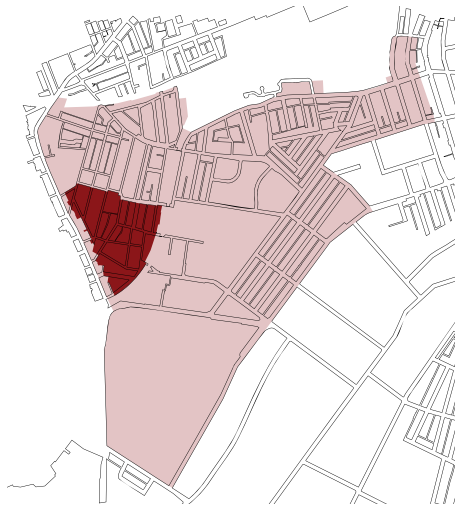


3.2.5 PLEASANT AVENUE/MACDONALD STREET



EXISTING CHARACTER

The Pleasant Avenue/Macdonald Street neighbourhood is a small scale residential area to the south of Murni and Victoria Streets bounded by the railway corridor to the east and by the rear boundaries of properties fronting King Street to the west.

While located directly south of the Erskineville South neighbourhood and also being primarily residential, this neighbourhood differs in character. This change in character is particularly evident in the change in the street grid at Macdonald Street to a more irregular block pattern responding to the King Street and the Railway corridor geometries.

Streets closures preventing through traffic circulation also separate this precinct from the north. Topography and street orientation also aid in providing this neighbourhood with local city panoramas. Another difference is the significant number of small to medium sized parks distributed throughout the precinct which contribute to its green character.

Built form character consists of a mix of 1 and 2 storey mid to late Victorian and Federation terraces and cottages (including semi detached) and corner shop buildings; free standing housing in masonry and weatherboard; small scale refurbished warehouses; older style 3-4 storey walk up flats and more recently larger sites have redeveloped closer to the railway corridor with 3 storey townhouse developments.

Varying road reserve widths (6 metres laneways, 10-20 metre streets), localised road closures and variation in street parking arrangements create variety in streetscape character. Intact rear lanes and significant established tree canopy in the rear are also a feature. Street tree planting is limited due to the predominance of narrower 10 metre wide streets. Private domain planting in front and rear yards therefore contributes significantly to the streetscape character.

Pleasant Avenue has a distinct character with a wide street width (20 metres), perpendicular parking, consistent 1 storey terraces and street tree planting in the road corridor and road closure.

FUTURE CHARACTER VISION

The future Pleasant Avenue / Macdonald Street Neighbourhood will remain a low scale predominantly small lot subdivision and residential area. High amenity will continue to be provided by parks and pockets of open space within the streetscape and views from Rochford Street to the City Skyline. Key local views will also to be maintained. The consistency of terrace and cottage rows; their scale and proportion, roof design, materials palette and intact rear laneways is very important to the quality of the streetscape and will be retained.

Refer to the character strategies in Figure 3.2.5

FUTURE CHARACTER STRATEGIES

Heritage

- Refer Former MacDonalddown Heritage Conservation Area (CA22)
- Refer Union Street West Conservation Area (CA49)

Setting and Topography

- Encourage private plantings in front setbacks to enhance streetscape where appropriate.
- Retain as far as practicable private plantings in rear gardens to enhance streetscape particularly on rear laneways.
- Protect the low scale of intact, consistent lanescapes by constraining studio development.
- Maintain the visual prominence of landmark buildings, particularly former corner stores and adaptively re-used warehouses.
- Maintain and protect the road closures that have created pocket parks on Pleasant Avenue and Knight Street.
- Maintain and protect the pedestrian link between Union and Rochford Street and the Amy Lane access to the park.
- Ensure future development maintains existing district views, in particular those to the Sydney CBD.

- Maintain and extend street tree planting where possible, enhance the streetscape character (particularly where there are consistent rows of terraces).
- Subject to detailed traffic planning, provide a north-south cycle route from King Street, potentially along Gowrie Street, connecting with Erskineville Road to fill a gap in the existing network.
- Maintain and enhance lighting and recreation facilities, including playgrounds, in the local pocket parks.

Built Form

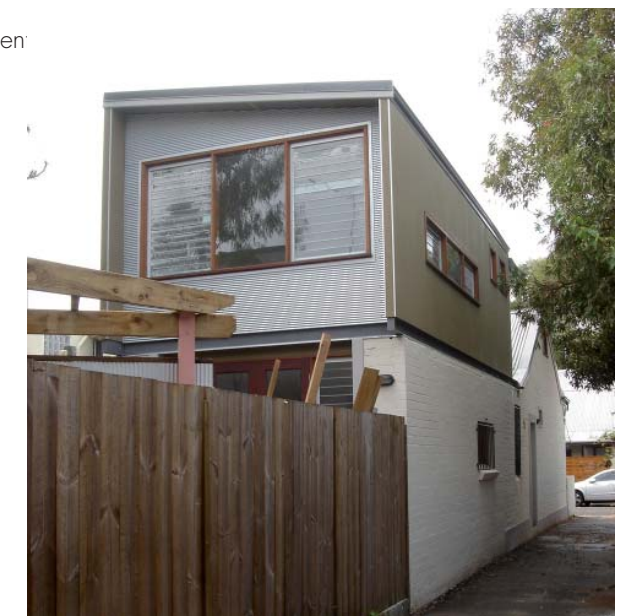
- Retain significant built form of the "Witches Hat" houses on Union, George and Victoria Streets
- Retain the predominantly low scale of built form (1-2 storey) and the consistency of building types including setbacks/ building alignments
- Protect the visual appreciation of heritage and contributory items by designing infill to respond to height, massing, predominant horizontal and vertical proportions of existing buildings as well as design elements of adjacent dwellings such as the front verandah (as appropriate)
- Generally limit additions to 1 storey dwellings to the rear of dwellings to retain the scale and massing of front elevations and to retain the original roof form.
- Protect key significant or contributory buildings
- Generally limit vehicle access to lots from rear lanes -discourage creation of parking in front setbacks (forward of the building line).
- Discourage metal roller doors in favour of timber panel lift doors, to better respond to the original character of timber rear fences.
- Ensure infill development has an active street address to enable passive surveillance of the street
- Maintain the fine grained residential subdivision pattern north of Macdonald Street.
- Encourage redevelopment



Macdonald Street— long straight narrow streets provide local street vistas— this one looks onto the railway overpass bridge with the Motto development in Ashmore in the background.



George Street: a good example of a contemporary rear two storey addition to a 1 storey contributory heritage item (Witches Hat houses). The single storey streetscape is retained while the rear addition is clearly delineated from the original house.



Rear view to rear extension. Extension utilises contemporary building materials, techniques and finishes and does not mimic contributory heritage building in front.



Figure 3.2.5 Pleasant Avenue / MacDonal Street

Land Uses

- Maintain Pleasant Avenue / MacDonald Street as a predominantly residential neighbourhood.
- Enable the continuation of the historic corner store character, where possible, by permitting mixed uses in former corner commercial buildings, where amenity impacts on neighbours can be minimised.

Unique Elements/Attractors

- Maintain the character of the area's heritage and contributory terrace and cottage rows including intact streetscapes and lanescapes.
- Protect the special character of Pleasant Avenue and seek further opportunities for appreciation of its historic and visual qualities.
- Retain the pattern of cantilevered balconies extending over the footpath on Rochford/ Knight Street (former Post Office building).
- Retain the commercial painted signage on former corner shops for example the Rosella signage on Macdonald Street.
- Protect the 'Witches Hats' houses located on Union, Macdonald and Victoria Streets
- Retain the small pocket parks and street closures

Neighbourhood Centres

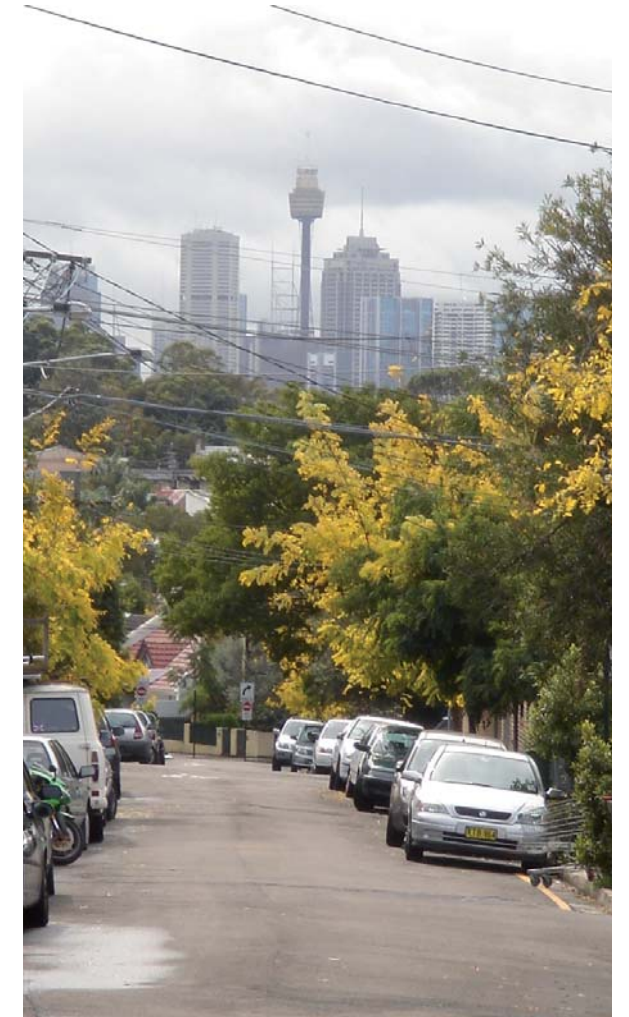
- There is no neighbourhood centre within the precinct, but close and easy access to King Street Retail Strip.
- Improve cycle connection to King Street character neighbourhood to reinforce its role as the local neighbourhood centre for the Pleasant Avenue/MacDonald Street neighbourhood.
- Investigate potential for provision of shared pedestrian/cycle/vehicle zones through undertaking of detailed traffic analysis.



Discourage carparking in the front street setback as it is uncharacteristic of the area, creates an inactive and unattractive streetscape and poor pedestrian amenity (potential vehicular-pedestrian conflicts and limits street tree planting).



Iredale Street: a 4 storey (3 storey + parking level) residential flat building. Usually this would be considered out of character with the predominant low scale terrace built form but in this location on the edge of King Street it is the garages which are the issue.



Rochford Street- retain vistas to the City Skyline.



A contemporary residential flat building on Flora Street. This building has poor amenity and security for residents- balcony space is small, unusable and accessible from the street.



Contemporary townhouse development on George Street is sympathetic in its design to the existing context with low open fences, individual entries and vertical and horizontal proportions similar to terrace housing.



Pleasant Avenue- typical 1 storey cottages with good street address and good pedestrian amenity due to wide footpaths.