



View from Alexandria Park across Power Avenue and Park Road to School entry



View from Park Road to School playground



Park Road buildings from bus turn around



View south down Park Road



View across Alexandria Park to school site

Introduction

1.1 Project Background

This Architectural and Urban Design Statement has been prepared by Tanner Kibble Denton Architects (TKD Architects) on behalf of the NSW Department of Education (the 'Applicant'). It accompanies an Environmental Impact Statement (EIS) prepared in support of State Significant Development Application SSD 17_8373 for the redevelopment of 'Alexandria Park Community School' at 7-11 Park Road, Alexandria (the 'Site'). The EIS seeks development consent for the following works:

The redevelopment of the Alexandria Park Community School ('the School') will address issues of capacity for schools in the inner city areas of Sydney and is also driven by the population growth resulting from the large number of residential developments that are transforming the former industrial precincts of Zetland, Waterloo and Alexandria.

The new school has been briefed to accommodate up to 1,000 primary school students and up to 1,200 secondary school students on one campus in an integrated and fully connected school building.

Specifically, this project includes:

- Demolition of all existing buildings on-site, including the temporary pop-up schools;
- Remediation of specific areas of the site containing contaminated fill;
- Construction of multiple school buildings of up to five stories, arranged along the western and southern parts of the site comprising:
 - > Classroom home bases;
 - > Collaborative learning spaces;
 - > Specialist learning hubs;
 - > Learning support spaces;
 - > Offices for teachers and administrative staff;
 - > Library; and
 - > Student canteen.
- Construction of a sports hall and multiple outdoor sports courts;
- An all-weather multipurpose synthetic sports field;
- Informal play spaces and Covered Outdoor Learning Space or COLA;
- A community centre;
- A pre-school for 39 children;
- Site landscaping including green links, community garden and open space;
- Construction of a new on-site car park and associated vehicular access point off Belmont Street; and
- Augmentation and construction of ancillary infrastructure and utilities as required.

Delivery of the project will be undertaken in sequential phases to maintain an operational school on the Park Road Campus and will involve enabling works separate to this application followed by three main construction phases for the new building and external works.

The purpose of this report is to provide an assessment of the proposal as described above and detailed within the EIS.

1.2 Existing Site

The site for the school is located in the heart of Alexandria and is opposite Alexandria Park. The site is bounded by Park Road to the east, Buckland Street to the north and a number of multi residential and warehouse developments to the west and south. The 2.83ha site has vehicular access from Belmont Street to a staff carpark. There is an existing pickup and drop off in Park Road.

The existing school building completed in 1982 was designed as a high school, however is now used for the primary school components of the school. The existing building also accommodates a community centre and a community preschool. The high school components of the school were located on the separate Mitchell Road campus until December 2016 and are now located in demountable classrooms on the northern part of the site.

The topography is generally flat with buildings located on the southern portion of the site. The northern portion was a full- sized sports field and is now partially used for the new demountable high school. A number of mature trees are located in the courtyards of the existing school and surrounding the existing carpark.

The site is zoned Special Purposes education and has a height limit of 15m.

1.3 Brief

The project brief for redevelopment describes the general scope for the full development as follows:

- Permanent secondary teaching spaces and staff and student facilities for up to 1,200 high school students
- 44 primary homebases and 4 primary special program rooms for up to 1,000 students
- Core facilities including administration, library, communal hall and gymnasium
- Learning support spaces
- A community centre
- A pre-school for 39 children.

The gross floor area required to deliver this brief is approximately 23,000 m² spread over multiple levels.

The Department of Education has recently instituted key principle for all new and major redevelopment projects that will require the provision of 10 m² of open play space for all students. For this project a minimum of 22,000 m² of outdoor play space is required for the primary and high school component, while 273 m² is required for the 39 pre-school students.

2 Site Analysis

Located in the heart of Alexandria, within the City of Sydney LGA the site is bounded by Park Road to the east, Buckland Street to the north and a number of multi residential and warehouse developments to the west and south. The school is immediately opposite Alexandria Park, with Park Road separating the two sites. The 2.83ha site has a public right of way running from Buckland Street to Belmont Street, reducing the usable site area to 2.73ha. There is also an easement running diagonally across the site to accommodate a concrete culvert stormwater channel owned by Sydney Water. Vehicular access is available from Belmont Street to a staff carpark. There is an existing pickup and drop off in Park Road that also caters for bus turn arounds.

Topography

Generally flat, the site was formerly part of the Alexandria wetlands and more recently used for industrial purposes before being redeveloped as a school in 1982. It is well suited to further development for educational purposes and does not require significant levelling or use of retaining structures. Together with the adjacent park, the school site has an open parkland character.

Aspect

The site is oriented approximately in a north south arrangement and has north east aspect looking over Alexandria Park and the low scale residential development to the north. This aspect is unlikely to be negatively impacted by future high rise development due to public open space and heritage controls of the adjacent land uses.

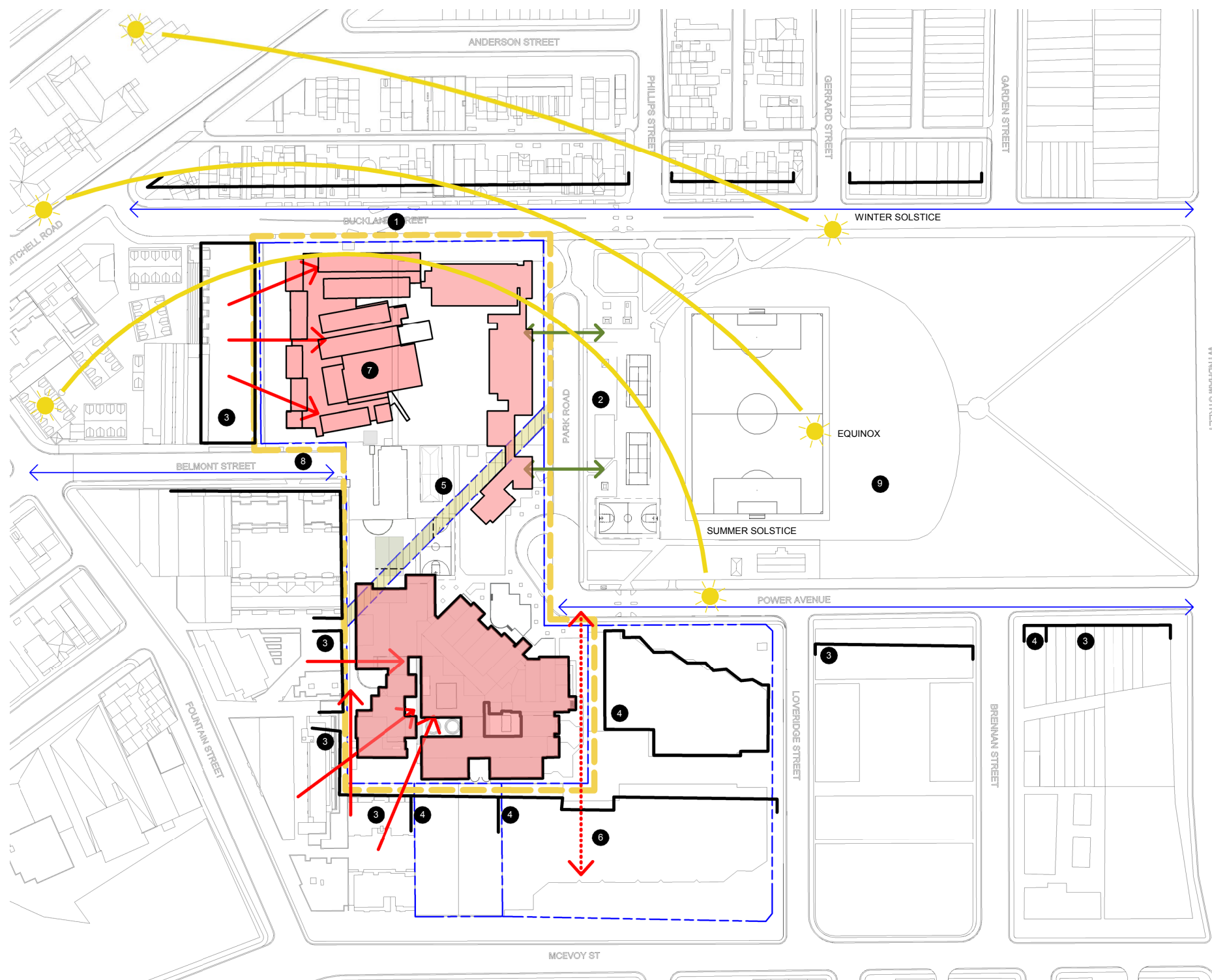
Land use

The predominant land use of the surrounding area is mixed use and residential, however here remain some residual commercial warehouse operations to the south east, which requires some consideration of the potential future impact on the school should redevelopment occur in the future. The dominant residential uses to north are low scale Victorian era terrace houses while larger multi level apartment developments are located to the west and southwest of the site.

Access

The site has good public access on its north and east frontages and maintains a service access to the carpark for staff parking and deliveries from Belmont Street. The south and west boundaries abut adjacent developments and limit the ability to gain access from those directions. However this does provide a good secure edge to the school and the existing sculptural steel boundary fence on these boundaries will be retained. The impact of these boundary conditions is the school automatically addresses the north east and the adjacent park due to public connectivity and access.

The site is not bounded by major arterial roads, however McEvoy Street, one block to the south will be widened during the life of this project. Mitchell road to the northwest and Wyndham Street to the east of the park are also busy roads but are not significant to the operational access of the school.



ANALYSIS

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|-------------------------------------|---------------------------------------|----------------------------|
| 1 Strong neighbourhood avenue | 4 Commercial | 7 Pop-up school |
| 2 Alexandria Park relationship | 5 Sydney Water asset | 8 Secondary support access |
| 3 Adjacent residential developments | 6 Long term pedestrian / bicycle link | 9 Approximate Solar Path |