

## 3.0 NEIGHBOURHOOD CHARACTER STRATEGIES

The character strategies build on the existing structure and character of the neighbourhoods. They have been developed from the detailed area analysis and in response to community and stakeholder input about the desired future character for their neighbourhoods. The strategies are place-specific, drawing on the unique qualities of each neighbourhood, and therefore provide an important direction for the development controls and built form guidelines.

There are eleven neighbourhoods in the study area for which this study provides built form recommendations. For each neighbourhood, the strategy identifies its boundaries, describes its existing character and desired future character, and sets out strategies relating to heritage, setting and topography, built form, land uses, unique elements/ attractors, and neighbourhood centres. The accompanying diagrams locate and illustrate the strategies.

The neighbourhood strategies refer to conservation areas whose boundaries derive from the original subdivisions that determined the block and lot pattern of the study area. The boundaries of the conservation areas and the neighbourhood character areas are generally compatible, with two or more neighbourhoods within each conservation area, reflecting the diverse character that has emerged over time.

### 3.1 METHODOLOGY

Heritage studies have been previously undertaken that informed the zoning of areas as Conservation Areas or Heritage Streetscape Areas. These areas are identified as of consistent heritage value and their heritage character is protected (and will continue to be protected in the LEP within the City Plan) by area-specific controls. Refer Figure 3.1.1 They are:

- CA2 Alexandria Park
- CA10 Burren Estate
- CA14 Cooper Estate
- CA20 Erskineville Oval
- CA22 Former Macdonaldtown
- CA31 King Street
- CA33 Malcolm Estate
- CA36 Newman and Gibbes Streets
- CA48 Too Good and White's Estate
- CA 49 Union Street West

For more detailed heritage conservation information about these areas refer to City of Sydney Heritage Development Control Plan 2006. Concurrent to this study a heritage review of some of these conservation area is in process.

The heritage item, conservation area and contributory building mapping was a consideration in the development of built form recommendations that could support the desired future [heritage] character of the area, to the extent that these recommendations acknowledge the protections accorded to items and buildings and Council's intention to maintain their importance and legislative status.

Based on the Stage 1 analysis and Workshop 1 consultation outcomes, the key characteristics of the study area and its constituent neighbourhoods were identified. The elements that together make up the unique identity and spatial qualities of each neighbourhood include:

- topography and setting;
- open space
- street, block and subdivision patterns;
- heritage and history;
- streetscape and landscape;
- views and vistas
- land uses; and
- built form.

An understanding of all these elements and their relationships to each other is important to understanding how the existing built form has come about, and therefore to provide a basis for determining future built form controls that are appropriate to the desired future character context.

## 3.2 NEIGHBOURHOODS

The proposed neighbourhoods are:

1. Erskineville Road Village Centre
2. Erskineville Neighbourhood North
3. Erskineville Neighbourhood South
4. King Street Retail Strip
5. Pleasant Avenue/Macdonald Street
6. Erskineville Oval
7. Alexandria Park/ Wyndham Street Neighbourhood
8. Ashmore Neighbourhood
9. Belmont Street (Cooper Estate)
10. Euston Road/McEvoy Street
11. Sydney Park Residential Edge

Refer Map 3.2.1

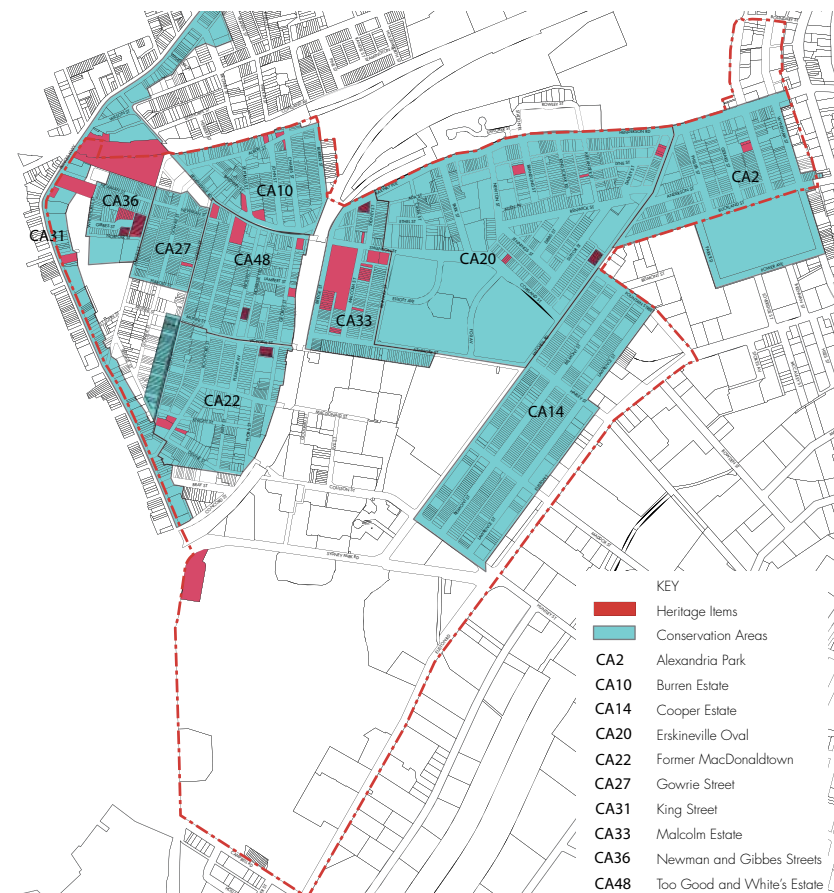


Figure 3.1.1 LEP Heritage Items and Conservation Areas



Figure 3.2.1 Character Neighbourhoods