

# VICTORIA GARDENS

## COMPREHENSIVE DEVELOPMENT PLAN

OCTOBER 2022











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# INTRODUCTION

This document applies to land generally bounded by Victoria Street, Burnley Street, the Yarra River and Doonside Street, Richmond, with all land included in the Comprehensive Development Zone – Schedule 1.

The purpose of this document is to establish the Masterplan Vision and urban design guidelines which will facilitate and achieve a site responsive development of the Victoria Gardens site (formerly known as the Vickers Ruwolt site, Ajax Fasteners and CUB sites).

The Comprehensive Development Plan (CDP) is a long-term plan to facilitate the redevelopment of the Precinct as a residential and commercial/mixed use precinct.

It describes the future layout and use of the partially vacant precinct as a modern urban residential based community, including how and where community and transport infrastructure are planned to support development. The CDP and the Comprehensive Development Zone provide a set of controls, requirements and guidelines that will guide the development of the Precinct for many years.

The CDP is intended to provide a framework to guide the redevelopment of the site. The CDP's implementation will include the detailed plans to be prepared by the proponent, and approved by the Responsible Authority in advance of development. The Schedule to the CDZ provides guidance on how these detailed plans must be prepared.

The CDP will assist to guide the Responsible Authority in respect to the approval of the planning permits in accordance with the CDP.

The CDP addresses the issues associated with the development of land. In considering if a development is acceptable, the Responsible Authority must assess the proposal against the objectives, requirements and guidelines of the CDP.

The CDP has been divided into various design elements and precinct principles, outlining the relevant issues and design guidelines to be considered in the formulation of a design for the development of the site.

The CDP is designed to be flexible in approach. This document illustrates the benefits of a performance based approach. The guidelines seek to achieve a site responsive and innovative development.

## 1.1. HOW TO READ THIS DOCUMENT

The CDP is incorporated into the Yarra Planning Scheme. As such it should be read as part of the planning scheme.

The way in which the various elements of the CDP are to be applied is as follows:



### **Vision, Broad Design Principles and Objectives:**

The vision, broad design principles and objectives must be complied with.



**Future Urban Structure:** The future urban structure of the site (as described in part 4 of the CDP) must be generally complied with, to the satisfaction of the responsible authority. Variations may be permitted by the responsible authority, provided the overall vision and objectives for the development of the site are complied with.



**Requirements:** Requirements R1, R2 and R3 must be complied with. must be satisfied in the design of a development.



**Guidelines:** All guidelines should be complied with. Guidelines outline matters that should be taken into account in the design of a development. If the responsible authority is satisfied that an application for an alternative to a guideline satisfies the vision, objectives or requirements of the CDP, then the responsible authority may consider the alternative.



# 02

## OUTCOMES

### 2.1. VISION

Building upon the development of Victoria Gardens and the surrounding precinct, a masterplan framework has been established to strengthen the core of the activity centre and transform the underutilised and vacant parcels of land.

The masterplan set out objectives for enhancing the public pathways that link together a series of proposed public spaces, whilst delivering increased amenity in the form of retail, commercial, social, and residential infrastructure. It seeks to ensure that each land use element has its own identity and is integrated with the visual character of the total development, in a way that responds to the site's Yarra River location and provides occupiers with an attractive, convenient, quality commercial, residential and social environment. The masterplan also aims to ensure:

- The urban design addresses the surrounding existing industrial and residential interfaces in a variety of ways; and
- Is cognisant of the importance of the site as a strategic gateway to the inner city.

The masterplan develops the precinct's role as a major activity centre, marking its place in the broader context of Melbourne through built form relationships and the establishment of a Victoria Gardens cluster.

### 2.2. BROAD DESIGN PRINCIPLES

Broad design principles from which the Urban Design Guidelines have been developed include:

- To create a site response which capitalises on views from the site of the Melbourne skyline, the Yarra river corridor and surrounding parkland and which is cognisant of the surrounding building form;
- To create an integrated comprehensive development with a "sense of place";

- To encourage opportunities for recreational activities along the Yarra River; to link additional public open-space areas within the site to existing open-space along the Yarra and to ensure that public open space areas are accessible to the general public;
- To develop an architectural response to the site that reflects:
  - Its importance as a strategic gateway to the inner city;
  - Its residential and commercial interfaces; and
  - Its frontage to the Yarra River;
- To ensure reasonable levels of privacy for the residential component of the development;
- To ensure that a high standard of pedestrian safety and security is reflected in the planning and detailing of the development and which capitalises on opportunities for natural surveillance;
- To ensure that the development sets a design standard for future development within the general area particularly along the Yarra River escarpment;
- To improve and promote public access to the area;
- To improve the landscape quality of Public Open Space;
- To limit traffic speed and optimise pedestrian safety through carefully designed traffic access and movement arrangements;
- To progressively rehabilitate existing riparian vegetation and further enhance the river and its banks as an ecological corridor;
- To promote contemporary architecture which is complementary with the surrounding areas.



## 2.3. OBJECTIVES

### 2.3.1. Public Realm

Objectives	
O1	Extend and enhance connections around and through the Victoria Gardens Centre to improve the relationship of the centre to its surrounds
O2	Create new public spaces, nodes and linkages throughout Victoria Gardens to create gathering spaces for the community to enjoy
O3	Design high amenity urban spaces with good solar access and design qualities, including those that reduce wind impact, reflective of the site's identity within the context of Richmond and the Yarra River
O4	Provide new retail opportunities to ensure the existing shopping centre is engaged within the street network and public environments of Richmond through new entrances and public spaces leading into the shopping centre

### 2.3.2. Built Form

Objectives	
O5	Create new building form that follows the pattern of urban development and recognises the primacy of Victoria Gardens as an Activity Centre
O6	New built form that has regard to appropriate sunlight and amenity to the streets and public spaces within and beyond the site
O7	High density residential development will support a future population that can take advantage of the location benefits offered by Victoria Gardens

### 2.3.3. Retail, Commercial and Mixed Land Use

Objectives	
O8	Rejuvenate and create a truly mixed-use precinct and connected community
O9	Increase the retail and commercial uses to ensure high quality services are maintained for residents and workers
O10	Increase residential opportunities within Doonside Precinct and River Boulevard Precinct expansion areas to provide a variety of choice





Picture 1 - Victoria Gardens Development Plan Precincts

Source: COX and NH

# 03

## SITE CONTEXT

The Victoria Gardens area is comprised of a number of precincts, which include the Existing Victoria Gardens Centre and Existing Barkers Road Bridge Precinct. Doonside Precinct and River Boulevard Precinct form the Victoria Gardens Expansion areas (Picture 1).

The Victoria Gardens Expansion Area include the Doonside Precinct and the River Boulevard Precinct as illustrated at Picture 1.



### 3.1. EXISTING VICTORIA GARDENS CENTRE

The Existing Victoria Gardens Centre (No. 620 Victoria Street, Richmond) accommodates various retail and commercial land uses, including cinemas, entertainment areas, a food court, specialty retail shops, a discount department store, furniture stores, supermarket (Coles) and a gymnasium. Office floorspace is also provided within the building to the north-western corner of the Shopping Centre and incorporates an office building at 40 River Boulevard. This building is already constructed and is associated with an Approved Development Plan.

### 3.2. EXISTING BARKERS ROAD BRIDGE PRECINCT

The Existing Barkers Road Bridge Precinct fronts Victoria Street and River Boulevard and consists of:

- No. 660 Victoria Street, a 4-storey office/commercial building fronting Victoria Street. A café and restaurant are also located at the ground floor.
- No. 680 Victoria Street, a function centre fronting Victoria Street and the Yarra River.
- A group of 3-6 storey residential buildings

### 3.3. RIVER BOULEVARD PRECINCT

The River Boulevard Precinct is to the east of the Shopping Centre with an interface to Victoria Street and the Yarra River. It is essentially separated into four parcels, being centrally divided by River Boulevard, with Vickers Drive creating an east-west connection. It includes:

- Nos. 10 (Lot 10) and 20 River Boulevard (Lot 9) which are currently undeveloped land parcels (with a current development plan approval for a maximum 12 storey mixed use development).
- No. 25-35 River Boulevard which is currently an undeveloped parcel of land (with a current development plan approval for a maximum 8 storey residential development).

### 3.4. DOONSIDE PRECINCT

The Doonside Precinct is located immediately to the south of the Existing Victoria Gardens Shopping Centre. The 1.81Ha site, comprising seven land parcels, is strategically located adjacent to the Shopping Centre.

At No. 53 Burnley Street, the Doonside Precinct accommodates the Former Loyal Studley Hotel. The building is recognised for its heritage value, with a site-specific Heritage Overlay (HO374) affecting the property. An overview of the Former Loyal Studley Hotel is outlined below.

#### 3.4.1. Former Loyal Studley Hotel (Heritage Place)

The Former Loyal Studley Hotel is located to the north-east corner of Burnley and Doonside Streets in Richmond. The Loyal Studley Hotel was constructed in 1892.

An L-shaped rear wing borders a laneway to the north with an asphalted yard to the south-east. The hotel building has been described as follows:

This two-storey English Queen Anne revival style hotel has a red brick (painted over) asymmetrical facade, with extensive render dressings, and a gabled main roof with slate cladding. The left facade bay is in a gabled parapet form with the hotel name and date, as an abstracted cartouche, and an upper triangular panel, with a moulded cartouche, finial, and scrolls supporting a Tuscan pier, with a balloon. The upper level facade has three windows to each facade bay, with ogee heads and apron work below sills. The window heads penetrate the frieze mould below the deep dentilated cornice.

The roof had terra-cotta cresting and three chimneys with deeply moulded cornices. The cantilevered verandah is an addition and, typical for a Victorian-era hotel, the ground floor facade has been altered. All of the brickwork has been painted and some roof slates replaced, along with the terra-cotta cresting.

Historical photographs show that a small single storey addition was made to the south of the facade by 1945, presenting to Burnley Street with a ground floor treatment that matched the original building.

This addition has been further extended in more recent times, and flat roofed additions made to the rear wing. A number of alterations have occurred at ground floor and to the external materials.

Prominent elements of the heritage place include the three-dimensional form of the front pitched roof, including the front detailed gable end, detailed front façade, first floor windows and front chimneys.



### 3.5. SURROUNDING CONTEXT

Important features of the site's immediate surrounds include:

- Parkland areas developed on the opposite river bank in Hawthorn;
- Office and residential developments to the north of Victoria Street (e.g. Skipping Girl development);
- The adjacent historic Victoria Bridge;
- The linear public open-space along the Yarra River which includes the shared path;
- The river as an ecological corridor;
- The river as an important waterway link to the CBD, including Southbank;
- The residential development, Yarraberg to the south;
- The site is the "Gateway to the City of Yarra";
- The Yarra River and areas of steep valley escarpment;
- Views into the site from surrounding areas, particularly the Barkers Road 'Cutting'.



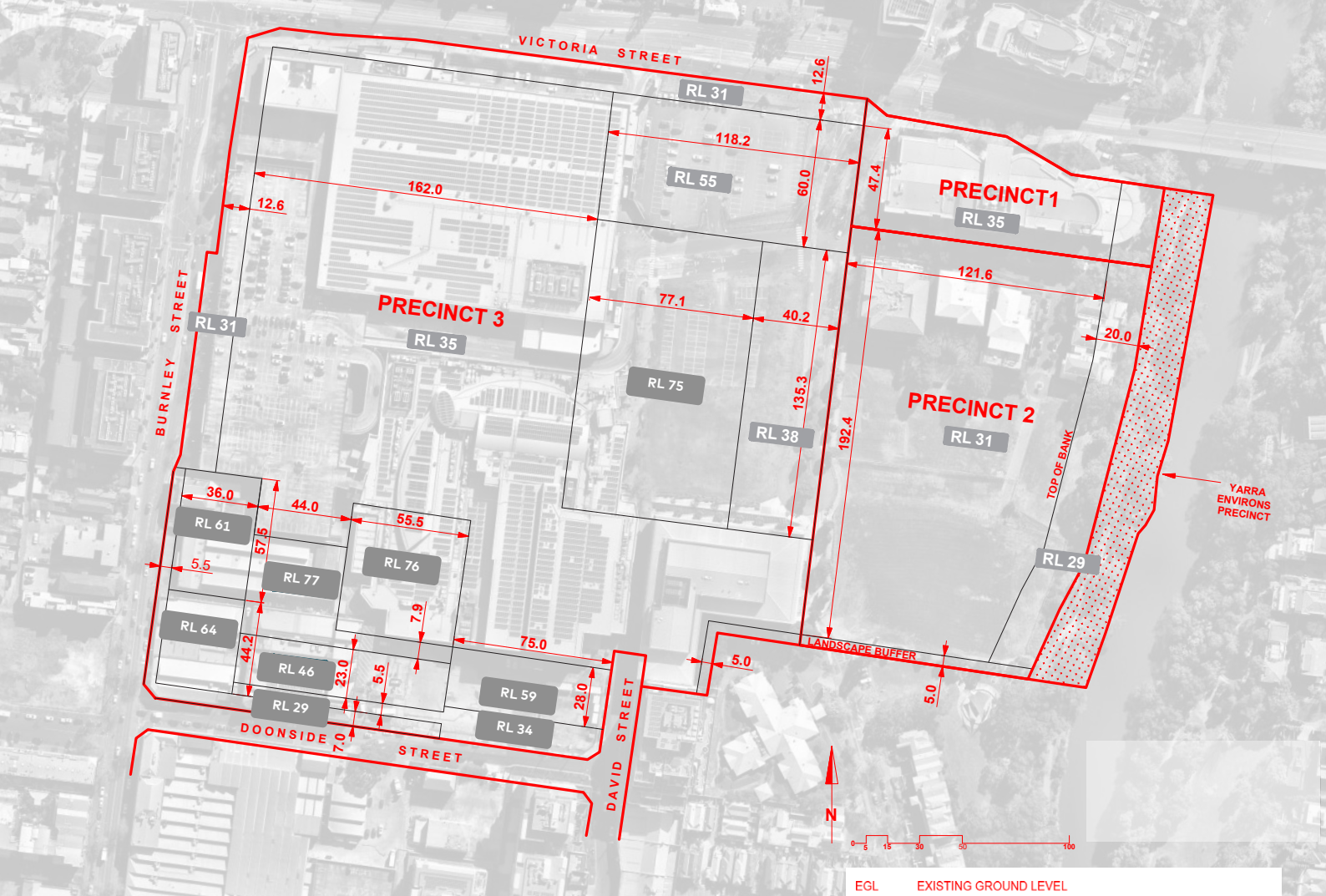


# FUTURE URBAN STRUCTURE

## 4.1.1. DESIGN ELEMENT 1: SETBACKS, BUILDING ENVELOPES, HEIGHT LIMITS

Objectives		Requirements	
O1	Acknowledge the value of the historic landmark “Skipping Girl” in the urban landscape	R1	Any building or works must not exceed the mandatory height limit above the Australian Height Datum as shown in Picture 2 of the CDP. This does not apply to: <ul style="list-style-type: none"> <li>Architectural features, building services (including but not limited to lifts and rooftop plant), electronic media antennas, flagpoles, lighting poles, fences and advertising signs.</li> <li>Buildings and works associated with rooftop communal open space</li> </ul>
O2	To ensure development of the site complements and enhances the surrounding streetscape and built form	R2	The Yarra River Environs Precinct shown in Picture 2 of the CDP must only be developed for: <ul style="list-style-type: none"> <li>Pedestrian and bicycle linkages.</li> <li>Boat landings, boardwalks, terraces, decks, seating and ancillary works.</li> <li>Public recreational facilities</li> </ul>
O3	To integrate, where appropriate, the layout and design of the proposal with the surrounding neighbourhood and abutting uses	R3	The Landscape Buffer shown in Picture 2 of the CDP must only be developed for: <ul style="list-style-type: none"> <li>Pedestrian and bicycle linkages.</li> <li>Linkages to any building.</li> <li>Landscaping and open space.</li> <li>Recreational facilities.</li> </ul>
O4	To reflect a transition of building height, scale and massing in respect to surrounding development		
O5	To respect the significance of the Yarra River and the valley		





EGL EXISTING GROUND LEVEL

RL 55 Maximum Height (except for architectural features building services, electronic media antennas, lighting poles, fences and advertising signs) to which building and works may be constructed shown thus being the Reduced Level above the Australian Height Datum

— Boundary of land subject to this Comprehensive Development Plan

NOTE: FINAL DIMENSIONS AND SETOUT SUBJECT TO FORMAL SURVEY COORDINATION

**PROPOSED**

VICTORIA GARDENS COMPREHENSIVE DEVELOPMENT PLAN

RL XX MANDATORY BUILDING HEIGHT CONTROL

**Picture 2 - Comprehensive Development Plan – Precincts, Height and Setbacks Plan**

Source: COX and NH



## Guidelines

<b>G1</b>	Any building or works must not exceed the mandatory height above the Australian Height Datum for any particular site as shown on the CDP. This does not apply to: <ul style="list-style-type: none"> <li>Architectural features, building services (including but not limited to lifts and rooftop plant), electronic media antennas, flagpoles, lighting poles, fences and advertising signs.</li> <li>Buildings and works associated with rooftop communal open space</li> </ul>
<b>G2</b>	A landscape buffer shall be provided to interface with the river bank/eastern boundary
<b>G3</b>	Continuous wall lengths fronting the Yarra River, should not exceed approximately 10 metres, without a step, an offset, or a distinct break in unit length
<b>G4</b>	No more than 50% of the eastern boundary shall be built to. At least a 2 metre setback shall be provided to the remaining 50%
<b>G5</b>	Setbacks, building envelopes and height limits are to be in accordance with Picture 1 of the CDP.
<b>G6</b>	The development of land for the following must meet the relevant requirements of Clause 55: <ul style="list-style-type: none"> <li>Two or more dwellings on a lot</li> <li>A dwelling or extension of a dwelling if it is on common property</li> <li>A residential building or extension of a residential building</li> </ul> <p>This does not apply to a development of five or more storeys, excluding a basement</p>
<b>G7</b>	An apartment development of five or more storeys, excluding a basement, must meet the relevant requirements of Clause 58

## 4.1.2. DESIGN ELEMENT 2: BUILDING FORM, MATERIALS AND COLOUR

### Objectives

<b>O6</b>	Building design to capitalise on river corridor and city sky line views
<b>O7</b>	To articulate strategic aspects of the site by including its entrances in tactical locations including, the corner of Burnley and Victoria Street and the Victoria Bridge edge
<b>O8</b>	To create high levels of community safety within the site
<b>O9</b>	To encourage a variety of architectural forms, roofscapes and façade treatments across the site which is reflective of the cultural and architectural diversity of the surrounding area

### Guidelines

#### General

<b>G8</b>	Buildings directly fronting the Yarra River are to 'complement' the Yarra River environs
<b>G9</b>	Install windows along street sides of buildings for increased natural surveillance where appropriate
<b>G10</b>	The residential component fronting the Yarra River shall not exceed three storeys
<b>G11</b>	Limit the number of on-site fences as a means of ensuring natural surveillance
<b>G12</b>	Consider the character and appearance of any proposed buildings or works and their significance to the architectural and historic character and appearance of the area

#### Form

<b>G13</b>	External walls to be appropriately articulated with a variety of details and fenestration
<b>G14</b>	Public entrances to the site to be prominent and encourage pedestrian access to the Yarra River corridor and associated open space
<b>G15</b>	Roofscapes to be appropriately detailed and varied in light of their prominence from surrounding higher ground. Lift over run rooms, plant equipment and other operations to be appropriately designed or concealed
<b>G16</b>	Consider the design and visual appearance of the roofscape
<b>G17</b>	Ensure the location of plant and equipment minimises impact on the design of the roofscape

<b>G18</b>	The design of buildings should be cognisant of community safety and provide for natural surveillance. For example, encourage windows overlooking public areas and access ways of adequate width to allow for safety view lines
<b>G19</b>	Ensure the location, bulk and appearance of the proposed buildings and works will be in keeping with the character and appearance of adjacent buildings and the area
<b>G20</b>	The design of development fronting the Yarra River corridor to be respectful of the waterway as a natural system and also in its role as a heavily used open space activity spine. Only low rise fences or those obscured by landscaping should be allowed
<b>G21</b>	The strategic importance of the corner of Burnley and Victoria Streets to be emphasised through design
<b>G22</b>	Where possible, activities fronting Victoria and Burnley Streets to be interactive with the streetscape and communicate a 'people friendly' response to the surroundings

#### Materials and Colour

<b>G23</b>	Building materials for development fronting the Yarra River Corridor to be in harmony with the river as a natural system
<b>G24</b>	Reflective glazing is not encouraged unless it can be demonstrated to the Responsible Authority that reflections will not have a detrimental impact on surrounding properties and existing and proposed built form within the site
<b>G25</b>	Roof materials to be non reflective in nature and of a colour which is in context with the surrounding built form
<b>G26</b>	All façade and material control contained in these guidelines apply equally to all building elevations
<b>G27</b>	<b>External wall for residential developments:</b> A range of materials may be used to achieve diversity. Where concrete panels are used, these are to have a finish which is complementary with the masonry theme to the satisfaction of the Responsible Authority
<b>G28</b>	<b>Frontages:</b> For buildings located on the east side of the site, particular emphasis consistent with the Guidelines should be given to the façade, landscape and fencing treatment to frontages facing onto the Yarra River

<b>G29</b>	<b>Fences:</b> <ul style="list-style-type: none"> <li>Front fences for medium density housing are generally limited to a height of 1.2 metres to achieve an "open" appearance</li> <li>1.8 metre fence height with a "closed" appearance where appropriate, in cases where the front garden is the only available sunny open space</li> </ul>
<b>G30</b>	<b>Building Entrances:</b> <ul style="list-style-type: none"> <li>entrances shall be clearly visible from the street</li> <li>major entrances should include disabled access</li> </ul>
<b>G31</b>	<b>Lighting:</b> Lighting will be encouraged to achieve the following: <ul style="list-style-type: none"> <li>flood lighting should be restricted to "landmark" elements</li> <li>main publicly accessible open spaces should be well lit and visible at night from the main public footpath</li> <li>the lighting of all buildings at ground level is encouraged as a public safety measure</li> <li>lighting should not be directed toward residential areas</li> </ul>



### 4.1.3. DESIGN ELEMENT 3: ORIENTATION, OVERSHADOWING AND OVERLOOKING

Objectives	
O10	To address potential overlooking from commercial buildings into dwellings at the early planning design stage of each proposal
O11	To allow sun access into private open spaces of residential dwellings
O12	To ensure adequate daylighting and direct sunlight to private open spaces of dwellings, public areas and outdoor commercial areas
O13	To maintain reasonable sunlight penetration of the Yarra River Corridor
O14	To maximise opportunities for views from the site, such as the Yarra River Corridor and the city skyline and surrounding areas
O15	To orientate and locate commercial buildings to minimise overlooking of private open space
O16	To orientate commercial buildings and residential dwellings to take advantage of the views of the Yarra River

Guidelines	
Orientation and Overshadowing	
G32	Access to daylight of dwellings and private open space shall achieve the relevant objectives of the Better Apartment Design Standards
G33	Appropriate sun shade devices to be installed on north and west facing buildings where required
G34	Ensure that overshadowing of the Yarra River Corridor and Main Yarra Trail between 9.00am and 3.00pm on 22 September allows for 4 hours of sunlight
G35	Taller built forms within the development must be cognisant of the nature of proposed development to the south and the need for this to receive adequate sunlight
Overlooking	
G36	All buildings and open space should be orientated to facilitate energy conservation and passive solar access
G37	Encourage innovative design or consider overlooking prevention techniques to limit unreasonable overlooking from commercial buildings to residential dwellings
G38	Orientate living room windows in residential dwellings at the east of the site to take advantage of the Yarra views where possible
G39	Private open space, communal amenity and publicly accessible open space areas are encouraged to have a northerly aspect
G40	Provide windows in eastern elevations of any commercial building in the north east corner so as to take advantage of the views of the Yarra
G41	The design and siting of buildings must suitably address existing and potential overlooking within the development

## 4.1.4. DESIGN ELEMENT 4: PRIVATE OPEN SPACE

Objectives	
O17	Private open space should receive adequate daylight
O18	To provide useable private and publicly accessible open space areas of high amenity

Guidelines	
G42	Dwellings should have adequate private open space areas in accordance with the requirements of the Better Apartment Design Standards

## 4.1.5. DESIGN ELEMENT 5: STREETSCAPE AND LANDSCAPE

Objectives	
O19	Maximising the benefit of open space through convenient access, creation of appropriate spaces and facilities to encourage use
O20	To ensure a strong landscape design theme on the curtilages of the site which reflects its strategic importance
O21	To ensure onsite landscape design that is of a high standard and minimises hard surfaces and site runoff
O22	To ensure street frontages are adequately paved and finished and where appropriate, landscaping treatments are included
O23	To ensure that the indigenous landscape character of the Yarra River corridor is progressively rehabilitated and enhanced

Guidelines	
G43	Improve the landscape quality of publicly accessible space considering as relevant the Lower Yarra River Corridor Study – Recommendations Report (applying to the Yarra River and its environs)
G44	Landscape works on the river frontage should utilise the local indigenous flora
G45	Native and exotic planting themes can be adopted away from the river edge
G46	Service areas, garbage receptacle areas and parking areas should be screened to the satisfaction of the Responsible Authority

G47	To soften industrial interfaces as appropriate
G48	Within the site and on Burnley and Victoria Street frontages, to encourage appropriate planting themes which soften the impact of the development and create pedestrian friendly environments
G49	Consider whether the location, bulk and appearance of the buildings and works will be in keeping with the character and appearance of the area
G50	Consider whether the location, bulk, outline and appearance of the buildings or works will be in keeping with or enhance the skyline when viewed from the river, or the Yarra Boulevard, or from prominent scenic viewpoints within the valley environs
G51	Ensure appropriate conservation and enhancement of the area
G52	Minimise any removal, destruction or lopping of native vegetation wherever possible to reduce impact on the natural environment and landscape values
G53	Ensure any proposed landscaping will be in keeping with the character and appearance of the area



## 4.1.6. DESIGN ELEMENT 6: VIEWS AND VISTAS

Objectives	
O24	Encourage development in keeping with the character and appearance of the area
O25	Ensure that the riparian appearance of the Yarra River Corridor is maintained
O26	Protect and enhance the skyline when viewed from the river or its banks, or the Yarra Boulevard, or from prominent scenic view points within the valley environs
O27	Protect the areas along rivers from visual intrusion caused by the inappropriate siting or appearance of buildings or works
O28	The viewline from the Barkers Road "Cutting" to the west should be reasonably maintained
O29	To encourage development consistent with any concept plan approved for the area
O30	To maintain views across the site from the north and east where reasonable and practical

Guidelines	
G54	Development should be located to maintain reasonable west and south viewlines across the site in accordance with the Precincts, Height and Setbacks Plan
G55	To respect the existing view of the CBD from the Barkers Road "Cutting"
G56	Views towards the west from surrounding residential development to the east including the CBD skyline should be considered.

## 4.1.7. DESIGN ELEMENT 7: CAR PARK ACCESS AND TREATMENT

Objectives	
O31	Shared provision of car parking spaces is encouraged, where possible to minimise areas of parking
O32	To ensure adequate landscaping of ground level car parking areas
O33	To ensure that the appearance, location and entrances to on site car parking do not detrimentally affect streetscape amenity
O34	To minimise pedestrian/vehicle conflict

Guidelines	
G57	Any internal street must be provided with landscaping with street trees of an appropriate species
G58	Any open lot car park should be planted with deciduous trees to provide for solar access in the winter months
G59	Any open lot car park, unless screened appropriately, must be setback at least 3.0 metres from a street frontage and the setback area must be landscaped
G60	Car parking access off Victoria Street must take into account the requirement for traffic signalisation
G61	Pedestrian footpaths of at least 1.0 metre width shall be provided through large car parking areas
G62	Ensure the location of any proposed off street parking area is appropriate
G63	Consider points of access to and from the land and whether they are suitably located
G64	Consider the layout of car parking areas and accessways to them
G65	Consider the impact of traffic generated by the proposal and whether it is likely to require special traffic management or control works in the neighbourhood
G66	Ensure the provision of loading facilities is adequate
G67	Ensure the provision of safe and efficient pedestrian and cyclist movement to, from and on the land and adjoining roads
G68	Consider strategies for encouraging sustainable travel, including use of public transport and non-motorised travel
G69	Ensure the dimensions of the car spaces, access lanes and driveways and layout of parking areas meet the requirements of Clause 52.06 unless the responsible authority agrees otherwise
G70	Ensure facilities for vehicles to load and unload are provided on the land to the satisfaction of the responsible authority
G71	Ensure goods are able to be stored and transported to, from and on the land to the satisfaction of the responsible authority

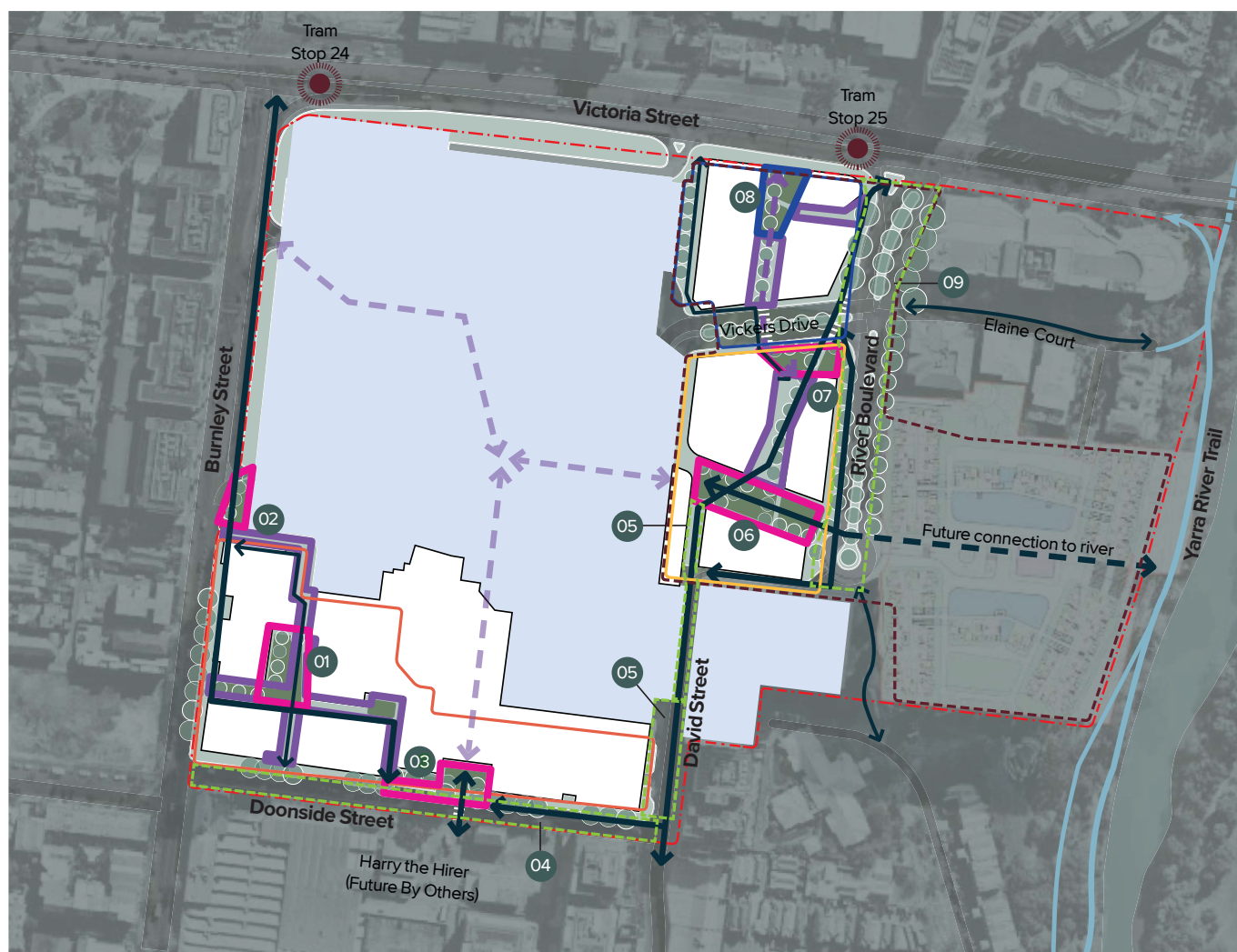
## 4.1.8. DESIGN ELEMENT 8: PUBLICLY ACCESSIBLE OPEN SPACE

Objectives	
<b>O35</b>	To promote the public use of the Yarra River and environs
<b>O36</b>	To provide useable private and public open space areas of high amenity

Guidelines	
<b>G72</b>	Open space abutting street frontages should create a visual connection between the building and the street
<b>G73</b>	Provide pedestrian links from and through the site to the Yarra River for the general public
<b>G74</b>	Consider any policy, structure plan or guidelines relating to the Yarra River or the Victoria Gardens centre that have been adopted by the responsible authority
Refer to Picture 3 - Public Places and Pedestrian Connections & Picture 4 – Access and Movement Network	

**Picture 3 Public Places and Pedestrian Connections**

Source: Arcadia



- |                           |  |
|---------------------------|--|
| <b>Doonside Precinct:</b> | <b>River Boulevard Precinct:</b>                             |
| 01 Doonside Plaza         | 05 David Street  |
| 02 Pocket Garden          | 06 River Passage Plaza (Lot 9)                               |
| 03 Market Hall Square     | 07 River Boulevard Forecourt (Lot 9)                         |
| 04 Doonside Street        | 08 Victoria Street Plaza (Lot 10, open during trading hours) |
|                           | 09 River Boulevard   |

### Legend

- |  |   |  |                                    |
|--|---|--|------------------------------------|
|  | Primary pedestrian connections - all hours access   |  | Yarra River / Main Yarra Trail     |
|  | Secondary pedestrian connections - all hours access |  | Publicly accessible spaces         |
|  | Pedestrian connections - trading hours access       |  | Publicly accessible private spaces |
|  |   |  | Publicly accessible laneways       |

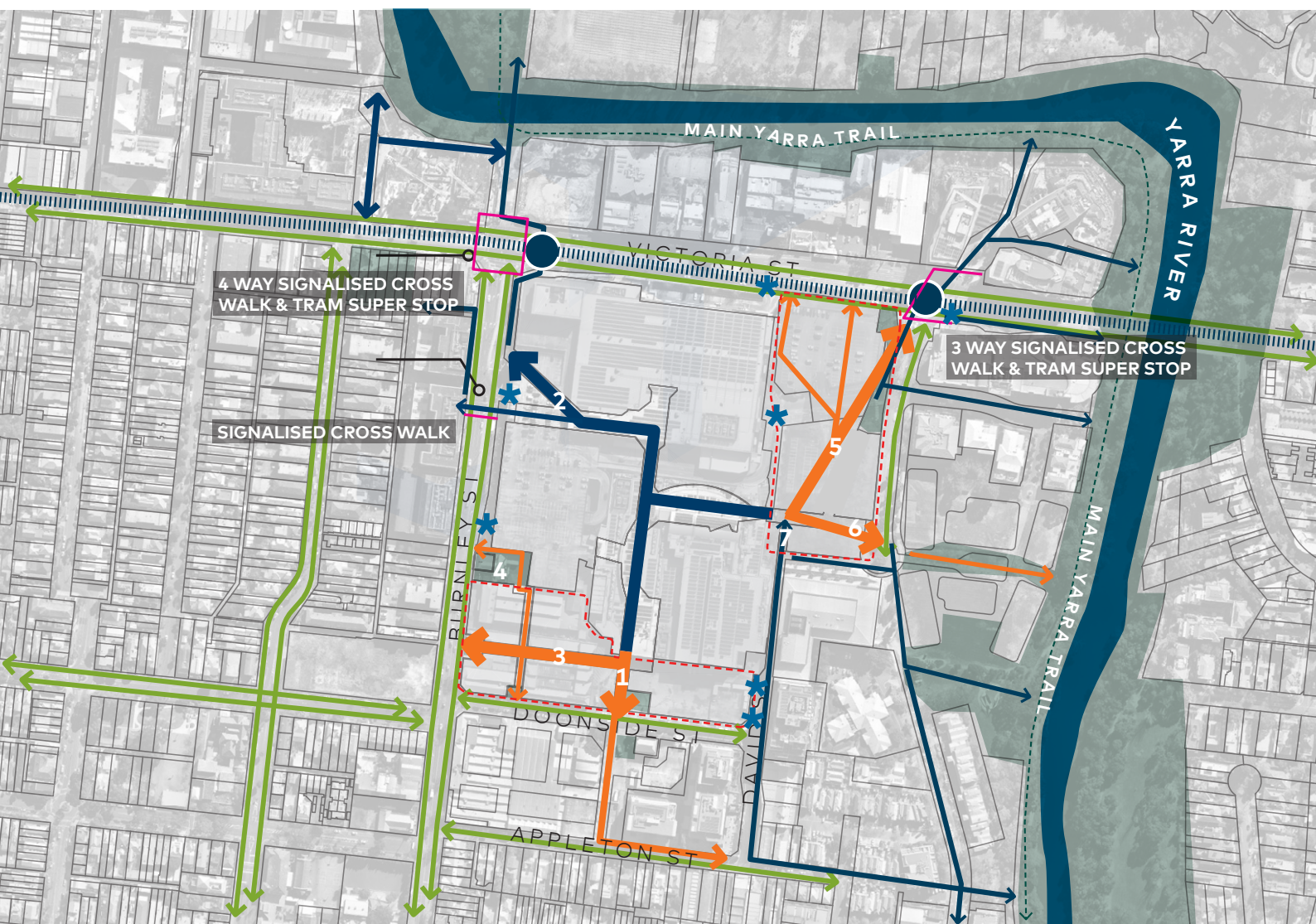


## 4.1.9. DESIGN ELEMENT 9: PEDESTRIAN MOVEMENT AND SECURITY

Objectives	
O37	Avoid dark and secluded areas internally and externally
O38	Ensure a high level of natural surveillance where possible
O39	Ensure safe and effective pedestrian linkages
O40	Ensure safe environment for entire site
O41	Through the design of buildings, clearly mark entrances to all public building frontages

Guidelines	
G75	Any necessary isolated areas should be well lit
G76	Clearly differentiate with landscaping and paving treatments, private space, communal space belonging to the residents of Victoria Gardens and accessible public space
G77	Clearly differentiate with landscaping and paving treatments, the key vehicle movement areas, the parking areas and the key pedestrian areas
G78	Create clear lines of sight between the internal and external pedestrian areas (of the shopping and entertainment areas) in an open design to assist orientation and safety
G79	Create safe and effective pedestrian linkages between the retail, office component and entertainment component and the residential area
G80	Develop clear, safe and direct pedestrian links with a high level of natural surveillance to the adjacent residential areas, in particular Yarraberg
G81	Ensure car parks are not too expansive to minimise walking distances and maximise security surveillance

G82	Ensure clear visibility at intersections within the residential precinct
G83	Locate entertainment facilities in areas which are well exposed, well lit and easily accessible from car parking and tram and bus stop areas
G84	Provide activation of ground level street frontages and contribution to amenity and safety of pedestrian spaces
G85	Provide pedestrian and bicycle linkages from the surrounding area to the site and the Yarra River.
G86	Provide publicly accessible open space along the river
G87	Provide physical and visual connections from and through the site to the river corridor
G88	Consider opportunities for recreational activities along the Yarra River  Refer to Picture 3 - Public Places and Pedestrian Connections & Picture 4 – Access and Movement Network



**Picture 4 Access and Movement Network**

Source: Cox Architecture

- TRAM
- SIGNALISED CROSS WALK
- ↔ PROPOSED PEDESTRIAN PATHWAYS
- ↔ EXISTING PEDESTRIAN PATHWAYS
- ↔ BIKE PATHS
- ★ VEHICLE ACCESS POINTS



## 4.1.10. DESIGN ELEMENT 10: SIGNS

Objectives	
O42	Confusion with directional and traffic signs should be avoided
O43	Identify appropriate locations for advertising signs
O44	Signs should complement the style, scale and character of the development
O45	Signs should not obscure architectural detail
O46	To ensure that advertising signs do not detrimentally impact on the viewlines to the CBD
O47	To ensure that advertising signs do not impinge on the Yarra River environs
O48	To respect the historic "Skipping Girl" sign
O49	Visual clutter is discouraged

Guidelines	
G89	Roof top signs, above parapet signs, pole signs and promotional signs are generally not encouraged unless it can be demonstrated that the sign is compatible with the appearance of the development, the streetscape and the skyline
G90	Freestanding promotional signs should be avoided by placing signs on existing walls

## 4.1.11. DESIGN ELEMENT 11: INTERFACE AREAS

Guidelines	
G91	Encourage community interaction rather than segregation, develop the interface area between the proposed development and Yarraberg in a mutually compatible way
G92	Locate service areas, delivery areas, loading docks and rubbish collection areas where they introduce minimal detriment to the streetscape and key pedestrian movement and entrance areas
G93	Maintain areas around the office buildings in such a way that there are no isolated pockets
G94	Maximise natural surveillance and security with respect to the siting of the housing, public open space and other activities
G95	To avoid detrimental visual and noise impact, vehicle movement ramps and decks should be carefully located and respectful of adjacent uses

### Riverside House

G96	Consider the special needs of Riverside House
G97	Have regard to the level of activity created immediately adjoining the rear yard of Riverside House
G98	Through the design and orientation of buildings immediately adjoining the rear yard of Riverside House, be respectful of the sensitivities of the functions of Riverside House
G99	Consider the compatibility of proposed buildings and works with adjoining development and the Yarra River in terms of building design, built form and land use

## 4.1.12. DESIGN ELEMENT 12: BOAT LANDINGS

Objectives	
O50	Boat landings are encouraged to provide a link from the rivers edge into the site and for river uses
O51	To provide an embarking/disembarking point for boat users

Guidelines	
G100	Landings should be no longer than 6 metres of river frontage lengths and should not extend more than 1.5 metres over the river edge. Jetties should be designed as landings parallel to the water's edge rather than structures jutting out longitudinally into the river like a beachside pier structure. Decks should be no longer than 1 metre to 1.5 metres above average high water level

## 4.1.13. DESIGN ELEMENT 13: HERITAGE FORMER LOYAL STUDLEY HOTEL ONLY

Objectives	
O52	To conserve and enhance the prominent elements of the heritage place.
O53	To conserve and enhance those prominent elements which contribute to the significance of the heritage place.
O54	To ensure that development does not adversely affect the significance of the prominent elements of the heritage place.
O55	Allow for the adaptive re-use of the heritage place.

Guidelines	
G101	Whether the location, bulk, form or appearance of the proposed building will adversely affect the prominent elements of the heritage place
G102	Whether the proposed works will adversely affect the significance, character or appearance of the prominent elements of the heritage place
G103	Whether the proposed sign will adversely affect the significance, character or appearance of the prominent elements of the heritage place
G104	Whether the proposed sign will adversely affect the significance, character or appearance of the prominent elements of the heritage place



