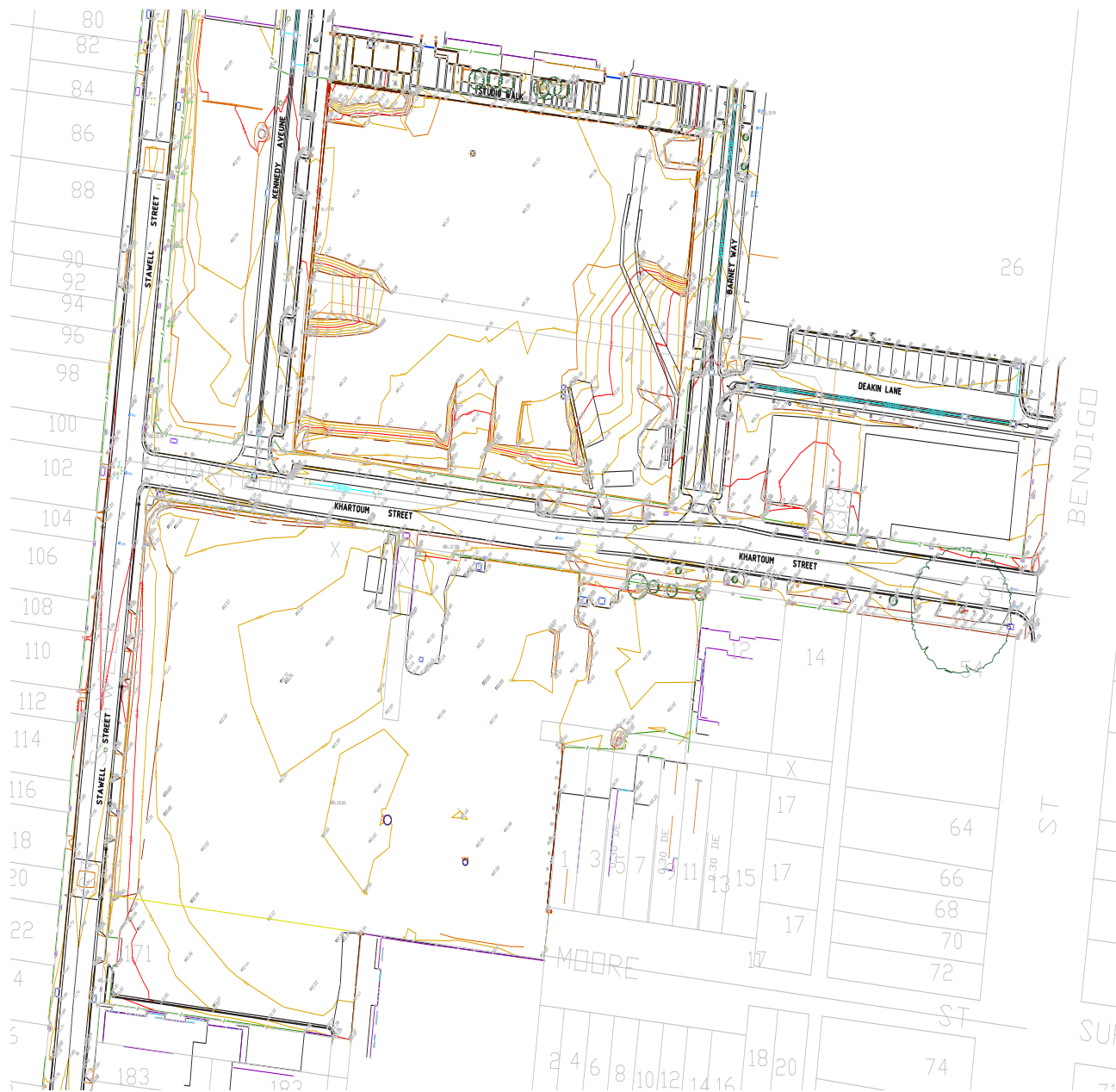
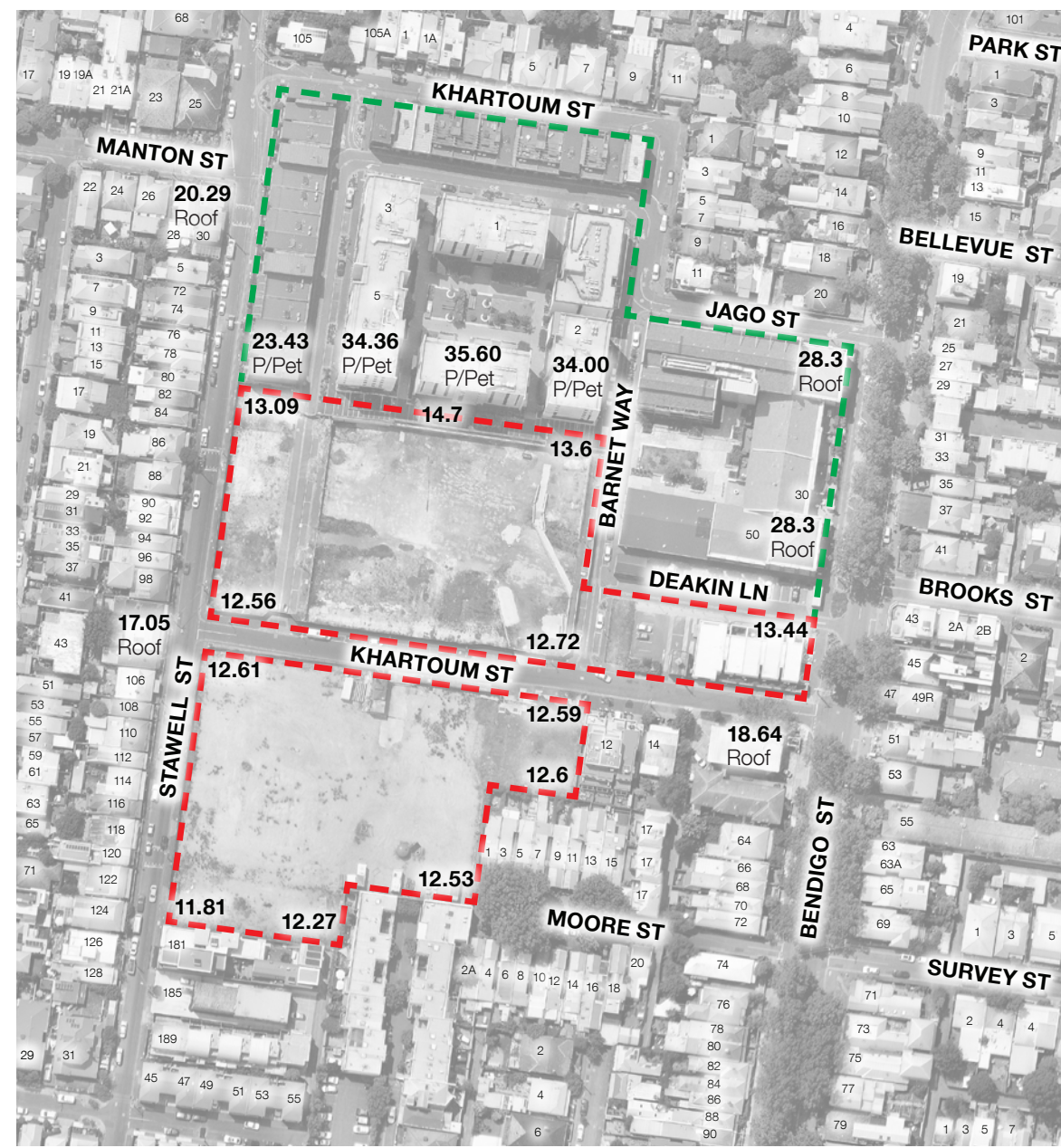


4.1 EXISTING SITE CONDITIONS AND LEVELS



Existing Contour Levels on Site _ Contour DWG V171132 GTV9 Richmond FL 2D Rev A



Existing Site Conditions



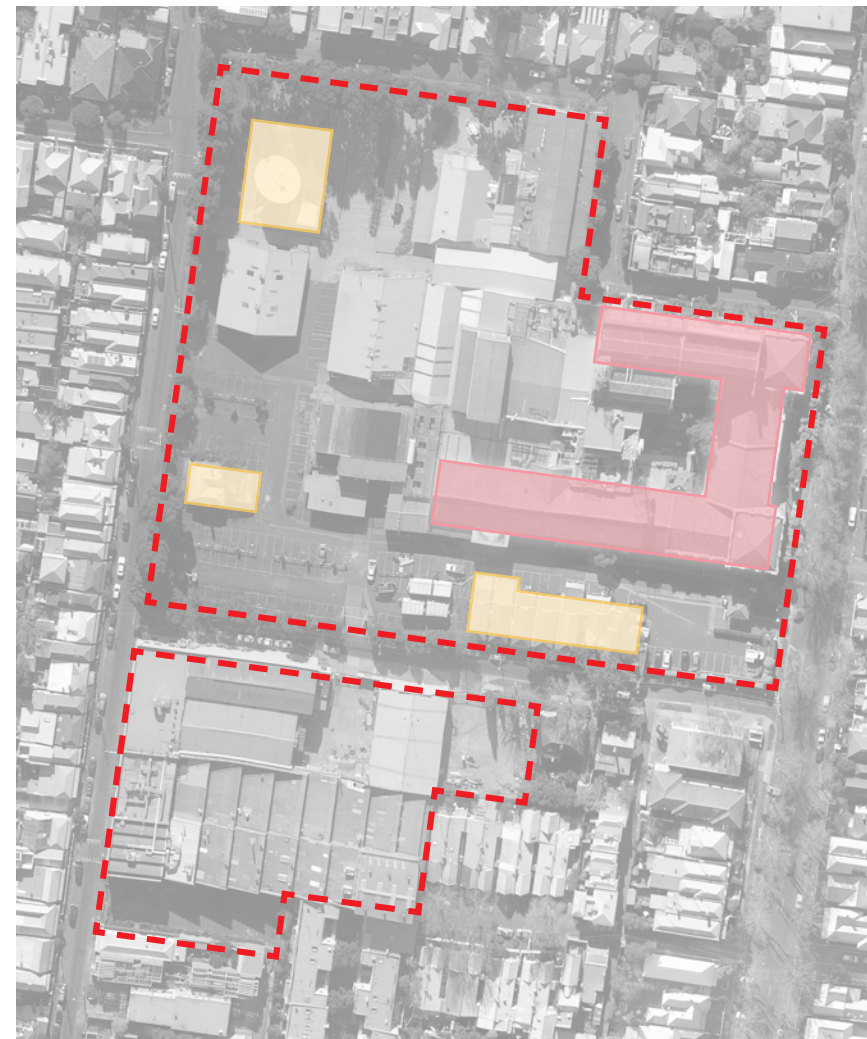
LEGEND

- - - PROPOSED DEVELOPMENT
- - - COMPLETED DEVELOPMENT

4.2 EXISTING BUILDINGS

CURRENT SITE CONDITIONS

- / Existing Heritage Wertheim Building retained and utilised for both residential, retail and community purposes.
- / The large warehouse building that previously housed the 'Hey Hey It's Saturday' studios on the corner of Stawell Street and Khartoum Street has a retained portion of wall adjacent to Moore St to minimise impact on residents and provide a remnant structure to enrich the urban character in this area of the site.
- / Smaller outbuildings, cottages and communications infrastructure have been demolished or removed from the site as per the 2012 Development Plan. There is a temporary 'studio' building located on the Eastern end of Khartoum Street which will be removed from the site prior to the development.



Pre-Rezoning Site Conditions (2012)



Current Site Conditions



LEGEND

- SMALLER OUTBUILDINGS, COTTAGES AND COMMUNICATIONS INFRASTRUCTURE
- EXISTING HERITAGE WERTHEIM BUILDING
- 2-3 STOREY TOWNHOUSES
- 6 STOREY RESIDENTIAL APARTMENT BUILDINGS
- RETAINED BRICK PERIMETER WALL
- COMPLETED PORTION OF DEVELOPMENT
- PROPOSED DEVELOPMENT SITE

4.3 EXISTING TRAFFIC CONDITIONS

ROAD NETWORK

/ The subject site sits within an established local street network, with this local street network providing good connectivity to the surrounding arterial road network of Bridge Road, Swan Street and Burnley Street.



BENDIGO STREET / WESTBANK TERRACE

/ Bendigo Street / Westbank Terrace extends along the eastern edge of the site and functions as the major north-south link within the precinct, connecting Swan Street and Bridge Road. As well providing for local traffic, Bendigo Street is used by external through traffic as 'short cut' moving between Bridge Road and Swan Street. Bendigo Street includes a mix of kerbside parallel and angle parking clear of north and south bound traffic lanes.



STAWELL STREET:

/ Stawell Street provides a secondary north-south link across the precinct and along the western boundary of the subject site. Stawell Street primarily caters for local traffic only, with traffic volumes and vehicle speeds moderated by the limited carriageway width and parallel parking along the western kerb.



KHARTOUM STREET:

/ Khartoum Street runs east to west between Stawell Street and Bendigo Street through the centre of the site and is the only two-way connection between Stawell Street and Bendigo Street within the precinct. Khartoum Street permits two-way traffic and indented parallel parking on the northern kerb.



JAGO STREET AND WERTHEIM STREET

/ Jago Street and Wertheim Street border the site to the north and act as a buffer between the previous on-site activities and residential properties to the north. Wertheim Street operates one-way eastbound from Stawell Street, with the north-south section of Jago Street also operating one-way from Stawell Street to Bendigo Street. The east-west section of Jago Street caters for two-way traffic. Parallel parking is permitted along one side of Wertheim Street and Jago Street.



KENNEDY AVENUE:

/ Kennedy Avenue is located within the northern and central precincts of the site, and provides vehicular access to residential properties fronting Stawell Street and Wertheim Street. Kennedy Avenue caters for two-way traffic and provides indented parallel parking on one side of the street.



MANTON STREET:

/ Manton Street provides a local link between Stawell Street and Burnley Street and primarily caters for local traffic only. Parallel parking is permitted along the northern kerb.



BARNET WAY / DEAKIN LANE:

/ Barnet Way runs north-south between Deakin Lane and Jago Street and acts as a buffer between the central and heritage precincts of the site. Barnet Way operates one-way southbound from Jago Street and provides parallel parking on both sides of the street.

Deakin Lane is generally located in the Heritage Precinct and runs east-west between Barnet Way and Bendigo Street, and southbound from the intersection with Barnet Way. Deakin Lane operates one way southbound from Jago Street and provides 90 degree angle parking on the northern side of the street.

4.3 EXISTING TRAFFIC CONDITIONS

EXISTING TRAFFIC VOLUMES

- / Existing traffic volumes on the streets surrounding the site accord with the typical target volumes for these streets when considered against criteria within the Yarra Planning Scheme.
- / Daily volumes on Stawell Street, Wertheim Street / Jago Street, Khartoum Street and Manton Street are all below the target maximum daily volume of 2,000 vehicles per day for local access streets, with daily volumes on Bendigo Street commensurate with the 3,000-7,000 vehicle per day range for residential connector streets.
- / A detailed traffic and transport analysis has been undertaken by Cardno which should be read in conjunction with this Development Plan.

EXISTING ON-STREET PARKING

- / On-street parking in the area is well utilised with studies showing that underlying on-street demands generated by existing residents, typically utilise around 80% of the available on-street supply during weekday peaks and reduced demands occurring during weekends.
- / Current parking restrictions reflect the mix of demands with a mix of short term and long term parking restrictions applying throughout the day and some permit only parking provided for residents.



Existing On-Street Parking
Diagram prepared by Cardno



4.4 EXISTING PUBLIC TRANSPORT, CYCLING CONDITIONS + PEDESTRIAN NETWORK

PUBLIC TRANSPORT

The site has excellent public transport with tram services extending along Swan Street, 250 metres to the south, and Bridge Road, 700 metres to the north. Tram services along Bridge Road run approximately every 5 minutes during peak times, with Swan Street trams running approximately every 10 minutes during peak times. In addition, the Burnley Train Station is less than 500 metres to the south east and services the Lilydale/Belgrave, Alamein and Glen Waverley rail lines.

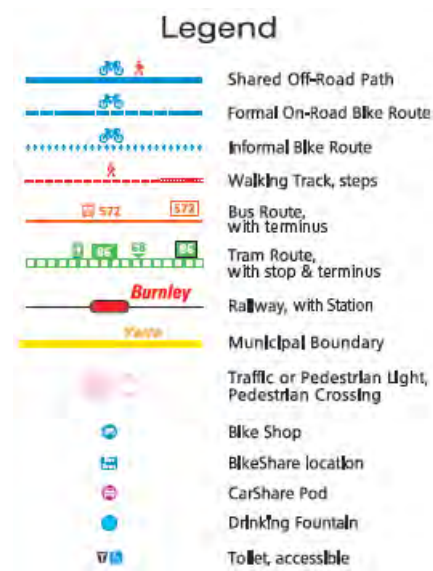
BICYCLE ROUTES

The site is also easily accessible by bicycle, with the Capital City trail extending along the Yarra River less than 500 metres to the East and with designated bicycle routes extending along Bridge Road, Swan Street and Burnley Street.

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PEDESTRIAN NETWORK

All major surrounding streets such as Stawell Street, Bendigo Street and Khartoum Street contain footpaths on either side of the road, as do Manton Street and Brooks Street which connect the site to the east and west. Studio Walk to the immediate north of the proposed development area provides for an exclusive east-west pedestrian route, free from vehicular traffic.



Existing Public Transport, Cycling Conditions and Pedestrian Network
Diagram prepared by Cardno

