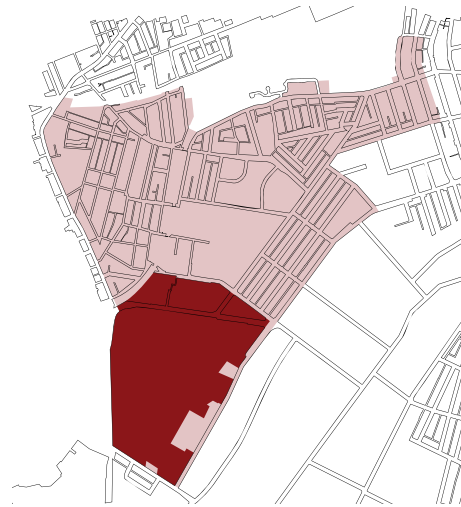


## 3.2.11 SYDNEY PARK RESIDENTIAL EDGE



### EXISTING CHARACTER

This precinct is located on the northern side of Sydney Park and bound by Sydney Park Road, Coulson/Huntley Street and the Airport /East Hills Rail line. The precinct is visually dominated by the regional open space network of Sydney Park with a small component of high density residential along the Sydney Park Road edge. Some mixed uses including commercial and retail are included long the Mitchell Road frontage. A small pocket park is also located on the corner of Coulson Street and Mitchell Road.

The precinct has regionally significant and panoramic views and vistas from Sydney Park including views of the City Skyline, important local cultural landmarks on the King Street Newtown ridge, and to the distinctive saw tooth rail sheds within the former Eveleigh rail yards.

Built form character of the high density residential Sydney Park Road edge comprises perimeter style apartments of between 5-10 storeys with significant private open space located in the middle of blocks. Setback to the street is minimal (4 metres). At the western end of Sydney Park Road, a more recent residential development (Zenix) is a podium and tower style development consisting of an apartment block of 5 storeys height at the Sydney Park Road street edge with a 6.5 metre building setback from the street and a tower of 18 storeys close to the intersection of Sydney Park Road and the rail line. The tower is by far the tallest structure in the locality and is out of character with its surrounding visual environment. Flooding is an issue for developments in this area, particularly for the height of the ground floor level.

### FUTURE CHARACTER VISION

The Sydney Park Residential precinct will continue to be a high density residential area focused and edging Sydney Park, providing district and regional views from Sydney Park toward the City Skyline, the Erskineville basin and other important local landmarks.

### FUTURE CHARACTER STRATEGIES

#### Heritage

- This precinct is not part of a Heritage Conservation Area. The former brickworks structures in Sydney Park are heritage listed.

#### Setting and Topography

- Ensure views to Sydney Park, the former brick works and surrounding areas are maintained.
- Ensure the panoramic 360 degree views from Sydney Park high points are retained to important local cultural landmarks including the King Street Newtown ridge, the Eveleigh rail yards and further north to the City skyline.
- Provide better pedestrian links from Ashmore, the residential development to the north of Sydney Park Road, and Sydney Park through provision of a pedestrian bridge at this location.
- Improve the amenity of Sydney Park Road public domain, including street trees and improved pedestrian amenity through better connectivity and pavement treatments.

#### Built Form

- New development should be in keeping with the scale of medium-high density residential development already constructed in the area (that is a maximum height of 6-7 storeys – refer to Figure 7.2.1.1).
- The existing eighteen (18) storey residential tower (Zenix) on Sydney Park Road is out of character with the Study Area and the character neighbourhood, and development of that scale should not be repeated.
- Design slender buildings that align to the street at ground level and incorporate landscaped setbacks at ground level. Buildings should achieve adequate building separation within the requirements of SEPP 65.

- For large block developments with internalised streets, ensure 'streets' are designed to optimise the number of apartment entries directly accessed from them and that 'streets' have footpaths and street trees.
- 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.
- Encourage redevelopment of the isolated terraces on Campbell Road to a higher density and form that encourages active frontages overlooking Sydney Park.

#### Land Uses

- The neighbourhood will be predominantly medium to high density residential, supported by a major open space asset and a small mix of retail and commercial uses on Mitchell Road.

#### Unique Elements/Attractors

- Continue to maintain and upgrade Sydney Park as a regional open space asset, providing active and passive recreational uses, equivalent to Centennial Park in Paddington.

#### Neighbourhood Centres

- Primary neighbourhood centre services to be provided by the King Street neighbourhood.
- Improve cycle and pedestrian connection to King Street character neighbourhood to reinforce its role as the local neighbourhood centre for the Sydney Park Residential Edge neighbourhood



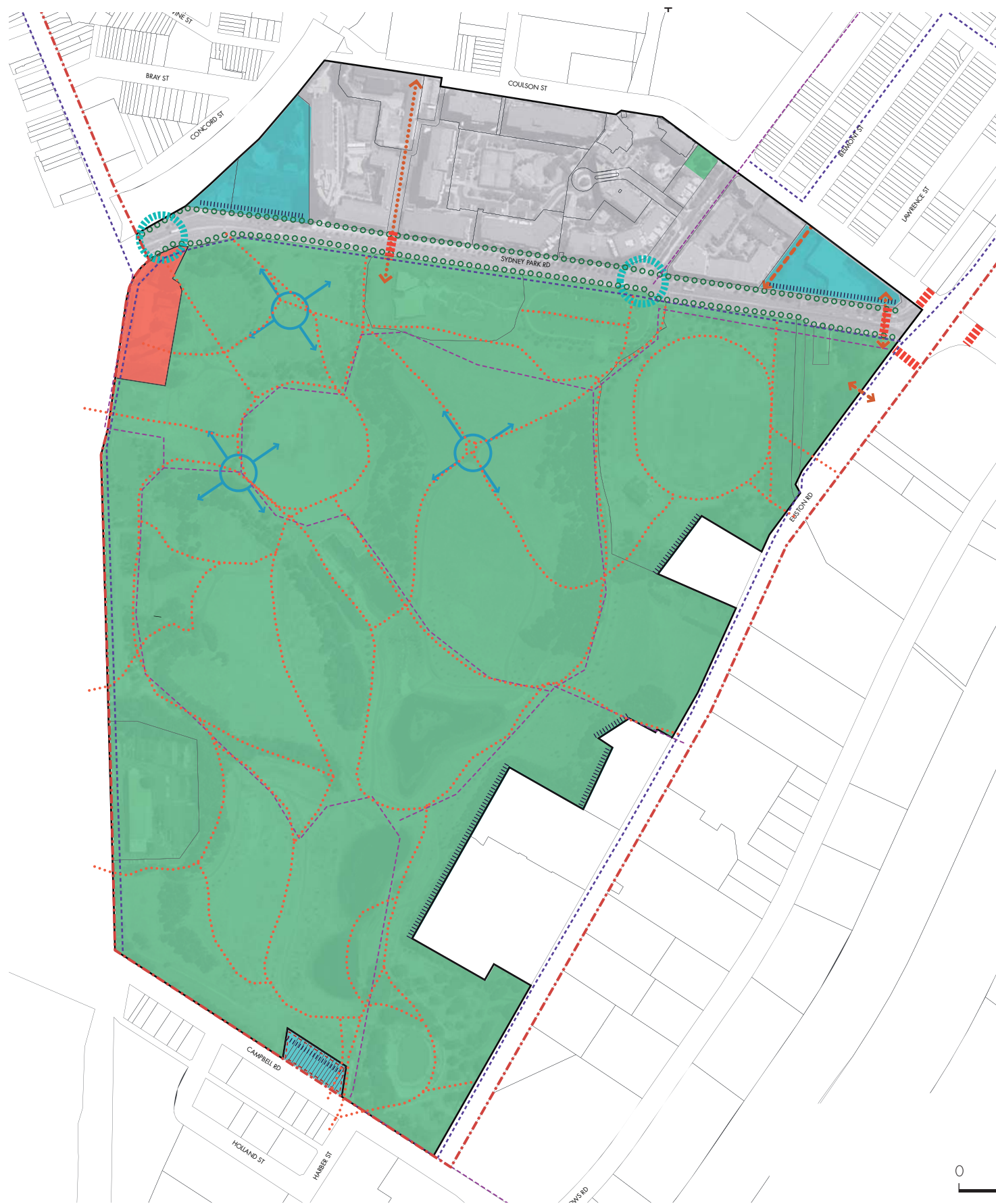
Improve connectivity to Sydney Park for pedestrians and cyclists from Ashmore and the Sydney Park residential edge by completing this pedestrian thoroughway and investigating a pedestrian overpass at Sydney Park Road.



View to the northwest from Sydney Park, highlighting the inappropriate scale of the Zenix tower/podium development in relation to the low scale of the remainder of the Study Area.



Retain regionally significant views to the Sydney CBD from Sydney Park.



- KEY
- Study area boundary
  - Character boundary
  - Design buildings to align with and open onto public streets and open space
  - Retain panoramic views
  - Allow higher built form/redevelopment
  - Maintain open space
  - Extend / enhance street tree planting
  - Retain character buildings
  - Retain through site links
  - Provide public through site link
  - Provide pedestrian crossing/refuge/bridge
  - Neighbourhood gateways
  - Existing cycle paths
  - Proposed cycle paths
  - Pedestrian paths



The existing Sydney Park residential is a perimeter development typology with internal landscaped private open space and an internalised street system. Buildings overlook Sydney Park and address public streets which should be encouraged.

Figure 3.2.11 Sydney Park Residential Edge