

# **Community Benefits of the proposed Victoria Gardens Expansions**

**Doonside Precinct and River Boulevard Precinct** September 2022



### Introduction

This report highlights the community benefits that form part of the proposed Doonside Precinct and River Boulevard Precinct expansions





# The proposed Doonside Precinct expansion includes:

- 839 homes
- 3,500m<sup>2</sup> office/work space
- 8,500m<sup>2</sup> expansion of the retail centre
- 3,500m<sup>2</sup> of new safe, outdoor publicly accessible open space





The proposed River Boulevard expansion includes:

- 840 homes
- 26,600m<sup>2</sup> office/work space
- 6,700m<sup>2</sup> of retail NLA
- Child care facility (110 children)
- 6,245m<sup>2</sup> of new safe, outdoor publicly accessible open space

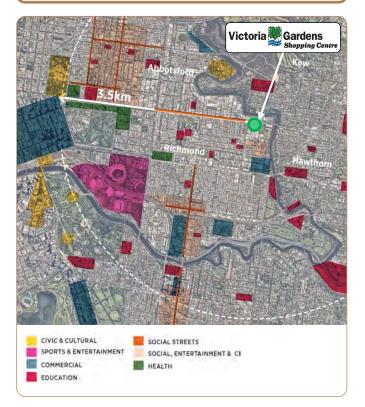
## Victoria Gardens is well positioned to evolve into the precinct's anchor and urban marker

The original Victoria Gardens development has led to a large increase in population and associated amenity in the surrounding area



### City context

- Is in close proximity to the city and public transport links
- Is within Melbourne's established inner east
- Is well serviced by amenity



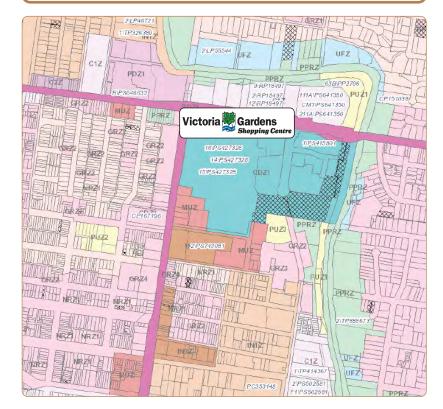
### Precinct characteristics

- Availability of large sites due to industrial uses
- Amenity of the Yarra River, parkland, shopping centre and commercial workplaces



### **Planning controls**

Supportive planning controls and strategic policy to promote urban consolidation of the precinct, providing significant employment opportunities and increased housing density and diversity.



## The community will benefit from the proposed Victoria Gardens expansions in six key ways

The local community always has and will continue to be integral to Victoria Gardens' evolution

**1.** Physically connect the

centre to the

surrounding area

9 new and/or upgraded

pathways and entrances

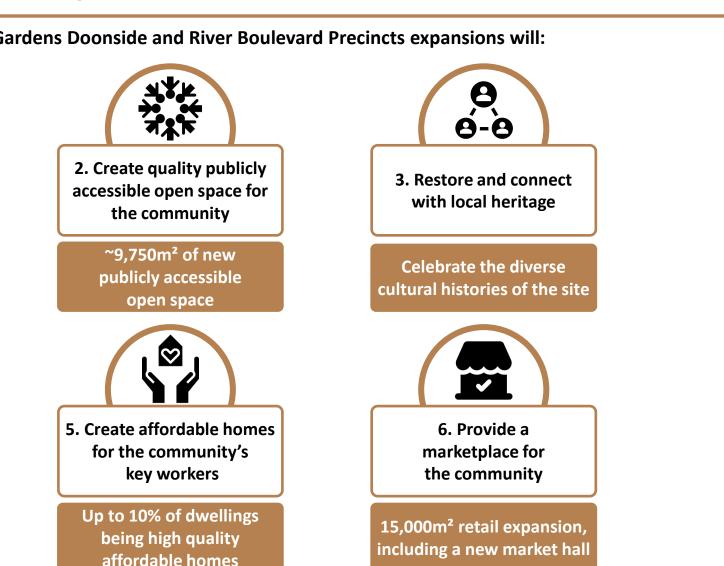
4. Provide new jobs on-site

via a diverse mix of land

uses

3,300+ new jobs across a

diverse set of uses



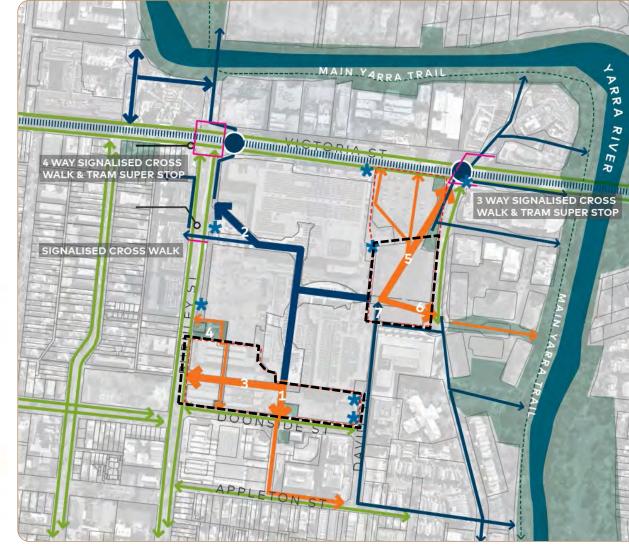
The proposed Victoria Gardens Doonside and River Boulevard Precincts expansions will:

## **1.** Physically connect the centre to the surrounding area

Victoria Gardens will be opened up and connected to the rest of Richmond through visual transparency and inviting interfaces



The expansions will greatly increase the permeability of the site, allowing Richmond to flow throughout the space, breaking down the urban block. An Urban Block Current Linking Public Connections & Shared Spaces



**1.** Extend the axis of main mall structure of the shopping centre to Doonside Street and through the proposed north-south link of the Harry the Hirer site to Appleton Street. Creating a new gateway to the precinct.

**2.** Investigate improvement of pedestrian entry from Burnley Street, keying in with existing signalised cross walk, whilst providing a clear arrival sequence from the tram super stop.

**3.** Create a main east-west connection to Burnley Street supported by the retail environment.

**4.** Integrate heritage hotel into the movement network as a secondary laneway route.

5. Investigate extension of alignment of tram super stop and signalised intersection through Lots 9 & 10 to intersect with proposed circulation paths, creating clear pedestrian legibility and way finding.

**6.** Investigate eastern entrance connecting with River Boulevard and development sites along the river.

**7.** Explore opportunities to improve David Street to integrate with proposed circulation paths.

Proposed

## 1. Physically connect the centre to the surrounding area – Doonside Precinct expansion

Proposed new Doonside Precinct and Market Hall Square and entry





Market Hall entry: A new main entrance of Victoria Gardens shopping centre will lead into the expanded market hall.

### **Doonside Street:**

Investment in revitalising Doonside St though widening and renewing footpaths, creation of public gathering and meeting spaces, tree planting, and providing a link to the proposed green link though to Appleton Street (see appendix for more detail).



## 1. Physically connect the centre to the surrounding area – Doonside Precinct expansion



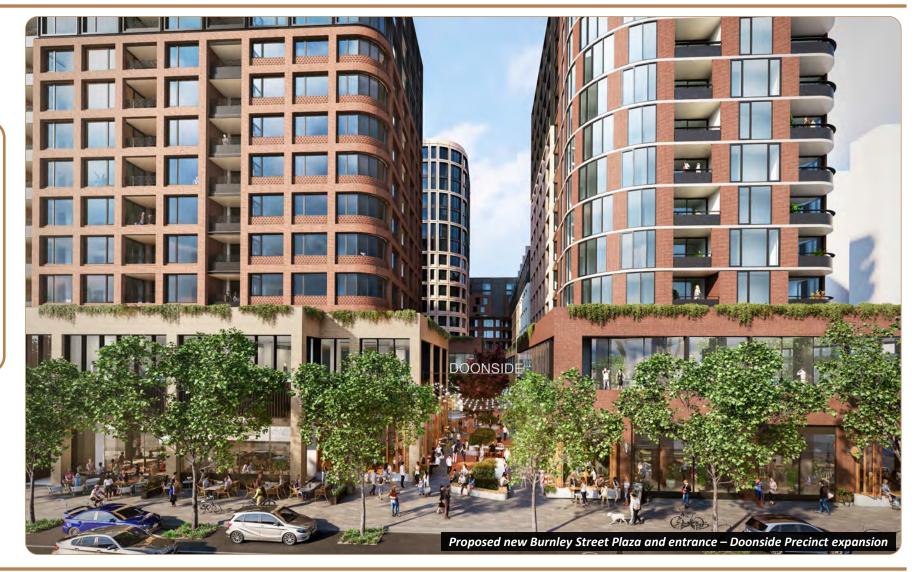
Proposed new Burnley Street Plaza and entrance



**Burnley Street interface:** The key interface will be considerably improved via passive surveillance and increased interaction with the street.

### **Burnley Street:**

Investment in revitalising Burnley Street through widening and renewing footpaths, creation of public gathering and meeting spaces and tree planting (see appendix for more detail).



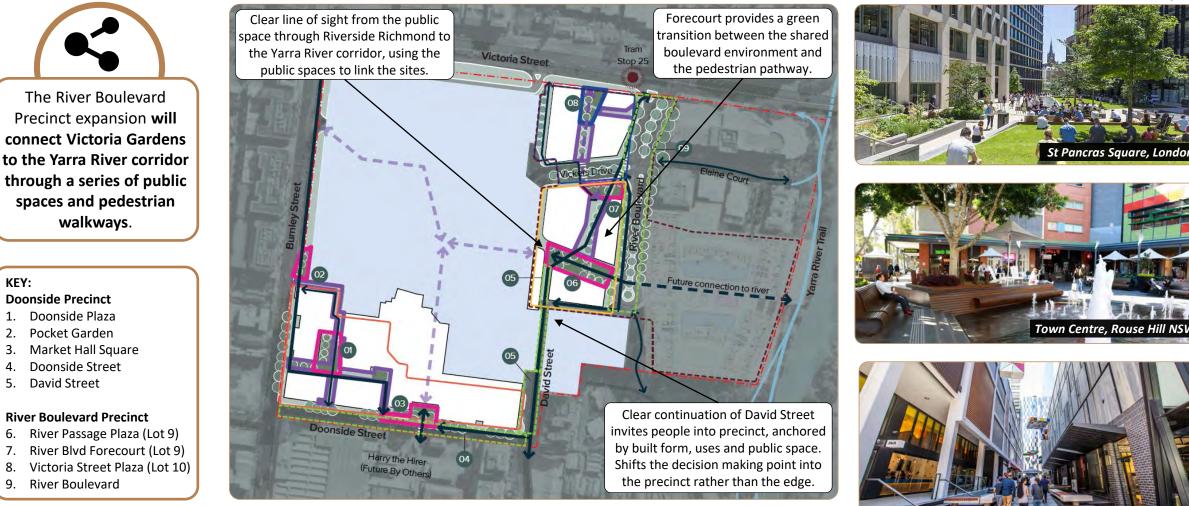
### 1. Physically connect the centre to the surrounding area – River Boulevard expansion

The River Boulevard Precinct expansion will use publicly accessible space to connect the precinct to the rest of Richmond (and beyond)



### **Benchmark examples**

Steam Mill Lane, Haymarket NS



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KEY:

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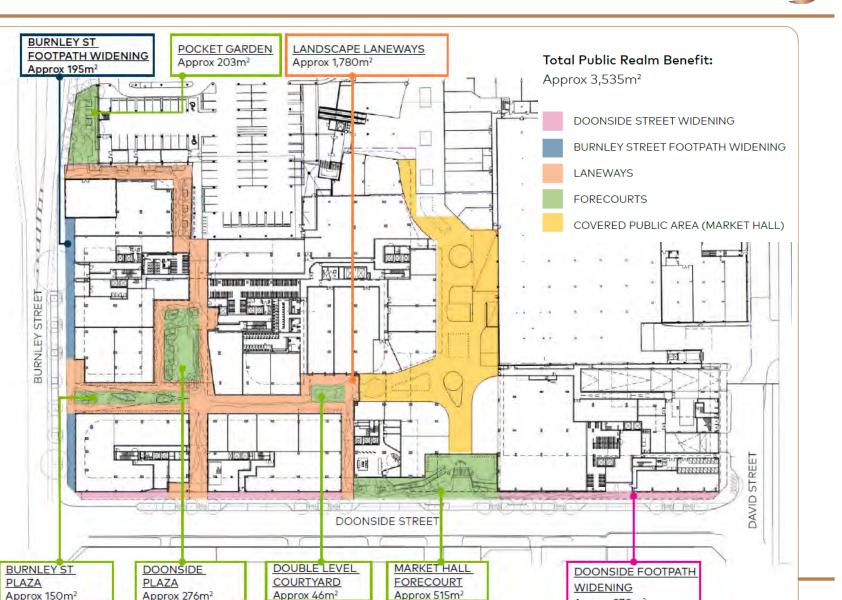
7.

8.

9.

### 2. Create quality publicly accessible space for the community – Doonside Precinct expansion

New publicly accessible spaces, revitalised laneways and upgraded footpaths will dramatically improve the area's public realm



Approx 370m<sup>2</sup>

The Doonside Precinct expansion will invest \$8.3M into new publicly accessible open space (or 11% of the expansion land value)

The Doonside Precinct expansion will provide:

~3,500m<sup>2</sup> of safe, outdoor public realm, forecourts and laneways



~1,900m<sup>2</sup> of covered publicly accessible space



Footpath widening of Doonside and Burnley Streets to improve safety and comfort (see appendix for more detail)

5 expanded and/or upgraded publicly available civic spaces

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## 2. Create quality publicly accessible space for the community – Doonside Precinct expansion

Activated landscaping will help rejuvenate the area's public realm and draw the community into the space





- The proposed Victoria Gardens Doonside Precinct expansion will have a strong focus on sustainability:
- Net Zero Carbon Emissions for all residential common area and back of house services through a combination of passive design strategies, high performance facades and services strategies, on-site renewable energy, purchase of off-site renewable energy and carbon offsetting
- Prioritise sustainable transport new pedestrian and cycling connections, links to existing public transport nodes
- 50 new trees will be planted on ground level (on site and along Doonside and Burnley streets), improving the public realm experience; an additional 53 trees from level 1 and above
- There will be limited shadowing on the southern Doonside footpath as a result of well considered design principles (see appendix for details)



### 2. Create quality publicly accessible space for the community – River Boulevard Precinct expansion

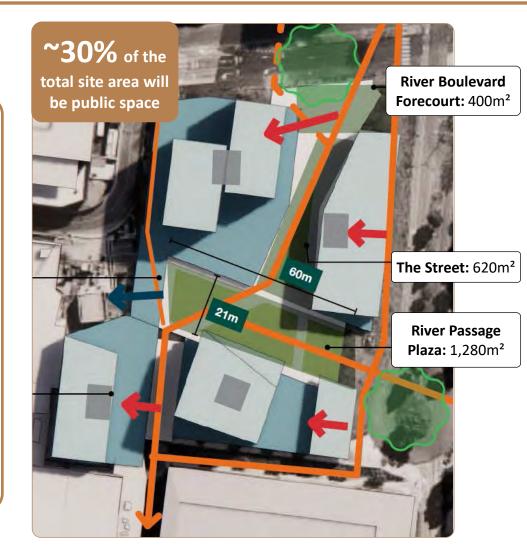
The proposed expansion will help to improve Richmond's publicly accessible open space network



The proposed Lots 9 and 10 River Boulevard expansion will provide ~2,300m<sup>2</sup> of publicly accessible open space, that will be available to the community 24 hours a day.

These spaces will have large amounts of sunlight at different times of the day, encouraging different areas of habitation for different activities (see appendix for details).

An additional ~3,950m<sup>2</sup> of publicly accessible open space will be available within the broader River Boulevard precinct.



The River Boulevard (Lots 9 and 10) expansion will provide:



### **River Passage Plaza**

A ~1,280m<sup>2</sup> plaza that provides a space for the community to dwell



### **River Boulevard Forecourt**

A ~400m<sup>2</sup> zone at the north of the site that connects Lot 9 to Lot 10



### **The Street**

A ~620m<sup>2</sup> North-South link connecting the River Passage Plaza to the Forecourt

### Benchmark example



## 3. Restore and connect with local heritage

Celebration of the area's indigenous, cultural and artistic heritage





Both the Doonside Precinct and River Boulevard Precinct expansions will celebrate Richmond's diverse cultural heritage by:

- Building authentic relationships with the Traditional Owners
- Commit to undertaking a cultural study of the site and undertake to reflect these histories in the built environment

### Our Vision:

We are actively contributing to the creation of positive change, respect, acknowledgement and opportunities with Aboriginal and Torres Strait Islander people.

We understand our role as asset creators and owners is to not only build strong relationships but also to create places that acknowledge and recognise their link to Country.

Through our Sustainability strategy, we aim to shape stronger and more resilient communities by enabling positive social change and enhancing community connection through our assets and developments.



Looking Forward, by Emma Hollingsworth

### 3. Restore and connect with local heritage – Doonside Precinct expansion

The Doonside Precinct expansion includes the restoration of the Loyal Studley Hotel, greatly increasing its prominence within the neighbourhood





Restoring the pub and its activities, providing expanded landscaped forecourt zones where street activity is supported. The pub is framed by the new buildings and their architecture giving prominence to its northern elevation in the context of Burnley Street. Opportunity to improve the existing carpark street elevation to increase the quality and invitation of the streetscape.





## 4. Provide over 3,300 additional jobs on-site via a diverse mix of land uses

The Victoria Gardens expansions will support the local Richmond economy through the creation of jobs and increased economic activity

In total, the Doonside Precinct and **River Boulevard expansions** will support the economy with:

Added during construction:

Once complete and operational:

\$97.2M average value added p.a. | 681 jobs p.a. for 7 years \$836.5M Value added p.a. | 3,397 jobs ongoing on-site



### The Doonside Precinct expansion:<sup>1</sup>

- During construction, \$56.0M will be added to the State economy each year, including 392 jobs for 5 years (FTE, direct and indirect)
- Once complete, the daily operation and ٠ management of the facilities within the development will contribute \$171.1M to the economy each year (direct and indirect
- The expansion will support 776 ongoing jobs on-٠ site (full-time, part-time and casual), spread across the new retail, commercial office and residential BTR

Both expansions will evolve the precinct's usage types, further diversifying the Richmond Major **Activity Centre** 





### The River Boulevard expansion:<sup>1</sup>

- During construction, \$41.2M will be added to the State economy each year, including 681 jobs over 7 years (FTE, direct and indirect)
- Once complete, the daily operation and management of the facilities within the development will contribute \$665.4M to the economy each year (direct and indirect)
- The expansion will support 2,621 ongoing jobs ٠ on-site (full-time, part-time and casual), spread across the new retail, commercial office, childcare centre and residential BTR

## 5. Create affordable homes for the community's key workers

Victoria Gardens will help provide a home for the many local key workers who currently can't afford to live in the area





There is a **large unmet need for** affordable housing within the area<sup>1</sup>:

- There are currently very few affordable private rental properties (0.6% in Yarra)
- The total unmet need for affordable housing in Yarra in 2016 was estimated to be ~9% (3,571) of all households
- 85% of people who work in Yarra do not live in Yarra, many due to housing affordability



Victoria Gardens seeks to work with State and the community to assist with the creation of more affordable housing within Richmond



### Affordable housing provisions:

Doonside Precinct

Up to 10%



affordable for rent homes, targeted to key local workers River Boulevard (Lot 9 only)

Up to 10% affordable for rent homes, targeted to key local workers (which is only triggered on approval of building height on Lot 9 of above RL 38)



Quality affordable housing that is tenure blind and located across the residential developments

> Up to 10% of total apartment yield will be affordable housing<sup>2</sup>

### 6. Provide a marketplace for the community – Doonside Precinct expansion

Victoria Gardens' retail amenity will be transformed into a vibrant multi use marketplace for Richmond's growing population





The Doonside Precinct expansion will take an already successful retail centre into the future with an upgraded and more diverse offering.

The Doonside Precinct expansion will provide:



An expanded fresh food Market Hall



New categories that support the local area's needs (e.g. health and wellness)



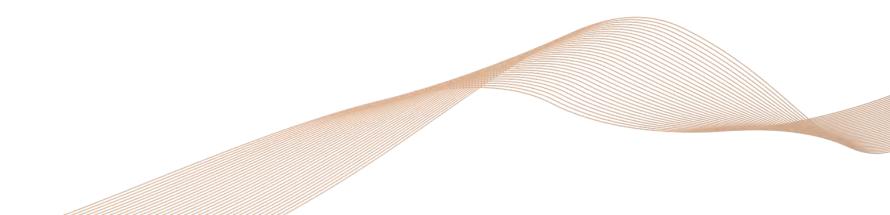
A new restaurant precinct to stimulate the evening economy



# Appendix

Proposed Victoria Gardens Doonside Precinct expansion





### Doonside: Prioritisation of active/public transport and proactive reduction in parking provisions to minimise traffic impacts

The Doonside Precinct expansion will have a very modest impact on traffic in comparison to the existing traffic generated by/passing through the precinct.



The proposed development has a strong focus on supporting active travel and public transport connection.

# The proposed development will provide:



Improved and new pedestrian connections to surrounding streets/PT and improved pedestrian amenity



972 bicycle parks including EOT facilities - well in excess of statutory requirements



proactively reduces car parking provisions to minimise traffic impacts:

- Retail No additional parking is proposed, demand to be accommodated within existing vacancies.
- Office Parking is proposed at a rate of ~1 space/100m<sup>2</sup> (a third of the typical statutory car parking rate).
- Residential Parking is proposed at a rate of ~1 space/2 apartments (less than a half of the typical statutory car parking rate).



The **resultant traffic generation and impact of the proposed development is likely to be very modest** in comparison to the existing traffic generation of the overall centre/precinct<sup>1</sup>:

- Retail ~130 additional vehicle movements can be expected during the weekday PM peak hour. This traffic will be spread across the existing access points to the Shopping Centre, which will mean the resultant impact is likely to be very minor.
- Office and Residential ~90 additional vehicle movements can be expected during the weekday PM peak hour. This traffic will be directed onto Doonside Street, with the majority likely to be distributed through the Doonside & Burnley Streets intersection. Traffic capacity improvement works are expected via line marking changes, but the signalisation of the intersection is nor deemed necessary for the proposed development.

### Main Office lobby and Doonside Street laneway entry

Forecourt providing expanded public realm for various pedestrian movements.

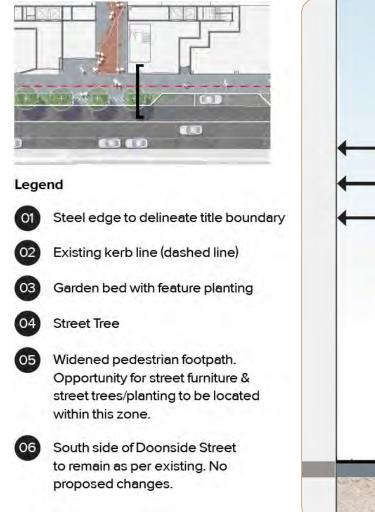


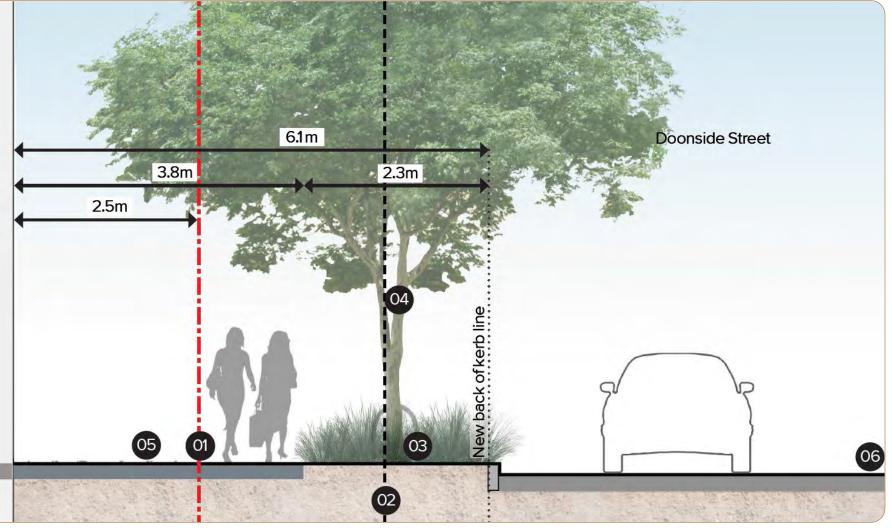


### **Doonside Street – Section A**

Footpath widening



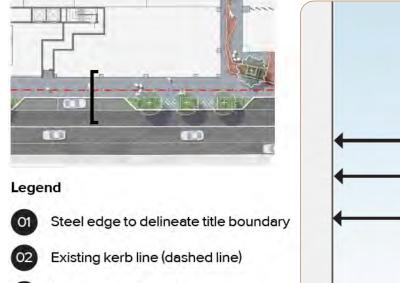




### **Doonside Street – Section B**

Footpath widening



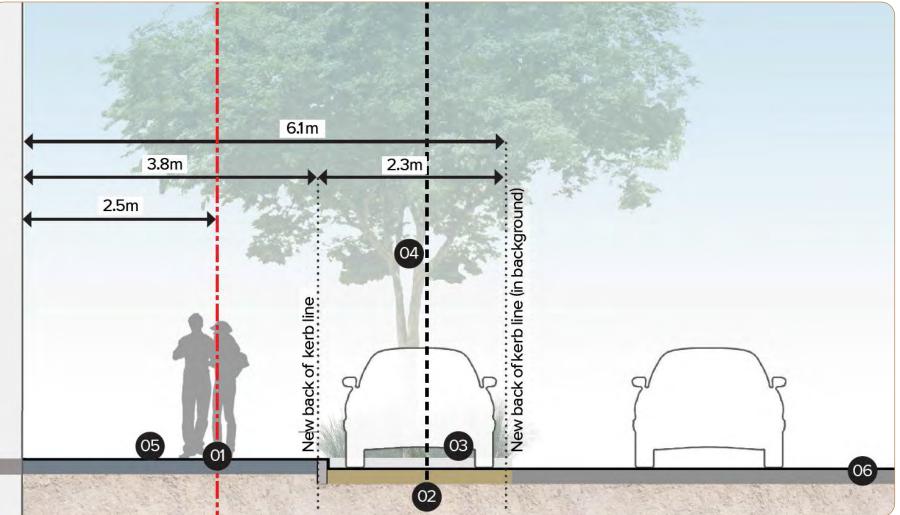


Indented car parking bay

03

05

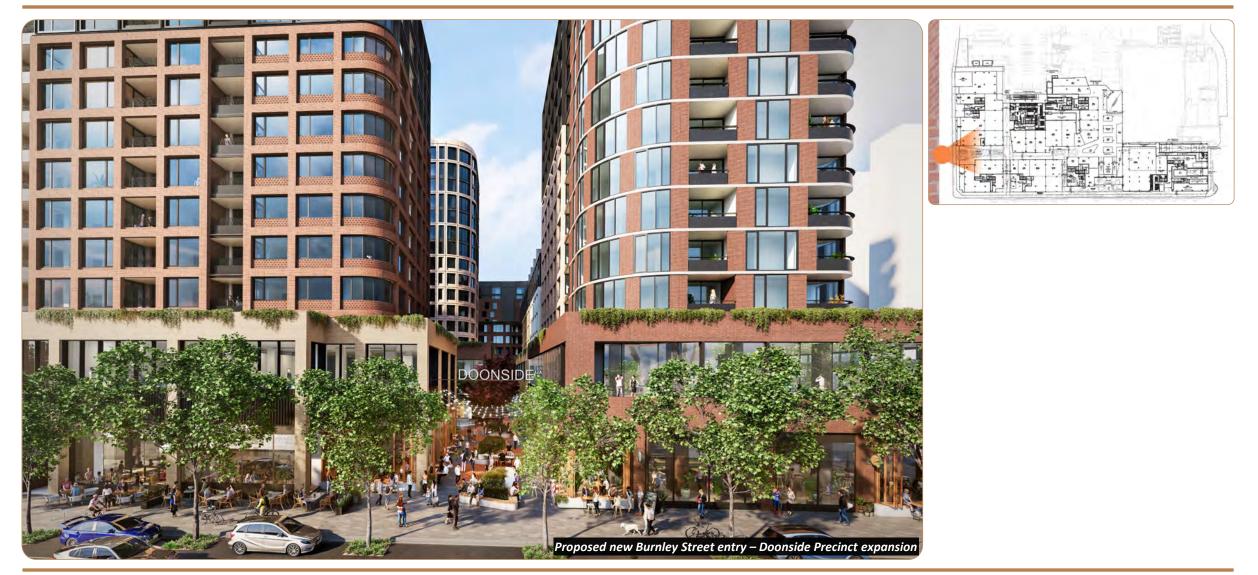
- Street Tree (in background)
- Widened pedestrian footpath. Opportunity for street furniture & street trees/planting to be located within this zone.
- South side of Doonside Street to remain as per existing. No proposed changes.



### **Burnley Street Plaza**

Entry forecourt providing expanded public realm for various pedestrian movements, and emphasising address to the site.

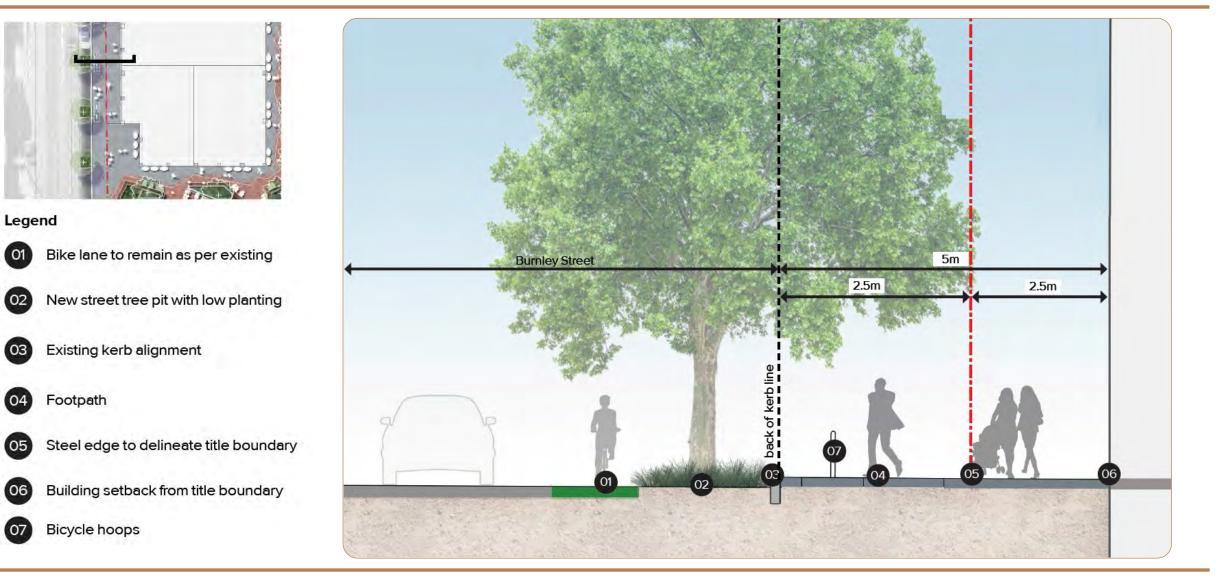




### **Burnley Street – Section A**

Footpath widening



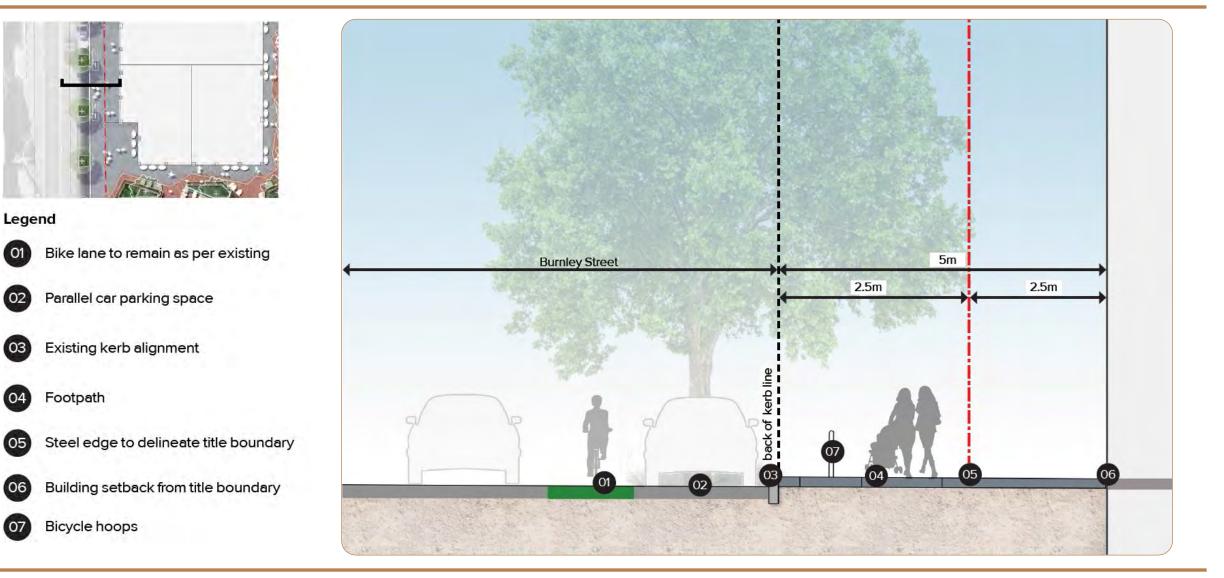


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### **Burnley Street – Section B**

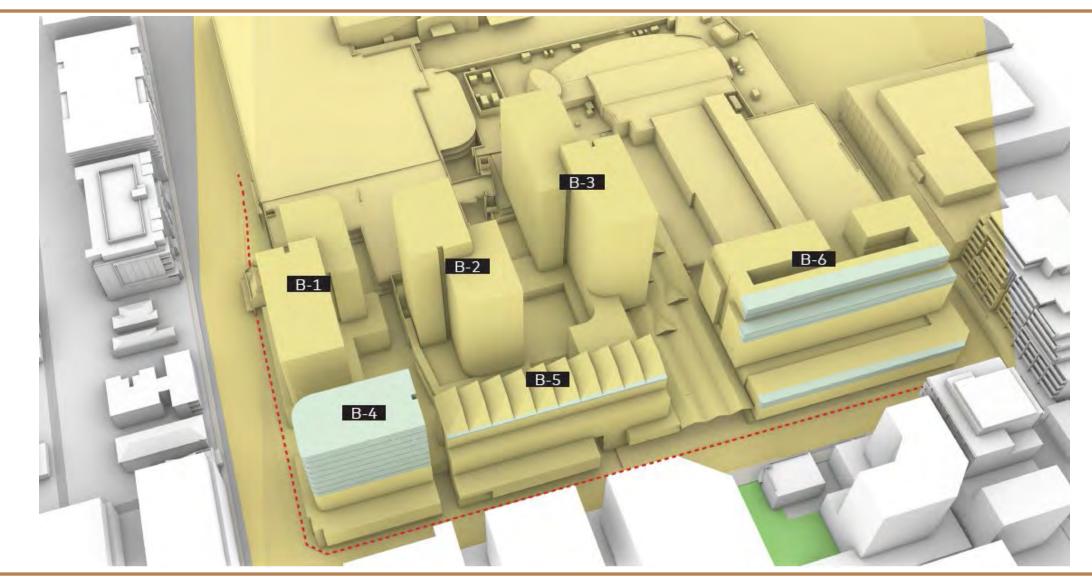
Footpath widening





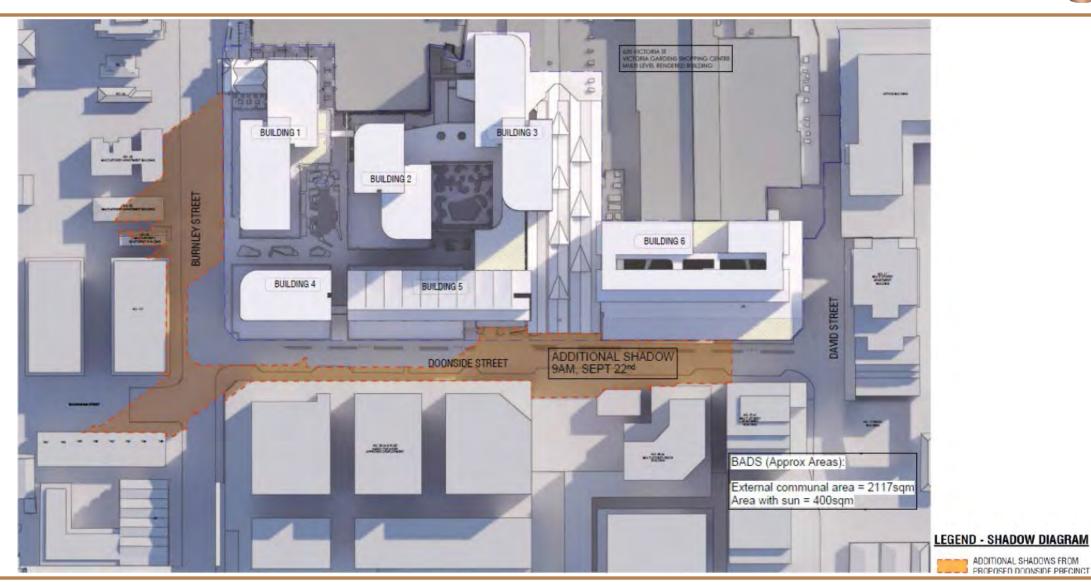
### **Doonside: Solar plane – September 22 Equinox**





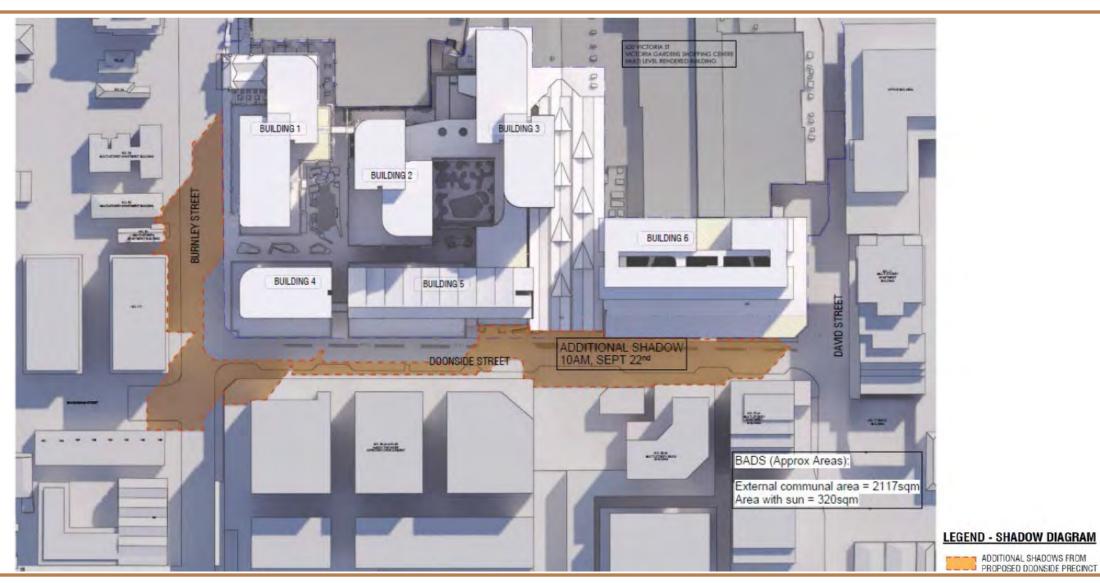
## **Doonside: 9am shadow study**

Solar studies



## **Doonside: 10am shadow study**

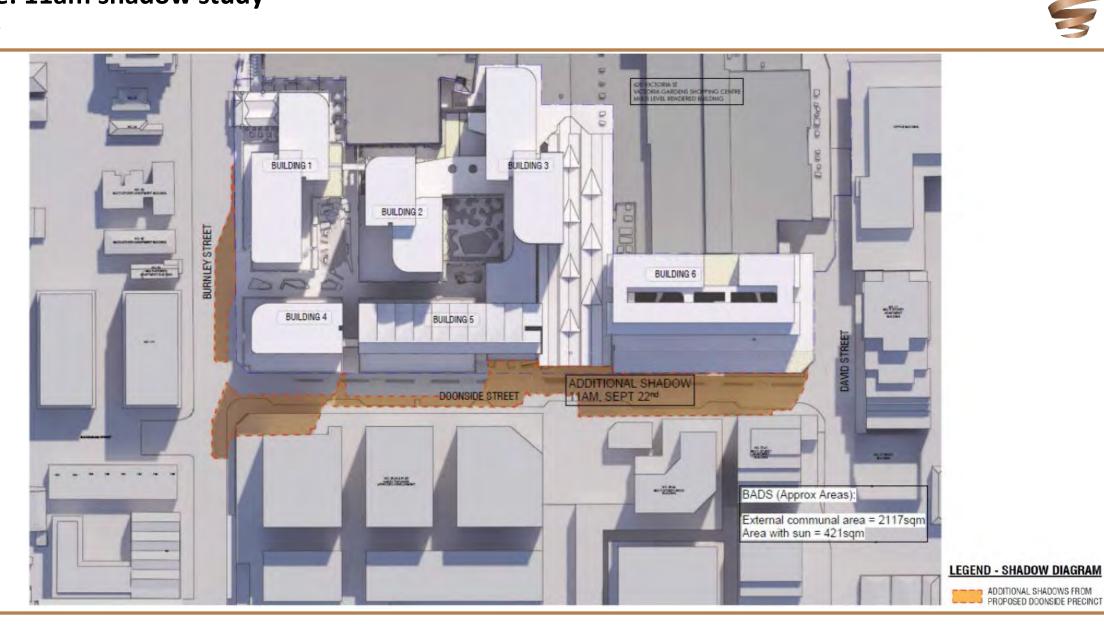
Solar studies



5

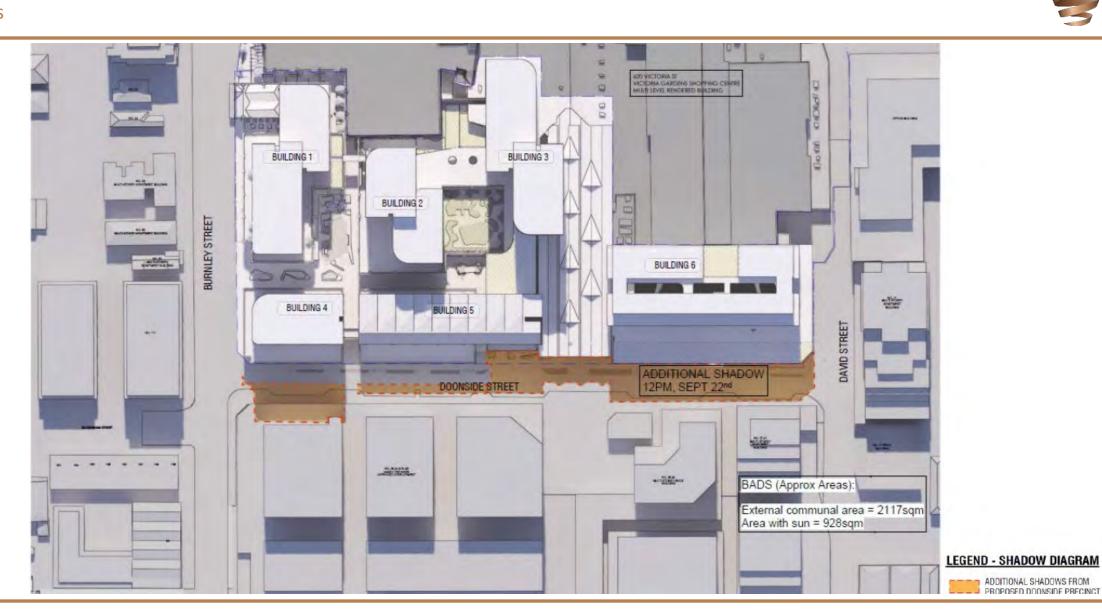
## **Doonside: 11am shadow study**

Solar studies



## Doonside: 12pm shadow study

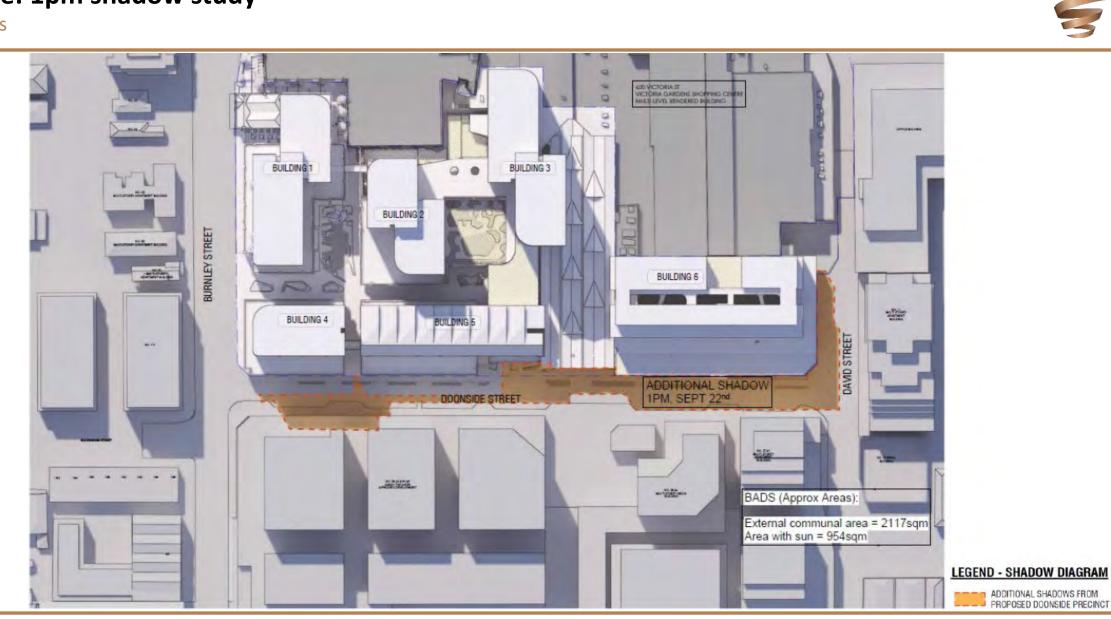
Solar studies



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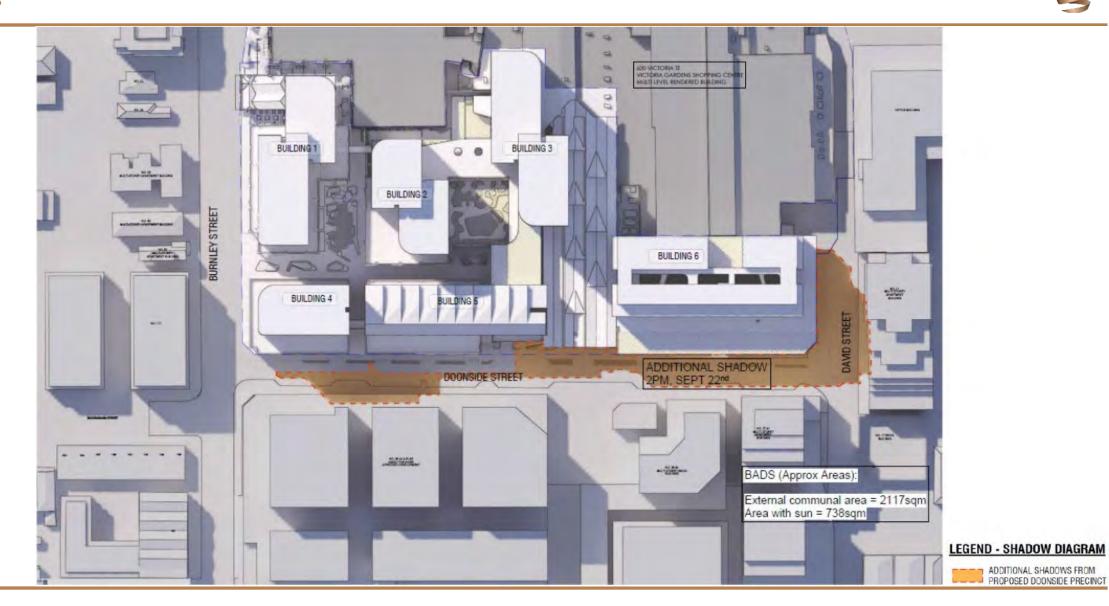
## Doonside: 1pm shadow study

Solar studies



## Doonside: 2pm shadow study

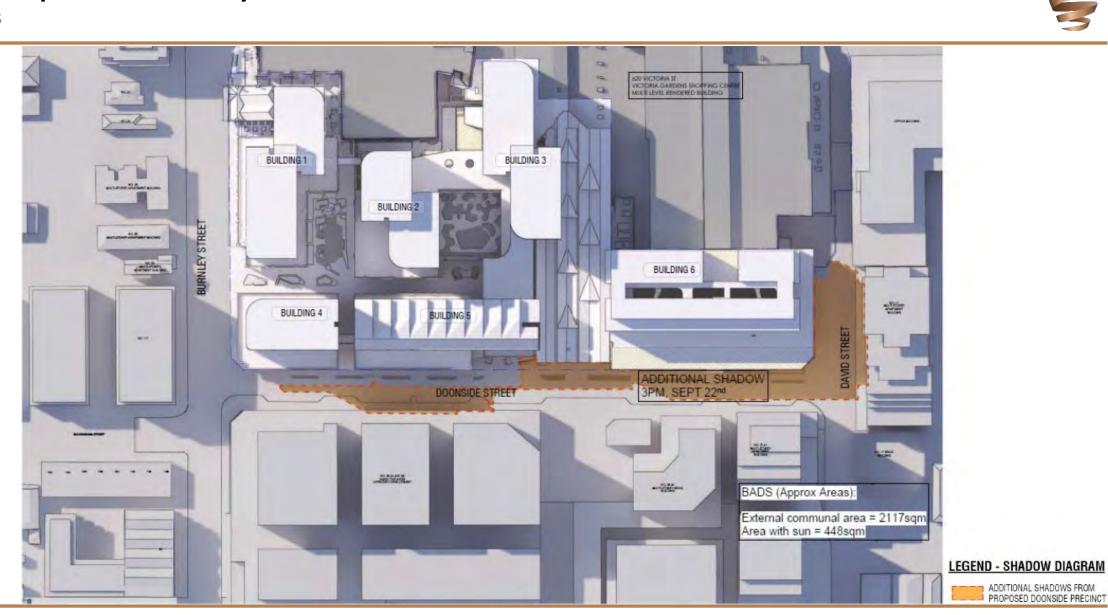
Solar studies



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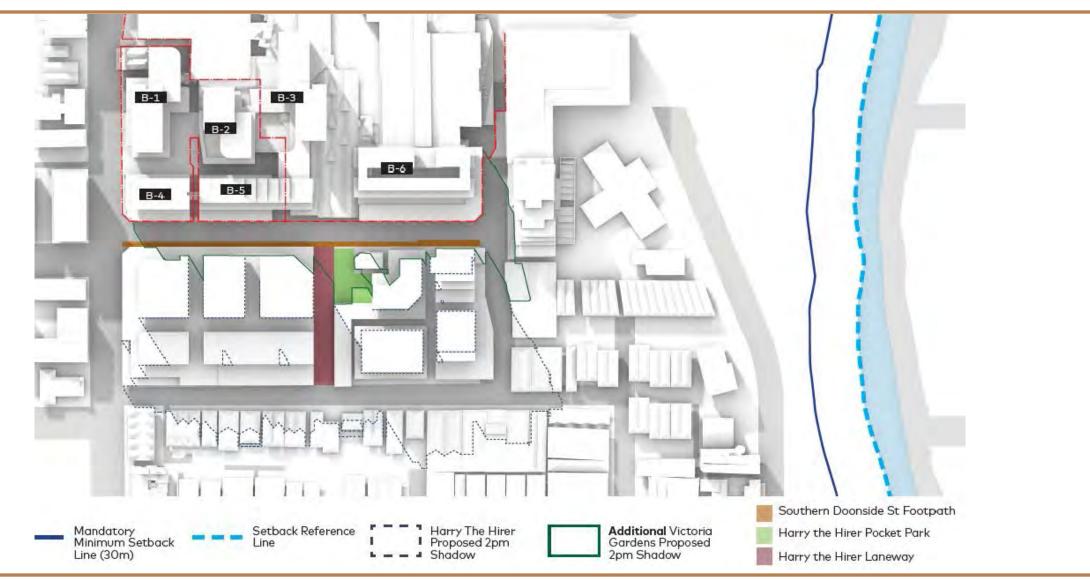
## Doonside: 3pm shadow study

Solar studies



## Doonside: 2pm 22<sup>nd</sup> June shadow study

Solar studies

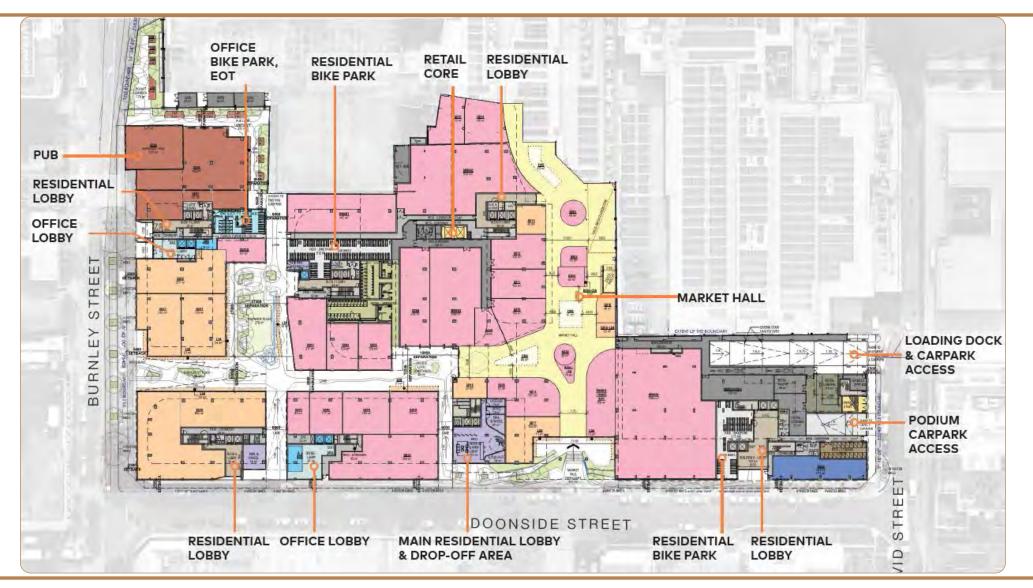




### **Doonside Precinct proposed ground floor plan**

Proposed Victoria Gardens Doonside Precinct expansion





### Precinct publicly accessible open spaces

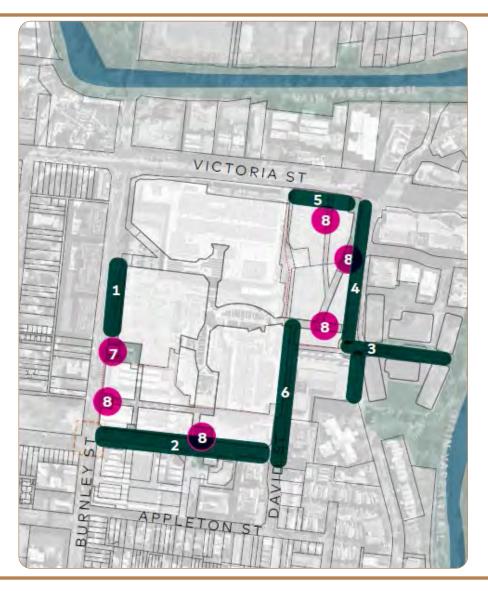


Victoria Gardens masterplan objectives



### Victoria Gardens masterplan

- Develop and explore strategies that enhance the public realm and support active travel and the environment, through the design of the built environment and operational overlays
- Targeting specific zones associated with the potential development site



**1.** Improve carpark interface with Burnley Street to enhance the pedestrian experience of the space as well the outlook for the neighbouring residences.

**2.** Explore opportunities to improve Doonside Street through retail, workplace and residential address and activation. Explore increased setback at street level to provide cover and improve sense of width of the public realm.

**3.** Explore improved public experience and connection to the Yarra River and River Street, through legible pedestrian pathways.

**4.** Seek to improve the walk-ability and bike paths of River Boulevard, providing safe vehicle drop of zones and legible entrances. Seek to support boulevard street typology with landscape and planting zones.

**5.** Investigate improvement of pedestrian experience along Victoria Street frontage.

**6.** Investigate enhancement and pedestrian safety of David Street to improve north-south public circulation to link through River Boulevard Precinct.

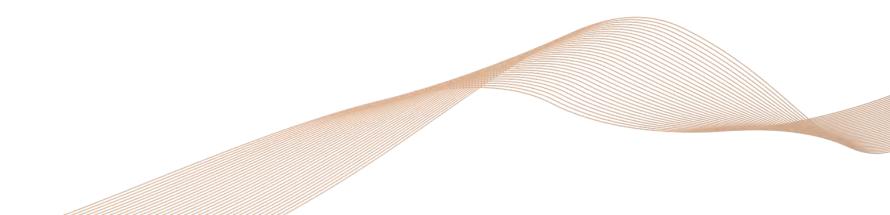
**7.** Refurbishment of heritage hotel to increase activity along Burnley Street.

**8.** Public forecourts at key entries to create an expanded public realm, improved sight-lines, legibility and invitation.

# Appendix

Proposed Lot 9 (River Boulevard Precinct) development

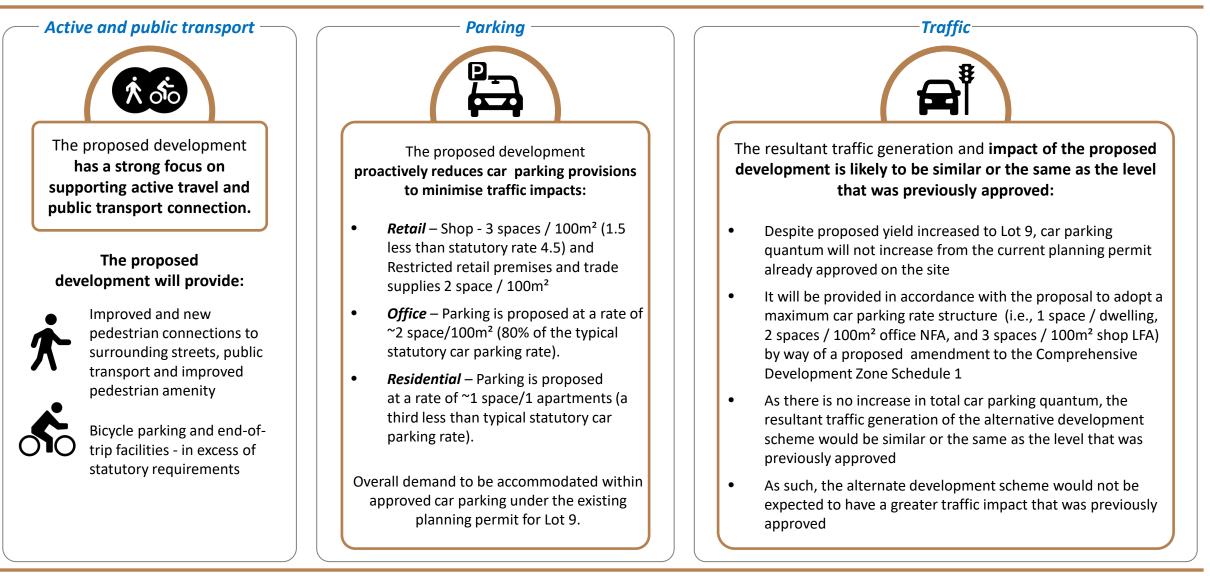




## Lot 9: Active/public transport

Prioritisation of active and public transport and proactive reduction in parking provisions will minimise traffic impacts.





## Lot 9: Massing solar analysis

Solar studies





As per the public realm strategy the analysis has divided the areas into zones, with each zone offering a different type of public space and use.

What the analysis reveals is the availability to large percentages of sunlight for the precinct at different times of the day, encouraging different areas of habitation for different activities.

