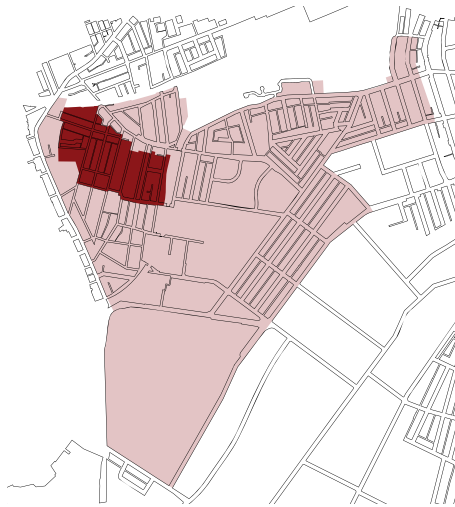


3.2.3 ERSKINEVILLE NEIGHBOURHOOD SOUTH



EXISTING CHARACTER

Erskineville South neighbourhood is separated from the Erskineville North neighbourhood by the Erskineville Road Village Centre.

The area has a consistent and substantially intact subdivision pattern of predominantly north-south streets and small scale grid subdivision sloping down from the Erskineville Road ridge to Munni Street/ Victoria Street. The neighbourhood incorporates long, straight and relatively narrow (10 metre) north-south streets with lesser numbers of east-west connections. Lambert Street is an interesting exception to the dominant subdivision pattern – a wide (20 metres) and relatively short east-west avenue.

East of Union Street the street pattern is characterised by no rear lane ways. West of Union Street, intact rear lanes are a feature.

From higher locations in the north, there are long views to the Sydney Park former brick works chimneys as well as to the King Street ridgeline.

The built form character possesses a cohesive scale and character of high amenity and comprises a mix of mid to late Victorian one storey cottages and Federation two storey terraces and former Victorian corner shop/residences. There is a mixture of setbacks from 3-4 metres to minimal or zero setbacks to the street. Built form gently responds to the undulating topography. Apart from residential, other land uses are limited, but include the Joseph Sergeant Youth Centre and a small number of commercial uses housed in converted warehouse buildings.

There is one special area in the neighbourhood where the street pattern and built form are particularly significant: within the block bounded by Norfolk Street, Angel Street, Newman Street and Whitehorse Street – part of the Newman and Gibbs Streets Conservation Area. The area has aesthetic significance for its fine groupings of unusual terraces (steep metal roofs with dormers and archway entry feature) and its coherent domestic late Victorian streetscapes and is highly intact. The Tram Sheds are also a significant landmark building in this area.

Footpaths are narrow and yet there is still some street tree planting. The treed character of the street is enhanced by private domain plantings in front gardens. Significant tree canopy is also found in the rear laneways and rear gardens.

FUTURE CHARACTER VISION

The future Erskineville Neighbourhood South will remain a high amenity, low scale predominantly residential area with a cohesive built form character and small lot subdivision pattern. The neighbourhood will continue to have good physical connections to the Erskineville Road Village Centre and views from the upper levels to the King Street Ridge and Sydney Park Chimney Stacks. 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 3.2.3.

FUTURE CHARACTER STRATEGIES

Heritage

- Refer Gowrie Street Conservation Area (CA27)
- Refer Newman and Gibbs Streets Conservation Area (CA36)
- Refer Too Good and White's Estate Conservation Area (CA48)

Setting and Topography

- Use street tree plantings to reinforce the north-south oriented grid pattern. Ensure street plantings do not interrupt north-south views King Street Ridge and Sydney Park Chimney Stacks.
- 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.
- Step buildings with the topography.
- 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 Gowrie and Rochford Streets and a pedestrianised street on Angel Street.
- Provide a pedestrian link between King Street and Erskineville Road Village Centre within the Tram Sheds Site to further enliven and activate this under-utilised space.
- Investigate formalising the Angel Street Permaculture Gardens community asset.
- 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.

Built Form

- Retain the 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 too 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)
- Step buildings and rooflines with topography
- Protect key significant or contributory buildings
- Ensure infill development has an active street address to enable passive surveillance of the street
- Generally limit additions to the rear of dwellings to retain the scale and massing of front elevations and to retain the original roof form.
- Require high quality design of studio/garages on one sided streets, for example on Prospect Street.
- Limit vehicle access to lots from rear lanes only (where appropriate) -discourage creation of parking in front setbacks (forward of the building line).



A traditional row of terraces characteristic of South Erskineville, have small street setbacks, low open front fences, predominant horizontal and vertical proportions and on street parking.



Encourage adaptive re-use of existing warehouse buildings such as this on the corner of George and Victoria Streets.



Grand free-standing terrace house is characteristic of the built form in the area and adds to the overall heritage streetscape character.

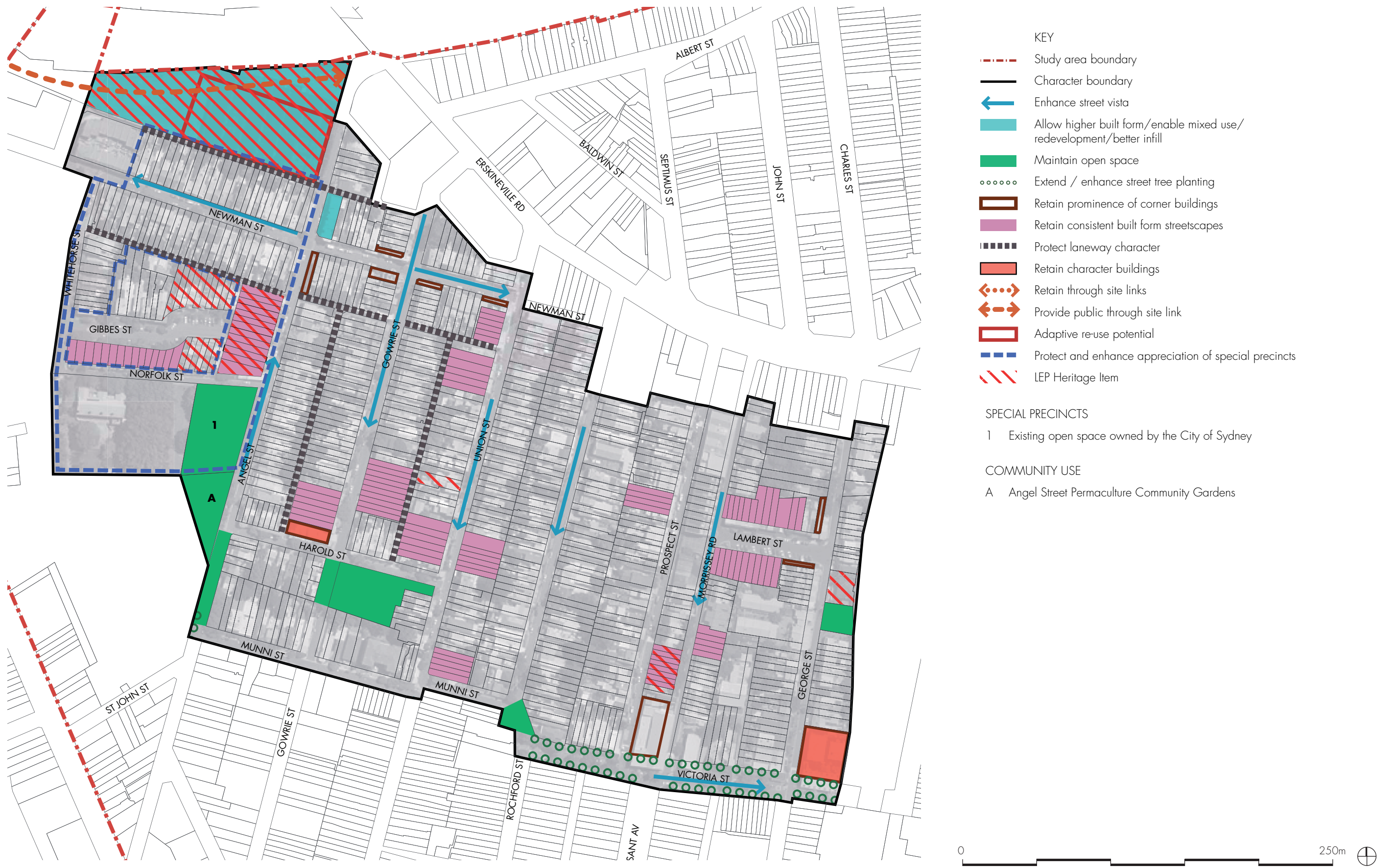


Figure 3.2.3 Erskineville Neighbourhood South

- Discourage metal roller doors in favour of timber panel lift doors, to better respond to the original character of timber rear fences.
- Retain the pattern of cantilevered balconies extending over the footpath on Gibbes and Lambert Street
- Maintain the fine grained (small lot) residential subdivision pattern by disallowing amalgamation of lots
- Enable future development of the historic Tram Sheds site to:
 - Create an Activity Hub by integrating with Newtown Railway Station;
 - Maintain and adaptively re-use the landmark tram sheds building;
 - Provide a pedestrianised street and sequence of new public spaces linking King Street to Erskineville Road through the tram site.

It is important to note that the detailed design of the Tram Sheds Site would involve consultation with Railcorp, as an easement for access to the rail line for maintenance will need to be retained on site.

Land Uses

- Maintain Erskineville South as a predominantly residential neighbourhood.
- Retain scattered commercial and community land uses;
- Enable the continuation of the historic corner store character by permitting mixed uses in former corner commercial buildings, where amenity impacts on neighbours can be minimised.
- Enable future development of the historic Tram Sheds site to provide a mix of uses for local residents, businesses, artists, community, cultural, students and tourists – for example retail, fresh food market, accommodation, library, learning, studio spaces, gallery and cafes.

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 Gibbes Street and seek further opportunities for appreciation of its historic and visual qualities.
- Maintain and protect the graffiti art which is being utilised to combat graffiti attack and has become a feature of the area.

Neighbourhood Centres

- Provide opportunity for corner store development within the residential areas.
- There is no neighbourhood centre within the neighbourhood, but close and easy access to the Erskineville Road Village Centre and further a field to the King Street Retail Strip.
- Investigate potential for provision of shared pedestrian/cycle/vehicle zones through undertaking of detailed traffic analysis.



Intact laneways with significant rear garden plantings.



View along Newman Street to school buildings on King Street ridge.



Gibbes Street special precinct.



Former Tram Sheds site.



View down Angel Street to tram sheds.



Graffiti art is used on large blank walls to discourage further graffiti and is character of this area



A good example of contemporary terrace dwellings, in keeping with the bulk and scale of traditional terraces in the area, with modelling of the facade to break down flat planes. A strong sense of street address is created with individual entries and low height front fences that delineate between the public and private domain.



Existing community asset located on Newtown Performing Arts High School grounds.



Road closures are characteristic of South Erskineville. It is important to retain these closures as they provide small pockets of open space, with street furniture and tree plantings enhancing pedestrian and streetscape amenity.