

# 9.34

## STRATEGIC CONTEXT TEMPE RESERVE







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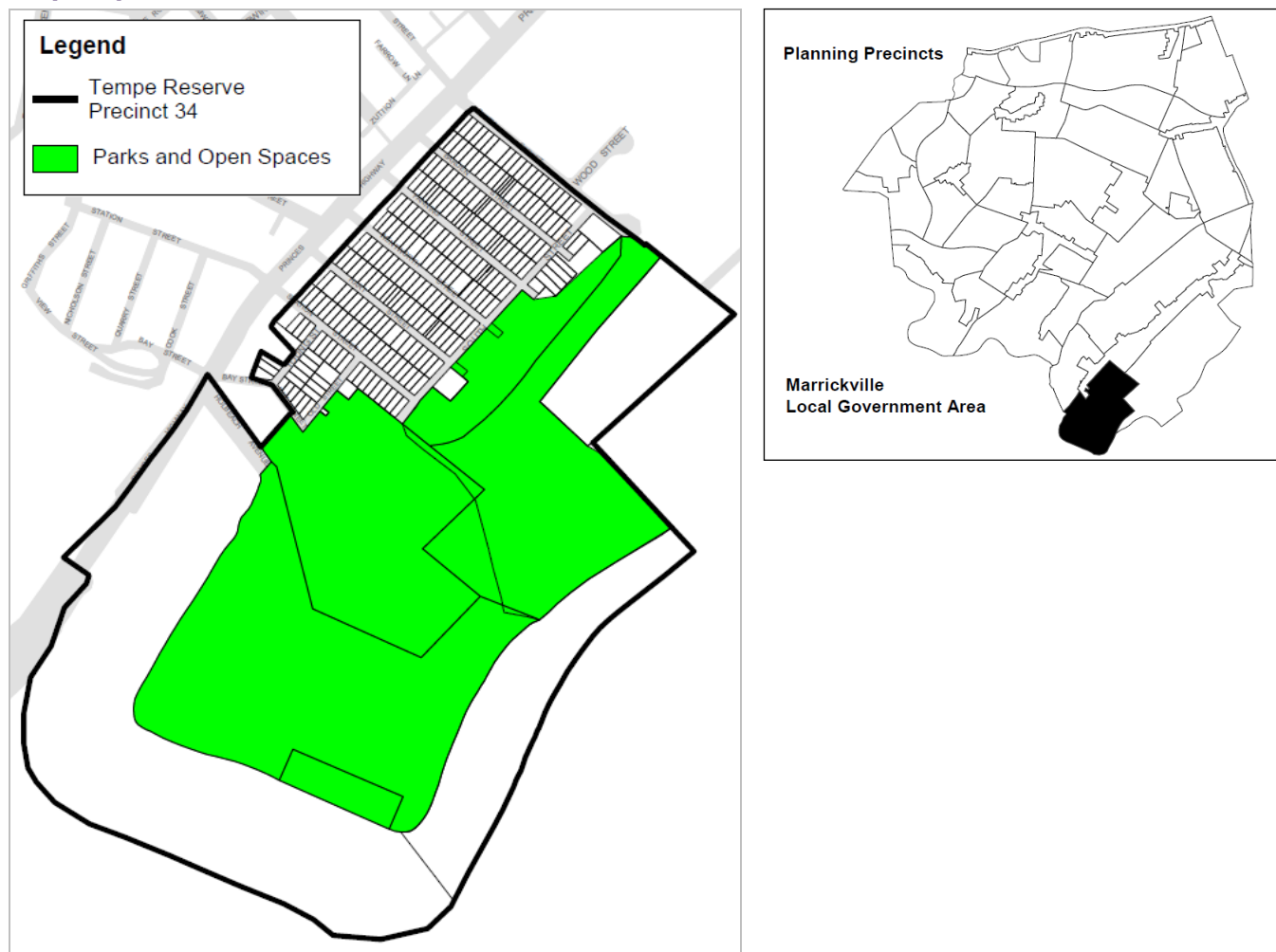




## Part 9 Strategic Context

### 9.34 Tempe Reserve (Precinct 34)

#### Map of precinct



#### 9.34.1 Existing character

This precinct is located on the southern side of the Princes Highway bounded by Smith Street to north and Holbeach Avenue to south and is wholly located within the suburb of Tempe. More than three quarters of the precinct is occupied by Tempe Reserve, Road Reservations and the Cooks River.

The developed parts of the precinct have a regular subdivision pattern with all main streets running in an east-west direction connecting the Princes Highway to South Street. The land dedicated as a future road reservation is currently occupied by swamps and outdoor recreation facilities of Tempe Reserve. A large three level high shipping container terminal is located along Swamp Road and Alexandria Canal which presents an unsightly eastern view from the precinct.

The precinct's amenity is impacted by high levels of aircraft noise and traffic noise from the Princes Highway. The roads and footpaths within the precinct are generally narrow. Existing dwelling houses primarily rely on kerb side parking which makes the already

narrow roads dangerous for vehicle movements. All the footpaths are of standard width with no nature strip. The precinct has a good canopy of medium sized native trees.

The major public open space is Tempe Reserve, which offers a range of active and passive recreational facilities. There are small pockets of public and private open spaces along South Street offering passive recreation. The swamp land across South Street also appears to offer passive recreation, however it is not well advertised.

The precinct has been identified as having high biodiversity values. It is essential that development with the precinct considers the potential impacts to biodiversity including native fauna (including Threatened Species and Endangered Populations); native vegetation (including Endangered Ecological Communities); and habitat elements (including their condition, structure, function, connectivity and disturbance).

The precinct contains one of the oldest subdivisions within land where this DCP applies, though little original building fabric has survived. The entire precinct contains a relatively older stock of low density housing with a variety of housing style and era including Victorian, Federation and contemporary buildings. The majority of dwelling houses are single storey. The precinct contains a rare timber slab cottage located at 44 Barden Street, Tempe which dates from the mid-19th century. It is a rare surviving example of the type of vernacular rudimentary timber building built in early Sydney. The house is one of the oldest houses in Tempe and is on land which was part of an original land grant dating back to 1799. Other non residential land uses include a place of public worship, a smash repairer and a few industrial/warehouses.

There are no Heritage Conservation Areas contained within the precinct.

### 9.34.2 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 support pedestrian and cyclist access, activity and amenity including maintaining and enhancing the public domain quality.
7. To preserve the predominantly low density residential character of the precinct.
8. To ensure that new development considers all potential impacts to biodiversity.
9. To ensure that development in the foreshore area will not impact on natural foreshore processes or affect the significance and amenity of the area.
10. To protect existing industrial lands required to service Sydney Airport, Port Botany and greater Sydney.
11. To ensure that new development does not negatively impact on the effective operation of the Princes Highway.
12. To ensure that the provision and location of off-street car parking does not adversely impact the amenity of the precinct.



### **9.34.3 Heritage Conservation Areas (HCAs)**

There are no Heritage Conservation Areas contained within the precinct.

### **9.34.4 Precinct-specific planning controls**

Nil

### **9.34.5 Site-specific planning controls**

Nil