

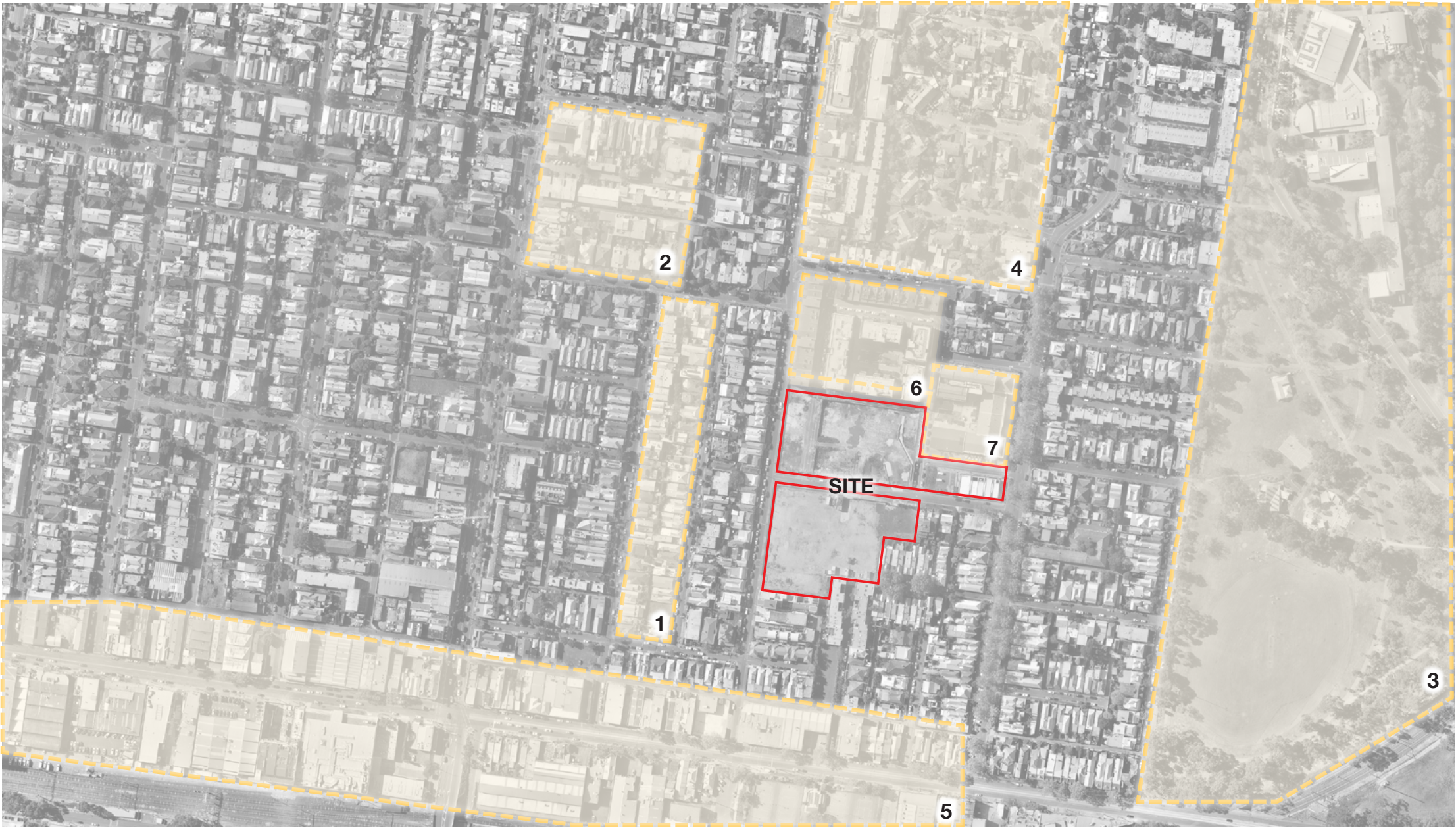
3.7 NEIGHBOURHOOD CHARACTER ASSESSMENT

NEIGHBOURHOOD CHARACTER

Diversity of neighbourhood is an evident feature of this Richmond location.

Seven distinct neighbourhood character precincts can be identified as:

- 1. Fine Grain Residential Streets
- 2. Composite Industrial / Commercial Forms
- 3. Yarra Riverside Landscape
- 4. Mixed Residential Forms
- 5. Swan Street Retail / Business Precinct
- 6. Central higher residential form surrounded by a veneer of lower residential buildings
- 7. Renewed Heritage Precinct / Former Channel 9 Studios



Neighbourhood Character Precinct Locations



3.7 NEIGHBOURHOOD CHARACTER ASSESSMENT

1. FINE GRAIN RESIDENTIAL STREETS

Located within the East Richmond orthogonal street grid, generally to the West and immediately to the East of the Channel 9 site.



Bunting St South of Manton St



Corsair St looking East from Edinburgh St



Bellevue St looking West

A very strong orthogonal grid of fine grain residential development from the Victorian and Edwardian eras with primary streets running North -South and secondary streets running East-West. Typically composed of single storey dwellings with a variety of pitched roof forms. Wall claddings of brick, polychromatic brick, stuccoed brick, weatherboard and timber ashlar are all to be found. Many houses have verandahs and decorative elements of cast iron or timber depending on the period. Many houses have low fences, limited set backs and small front gardens. Colour, texture, human scale and intimacy are evident in many streetscapes.

2. COMPOSITE INDUSTRIAL/ COMMERCIAL FORMS

Occurring in fine grain street grid. Larger industrial buildings from the first half of the 20th century, often with primary street & corner frontages.



Southern end of Type St at Hofert Lane



View looking South of Pattersons in Neptune St



Metzke Bros, Glasshouse St looking West

Composite industrial/commercial forms are to be found on larger plots dispersed amongst the fine grain residential grid. These structures are of varying age and style, but typically are 2/3 storey factory and warehouse structures of the early part of the 20th century, often built of red brick with varying degrees of elaboration and detail. Structures are often in composite 'groups' embedded in residential streets and often on corner sites. Structures are often set back behind residential plots and are therefore viewed above lower residential grain. The quality of contrast and juxtaposition of these forms with the finer grain is a strong element of neighbourhood character.

3. YARRA RIVERSIDE LANDSCAPE

Open landscape adjacent to the Yarra River, forming 'Burnley Gardens' located to the east of the Channel 9 site.



Burnley Gardens adjacent to Park Grove



View South from Brooks St / Park Grove



View of historic open landscape of Burnley Gardens

The historic open landscape of Burnley Gardens remains a key feature of the neighbourhood context. The orthogonal street grid forms a strong built edge along the western boundary of the Burnley Oval section and many permeable short streets running east-west link the grid to the open space at this point. Recreation and sport facilities including the recently established pavilion define Burnley Oval as an active landscape space. The river edge along the eastern boundary is partially disconnected from the space by Yarra Boulevard running along the river edge.

4. MIXED RESIDENTIAL FORMS

Located to the north of the Channel 9 site and including Stawell St (north) and Westbank Terrace.



Westbank Terrace North at Campbell St Junction



Westbank Terrace at Campbell Street junction looking North



Typical office of housing residence on Tudor St

Residential development on both sides of Westbank Terrace do not follow the fine grain grid pattern of much of the local context. To the west of Westbank terrace is the former Richmond Racecourse site developed with residential beginning in 1941 by the Housing Commission. Here the residential component is largely composed of detached or semi-detached single storey red brick villas set in cul-de-sacs reminiscent of the garden city style. Located to the east of Westbank Terrace and north of Campbell Street are more recent 3 storey terrace residential forms with internal semi private access streets.

5. SWAN STREET RETAIL / BUSINESS PRECINCT

The primary east west arterial and tram route running east out of the city and to the south of the Channel 9 site.



Swan St at the junction of Bendigo St



Swan Street at Bendigo Street Junction looking West toward CBD



Swan St at Bendigo Street junction looking East

Swan Street is a primary East-West street running west from Punt Road, parallel to the railway through the Richmond grid. Between Burnley Street and Burnley Oval the street is composed of both remnant Victorian residential forms and later commercial consolidated sites in showroom or warehouse use. The street is a tram route and a popular vehicle route, but lacks activated ground floor uses and a coherent high quality streetscape. A distinct collection of earlier residential buildings defines the eastern end of Swan Street on the north side as it reaches the open landscape of Burnley Oval. The southern side of Swan Street at this point is characterized by narrow commercial development plots between the street and the railway.

6. NORTHERN PRECINCT OF THE FORMER GTV9 SITE

Central higher residential form surrounded by a veneer of lower scale residential buildings.



GTV9 Northern Precinct



Wertheim Street looking South towards Kennedy Ave



Kennedy Ave looking North towards Wertheim Street

The developed Northern precinct consists of a veneer of townhouses to the perimeter of the site with taller 6 storey, centrally located, apartment blocks. The scale of the new townhouses provides a transition in height from the terrace houses up to the apartment blocks . The townhouses face Stawell St which provides an active Street frontage, street variation and opportunities for landscaping. This, however, results in an inactive frontage to Kennedy Avenue which presents as a series of garages with no variation to the street frontage. The taller apartment building forms are built around a private central courtyard and are inward facing. The ground floor of the apartments is set above the actual ground level to provide privacy but also leads to an inactive street frontage to the apartment building forms.

7. HERITAGE PRECINCT OF THE FORMER GTV9 SITE

Developed residential portions of the existing heritage Wertheim Building and Studio 1 Hub, communal facilities and courtyard as per the 2012 DP.



GTV9 heritage precinct



Barnet Way looking North towards communal space



Barnet Way looking North towards heritage courtyard and residential development

The renewed Heritage precinct incorporates residential apartments and community facilities around a centrally located courtyard which has become the civic heart of the development. The successful reuse of the heritage listed Wertheim Building has created an active precinct and provided an enhanced public realm including shared mews style roadways and landscaped communal open spaces.



4.0 SITE ANALYSIS