



A10.2 LEICHHARDT Suburb Profile

Introduction

The Leichhardt area is located on the gently undulating land immediately north of Parramatta Road, stretching northwards to the City West Link Road. Leichhardt Town Hall marks the high point of this region at the intersection of Marion and Norton Street.

Evidence of the former peninsula that bounded this suburb is marked by the reclaimed estuarine areas of White's Creek Valley to the east and Hawthorne Canal to the west.

As the topography of Leichhardt is less rugged

than the nearby foreshore suburbs, its character is heavily influenced by the street pattern and built form. Leichhardt's elevation and long, gentle slopes provide for views out to the east, across the ridge of Annandale to the City, Haberfield to the west, and the north shore to the north.

There is a predominant north/south street pattern extending from Parramatta Road. The east/west street pattern was broken up as land reclamation and bridging between the peninsulas came after the road layouts of the suburb had long been established.



Conservation area



The wide carriageways and regular street pattern combined with gentle slopes and a predominance of single storey detached housing, gives Leichhardt a more open character in contrast to the more enclosed urban townscapes in Balmain or Glebe. Leichhardt was developed after these suburbs and is a reflection of the changing preferences toward detached and single storey dwelling types on larger lots rather than attached and terraced forms.

History of Development in Leichhardt

Leichhardt was first developed as large rural estates granted to early prominent settlers and military men, between 1794 and 1819. In the early days, it was commonly known as 'Piperstown' or 'Piperston' after one of the larger land grants to Captain John Piper.

Houses were sited on the higher slopes to maximise views. By the 1840's, the major estate in the area was Elswick, with an imposing house (Elswick House) located on the westerly slope to Haberfield on what is now Thornley Street. This land was sold to James Norton, one of Sydney's leading solicitors, in 1834.

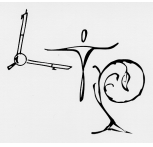
In 1849, the area was renamed 'Leichhardt Township' by Walter Beames, a prominent Sydney businessman who at that time owned the majority of the Piperston Estate and would later become the municipality's first town clerk. The new name was in honour of Friedrich Wilhelm Ludwig Leichhardt.

Following Norton's death in 1862, the Elswick Estate was subdivided into five sections. The section containing Elswick House and fronting onto Parramatta Road was bought in 1868 by John Wetherill. He was a member of the first Leichhardt Council and was the second Mayor from 1874 to 1877. He sold the Elswick House land in 1880 to the Excelsior Company, which subdivided it into small residential lots predominantly for people of modest means.

In 1871, Leichhardt, (including both Leichhardt and Annandale), was officially incorporated as a municipality. By 1891, the population of Leichhardt had significantly grown as a result of the subdivision of Excelsior between 1881 and 1891. Other large estates, such as Whaleyborough (subdivided in 1878), and Helsarmel (subdivided in 1884 and 1889) were also developed at this time but did not reach the intensity of development or the density of the Excelsior subdivision. A major attraction of Leichhardt as a place of residence at this time was the arrival of the tram in the 1880's. In addition, Petersham railway station was within easy walking distance.

By 1912 Leichhardt slowly began to expand with the reclamation of the Hawthorne Canal. This led to further development in the early 20th century. 1888 brought the opening of the town hall located on the corner of Norton and Marion Street. This Victorian Free Classic style building was considered 'the best municipal building outside of Sydney', and was an obvious source of great civic pride. In 1941, the old Balmain Cemetery was dedicated as a park to the Leichhardt Municipality. The public park became known as Pioneer's Memorial Park in memory of the pioneers of Leichhardt.

The 1950's & '60's were the main decades of Italian migration to Australia. The bulk of Italian immigrants into NSW were offered assistance by the Capuchin Brothers based at St. Fiacres church in Catherine Street. As a result, many initially settled close to the Church and to Leichhardt, working and establishing businesses in the area. Leichhardt eventually became the main centre for Italian-Australian business, leisure and cultural pursuits, now focussed on Norton Street.

**Leichhardt: Distinctive Neighbourhoods**

The following areas within Leichhardt are identified as 'Distinctive Neighbourhoods' by virtue of their subdivision patterns, building forms and estate development history. The subsections are identified as local area of character within the Distinctive Neighbourhoods:

1. Excelsior Estate

- i. Parramatta Road/Jarrett Street
- ii. The Core
- iii. Thornley

2. West Leichhardt

- i. The Industrial/Business Areas
- ii. The North Residential Area
- iii. Macquarie Gift
- iv. Hampton Farm

3. Piperston

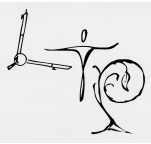
- i. White's Creek Lane
- ii. The Industrial Area

4. Helsarmel

- i. Pioneer Memorial Park
- ii. The Laneways

5. Leichhardt Commercial Neighbourhood

- i. Norton Street – Parramatta Road to Marion Street - *Entrata*
- ii. Civic Area (Marion Street – Wetherill Street) - *Collina*
- iii. Norton Street – Wetherill Street to Allen Street - *Centro*
- iv. Norton Street – Allen Street to the City West Link Road - *Residenziale*
- v. Norton Street – City West Link Road to Lilyfield Road - *Nord*



A10.2.1 EXCELSIOR ESTATE DISTINCTIVE NEIGHBOURHOOD, LEICHHARDT

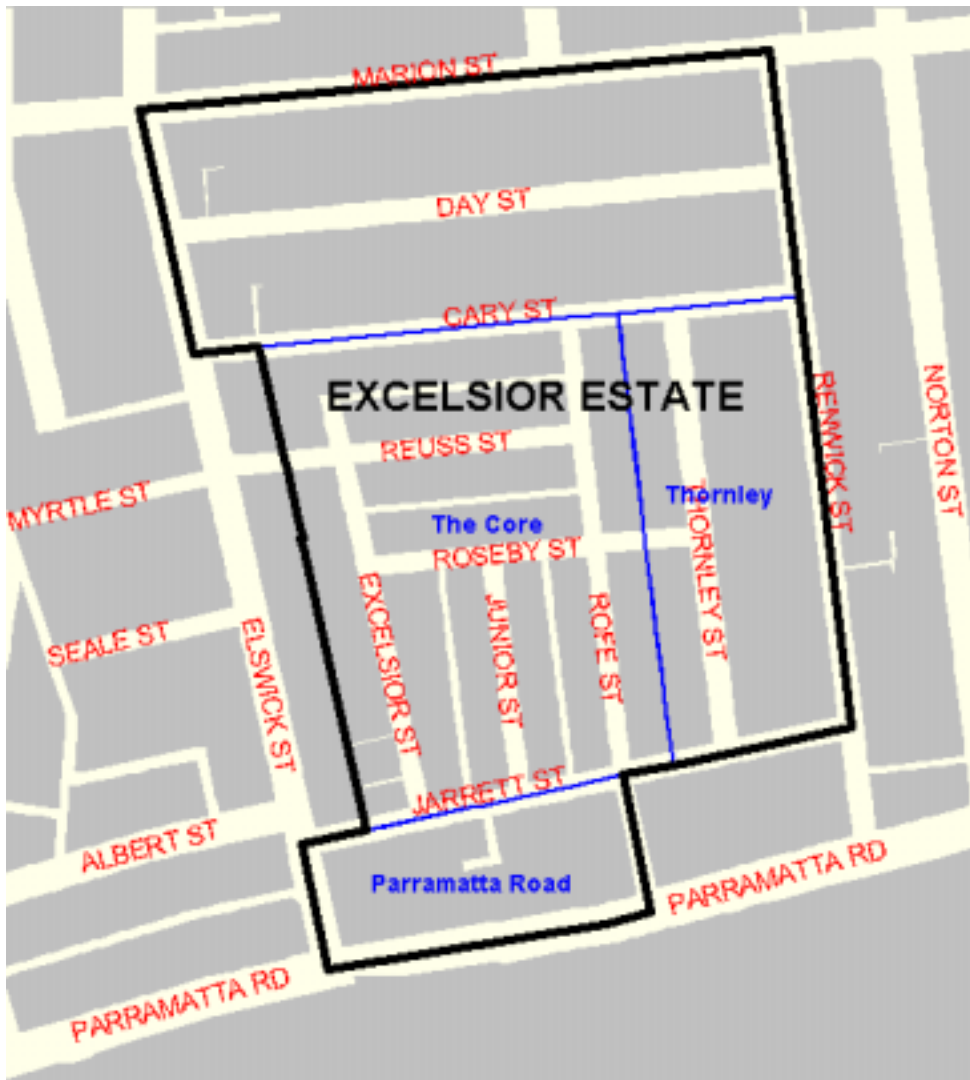
1. LANDFORM

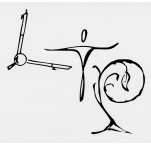
Excelsior Estate Distinctive Neighbourhood is located on the south westerly slope of the main Leichhardt/Balmain ridge. The junction of Norton and Marion Streets represent the highest point along the Leichhardt/Balmain ridge and from here the land slopes gently westwards with views out towards Haberfield.

The dominant street pattern is north-south, with a few roads and laneways running east-west.

The boundary of Excelsior Estate Distinctive Neighbourhood is defined by Marion Street, Elswick Street, Parramatta Road and the west side of Renwick Street.

The Excelsior Estate Distinctive Neighbourhood is identified on the map below surrounded by thick black edging.





2. EXISTING CHARACTER

The street layout and subdivision pattern remaining in this area today is the original Excelsior subdivision.

The Excelsior Estate Distinctive Neighbourhood displays a dense pattern of settlement, particularly at its core. Most of the Estate was developed between 1881 and 1891 with house and land packages incorporating modest versions of grander semi-detached dwellings and terraces popular at the time. There is considerable diversity in architectural style and form in the area with grander houses towards the upper slopes on Thornley, Renwick and Marion Streets. One such example is St. Marthas Girls Home, which is currently being used as the Catholic Education Centre, located on Thornley Street.

A major part of the character of Excelsior Estate is derived from its elevated topography, its rectilinear pattern of straight streets, some with rear lanes, small allotment sizes and its clear hierarchy in the varying scale of dwellings. Reuss, Excelsior, Cary, Roseby, Junior and Rofe Streets are narrower with smaller allotments serviced by rear lanes. The street layout has ensured that most of the residential streets do not provide a direct thoroughfare from Parramatta Road.

The only park within the Neighbourhood is located at the northern end of Excelsior Street, and was not originally provided for in the 1880s. Despite the relative shortage of public open space and dense subdivision pattern, the Neighbourhood has a relatively good tree canopy for a dense urban area. This is a result of extensive street tree planting and backyard vegetation.

The laneways within Excelsior Estate Distinctive Neighbourhood retain a historical low service character and are less than 5m in width with no residential development fronting onto them.

Parramatta Road/Jarrett Street



The character of the Parramatta Road streetscape between Rofe and Catherine Streets is predominantly two-storey parapet-fronted, late 19th century Italianate styled facades. There have been a few examples of unsympathetic modern developments along Parramatta Road, where no reference to the existing 1880's architectural style has been taken.

The Core



The Core area of Excelsior is highly consistent in built form, comprising mainly attached dwellings, single storey semi-detached and



two storey terraced dwellings. Dwellings in the Core are mainly constructed with masonry walls with hipped corrugated iron roofs sloping to the street frontage. They are usually set back 2m to 3m from the street alignment.

The streetscape is cohesive by virtue of consistent allotment sizes, siting and the small scale of the dwellings. Allotment widths range between 4m and 5m with a depth typically between 25m and 30m.



Photo: Row of typical single storey attached workers' cottages within the Core Area. Note the dormer window on the far right dwelling breaking up the consistent roofline.

Unsympathetic alterations, such as the use of inappropriately proportioned dormer windows, glazing of two storey terrace balconies, excessively high front fences made of solid materials, and changes to original windows and doors are often evident in this area.

Dormer windows are usually not an original feature of these dwellings and many have been added to the dwellings in this area. Such changes have resulted in the interruption of the streetscape and the breaking up the consistent rooflines.

Marr Reserve on the corner of Excelsior and Cary Streets is an area of public open space within the Excelsior Distinctive Neighbourhood. Eventually, the Reserve will

be extended along Excelsior Street to the junction of Reuss Street, creating a more significant area of public open space.

Thornley



Thornley Street is a small section of conservation area within Excelsior Estate. Under the National Trust Conservation Area, the intact streetscape of grander dwellings on smaller lots has been identified as worthy of conservation.

The Thornley area is relatively consistent in built form, with a predominance of larger scale dwellings, typically two storey Victorian terraces. These larger proportioned dwellings take advantage of the views to the west, towards Haberfield from the higher slopes. The variation in lot sizes throughout this area allows for a variety of sizes and styles of two storey terraces, occurring in rows, pairs and free-standing.

Unsympathetic alterations are often evident in Thornley. These include the use of inappropriately proportioned dormer windows, the glazing or 'filling in' of balconies, high front brick fences over 1.2m and changes to original



window and door locations and sizes without reference to their original configuration. Such alterations detract from the character of the area and diminish the architectural value of the streetscape.

3. DESIRED FUTURE CHARACTER

Building Elements

- ◆ preserve the consistency in built form, style and materials for the Victorian Italianate style where appropriate;
- ◆ preserve the consistency in architectural detail of continuous rows of attached dwellings.

Urban Form

- ◆ promote land uses and urban design that enhance and contribute to the character and identity of the neighbourhood whilst protecting heritage items and conservation areas that combine to help create that character;
- ◆ preserve and maintain the predominant subdivision pattern of Excelsior Estate Distinctive Neighbourhood;
- ◆ preserve and enhance the hierarchy of scale and character of dwellings, including the semi-detached and terraced dwellings with gabled and parapet roof forms;
- ◆ preserve the character of rear lanes in the Excelsior Estate Distinctive Neighbourhood by discouraging residential development.

Landscaping

- ◆ maintain the prevalence of street trees, in addition to mature and visually significant trees on private land.

Economic Viability

- ◆ Enhance and promote the continual development and viability of shops along Parramatta Road.

Local Area Character

Parramatta Road/Jarrett Street

- ◆ encourage the ongoing viability of businesses in the Parramatta Road/Jarrett Street local area;
- ◆ promote the use of business, which does not require high levels of parking;
- ◆ promote mixed-use commercial businesses incorporating a residential component above dwellings along Jarrett Street and Parramatta Road and to the rear of businesses along Parramatta Road, provided that it does not have a significant impact on the viability of adjacent commercial sites.
- ◆ ensure new residential or commercial development along Parramatta Road and Jarrett Street provide pedestrian access from Jarrett Street to Parramatta Road when possible;
- ◆ retain the existing scale and traditional shopfront presentation of buildings along Parramatta Road and allow for contemporary development along Jarrett Street;
- ◆ encourage appropriate signage consistent with the predominant signage type along Parramatta Road, mainly under awning, fascia, window signs and hamper signs.

The Core

- ◆ preserve and reinforce the established streetscape of the Core, consisting of predominantly single storey, attached, terrace-style Victorian 'workers' cottages';



- ◆ ensure that future development and/or additions are consistent with the predominant built character of the Core in relation to height, built form, style and materials and the use of dormer windows;
- ◆ conserve and enhance the existing aesthetic quality of the Marr Reserve, as well as its value as a public recreation space.

Thornley

- ◆ maintain the established grander scale character of dwellings and subdivision pattern of the area;
- ◆ encourage the continual use of St. Marthas for community and educational uses.

4. NEIGHBOURHOOD CONTROLS

- These Neighbourhood Controls apply across the whole of the Excelsior Estate Distinctive Neighbourhood.
- All of the controls listed in the Suburb Profiles section of this DCP are supplementary to all other Controls within the DCP.

Building Envelope

- Building wall height is to be a maximum of 3.6m, unless an alternative building wall height is prescribed under the Additional Controls (Section 5 of A10.2.1).

Laneway Development

- Council does not support residential development fronting onto lanes.

5. ADDITIONAL CONTROLS

There are a number of areas within the Excelsior Estate Distinctive Neighbourhood, which due to particularly distinctive characteristics or conditions affecting development in these areas, necessitate a unique set of controls and/or development guidelines.

These Additional Controls only apply to the areas specifically described below.

Parramatta Road/Jarrett Street

- Signs along Parramatta Road shall be consistent with the established pattern.
- Signage above the awning shall be discouraged.

The Core Area

- A maximum building wall height of 2.4m applies to those streets containing small, single storey workers' cottages.
- Changes to the front facade of dwellings in this Area shall be kept to a minimum.
- Front fences of any solid material over 1.2m shall not be constructed or replaced.

Thornley

- A maximum building wall height of 6.0m – applies to those streets containing 2 storey terraces; namely:- Thornley Street between Jarrett Street and Roseby Street, and Renwick Street.



A10.2.2 WEST LEICHHARDT DISTINCTIVE NEIGHBOURHOOD, LEICHHARDT

1. LANDFORM

The West Leichhardt Distinctive Neighbourhood is the largest in the suburb of Leichhardt. It is located on the westerly slopes of the main Leichhardt ridge, which peaks at the junction of Marion Street and Norton Street. The Hawthorn Canal defines the western boundary while Parramatta Road forms the southern boundary and William Street the northern boundary. Elswick Street, including the area bounded by Allen Street, the rear of properties fronting onto Norton Street and Marion Street mark the eastern boundary, with the exception of a small section

of properties on the east side of Elswick Street located between Cary and Jarrett Street.

Views north over Iron Cove are provided at the top of the West Leichhardt Distinctive Neighbourhood, while the gentle slope down to the Hawthorne Canal provides views west over Haberfield.

The West Leichhardt Distinctive Neighbourhood is identified on the map below surrounded by thick black edging.





2. EXISTING CHARACTER

West Leichhardt Distinctive Neighbourhood comprises original land grants including Hampton Farm granted in 1794, Macquarie Gift granted in 1811, and Kegworth granted in 1810. These land grants were subdivided and developed at different times, resulting in an irregular subdivision pattern and street layout seen throughout the Neighbourhood. West Leichhardt has a mixed character with varying residential lot sizes and a dominant trend of north/south oriented streets, generally following the contours. The east/west pattern is more fragmented allowing views to the west.

There is a predominant low-scale form in the residential building stock in the area. Dwellings on most streets are mainly detached or semi-detached, and generally single storey. Grander scale dwellings occur mainly on the upper slopes of the area north of Marion Street, although there is a random scattering of 2 storey dwellings throughout the entire Distinctive Neighbourhood.

The principal forms of architecture in the area are primarily late Victorian and Federation, with scattered examples of interwar period dwellings and intact weatherboard cottages. More contemporary development is also scattered throughout the Neighbourhood, mainly in the form of residential flat buildings and townhouse style developments. Building materials in West Leichhardt are generally red or brown smooth face brick with terracotta roof tiles, or timber weatherboard with corrugated iron roofing. Roof forms are mainly hipped or gabled with a pitch of between 30° – 45°.

Front setbacks for single dwellings are generally consistent. A typical attribute in the West Leichhardt Distinctive Neighbourhood is the consistency in fencing material, style and height in relation to the architectural style of the dwellings. The use of predominantly matching low brick, low timber picket, or post and rail fencing, at a relatively consistent

height of 1m to 1.2m, adds to the attractiveness of the streets.

The streets within West Leichhardt are mostly wide and tree-lined with a carriageway width between 12m and 20m and footpath widths generally between 2-3m. Verges are 1.5m to 2m in width. The verges and/or carriageway edges are often planted with native trees and shrubs such as Bottle Brush and Brush Box. There is also a predominance of mature and visually significant trees on private property, which contribute to the amenity of the neighbourhood. Marlborough Street Playground is located just up from Cromwell Street on a lot 15.24m wide and 43.28m wide. This lot of open space provides a recreational area for surrounding neighbours and a playground for local children.

The use of street trees, established front gardens, landscape pattern, consistent siting, orientation and setbacks of dwellings are particularly significant along Marlborough Street, Carlisle Street, Macauley Street and Cromwell Street, which reinforce the character of the neighbourhood. The homogenous townscape quality, comprising mainly of single storey cottages of the late 19th and 20th century in the area bounded by Marion Street, Cromwell Street, properties fronting onto Macauley Street and the rear of properties fronting onto Norton Street is part of the conservation area under LEP 2000.

There are several areas of public open space located within the West Leichhardt Distinctive Neighbourhood. Lambert Park is located at the intersection of Marion and Foster Street, Shields Playground on the corner of Allen and Darley Street and the Hawthorne Canal Reserve, running parallel to the Canal. There are also smaller parcels of open space such as the park on the corner of William Street, the section of land at the end of Loftus Street, and Kegworth Public School Reserve.



Industrial/Business Areas



Photo: The industrial section of West Leichhardt along Parramatta Road.

The West Leichhardt Distinctive Neighbourhood displays a mixture of land use types including residential, industrial and commercial.

The industrial areas are primarily located along Parramatta Road and the southern half of Tebbutt, Upward, George and Flood Streets. In addition there are small pockets of industry located throughout the Distinctive Neighbourhood. The range of industrial and business uses within the area includes warehousing, retailing, neighbourhood shops and professional and commercial offices.

The Leichhardt Market Place shopping centre is the central focus of the business sector for this area, located on the corner of Flood Street and Marion Street, and extending to Lords Road. It is well established and acts as a significant local business centre. With the exception of the Market Place centre, the signage for the business area comprises under-awning signs, fascia signs, flush wall signs, painted or projected wall signs, top hamper or window signs.

The surrounding development along Marion Street is both residential and commercial, which could have the potential for more significant development, as the properties are located on a main road and in close proximity to a major shopping area.



North Residential Area



Within the North Residential area, development consists of 2 storey townhouses and residential flats located in the area bounded by Darley Road, William, Flood and Allen Streets. These lots were subdivided to accommodate more dense development along the upper slopes of the Neighbourhood.



Photo: The two-storey townhouses along Darley Road, with good use of appropriate building materials, side gabled iron roofs, and low brick/iron fencing.

The scale of the dwellings and fencing are consistent in built form and materials appropriate to the architectural period. The dwelling heights are consistent with the 6.0m building envelope and the fencing is

predominantly matching low brick fence, timber or iron picket.

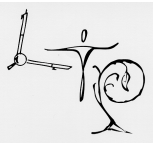
Macquarie Gift



The character of this area is derived from its open rectilinear street pattern and the variety of building styles. The predominant style is that of single storey detached dwellings of Victorian and Federation style, with the exception of the block bounded by Edith, Regent, Flood and Marion Street. This section contains three-storey walk-up flats with red textured surfaces, which overshadow the lower scale cottages in the surrounding area.



Photo: 3-storey walk-up flats in the area bounded by Regent, Flood, Marion and Edith Streets.



Hampton Farm



Hampton Farm is bounded by Elswick Street including some properties to the east, the north side of Parramatta Road, the east side of Flood Street and the south side of Marion Street. The predominant characteristic of Hampton Farm is that of single storey detached dwellings of the Federation and interwar period, mainly red brick with terracotta roofs, with areas of fibro and weatherboard housing.

The character of the streetscape for West Leichhardt is established through consistency in allotment sizes, subdivision pattern, established rows of street trees and the low scale of dwellings. The architectural integrity and townscape values representing the working class in sections of Hampton Farm is represented under conservation area, which includes architectural heritage items. These areas include Albert Street and the northern end of Upward Street.

Albert Street and Seale Street are enhanced by rows of intact Federation housing. Lot sizes are predominantly 6m to 6.5m in width and 36m to 40m in depth, with front setbacks of 1m to 3m and side setbacks of 300mm to 3m. Lot sizes to the north of Myrtle Lane are

predominantly 8.5m to 10m in width and 36m to 40m in depth.

The area is also intermixed with lanes, typically between 6m and 7.5m, primarily used for service purposes and access to the rear of properties, whilst still maintaining a low scale character.



Photo: Albert Street, the Federation style dwellings softened by the tree lined avenue.



3. DESIRED FUTURE CHARACTER

Building Elements

- ◆ maintain and encourage the predominant use of hipped and gabled roof forms.

Urban Form

- ◆ promote land uses and urban design that enhance and contribute to the character and identity of the neighbourhood whilst protecting heritage items and conservation areas that combine to help create that character;
- ◆ preserve and enhance the predominant scale and character of dwellings in this precinct, consisting of mostly single storey Victorian and Federation-style dwellings, with more dense development in appropriate areas;
- ◆ provide for more significant development along Marion Street;
- ◆ conserve and enhance the weatherboard cottages found throughout the West Leichhardt Distinctive Neighbourhood;
- ◆ allow for contemporary development, which is complementary to the existing streetscape;
- ◆ preserve the consistency of the subdivision pattern in this area;
- ◆ preserve and enhance the community park along Marlborough Street for recreational use;
- ◆ maintain existing views by stepping dwellings down contours along east/west streets.

Landscape

- ◆ maintain the prevalence of street trees in addition to mature and visually significant trees on private land;

Local Area Character

Industrial/Business Areas

- ◆ ensure the ongoing viability of industrial and commercial uses, where they occur,
 - encouraged those which have higher vehicle and noise impact along Parramatta Road;
- ◆ promote industrial businesses suitable to residential areas, which have a low noise and vehicle impact;
- ◆ encourage appropriate signage consistent with the predominant signage type for the industrial and business areas.

North Residential Area

- ◆ preserve the vistas provided west over Haberfield, south over Leichhardt, and north over Iron Cove;
- ◆ allow for appropriate medium density development in the area bordered by Allen, Darley, William and Flood Street, including townhouses and 2 storey units;
- ◆ allow for appropriate medium density infill along Darley Road following the Hawthorne Canal.

Macquarie Gift

- ◆ retain the predominant single storey scale character and attractive streetscapes;
- ◆ allow for greater and more dense development infill around the area bounded by Edith, Regent, Flood and Marion Streets.

Hampton Farm

- ◆ preserve and enhance the dwellings modest scale within Hampton;
- ◆ ensure a high level of retention of the predominantly Federation style streetscape;



- ◆ preserve the rhythm of the streetscape in areas where dwellings are regularly spaced.

4. NEIGHBOURHOOD CONTROLS

- These Neighbourhood Controls apply across the whole of the West Leichhardt Distinctive Neighbourhood.
- All of the controls listed in the Suburb Profiles section of this DCP are supplementary to all other Controls within the DCP.

Building Envelope

- Building wall height is to be a maximum of 3.6m, unless an alternative building wall height is prescribed under the Additional Controls (Section 5 of A10.2.2 below).

5. ADDITIONAL CONTROLS

There are a number of areas within the West Leichhardt Distinctive Neighbourhood, which due to particularly distinctive characteristics or conditions affecting development in these area, necessitate a unique set of controls and/or development guidelines.

These Additional Controls only apply to the areas specifically described below.

Industrial/Business Area

Siting, setback & envelope

- A maximum building wall height of 6.0m applies to industrial uses within the Industrial/Business Areas;

Signage

- Signage for business and industry must be consistent with the established character of the streetscape; which comprises under-awning signs, fascia signs, flush wall signs, painted or top hamper or window signs.

North Residential Sector

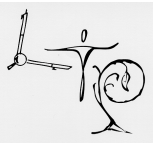
- Where development consists of two storey flats/townhouses along Darley Road, apply a maximum building wall height of 6.0m.

Macquarie Gift

- Within the area bounded by Edith, Regent, Flood and Marion Streets the maximum building wall height shall be 6.0m.

Hampton Farm

- The demolition of Federation period buildings on Albert and Seale Streets is discouraged.



A10.2.3 PIPERSTON DISTINCTIVE NEIGHBOURHOOD, LEICHHARDT

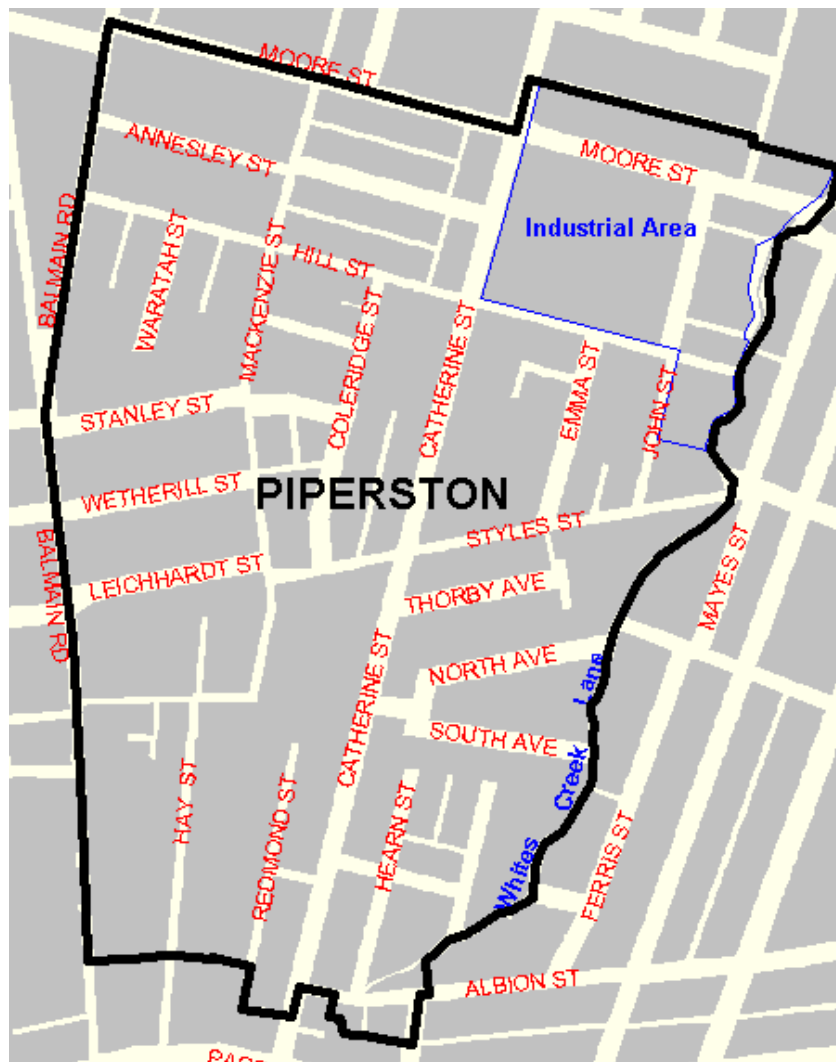
1. LANDFORM

The Piperston Distinctive Neighbourhood is located on the eastern slope of the main Leichhardt/Balmain ridge forming the eastern edge of the Leichhardt Suburb. The street layout and subdivision pattern of the Piperston Distinctive Neighbourhood runs across the contour in a north easterly direction. The neighbourhood is bounded by Moore Street, Moore Lane, White's Creek, Albion Lane and Street and Balmain Road, excluding the commercial

area between Catherine Street and Balmain Road.

From the highest point in this Neighbourhood, the corner of Marion and Leichhardt Street, the land gently slopes in a north and south easterly direction. At the north eastern end of the Neighbourhood, behind, there is a steep drop before the land further descends to White's Creek providing views north east towards the Sydney CBD. The gentle slope to the south east provides views over Petersham.

The Piperston Distinctive Neighbourhood is identified on the map surrounded by thick black edging.





2. EXISTING CHARACTER

Piperston represents the 165 acres of land granted to Captain John Piper “The Prince of Australia”, in 1811 for his services to the New South Wales Corps. The first subdivision and sale of the allotments, seen today, began in 1842.

The Piperston Distinctive Neighbourhood displays a mixed variety of developments following an irregular pattern of mostly wide streets intermixed with narrow laneways. Despite this, residential lot sizes are relatively uniform throughout the northern half of the Neighbourhood, and the corresponding development is generally single storey.

North/south streets are not as predominant as in other Neighbourhoods, but generally follow the contours, and in the northern section, provide for a regular subdivision pattern. Contrastingly, the area in the south-east of the Neighbourhood, between Catherine Street and Whites Creek Lane, is characterised by dead-end streets on a mainly east-west axis and a network of narrow and wider service laneways. This creates a more diverse residential lot pattern with a wider variety of housing styles and building envelope sizes.

The residential building stock in Piperston is generally of low scale and density. The average street comprises detached or semi-detached cottages or bungalows, interspersed by two-storey terraces. While it is difficult to identify several main architectural forms in the area, there is a profusion of bungalow and cottage style developments, terraced houses, three storey flat buildings as well as random groupings of workers’ cottages. Catherine Street provides an excellent example of the diversity of housing styles in the area, with a mixture of Victorian Italianate terrace houses, Edwardian cottages, Victorian Gothic, Californian bungalows and workers’ cottages. Styles Street further illustrates the housing variety in Piperston with its group of Art Nouveau-style houses.



Photo: Row of dwellings demonstrating an Art Nouveau style.

Several streets, such as Hay and John Streets, contain examples of two and three storey residential flat buildings and townhouses, adjacent to single storey developments. Many alterations and additions to existing properties have been undertaken with respect to adjoining development, a great deal have been developed without regard to the streetscape and local building form.

Front setbacks for single dwellings are mostly between 1.0m and 3.0m, creating a level of consistency in streets of mixed housing styles. Although fencing materials are consistent with the respective housing styles, the mixed development in the area results in a lack of cohesiveness between adjacent properties. Roof forms are mainly hipped or gabled with a pitch of between 30° and 45°. Roofing materials appear to be predominantly terracotta tile, corrugated iron or similar materials.

The streets within the Piperston Distinctive Neighbourhood are wide, lightly treed, and usually have a carriageway width of between 12 and 20m. Some are characterised by a lack of street and front yard trees, irregular building forms (including unsympathetic alterations and additions), and industrial land uses. More positive streetscapes include those such as Catherine Street, where the single storey dwellings are of complementary design, present an interesting and cohesive



urban form and are regularly aligned down the slope of the street.

The examples of public open space in Piperston, such as that on the corner of Hill and Mackenzie Streets, provide a 'green' focus for the surrounding area and are usually complemented by additional street and private trees. The relative scarcity of street trees means that these public open spaces are important to the amenity of the Neighbourhood.

Piperston maintains a distinct separation of land uses, with industrial land located in the north-east, a small section of corner shops, located on the corner of Catherine Street and Styles Street.



Photo: Shops located on the corner of Catherine and Styles Street

Located in the middle of the Neighbourhood is the St Fiacre school and church, located on Catherine Street and bordered by Styles and Mackenzie Streets.

Whites Creek Lane



Creating the eastern boundary of the Piperston Distinctive Neighbourhood is Whites Creek, which originally flowed naturally through this area and was later used as a natural drainage line for the Neighbourhood. Whites Creek Lane has developed along this natural pathway winding from Moore Street down to Macquarie Street. The carriage way along Whites Creek Lane varies in width, from 6.5m in some areas to 12m in others. There is on-street parking and footpaths in some of the wider sections of Whites Creek Lane.

The character of Whites Creek Lane differs to that of other lanes within the Piperston Neighbourhood, as it presents both a primary road and service lane character. As a result, various types of development have occurred, such as public housing, multi-unit developments, and single detached dwellings. The developments are typically two storey and contribute to a higher density streetscape than the neighbouring North and South Avenues. In addition to these developments, there are still many examples of typical laneway development, where the rear fence and/or garage of a property aligns with the lane carriageway.

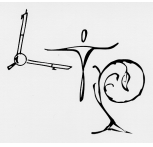


Photo: Development fronting onto White's Creek Lane.



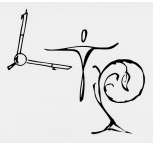
Photo: Public view as seen from Council's Catherine Street garbage depot out over the City.

Industrial Area



Located in the upper north eastern corner of Piperston is a well established area of industrial land, including the Council's Depot located off Catherine Street. Situated on a slope, this area is typified by warehouse and factory development and provides one of the non-residential focal points in the area.

Signage in this area is mainly flush to the wall, with some projecting wall signs. Impressive panoramic views of the City are afforded from this area as well as from the footpaths on Catherine Street.



3. DESIRED FUTURE CHARACTER

Building Elements

- ◆ Maintain the character of the area by keeping development complementary in architectural style, form and materials.

Urban Form

- ◆ promote land uses and urban design that enhances and contributes to the character and identity of the neighbourhood whilst protecting heritage items and conservation areas that combine to help create that character;
- ◆ maintain and enhance the predominant scale and character of dwellings in this precinct, consisting of mostly single storey Victorian and Federation-style dwellings, with more significant development in appropriate areas;
- ◆ encourage mixed use of commercial buildings to incorporate residential living above or to the rear of the buildings;
- ◆ promote commercial businesses along Catherine and Styles Street suitable to residential areas, which have a low noise and vehicle impact;
- ◆ promote commercial businesses, which have higher vehicle and noise impact along Parramatta Road;
- ◆ retain the existing scale and traditional shopfront presentation of buildings along Catherine and Styles Street;
- ◆ encourage appropriate signage consistent with the established signage type, mainly under awning, fascia, window signs and hamper signs;
- ◆ allow for contemporary development, which is complementary to the existing streetscape;
- ◆ preserve the consistency of the subdivision pattern in this area;

- ◆ maintain the predominant service and access character of the rear lanes in Piperston;

- ◆ maintain existing views created by stepping with the contours along the east/west streets.

Landscape

- ◆ maintain the prevalence of street trees in addition to mature and visually significant trees on private land.

Economic Viability

- ◆ enhance and promote the viability and potential for neighbourhood and local provision shops on the corner of Catherine and Styles Streets and along Parramatta Road.

Local Area Character

Whites Creek Lane

- ◆ ensure that the unique character of Whites Creek Lane is retained, and that future development does not unreasonably impact upon the amenity of adjacent properties and the lanescape;
- ◆ ensure future residential development is appropriate taking reference from the streetscape and adjoining development, given that the lane reverts to a service character in several sections along its length;
- ◆ protect existing lane access to dwellings.

Industrial Area

- ◆ promote industrial businesses suitable to residential areas, which have a low noise and vehicle impact;
- ◆ retain and enhance the industrial zoned areas to maximise its continuance for employment opportunities;
- ◆ ensure that the use of signage in the area is appropriate and consistent with the established industrial character;



- ◆ ensure that residential infill development on former industrial sites does not have a significant impact on the viability of adjacent industrial sites.

4. NEIGHBOURHOOD CONTROLS

- These Neighbourhood Controls apply across the whole of the Piperston Distinctive Neighbourhood.
- All of the controls listed in the Suburb Profiles section of this DCP are supplementary to all other Controls within the DCP.

Building Envelope Control

- Building wall height is to be a maximum of 3.6m, unless an alternative maximum building wall height is prescribed (Section 5 of A10.2.3 below).
- Neighbourhood shops or buildings originally designed for non-residential use may use a maximum building wall height of 7.2m to incorporate a parapet wall.

Subdivision Pattern

- Future lot subdivision must be consistent with the prevailing lot sizes within the locality.

Laneways

- With the exception of Whites Creek Lane, development of dwellings fronting onto laneways shall be discouraged.

Signage

- Signage in the business areas shall be consistent with the established character of the area.
- Signs above awnings will not be supported.

5. ADDITIONAL CONTROLS

There are a number of areas within the Piperston Distinctive Neighbourhood, which due to particularly distinctive characteristics or conditions affecting development in this area, necessitate a unique set of controls and/or development guidelines.

These Additional Controls only apply to the areas specifically described below.

Whites Creek Lane

- Dwellings shall be discouraged on land fronting onto the lane where it has a carriageway width of less than 5m.
- Dwellings shall be discouraged on sites with less than a 5m frontage to the Lane.
- New buildings or alterations and additions fronting onto the Lane should be unobtrusive from the primary street;
- Vehicular, pedestrian and servicing access must be retained to the rear of all existing properties, with separate pedestrian access to the lane for any new dwellings.
- The potential to provide car parking to the existing uses must be retained with any future development.

Industrial Area

- A maximum wall height of 6.0m for new development shall apply in the industrial area.
- Residential infill on industrial sites must not have an impact on the viability of adjacent industrial sites.
- New development must not interfere with existing public and private view corridors.



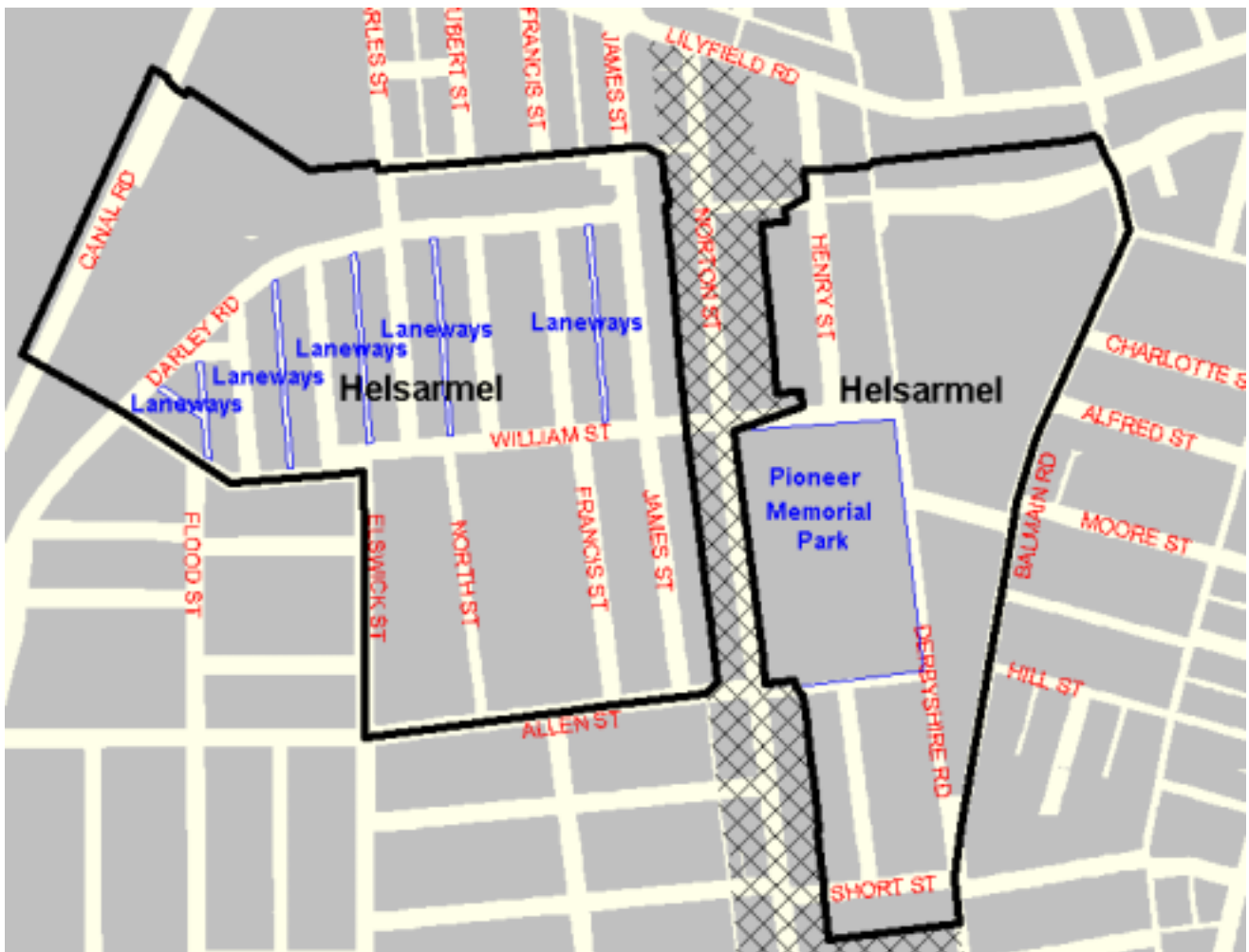
A10.2.4 HELSARMEL DISTINCTIVE NEIGHBOURHOOD, LEICHHARDT

1. LANDFORM

Helsarmel is located on the north west slope of the Leichhardt/Balmain ridge. From Balmain Road, which forms the easterly border, the land gently slopes south west down to the Goods Railway line, providing views across the Hawthorne Canal. Allen Street forms the southern border, where the terrain slopes in a

north westerly direction, down to the Goods Railway line, with views over Lilyfield, the Hawthorne Canal and Iron Cove. From the City West Link, which forms the northern ridge, the terrain runs steeply down to the Hawthorne Canal.

The Helsarmel Distinctive Neighbourhood is identified in the map below surrounded by thick black edging. With the exception of the area representing the Norton Street Commercial Neighbourhood, Hawthorne Canal, City West Link Road, Balmain Road, Allen Street, properties fronting onto Short and Arthur Street, Elswick Street, and William Street bound the area designating Helsarmel.





2. EXISTING CHARACTER

Most of Helsarmel estate was subdivided into small lots during the 1880's boom giving it coherence by its regular grid street pattern. However, development was slow and continued well into the 20th century.

There is a predominant low scale character and consistency of residential form in the majority of Helsarmel. This development is in the form of detached, single storey cottages on small lots, demonstrating a variety of architectural styles and building materials. Many of these dwellings are Federation or post-war styles, with scattered examples of California Bungalows and workers' cottages. These dwellings reflect the consistent and regular allotment pattern found on such streets as James Street, Charles Street and Elswick Street North.



Photo: Low scale single storey cottages and small lots typical of the Helsarmel Neighbourhood.

In direct contrast to the predominant low scale character of the surrounding neighbourhood, is the large dense development occupying much of the former John Heine site. The development comprises some 141 two to three storey units and townhouses, and occupies much of the block bordered by Francis Street, Allen Street, William Street and North Street.

The character of the Distinctive Neighbourhood is heavily influenced by the regular road pattern and subdivision layout. The streets are mostly wide and tree-lined, with a strong residential character. The street pattern in Helsarmel is almost completely north-south, with the only east-west streets being Allen, Short and William Street, Darley Road and the recently constructed City West Link Road.

Other than the Pioneer Memorial Park, public open space is limited in Helsarmel with two small parks located on the corner of North and William Street and on the corner of Darley Road and Falls Street. Where streets are lined with trees, such as Francis and James Street between William and Allen Street, the vegetative corridor contributes significantly to the character and amenity of the streetscape.

The Parachute Regiment and ELMEC sites located along the Hawthorne Canal and the Leichhardt Bus Depot and tram shed located off Derbyshire Road are significant features within the Helsarmel Distinctive Neighbourhood.



Photo: Parachute regiment located off of Hawthorne Canal.



Pioneer Memorial Park



Pioneer Memorial Park is a significant open space and landscape feature within the Helsarmel Distinctive Neighbourhood. The park contributes significantly to the character of the Neighbourhood offering a place of recreation and visual amenity to the area.



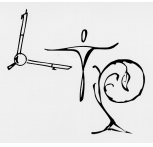
Photo: Pioneer Memorial Park.

The Laneways



The laneways within Helsarmel Distinctive Neighbourhood reflect the consistency in the layout of the street network. The laneways retain a historical low scale service character to them, often with carriageway widths between 5.5m and 6.0m. They run in a north south direction and are mainly used for garages and access to the rear of the properties, with no development fronting onto the laneways.

There is an abundance of vegetation along the rear properties of the laneways, creating lush green corridors. There is a lack of tree lined streetscapes in the northern section of the Leichhardt Suburb, so the rear laneways are essential to the aesthetics of the area.



3. DESIRED FUTURE CHARACTER

Building Elements

- ◆ maintain the character of the Helsarmel Distinctive Neighbourhood by keeping development complementary in architectural style, form and materials.

Urban Form

- ◆ maintain and enhance the predominant low scale 'cottage' character of the residential streets;
- ◆ preserve and enhance the weatherboard cottages and California Bungalow's scattered throughout Helsarmel Distinctive Neighbourhood;
- ◆ allow for contemporary development, which is complementary to the existing streetscape;
- ◆ preserve the consistency of the subdivision pattern in this area;
- ◆ preserve and enhance the availability of views, both of city landmarks and local features.

Landscape

- ◆ maintain the prevalence of street trees in addition to mature and visually significant trees on private land;
- ◆ encourage street tree planting throughout Helsarmel Distinctive Neighbourhood;
- ◆ encourage and enhance landscaping in the front building setback throughout Helsarmel Distinctive Neighbourhood.

Local Area Character

Pioneer Park

- ◆ preserve and enhance the existing aesthetic quality and environmental significance of Pioneer Memorial Park; and

- ◆ maintain minimal impact of dwellings sharing a common boundary with Pioneer Memorial Park.

Laneways

- ◆ preserve and enhance the predominant low scale service character and pedestrian friendly environment within lanes in Helsarmel; preserve and enhance the shared 'green corridor' at the rear of the existing houses along the laneways.

4. NEIGHBOURHOOD CONTROLS

These Neighbourhood Controls apply across the whole of the Helsarmel Distinctive Neighbourhood.

All of the controls listed in the Suburb Profiles section of this DCP are supplementary to all other Controls within the DCP.

Building Envelope

- **Building wall height is to be a maximum of 3.6m, with the exception of development along Darley Road where there is potential for higher more dense development a building envelope of 6.0m shall apply.**



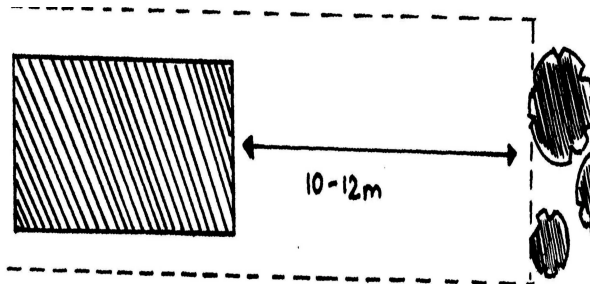
5. ADDITIONAL CONTROLS

There are a number of areas within the West Leichhardt Distinctive Neighbourhood, which due to particular characteristics or specific conditions affecting development in this area, necessitate a unique set of controls and/or development guidelines.

These Additional Controls only apply to the areas specifically described below.

Pioneer Memorial Park

- The minimum building setback of 10m from the Park shall apply. This is measured from the common boundary of a site with the Pioneer Memorial Park to the nearest external wall of a building is 10 metres.



Laneways

- residential development on laneways shall be discouraged.



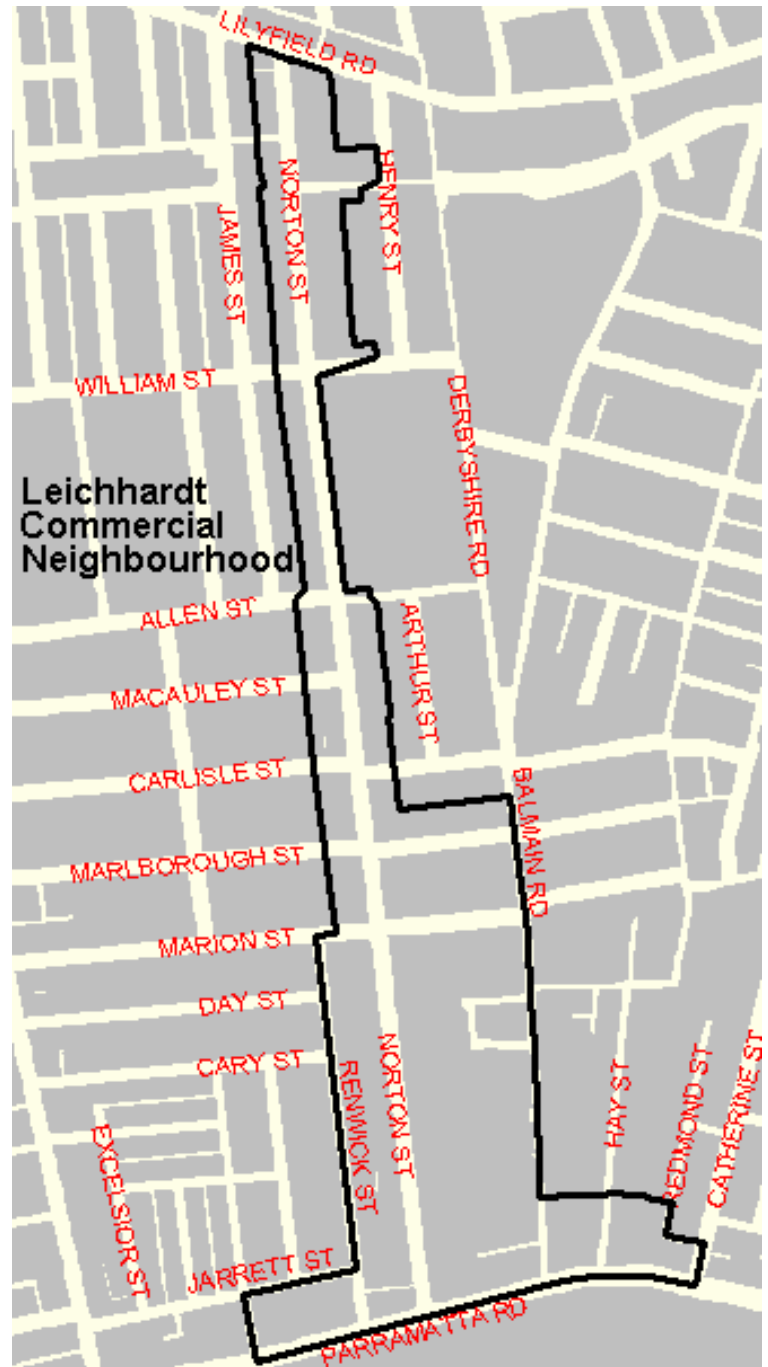
A10.2.5 LEICHHARDT COMMERCIAL NEIGHBOURHOOD, LEICHHARDT

1. LANDFORM

The Leichhardt Commercial Neighbourhood essentially comprises the length of Norton Street, from Parramatta Road in the south to Lilyfield Road in the north. Norton Street is located on the slopes of the main Leichhardt/Balmain ridge, with the junction of Marion and Norton Streets forming the highest location. From this point, the street slopes down towards Lilyfield Road in the north and falls towards Parramatta Road in the south. From the Marion/Norton Street junction, there are views afforded west over Leichhardt towards Haberfield, and views east towards Annandale and the city.

This area includes more than just the street and the buildings fronting it; the Neighbourhood also includes buildings along Parramatta Road, from Norton Street to Rofe Street in the west, and Catherine Street to the east. The border continues up Renwick Street to Marion Street and Balmain Road to Short Street, and then encompasses the rear boundaries of properties facing onto Norton Street to its completion at Lilyfield Road.

The Leichhardt Commercial Neighbourhood is identified in the map opposite, surrounded by black edging.





2. EXISTING CHARACTER

The character of Norton Street is both historic and modern, recently typified by large, modern commercial developments that have transformed the southern part of the street into a sub regional commercial centre.

Norton Street, between Parramatta Road and Marion Street, was originally a boulevard of mostly Victorian detached and semi-detached two storey residences. It generally developed as a desirable residential precinct in close proximity to the retail and commercial development on Parramatta Road. However, over the years, unsympathetic redevelopment and alterations and additions eroded the integrity of the street.

The development of the Leichhardt Town Hall in the 1880s, at the junction of Marion and Norton Streets, provides an important visual element and focus for the centre, as well as for the suburb of Leichhardt.



Photo: Mixture of original residential dwellings used for commercial purposes next to a modern development along Norton Street.

Most buildings are constructed on or close to the street frontage. The identity and character of the Leichhardt Street Commercial Neighbourhood changes significantly as it runs from Parramatta Road to Lilyfield Road, effectively separating it into five notable areas.

Norton Street – Parramatta Road to Marion Street - *Entrata*

This section of Norton Street, covering Parramatta Road to the Marion Street junction, is identified by its traditional layout, its relationship to the Town Hall, the mixture of Victorian and Federation buildings with modern developments, as well as its Italian character. As a result, it conveys a sense of history as well as modern changes and Italian influence, which form part of the cultural heritage of Leichhardt. Two existing terrace rows on the western side, Numbers 36-44 and 56-62 are prominent remnants of the earlier period of residential land use.



Photo: Row of two storey Victorian terraces along Norton Street.

The distinct difference between this section of Norton Street and the others is the recent new development that has occurred. This includes modern large scale commercial buildings such as the cinema and Norton Plaza. This has served to create a more commercialised centre along Norton Street. The other large scale development is the Italian Forum, which is a new focal point socially and physically. The Forum takes its cue from the Italian piazza as a social multi purpose space, tightly enclosed, with numerous points of entry, principally paved for a wide and flexible variety of public activities, with scope for commercial activities to the edges.



Photo: The Italian Forum located on Norton Street.

The built form is large masonry buildings with balconies both looking into the piazza and outward. The piazza and access ways are paved primarily with charcoal grey concrete tiles whilst the buildings are painted in earthy tones. A double height colonnade wraps around the piazza and provides a protected edge to the shopfronts and pedestrians. There is a fountain feature and steeply ranking amphitheatre, which can serve as seating. The buildings that enfold the space are double layered with narrow atrium spaces between, which provide light, ventilation as well as the access to the residential units. A glazed arcade connects to Norton St with a high portico marking the principal point of access.

The length of Parramatta Road contained within this Commercial Neighbourhood comprises a cohesive grouping of two storey buildings. They are Federation in style and consistent in their height and use of building materials. The shops along Parramatta Road are used for commercial purposes, mainly retail and entertainment. The footpath is narrow, approximately between 2m – 3m and Parramatta Road is three lanes in width at this point.



Photo: Commercial buildings along Parramatta Road.

Civic Area (Marion Street – Wetherill Street) - Collina

This section of the neighbourhood can be described as the Civic Centre of Leichhardt containing both the Town Hall and Council's administrative centre. The area contains a striking group of buildings including the Town Hall, former Post Office, Church, Leichhardt Public School and the Leichhardt Fire Station. These buildings are positioned on a major knoll, which reinforces their prominence and greatly adds to the environment.

Norton Street – Wetherill Street to Allen Street - Centro

From Wetherill Street to Allen Street, the character is typified by a mix of two storey commercial buildings and low scale row and detached housing. This part of Norton Street is known for its cafe culture, mixture of small specialty shops and local provisions shopping. The increasing popularity of cafe dining has seen many of the small local businesses converted to cafes or coffee shops, and a level of homogeneity taking place.



Photo: Shops and Cafes along Norton Street.

Norton Street – Allen Street to the City West Link Road - *Residenziale*

North of Allen Street, the nature of the street changes to residential, with a range of commercial uses interspersed along its length. The land is zoned both residential and business in this area, although not all of these properties are being used for commercial purposes. The area retains much of its residential character. However, small scale, low intensity uses such as local shops also occurs.



Photo: Low scale residential dwellings mixed with low scale commercial businesses along Norton Street.

The dwellings are mainly single storey, of Federation or Victorian style, with minimal front setbacks of 1.0m – 3.0m.

The young street trees in this area were planted as part of the Norton Street

Improvement Project and aim to visually narrow the road and to provide shade to footpaths and parked cars. Pioneer Memorial Park largely adds to the amenity of this section of Norton Street, providing a wealth of open space and a focus for this part of the street.

Norton Street - City West Link Road to Lilyfield Road - *Nord*

This section of the Leichhardt Commercial Neighbourhood is distinctly separated from the rest of Norton Street as a result of the City West Link Road. The properties along the west side of Norton Street consist of couriers, consultants, publishers, and interior designers, in buildings which are predominantly two storeys in height.



Photo: The west side of Norton Street between the City West Link Road and Lilyfield Road.

The east side of Norton Street contains mainly old industrial buildings, which have been converted to residential use, generally 2-storey townhouses and units with the occasional single storey dwelling in between. This area of Norton Street provides a commercial centre specifically relating to residents on the northern side of the City West Link Road.



Balmain Road, Hay and McDonald Streets

This area is a mix of building form and types ranging in height and style. The south end of the area has relatively modern commercial development whereas the northern section contains a mix of residential development. These developments range from single storey detached federation cottages to recently constructed 3 and 4 storey multi unit developments, which are predominantly located in McDonald Street.

Renwick Street and Jarrett Street

Renwick and Jarrett Streets contain a mixture of single storey and 2-storey Victorian detached and semi-detached buildings. The area is zoned business however, the level of commercial development along Renwick Street and Jarrett Street is not as intense as that occurring along Norton Street. This may be due to the lack of adequate parking and pedestrian access between Norton Street and Renwick Street.

3. DESIRED FUTURE CHARACTER

Building Elements

- ◆ maintain the character of the area by keeping development complementary in architectural style, form and materials;
- ◆ retain existing shopfronts, regardless of current or proposed use, to provide for future flexibility; and
- ◆ encourage appropriate signage consistent with the predominant signage type along each local area section;

Urban Form

- ◆ promote land uses and urban design that enhance and contribute to the character and identity of the neighbourhood whilst protecting heritage items and conservation areas that combine to help create that character;

- ◆ protect and enhance the residential amenity of dwellings in and adjoining the neighbourhood;
- ◆ improve accessibility, pedestrian amenity and linkages; and
- ◆ encourage buildings consisting of a variety of accommodation types at the edges of the Norton Street Commercial Neighbourhood;

Landscape

- ◆ preserve existing street trees and promote further street trees, using native species when possible; and
- ◆ Repave footpaths consistent with the Norton Street Improvement Project.

Economic Viability

- ◆ promote the continuing development of a neighbourhood centre and identity encouraging land uses and development that contribute to the economic well being of the neighbourhood;
- ◆ encourage employment opportunities in the neighbourhood; and
- ◆ enhance and promote the viability and potential for neighbourhood and local provision shops.

Local Area Character

The following statements and controls should be read in conjunction with public domain policy including the Norton Street Improvement Project and the Leichhardt Town Centre Improvement Plan



Norton Street – Parramatta Road to Marion Street - *Entrata*

- ◆ encourage a mix of retail, commercial, community, cultural and entertainment uses in order to sustain a lively public environment particularly along the street frontage;
- ◆ **promote a retail mix to meet the day to day needs of residents within walking distance;**
- ◆ improve the environmental amenity and interest for pedestrians accessing the area;
- ◆ integrate Norton Street more effectively with adjoining areas by improving pedestrian connections to these areas in future development;
- ◆ reinforce the street corridor of Norton Street and its northerly views of the Civic towers at Marion Street;
- ◆ centralise the town centre by promoting the continued development of commercial uses along Norton Street;
- ◆ maintain and enhance the variety of building styles and **only** encourage contemporary architecture **where** is complementary to the streetscape.
- ◆ retain the existing scale and traditional shopfront presentation of buildings to Parramatta Road;
- ◆ extend the laneway network parallel to Parramatta Road from Renwick Street to Redmond Street; and
- ◆ improve the environmental quality of the laneways servicing Parramatta Road by:
 - reducing unsightly land uses and vehicular access ways,
 - encouraging new development orientated towards the laneways,

- encourage landscaping of the laneways, and
- maintaining reasonable levels of solar access to the laneways.

Italian Forum

- ◆ Maintain the original piazza concept of a fluid, flexible and multi purpose public space shaped by a colonnaded edge. Any objects within the piazza should be light street furniture, chairs, tables, etc with light umbrellas over for some shade and rain protection;
- ◆ Maintain full and free access through the piazza for the public including the provision of unassigned seating;
- ◆ The piazza should be a multi purpose space readily capable of conversion for festivals, markets or use as an entertainment or ceremonial space;
- ◆ Upgrade elements in terms of finishes and points of interest particularly the entrances from Balmain Road. These elements should enrich the space in terms of cultural elements, particularly associated with the Italian Australian heritage of Leichhardt, as well as the use of plants associated with the Mediterranean;
- ◆ Introduce further detail to paving to add interest, texture and pattern to reflect the rich textures and patterns that typify Italian piazzas; and,
- ◆ Replace existing small landscape features with larger scale planters in decorative ceramics as art pieces and to contrast in colour and texture to the buildings and provide shade.

Renwick Street and Jarrett Street

- ◆ provide for low impact non - residential uses that:



- are housed in buildings that reflect the scale, character and elevational treatment of buildings in the street,
 - do not generate large volumes of traffic,
 - provide for their loading and parking demands on site,
 - do not adversely affect the heritage significance of the conservation area;
- ◆ improve pedestrian access to Norton Street and public transport routes by providing more and improved connections to Norton Street and Parramatta Road; and
 - ◆ maintain the predominant bulk, scale and siting of buildings and protect the heritage significance of the conservation area.

Balmain Road, Hay and McDonald Streets

- ◆ encourage a mix of institutional, commercial and residential uses;
- ◆ discourage retail and night time uses from locating along Balmain Road and adjacent to residential areas; and
- ◆ promote the redevelopment of residential properties to the north (Balmain Rd and McDonald Street).

Civic Area (Marion Street – Wetherill Street) - *Collina*

- ◆ retain existing public buildings and facilities and retain the visual and topographic prominence of the cluster of historic towers and spires.

Norton Street – Wetherill Street to Allen Street - *Centro*

- ◆ retain and enhance the small scale dwellings used for both residential and commercial purposes;
- ◆ provide complimentary design that protects and enhances the heritage significance of the conservation area;

- ◆ promote the viability of neighbourhood and local provision shops whilst retaining a mix of cafes, restaurants and specialty shops;
- ◆ enhance pedestrian amenity by ensuring continuous weather protection within the commercial area, and
- ◆ encourage redevelopment to reflect the small shopfront character of the area.

Norton Street – Allen Street to the City West Link Road - *Residenziale*

- ◆ promote the redevelopment of residential dwellings opposite Pioneer Park; and
- ◆ promote appropriate use of residential dwellings for home based commercial purposes north of William Street, while maintaining the original character of the dwellings and surrounding area.

Norton Street – City West Link Road to Lilyfield Road - *Nord*

- ◆ promote appropriate use of residential dwellings for home based commercial purposes, while maintaining the original character of the dwellings and surrounding area;
- ◆ promote the continual development of this section of Norton Street for commercial uses; and
- ◆ encourage modern development complementary to the architectural style of the streetscape.



4. NEIGHBOURHOOD CONTROLS

These Neighbourhood Controls apply across the whole of the Norton Street Commercial Neighbourhood.

All of the controls listed in the Suburb Profiles section of this DCP are supplementary to all other Controls within the DCP.

Building Envelope

- Building wall height is to be a maximum of 3.6m, unless an alternative building wall height is prescribed under the Additional Controls (Section 5 of A10.2.5 below).

Signage

- Signage along Norton Street and Parramatta Road must complement the existing signage of the streetscape and signage above awnings will not be supported.

Building Form/Pattern

- The consolidation and development over amalgamated allotments should be avoided and the pattern of small business and residential frontages maintained unless lot consolidation is encouraged in the additional controls (Section 5 of A10.2.5 below).

5. ADDITIONAL CONTROLS

There are a number of areas within the Leichhardt Commercial Distinctive Neighbourhood, which have particular characteristics or specific conditions affecting development. In these areas, a unique set of controls and/or development guidelines are necessary.

The Additional Controls only apply to the areas specifically identified below.

Norton Street – Parramatta Road to Marion Street - *Entrata*

- Where appropriate, original buildings along Norton Street and Parramatta Road should be retained.
- The number of driveway crossings should be minimised and are discouraged. Where provided vehicular crossings should be of a minimal width.
- Where site conditions allow, new development along Parramatta Road shall include public pedestrian connections through the site and/or provide frontages to the lanes.
- Where appropriate, Parramatta Road facades shall be restored to their original form with respect to elements such as windows, balconies, ornaments, balustrading and urns on the parapets.
- Where a building forms a part of a pair or a group, unity should be restored and surface treatments should harmonise with the existing Italianate facades.
- New development along Parramatta Road shall be exempt from the parking requirements of this DCP.
- On the eastern side of Norton Street, a maximum street wall height of 12m applies to new development. A maximum building height of 15m may be achieved where a set back of at least 3m from the building frontage is achieved. The wall height is measured from natural ground level at any point.



Italian Forum

Access

- The minimum width of public access at any point shall be 3 metres;
- Not more than 25% of the area of the piazza shall be licensed for commercial use
- The licensed area may only be occupied by movable furniture and objects which must be removed at close of trading each day;
- There shall be free movement around the licensed areas, under the colonnades, as well as in crossing the piazza from the corners and at the principal points of access.

Awnings

- There shall be no permanent awnings or partitions within the piazza space and the following particulars shall apply:
- Table umbrellas may be used to provide some protection from direct sun and rain;
- Umbrella fabrics shall be colour coordinated with the palette of the buildings, in neutral and natural colours and mid tones. Patterns, text and advertising material is not appropriate; and,
- The maximum coverage of open licensed areas by umbrellas shall be 50%.

Activities

- The piazza is to be used predominantly for public purposes such as entertainment, ceremonies, markets,

festivals etc. Any such functions or occasions will require the removal of all tables, chairs, umbrellas, dividers, planters and the like in the piazza. Council will give notice for up to a maximum of 20 events in the piazza per year. Any additional events in the piazza will be considered favourably.

Refurbishment

- Any proposals for refurbishment should consider the following elements:
- When due for re-painting a more muted colour scheme should be used, but continuing the earth palette. This should reference to the colour wash patterns of Mediterranean buildings, such as using lime or cement based paint finishes. Acrylic paints are not appropriate.
- Remove the semi-circular portico (for the Library) which serves no purpose, and clutters up the piazza.
- Re-new the paving throughout to create a non-directional but dynamic pattern with some contrast in tone and texture while remaining colour neutral by comparison with the wall colours.
- The existing small pots and planters should be replaced by much bolder treatment with larger scaled planters/pots and plant material such as using vigorous climbers such as Bougainvillea and Wisteria. This is particularly required to the Balmain Road entries, and the atrium spaces between the residential units – currently bland and lacking detailed interest. The pots/planters shall be individually commissioned ceramic art pieces.



- Scope for displays of public art and exhibition material in transition spaces and on blank walls such as the Balmain Road entries, the walls to the amphitheatre, including the Balmain Road colonnade etc.

Renwick and Jarret Streets

- Where appropriate original buildings should be retained;
- A maximum building wall height of 6m may be used in this location for mixed use businesses.

Balmain Road, Hay, Catherine and McDonald Streets

- A maximum building wall height of 6m may be used in this location for residential development.
- Development along Balmain Road shall have a front setback of at least 4m.
- For commercial development fronting Balmain Road a maximum street wall height of 9m applies to new development. A maximum building height of 12 metres may be achieved where a setback of at least 3m from the building frontage is achieved. The wall height is measured from natural ground level at any point.

Civic Area (Marion Street – Wetherill Street) - Collina

- The existing 'public' buildings located in the area are to be retained.
- New development is to respect the integrity, visual prominence and hierarchy of existing tower elements along Marion Street.
- New development is to ensure the retention of existing street trees along

the site frontage of Leichhardt Primary School.

- A maximum building height of 12m applies to new development on both sides of Marion Street. The wall height is measured from natural ground level at any point.

Norton Street – Wetherill Street to Allen Street - Centro

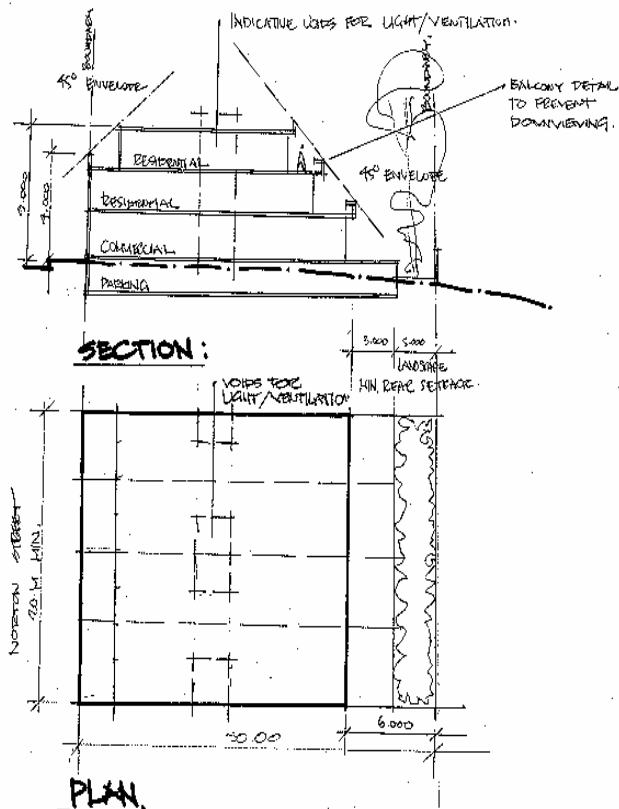
- Large-scale commercial development along this section of Norton Street is discouraged.
- Where appropriate, original buildings should be retained.

Norton Street – Allen Street to the City West Link Road - Rezidenzial

- Large-scale commercial development along this section of Norton Street shall be discouraged.
- A maximum building wall height of 6m may be used in this location for residential development.
- A maximum building height of 9m may be used for commercial and mixed residential and non residential development on the western side of Norton Street.
- For residentially zoned land a floor space ratio greater than 1:1 may be permitted for mixed residential and non residential development, where (see figures below):
 - The ground floor is used for non residential purposes
 - The lot size is greater than 600m²
 - Car parking is provided with a basement



- A third storey is setback and does not project into a 45° envelope plane drawn from the top of the front elevation of the second storey
 - A 45° envelope plane applies to the rear elevation and balconies are designed to prevent down viewing
 - An 8 metre rear setback is achieved
- The above mentioned envelope and setback controls also apply to mixed residential and other development with a building height exceeding 6m.



Norton Street – City West Link Road to Lilyfield Road - Nord

- A maximum building wall height of 6m may be used in this location for residential development.



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