

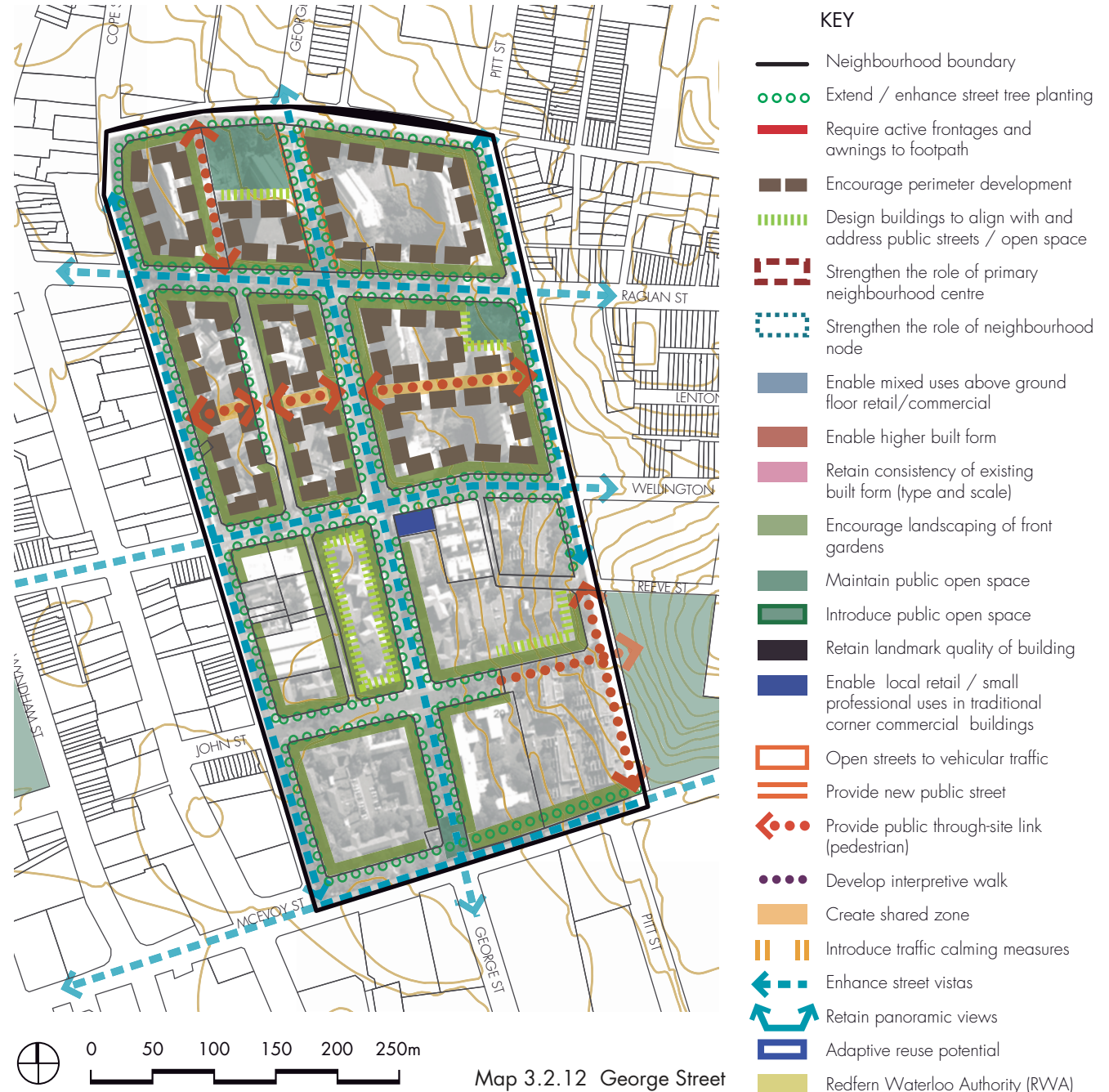
3.2.12 GEORGE STREET



Existing character

This neighbourhood is bounded by Phillip Street to the north, Pitt Street to the east, McEvoy Street to the south and Cope Street to the west.

George Street is the more recent of the two large Department of Housing landholdings in the study area, comprising a mix of 3-4 storey flat buildings where apartments are accessed by stairs, high-rise residential blocks of 17 storeys and two residential towers of 30 storeys. The two towers are visible on the skyline from several kilometres away, from streets, public spaces and also from elevated railway platforms. In the south-east part of the neighbourhood the sloping topography (up towards Mount Carmel) is noticeable and enlivens the otherwise flat area. Some of these walk up buildings align with and edge the street, but characteristically are in a 'landscape setting' with open space and planting around them. Generously planted setbacks support the regular street trees and the well established, quite full planting around and among the lower buildings. By contrast, the area at the base of the high rise buildings is generally very open and undifferentiated. The public space associated with these large sites has little or no casual surveillance and little pedestrian and cycle activity through the blocks (particularly after dark). Buildings are simply massed, with little variety or ornamentation: walkups are in red face brick, simple forms, with articulation provided by



balconies, while some tall residential blocks are of face brick with strong horizontals provided by walkway access corridors, and some of untreated (grey-white) concrete like the towers.

Future character vision

George Street neighbourhood will continue to be a residential neighbourhood, with well designed buildings ranging in type from small scale terraces to residential apartments, and with a mixture of buildings in a landscape setting and buildings that edge the streets. It will be integrated more successfully with the surrounding neighbourhoods through the design of new buildings to edge and address the streets. Existing large mature trees on streets and within blocks create a high canopy that contributes positively to the area character and will be retained and enhanced. The area will be safe and secure, with high amenity for residents, visitors and pedestrians. It will have well designed buildings that contribute positively to the public domain, attractive streetscapes, and high quality public and communal open spaces. There is an opportunity to introduce perimeter development to the tower sites, while allowing the towers to remain in the medium term, with a view to a longer term arrangement of buildings on the blocks that provides for communal and private open space, an extension of the road network to increase permeability and useability of the area, and a new public space edged by public roads and overlooked by buildings.

Refer to future character strategies in Map 3.2.12

Future character strategies

Heritage

- Retain heritage items and encourage their appropriate adaptive re-use

Setting and topography

- Maintain and extend street tree planting (Fig. 13)
- Enhance the visual and physical connection between the now separated George Street (between Phillip and Cope Streets) (Fig. 2)
- Enable a visual link between Cooper Street and Phillip Street, on alignment with the walkway extending south from Renwick Street
- Relocate the public space associated with the existing towers to the north, to be bounded by at least two public streets: Phillip Street and the extension / reinstatement of George Street.

Built form

- As a staged process, introduce perimeter development at the base of the towers and tall residential blocks bounded by Phillip Street, Pitt Street, Raglan Street and Cope Street. Allow for improved visual and physical extension of the street network (north-south) by breaking building massing mid-block on the alignment of George Street, and allow for future public open space in the form of pocket park(s) to serve the neighbourhood.
- Encourage redevelopment of the block bounded by John, Cooper, Wellington and Cope Streets to be in the form of buildings that align with and edge the street to activate it
- Throughout the remainder of the neighbourhood, limit the height of new development to 3-4 storeys (lower heights where a transition is required to existing lower scale residential neighbourhoods)



Land uses

- The neighbourhood will be predominantly medium density residential, supported by community uses and leisure facilities, and with the potential for local retail / corner store and small café uses
- Create a high amenity new public space relocated from its existing position between the high rise buildings, to be bounded by at least two public streets: Phillip Street and the extension / reinstatement of George Street.

Unique elements / attractors

- Encourage redevelopment of large consolidated blocks, in the longer term, with perimeter development that engages with and activates the street in the interim
- Enable the two tall towers to remain, reconfiguring the blocks to include additional lower scale development on the street and a range of public and communal open spaces (Fig. 3)

Neighbourhood centres

- There are no neighbourhood centres, but scattered retail / hotel uses throughout the neighbourhood which are encouraged to be retained (Fig. 4)
- Strengthen the small neighbourhood nodes adjacent, around the intersection of Botany Road and Wellington Street, and the intersection of Botany Road and Raglan Street

