

ATTACHMENT E

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**CHANGES TO THE ALEXANDRIA PARK
LOCALITY STATEMENT IN SYDNEY
DEVELOPMENT CONTROL PLAN 2012**

2.5 Green Square

2.5.1 Alexandria Park



This locality is bound by Buckland Street to the north, McEvoy Street to the south, Fountain Street to the west and Botany Road to the east.

Alexandria Park will be a **mixed use neighbourhood with a mix of residential, retail, commercial and café/dining uses that will create a vibrant neighbourhood. Alexandria Park will be the focal point of the neighbourhood and a meeting place for residents.**

Future development of the neighbourhood will respond to the emerging mixed-use character, and provide an appropriate transition between the small scale residential development to the north, and large scale industrial buildings south of McEvoy Street. ~~predominantly low-scale residential neighbourhood that continues to draw its character from the existing residential terrace houses, Alexandria Park and tree-lined streets.~~

Key changes in the area include the treatment of Botany Road as it evolves as a public transport corridor, and the transition of the western part of the neighbourhood from industrial uses to harmonious, high-quality **mixed-use residential** development.

Principles

- (a) Development must achieve and satisfy the outcomes expressed in the character statement and supporting principles.
- (b) Create a new, tree-lined local street by extending Park Road to McEvoy Street to provide a connection to the parkland for future **residential** development.
- (c) Enhance street tree planting along the north-south streets between Alexandria Park and McEvoy Street to provide green links to the park, and to promote the park to pedestrian on McEvoy Street.
- (d) Introduce mainly low **to medium** scale **residential** development, with some increase in height along McEvoy Street and Botany Road.
- (e) Introduce buildings that align and address McEvoy Street at the ground level.

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- (f) Retain the smaller scale residential buildings along Wyndham Street which contribute to the built form character of the area.
- (g) Strengthen Botany Road as a mixed use strip to activate the street, provide services to the population and workforce, and create a more attractive public domain.
- (h) Recognise the function of Alexandria Park as a community node that is supported through the provision of future public domain improvements and development that addresses the open space to improve passive surveillance and create an active edge.
- (i) Facilitate the transition of the area from employment-based uses to primarily mixed use and residential. Commercial and industrial land uses can continue in this neighbourhood provided that the operational impacts of non-residential uses can be appropriately managed for residential amenity.