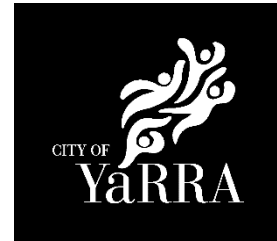


# Memo



<b>To:</b>	<b>Michelle King</b>
<b>Cc:</b>	
<b>From:</b>	<b>Julia Mardjuki</b>
<b>Date:</b>	<b>20 May 2020</b>
<b>Subject:</b>	<b>PLN20/0006 – 462 – 482 Swan Street Richmond – Open Space Referral</b>

Dear Michelle

Thank you for the opportunity to review this development proposal. I have considered the landscape plans from TCL dated April 2020 and compared them to the architectural plans provided by Architectus dated 16 April 2020.

The overall landscape concept is good and provides increased amenity to that section of Swan Street. There are a few items we would like addressed in the landscape concept plan:

- Ensure there is a 600mm set back between the proposed raised planters with custom seating along Burnley Street and the kerb.
- The awnings along Swan Street and Burnley Street will need to be adjusted to accommodate the canopy of the proposed tree planting.
- The paving materials outside the title boundary will need to be consistent with the wider precinct. Please ensure the urban design comments on this item are incorporated in future iterations of the plan.
- It would also be beneficial to have some consistency in the public realm between this and the adjoining development at 484 Swan Street, especially along Swan Street and the side facing Burnley Station.
- The tree selection in the public realm will need to be consistent with the advice from the Streetscapes and Natural Values team.
- The potential to modify the ramp to Burnley Station so it is compliant with DDA standards and meets a 1:14 grade should be considered.
- Given the traffic along the Burnley Street side is only to service this development and for cars to drop off at the station or turn out, can we investigate the development of a shared space where the public realm can stretch across to the verge of the overpass and potentially create some safe drop off zones for the development and to the station? This might also allow us meet the grade for access to the station while also accommodating the custom planters and awning along that side.
- What tree guards or treatments will be used around the proposed street trees on Burnley and Swan Streets? Please ensure these are consistent with the Yarra standard details.
- Can any landscape features be included in the walk through between the development that connects Swan Street to the train station, especially beneath the void spaces where there is

potential for some vertical greening? Or in the middle of the walkway which is quite generous at 7m.

- The widths and depths of the proposed planters are adequate to achieve the landscape proposal and we support them.
- Please ensure any proposed plants in the final plans do not appear on the DELWP advisory list of environmental weeds and will also be sun and shade tolerant as suited to the development.

I would like to request further information on:

The raised garden beds with custom furniture along Burnley Street:

- Provide clarity on the form and size as well as furniture around the edges of the planters. The plans provided in the concept section of the landscape report to those provided on LA301 show some inconsistencies.

The terrace area leading down to Burnley Station

- What are the levels through there?
- What materials are going to be used for the seating slabs?
- What is the relationship between the terrace and ramp into Burnley Station?
- Given this section is outside the title boundary, who will be responsible for the ongoing maintenance of this section?
- Does VicTrak need to provide approval for the proposed works in this section?

If a planning permit is issued, we will need to see:

- A detailed planting plan including a planting schedule so we can understand the landscape proposal. Please include the quantities, pot sizes, mature heights, botanical and common names.
- Provide a specification of works to be undertaken prior to planting.
- Provide information for ongoing maintenance, including for the façade planting.
- Provide details on the proposed methods for irrigation and drainage.

Please let me know if you require any further information from me or if you would like me to clarify my comments.

Sincerely

Julia Mardjuki  
Open Space Planner