



SOUTHERN INDUSTRIAL





**Alexandra Canal
Concept Plan**


**Botany Rd. Neighbourhood
Centre Improvement Plan**


-  Urban Villages : Beaconsfield
 Thematic character:
 - The village sits on high ground.
 - Views of the CBD is an important feature.
 - The streetscape is mixed with a range of housing types.
 - The amenity of the village is affected by intense industrial uses.

-  Village Urban Centres
 Development enriches the pedestrian environment and provides improvements in accordance with the Public Domain Concept Plans for Botany Road.


-  Through Site Links
 Development provides mid-block connections in large industrial sites and where appropriate utilising existing drainage channels to link the residential areas with recreational areas, such as Perry Park and Alexandra Canal. Links should be a minimum width of 4.0 metres.


-  Key Nodes/
Gateways
 Junction between Joynton Ave, Epsom Rd, and Rothschild Ave.
 Junction between Hunter/Young Streets and Powell Street.


-  Active Street Frontage
 Botany Road.


-  Streetscape & Pedestrian Improvements
 Precinct bounded by McEvoy Street, Bourke Street and Botany Road.

Refer to the Pedestrian Network Plan for further detail.


-  Landscape
 Adjacent the proposed Eastern Distributor.


-  Buffer Zones
 McEvoy Street and South Dowling Street.


-  Boulevards
 Epsom Road, Joynton Ave and Bourke Street.


-  Avenues
 Thematic tree planting to reinforce the character of precincts.

Refer to the Street Tree Master Plan.

-  Typical Streets
 Development to provide setbacks as follows:
 6.0 metres for all major principal road frontages.
 4.0 metres for all street and rear lane frontages.
 varied only at the discretion of Council.

-  Setbacks required

-  Open Spaces
 Refer to Green Square Master Plan.

-  Public Art
 Utilising the blank warehouse walls to enhance the streetscape and future open space corridors.

