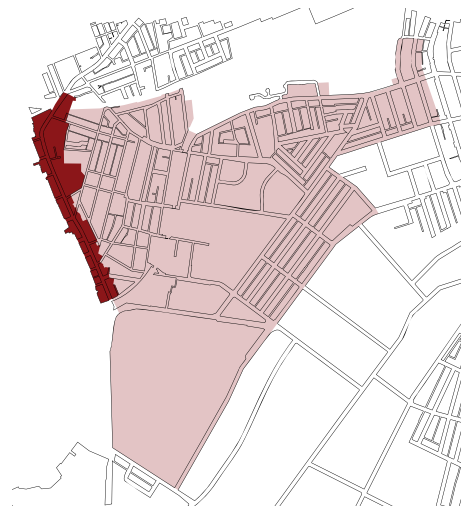


## 3.2.4 KING STREET RETAIL STRIP



### EXISTING CHARACTER

King Street Retail Strip is one of the economic, social and cultural hubs of the Sydney City Council area, and while only the eastern edge and southern part of King Street is within the study area, its continuous facades and the general uniformity of scale in the area create a distinct heritage streetscape and visual identity. Although it is outside the scope of this report to provide urban design recommendations for the western edge of the street, in Marrickville LGA, it is important to acknowledge that the street is 'one place' in terms of the spatial experience.

King Street follows a ridge line falling gradually to the south east towards Sydney Park which provides views over the surrounding areas and in particular to the City Skyline. The streetscape has high aesthetic value which is enhanced by the closed vistas created by street curves.

The eastern edge of King Street has a strongly defined edge from Newtown Performing Arts High School south, with virtually uninterrupted strip retail and mixed use apartment buildings opening to the footpath with an almost continuous awning above. In contrast the edge of the street in front of Newtown Performing Arts High School and the church is much more open, with a pattern of open spaces, large setbacks and large institutional buildings.

King Street south consists of a diverse mix of land uses including retail, commercial, mixed use, residential and community uses. Retail consists of small speciality shops including furniture, designer clothing shops and other service retail including cafes and restaurants. Community uses along this side of King Street include the Newtown Performing Arts High School, Greek Orthodox Church, Welfare Centre, New and Newtown Theatre and Newtown train station. Significant commercial uses include the Bank, Union and Town Hall Hotels. The area's social significance is due to its high regard in the community arising from its vibrant mix of retail and community uses.

### Building typologies include:

- 2-3 storey Victorian and Federation era strip retail shop fronts and shop-tops;
- newer mixed use apartment buildings of 3-4 storeys that incorporate ground floor commercial/retail uses;
- public buildings including churches, school and theatres;
- some terrace houses;
- corner commercial buildings such as the Union Hotel; and
- utilitarian buildings such as a heritage listed service station and car wash.

A number of key character buildings have been identified as significantly contributing to the overall character of the area. These include late Victorian era buildings and a large number of Art Deco and Interwar period.

Pocket parks created by street closures, are the only public open spaces. Street trees are located in the pocket parks or to the north where awnings are not continuous. The playing field associated with the school has been fenced off from the public and therefore is not a 'public' open space resource.

### FUTURE CHARACTER VISION

King Street South will continue to be one of the economic, social and cultural hubs of the Sydney City Council area. It will be: distinctive, lively, vibrant, attractive, well used, welcoming and safe. It will have:

- Key local and regional public transport links - an Activity Hub centred around Newtown Railway Station;
- A wide array of interesting speciality shops, theatres, café and restaurants and galleries;
- Shops and services for local needs including schools and community centres;
- A high quality, high amenity public domain;
- A mix of uses including retail/commercial at ground level and residential above.

Development or upgrading of building stock will prioritise amenity and appeal for pedestrians, with uses that engage with the street and building frontages that open to the footpath, awnings for shelter on the southern edge and high quality façade design.

Refer to the character strategies in Figure 3.2.4a and 3.2.4b.

### FUTURE CHARACTER STRATEGIES

#### Heritage

- Refer King Street Conservation Area (CA31)
- New work is to be in accordance with objectives and controls of Council's Heritage DCP 2006 with Heritage Impact Statements generally required for external changes to buildings.

#### Setting and Topography

- Reinforce an understanding of the importance of the ridge in forming the road and built form pattern, retaining the visual dominance of landmark buildings and commercial/retail/residential buildings that are typically massed to their highest point at the street edge, stepping down the slope on either side.
- Enhance the streetscape vistas in both directions: along the street and the striking 'side' views towards the city skyline, by continuing to align buildings with the street.
- Retain/ introduce street tree planting where there are no awnings.
- Maintain and enhance tree planting in the pocket parks on Rochford and Angel Street road closures to 'green' intersections with King Street and improve streetscape appearance and amenity.
- Enhance the public domain treatments of footpaths and pedestrian links to further encourage an active streetscape – match the Marrickville Council paving treatments on the western side of the street.



Example of a traditional low scale warehouse found along King Street.



King Street has a mix of land uses, including light industrial, smash repairs, mechanics (above), theatres (right) and residential uses.



Traditional King Street strip retail streetscape, with wide footpaths, awnings and active uses at street level, including street seating.

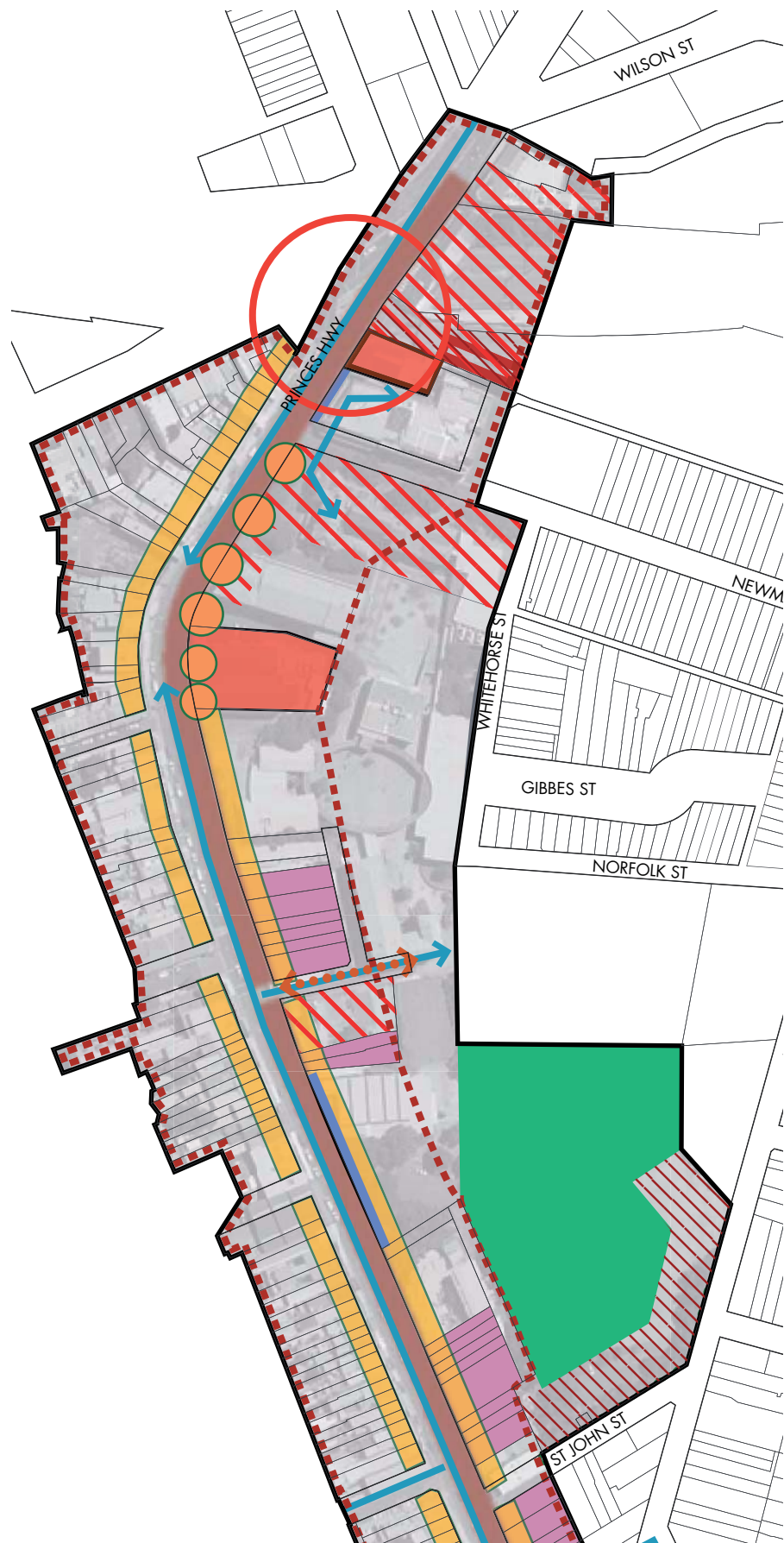


Figure 3.2.4a King Street Retail Strip (north)

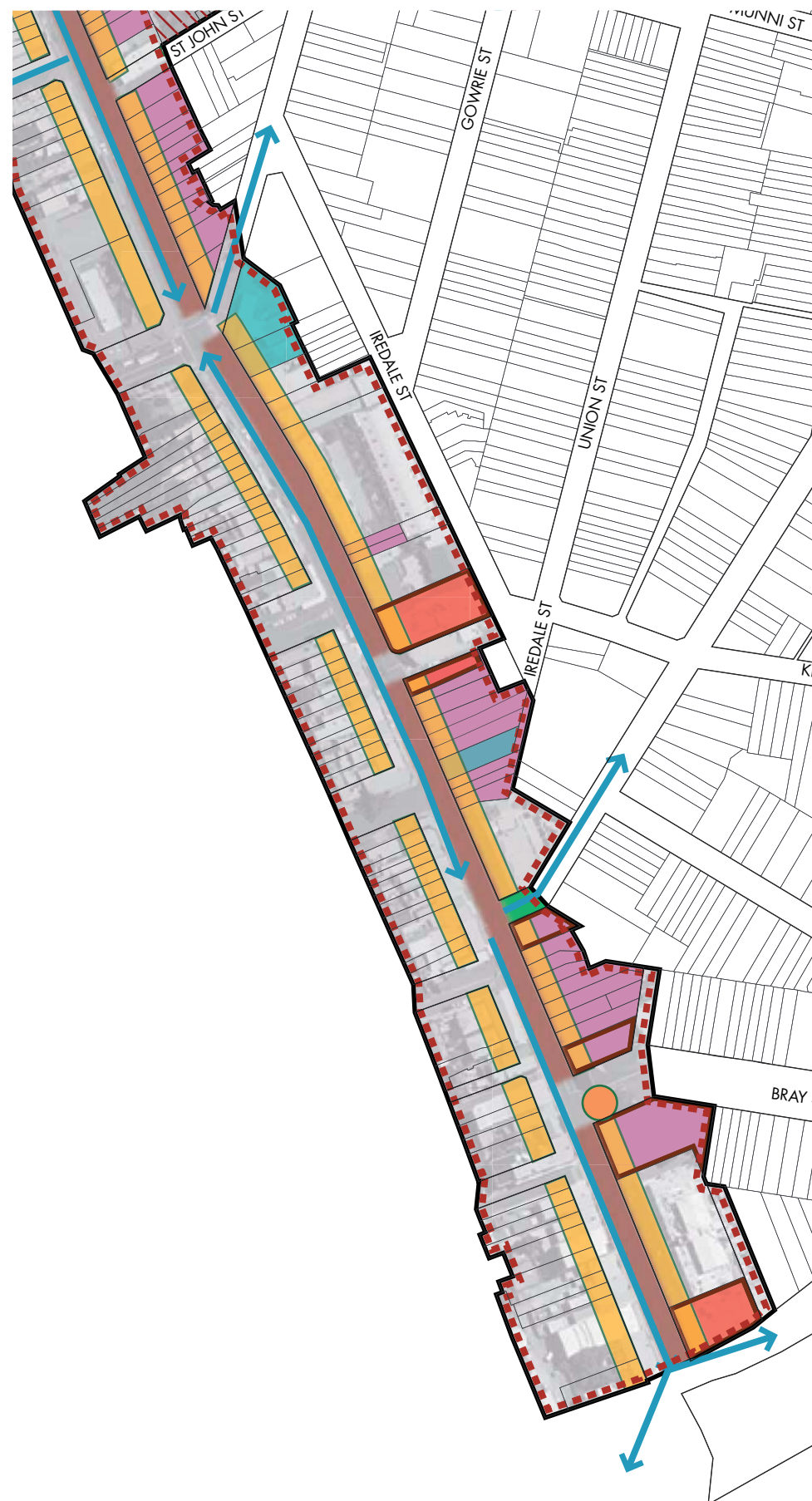


Figure 3.2.4b King Street Retail Strip (south)

- KEY
- - - Study area boundary
  - Character boundary
  - Design buildings to align with and open onto public streets and open space
  - Active street address
  - LEP Heritage items
  - ↔ Retain panoramic views
  - Enhance street vista
  - Allow higher built form/enable mixed use/redevelopment/better infill
  - Strengthen primary neighbourhood centre
  - Maintain open space
  - Retain prominence of corner buildings
  - Retain consistent built form streetscapes
  - Retain character buildings
  - ↔ Retain through site links
  - Improve public domain treatments
  - Adaptive re-use potential
  - Landmark trees
  - Designated "Activity Hub" under "Sustainable Sydney 2030 Vision"



## Built Form

- Buildings will continue to align and address the street at ground level.
- Where new mixed use development is introduced, model the built form and facades to respond to the scale and proportion of traditional strip retail.
- Require the provision of awnings to new development and encourage the provision of the unique pendant light fittings over footpaths at ground level.
- Protect the curtilage of special building types along King Street, notably the church and heritage school buildings, to enable visual appreciation of the buildings within their setting.
- Encourage newer, higher density mixed use residential and redevelopment of existing residential where appropriate.
- Enable additional storeys to traditional strip retail buildings but setback from main street frontage
- Encourage infill development to the Newtown Performing Arts High School egde (southern parts only) to better define the street edge and provide a more active retail/commercial interface.
- Retain and enhance heritage, contributory and landmark buildings.
- Investigate with Newtown Performing Arts High School the opportunity to provide an active interface to St John St and Angel Streets (eg. providing low scale affordable housing for teachers/students).

## Land Uses

- Retain and encourage active uses at street level including street level cafes, restaurants, retail, professional services and commercial.
- Retain the mix of educational/religious with mixed uses (retail/commercial and residential) that gives the northern part of King Street a distinct open and green quality that contrasts with the strong built edge to the south.
- Encourage mixed use redevelopment and enable higher built form (4 storeys - setback).

- Maintain the road closures that have created pocket parks at regular intervals as public open space, so they can continue to contribute to the amenity of the pedestrian network.
- Retain and enhance the pedestrian through site link to Whitehorse Street and the Public School.

## Unique Elements/Attractors

- Retain the traditional heritage strip retail streetscape character
- Retain character corner commercial and other landmark buildings such as St Georges Hall
- Retain landmark trees on the Greek Orthodox Church site
- Encourage redevelopment of the Newtown Railway Station and Tram Sheds site to enable creation of an Activity Hub as per Sustainable Sydney 2030 Vision. Consider enabling mixed use development and higher built form over and adjacent to Railway to mark this important nodal point and junction with Enmore Road and King Street, taking into consideration heritage issues in regards to the Tram sheds and station buildings.

## Neighbourhood Centres

- Acknowledge King Street as 'one place' and develop place-based strategies with Marrickville Council to benefit both sides of the street.
- Enable and encourage local shops as well as more small commercial, specialist retail and café and dining uses
- Retain the community and civic uses along the historic/traditional King Street strip.



Landmark heritage buildings are characteristic of this section of King Street. There are also neighbourhood civic and community facilities such as Newtown Performing Arts High School and the Greek Orthodox Church. Public and private domain tree plantings shade and frame the building differentiating this part of King Street from the predominantly strip retail/awning character.



Contemporary example of shop-top housing. Ground floor commercial/retail provides an active street front while the continuous awning provides pedestrian amenity. However, colonnades are not characteristic of King Street, and facade proportions exaggerate the vertical compared to traditional shop front bays and windows.



A traditional corner store, with shop-top housing. The building has a large transparent window on the secondary street, and has the non-retail component of the building set back from the side boundary for privacy. The awnings need to be reinstated to the building.