



Victoria Gardens Expansion Public Realm Strategy

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We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We acknowledge their unique ability to care for Country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

Public Realm Strategy

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Public Realm Strategy

Vision & Principles

This Public Realm Strategy has been prepared as an overarching document for the open spaces in the Victoria Gardens Expansion, providing objectives and guidelines to the network of publicly accessible open spaces in this development. This document is to be read in conjunction with the Victoria Gardens Doonside Precinct Urban Context Report.

The Victoria Gardens Expansion proposal presents a significant opportunity for the provision of substantial public realm benefits.

This redevelopment will provide an improved pedestrian environment and facilities for a growing population. This is considered in-line policy directives of both State and Local Planning Policy Frameworks.

The public realm strategy is a well considered proposal and integrates with the proposed redevelopment of the overall site and also with the existing Shopping Centre to support and improve its ongoing functionality for the public, visitors, residents and workers alike.

A series of principles have been developed to provide a design framework for the Victoria Gardens Expansion public realm strategy and are as follows.



Respect & Reflect

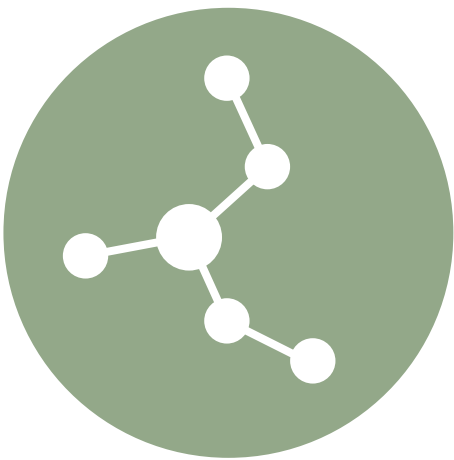
Celebrate the site’s River Story, Indigenous and European heritage.



River Connection

Creation of a ‘river line’ referencing the flow of the Birrarung as a consistent thread connecting through all public realm spaces.

Where the river bends creates spaces for people to slow down and occupy, while river straights encourage pedestrian movement and flow.

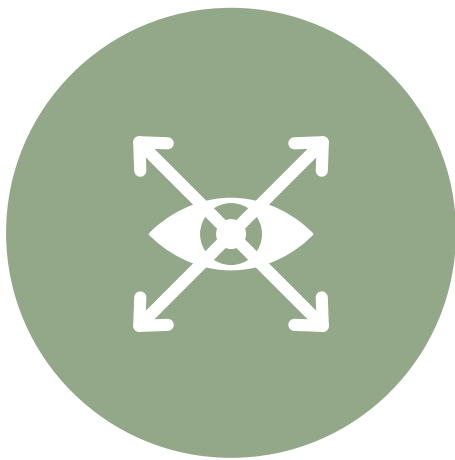


A Network of Publicly Accessible Spaces

Creation of diverse publicly accessible open spaces that cater for the growing residential, worker and visitor populations.

Create places to:

- Socialise - small and larger groups
- Walk, run, rest and recover
- Relax in
- To retreat



Streets & Pedestrian Connections

Providing a network of streets and laneways that provide safe, comfortable and welcoming connections between key destinations.



Accessibility within the Landscape

Propose a considered building footprint that responds to the site topography ensuring that accessibility is a priority.

Public Realm Strategy

Landscape Narrative

Informed by the site history and context, establish and carry through a consistent landscape narrative throughout Victoria Gardens Expansion for a unified precinct outcome.



The Birrarung - Water



The Birrarung - Vegetation



Richmond Character



Site History



The Birrarung - Water

Creation of a 'river line' referencing the flow of the Birrarung connecting through the public realm.
River bends create spaces for people to slow down and occupy, while river straights encourage pedestrian movement and flow.



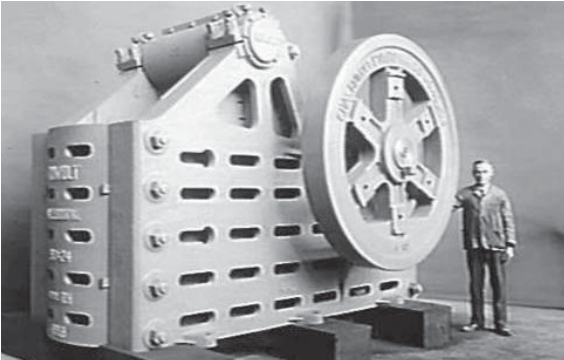
The Birrarung - Vegetation

Referencing the plant character of the Birrarung within the Yarra Ranges that is suitable for the site micro climate.



Richmond Character

Incorporating the texture and materiality of brick and bluestone to create a place that is distinctly of Richmond.



Site History

Incorporating elements throughout the fabric of the design that express the rich Indigenous and European site history, significance and narrative.



Victoria Gardens Expansion - Precincts

The Victoria Gardens Expansion comprises of the three linked precincts:

- IKEA & Victoria Gardens Shopping Centre Precinct
- Doonside Precinct
- River Boulevard Precinct

Legend

— Victoria Gardens Precinct

Note: For the 28-35 River Boulevard Development Site, the Approved Town Planning Application is shown. Refer to these plans, which provides further information on the open space provision and provides the river connection as shown.



Public Realm Strategy

Victoria Gardens Expansion - Publicly Accessible Open Spaces

These localised precincts consist of the following public realm spaces for occupation and movement alike, that form part of the larger network providing diversity of use:

- Doonside Precinct:**
- 01

Doonside Plaza
- 02

Pocket Garden
- 03

Market Hall Square
- 04

Doonside Street
- River Boulevard Precinct:**
- 05

David Street
- 06

River Passage Plaza (Lot 9)
- 07

River Boulevard Forecourt (Lot 9)
- 08

Victoria Street Plaza (Lot 10, open during trading hours)
- 09

River Boulevard

Legend

Primary pedestrian connections - all hours access

Secondary pedestrian connections - all hours access

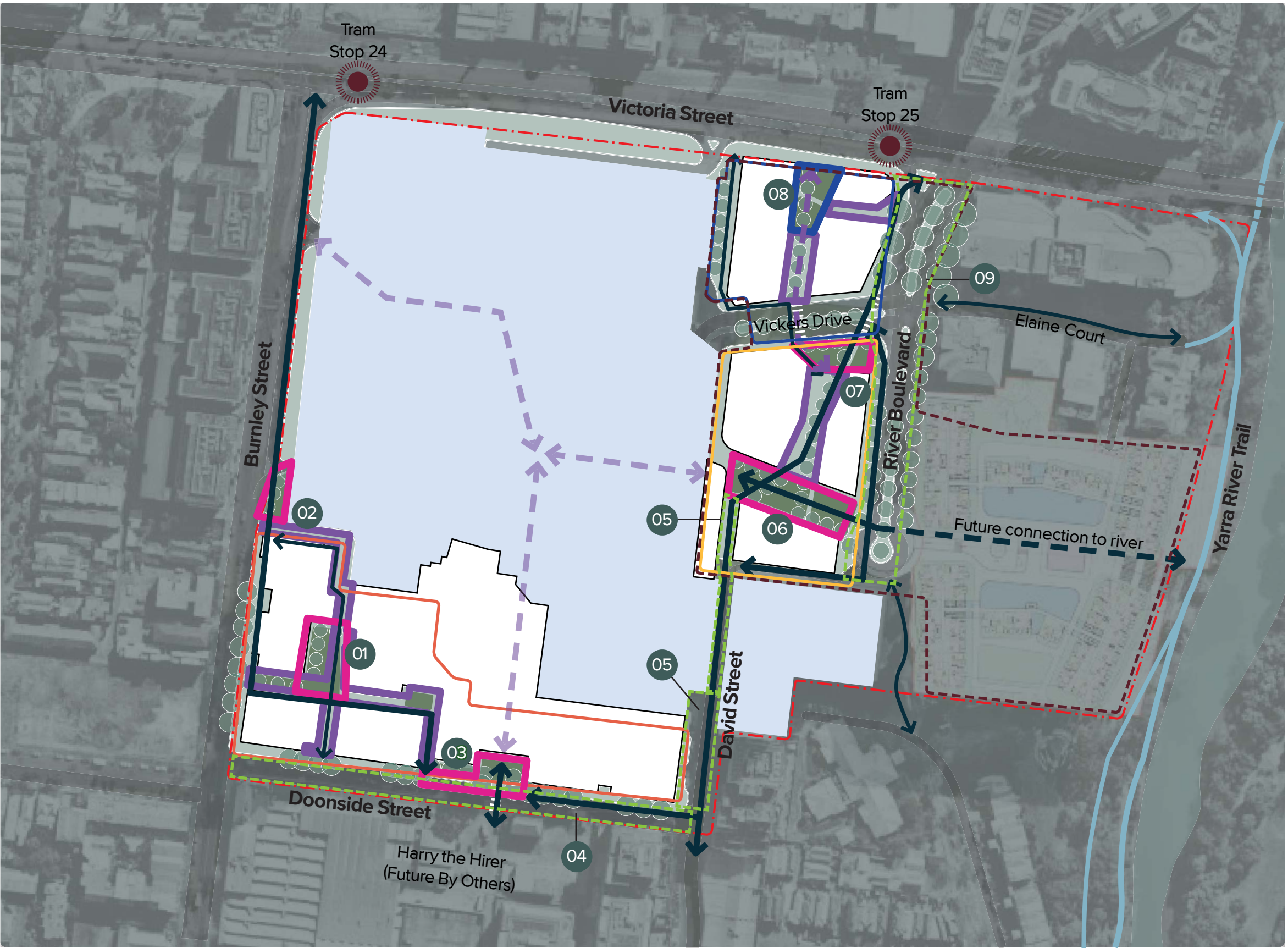
Pedestrian connections - trading hours access

Yarra River / Main Yarra Trail

Publicly accessible spaces

Publicly accessible private spaces

Publicly accessible laneways



Doonside Precinct

Doonside Plaza

Objectives

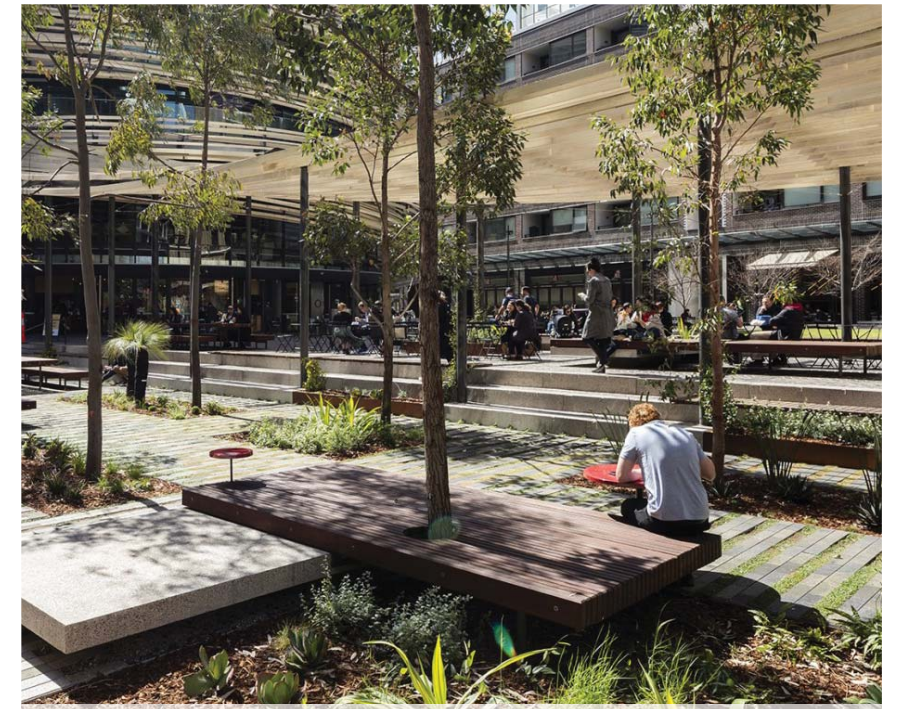
- To create a generous open space as a central focus for Doonside Precinct.
- To create a space that appeals to the public, visitors, residents and workers alike.
- To provide a variety of spaces and amenities to allow for a diversity of use and activation.

Guidelines

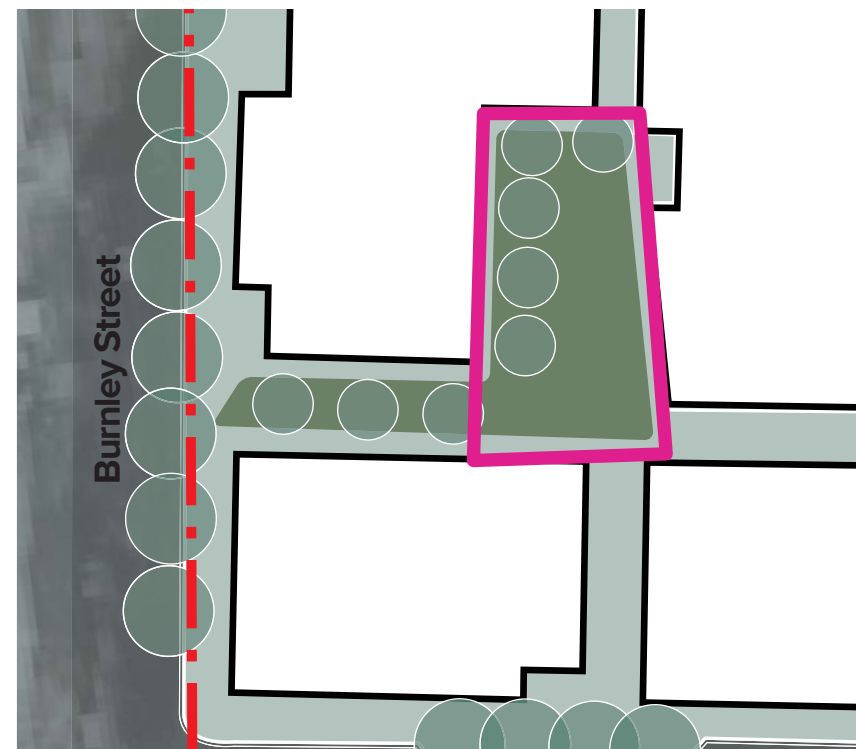
- Provide amenities to support activation at the junction of the adjacent internal laneways, creating an internal focal space for the precinct.
- Promote the space as the focal heart of the precinct through events and activities.
- Design the space to provide flexibility to cater for small and large gatherings, and use throughout the day and into the evening.
- Create a variety of active edges to the space that can be used for a variety of different uses, such as dining, sitting, socialising and the like throughout all times of the day.
- Create a large lawn area to provide a unique open space offering for the precinct.
- Provide canopy trees for amenity and scale.
- Provide clear pedestrian routes and view lines into the space.
- Optimise the location of users and amenities based on solar aspect.
- Utilise a consistent material, furniture and pavement palette for consistency across the precinct.
- Explore opportunities to convey the landscape narrative of the precinct within the design outcome.



Westpac Place, Sydney NSW



Darling Square, Sydney NSW



Precinct Diagram
Doonside Plaza



Newmarket, Randwick NSW

Doonside Precinct Pocket Garden

Objectives

- To create an inviting and attractive entrance space for the Doonside Precinct.
- To create space that transitions between Burnley Street to the internal retail laneway network.
- To create a space that appeals to the public, visitors, residents and workers alike.
- To contribute to the presentation and amenity of Burnley Street.

Guidelines

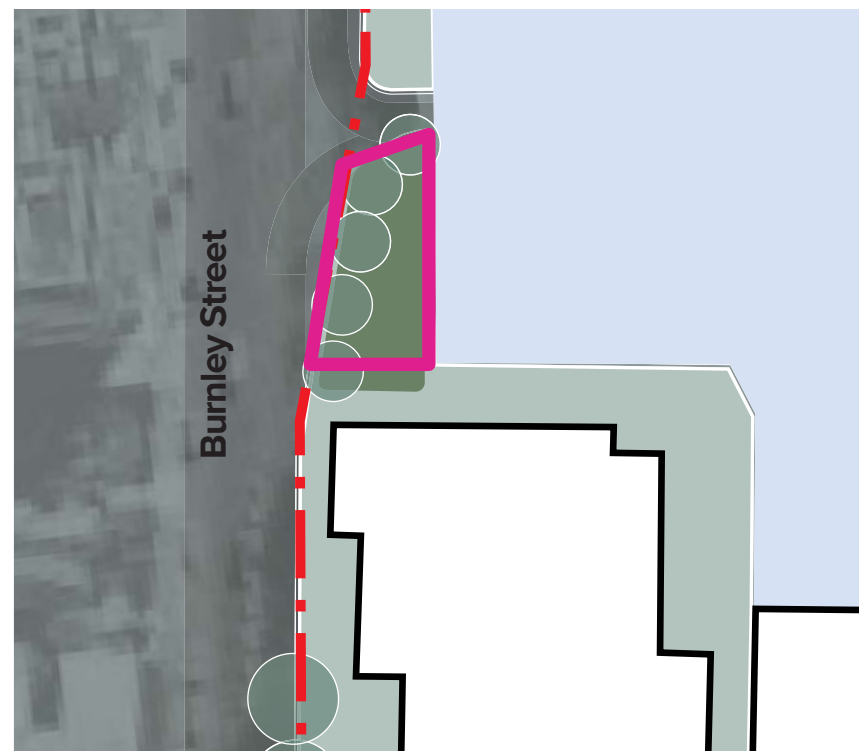
- Create an intimate open space with vegetation providing a sense of enclosure.
- Provide amenities to support use of the space by the general public and as an outdoor licensed space.
- Provide vegetation to provide visual separation from the vehicular activity of Burnley Street.
- Investigate the opportunity to treat the interface to the adjacent multi level car park.
- Utilise a consistent material, furniture and pavement palette for consistency across the precinct.
- Explore opportunities to convey the landscape narrative of the precinct within the design outcome.



Hopscotch Bar, Melbourne VIC



Fish Lane, Brisbane QLD



Precinct Diagram
Pocket Park



The Standard, Melbourne VIC

Public Realm Strategy

Doonside Precinct Market Hall Square

Objectives

- To create a celebratory and activated entrance into the Market Hall.
- To respond to and create a clear pedestrian linkage to the opposite Harry the Hirer future development site.
- To bring the internal Market Hall experience to the public realm through outdoor dining.
- To contribute to the life and activity of Doonside Street.
- To create a space that appeals to the public, visitors, residents and workers alike.

Guidelines

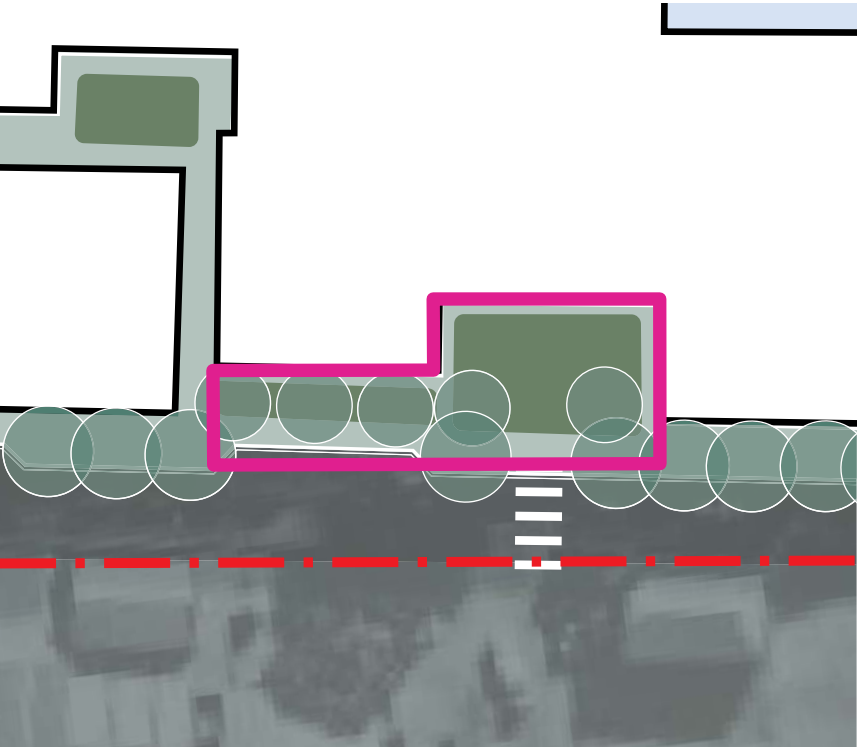
- Provide generous pedestrian access from the Market Hall entrance to the future Harry the Hirer internal laneway and public open space.
- Create a variety of outdoor dining options for the general public and adjacent dining premises.
- Provide clear pedestrian access from car parking / loading to the Market Hall and commercial / residential building entrances.
- Utilise a consistent material, furniture and pavement palette for consistency across the precinct.
- Provide canopy trees for amenity and scale.
- Explore opportunities to convey the landscape narrative of the precinct within the design outcome.



Tea Tree Plaza, Modbury SA



Old Spitalfields Market, London UK



Precinct Diagram
Market Hall Square



Windsor Plaza, near Windsor Station VIC

Doonside Precinct

Doonside Street Streetscape

Objectives

- To enhance Doonside Street as an attractive and pedestrian friendly streetscape environment.
- To improve the streetscape to respond to the scale and amenity of the Doonside Precinct and Harry the Hirer future development site.

Guideline

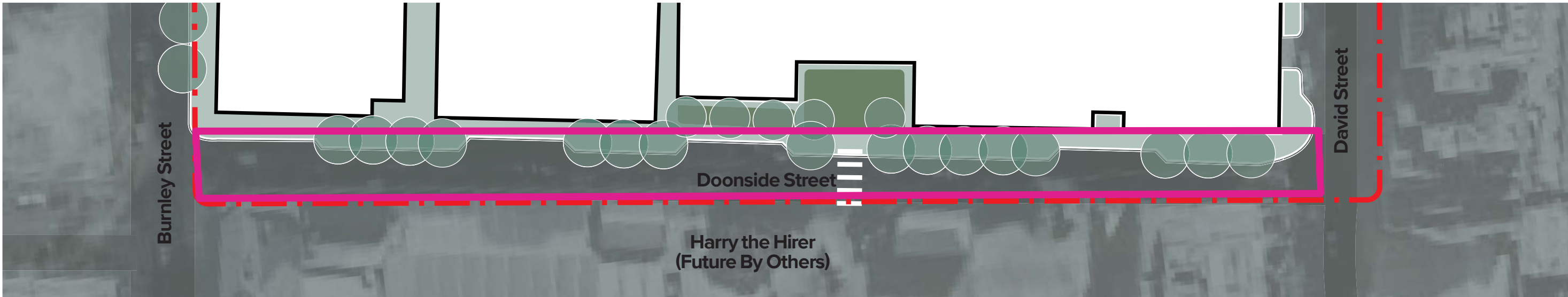
- Increase the pedestrian path width on the northern side through the removal of on street car parking.
- Provide low level planting along back of kerb to create a sense of separation between pedestrian and vehicular traffic.
- Incorporate avenue street tree planting to improve streetscape amenity and scale for pedestrians.
- Continue the existing street tree species *Tristaniopsis laurina* for consistency along the streetscape.
- Provide a pedestrian priority crossing point between the Doonside Precinct and Harry the Hirer site.
- Utilise a consistent material, furniture and pavement palette for consistency across the precinct.
- Provide streetscape amenities including rubbish bins, seating and bicycle hoops and locate them to not interfere with pedestrian movement lines.



Retail / F&B Streetscape



King Street, Brisbane Showgrounds QLD



Precinct Diagram
Doonside Street

River Boulevard Precinct

David Street Streetscape (Lot 9)

Objectives

- To improve David Street as a key pedestrian thoroughfare through the precinct.
- To promote clear and safe pedestrian and vehicle access and movement.

Guidelines

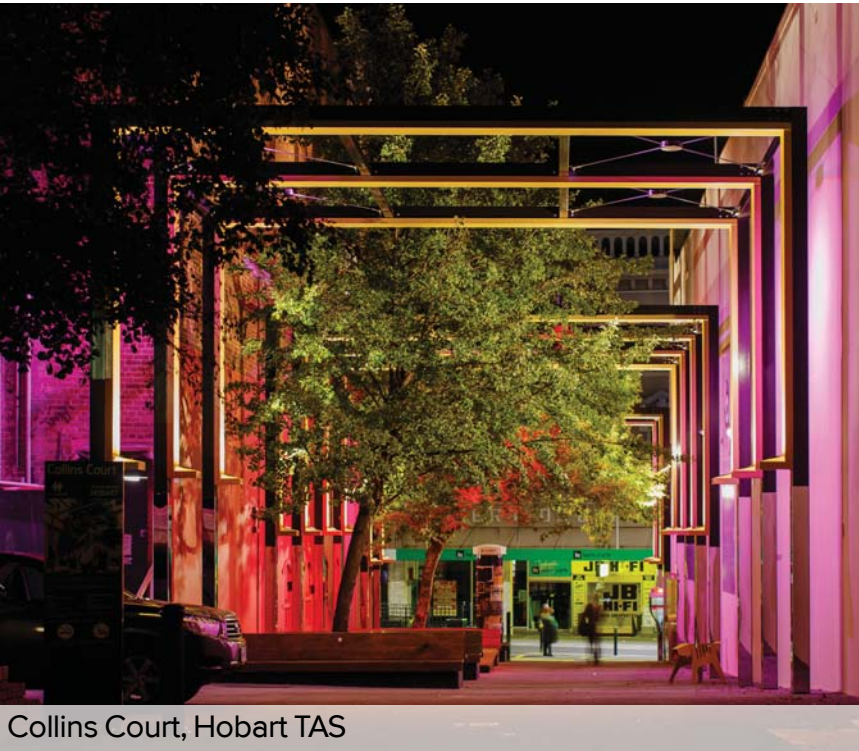
- Prioritise pedestrian movement along the eastern side of David Street to reduce crossing points with vehicle access and loading.
- Resolve potential conflict between vehicular loading bays and pedestrians on Davis Street by providing defined pedestrian path routes.
- Encourage active frontages and clear sight lines along David Street for pedestrian sense of safety.
- Incorporate wayfinding signage and visual markers through built form for pedestrian legibility.
- Incorporate vegetation both at ground level and canopy trees to improve amenity.
- Utilise a consistent material, furniture and pavement palette for consistency across the precinct.
- Explore opportunities for public art, surface graphics, lighting installation and the like to activate the streetscape.
- Provide streetscape amenities including rubbish bins, seating and bicycle hoops and locate them to not interfere with pedestrian or vehicle access.



Coromandel Place, Melbourne VIC



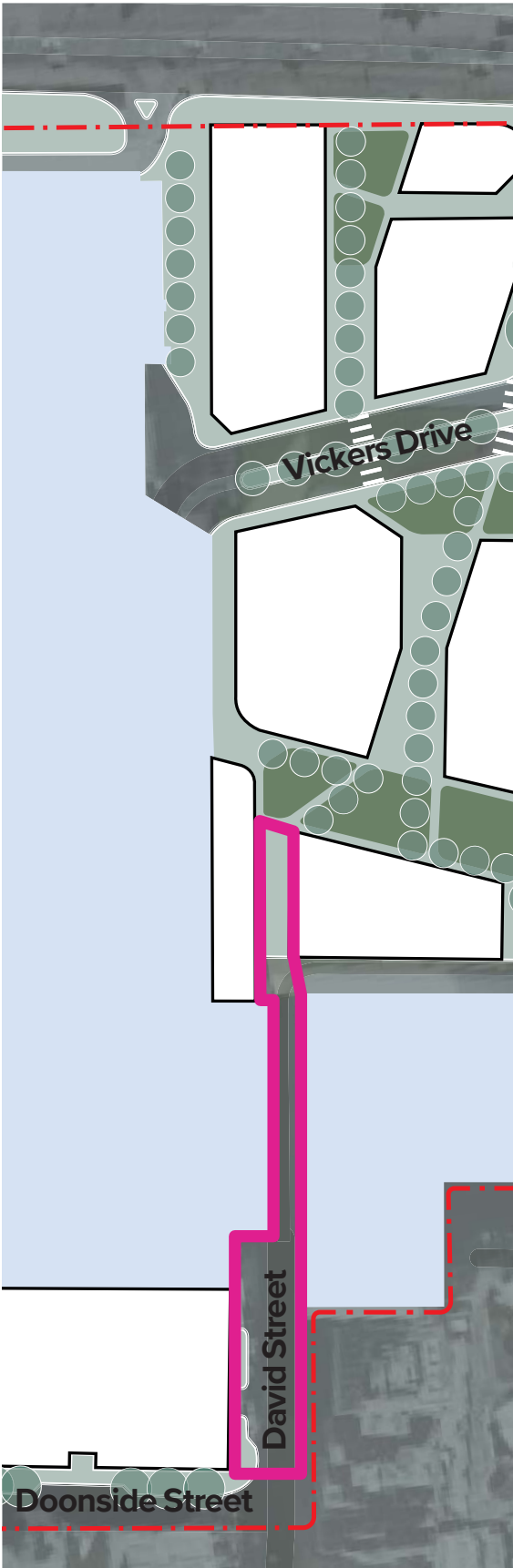
Alley Oop, Vancouver Canada



Collins Court, Hobart TAS



Walnut Street, Cremorne VIC



Precinct Diagram
David Street

River Boulevard Precinct

River Passage Plaza (Lot 9)

Objectives

- To create a generous large open space to service the River Boulevard Precinct.
- To create a focal space for residents, workers, visitors, shoppers alike.
- To create a visual and accessible connection to the Yarra River corridor.

Guidelines

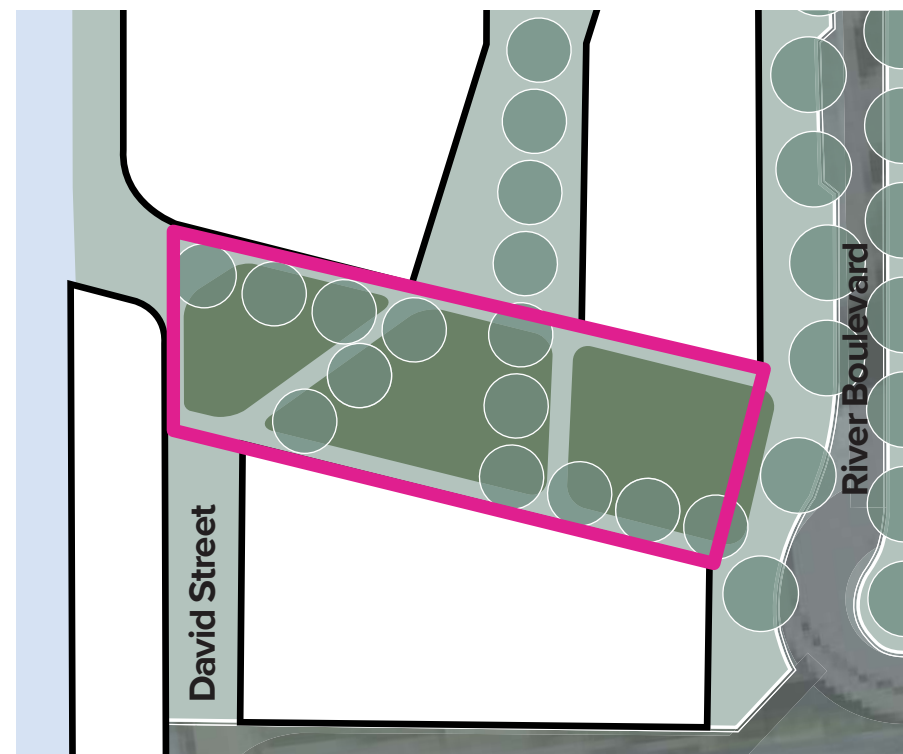
- Create a large lawn area to provide a unique open space offering for the precinct.
- Promote the space as the focal heart of the precinct through large scale events and activities.
- Design the space to provide flexibility to cater for small and large gatherings, and use throughout the day and into the evening.
- Create a variety of active edges to the space that can be used for a variety of different uses, such as dining, sitting, socialising and the like throughout all times of the day.
- Frame views towards the Yarra River through the siting of pedestrian paths and canopy vegetation.
- Provide large canopy trees that respond to the scale of the space along with lower planting to provide sense of intimacy and amenity.
- Provide clear movement paths through the space to connect with adjacent laneways.
- Provide amenities to support outdoor dining from adjacent tenancies.
- Incorporate wide steps leading down to the River Boulevard interface.
- Explore opportunities to incorporate public art, including large scale interventions.
- Consider prominent design elements within the space to assist with wayfinding from adjacent streets and laneways.
- Utilise a consistent material, furniture and pavement palette for consistency across the precinct.
- Explore opportunities to convey the landscape narrative of the precinct within the design outcome.



St Pancras Square, London UK



Town Centre, Rouse Hill NSW



Precinct Diagram
River Passage Plaza



Steam Mill Lane, Haymarket NSW



Caddens Corner, Kingswood NSW

River Boulevard Precinct

Vickers Drive Forecourt (Lot 9)

Objectives

- To create an inviting and attractive entrance plaza for the Lot 9 development.
- To create a space that transitions between River Boulevard Street to the internal retail laneway network.
- To provide a variety of spaces and amenities to allow for a diversity of use and activation.
- To contribute to the presentation and amenity of both River Boulevard and Vickers Drive.

Guidelines

- Provide amenities to support temporary events and activation to service both Lot 9 and Lot 10.
- Provide a variety of options for seating and socialisation.
- Ensure clear movement and sight lines for pedestrians through Lot 9 to Victoria Street and the super tram stop.
- Provide canopy trees for amenity and scale.
- Optimise the location of users and amenities based on solar aspect.
- Utilise a consistent material, furniture and pavement palette for consistency across the precinct.
- Explore opportunities to convey the landscape narrative of the precinct within the design outcome.



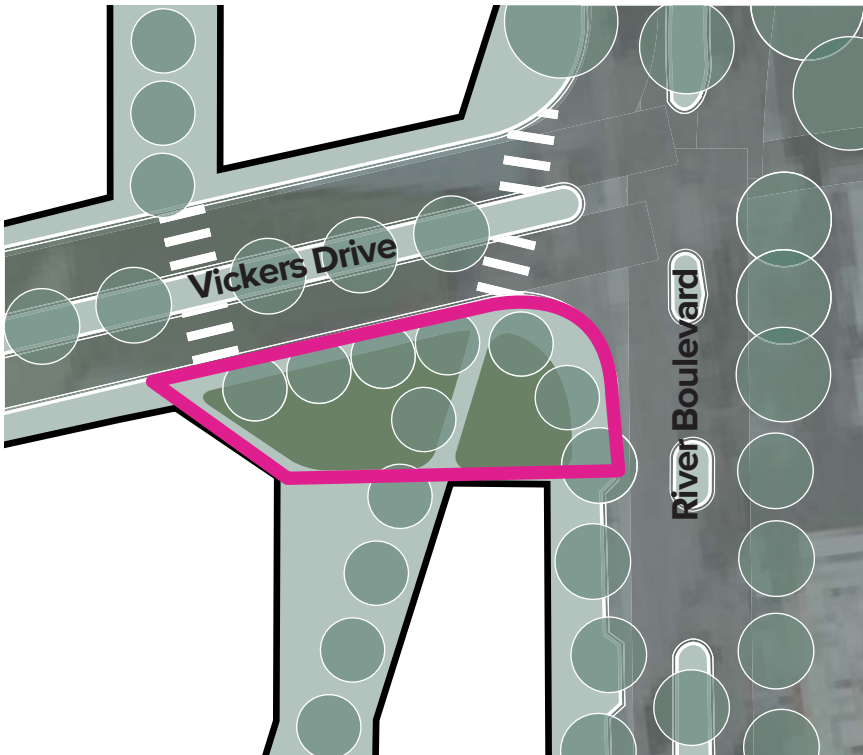
The Concourse, Chatswood NSW



Dee Why Square, Dee Why NSW



Silence by Tadao Ando, Mayfair UK



Precinct Diagram
River Boulevard Forecourt



King Street, Prahran VIC



Lorca Square, Salobrena, Spain

River Boulevard Precinct

Victoria Street Plaza (Lot 10)

Objectives

- To create an inviting and attractive entrance plaza for the Lot 10 development.
- To create a space that transitions between Victoria Street to the internal retail laneway network.
- To provide a variety of spaces and amenities to allow for a diversity of use and activation.
- To contribute to the presentation and amenity of Victoria Street

Guidelines

- Provide a variety of options for seating and socialisation.
- Ensure clear movement and sight lines for pedestrians through Lot 10 to Victoria Street.
- Provide amenities to support outdoor dining from adjacent tenancies.
- Provide canopy trees for amenity and scale.
- Optimise the location of users and amenities based on solar aspect.
- Utilise a consistent material, furniture and pavement palette for consistency across the precinct.
- Explore opportunities to convey the landscape narrative of the precinct within the design outcome.



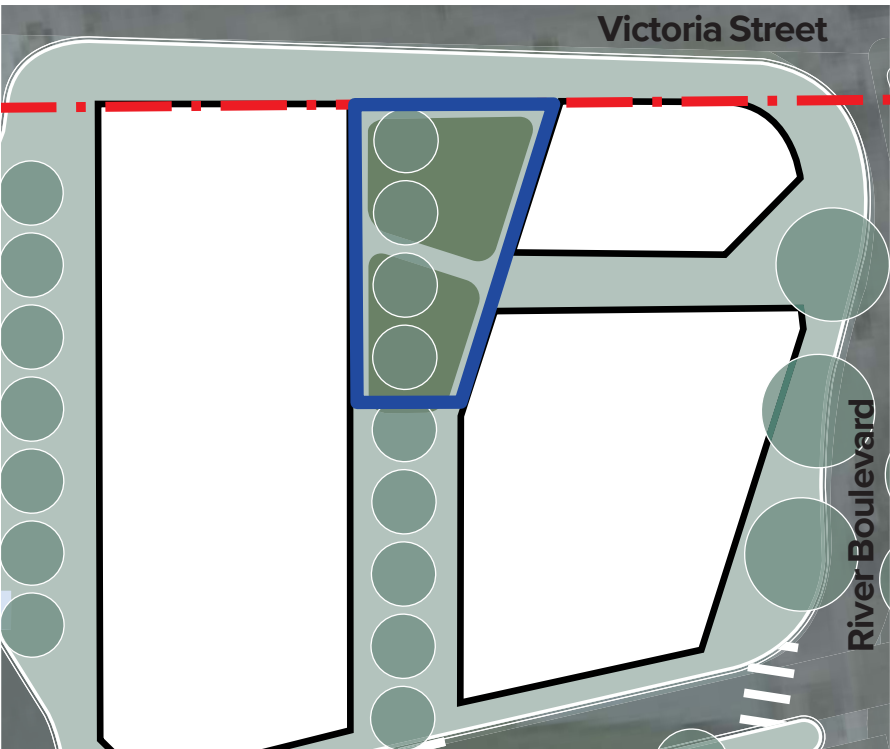
St James Plaza, Melbourne VIC



Village Green, University of Technology Sydney NSW



QV Square, Melbourne VIC



Precinct Diagram
Victoria Street Plaza



Southern Cross Lane, Melbourne VIC

River Boulevard Precinct

River Boulevard Streetscape (Lots 9 and 10)

Objectives

- To enhance the existing streetscape amenity of River Boulevard.
- To protect the role of the streetscape as an attractive arrival experience into the precinct.
- To ensure the streetscape provides both a commercial and residential interface and character.
- To create an attractive pedestrian experience along both sides of the road.

Guidelines

- Where possible, retain existing canopy tree planting along the streetscape.
- Maximise additional tree planting where appropriate that respects the existing character and species of the streetscape, with *Platanus orientalis* north of Vickers Drive and south *Angophora costata* of Vickers Drive.
- Provide suitable footpath widths and supporting streetscape amenities along each side of River Boulevard that respond to adjacent built form use, scale and land use.
- Provide pedestrian priority crossing points across Vickers Drive.
- Utilise a consistent material, furniture and pavement palette for consistency across the precinct.
- Provide streetscape amenities including rubbish bins, seating and bicycle hoops and locate them to not interfere with pedestrian movement lines.



Retail Street, San Diego, USA



Gantry Apartments, Camperdown, NSW

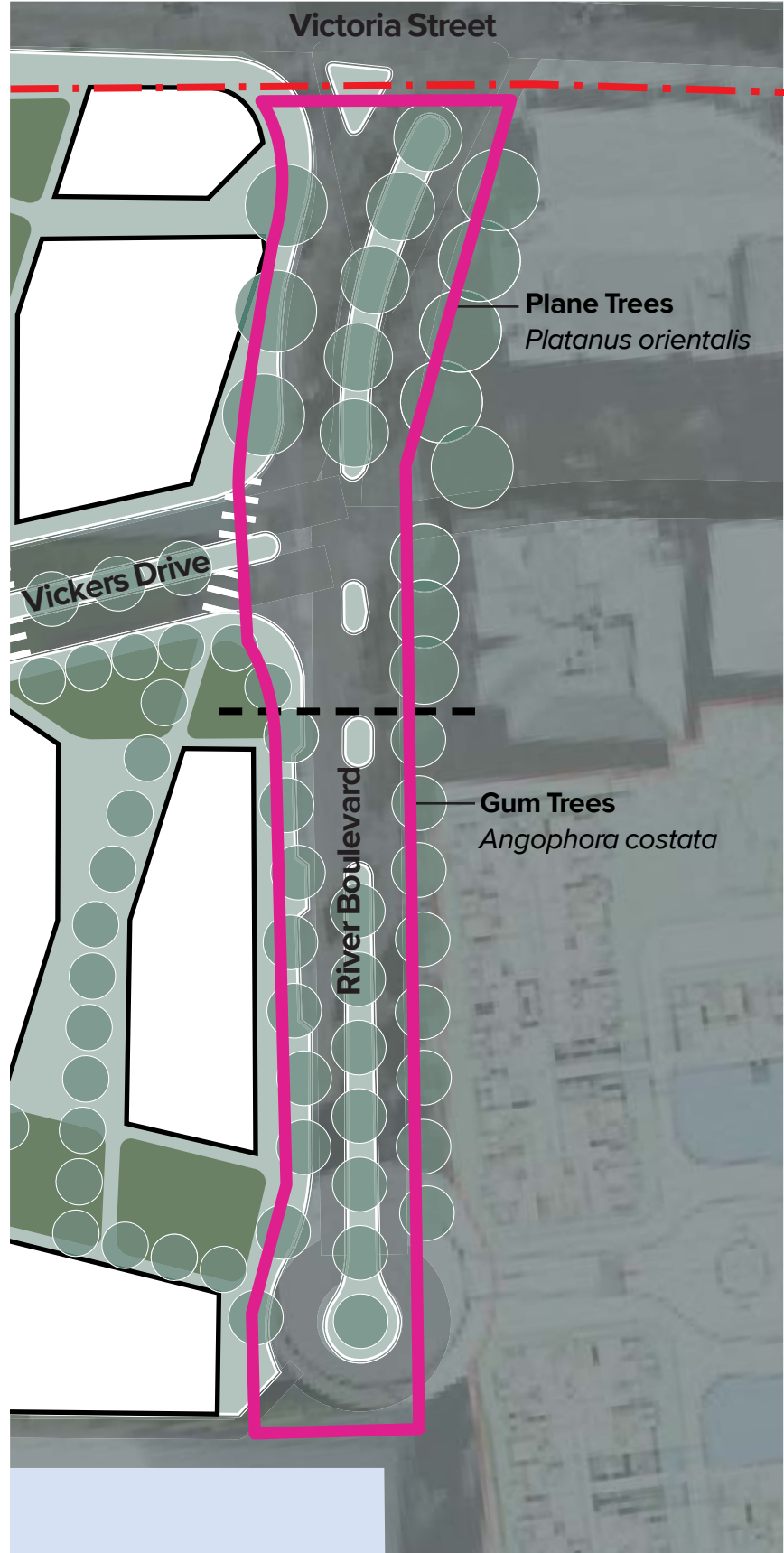


Residential Street, Takanini, NZ



Eve Apartments, Erskineville, NSW

Precinct Diagram
River Boulevard



Doonside and River Boulevard Precincts

Internal Laneways

Objectives

- To create an attractive retail laneway experience across the Precincts.
- To provide connectivity through and in between development lots for pedestrian connectivity.

Guidelines

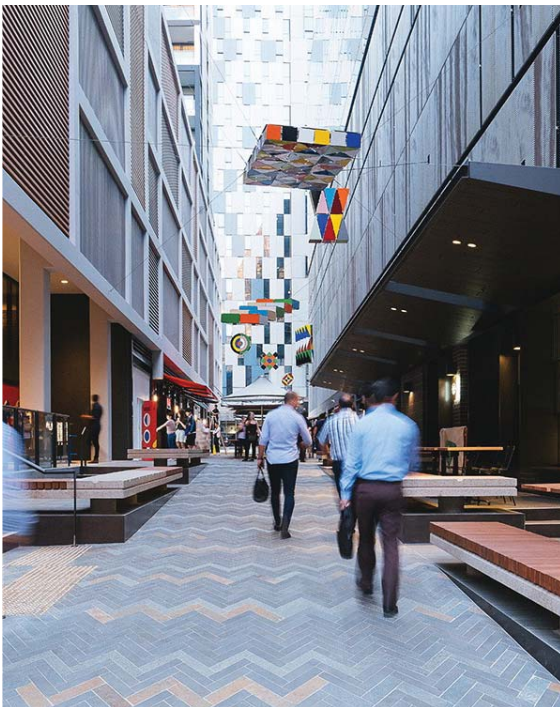
- Provide sufficient pedestrian movement paths along laneways and retail frontages.
- Provide space for outdoor dining / retail while ensuring clear pedestrian movement.
- Ensure clear sight lines along and across laneways.
- Incorporate canopy tree and lower storey planting where appropriate for amenity.
- Provide seating, bins and other amenities at regular intervals.
- Utilise a consistent material, furniture and pavement palette for consistency across the precinct.
- Explore opportunities to convey the landscape narrative of the precinct within the design outcome.



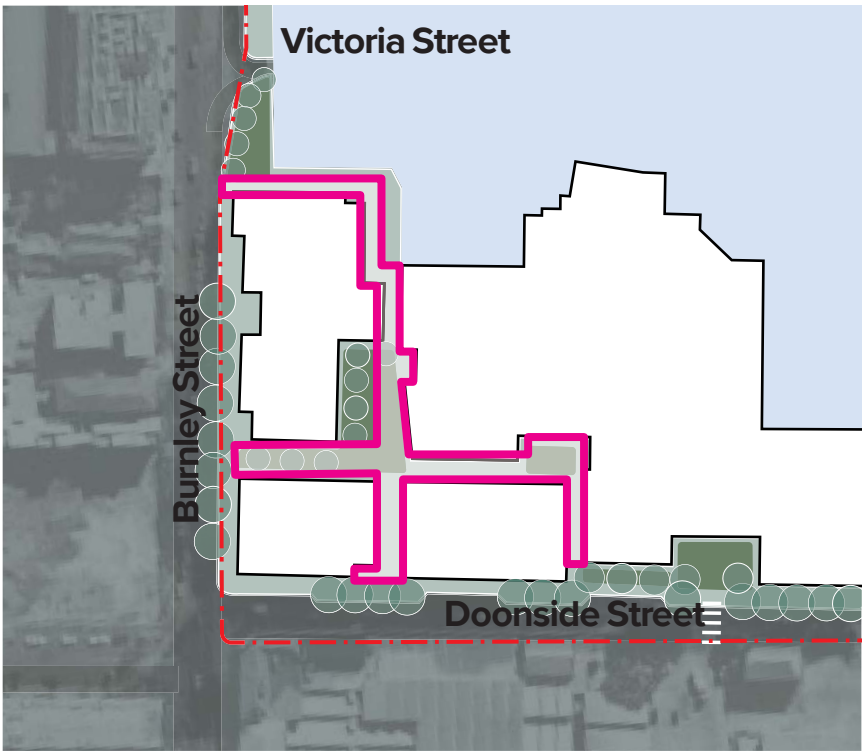
Caddens Corner, Kingswood NSW



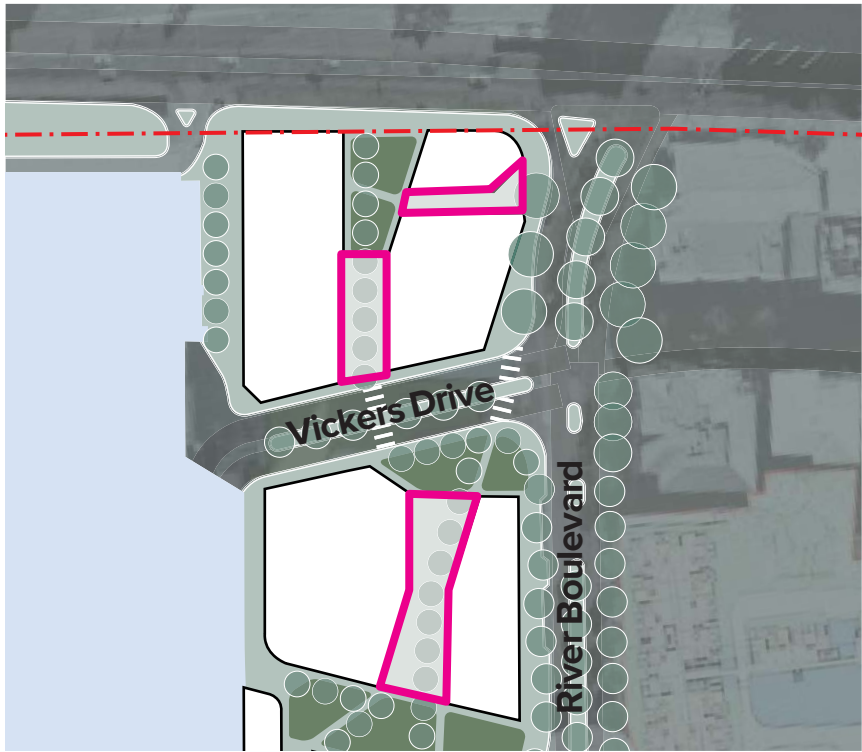
Southern Cross Lane, Melbourne VIC



Steam Mill Lane, Haymarket NSW



Precinct Diagram
Doonside Precinct Laneways



Precinct Diagram
River Boulevard Precinct Laneways



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