

Victoria Gardens – Comprehensive Development Plan

(Department of Transport and Planning, April 2024)

Contents

1	Introduction.....	3
1.1	How to read this document	5
2	Vision	6
3	Site Context.....	7
3.1	Victoria Gardens Shopping Centre	7
3.2	Barkers Road Bridge Precinct.....	7
3.3	River Boulevard Precinct	7
3.4	Doonside Precinct	8
3.4.1	Former Loyal Studley Hotel (Heritage Place)	8
3.5	Surrounding Context.....	8
4	Outcomes.....	10
4.1	Purpose of the framework	10
4.2	Overarching design principles.....	10
4.3	Principles	11
4.3.1	Public Realm.....	11
4.3.2	Built Form.....	11
4.3.3	Retail, Commercial and Mixed Land Use.....	12
5	Future Urban Structure	15
5.1	Design Elements	15
5.1.1	Design Element 1: Setbacks, Building Envelopes, Height Limits	15
5.1.2	Design Element 2: Building Form, Materials and Colour	19

5.1.3 Design Element 3: Overshadowing, orientation and wind.....	21
5.1.4 Design Element 4: Streetscape and Landscape	23
5.1.5 Design Element 5: Views and Vistas.....	24
5.1.6 Design Element 6: Vehicle movement and parking	25
5.1.7 Design Element 7: Open space and Publicly Accessible Open Space	26
5.1.8 Design Element 8: Pedestrian Movement and Safer design	29
5.1.9 Design Element 9: Signs.....	30
5.1.10 Design Element 10: Interface Areas.....	30
5.1.11 Design Element 11: Boat Landings	33
5.1.12 Design Element 12: Former Loyal Studley Hotel (heritage place)	33
5.1.13 Design Element 13: Environmentally Sustainable Design	34

Diagrams

Diagram 1 Location Plan.....	4
Diagram 2 Table of Uses Precinct Plan	13
Diagram 3 Precinct Plan	14
Diagram 4 Precinct Heights and Urban Form	18
Diagram 5 Space, Places and Connections.....	28
Diagram 6 Interfaces.....	32

1 Introduction

The Victoria Gardens Comprehensive Development Plan (CDP) is a long-term plan to facilitate the redevelopment of the Victoria Gardens precinct as a residential and commercial/mixed use precinct. The Victoria Gardens precinct forms one part of the broader Victoria Street Major Activity Centre.

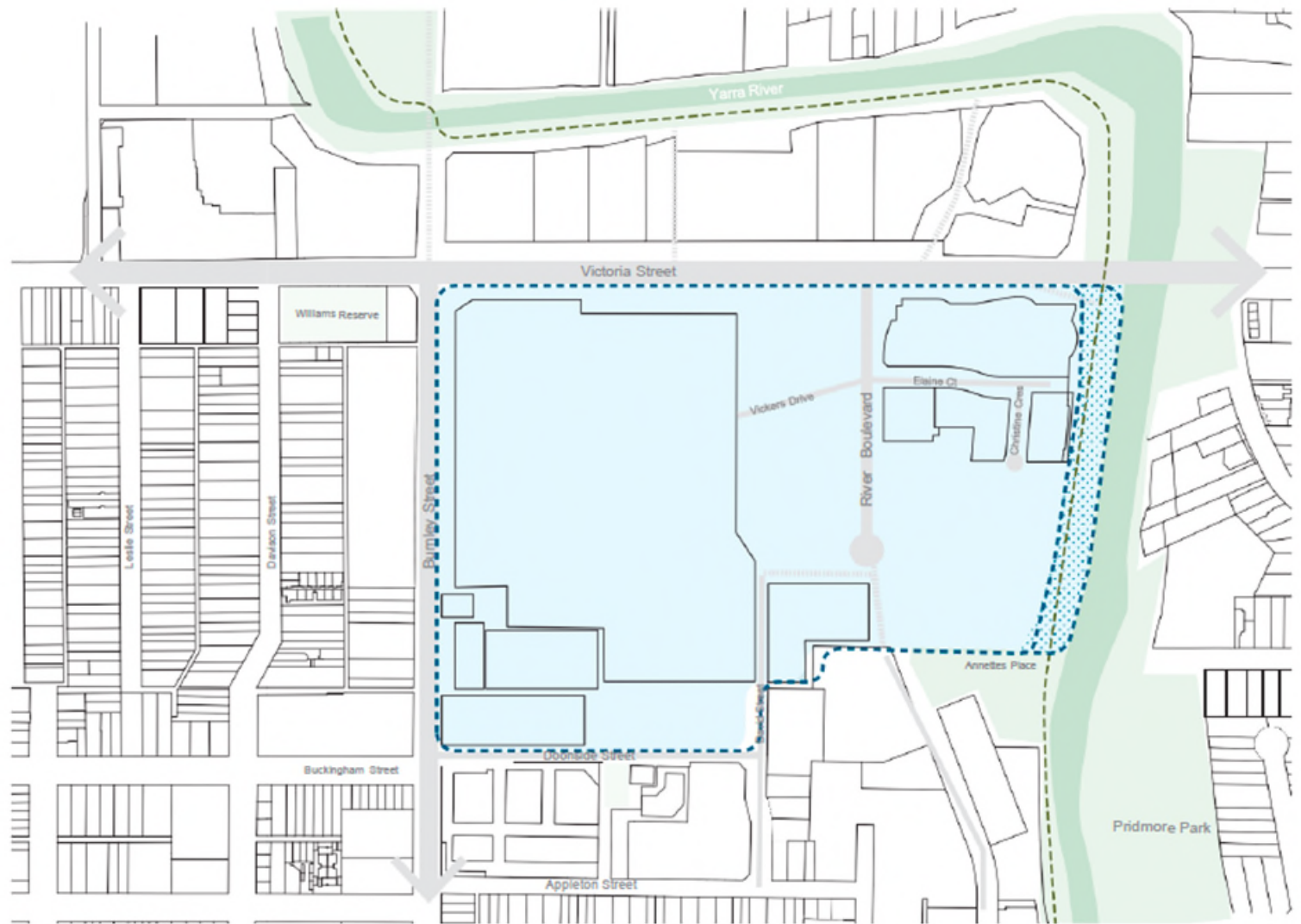
This CDP describes the future layout and use of the partially vacant precinct as a modern urban residential based community, including how and where community and transport infrastructure is planned to support development. The CDP, the Comprehensive Development Zone, Design and Development Overlay Schedule 2, Environmental Audit Overlays, Heritage Overlay, Development Contributions Plan Overlay, Land Subject to Inundation Overlay and Significant Landscape Overlay and other planning controls within the Yarra Planning Scheme provide a set of controls, requirements and guidelines that will guide the development of the Victoria Gardens precinct for many years.

This CDP applies to land within the Comprehensive Development Zone – Schedule 1 that is generally bounded by Victoria Street, Burnley Street, the Yarra River and Doonside Street, Richmond. Diagram 1 – Location Plan depicts the land that makes up the Victoria Gardens precinct.

The CDP is intended to provide a framework to guide the redevelopment of the Victoria Gardens precinct.

This approach establishes the key parameters for the development of the entire precinct and enables a performance-based approach to the planning permit application process so that all stakeholders have clarity as to the objectives and aspirations for the precinct.

The CDP should also be read in conjunction with other applicable provisions of the Planning Scheme, such as Clause 58 and consider any policy, structure plan or guidelines relating to the Yarra River or the Victoria Gardens centre that have been adopted by Council and/or the responsible authority.



Legend

- Victoria Gardens Comprehensive Development Plan Precinct Boundary
- Yarra River Environs Precinct
- Open Space
- Main Yarra Trail
- Existing Road
- Existing Pedestrian Links

Diagram 1 Location Plan

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, Overarching Design Principles, Principles and Objectives:** The Vision, Overarching Design Principles, Principles and Objectives **must** be complied with.
- **Requirements:** Requirements **must** be complied with 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 alternative to a Guideline satisfies the Vision, Overarching Principles, Principles, Objectives or Requirements of the CDP, then the responsible authority may consider the alternative.

In reading the CDP, reference should also be made to the following diagrams:

- Diagram 1 – Location Plan
- Diagram 2 – Table of Uses Precinct Plan
- Diagram 3 – Precincts Plan
- Diagram 4 – Precinct Heights and Urban Form
- Diagram 5 – Spaces, Places and Connections
- Diagram 6 – Interfaces.

2 Vision

The Victoria Gardens Precinct will be a thriving and vibrant mixed-use area that includes retail, commercial, residential, entertainment, leisure, recreation and community facilities. It will provide quality, higher density residential use and development and will include large scale commercial development.

The core retail role of the Victoria Gardens Precinct will be enhanced in the Doonside Precinct while ensuring it retains its local convenience retail and service role to serve the surrounding residential community and workforce.

Diversity of dwelling typologies and sizes within each precinct and within development sites will be encouraged and the precinct will deliver a range of affordable housing. Residential development will be supported by the provision of community facilities which service the needs of resident and the working population.

Precinct 1 will be largely an office precinct with supporting food and drink premises.

Precinct 2 will support residential development to consolidate the sensitive residential edge to the river.

Precinct 3 will support a broad mix of uses retail, entertainment, service business, offices, and residential uses as well as providing active ground floor uses, including retail and food and drink premises.

Buildings and open spaces will be oriented to facilitate energy conservation and passive solar access, with solar protection to north and west facing windows as appropriate. Energy use, peak energy and potable water demand of the buildings will be reduced through appropriate design measures. Development will be benchmarked against the Green Star Buildings Tool (or the current equivalent) to achieve a minimum 5 star energy rating (or current equivalent).

The Precinct will support opportunities for recreational activities along the Yarra River corridor and all development will celebrate and respect its relationship with the Yarra River.

3 Site Context

The Victoria Gardens precinct is comprised of a number of sub-precincts, which include the Victoria Gardens Centre (shopping centre), Barkers Road Bridge Precinct, Doonside Precinct and the River Boulevard Precinct (see Diagram 3: Precincts Plan).

The Victoria Gardens Shopping Centre and Barkers Road Bridge Precinct have been developed. The Doonside Precinct and the River Boulevard Precinct are the areas proposed for future development.

3.1 Victoria Gardens Shopping Centre

The Victoria Gardens Shopping 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.

3.2 Barkers Road Bridge Precinct

The Barkers Road Bridge Precinct fronts Victoria Street, River Boulevard and the Yarra River corridor and consists of:

- No. 660 Victoria Street, a 4-storey office/commercial building fronting Victoria Street. A café and restaurant are 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 corridor. 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 shopping centre. The 1.81 hectare site, comprising seven land parcels, is strategically located adjacent to the shopping centre.

At No. 53 Burnley Street is 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 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 Victoria Gardens precinct's immediate surrounds include:

- significant office and residential developments and or approvals to the north of Victoria Street, western side of Burnley Street and the 'Harry the Hirer' Site at 81-95 Burnley Street and 26-34 Doonside Street, varying in height from 7 to 14 storeys;

- the Yarra River which provides an important ecological corridor, and including areas of steep valley escarpment and an important waterway link to the CBD, including Southbank;
- linear public open space along the Yarra River which includes the Main Yarra Trail shared path;
- parkland areas on the opposite river bank in Hawthorn;
- the adjacent historic Victoria Bridge;
- the precinct's location as a 'Gateway to the City of Yarra'; and
- views into the precinct from surrounding areas, including from the Barkers Road 'Cutting'.

4 Outcomes

4.1 Purpose of the framework

Building upon the existing developments in the Victoria Gardens precinct and the surrounding area, a framework for the future urban structure of the precinct has been established to strengthen the core of the Victoria Gardens precinct and transform the underutilised and vacant parcels of land within the precinct.

The framework set outs 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 precinct has its own identity and is integrated with the visual character of the total development, in a way that responds to the Victoria Gardens precinct's Yarra River location and provides residents, workers and visitors with an attractive, convenient, quality, commercial, residential and social environment.

The framework:

- aims to ensure the design of the precinct addresses the surrounding existing commercial and residential interfaces; and
- is cognisant of the importance of the precinct as a strategic gateway to the inner city.

The framework develops the precinct's role within the Victoria Street Major Activity Centre, marking its place in the broader context of Melbourne.

4.2 Overarching design principles

The Overarching Design Principles for development within the Victoria Gardens precinct include:

- Create a vibrant mixed use precinct with high quality living and working environments
- Create an integrated development with a strong "sense of place" and community
- Create a high quality public realm
- Respond to its location as strategic gateway to the inner city and Victoria Street Activity Centre; its residential and commercial interfaces; and its frontage to the Yarra River corridor
- Enhance the relationship to the Yarra River and surrounding areas
- Enhance connectivity and walkability
- Achieve a climate adept, water sensitive, low carbon, low waste community.

4.3 Principles

4.3.1 Public Realm

Principles	
P1	To extend and enhance connections around and through the Victoria Gardens precinct to improve the relationship of the precinct to its surrounds.
P2	To create new public spaces, nodes and linkages throughout the Victoria Gardens precinct to create gathering spaces for the community to enjoy.
P3	To design safe and comfortable, high amenity urban spaces with good solar access and design qualities that reflect the precinct's identity within the context of Richmond and the Yarra River corridor.
P4	To enhance the existing shopping centre by increasing the centre's engagement within the street network and public environment of Richmond through new entrances and public spaces leading into the shopping centre.
P5	To encourage opportunities for recreational activities along the Yarra River corridor; to link additional public open-space areas within the Victoria Gardens precinct to existing open-space along the Yarra River corridor, and to ensure that public open space areas are accessible to the general public.
P6	To improve and promote public access to the area.

4.3.2 Built Form

Principles	
P7	To create new built form that reflects the pattern of urban development and reinforces Victoria Gardens precinct as an anchor in the Victoria Street Activity Centre.
P8	To ensure new built form retains sunlight and creates high amenity streets and public spaces within and beyond the Victoria Gardens precinct.
P9	To promote contemporary architecture which is complementary with the surrounding areas.
P10	To capitalise on views from the Victoria Gardens precinct to the CBD skyline, the Yarra River corridor and surrounding parkland and retain key views across and through the site from outside the precinct.

4.3.3 Retail, Commercial and Mixed Land Use

Principles

P11	To rejuvenate and create a vibrant mixed-use precinct and connected community.
P12	To increase retail and commercial uses within the Victoria Gardens precinct to ensure high quality services are maintained for residents and workers.
P13	To facilitate high density residential development in a location with good access to shops, services, recreation and the CBD.
P14	To increase residential opportunities within the Doonside Precinct and River Boulevard Precincts and provide a variety of housing choice.

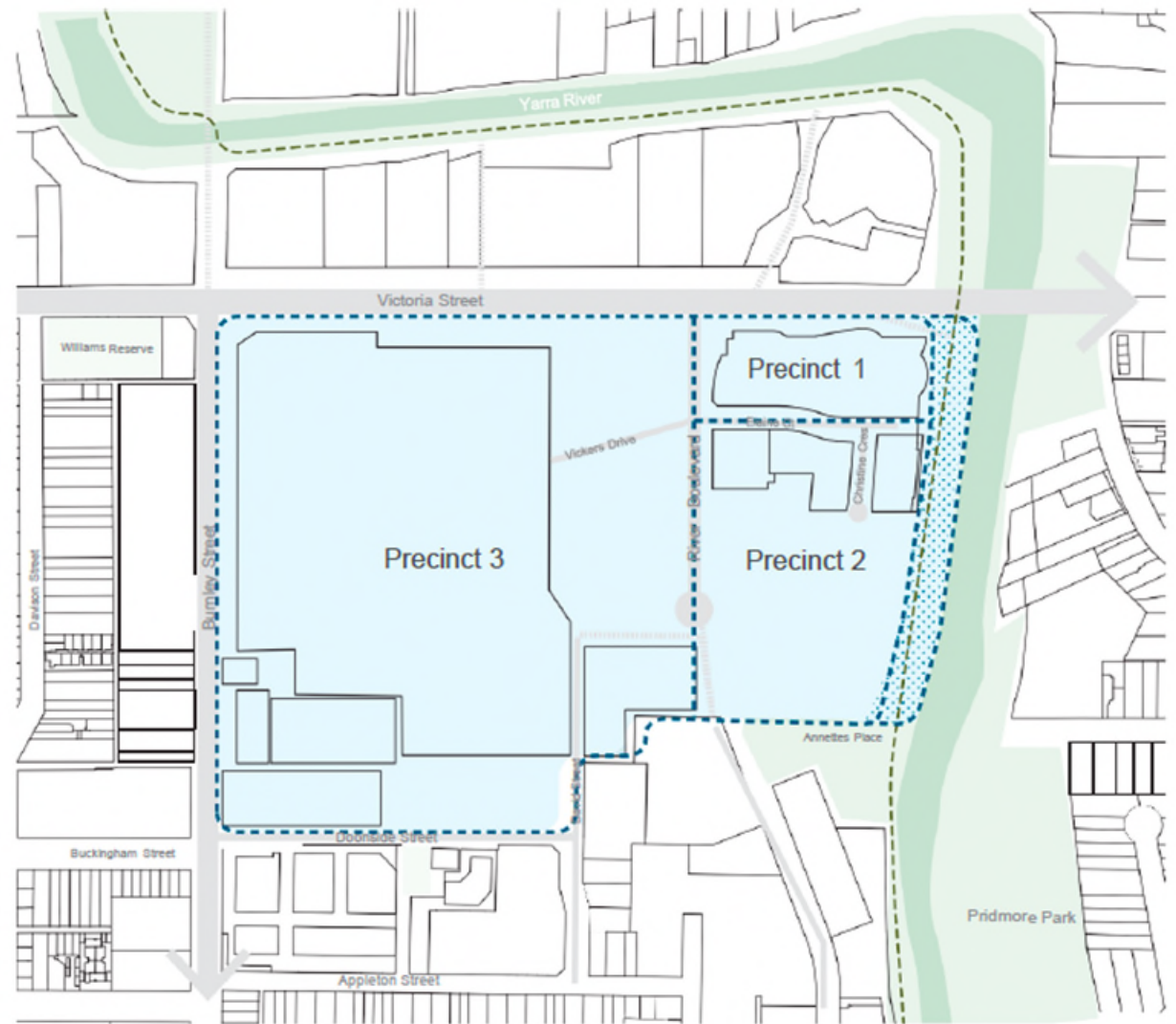


Diagram 2 Table of Uses Precinct Plan

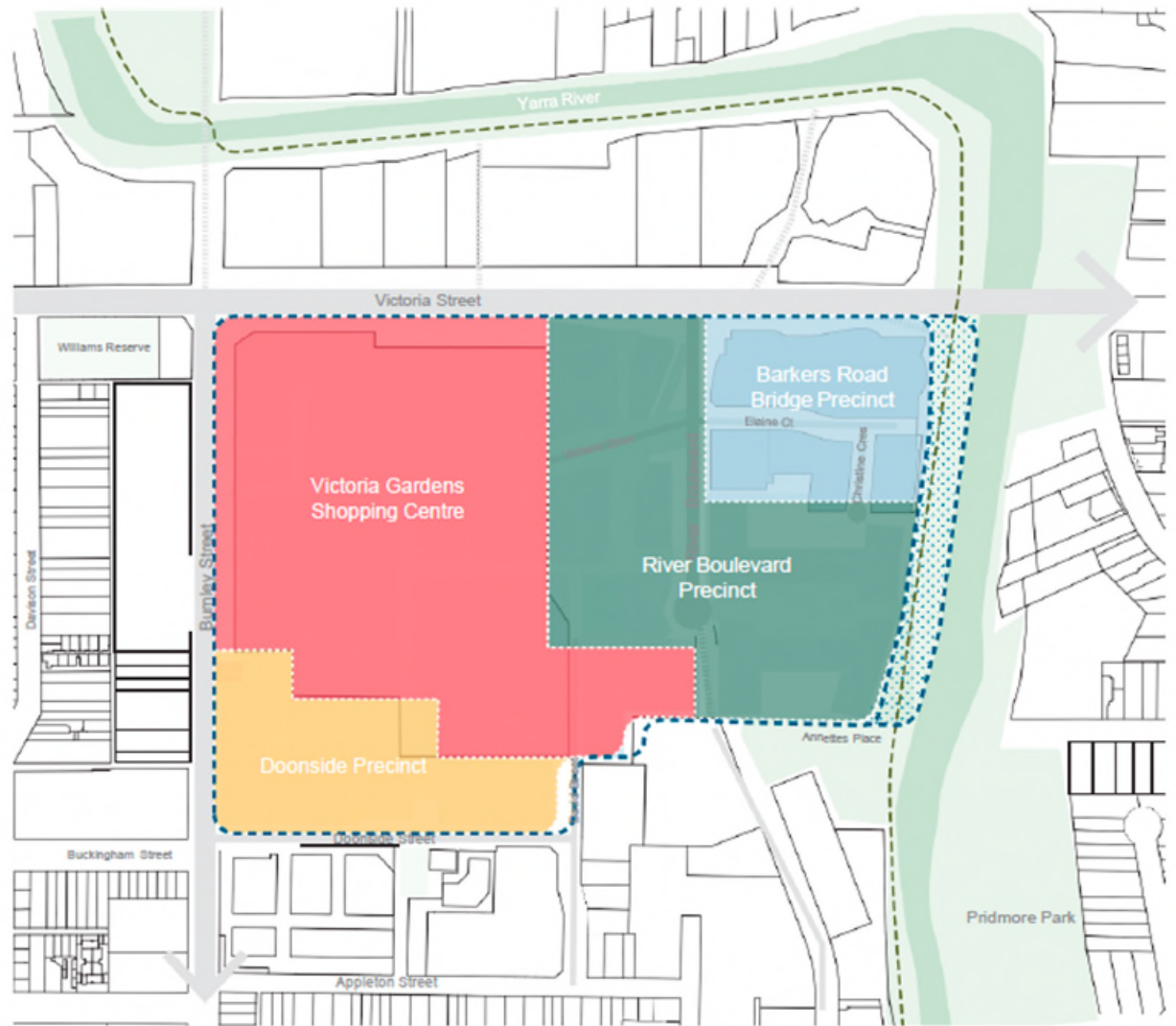


Diagram 3 Precinct Plan

5 Future Urban Structure

5.1 Design Elements

5.1.1 Design Element 1: Setbacks, Building Envelopes, Height Limits

Objectives

O1	To respect the significance of the Yarra River and Yarra River corridor by ensuring buildings are presented at a variety of heights, avoid visual bulk, and are stepped back from the frontage of the Yarra River and adjacent public open space.
O2	To ensure development in the precinct complements and enhances the surrounding streetscape and built form.
O3	To integrate the layout and design of the proposal with the surrounding neighbourhood and abutting uses.
O4	To create a mid-rise, human-scaled neighbourhood with a diverse range of building types and higher built form in specified areas.
O5	To provide setbacks to create a transition between the public realm and buildings, distinct building entrances and locations for landscaping.
O6	To ensure the historic landmark “Skipping Girl” sign remains a dominant feature in Victoria Street.

Requirements

R1	<p>Any building or works must not exceed the mandatory RL height limit as shown in Diagram 4: Precinct Heights and Urban Form. This does not apply to:</p> <ul style="list-style-type: none">- Architectural features, building services (including but not limited to lifts and rooftop plant), electronic media antennas, flagpoles, lighting poles, fences and advertising signs.- Buildings and works associated with rooftop communal open space.- Projections in the height projection area shown on Diagram 4: Precinct Heights and Urban Form which project above RL31 height limit but which do not exceed RL37 and do not exceed 10% of the precinct height projection area.
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R2	The Yarra River Environs Precinct shown in Diagram 4: Precinct Heights and Urban Form must only be developed for: <ul style="list-style-type: none"> - Pedestrian and bicycle linkages. - Boat landings, boardwalks, terraces, decks, seating and ancillary works. - Public recreation facilities.
R3	The Landscape Buffer shown in Diagram 4: Precinct Heights and Urban Form must only be developed for: <ul style="list-style-type: none"> - Pedestrian and bicycle linkages. - Ground level linkages to any building. - Landscaping and open space. - Informal recreation facilities.
R4	Any building or works that exceed the discretionary RL height limit as shown in Diagram 4: Precinct Heights and Urban Form must demonstrate compliance with the Vision, Overarching Design Principles, Principles, Objectives and Requirements of the CDP and demonstrate how the Guidelines are met.

Guidelines	
G1	Provide a landscape buffer that interfaces with the Yarra River bank.
G2	Ensure 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.
G3	Build to no more than 50% of the eastern boundary of land fronting the Yarra River. At least a two-metre setback shall be provided to the remaining 50% of that eastern boundary.
G4	Provide minimum upper level setbacks in accordance with Diagram 4: Precinct Heights and Urban Form.
G5	Development should not exceed the maximum discretionary building heights shown in Diagram 4: Precinct Heights and Urban Form, unless it complies with R4.
G6	Ensure the location, bulk, outline and appearance of the buildings or works are in keeping with or enhances the skyline when viewed from the Yarra River, or from prominent scenic viewpoints within the Yarra River environs.
G7	Ensure development and advertising signs on the Burnley Street frontage do not detract from the visual prominence of the Skipping Girl sign.

G8 Ensure building heights, including street wall heights, should contribute positively to the specific character of each site and the surrounding context.

Building setbacks













G9 Provide a setback to the frontage of Lot 10 to enable the extension of avenue planting to this section of Victoria Street and Vickers Street.

G10 Provide a generous setback to River Boulevard to provide for a continuation of the primary landscaped walking network from the Victoria Street.

Diagram 4

Victoria Gardens Comprehensive Development Plan - Precinct Heights & Urban Form

Legend

-  Victoria Gardens Comprehensive Development Plan Precinct Boundary
-  Yarra River Environs Precinct
-  Existing Builtform
-  Proposed Indicative Builtform Envelopes
-  Main Yarra Trail
-  Heritage Building - Loyal Studley Hotel
-  Key Builtform Corner
-  Landscape Buffer Zone
-  Mandatory Building Height Control
-  Discretionary Building Height Control
-  Preferred Upper-Level Setbacks Above Street Wall to Victoria Street / Burnley Street / Doonside Street
-  Height Projection Area to be included per clause 17 of CDZ1

Note: RL heights shown are set to AHD

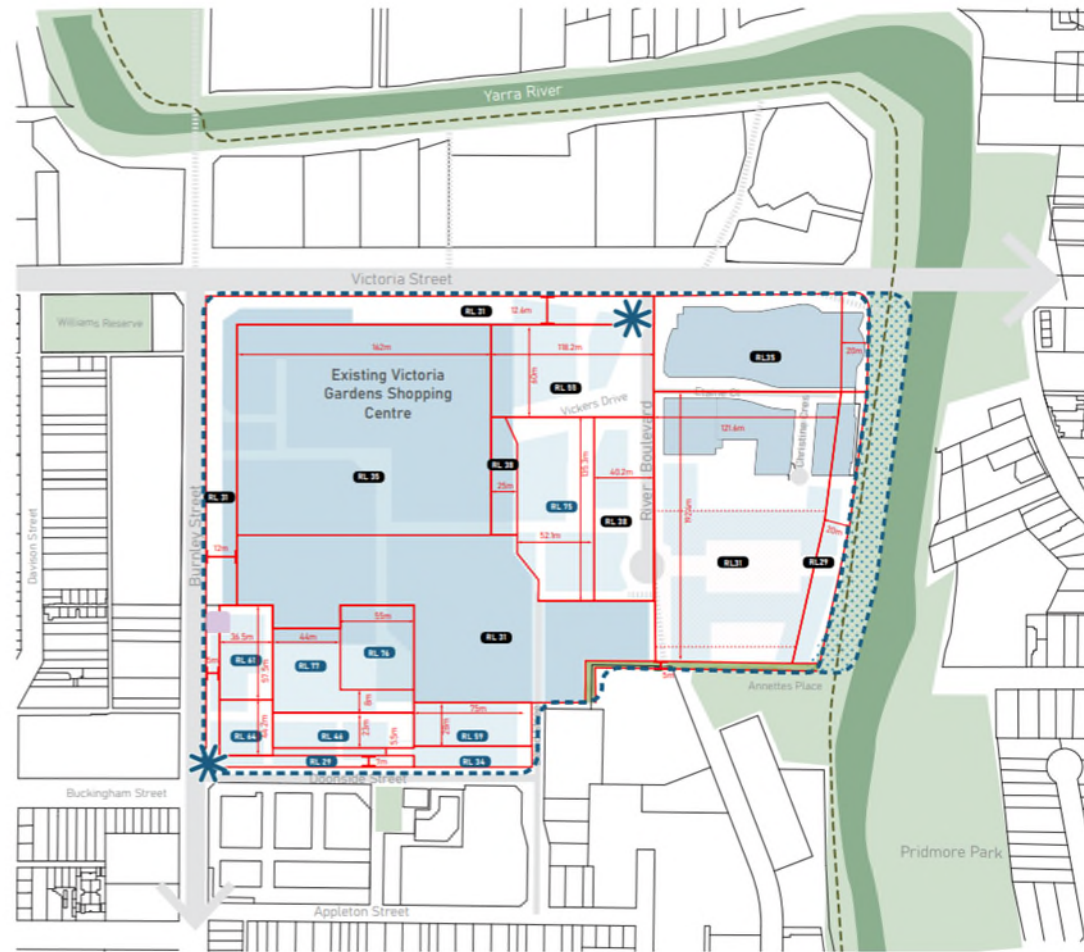


Diagram 4 Precinct Heights and Urban Form

5.1.2 Design Element 2: Building Form, Materials and Colour

Objectives

O7	To encourage a variety of architectural forms, roofscapes and façade treatments across the precinct which reflects the cultural and architectural diversity of the surrounding area.
O8	To deliver high quality design on all visible sides of a building, including rooftops, where visible from the public realm.
O9	To incorporate sufficient design detail in the lower levels of a building to deliver a visually rich and engaging pedestrian experience.
O10	To provide building services as an integrated design element.

Guidelines

General Building design

G11	Emphasise the strategic importance of the corner of Burnley Street and Victoria Street through prominent building design.
G12	Incorporate active street frontages within the podium level fronting Victoria and Burnley Streets, where possible.
G13	Ensure buildings directly fronting the Yarra River 'complement' the Yarra River corridor, are respectful of the waterway as a natural system and its role as a heavily used open space activity spine.
G14	Provide for fine grain adaptable tenancies within the lower levels of buildings.
G15	Provide an active frontage toward the open space where development borders any such open space.
G16	Ensure the location, bulk and appearance of the proposed buildings and works responds to the character and appearance of adjacent buildings and the area.
G17	Adopt high quality, visually rich details in the lower levels of buildings.
G18	Ensure larger sites are broken up into a series of smaller building forms that relate and contribute positively to their context.
G19	Ensure sufficient building separation between sites and within a site to deliver high-quality amenity within buildings having regard to outlook, daylight and overlooking.
G20	Detail walls and include articulation to provide for visual interest where a solid external wall is unavoidable, especially from the public realm.

G21	Minimise continuous walls of buildings when viewed from internal and external streets by providing visual breaks, articulated massing and/or separation between building forms at street level and upper levels.
G22	Articulate external walls with a variety of details and fenestration.
G23	Include entrances to the Victoria Gardens Precinct in key locations including, the corner of Burnley and Victoria Street and the Victoria Bridge edge.
G24	Ensure that public entrances to the Victoria Gardens precinct are prominent and encourage pedestrian access to the Yarra River corridor and associated public open space.
G25	Articulate and break up building mass, use landscaping (e.g green walls) and create more clearly defined building entrances along Burnley and Victoria Streets to improve the appearance of these key frontages.
Services	
G26	Ensure that lift over run rooms, plant equipment and other operations are appropriately designed or concealed.
G27	Locate plant and equipment within the roof design to minimise visual prominence through integration into the roof form and use of screening.
G28	Integrate provision for waste and recyclable collection into precinct and building design.
G29	Screen service areas, garbage receptacle areas and parking areas to the satisfaction of the responsible authority.
G30	Ensure the design of services, loading and parking areas are well integrated into buildings and contribute to a high quality public realm.
Fencing	
G31	Limit the number of on-site fences to enable passive surveillance.
G32	Encourage fencing to be low-rise or obscured by vegetation, except for fencing within close proximity to the Yarra River, which should be visually permeable and does not contrast with the natural landscape character.
Materials and Colour	
G33	Ensure development fronting the Yarra River Corridor uses building materials, colours, and finishes that do not contrast with the natural landscape.
G34	Utilise building materials with non-reflective colours and finishes that blend with the natural landscape.

G35	Avoid the use of surfaces at facades which cause unacceptable glare to the public realm.
G36	Restrict flood lighting to 'landmark' elements.
G37	Ensure publicly accessible open spaces are well lit and visible at night from the main public footpath.
G38	Encourage the lighting of all buildings at ground level as a public safety measure.
G39	Ensure lighting is not directed toward residential areas.

5.1.3 Design Element 3: Overshadowing, orientation and wind

Objectives

O11	To allow adequate daylighting and solar access into private open spaces of residential dwellings.
O12	To ensure solar access to public open space, publicly accessible open spaces and outdoor commercial areas.
O13	To maintain solar access to the Yarra River corridor.
O14	To deliver comfortable wind conditions in the public realm.

Requirement

R5	Buildings and works within the discretionary height limit areas shown on Diagram 4: Precinct Heights and Urban Form Plan must not cast any additional shadow across the closest parallel property boundary aligned to the banks of the Yarra River waterway between 11:00am and 2:00pm on 22 June.
R6	Buildings and works along Burnley Street must not cast any additional shadow on the western footpath of Burnley Street between 11.00am and 2.00pm on 22 September.

Guidelines

Overshadowing

G40	Provide at least four hours of sunlight to the Yarra River corridor and Main Yarra Trail between 9.00am and 3.00pm on 22 September.
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G41	Ensure taller built forms are cognisant of the nature of proposed development to the south and the need for those developments to receive adequate sunlight.
G42	Ensure development within the precinct does not unreasonably overshadow: - the eastern footpath of River Boulevard (where identified as a Solar Access Interface in Diagram 6: Interfaces) between 10.00am and 2.00pm on 22 September in relation to shadow cast from built form.
G43	Ensure any development north of Doonside Street does not unreasonably overshadow the southern footpath of Doonside Street between 11.00am and 2.00pm on 22 September.
G44	Protect the proposed public park to the south side of Doonside Street from additional overshadowing arising from development within the Victoria Gardens precinct between 10.00am and 2.00pm on 22 September.
Orientation	
G45	Orientate living room windows in residential dwellings and windows of commercial development overlooking the Yarra River to take advantage of views of the Yarra River corridor.
G46	Design private open space, communal amenity areas and publicly accessible open space areas with a northerly aspect.
Wind	
G47	Minimise adverse wind effects caused by buildings in the public realm to create a comfortable environment for standing, sitting or walking.

5.1.4 Design Element 4: Streetscape and Landscape

Objectives

O15	To ensure a strong landscape design theme within the public realm.
O16	To provide high quality landscaping that enhances the setting of buildings.
O17	To retain and enhance the indigenous landscape character of the Yarra River corridor.
O18	To design new streets within the precinct as places for people.

Guidelines

Landscape Design - General

G48	Encourage appropriate planting themes which integrates with adjoining development and creates pedestrian friendly environments within the Victoria Gardens precinct and on the Burnley Street and Victoria Street frontages.
G49	Ensure developments provide landscaping in all areas of open space including public open space, communal open space and private open space.
G50	Support and improve tree canopy coverage by providing areas for deep soil zones in the setbacks of buildings.
G51	Ensure landscape areas contribute to the creation of a sense of place and identity and the preferred character sought for the precinct.
G52	Ensure on-site landscape design is of a high standard and minimises hard surfaces and site runoff.
G53	Ensure street frontages are adequately paved and finished and where appropriate, landscaping treatments are included.
G54	Integrate green walls, facades and roofs into the design of buildings.

Landscape Design – Yarra River

G55	Retain vegetation that contributes to landscape character, heritage values or neighbourhood character of the Yarra River Corridor.
G56	Progressively rehabilitate existing riparian vegetation and further enhance the Yarra River and its banks as an ecological corridor.
G57	Improve the landscape quality of publicly accessible space abutting the Yarra River.

G58	Utilise local indigenous flora for landscape works in the frontage to the Yarra River corridor.
G59	Ensure any proposed earthworks and changes in the topography on site do not detrimentally impact its local natural landscape character and environmental values of the Yarra River.
G60	Ensure the topography of the river and its banks are maintained as the dominant feature in the public views of the river corridor.
G61	Minimise any removal, destruction or lopping of native vegetation wherever possible to reduce impact on the natural environment and landscape values.
Streets	
G62	Enhance Doonside and David Streets as a attractive and pedestrian and cycling friendly streetscape environments that responds to the scale and amenity of the precinct and future development sites.
G63	Continue the strong planted and landscape character of River Boulevard down its length.
G64	Create an attractive series of laneways in the Doonside and River Boulevard Precincts that are open to air, feature active frontages, break up large sites and provide connectivity through and in between development sites.

5.1.5 Design Element 5: Views and Vistas

Objectives	
O19	To protect and enhance the skyline when viewed from the Yarra River, its banks, or from prominent scenic view points within the Yarra River environs.
O20	To protect the areas along rivers from visual intrusion from the inappropriate siting or appearance of buildings or works.
O21	To maintain the view line from the Barkers Road “Cutting” to the west where reasonable to do so.
O22	To maximise opportunities for views from the precinct, such as to the Yarra River corridor and the CBD skyline and surrounding areas.
O23	To orientate commercial buildings and residential dwellings to take advantage of views of the Yarra River corridor.

Guidelines

G65	Locate development to maintain reasonable west and south view lines across the precinct in accordance with Diagram 4: Precinct Heights and Urban Form.
G66	Consider the existing view of the CBD from the Barkers Road “Cutting”.
G67	Consider views towards the west from surrounding residential development to the east including the CBD skyline.

5.1.6 Design Element 6: Vehicle movement and parking

Objectives

O24	To encourage shared provision of car parking spaces between neighbouring uses where possible to minimise areas of parking.
O25	To ensure the appearance, location and entrances to on-site car parking do not detrimentally affect streetscape amenity.
O26	To minimise pedestrian/vehicle conflict.
O27	To promote more sustainable modes of transport.

Guidelines

G68	Progress a four way signalised intersection between Burnley Street/Doonside Street/Buckingham Street, approved by the Head, Transport for Victoria (Department of Transport and Planning) in consultation with the responsible authority.
G69	Provide pedestrian footpaths of at least 1.0 metre width through large car parking areas.
G70	Discourage at grade car parking facilities.
G71	Ensure the location of off street parking area is conveniently located and provides an active and safe interface with the street.
G72	Ensure points of access to arterial roads are minimised and suitably located to reduce impacts on the precinct frontage, traffic flows and public transport operations, and safe and efficient pedestrian and cyclist movements.
G73	Ensure the layout of car parking areas and accessways are well designed to ensure safe, convenient movement for pedestrians and vehicles and enhance the amenity and safety for pedestrians and drivers.

G74	Manage the impacts of traffic generated by the proposal on adjoining arterial roads, including on public transport and bike routes, internal streets and adjoining sensitive uses and consider whether special traffic management or control works in the neighbourhood are required.
G75	Ensure the provision of safe and efficient pedestrian and cyclist movement within and to and from and adjoining roads and shared pathways.
G76	Design development to encourage the use of sustainable travel modes, including public transport and non-motorised travel through improved connections to public transport stops and walking and cycling infrastructure including bike parking and seating.
G77	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.
G78	Ensure facilities for loading and unloading of vehicles and the storage of goods and are designed to minimise impacts on the pedestrian network and residential amenity and are provided on the land to the satisfaction of the responsible authority.
G79	Provide ample well located bike parking facilities that cater for a range of bikes including cargo bikes and electric bikes and scooters both in developments and the public realm.
G80	Limit traffic speed and optimise pedestrian safety through carefully designed traffic access and movement arrangements.

5.1.7 Design Element 7: Open space and Publicly Accessible Open Space

Objectives	
O28	To create a network of high-quality open spaces in the Victoria Gardens Precinct.
O29	To promote the public use of the Yarra River corridor and environs.
O30	To provide useable publicly accessible open space areas of high amenity.

Guidelines

G81	Encourage open space abutting street frontages to create visual connections between buildings and the street.
G82	Clearly differentiate, with landscaping and paving treatments, private space, communal space belonging to the residents of the Victoria Gardens precinct, and publicly accessible open space.
G83	Provide pedestrian links from and through the Victoria Gardens precinct to the Yarra River corridor for use by the general public.
G84	Provide publicly accessible open space along the Yarra River corridor.
G85	Provide sizes and types of public open spaces for informal and active recreation that serve the intensity and type of development.
G86	Locate public spaces where they can be connected to their surrounding area via pedestrian streets and paths
G87	Deliver a series of open spaces that provide a variety of amenities, experiences and opportunities to cater for the diversity and enjoyment of the community.

Legend

Existing Conditions

- Victoria Gardens Comprehensive Development Plan Precinct Boundary
- Yarra River Environs Precinct
- Main Yarra Trail
- Existing Builtform
- Heritage Building - Loyal Studley Hotel
- Tram Super Stop
- Existing Key Vehicle Entries
- Existing Shopping Centre Loading
- Existing Signalised Intersection
- Existing Internal Pedestrian Links
- Existing Pedestrian entrance to Shopping Centre
- Existing Road
- Existing Road Including Pedestrian Link
- Existing Local Pedestrian Links

Proposed Conditions

- Proposed Indicative Builtform Envelopes
- Proposed Indicative Pedestrian Links
- Proposed Indicative Internal Pedestrian Link to Shopping Centre
- Proposed Indicative Internal Entry to Shopping Centre
- Proposed Indicative Pedestrian Crossing
- Future Signalised Intersection
- Proposed Indicative Vehicle Entries
- Proposed Indicative Pedestrian Entry Point to Existing Carpark
- Proposed Indicative Open Spaces

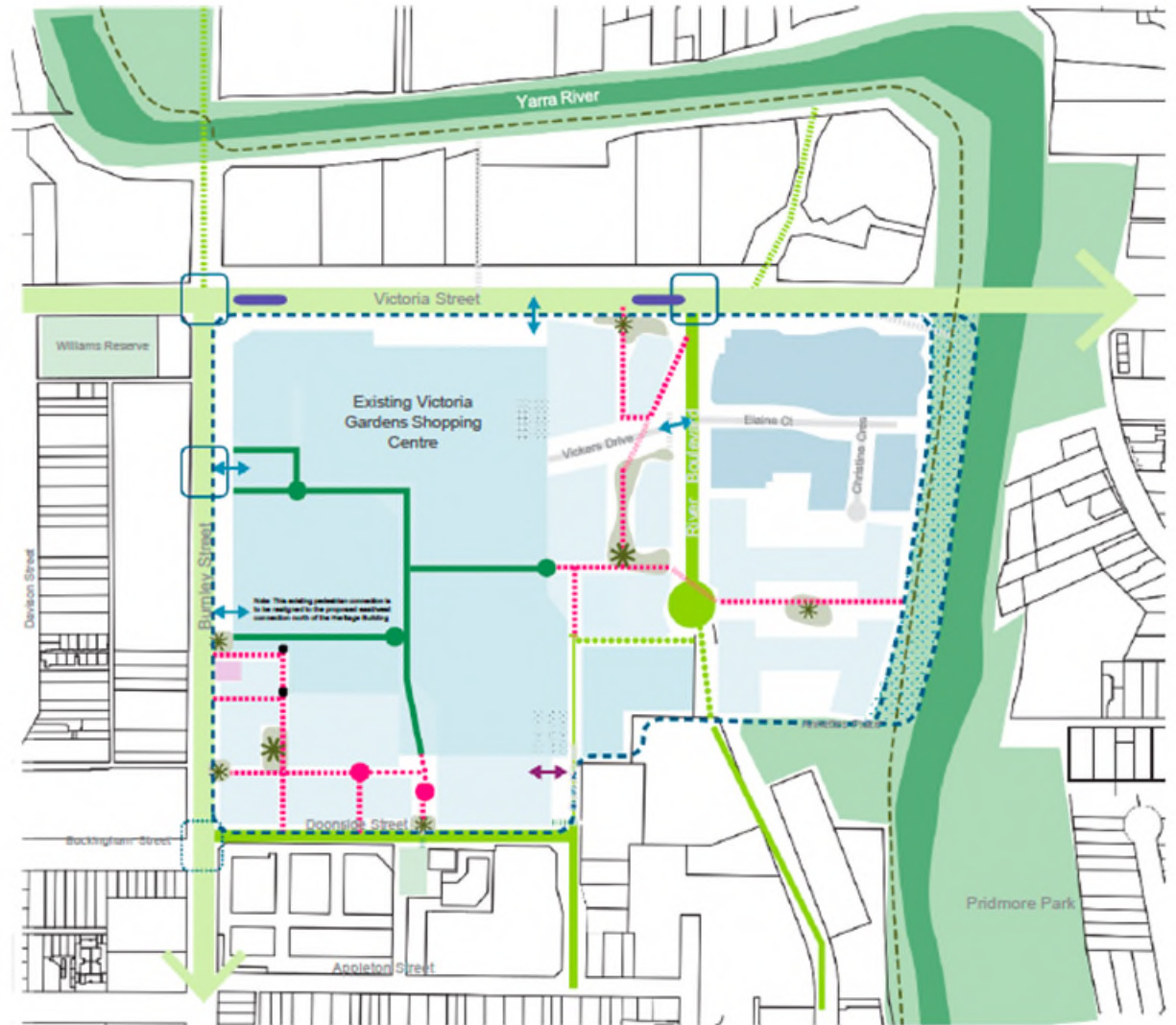


Diagram 5 Space, Places and Connections

5.1.8 Design Element 8: Pedestrian Movement and Safer design

Objectives	
O31	To maximise the visibility and surveillance of the public environment.
O32	To create a network of safe, easily navigable and legible pedestrian linkages that provide permeability and accessibility throughout the precinct and into adjoining areas.
O33	To ensure that entrances to all public building frontages are well lit and clearly marked.
Guidelines	
G88	Avoid the creation of any dark and secluded areas internally and externally and ensure that any necessary isolated areas are well lit.
G89	Incorporate windows into building frontages and to side streets for increased natural surveillance where appropriate.
G90	Clearly differentiate, with landscaping and paving treatments, the key vehicle movement areas, the parking areas and the key pedestrian areas.
G91	Create clear lines of sight between the internal and external pedestrian areas (of the shopping and entertainment areas) to assist orientation and safety.
G92	Create safe and effective pedestrian linkages between the retail, office component and entertainment component and the residential area.
G93	Develop clear, safe and direct pedestrian links with a high level of natural surveillance to the adjacent residential areas.
G94	Ensure car parks are <u>well designed</u> to minimise walking distances and <u>to</u> maximise security surveillance.
G95	Ensure clear visibility at intersections within the residential precinct.
G96	Locate entertainment facilities in areas that are well exposed, well lit and easily accessible from car parking and tram and bus stop areas.
G97	Activate ground level street frontages to contribute to the amenity and safety of pedestrian spaces.
G98	Provide pedestrian and bicycle linkages from the surrounding area to the Victoria Gardens precinct and the Yarra River corridor.
G99	Provide physical and visual connections from and through the Victoria Gardens precinct to the Yarra River corridor.

G100	Ensure building design provides for natural surveillance through placement of windows overlooking public areas and access ways of adequate width to allow for safety view lines.
G101	Create new laneways and streets that are open to sky and provide 24-hour public access.

5.1.9 Design Element 9: Signs

Objectives

O34	To ensure signs complement the style, scale and character of the development.
O35	To ensure advertising signs do not detrimentally impact on the view lines to the CBD.
O36	To ensure advertising signs do not adversely impact on the Yarra River environs.
O37	To respect the historic “Skipping Girl” sign.

Guidelines

G102	Demonstrate-promotion, panel, and sky signs are-compatible with the development, the streetscape and the skyline, and not visible from the Yarra River and Main Yarra Trail to minimise impacts on key views and vistas and landmarks like the Skipping Girl sign.
G103	Avoid freestanding promotional signs by placing signs on existing walls, but ensure any such signs do not obscure architectural detail.
G104	Encourage signs that adopt an integrated approach to the provision of signage on buildings with more than one occupancy.
G105	Encourage signs that integrate and reinforce the contemporary character of the precinct and designed to enhance and complement the surrounding environment and architecture.

5.1.10 Design Element 10: Interface Areas

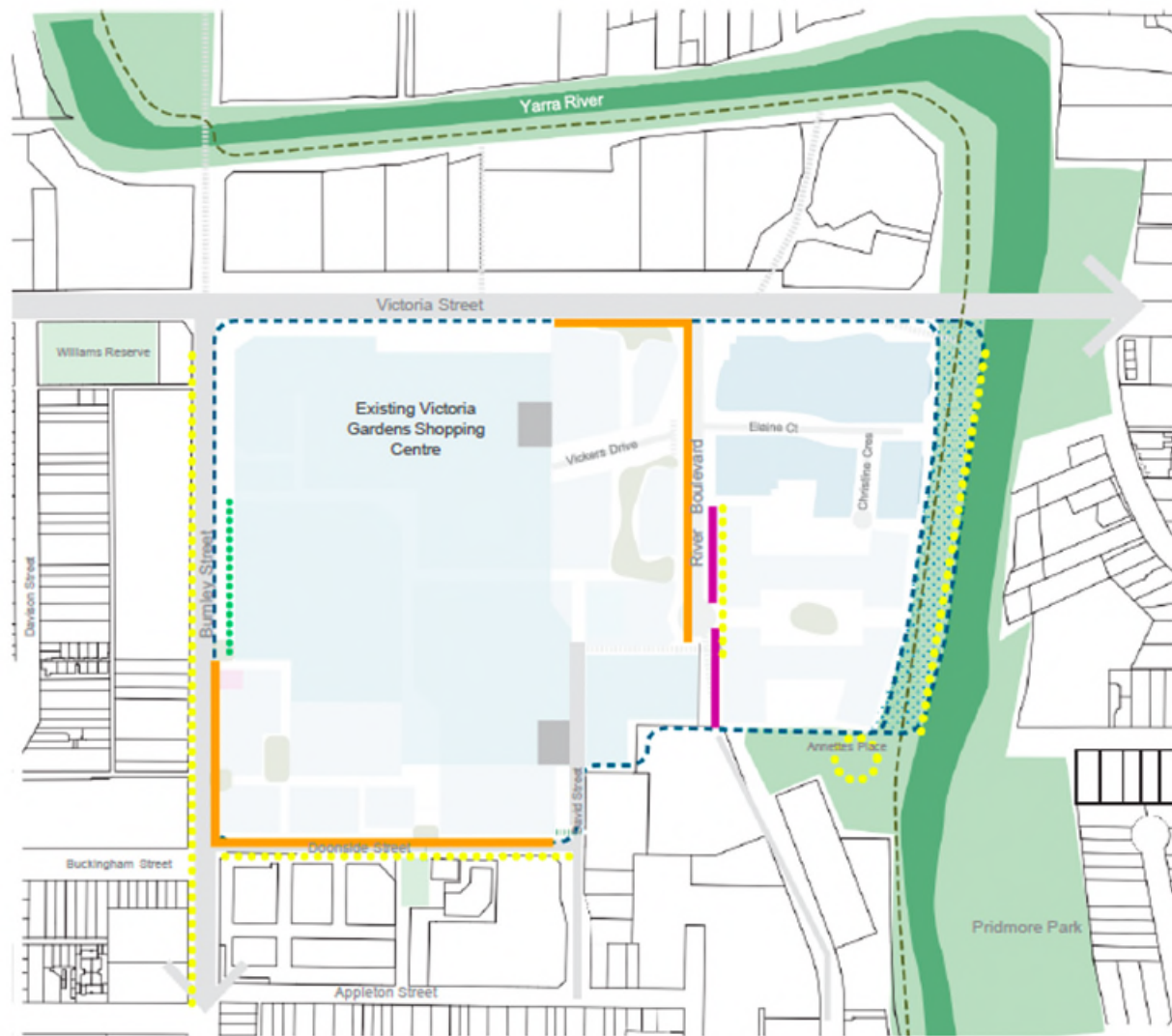
Objectives

O38	To ensure development that interfaces with the Yarra River is respectful of Birrarung as an ecological corridor, location of cultural heritage significance and an important linear public open space.
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O39 To ensure the development of the precinct provides a sensitive interface and manages its impacts on surrounding community facilities and residential uses.

Guidelines

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|------------|--|
| O40 | Avoid detrimental visual and noise impact, by carefully locating vehicle movement ramps and decks to be respectful of adjacent uses. |
| O41 | Encourage community interaction through improved linkages to existing community facilities |
| O42 | Design and orientate buildings to minimise impacts on the functions of sensitive uses such as child care and aged centres.- |
| O43 | Ensure proposed buildings and works respect the significance of the Yarra River’s landscape and acknowledge, protect and commemorate the rich heritage of the Birrarung (Yarra River). |
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- Legend**
- Existing Builtform
 - Proposed Indicative Builtform Envelopes
 - Landscape Interface to Existing Shopping Centre Carpark
 - Mixed Use to Activate Street Edge
 - Residential Use to Provide Passive Surveillance to Street Edge
 - Solar Access Interfaces

Diagram 6 Interfaces

5.1.11 Design Element 11: Boat Landings

Objectives

O44 To create a boat landing point to enhance river access and usage and links the Yarra River's edge into the Victoria Gardens precinct.

Guidelines

G106 Construct landings in accordance with the Guidelines for Approval of Jetties (Melbourne Water, 2011) and with any requirements, plans or guidelines prepared by Parks Victoria or other public land managers.

G107 Ensure any boat launch site is sensitively incorporated into the natural surrounds and does not adversely impact on the Main Yarra Trail.

5.1.12 Design Element 12: Former Loyal Studley Hotel (heritage place)

Objectives

O45 To retain, conserve and enhance the prominence of the significant and contributory elements of the heritage place.

O46 To ensure development does not adversely affect the prominence of the significant and contributory elements of the heritage place.

O47 To allow for the sensitive adaptive re-use of the heritage place.

Guidelines

G108 Discourage signs that disrupt the historic façade, parapet or roofline or dominate the building.

G109 Set back additions and new development to avoid facadism and ensure the three-dimensional form remains prominent when viewed from the public realm.

G110 Ensure development within the Heritage Overlay or on land immediately adjoining a heritage place does not visually dominate the heritage building.

G111 Provide a transition from any adjoining building, having regard to height, street wall height, setbacks, building form and siting.

G112 Ensure the facades of adjoining new development do not compete with the more elaborate detailing of Former Loyal Studley Hotel.

5.1.13 Design Element 13: Environmentally Sustainable Design

Objectives

- O48** To ensure development achieves best practice in environmentally sustainable development consistent with the provisions of the Yarra Planning Scheme.
- O49** To facilitate and support net-zero carbon development.
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Guidelines

- G113** Provide solar protection to north and west facing windows as appropriate.
- G114** Reduce energy use, peak energy demand and potable water demand of the building in operation through appropriate design measures.
- G115** Orient buildings and open space to facilitate energy conservation and passive solar access.
- G116** Ensure development is benchmarked against the Green Star Buildings Tool (or the current equivalent) and achieves a minimum 5 star energy rating (or the current equivalent).
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