510 SWAN STREET, RICHMOND
URBAN CONTEXT ANALYSIS
Prepared for Department of Education and Training
15 September 2016
1.0 INTRODUCTION

The following Urban Context Analysis has been prepared in review of the potential future urban development opportunities of the land at 510 Swan Street, Richmond. It has been developed further to the initial planning and site overview produced by Urbis in August 2016. The analysis has been prepared with consideration of the Swan Street Structure Plan prepared in January 2014.

The report contains a collection of site and surrounding context photos, analysis mapping, 3D massing studies and shadow diagrams to test and understand an appropriate response for the site. The report considers the surrounding land use, open space provision, public and active transport and the built form and streetscape outcomes to contemplate an appropriate response for the site.

The Department of Education and Training do not intend to develop the site at 510 Swan Street, Richmond. This document has been prepared for information purposes only to provide background to the analysis undertaken to inform the proposed rezoning and future controls for the site.
2.0 URBAN ANALYSIS

2.1 SITE CONTEXT

The site is located along the Swan Street activity corridor, to the immediate west of the Burnley Rail Station. The local context includes a mix of commercial development, primarily concentrated along Swan Street, and mixed density residential to the north and south with a band of open space including active and passive recreation facilities surrounding to the east and south.

2.1.1 Site and Context Photographs

The following photographs illustrate the site and immediate context.

Figure 1 Location of amenities in the surrounding area plan (extract from Urbis planning report)

Figure 2 Location of context photos surrounding the site
2.2 CONNECTIVITY & PUBLIC TRANSPORT

The site sits to the immediate east of the Burnley Rail Station which provides rapid access to the CBD. The site also adjoins the Swan Street no. 70 tram which connects the eastern suburbs to the CBD along the Riversdale Road/Swan Street corridor. Good access is available to the Main Yarra Trail giving bicycle access to the CBD and beyond.

Figure 3 Public Transport Plan

Figure 4 Connectivity to surrounding landmark destinations via public transport

Legend
- Site
- 400m & 800m catchment
- Yarra river
- Train station
- Train line
- Tram stop
- Tram route
- Bus stop
- Bus route
- High pedestrian movement
- Designated bike lane
- Bike friendly path
- Bike trail
2.3 LAND USE & BUILT FORM

The Swan Street corridor represents a major activated spine that is earmarked for redevelopment within the Swan Street Structure Plan. Swan Street is currently primarily commercial with some residential uses to the north and north east of the site. Residential precincts exist to the north and south of the Swan Street corridor which are primarily low density, with some areas included in a heritage overlay.

There are some pockets of existing higher density residential development in the area. A number of redevelopment opportunity sites exist in the area, in particular along Swan Street.

The Burnley City Link Exhaust Stack is located within proximity to the site. In accordance with Design and Development Overlay 5 ‘City Link Exhaust Stack’ development must not adversely affect the operation of the stack.

Figure 5 Land Use Plan

Figure 6 Existing uses surrounding the site along Swan Street

Legend
- Site
- Yarra river
- Commercial
- Residential
- Open space
- Industrial
- Transport
- Heritage overlay
- Redevelopment opportunity
2.4 OPEN SPACE & VEGETATION

The Golden Square Bicentennial Park (1) is located to the south of the site on the other side of the Rail Line. This parkland provides play equipment, seating, BBQs and a dog off-leash area. In addition to this park, there is a band of open space that edges the Yarra River and provides a range of active and passive recreation facilities.

Passive Open Space
- Bicentennial Park/Golden Square is approximately 80m to the south of the site, and contains playgrounds, seating, BBQs and a dog off-leash area.
- Loys Paddock Reserve, approximately 460m to the south, contains a dog off-leash area and access to the main Yarra Trail and other parks and reserves.
- Barkly Gardens is located approximately 650m to the west of the site. The Gardens are highly landscaped and include play equipment, public toilets shelter, seating and dog off-leash areas.

Recreation
- Allan Bain Reserve is located south of Barkly Gardens, approximately 710m to the southwest of the site and contains a sporting ground with infrastructure for both soccer and cricket.
- Burnley Park provides both passive and recreational open space for the immediate and wider Richmond area. The 6 hectare park is located approximately 200m to the east of the site and contains BBQ facilities, dog off-leash area together with formal recreational infrastructure including a basketball court and sporting grounds used for football, cricket, and soccer.
- The Burnley Public Golf Course is located approximately 200m to the east of the site, south of Swan Street. The 18-hole course includes practice putting and chipping greens and nets.

Other open space
- Twickenham Crescent is approximately 240m to the south of the site and contains two areas of open space occupied with grassed areas and scattered canopy trees. These areas are zoned General Residential but are identified within the City of Yarra’s Open Space Strategy.
2.5 TREE ANALYSIS

The frontage to both Swan and Stawell Streets contain vegetation including canopy trees together with garden beds of shrubbery and ground cover planting. An arboricultural assessment was undertaken by Tree Logic (29 June 2016) to assess the health and significance of the existing trees on site and trees immediately adjacent to the site. The assessment identified six (6) trees on the site, and none were identified as being indigenous or on the City of Yarra Significant Tree Register.

Three (3) trees on site were identified as being ‘significant’ due to their size, and it is anticipated that at least one of these trees (located in the centre of the property immediately to the south of the pavilion building) would require removal as part of the site’s future development.

The Swan Street Structure Plan identifies a need for “new/enhanced street trees” along Swan Street.

Figure 8 Arborist classification for vegetation on site

Legend

- Site
- Arborist tree rating - low
- Arborist tree rating - medium
- Open Space
- Existing street trees

Existing street trees and vegetation along Swan Street

Large tree towards the centre of the site

Street tree on the corner of Stawell Street and Swan Street
3.0 SWAN STREET STRUCTURE PLAN

The following plans demonstrate the proposed structure plan with consideration of the redevelopment opportunity of the subject land. The potential outcome on the site has been derived with reference to the Swan Street Structure Plan on surrounding sites and having regard to the particular of this large parcel with key street frontages and limited sensitivities.

The diagrams on the adjacent page demonstrate the key principles that the proposed outcome on the site achieve.
3.1 SWAN STREET STRUCTURE PLAN PRINCIPLES

1. Transition in height to surrounding low density areas
2. Transition in height from the strategic redevelopment site on the corner of Burnley Street and Swan Street
3. Consistent street wall and framing of Swan Street
4. Visually recessive upper levels (6m setback on south side of Swan Street)
5. Activate public realm and improve amenity and safety of pedestrians
6. Solar access to public realm not impacted
4.0 BUILT FORM MASSING

The following 3D massing diagrams demonstrate the potential impact of future higher scale development on the site in the immediate context as contemplated by the Structure Plan.

Assumptions:
The massing diagrams provide a high level, indicative representation of a potential built form outcome with regard to the overall principles set out within the Swan Street Structure Plan and this document.

Assumptions have been made with regard to site amalgamation to enable a more intense development outcome in accordance with the Structure Plan intent.

Indicative tower forms have been included on surrounding land based on the setbacks and built form identified in the Structure Plan.

Indicative development has been shown on the site to test the potential development outcomes resulting from the Structure Plan, this analysis and the opportunities of the site.

Figure 10 Elevation view of the site from north of Swan Street
Figure 11 Axonometric aerial view of the site from north of Swan Street
5.0 SHADOW STUDY

The following shadow study examines the shadow impact of the indicative modelled forms in section 4.0. This test indicates that the modelled forms do no impact Golden Square / Bicentennial Park or surrounding residential areas at key times at the equinox and June solstice.

5.1 EQUINOX SHADOW STUDY

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<thead>
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<tbody>
<tr>
<td>20th March</td>
<td>11am</td>
<td>Golden Square</td>
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<tr>
<td>22nd Sept.</td>
<td>11am</td>
<td>Bicentennial Park</td>
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<td>20th March</td>
<td>2pm</td>
<td>Golden Square</td>
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<tr>
<td>22nd Sept.</td>
<td>2pm</td>
<td>Bicentennial Park</td>
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5.2 SOLSTICE SHADOW STUDY

20th June 11am

20th June 2pm