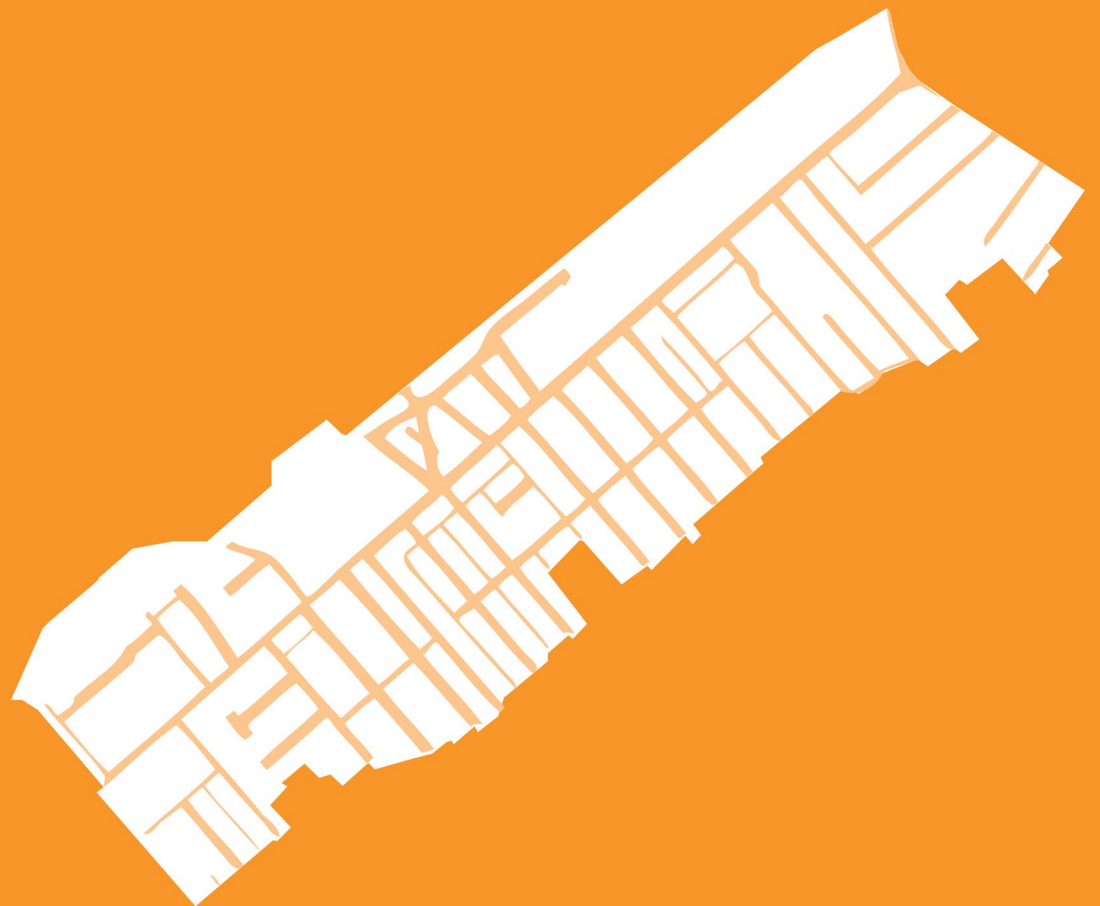


9.31

STRATEGIC CONTEXT UNWINS BRIDGE ROAD







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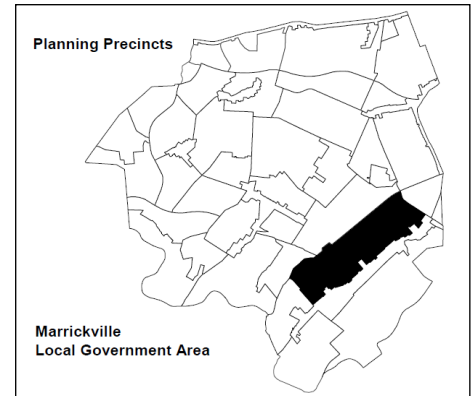




Part 9 Strategic Context

9.31 Unwins Bridge Road (Precinct 31)

Map of precinct



9.31.1 Existing character

This is one of the largest precincts, covering parts of St Peters, Sydenham and Tempe. It is roughly bounded by railway land to the north-west, the Princes Highway to the south-east (properties fronting the Princes Highway are not part of this precinct), Collins and Union Streets to the south-west and Campbell Street to the north-east. Unwins Bridge Road is a major road that runs from one end of the precinct to the other mostly parallel to the Princes Highway. Land fronting Campbell Street is reserved for Classified Road purposes. Sydenham Railway Station is located within the precinct.

The predominant land use of the precinct is low density residential followed by industrial, commercial and institutional land uses. Important landmarks include Tempe Public and High Schools, St Peters Public School and the St Peters Town Hall building on Unwins Bridge Road.

The majority of local roads within the precinct run between Unwins Bridge Road and the Princes Highway. Street widths are generally quite narrow, as are the footpaths. This road layout generally dictates the subdivision pattern. Overall the subdivision pattern is uniform where residential lots are generally small with narrow street frontages. Industrial lots within the precinct have an inconsistent subdivision pattern.

Major public open spaces within the precinct are Tillman Park and Sydenham Green, both offering opportunities for passive recreation. Another small public open space

between Mary Street and Roberts Street is worth mentioning. The park is very small in area but it is well equipped and well located where small children can play.

Housing stock is mixed and comprises a variety of styles including Victorian, Federation, Inter-War and Contemporary. There are a few heritage listed stone houses along Collins Street. There are some good examples of row housing along Florence Street, Sutherland Street and Yelverton Street. Uninterrupted rows of period housing can be found along Yelverton Street and Park Road. There is a row of semi detached dwellings along Mary Street and along Unwins Bridge Road between the substation and George Street. The precinct also contains some excellent examples of sandstone kerb and guttering and depression era brick paving.

The precinct contains the Collins Street Heritage Conservation Area.

The typography of the precinct dips towards the middle, with higher points along Hillcrest Street and Edith Street. Tree canopy along Unwins Bridge Road is very poor except the section between Mary Street and Bedwin Road. Other local roads within the precinct have relatively better tree canopy. Front and rear setbacks of private properties are reasonably landscaped.

Properties within this precinct are affected by some of the highest levels of aircraft noise through the Inner West local government area. Sydenham Green was created following the demolition of 150 houses which were acquired and demolished by the Federal Government following the opening of the third runway and expansion of Sydney airport in the 1990s, due to the noise impacts.

9.31.2 Desired future character

The desired future character of the area is:

1. To protect and preserve the identified period buildings within the precinct and encourage their sympathetic alteration or restoration.
2. To protect the identified Heritage Items within the precinct.
3. To maintain distinctly single storey streetscapes that exist within the precinct.
4. To protect groups or runs of buildings which retain their original form including roof forms, original detailing and finishes.
5. To protect significant streetscapes and/or public domain elements within the precinct including landscaping, fencing, open space, sandstone kerbing and guttering, views and vistas and prevailing subdivision patterns.
6. To preserve the predominantly low density residential character of the precinct.
7. To support pedestrian and cyclist access, activity and amenity including maintaining and enhancing the public domain quality.
8. To ensure that the provision and location of off-street car parking does not adversely impact the amenity of the precinct.
9. To protect the identified values of the Collins Street Heritage Conservation Area.

9.31.3 Heritage Conservation Areas (HCAs)

The precinct contains HCA 32 Collins Street Heritage Conservation Area. Refer to Part 8 (Heritage) of this DCP for detailed controls and guidelines.

9.31.3.1 HCA 32: Collins Street Heritage Conservation Area (C32)

The Collins Street Heritage Conservation Area is significant because it demonstrates historic and high quality aesthetic values through its use of sandstone as its primary



building material. Most of the contributory buildings were constructed between 1870 and 1930, and the use of sandstone from the adjacent quarry and subsequent occupation by stonemasons reveals the close connection between employment and housing that is an important theme of the area's early development.

The buildings demonstrate a high level of craftsmanship through the construction and detailing of the stonework and although the houses are relatively modest in scale, they form a streetscape group of high aesthetic quality as they step down the hillside. Of particular note are the late Victorian sandstone cottages at 1 Collins Street, 3 Collins Street, 11 Collins Street and 13 Collins Street.

The Area also includes excellent examples of iron palisade fences with sandstone pillars and capping.

The Area contains a 1930s free-standing shop – possibly a butcher's shop with 1930s ceramic and glass tiles to the exterior which is one of the last of its type and soon superseded by the local shopping centre.

The small park at the corner of Collins and Toyer Streets is a good example of a 'pocket park' created on single lots of undeveloped land in the area.

The built forms of the Area are rare in their use of sandstone as a primary construction material in the second half of the 19th Century, a period when it has passed from common use for residential dwellings. It also demonstrates rare aesthetic qualities due to the quality and details of construction. The Area is also representative of the close connection between employment and residence typical of the 19th Century cultural landscape.

The key period of significance for the Collins Street Heritage Conservation Area is 1870-1930.

9.31.4 Precinct-specific planning controls

C1 HCA 32 Collins Street Heritage Conservation Area has been identified as containing the following streetscapes:

- a. Residential detached and semi-detached streetscapes (Type A). Refer to Section 8.3 of this DCP for relevant controls.

Relevant Architectural Style Sheets for HCA 32 Collins Street Heritage Conservation Area include:

- b. Victorian Filigree. Refer to Section 8.5.1 of this DCP for relevant controls.
- c. Federation styles. Refer to Section 8.5.2 of this DCP for relevant controls.
- d. Inter-War styles (in particular Californian bungalow). Refer to Section 8.5.3 of this DCP for relevant controls.

9.31.5 Site-specific planning controls

Nil