11.0/
LAND USE

11.1/ DEVELOPMENT SUMMARY

PROPOSED GROSS FLOOR AREA

NORTHERN PRECINCT	BUILDING GFA (SQM)
BUILDING A1	2400
BUILDING A2	2400
BUILDING A3	1500
BUILDING A4	2200
BUILDING A5	2400
BUILDING A6	2200
TOWNHOUSES	4600
TOTAL PRECINCT GFA	UP TO 17,700 SQM

CENTRAL PRECINCT	BUILDING GFA (SQM)
BUILDING A7	2400
BUILDING A8	2400
BUILDING A9	2100
BUILDING A10	2500
BUILDING A11	2400
BUILDING A12	2200
TOWNHOUSES	1700
TOTAL PRECINCT GFA	UP TO 15,700 SQM

SOUTHERN PRECINCT	BUILDING GFA (SQM)
BUILDING A13	1800
BUILDING A14	2800
BUILDING A15	2300
BUILDING A16	1700
TOWNHOUSES	3700
TOTAL PRECINCT GFA	UP TO 12,300 SQM

HERITAGE PRECINCT	BUILDING GFA (SQM)
BUILDING H1	2450
TOWNHOUSES	1705
MIXED USE	1295
COMMUNITY SPACE	400
TOTAL PRECINCT GFA	UP TO 5,850 SQM

TOTAL SITE GFA	UP TO 51,550 SQM

NOTE:
GROSS FLOOR AREA IS CALCULATED IN ACCORDANCE WITH THE PROPERTY COUNCIL'S METHOD OF MEASUREMENT FOR RESIDENTIAL PROPERTY, EXCLUDES BALCONY AREAS.
1500SQM FOR AFFORDABLE HOUSING IS INCLUDED.

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- APARTMENTS UP TO 2800 SQM
- APARTMENTS UP TO 2400 SQM
- APARTMENTS UP TO 2200 SQM
- APARTMENTS UP TO 2000 SQM
- TOWNHOUSES UP TO 250 SQM PER UNIT
- MIXED USE UP TO 1295 SQM
- COMMUNITY SPACE UP TO 400SQM

01/ GROSS FLOOR AREAS

NOTE: GFA FIGURES ARE APPROXIMATE ONLY

11.2/ RESIDENTIAL USES

DENSITY AND PRECINCT PLAN

PRECINCT	DWELLINGS PER HECTARE
NORTHERN PRECINCT	202
CENTRAL PRECINCT	249
SOUTHERN PRECINCT	215
HERITAGE PRECINCT	51
TOTAL SITE DENSITY	182 D/HA

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NORTHERN PRECINCT
CENTRAL PRECINCT
SOUTHERN PRECINCT
HERITAGE PRECINCT

01/ DENSITY

NOTE: DENSITY FIGURES ARE APPROXIMATE ONLY

11.2/ RESIDENTIAL USES

DEVELOPMENT MIX TABLE

DWELLING TYPE	%	NET SALEABLE AREA (SQM)
1 BR APARTMENTS	24 - 26%	50 - 55 SQM
2 BR APARTMENTS	45 - 48%	70 - 90 SQM
3 BR APARTMENTS	7 - 9%	140 - 155 SQM
HERITAGE 2 BR APARTMENTS	2 - 4%	95 - 105 SQM
HERITAGE 3 BR APARTMENTS	1 - 3%	110 - 120 SQM
1 BR AFFORDABLE HOUSING	3 - 4%	50 - 55 SQM
2 BR AFFORDABLE HOUSING	1 - 2%	70 - 75 SQM
SMALLER TOWNHOUSES	10 - 12%	110 SQM
MEDIUM TOWNHOUSES	1 - 3%	135 SQM
LARGER TOWNHOUSES	1 - 3%	190 SQM

DEVELOPMENT YIELD TABLE

PRECINCT	DWELLING %	DWELLING RANGE
NORTHERN PRECINCT	35%	MAX 191 DWELLINGS
CENTRAL PRECINCT	32%	MAX 174 DWELLINGS
SOUTHERN PRECINCT	27%	MAX 151 DWELLINGS
HERITAGE PRECINCT	6%	MAX 34 DWELLINGS
TOTAL DEVELOPMENT RANGE	100%	MAX 550 DWELLINGS

NORTHERN PRECINCT
CENTRAL PRECINCT
SOUTHERN PRECINCT
HERITAGE PRECINCT

01/ MIX + YIELD

NOTE: MIX AND YIELD FIGURES ARE APPROXIMATE ONLY

11.3/ ROADS + OPEN SPACE

The masterplan sets up a strong identity for public streets, communal podium gardens, the public square, spine and laneways, which is sympathetic to and enhances the existing qualities of the Richmond area.

SOME OF THE INITIATIVES WITHIN THE MASTERPLAN ARE:

01/ A network of public laneways, with traffic calming measures to restrict vehicle speeds and provide a safe environment for pedestrians and cyclists.

02/ A new pedestrian and cycle link will connect the site with Stawell Street providing a direct route through to the rear of the heritage building and a new public space.

03/ Visitor parking will be provided on street within the proposed new public laneways. This will include parking for retail and community uses.

04/ Residents parking will be provided within secure off-street carparking, above which form the communal podium gardens within each of the residential precincts.

05/ Communal podium gardens within each precinct, providing views and amenity for residents of the apartment buildings and visual amenity to the neighbourhood.

EXISTING PUBLIC STREETS
NEW PUBLIC STREETS
COMMUNAL RESIDENT OPEN SPACE
PUBLICLY ACCESSIBLE OPEN SPACE
SHARED ZONE

01/ PUBLIC / PRIVATE ADOPTION PLAN

12.0/
LANDSCAPE

12.01/ EXISTING OPEN SPACE

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 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.

01/ ILLUSTRATION FROM "YARRA OPEN SPACE STRATEGY 2006

02/ NEIGHBOURING BURNLEY PARK - INDIGENOUS GRASSLAND

03/ BURNLEY PARK - FORMAL PATHS & PLANTING

04/ EXISTING ADJACENT PUBLIC OPEN SPACE

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12.02/ EXISTING TREES

The majority of existing tree specimens within the site display an ad-hoc character with low branching form and limited shade producing canopy. Many of the existing trees are squeezed into confined planting areas on the site boundary and are proposed to be removed.

THE MASTERPLAN PROPOSES:

01/ extensive landscaped areas and new semi-mature trees will be planted as part of the delivery of public space and streets;

02/ to maintain the London Plane Tree plantings in Bendigo Ave;

03/ to replace removed boundary trees with mature specimens;

04/ to establish strong tree planting within the site, associated new streets, public spaces and communal open space;

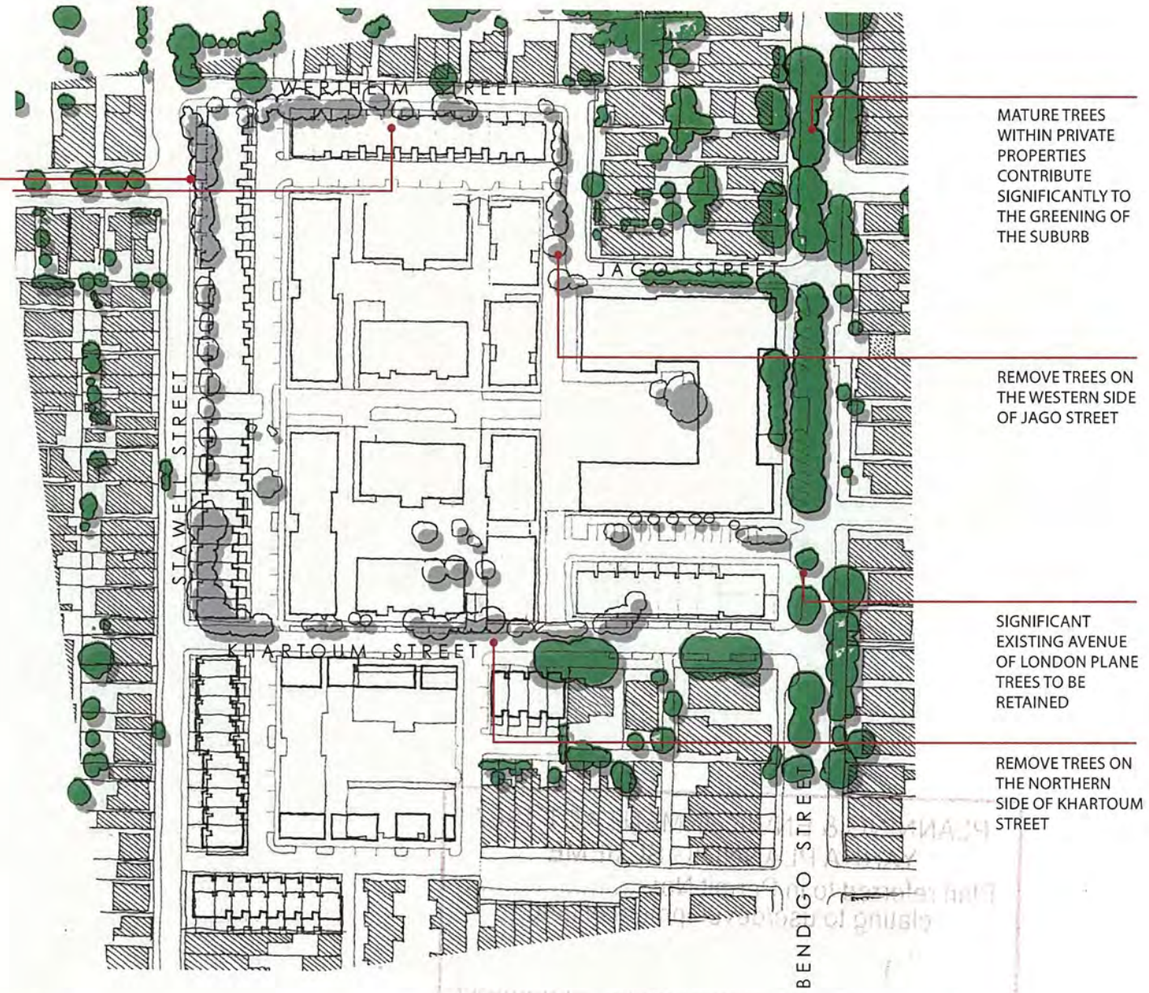
05/ to select clean trunk, high canopy trees to assist with shade, viability and surveillance;

06/ the careful selection of species to work with underground service easements.

01/ EXISTING EXTENT OF TREE CANOPY AND SHADE

02/ PROPOSED CLEAN TRUNK PLANTING

03/ EXISTING AD-HOC PLANTING

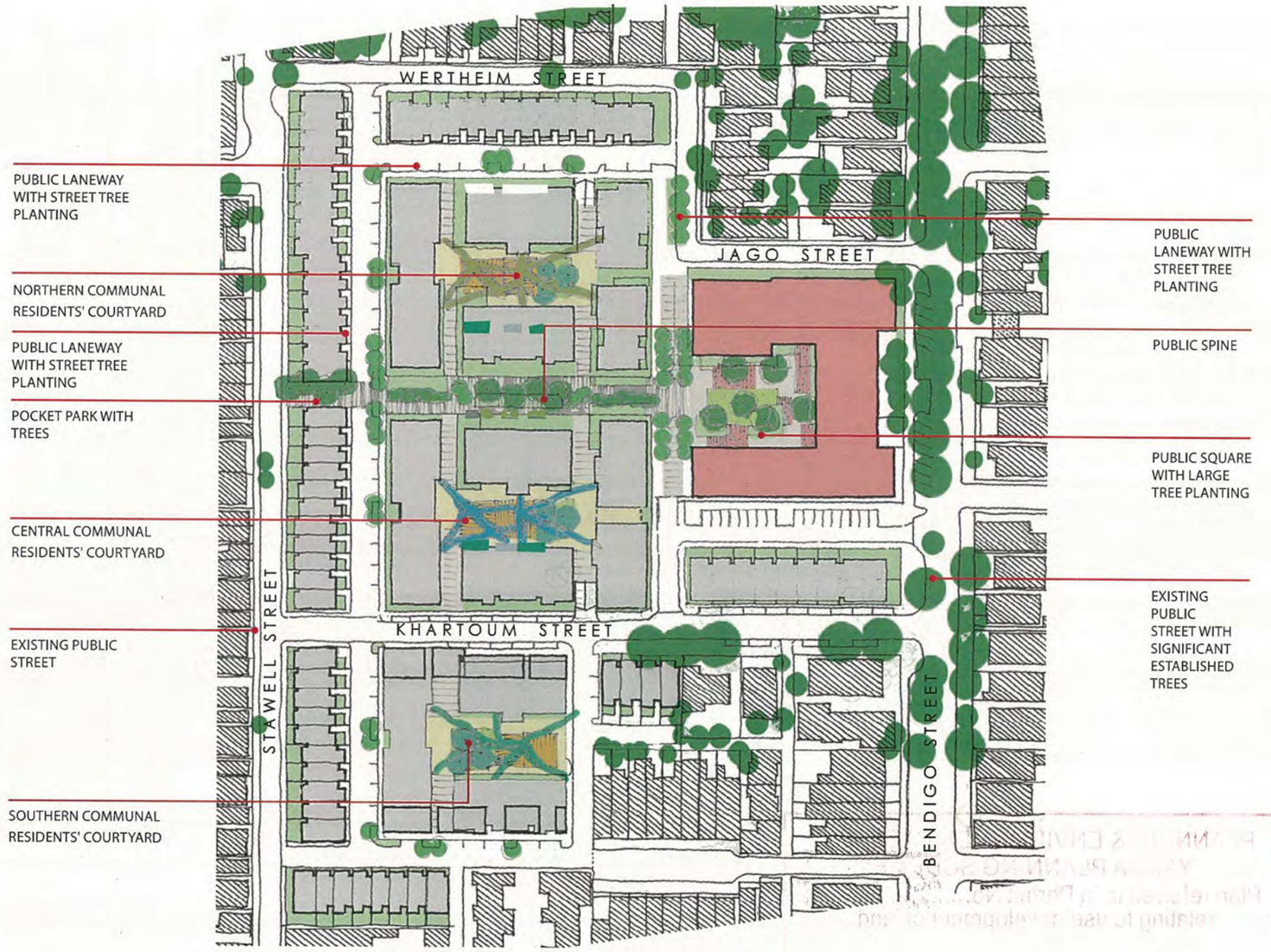


04/ EXISTING TREES AROUND THE SITE, INCLUDING THOSE TO BE REMOVED.

12.03/ 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 public residential laneways.

01/ PROPOSED OPEN SPACE ARRANGEMENT



02/ INDICATIVE LANDSCAPE MASTERPLAN

12.04/ CIRCULATION AND PERMEABILITY

The Yarra Open Space Strategy calls for an improvement in on-street pedestrian and cycle links through Richmond, and in particular through the development site in an east west orientation. Current street conditions limit legibility and permeability to neighbouring public open space and retail areas.

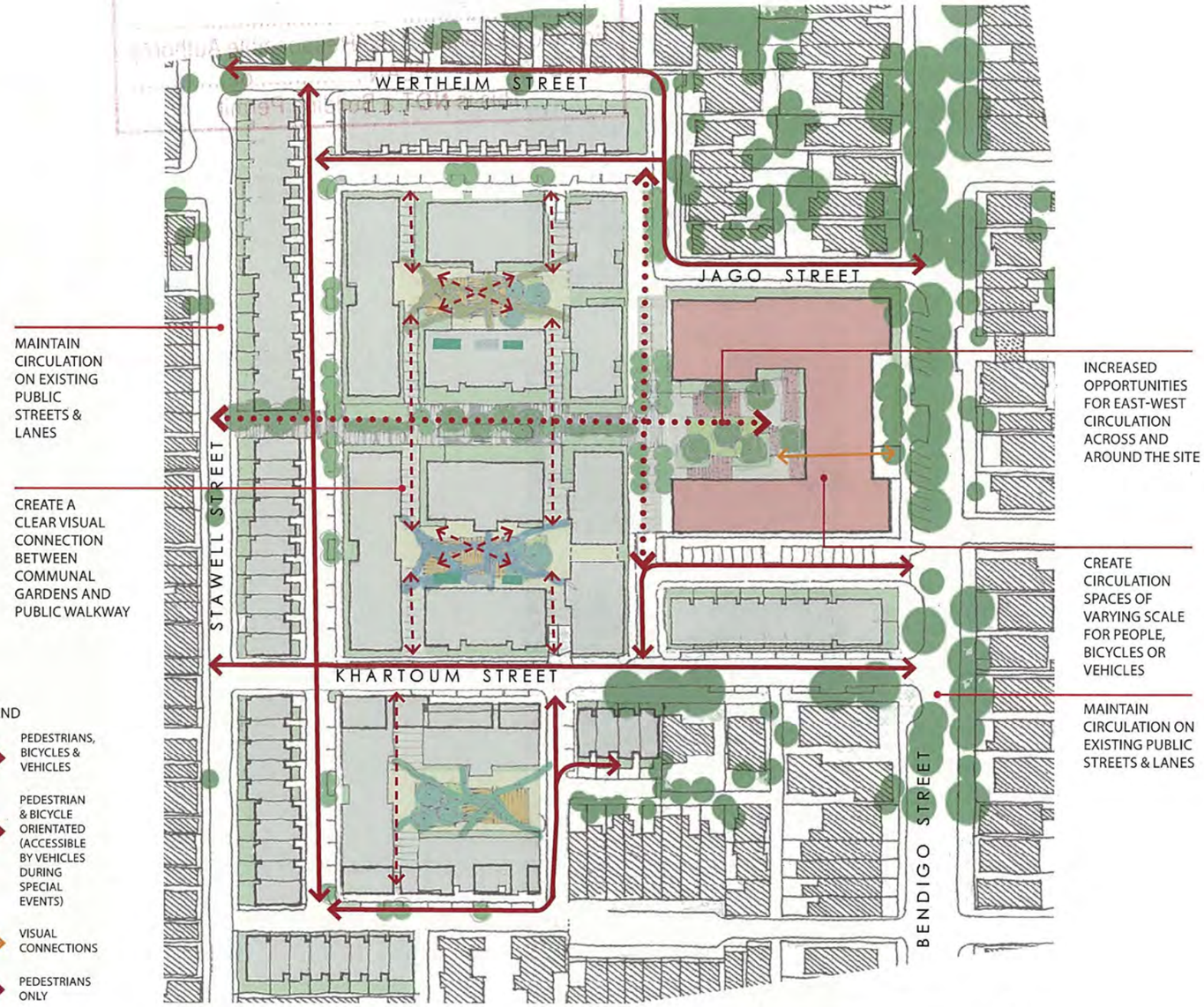
The masterplan's street network, foot print size and open space hierarchy means that public open space and communal open spaces are visible and connected.

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 development.

01/ PROVISION OF BIKE PARKING OPTIONS TO ENCOURAGE CYCLING.

02/ PROVIDE IMPROVED PEDESTRIAN LINKS & ACCESS TO OPEN SPACE

03/ NEW COMMUNAL SPACES SHOULD HAVE A STRONG VISUAL CONNECTION WITH PUBLIC OPEN SPACE



04/ PERMEABILITY DIAGRAM

12.05/ OPEN SPACE

The proposed masterplan provides around 2,500m2 of public open space, this figure excludes the new streets/lanes and communal gardens/open space.

The masterplan allows for a hierarchy of public spaces which will complement and extend the public life of the development and wider Richmond. Spaces include;

- small pocket parks for individual or intimate use;
- more defined landscape 'rooms' that will create a series of micro-climates for use by small groups and;
- a large public square as a setting to the heritage buildings and to host events and markets.

Other open space types provided within the development include;

- public laneways where both townhouses and apartments will have an active address;
- communal gardens (for the private use of new residents - with good transparency and permeability to public spaces), and;
- new cottage gardens designed to fit with the town houses on existing streets;
- new green rooves to lover podiums provide indigenous grasslands and strong visual amenity for taller buildings.

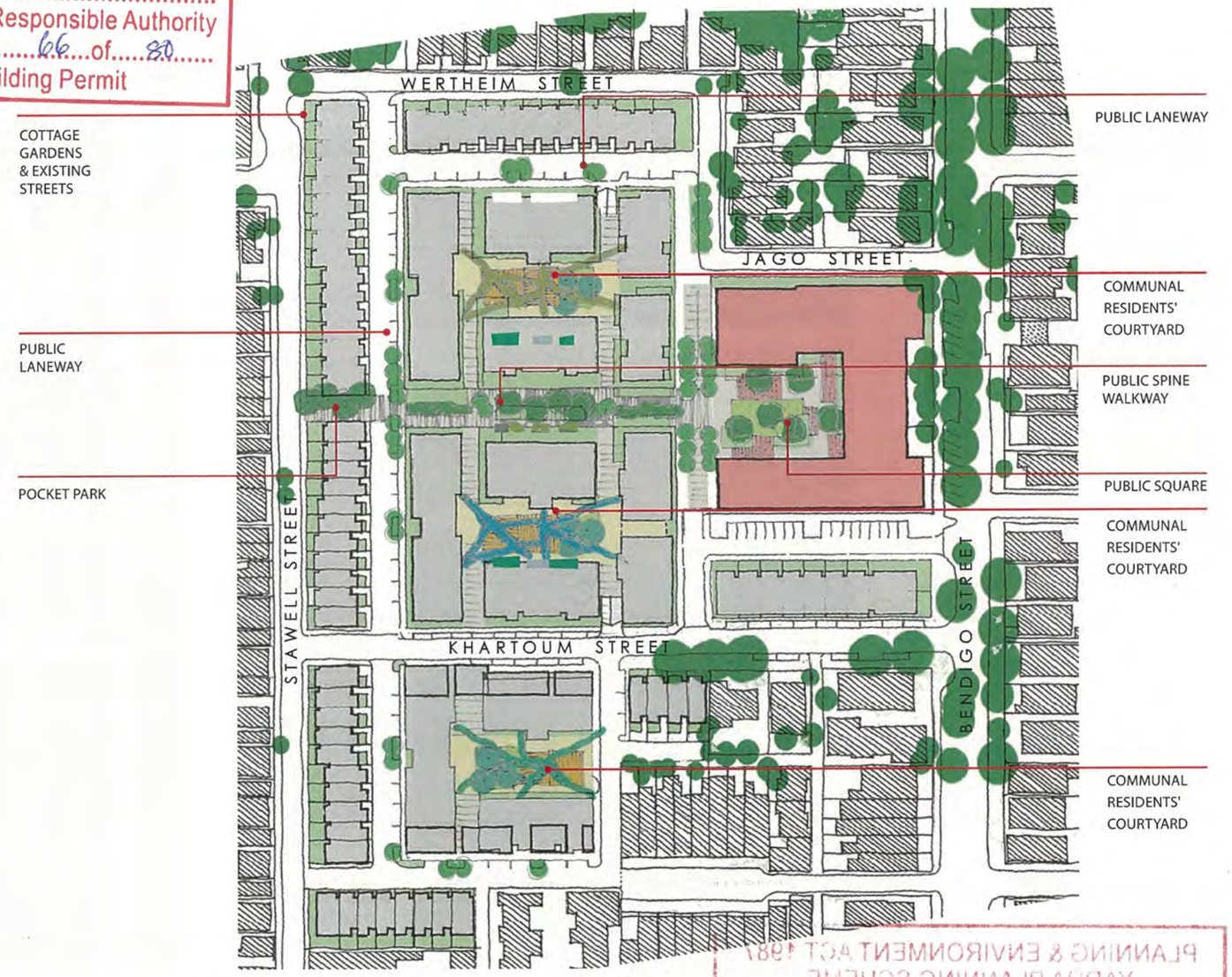
01/ PUBLIC SPINE

02/ PUBLIC SQUARE

03/ PUBLIC LANEWAYS

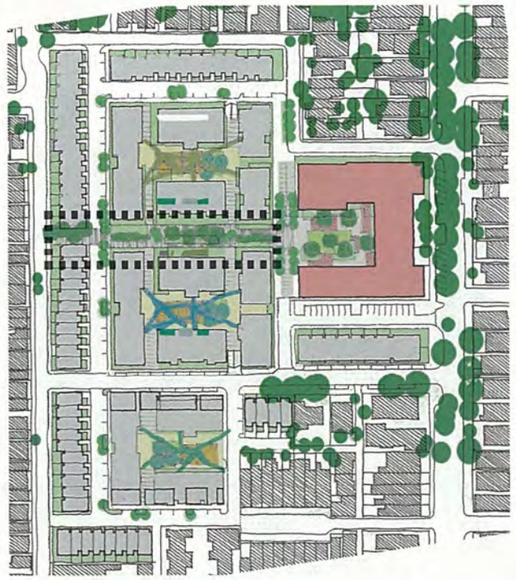
04/ TOWNHOUSE FRONTAGES & EXISTING STREETS

05/ COMMUNAL / COURTYARD GARDENS

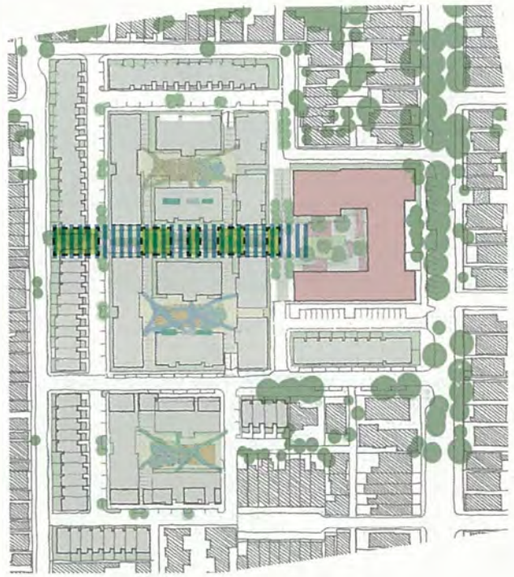


06/ PUBLIC OPEN SPACE TYPES

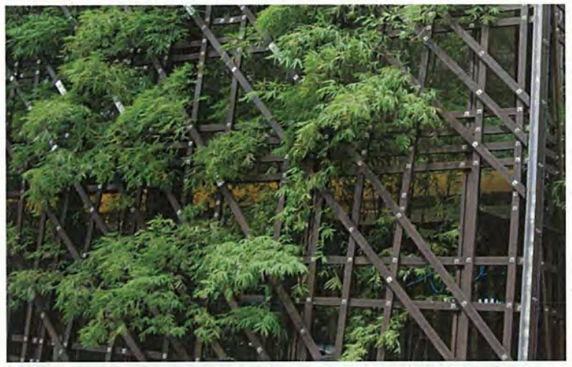
12.06/ PUBLIC SPINE



KEYPLAN



01/ A LINEAR SPACE WITH HIGHLIGHTED ENTRIES



02/ VEGETATED SCREENS BLUR THE DISTINCTION BETWEEN LANDSCAPE & BUILDING

03/ A STRONG LINEAR CHARACTER TO LEAD PEDESTRIANS THROUGH THE SPACE.

04/ USE OF CUSTOM DESIGNED ELEMENTS IN THE LANDSCAPE

05/ COMBINE CUSTOM STREET FURNITURE ELEMENTS WITH PAVING MATERIALS TYPICAL TO RICHMOND AND THE SURROUNDING NEIGHBOURHOOD.

06/ USE OF FEATURE PLANTING IN CONTAINERS

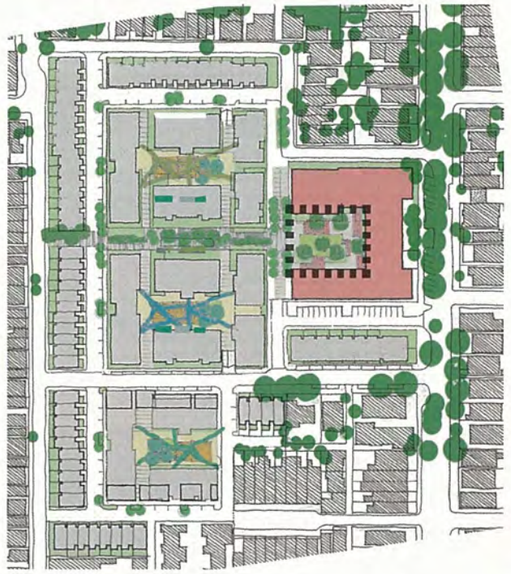
07/ HIGHLIGHT ENTRIES AND WALKWAYS TO THE COURTYARDS WITH POCKET SEATING SPACES.

The Public Spine will be accessible to the public and will connect the Public Square outside the Heritage Building through to Stawell Street, providing a clear route from west to east across the site. This anchors the existing heritage building and creating new permeability towards the nearby Yarra River.

The character of the Public Spine and the materials and street elements used, will suggest a pedestrian friendly space with scattered seating areas, bike storage and planting. The use of asphalt and sawn bluestone paving will continue the theme set in the public laneways, for the thoroughfares to read as a part of the existing Richmond streetscape.

Entries to the walkways leading to the courtyards and entries to apartments will be highlighted with areas of sawn bluestone paving and seating.

12.07/ PUBLIC SQUARE

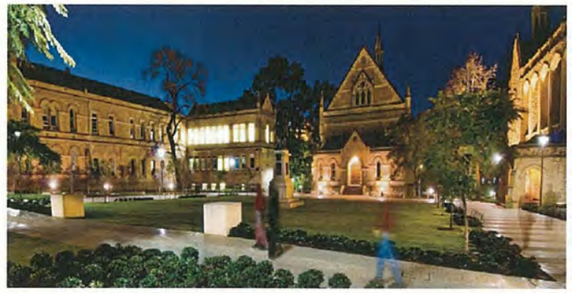


KEYPLAN

01/ A FLEXIBLE SPACE WHERE A VARIETY OF EVENTS OR GATHERINGS CAN OCCUR

02/ GRADE CHANGE PROVIDES SPACE FOR GATHERINGS

03/ SUBTLE DELINEATIONS CREATE INTIMATE ROOMS WITHIN ONE LARGER SPACE



04/ A LIGHTING STRATEGY TO ACTIVATE SPACES AT NIGHT AND PROVIDE SECURITY

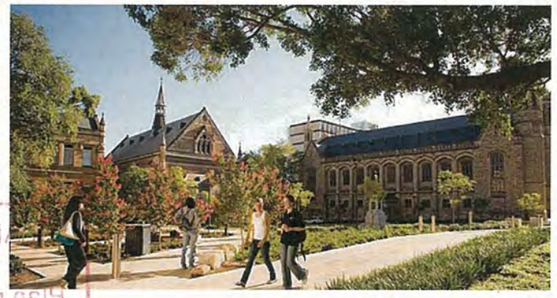
05/ LANDSCAPE TREATMENT TO COMPLIMENT, CONTRAST AND SOFTEN.

The Public Square (Heritage Courtyard) will provide the public focus to the site and the signature of the development. Developed around the existing heritage building, it will provide both a setting for the building and a flexible space for the community.

The Public Square will be an open space with sunlight, edge enclosure and trees.

06/ GREEN SPACE WITH ACTIVE HARD EDGE

07/ FORMAL ELEMENTS & SPACE ALLOWS A CIVIC FEEL TO THE EXISTING BUILDING



09/ LARGE SPACE PROVIDES OPPORTUNITIES TO SEE HERITAGE BUILDINGS

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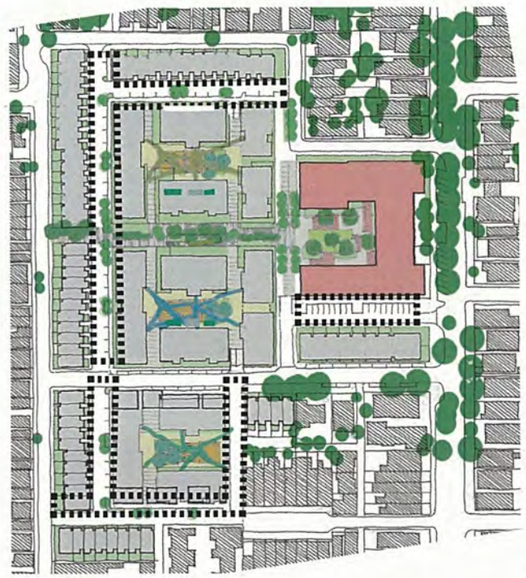
12.08/ PUBLIC LANEWAYS



KEYPLAN

The public laneways continue the character of the existing neighbourhood street grid. They provide an important rear address for the townhouses and enable public permeability through the site.

The lane profile is considered to be from building alignment to building alignment, to emphasise a shared condition as opposed to a highly segregated central vehicle route and footpaths. The function of vehicles and pedestrians is subtly implied through changing the scale of the ground material which will be of one type throughout, and by utilising flush kerbs to imply the functional zones of the lane.

Street trees with low planting underneath are incorporated into the carriageway and on-street parking arrangement randomly to provide green amenity, avoid monotony, and to slow traffic. They are informally positioned to maintain the informality of the surrounding tree planting. Wider pedestrian zones are implied outside lobbies to avoid people / parked car conflicts at the entries, and to announce an address on the lane.

The public laneways use the typical and traditional materials found in the City of Yarra municipality, which is bluestone kerb and channel with asphalt footpaths. This is extended to the street furniture selection, which will also be taken from the City of Yarra Technical Notes standard suite.

01/ HIGH CANOPY PLANTINGS MAINTAIN VIEWS

02/ USE OF MATERIALS WHICH ARE TYPICAL TO THE CITY OF YARRA STREETSCAPE

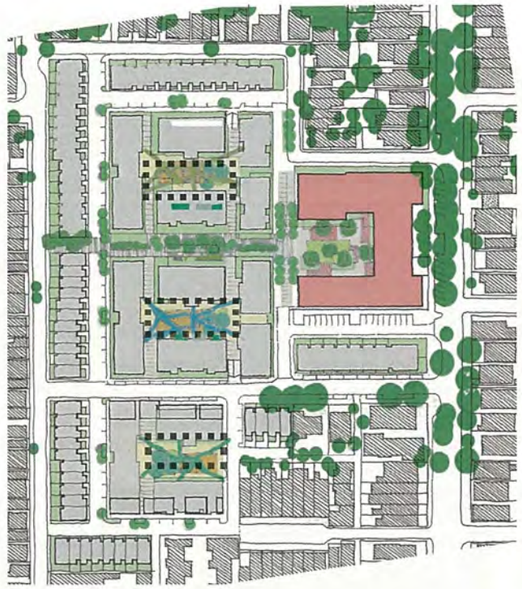
03/ USE OF CITY OF YARRA STANDARD SUITE OF STREET FURNITURE IN THE PUBLIC LANES FOR CONSISTENCY AND EASE OF ON-GOING MAINTENANCE

04/ COMBINE STREET TREE PLANTING WITH LOW GARDEN BEDS

05/ A SHARED SPACE - WHERE VEHICLES AND PEDESTRIAN HAVE EQUAL PRIORITY

06/ MAXIMISING OPPORTUNITIES TO ADD GREENERY TO BUILDING FACADES AND TIGHT SPACES.

12.09/ COMMUNAL / COURTYARD GARDENS



KEYPLAN

The three apartment block communal gardens will be similar in scale, function and facilities, but will vary in some degree in terms of character and arrangement to afford individual identity to the apartments, and variety across the development.

The gardens will offer residents an opportunity for passive recreation and active gardening. Trees will be provided for shade and amenity, and productive and edible gardens will enable resident gardening and kitchen-use. Edges to the gardens will be as transparent as possible to enable outside views into green, and to enable the communal gardens to visually contribute to the public domain.

The courtyards will be configured with an arbour structure for climbing plants for shade, a sense of sanctuary and to maximise planting opportunities vertically through the space.

The courtyards will include seating arrangements which are communal and with secluded spaces for groups and individual users.

01/ PERSONALISED LANDSCAPE ROOMS

02/ A VISUAL LANDSCAPE FROM MANY LEVELS

03/ A TEXTURED LANDSCAPE CREATED BY VARIED LEVELS, AND MATERIALS

04/ FLEXIBLE SPACES FOR GROUPS TO GATHER OUTDOORS

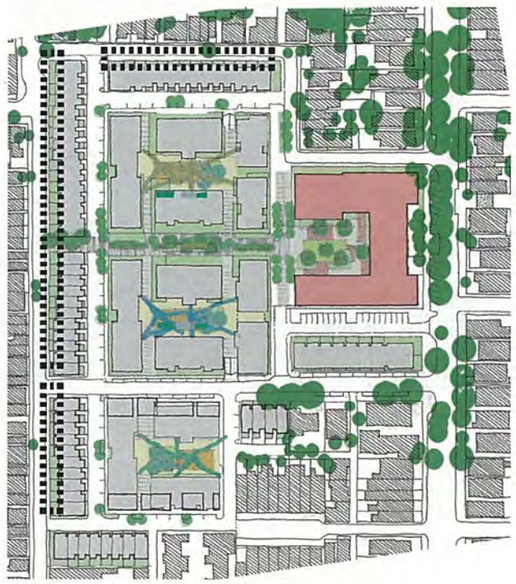
05/ STRUCTURES CREATE USABLE SPACES WHICH OFFER SANCTUARY AND SECLUSION

06/ MULTI-USE FURNITURE / SCULPTURE / LOW WALL

07/ INTERACTIVE COMMUNITY GARDEN AREAS

08/ PROVISION FOR COVERED AND VISITOR BIKE PARKING

12.10/ TOWNHOUSE FRONTAGES AND EXISTING STREETS



KEYPLAN

01/ A MIX OF CLIMBING PLANTS FOR TEXTURE

02/ INDIVIDUAL PLANTINGS CREATE A RICH STREET CHARACTER BY ALLOWING PLANTS TO SPILL ONTO THE STREET'

03/ FENCES AND WALLS ADD DIVERSITY & CHARACTER TO THE STREET

04/ CLIMBING WIRES AND FRAMES TO ADD GREENERY TO THE BUILDING FACADES

The narrow front yards to the townhouse will be based on the theme of productive plants and maximising the potential of small spaces to creatively grow things. This will be in the form of climber frames wrapping up the facades, window boxes for herb gardens and small fruit tree planting, such as lemon trees and limes

The plant species selected and climber frame designs will have a sense of randomness, rather than being of a one uniform type along the street, to reflect the individual and unique character and planting of the existing small front yards and verandahs the surrounding streets.

12.11/ PLANTING THEME

The planting strategy throughout the new development will adopt the informality and variety of the plantings in the surrounding neighbourhood and so unite and stitch the new development into its context. This planting treatment directly supports the urban planning moves regarding built form alignments, massing, and typology.

The plantings throughout the private and public gardens will be a combination of Australian native and exotic species. Cottage gardens may have a higher proportion of exotic plants in the Richmond cottage tradition, and public planting may have a higher proportion of Australian native plantings to respond to public levels of maintenance and drought conditions.

A variety of plants with differing form and texture will be used to reflect the highly personal nature of residential living, and create identity through variety. Planting will be incorporated on above ground podiums, and trailing plants may be located on transparent balustrades to soften building edges and ensure communal gardens contribute to the public domain.

Irrigation is proposed for the plantings by water harvested from site. Bio-filter gardens will consist of Australian native ground covers/grass species.

01/ COMMUNAL / COURTYARD GARDENS

02/ INFORMAL AND TEXTURED PLANTING

03/ NARROW VERTICAL GARDENS

04/ REGULAR/ FORMAL TREE PLANTINGS

05/ INFORMAL TREE PLANTINGS - ATMOSPHERIC GARDENS

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