masterplan
- Communal Gardens: provision of communal gardens for each group to ensure the facilitation of the landscape masterplan.
- Private Open Space at Ground Level: provision of private open space at ground level to ensure facilitation of the landscape masterplan.
- Basement Car Parking Access: ensure that basement vehicle access points minimise their functional and visual impact on adjacent public realm.
- Projecting carpark perimeter wall: ensure that wall is highly articulated to provide engaging junction with the public realm.
- New Street Trees & Public Realm Landscaping: ensure that apartment building layout facilitates the provision of new street trees and public realm in accordance with the landscape masterplan.
- Urban Rooms: Streetscape interfaces at the perimeters of composite groups should accommodate 'urban elements' in accordance with the masterplan and landscape masterplan.

LOCAL CONTEXT RESPONSE

- Local Context: the design of each apartment building should respond specifically to the unique conditions of it's immediate local context, both public and private.
- Intricate Bases: each composite group will have a unique 'intricate base' response around the perimeter of the group in accordance with the masterplan 'urban design response' – the design of each apartment building must adhere to these masterplanning principles.
- Urban Rooms: functional and social program from the apartment buildings should, where possible, be integrated into the intricate base at the ground level perimeter offering controlled activation and visual amenity to the surrounding public realm.
- Entry Sequence: entry points to the apartment buildings must provide a comfortable, legible, safe and fully accessible sequence of entry where there is a clear distinction between public and private realms.
- Vehicle Drop-off: each apartment building will have vehicle drop-off facility and delivery vehicle drop-off facility close to it's entry point.



02/ ARCHITECTURAL EXAMPLES

10.4/ APARTMENT BUILDING DESIGN GUIDELINES

ENVIRONMENTAL RESPONSE

- Solar Access: ensure high quality, sustainable indoor and outdoor living environments through design and orientation considerations.
- Building Orientation: ensure primary building orientation is maintained in accordance with the masterplan to minimise south facing apartments.
- Internal Common Spaces: maximise the potential for solar access to internal common spaces – foyers, stairs etc.
- Basement Car Parking Areas: maximise the potential for controlled solar access to basement parking areas.
- Natural Ventilation: maximise the potential for natural ventilation to all common and communal areas of apartment buildings.

SECURITY, PRIVACY + PASSIVE SURVEILLANCE

- Access Points: provide surveillance of all access points (entry doors) from the public realm.
- Garden Access: all apartment buildings to have access points from communal spaces to the private communal garden.
- Passive Surveillance: provide passive surveillance and activation to all parts of the public realm.
- Privacy: ensure appropriate privacy of all dwellings from the public realm.
- Public / Private Definition: all public and private areas around apartment buildings to have adequate levels of artificial lighting which avoids pollution and adverse amenity.
- Fences + Gates: reduce the negative visual impacts of any required security fences or screens – these should be generally designed as integral parts of the 'intricate bases' for each composite group.

DETAIL

- Detail: architectural details of apartment buildings should accord with the overall masterplan.
- Balcony Locations: maximize the passive surveillance of the public realm and ensure privacy for residences.
- Waste Storage Provisions: control the location and design of waste storage provisions at the public realm interface.
- Service Boxes: control the location and design of service boxes at the public realm interface.
- Fence + Wall Locations, Heights + Designs: ensure an appropriate contemporary response to the public realm.
- Post Box Locations and Designs: ensure an appropriate contemporary response to the public realm.
- Signing / Unit Numbering: ensure an appropriate contemporary response to the public realm.




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10.5/ TOWNHOUSE DESIGN GUIDELINES



01/ LOCATION PLAN: TOWNHOUSES

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PREAMBLE

In addition to the Provisions for the City of Yarra Planning Scheme for residential development (Clause 54 and Clause 55) and Rescode requirements, the aim of these guidelines is to ensure the masterplan:

- establishes procurement for high quality design and delivery of contemporary urban and architectural solutions compatible with the existing fine grain of the surrounding residential area.
- mediates the relationship with the new composite architecture and landscape of the site locale.
- integrates with the pedestrian, bike and vehicle internal networks within the site, and existing street and pedestrian networks.
- provides settings for amenable privacy and social relationships between new and existing residents of the wider community to develop.
- achieves high levels of social and environmental sustainability.

LAYOUT + FORM

- Lot Depths: ensure lot depth variations are controlled to minimise the impact on public realm opportunities
- Lot Widths: ensure lot widths are of appropriate scale in keeping with the existing street context.
- Lot Setback: ensure a degree of variation in street edge definition to reflect the existing neighborhood variations.
- Roof and Parapet Form: ensure an appropriate composition and variety of form in response to the existing neighborhood context.
- Height and Form: ensure the height and form respond to the existing street context.
- Vistas: ensure vistas are maintained in and out of the site. In particular, city views and views of the existing heritage building.
- Terrace Ends: specific form response at terrace ends through height, roof form, fenestration, building / lot relationship and landscaping, to ensure good definition of urban corners

LANDSCAPE + STREETScape

- Private Open Space at Ground Level: to ensure the facilitation of the landscape masterplan.
- Vehicle Loading Direction: to be considered in a manner that maximises use of the lot and private open space orientation, whilst ensuring the facilitation of public realm initiatives and traffic considerations in the overall masterplan.

- Vehicle Crossover + Garage Locations: ensure minimal crossovers where possible and that they are located in a manner that considers the public realm initiatives of the overall masterplan.

DETAIL + MATERIALITY

- Distinct Materiality Palette: ensure material diversity that responds to, and is in keeping with the existing neighborhood context.
- Balcony Locations: maximise the passive surveillance of the public realm and to ensure privacy for residents.
- Waste Storage Provisions: control the location and design of waster storage provisions at the public realm interface.
- Service Boxes: control the location and design of service boxes at the public realm interface.
- Fence + Wall Locations, Heights + Design: ensure an appropriate contemporary response to the existing neighborhood context.
- Post Box Location + Designs: to ensure appropriate contemporary response to the existing neighborhood context.
- Signing / Unit Numbering: to ensure an appropriate response to the existing neighborhood context.

SECURITY, PRIVACY + PASSIVE SURVEILLANCE

- Surveillance of Access Points: provide surveillance of all access points from the public realm.
- Passive Surveillance + Activation: provide passive surveillance and activation of all parts of the public realm.
- Appropriate Privacy: ensure appropriate privacy of all dwellings from the public realm.
- Clear Definition: ensure clear definition between public and private space.
- Solar Access: ensure high quality, sustainable indoor and outdoor living environment through design and orientation considerations.
- Fenestration + Private Open Spaces: maximise the local and distant views from dwellings. Provide passive surveillance to all public streets, lanes and walks.



02/ ARCHITECTURAL EXAMPLES

PLANNING & ENVIRONMENT ACT 1987
 YARRA PLANNING SCHEME
 Plan referred to in Permit No.
 relating to use/development of land
 For and on behalf of the Responsible Authority
 DATE / / PLAN of
 This is NOT a Building Permit