

7 Built Form and Urban Design

The site and surrounding area is currently characterised by a mix of low scale Victorian era terrace housing, contemporary multi-unit residential developments and a small number of residual commercial warehouses and industrial uses. The site is located within a rapidly developing area of inner Sydney and is in an area of transition. Many former industrial sites have been redeveloped into high density multi unit residential apartments of 4-5 stories in height.

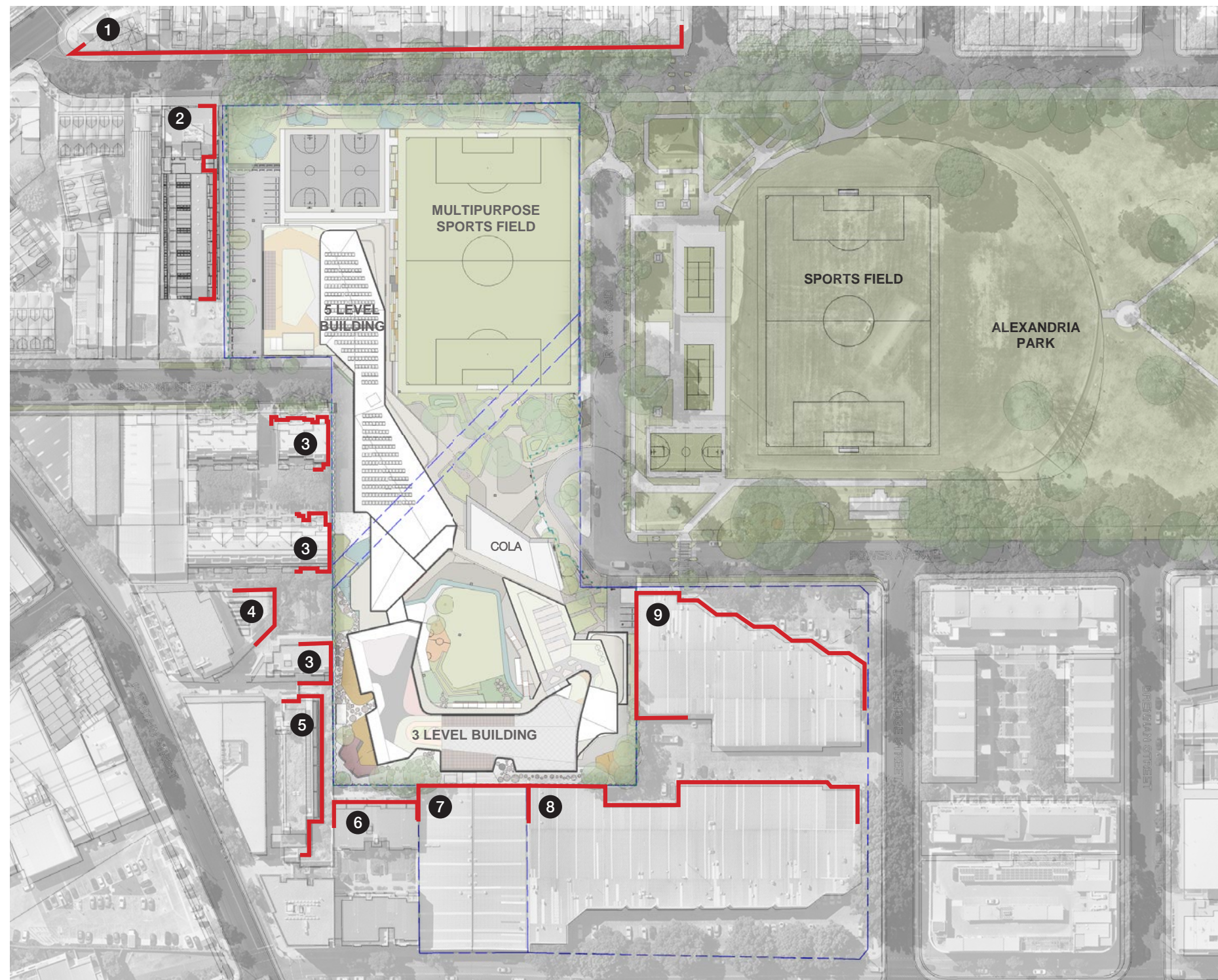
The large site to south of the school is currently used for industrial warehousing and 'outlet type' or discount retailing. The buildings are large and bulky in scale and do not present issues of overlooking or security to the school, however should these sites be redeveloped in the near future this will need consideration by future development teams.

Alexandria Park, located on the eastern side of Park Road and immediately opposite the school provides a pleasant green outlook to the school and defines the public face of the school site. Coupled with the treelined avenue of Buckland Street, this presents great opportunities for a school that has an engaging and connected outdoor setting

Urban Response

The proposed development has considered the character of the immediate urban precinct, the need for a new future focused educational facility and the need to facilitate an excellent public connection between the school and the community. The design is underpinned by the following key urban design principles:

- **Scale** – the proposed development ranges in height from 3 – 5 stories with the south block rising 3 stories, acknowledging the impact of overshadowing on adjacent residential developments and potential future development sites. This scale is consistent with residential developments in the immediate area.
- **Form** – The building is conceived as a unified entity to support the aims of the educational model, however it has a sinuous and fluid form that does not present long and unrelenting facades. The fluid forms result in changing views and a variety of architectural elements that are complementary to the residential developments.
- **Siting** – the new building is located on the western and southern edge of the site to capitalise on the opportunities that exist for a consolidation of open space with Alexandria Park. This creates a natural secure edge for the school and allows for a more publicly accessible forecourt and entry zone on the Park Road side of the site.
- **Sporting Focus** – School sports facilities are well used by the community and they need to be located so that they can be accessed easily and without compromising the security of the school. This proposal locates the gym, outdoor sport courts and the multipurpose sportsfield in close proximity to the park so that they can be used outside of school hours and enhance the sporting character of Alexandria Park.
- **Tree Lined Avenues** – The school is bounded by two tree lined avenues, Buckland Street and Power Avenue. Both have a positive impact on the school presence and the proposed development leverages off these key urban assets. The main entry remains at the corner of Park Road and Power Avenue and places a key public hub at the termination of this street. The Buckland Street frontage remains a tree lined edge and once the temporary school are removed, this edge will be enhanced with new landscaping delivering a positive extension of the parkland.
- **Setbacks from existing developments** – The proposed redevelopment maintains a good setback from boundaries or between 5 and 15 m. This has been particularly considered between the new gym and the recently completed development on Buckland Street where setback at ground level between both buildings is 20m extending to over 35m at the upper levels. The south west corner of the school is also setback from the existing residential buildings by varying amounts.



IMPACT ON NEIGHBOURS

1 Adjacent Residential - 2 Storey	4 Adjacent Residential with Shop Fronts - 4 Storey	7 Adjacent Residential with Shop Fronts - 5 Storey
2 Adjacent Residential - 3 to 4 Storey	5 Commercial	8 'Outlet' Style Retail
3 Adjacent Residential - 3 Storey	6 Adjacent Residential with Shop Fronts - 7 Storey	9 Warehouse