Utilising the blank warehouse walls to enhance the streetscape

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.

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

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.

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

Precinct bounded by McEvoy Street, Bourke Street and Botany Road.

Refer to the Pedestrian Network Plan for further detail.

Adjacent the proposed Eastern Distributor.

McEvoy Street and South Dowling Street.

Epsom Road, Joynton Ave and Bourke Street.

Thematic tree planting to reinforce the character of precincts.

Refer to the Street Tree Master Plan.

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.

Refer to Green Square Master Plan.

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