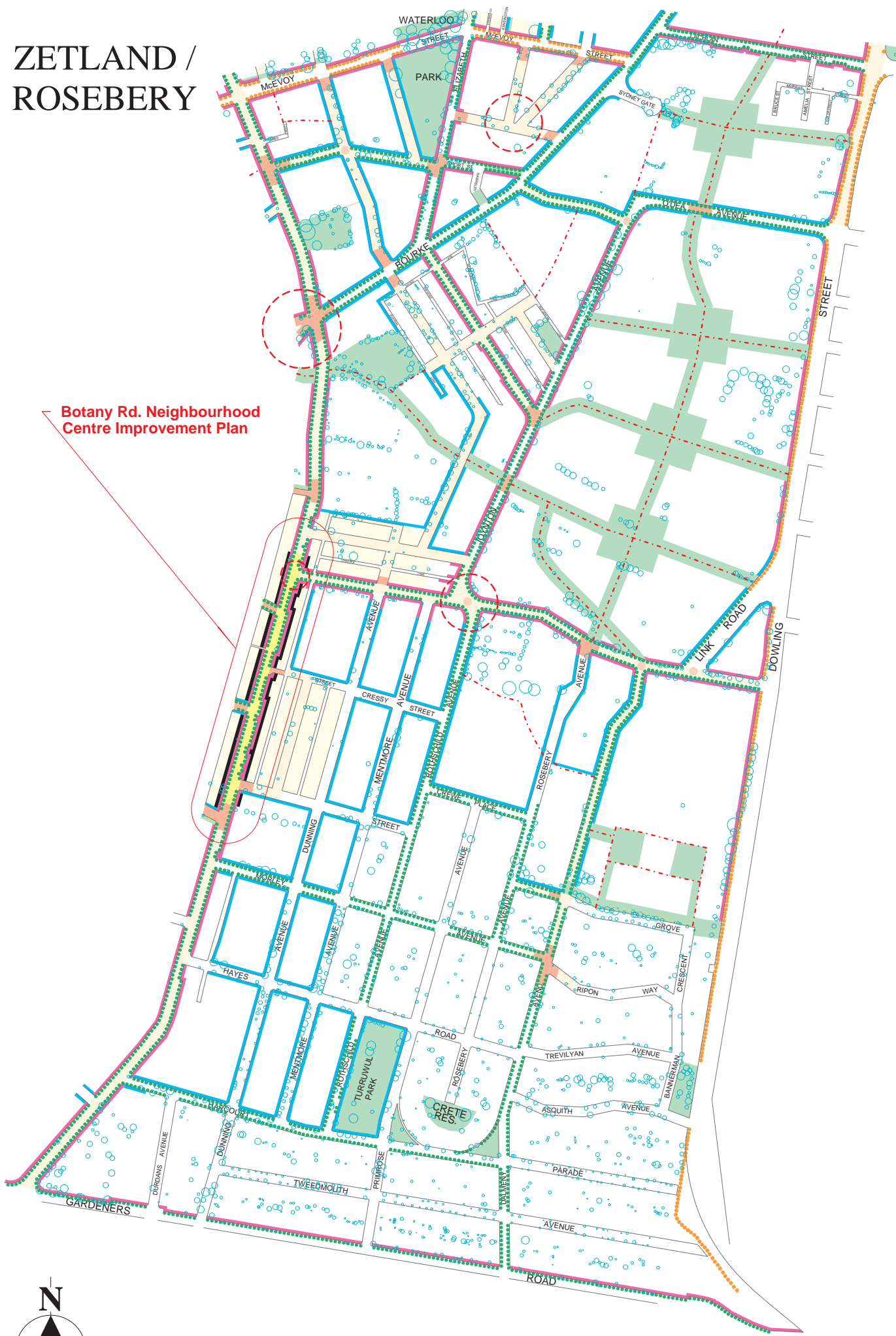















# ZETLAND / ROSEBERY



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 such as the ICI site and the former Navy site. Links should be a minimum width of 4.0 metres.  
  
*Refer to Green Square Master Plan.*
-  Key Nodes/Gateways  
 Green Square. Junction between Joynton Ave, Epsom Rd, and Rothschild Ave. Junction between Hunter/Young Streets and Powell Street.
-  Active Street Frontage  
 Botany Road and Bourke Street in the future. (Green Square Master Plan).
-  Streetscape & Pedestrian Improvements  
 Precinct bounded by McEvoy Street, Bourke Street and Botany Road.  
  
*Refer to the Pedestrian Network Plan for further detail.*
-  Buffer Zones  
 Landscape  
 Adjacent the proposed Eastern Distributor.
-  Boulevard  
 McEvoy Street and South Dowling Street.
-  Avenues  
 Epsom Road, Joynton Ave and Bourke Street.
-  Typical Streets  
 Thematic tree planting to reinforce the character of precincts.  
  
*Refer to the Street Tree Master Plan.*
-  Setbacks required  
 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.
-  Open Spaces  
 Refer to Green Square Master Plan.
-  Public Art  
 Utilising the blank warehouse walls to enhance the streetscape and future open space corridors.

