

4.5 EXTERNAL VIEWS TO SITE



Existing Views Key Plan



01 / Looking South along Bendigo St



02 / Looking West along Jago Street



03 / Bendigo St frontage of heritage building



04 / Cnr Bendigo St and Khartoum St



05 / Looking East along Kartoum St



06 / Looking West along Kartoum St



07 / Looking North along Bendigo St



08 / Looking West along Moore St



09 / Former gatehouse entry from Bendigo St

4.5 EXTERNAL VIEWS TO SITE



Existing Views Key Plan



01/ Cnr Stawell and Wertheim St



02/ Looking East along Wertheim St



03 / Looking West along Wertheim St



04 / Looking South along Jago St



05 / Former Southern Precinct on Stawell St



06/ Cnr Stawell St and Khartoum St looking North

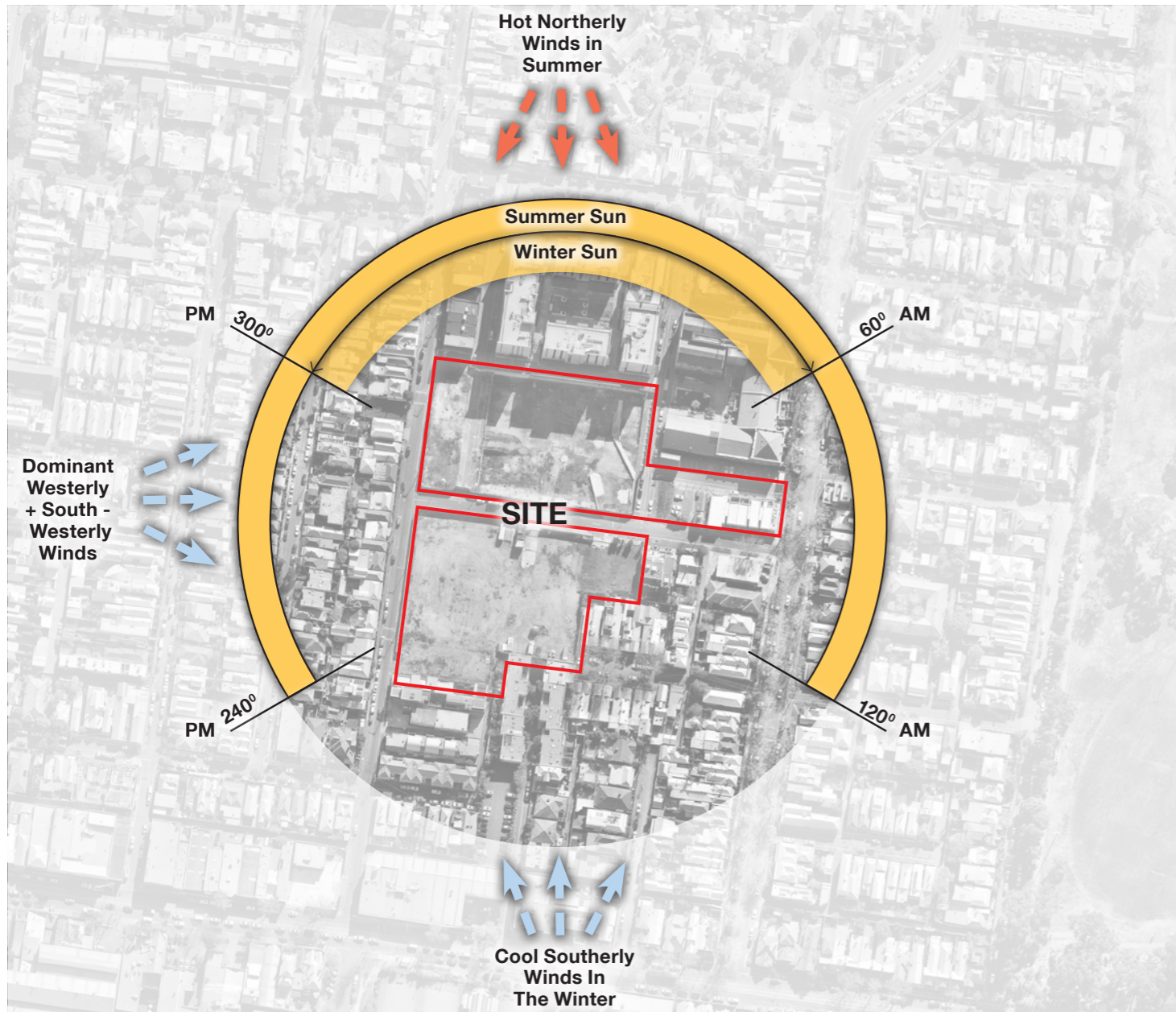


07/ Cnr Stawell + Khartoum St looking South



08/ Looking East from Manton St

4.6 ENVIRONMENTAL CONDITIONS



Sun and Wind Conditions



Noise Conditions

- MODERATE TRAFFIC NOISE
- MINIMAL TRAFFIC NOISE



4.7 EXISTING VEGETATION / OPEN SPACE

VEGETATION

The site's context is highly urbanised and made up of predominantly small lot residential properties. Vegetation within this context is in the form of small private gardens within the residential properties, and some street trees of highly varied form, size and species.

Residential garden vegetation consists mainly of informal gardens with Australian native and exotic ground covers, climbers, small shrubs and occasional small trees. The planting is in the cottage tradition, and includes many flowering and edible plants.

Formalised street trees in the immediate vicinity are limited to the higher order streets (Bendigo Street Plane Trees, and Burnley Street).

Vegetation within the site consists of street planting in the completed northern precinct, amenity planting within the Heritage Courtyard and Studio Walk and townhouse gardens to Stawell Street.



Townhouse gardens on Stawell Street.



Front gardens on Stawell Street



Heritage Courtyard



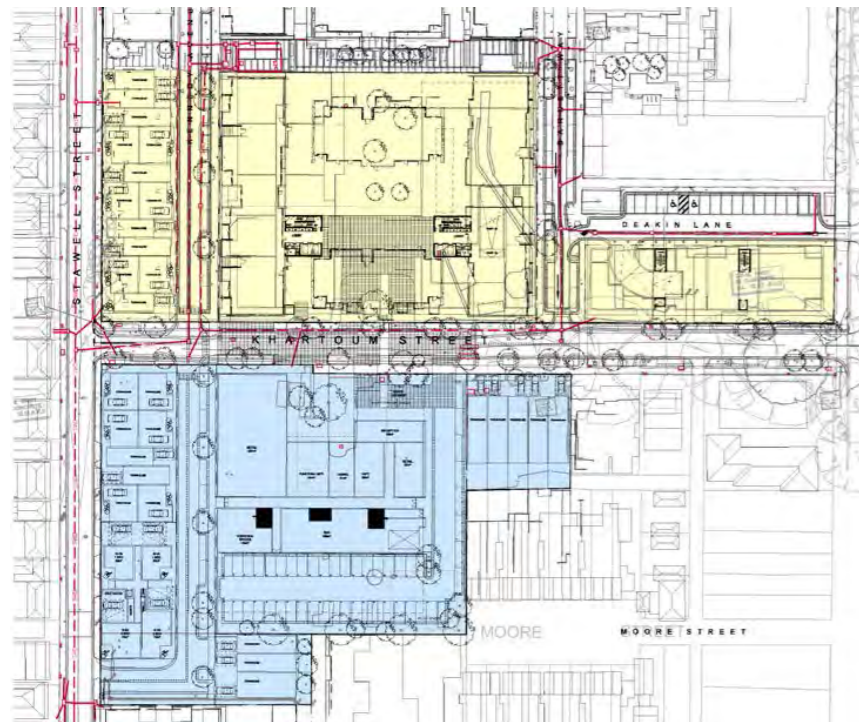
Cottage gardens at intimate scale

Heritage Courtyard defined by industrial character

Cottage gardens at intimate scale

4.8 EXISTING INFRASTRUCTURE

EXISTING STORMWATER INFRASTRUCTURE



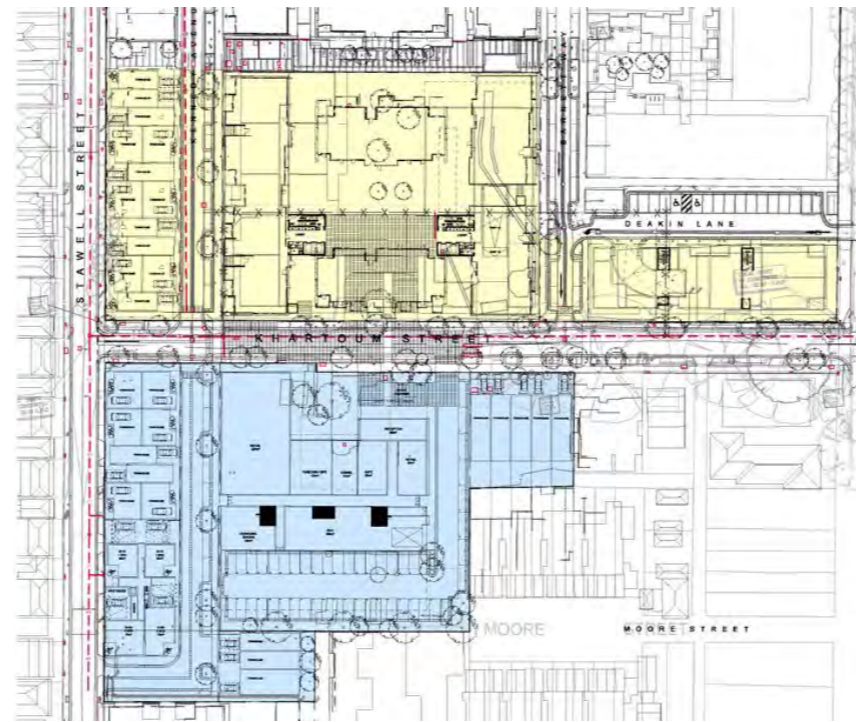
Stormwater

Diagram prepared by Cardno

The City of Yarra Council is the responsible authority for drainage facilities for the site. There is an existing large diameter drainage pipe which runs along Stawell Street, with a number of pits/connections available to the Central precinct along Stawell Street and Bendigo Street, and at the Stawell–Khartoum Street and Bendigo–Khartoum intersections.

A number of 525mm, 600mm and 750mm diameter reinforced concrete (RCP) drainage pipes have been tied into to the existing drainage pipe under Stawell Street, and run underneath Khartoum Street and Kennedy Lane, before connecting to a 300mm and 375mm RCP network underneath Barnet Way, with 150mm diameter off takes. These service the Northern and Central precincts.

EXISTING SEWER SERVICES

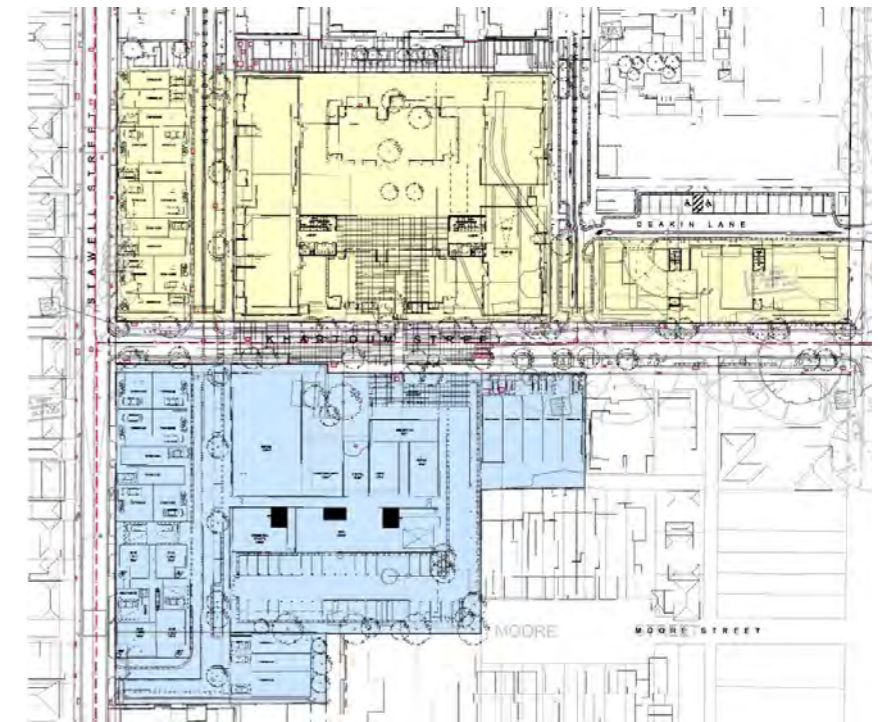


Sewer

Diagram prepared by Cardno

City West Water is the responsible authority for the provision of sewerage reticulation facilities for the development. Authority asset plans show a 225mm diameter uPVC sewer main located in Khartoum Street connecting to a 225 diameter uPVC sewer main in Stawell Street. A 150mm diameter uPVC sewer line constructed as part of the Northern Precinct works also traverses Kennedy Avenue parallel to Stawell Street and connects to a 150mm diameter uPVC line underneath Wertheim Street.

EXISTING WATER INFRASTRUCTURE



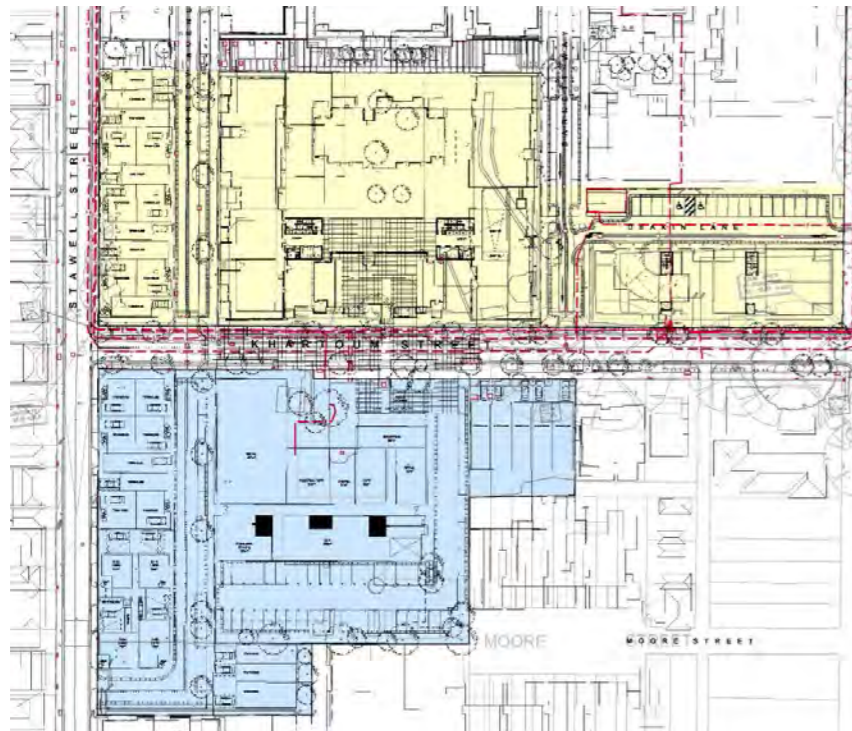
Water

Diagram prepared by Cardno

City West Water (CWW) is the responsible authority for the provision of water supply reticulation facilities for the development. Authority asset plans show a 150mm diameter PVC-M water main is located along Khartoum Street and connects to the 150mm diameter PVC-M water main along Stawell Street. As part of the North Precinct works, a 150mm diameter PVC-M water main was constructed along Wertheim, Jago and Bendigo Streets, which connects to the Khartoum Street main.

4.8 EXISTING INFRASTRUCTURE

EXISTING ELECTRICAL INFRASTRUCTURE

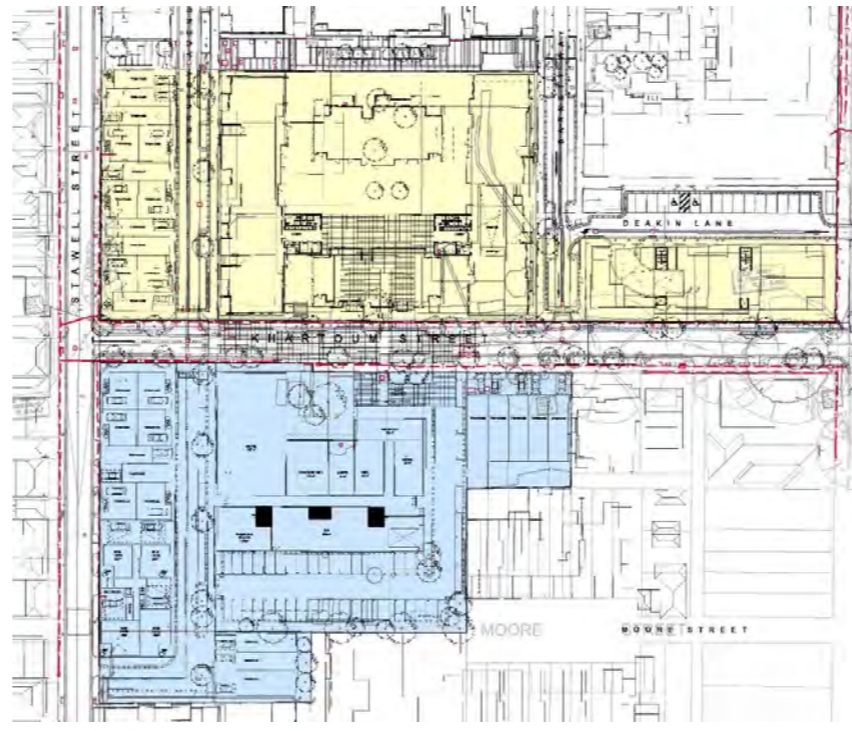


Electrical

Diagram prepared by Cardno

Citipower is the responsible authority for the provision of electricity supply facilities for the development and Authority asset plans show a network of low and high voltage cables along Khartoum Street, with connections to the old Khartoum-Stawell Substation. A substation located near Deakin Lane has been previously constructed to service the North and Central precincts.

EXISTING COMMUNICATIONS INFRASTRUCTURE

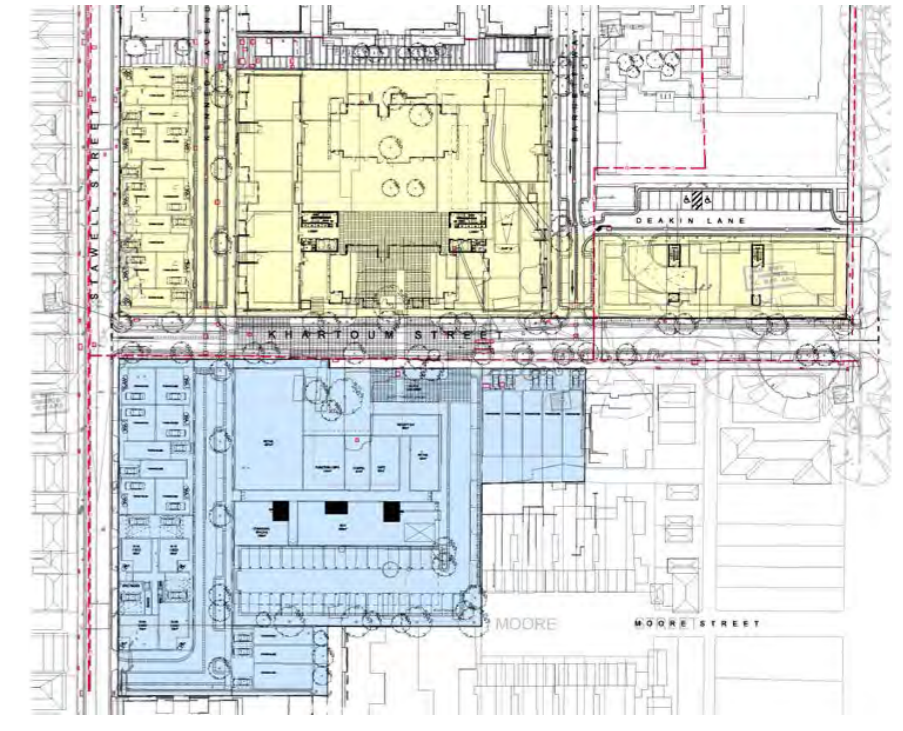


Communications

Diagram prepared by Cardno

Opticomm are the responsible authority for the provision of telecommunications facilities to the development. Currently, there are services running along Stawell and Khartoum Streets.

EXISTING GAS SERVICES



Gas

Diagram prepared by Cardno

The APA Group is the responsible authority for the provision of gas supply facilities to the development. Authority asset plans show a low pressure 63mm PE pipe and a high pressure 150mm steel pipe running along Stawell Street at a 2.2m and 3.1m offset respectively to the west boundary line. Plans also show low pressure 63mm PE gas pipes from the Northern Precinct with connections west to the main along Stawell Street and south to the low pressure 63mm PE pipe running along Khartoum Street at a 2.5m offset to the south boundary line.



5.0

URBAN DESIGN ANALYSIS AND RESPONSE