

5.2 Dulwich Hill West

History and Context

Dulwich Hill West is an established residential area that adjoins Ashfield Council to the west, and Canterbury Council to the south. Dulwich Hill takes its name from a suburb from London. The name means “meadow where dill grows” and was previously known as Wardell’s Bush and Wardell Hill.




The Abergeldie Estate Heritage Conservation Area (HCA) forms a wedge shape area on the south-side of the gently undulating area to the south west of the precinct. Abergeldie Estate is a fine example of a late twenties and thirties suburban subdivision built on the site of the former Abergeldie House comprising 22.5 acres of exotic gardens,

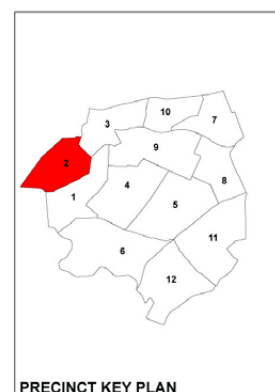
conservatory, garages, piggery and dairy. The character of the HCA relies on a collection of original single storey free-standing houses on medium allotments which are fine examples of late 1920s – 1930s suburban architecture. Despite the historical development in the area, tree planting was not a focus with minimal trees planted and the majority of street trees only planted over the last 40 years.

The precinct is bounded by Old Canterbury Road in the west, New Canterbury Road in the south and east, and Eltham Street in the north. Major features of the area include retail areas along New Canterbury Road, Arlington Recreation Reserve, and Johnson Park. Also includes the light rail line and GreenWay Corridor.



LEGEND

-  Public open space
-  Railway
-  Biodiversity Priority Planting Area



Physical Influences

Dulwich Hill West at 107.9ha (6.7% of total area) is an average sized precinct. The majority of streets contain a verge between 1.8-3.5m wide comprising a grassed strip and footpath pavement. Many of the streets have a generously wide road reserve accompanied by low demand for on street parking, making it an excellent opportunity for in-road planting. The railway line runs primarily in a north-south direction through the precinct.

The area comprises gently undulating rises on Wianamatta Group Shale, resulting in shale derived clay or clay loam soils which generally have a high nutrient and water holding capacity and relatively favourable conditions for street tree planting.

Existing Streetscape Character

The generously wide road reserves and larger houses provide a very spacious feel to the streetscape. Setback distances from the dwellings to the front verges are also generous.

The precinct is well treed with 71% of trees considered to be in good condition and 23% in a fair condition. In recent years new tree planting has occurred resulting in an age class spread of 15.7% young trees, 27% semi mature trees and 57% mature trees. Whilst the area contains a good number of street trees, the overall impression of many of the streets is that the trees selected are too small for the street.

Dulwich Hill East is defined by:

- The historically significant subdivision development, Abergeldie Estate characterised by original single storey detached houses on spacious allotments built during the late 1920s – 1930s.
- Wide road reserves and low demand for on street parking by residents, which provides a great opportunity to plant larger trees in-road.
- Generous setbacks from dwellings to the front verge, with the opportunity to plant larger trees than what currently exist.
- An identified biodiversity priority planting area constituting about half of the precinct.

Current Dominant Species

Botanical Name	No. of trees	Percentage (%)
<i>Callistemon viminalis</i>	256	12.64%
<i>Melaleuca bracteata</i>	238	11.75%
<i>Tristaniopsis laurina</i>	176	8.69%
<i>Elaeocarpus reticulatus</i>	98	4.84%
<i>Fraxinus griffithii</i>	96	4.74%
Proportion of total species mix	864	42.67%
Total number of trees	2025	100.00%

Precinct Objectives

- To enhance the streetscape with street trees of appropriate scale and form.
- To respect the established and desirable street tree characters.
- To reinforce the residential character through a mix of deciduous and evergreen tree planting that respond to the generous street width and spacious building setbacks.
- Maintain and provide plantings that are sympathetic to the heritage values of Abergeldie Estate.
- To take advantage of the wide road reserves and identify further in-road planting opportunities.
- Maintain and provide plantings that contribute to the continuation and expansion of identified wildlife corridor (the GreenWay) and native planting corridors.

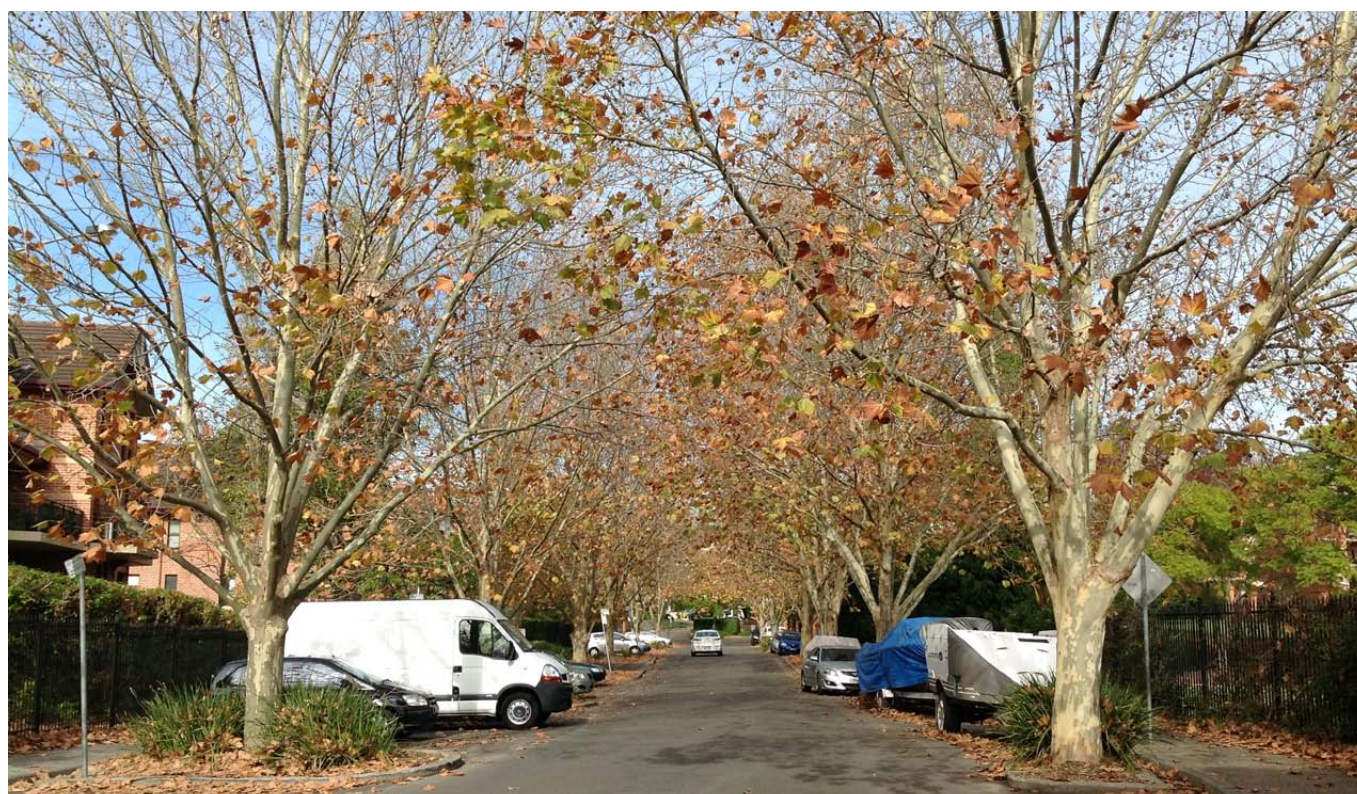


Figure 5.3 - In-road planting of *Platanus x acerifolia* (London Plane Tree) at Williams Parade, Dulwich Hill (Photo Arterra)

02 DULWICH HILL WEST					
Street Name	Power Lines	Verge Type	Existing Dominant	Proposed Species	Key Observations
Abergeldie Street	Overhead (Odd)	Small (<1.8-3.5m)	Mixed	Between Arlington Street & Union Street: <i>Lophostemon confertus</i> (in road blisters or opposite wires) <i>Gordonia axillaris</i> , <i>Koelreuteria paniculata</i> (in verge) Between Old Canterbury Road & Arlington Street: <i>Koelreuteria bipinnata</i> (opposite wires) <i>Gordonia axillaris</i> (under wires)	Wider road reserve between Arlington Street and Union Street, with opportunity for blisters in road.
Arlington Street	Overhead (Odd)	Small (<1.8-3.5m)	Mixed	<i>Lophostemon confertus</i> (in road) <i>Magnolia grandiflora</i> 'Exmouth', <i>Murraya paniculata</i> (under wires)	Heritage Conservation Area. Wide street. Opportunity for in-road planting.
Benham Street	Overhead (Even)	Small (<1.8-3.5m)	<i>Fraxinus griffithii</i> <i>Callistemon viminalis</i> cv.	<i>Eucalyptus haemastoma</i> (opposite wires) <i>Backhousia citriodora</i> , <i>Murraya paniculata</i> (under wires)	Short street, no through road. Opportunity for larger tree planting opposite wires eg. Eucalypt
Blairegowrie Street	Overhead (Odd)	Small (<1.8-3.5m)		<i>Eucalyptus haemastoma</i> (opposite wires) <i>Backhousia citriodora</i> , <i>Murraya paniculata</i> (under wires)	
Channel Street	Overhead (Odd)	Small (<1.8-3.5m)	Mixed	<i>Acacia binervia</i> (opposite wires) <i>Acmena smithii</i> var. <i>minor</i> , <i>Synoum glandulosum</i> (under wires)	Street in biodiversity priority planting area. Very short street and narrow verge. Existing verge gardens.
Clargo Street	Overhead (Even)	Small (<1.8-3.5m)	Mixed	<i>Jacaranda mimosifolia</i> (in road blister) <i>Corymbia maculata</i> (opposite wires) <i>Gordonia axillaris</i> (under wires)	Short street. ABC a priority. Opportunity to install a few blisters.
Cobar Street	Overhead (Even)	Small (<1.8-3.5m)	Mixed	<i>Koelreuteria bipinnata</i> (opposite wires) <i>Gordonia axillaris</i> , <i>Magnolia grandiflora</i> 'Exmouth' (under wires)	Long street. Discontinue Paperbarks under wires.
Constitution Road between New Canterbury Road and Railway Line	Overhead (Even)	Small (<1.8-3.5m)	Mixed	<i>Glochidion ferdinandi</i> , <i>Corymbia maculata</i> (opposite wires) <i>Tristaniopsis laurina</i> , <i>Synoum glandulosum</i> (under wires)	Street located in biodiversity priority planting area. Existing verge gardens.
Constitution Road between Railway Line and Windsor Road	Overhead (Even)	Small (<1.8-3.5m)	Mixed	<i>Lophostemon confertus</i> (opposite wires) <i>Tristaniopsis laurina</i> (opposite powerlines where adjacent to park)	Street located in biodiversity priority planting area. Fig trees in Johnson Park contribute to the street. Discontinue planting in front of park. Variable verge width.
Davis Street between Denison Road and Hoskin Park	Overhead (Even)	Small (<1.8-3.5m)	Mixed	<i>Eucalyptus eximia</i> (opposite wires) <i>Acmena smithii</i> var. <i>minor</i> , <i>Angophora hispida</i> (under wires)	Street located in a biodiversity priority planting area. Continue with Eucalypts.
Davis Street west of Hoskin Park	Overhead (Even)	Small (<1.8-3.5m)	Mixed	<i>Angophora costata</i> (opposite wires) <i>Angophora hispida</i> , <i>Acmena smithii</i> var. <i>minor</i> (under wires)	Street located in a biodiversity priority planting area.
Denison Road	Overhead (Even)	Small (<1.8-3.5m)	Mixed	<i>Corymbia eximia</i> (opposite wires) <i>Tristaniopsis laurina</i> (both sides - between Dulwich Street and New Canterbury Road)	Long street (both commercial & residential). Continue with Water Gums sth of Constitution Street and outside apartments.
Dixson Avenue	Overhead (Odd)	Small (<1.8-3.5m)	Mixed	<i>Eucalyptus haemastoma</i> (opposite wires) <i>Lagerstroemia indica</i> (under wires) Between Elizabeth Ave & Cobar St: <i>Lagerstroemia indica</i> , <i>Tristaniopsis laurina</i> (both sides)	Heritage Conservation Area. Variable verge width. Continue with existing planting between Elizabeth Ave and Cobar St.

02 DULWICH HILL WEST (cont.)					
Street Name	Power Lines	Verge Type	Existing Dominant	Proposed Species	Key Observations
Dulwich Street	Overhead (Odd)	Small (<1.8-3.5m)	Mixed	<i>Pistacia chinensis</i> (opposite wires) <i>Lagerstroemia indica</i> (under wires)	Odd side is a row of Black Tea Trees. Even side mixed species Opportunity for Eucalypts on even side
Elizabeth Avenue	Overhead (Even)	Small (<1.8-3.5m)	<i>Tristaniopsis laurina</i>	<i>Jacaranda mimosifolia</i> (opposite wires) <i>Lagerstroemia indica</i> , <i>Gordonia axillaris</i> (under wires)	Heritage Conservation Area. Long row of Water Gums opposite wires.
Fairmount Street	Overhead (Odd)	Small (<1.8-3.5m)	<i>Melaleuca quinquenervia</i>	<i>Koelteuteria bipinnata</i> (opposite wires) <i>Gordonia axillaris</i> (under wires)	Lovely street character and quaint built form. Long row of Paperbarks opposite wires. Continue with Koelteuteria. ABC a priority
Gelding Street	Overhead (Odd)	Small (<1.8-3.5m)	Mixed	<i>Angophora costata</i> , <i>Jacaranda mimosifolia</i> (in road)	Wide street. Opportunity for WSUD and in-road planting.
Grove Street	Overhead (Odd)	Small (<1.8-3.5m)	<i>Melaleuca bracteata</i> <i>Callistemon viminalis</i> cv.	<i>Glochidion ferdinandi</i> (opposite wires) <i>Acmena smithii</i> var. <i>minor</i> , <i>Synoum glandulosum</i> , <i>Callistemon viminalis</i> (under wires)	Street located in biodiversity priority planting area. Lemon Scented Myrtle not looking great.
Hampstead Road	Overhead (Even)	Small (<1.8-3.5m)	Mixed	<i>Lophostemon confertus</i> (in road)	Lovely wide road reserve. Opportunity for some in-road blisters along street.
Hill Street	Overhead (Odd)	Small (<1.8-3.5m)	Mixed	<i>Angophora costata</i> , <i>Corymbia eximia</i> , <i>Glochidion ferdinandi</i> (opposite wires) <i>Banksia serrata</i> , <i>Angophora hispida</i> (under wires)	Street located in biodiversity priority planting area. No through road. Road reserve at end of street widens with opportunity for in-road planting. New plantings of QLD Firewheel and Blueberry Ash. Replace E. nicholii. Major lifting of pavement from Eucalypts
Hugh Avenue	Overhead (Even)	Small (<1.8-3.5m)	Mixed	<i>Pistacia chinensis</i> (opposite wires) <i>Acmena smithii</i> var. <i>minor</i> (under wires)	Heritage Conservation Area. Continue with Lilly Pilly under wires.
Jesmond Avenue	Overhead (Odd)	Small (<1.8-3.5m)	Mixed	<i>Lophostemon confertus</i> (in road) <i>Gordonia axillaris</i> , <i>Lagerstroemia indica</i> (in verge)	Short street, wide road reserve. ABC a priority. Opportunity for in-road planting.
Johnson Avenue	Overhead (Even)	Small (<1.8-3.5m)	<i>Olea europaea subsp. africana</i> <i>Callistemon viminalis</i> cv.	<i>Pistacia chinensis</i> (opposite wires) <i>Gordonia axillaris</i> (under wires)	Heritage Conservation Area. Opportunity for larger specimen opposite wires.
Kroombit Street	Overhead (Even)	Small (<1.8-3.5m)	Mixed	<i>Corymbia maculata</i> (opposite wires) <i>Gordonia axillaris</i> , <i>Buckinghamia celsissima</i> (under wires)	Short street. Blueberry Ash opposite wires.
Lewisham Street	Overhead (Odd)	Small (<1.8-3.5m)	Mixed	<i>Caesalpinia ferrea</i> (opposite wires) <i>Lagerstroemia indica</i> (under wires)	Narrow street. Powerlines change to odd side.
Little Street	Overhead (Even)	Small (<1.8-3.5m)	<i>Pyrus calleryana</i> cv.	<i>Elaeocarpus reticulatus</i> (opposite wires) <i>Synoum glandulosum</i> (under wires)	Street located in a biodiversity priority planting area. Very short street. Railway line at end of street.
Maddock Street	Overhead (Odd)	Small (<1.8-3.5m)	<i>Eucalyptus sideroxylon</i> <i>Melaleuca quinquenervia</i>	<i>Angophora costata</i> , <i>Jacaranda mimosifolia</i> (in road)	Paperbarks under wires. Short street, ABC a priority. Wide street, opportunity for in-road planting and possibly WSUD. Existing combination of Paperbarks and Eucalypts is visually pleasing.
Manchester Street	Overhead (Odd)	Small (<1.8-3.5m)	Mixed	<i>Buckinghamia celsissima</i> (both sides)	Narrow verge approx. 2m. Existing verge gardens along street. Continue with newly planted Ivory Curl.
May Street	Overhead (Even)	Small (<1.8-3.5m)	<i>Callistemon viminalis</i> cv. <i>Melaleuca bracteata</i>	<i>Lophostemon confertus</i> (in road blisters) <i>Gordonia axillaris</i> , <i>Lagerstroemia indica</i> (in verge)	Short street, no through road. School on street. Road reserve is wide enough for a few blisters.

02 DULWICH HILL WEST (cont.)					
Street Name	Power Lines	Verge Type	Existing Dominant	Proposed Species	Key Observations
Nelson Street	ABC	Small (<1.8-3.5m)	Mixed	<i>Elaeocarpus reticulatus</i> , <i>Cupaniopsis anacardioides</i> (both sides)	Street located in a biodiversity priority planting area. Very short and narrow street
New Canterbury Road	Overhead (Odd)	Variable Small (<1.8-3.5m) and Medium (3.5-5m)	<i>Pyrus ussuriensis</i> <i>Callistemon viminalis</i> cv. <i>Melaleuca quinquenervia</i>	<i>Pyrus ussuriensis</i> (both sides)	Busy arterial road. Recommend ABC a priority. Limited space due to awnings. Wires on odd side (nth of Herbert St) and verge is grass and path. Row of Paperbarks outside St Paul of the Cross and Pears under wires. Limited planting opportunities in retail areas due to awnings. Some existing verge gardens. Standard Lilly Pillys under awnings installed.
Old Canterbury Road	Overhead (Even)	Small (<1.8-3.5m)	Mixed	<i>Lophostemon confertus</i> interplanted with <i>Koelreuteria bipinnata</i> (opposite wires) <i>Baccharis citriodora</i> (under wires)	Busy arterial road. Heritage Conservation Area. Trees in Yeo Park and Gough Reserve overhanging street contribute to street character. No planting in front of park.
Pigott Street	Overhead (Odd)	Small (<1.8-3.5m)	<i>Sapium sebiferum</i>	<i>Acmena smithii</i> var. <i>minor</i> (both sides - west of Denison Rd) <i>Caesalpinia ferrea</i> (opposite wires) <i>Lagerstroemia indica</i> (under wires)	Street partly located in a biodiversity priority planting area. Trees overhanging from Hoskins Park contribute to street character. No planting in front of Hoskins Park
Rosedale Street	Overhead (Even)	Small (<1.8-3.5m)	<i>Eucalyptus nicholii</i> <i>Callistemon viminalis</i> cv.	<i>Eucalyptus haemastoma</i> (opposite wires) <i>Gordonia axillaris</i> (under wires)	Verge gardens towards intersection at Windsor Road. Continue with row of Eucalypts. Nice street character.
Ross Street	Overhead (Odd)	Small (<1.8-3.5m)	Mixed	<i>Corymbia maculata</i> , <i>Jacaranda mimosifolia</i> (opposite wires) <i>Gordonia axillaris</i> (under wires)	Short street. Continue with <i>Corymbia maculata</i> .
Short Street	Overhead (Odd)	Small (<1.8-3.5m)	<i>Acer buergerianum</i>	<i>Eucalyptus haemastoma</i> (opposite wires) <i>Acmena smithii</i> var. <i>minor</i> (under wires)	Street located in a biodiversity priority planting area. Very short street with just one tree. Opportunity for more trees in this street. Railway line at end of street.
Terry Road	None or UG	Small (<1.8-3.5m)	Mixed	<i>Waterhousea floribunda</i> 'Green Avenue' (both sides)	Street located in a biodiversity priority planting area. No through road, short street. Opportunity for avenue planting.
The Boulevarde	Overhead (Odd)	Small (<1.8-3.5m)	Mixed	<i>Pistacia chinensis</i> , <i>Lophostemon confertus</i> (both sides - where verge width is wider) <i>Lagerstroemia indica</i> (under wires)	Variable verge width. Section of street is 90 degree parking
Union Street	Overhead (Even)	Small (<1.8-3.5m)	Mixed	<i>Eucalyptus haemastoma</i> , <i>Corymbia eximia</i> (opposite wires) <i>Angophora hispida</i> , <i>Acmena smithii</i> var. <i>minor</i> , <i>Synoum glandulosum</i> (under wires)	Street located in biodiversity priority planting area. Quaint residential area with Reserve on street.
Victoria Street	Overhead (Even)	Small (<1.8-3.5m)	Mixed	<i>Glochidion ferdinandi</i> , <i>Angophora floribunda</i> (opposite wires) <i>Synoum glandulosum</i> , <i>Banksia integrifolia</i> , <i>Angophora hispida</i> (under wires)	Street located in a biodiversity priority planting area. Quaint street character. Recently planted Ivory Curl.
Weston Street between Windsor Lane and Old Canterbury Road	Overhead (Even)	Small (<1.8-3.5m)	Mixed	<i>Angophora costata</i> (in road blisters) <i>Tristaniopsis laurina</i> , <i>Synoum glandulosum</i> , <i>Banksia serrata</i> (in verge)	Street in biodiversity priority planting area. Wide street. Very mixed species. Opportunity for some in-road blisters.
Weston Street between Windsor Lane and Windsor Road	Overhead (Even)	Small (<1.8-3.5m)	<i>Sapium sebiferum</i> <i>Callistemon viminalis</i> cv.	<i>Sapium sebiferum</i> (opposite wires) <i>Tristaniopsis laurina</i> , <i>Synoum glandulosum</i> , <i>Banksia serrata</i> (under wires)	Continue with Chinese Tallow theme.

02 DULWICH HILL WEST (cont.)					
Street Name	Power Lines	Verge Type	Existing Dominant	Proposed Species	Key Observations
Williams Parade	None or UG	Small (<1.8-3.5m)	<i>Platanus x acerifolia</i>	<i>Platanus x acerifolia</i> 'Bloodgood' or <i>Zelkova serrata</i> 'Green Vase' (in road)	Continue with in-road avenue planting of Plane trees.
Windsor Road	Overhead (Odd)	Small (<1.8-3.5m)	Mixed	<i>Eucalyptus haemastoma</i> , <i>Corymbia eximia</i> (opposite wires) <i>Angophora hispida</i> , <i>Acmena smithii</i> var. <i>minor</i> , <i>Synoum glandulosum</i> , <i>Tristaniopsis laurina</i> (under wires)	Street located in a biodiversity priority planting area. Long street discontinue Paperbarks under powerlines.



Figure 5.4 - One of the more attractive and desirable streets in the LGA - The Boulevarde, Dulwich Hill (Photo Arterra)