



22 CLEELAND ROAD  
SOUTH OAKLEIGH VIC 3167  
AUSTRALIA

(ACN 004 230 013)

Ref: 162-20-DE-EWC-02  
31 March 2022

Case Meallin  
[cwilliams@casemeallin.com.au](mailto:cwilliams@casemeallin.com.au)

Attn: Campbell Williams

Dear Campbell,


**Victoria Gardens – River Boulevard Precinct  
Built form Changes to Lots 9 and 10  
Environmental Wind Considerations**

The Victoria Gardens River Boulevard Precinct will be located to the east of the existing Victoria Gardens Shopping Centre. Development Plans for Lots 9 and 10 (which form part of the River Boulevard Precinct) have previously been approved by the City of Yarra, however changes to the built forms are now proposed as part of the planning scheme amendment. The proposed built form changes and approved development plans are shown in Figure 1.

The proposed amendment to River Boulevard makes changes to the envelopes for the built form massing and the intended ground level connections through the site. The Lots 9 and 10 buildings would benefit from the shielding provided by the existing low-rise shopping centre for the west sector wind directions and the future Doonside Precinct to the southwest. The Victoria Street frontage of Lot 10 and the upper levels of Lots 9 and 10 would have exposure to the prevailing north and west sector wind directions, which would create wind impacts around the development. Built form massing drawings associated for Lots 9 and 10 are still being developed and MEL Consultants are working with the design team to address any wind effects through high quality architectural responses at this early massing stage. MEL Consultants desktop advice and future wind tunnel studies will assist with achieving the vision of a

pedestrian thoroughfare between the Yarra River, the River Precinct, and Victoria Gardens Shopping Centre that has significant areas of pedestrian activation for stationary activities (sitting and standing).

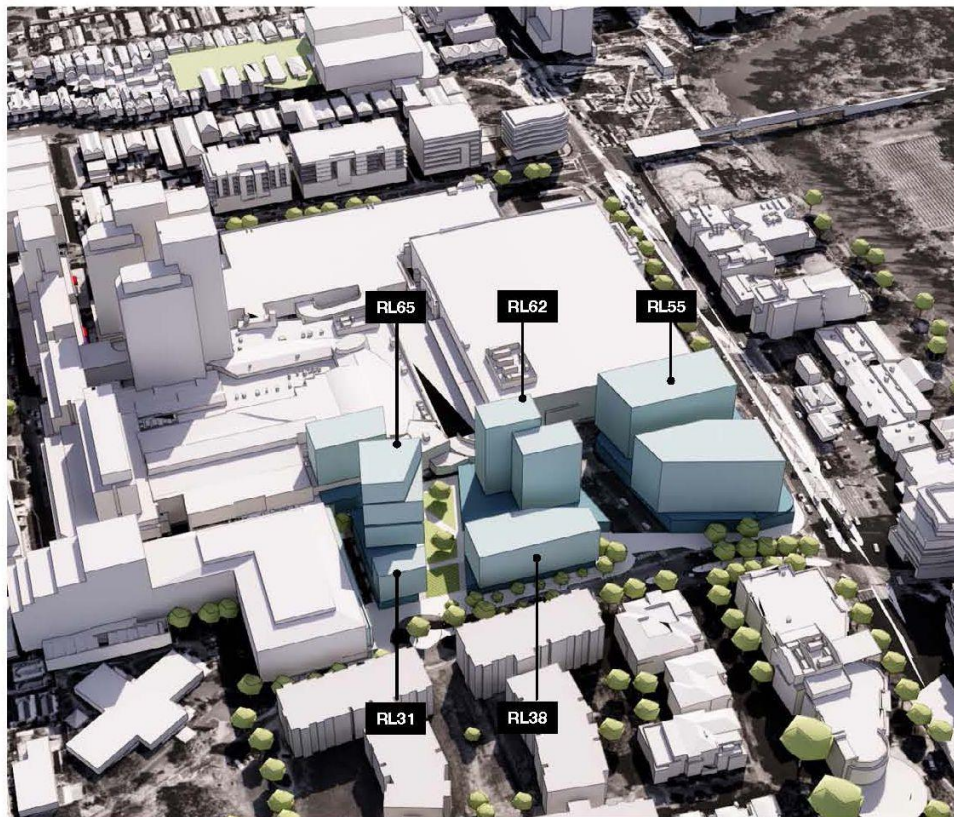
Yours sincerely,

A handwritten signature in black ink, appearing to read 'M. Eaddy', written in a cursive style.

M. Eaddy

MEL Consultants Pty Ltd

### PROPOSED DEVELOPMENT



### APPROVED DEVELOPMENT



**Figure 1: Masterplan of the River Precinct Lots 9 and 10 (proposed and approved)**