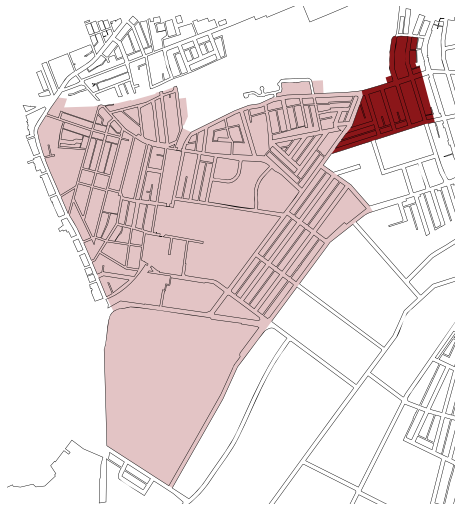


3.2.7 ALEXANDRIA PARK/WYNDHAM STREET



EXISTING CHARACTER

This neighbourhood consists of two distinct character areas. One is the Alexandria Park residential neighbourhood which is bounded by Wyndham Street, Mitchell Road, Henderson Road and Buckland Streets. The other is the former industrial area blocks to the north of Henderson Road, bounded by ATP/Garden Street, Boundary, Henderson Road and Wyndham Streets.

Alexandria Park residential neighbourhood is a coherent neighbourhood of late 19th century Victorian era housing subdivided in a regular grid of wide tree lined streets centring on Alexandria Park. This neighbourhood while similar in many ways to the Erskineville Oval neighbourhood is distinguished by virtue of its very regular grid subdivision and wide roads. The area has a mix of built form including single storey workers cottages and 1 to 3 storey Victorian and Federation terraces, contemporary town houses and adaptively re-used warehouses and a civic building – Alexandria Town Hall (c.1928). Predominantly the area consists of a small lot subdivision pattern with some larger lots catering for townhouse developments, old warehouses and the Alexandria Town Hall/ City of Sydney depot site. Traffic management/calming streetscape treatments increase tree planting and parking.

North of Henderson Road is a pocket of former industrial land adjacent to the Eveleigh rail yard/ Australian Technology Park site, extending along a local ridge west of Botany Road. This area has been already identified by the former South Sydney Council as an area for change to a mix mixed use higher density residential and/or commercial character. New 3-4 storey developments are either recently completed or being built. Pockets of industrial and vacant land remain within the area, along with some local neighbourhood attractors including pubs, a child care centre and a large park.

Wyndham Street and Henderson Road, which edge both areas above, are similar in character to the area north of Henderson Road, in that there are remnant industrial land uses mixed with some retail/commercial uses such as cafes and smash repairs, barber, dry cleaners, petrol station and pub/hotel.

FUTURE CHARACTER VISION

The Alexandria Park area will continue to be a predominantly residential neighbourhood with wide tree lined streets and views to Alexandria Park. It will retain the diversity of building types and scales that give it its unique character. Older warehouse buildings add interest to the otherwise residential character and their re-use is encouraged. 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.

For Wyndham Street and Henderson Road, while both will have ongoing roles as major traffic routes, they will be revitalised. The same applies for the blocks north of Henderson Road. Improved presentation and address of buildings, a greater mix of uses (including providing services and access for residents and employees) and variety of housing forms including contemporary apartment blocks, and an enhanced public domain will improve amenity, accessibility and safety for pedestrians.

Refer to the character strategies in Figure 3.2.7

FUTURE CHARACTER STRATEGIES

Heritage

- Refer Alexandria Park Conservation Area (CA2)

Setting and Topography

- Protect and enhance views from Phillips, Gerard and Garden Streets to Alexandria Park.
- Introduce a program of public domain improvements including street tree planting, widened footpaths, paving, lighting and street furniture to improve the amenity of Wyndham Street and Mitchell and Henderson Roads.
- Retain and restore traditional strip retail buildings to enliven streetscape.

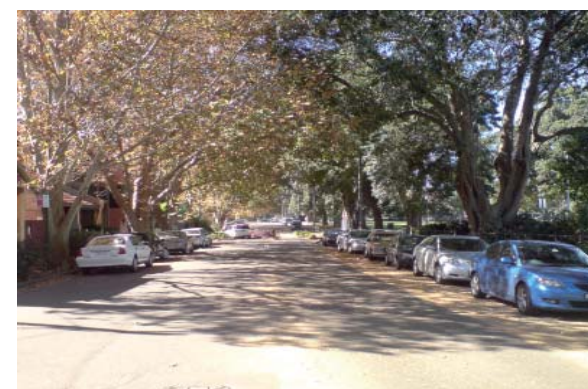
Built Form

Alexandria Park area

- Maintain the fine grained residential subdivision pattern by not permitting further amalgamation of lots.
- Retain the predominantly 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 to respond to height, massing, predominant horizontal and vertical proportions of existing buildings as well as design elements of adjacent dwellings.
- Ensure residential infill development has an active street address to enable passive surveillance of the street.
- Protect key significant or contributory buildings.
- Generally limit additions to the rear of dwellings to retain the scale and massing of front elevations and to retain the original roof form.
- Generally limit vehicle access to lots from rear lanes -discourage creation of parking in front setbacks (forward of the building line).
- Discourage metal roller doors in favour of timber panel lift doors, to better respond to the original character of timber rear fences.
- Encourage redevelopment of detracting built form. Wyndham Street, Henderson Road and blocks north of Henderson Road
- Design buildings to align to and address the street at ground level.
- Encourage perimeter developments of larger sites
- Enable higher built form but constrain the street wall height to 3 storeys to maintain a pedestrian scale.
- Respond to the scale of strip retail buildings already existing on Henderson Road and to retain the traditional narrow lot, small footprint 'fine grain' character of traditional shopping areas.
- Ensure new buildings along Henderson Road are carefully designed to not overshadow properties to the south - i.e. setback sufficiently from the rear boundary with main building bulk to Henderson Road.



Adaptive re-use of this former warehouse building on Phillips Street retains the heritage streetscape character and adds to the diversity of built form, characteristic of this precinct.



Buckland Street is a wide tree lined avenue with tree species responding to land uses– Fig tree plantings along the Alexandria Park open space edge, and Plane trees lining the residential built form edge.



Landmark heritage buildings include the former Alexandria Town Hall on Garden Street.



Figure 3.2.7 Alexandria Park / Wyndham Street

Land Uses

- Retain and encourage active uses on the ground floor of Wyndham Street, Henderson Road and blocks north of Henderson Road including commercial, retail, professional services, café and dining uses.
- Encourage diverse uses above the ground floor of mixed use buildings, including boutique accommodation, commercial, leisure and residential uses.
- Encourage mixed commercial and residential on Wyndham Street to create an appropriate transition between the adjacent commercial development on Botany Road.

Unique Elements/Attractors

- Encourage redevelopment of Wyndham Street / Henderson Street and creation of a secondary neighbourhood commercial / retail centre
- Ensure street vistas to Alexandria Park are retained.
- Protect key significant or contributory buildings such as consistent rows of terraces, Alexandria Town Hall and Victorian/Federation/Interwar retail buildings and warehouses.

Neighbourhood Centres

- Provide pedestrian/cycle connections to rail lands to the north of Henderson Road and Garden Street to encourage linkages between the residential and mixed use areas at the northern end of the Study Area, in particular along Henderson Road, and the employment lands that include the ATP, located to provide ease of access to the proposed Redfern Pedestrian Bridge.



Protect existing intact lanescape character by controlling the bulk, scale and address of garage/studio developments— this example is Buckland Lane.



Buckland Lane— (foreground) unsympathetic garage/studio developments on laneways. Potential improvements would be to setback the second storey to create a balcony space, introduce a pitched roof form which would reduce the overall bulky appearance.



New mixed use development along Henderson Road should respond to the scale of strip retail buildings already existing to retain the traditional narrow lot, small footprint 'fine grain' character of traditional shopping areas.