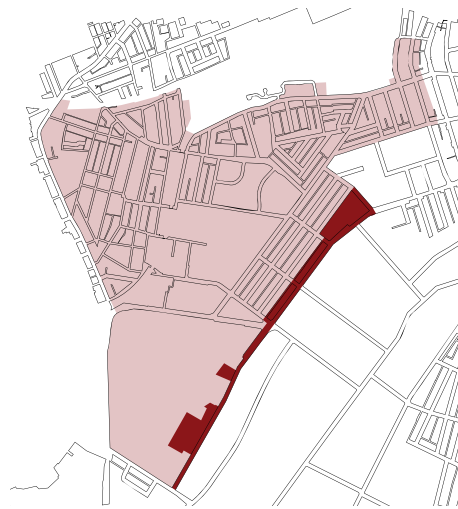


### 3.2.10 EUSTON ROAD/MCEVOY STREET



#### EXISTING CHARACTER

This neighbourhood is bounded by Euston Road/McEvoy Street, Fountain, Lawrence and Huntley Streets. It consists of two distinct character areas. The area north of Sydney Park Road is an area in transition from industrial/light commercial to mixed use. The area to the south of Sydney Park Road is dominated on the western edge by Sydney Park with three isolated sites with commercial/industrial uses and on the eastern edge by "big box" industrial.

Euston Road is a main traffic route with numerous trucks transporting to and from the industrial area. The street is 20 metres in width with a varying width road reservation which creates the impression of a larger setback of buildings from the street as well as providing a landscaped linear parkland.

Built form character is diverse and includes a mix of warehouses, mixed use and residential apartment buildings, commercial buildings, "big box" industrial and low scale strata industrial units. The area is currently transitioning from industrial to mixed use which was the zoning under the South Sydney Local Environment Plan 1998. New residential redevelopment is generally four storeys in height. Flooding is an issue for developments in this area, particularly for the ground floor level.

#### FUTURE CHARACTER VISION

While Euston Road/McEvoy Street will have an ongoing role as a major traffic route, they will be revitalised. Improved presentation of buildings, a greater mix of uses, and better functionality of the street and path network for pedestrians will enliven this neighbourhood. North of Sydney Park Road the focus will be on a mix of retail, commercial, community and residential uses, while south of Sydney Park Road there will continue to be a mix of commercial and light industrial in the short to medium term transitioning to mixed use in the longer term. Mixed use buildings in this area will be higher density and overlook and actively edge Sydney Park providing a greater level of safety and security.

Refer to Figure 3.2.10a and 3.2.10b

#### FUTURE CHARACTER STRATEGIES

##### Heritage

- This precinct is not part of a Heritage Conservation Area and has no heritage buildings.

##### Setting and Topography

- Improve pedestrian and cycle linkages to Sydney Park especially at the roundabout on Sydney Park Road by either providing pedestrian crossings at the roundabout or traffic lights.
- Provide active edges to buildings which adjoin Sydney Park for better passive surveillance and also improved visual appearance to the park.
- Maintain and enhance the distinct Paperbark street tree plantings south of Sydney Park Road which create a distinctive visual edge to Sydney Park and distinguish between the north and south characters of Euston Road/ McEvoy Street.
- For the more urban character north of Sydney Park Road, plant trees which are different in species than the Paperbarks, including species more associated with urban settings such as Plane trees.

##### Built Form

- Design buildings to align to and address the street at ground level.
- Encourage modulation and articulation of the horizontal and vertical proportions of facades including change in materials to reduce bulk and scale, and provide good visual amenity.
- Enable higher built form but constrain the street wall height to 3 storeys to maintain a pedestrian scale.
- Enable buildings edging the park to range in height from 5-6 storeys.

##### Land Uses

- Enable the transition from "big box" industrial buildings to higher density mixed uses.
- Encourage the progressive conversion of existing industrial/commercial uses at the northern end of Euston Road/ McEvoy Street into mixed ground floor commercial/retail/residential development.
- Encourage the phasing-out of heavy industry within this area.
- Potential for redevelopment of the concrete batching plant on Euston road to provide a more active edge to Sydney park.

##### Unique Elements/Attractors

- Strengthen cycle links to Sydney Park and the Alexandra Canal mixed use area.
- Sydney Park - continue to improve the public domain through initiation of the masterplan.
- Improve the amenity of McEvoy Street by enabling public domain treatments including plantings, pavement treatments, lighting improvements.

##### Neighbourhood Centres and Activity Nodes

- Basic services will be provided by the mixed use area along Euston Road/ McEvoy Street. Primary services and integral neighbourhood services will be provided by either the Ashmore Precinct, Erskineville Village Centre or King Street.



Existing commercial character on Euston Road/McEvoy Street. Future development will be mixed use apartment buildings with active uses on the ground level .



New residential development on Euston Road/McEvoy Street utilises the entry areas of individual units to deal with the level change required due to flooding issues, has no setbacks and directly accesses off Euston Road and should be encouraged..



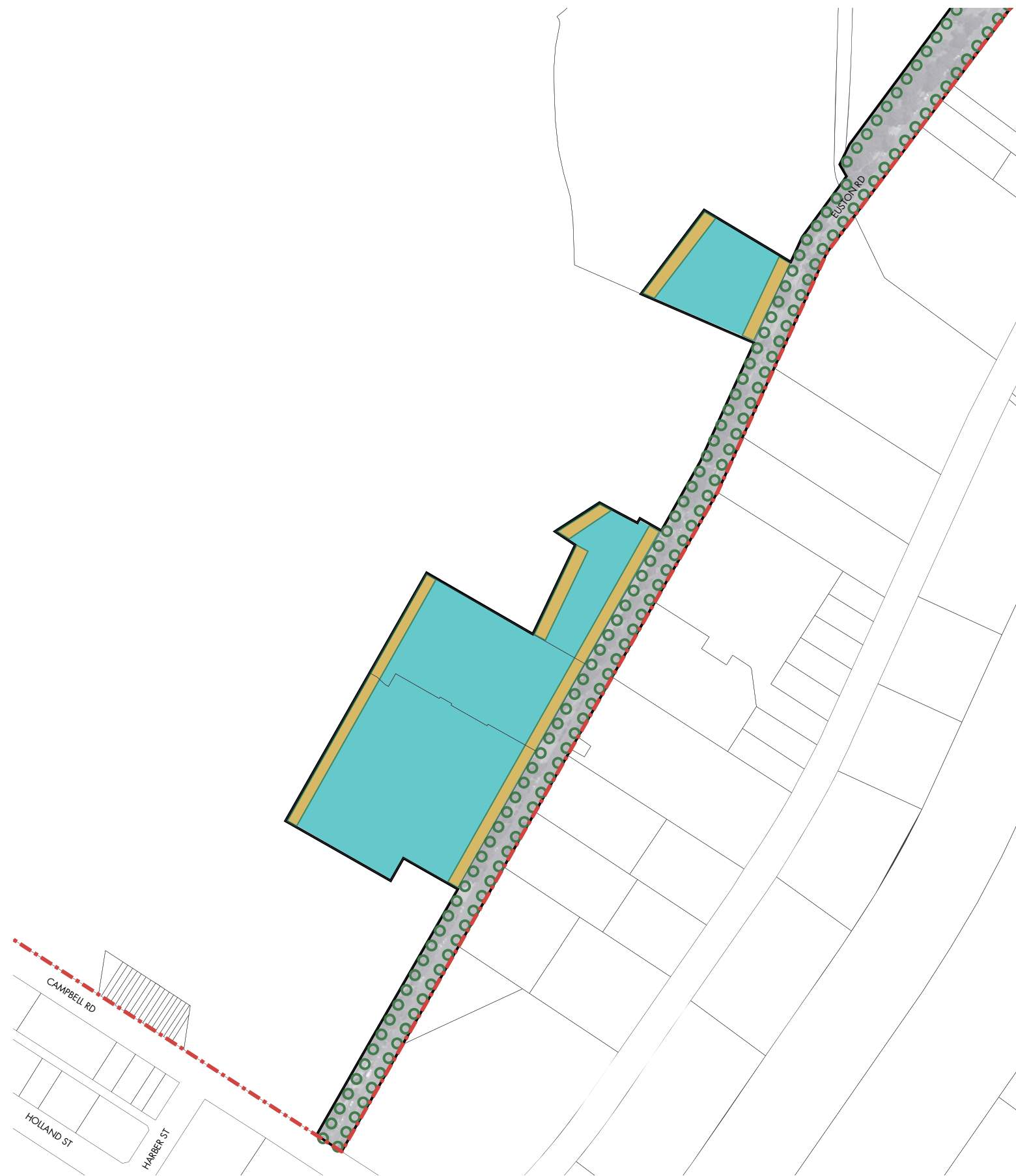
Recent residential development on Euston Road does not have active retail/ commercial uses on the ground floor and high fences and large setbacks de-activate the public domain and should not be encouraged.



- KEY
- - - Study area boundary
  - Character boundary
  - Design buildings to align with and open onto public streets and open space
  - Require active frontages
  - ← Enhance street vista
  - Allow higher built form/enable mixed use/redevelopment/better infill
  - Extend / enhance street tree planting
  - Retain prominence of corner buildings



Figure 3.2.10a Euston Road / McEvoy Street (north)



Typical retail/commercial premises on Euston Road/McEvoy Street with active street address but poor pedestrian amenity requires public domain treatments to improve pedestrian amenity, including awnings, continuation of street trees, paving treatments, and improved lighting.



A continuous row of Paperbark tree plantings are found along the Sydney Park edge and create a distinct character.

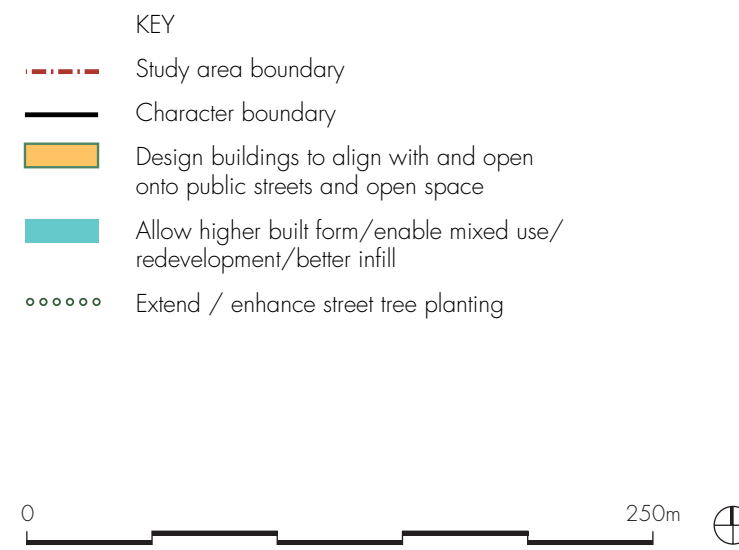


Figure 3.2.10b Euston Road / McEvoy Street (south)