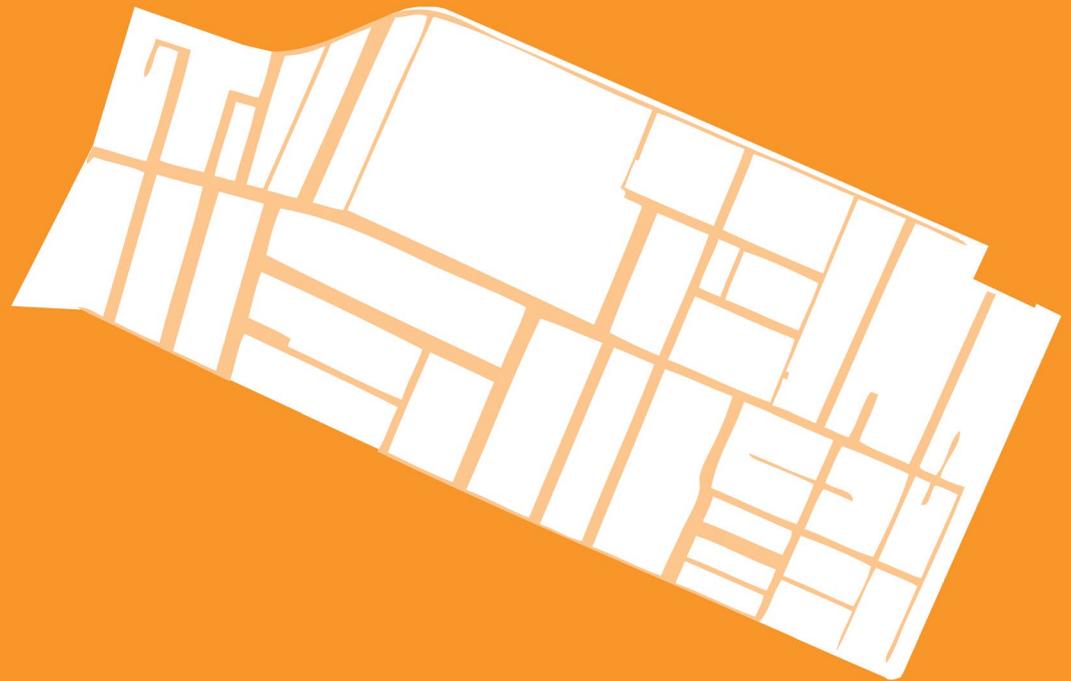


# 9.9

## STRATEGIC CONTEXT NEWINGTON







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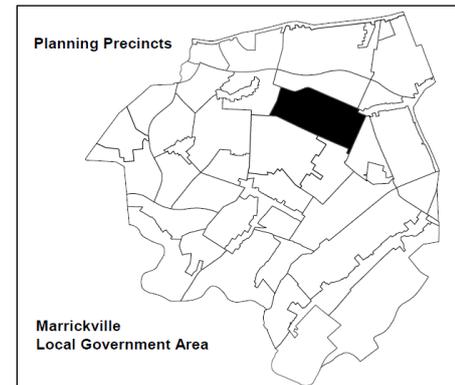
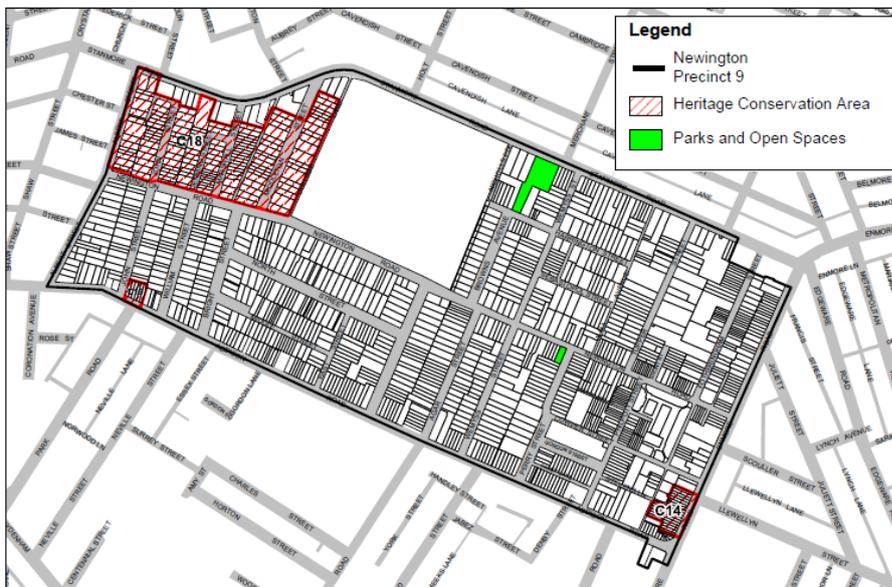




## Part 9 Strategic Context

### 9.9 Newington (Precinct 9)

#### Map of precinct



#### 9.9.1 Existing character

This precinct is bounded by Stanmore Road to the north, Enmore Road to the east, Albert Street to the west and Addison Road to the south. Newington Road runs through the middle of the precinct in an east west direction. The western section of the precinct is within the suburb of Petersham, the northern section is within Stanmore, the southern section is within Marrickville and north eastern section is within the suburb of Enmore. The precinct slopes in a general south easterly direction with individual streets having modest to steep slopes. Sections of Newington Road offer distant views of buildings in Wolli Creek to the south. Sections of Addison Road offer views to Enmore Park and a few other streets offer views to the landscaped areas and buildings of Newington College.

Heritage listed Newington College is roughly located in the middle of the precinct and has an approximate area of 9 hectares. Important public and private buildings within the precinct include a Greek Orthodox Childcare Centre, Newington College, several places of public worship, the Cyprus Club and the Enmore Child Care Centre.

The precinct contains no dedicated open space areas for active recreation and only includes a couple of small open space areas designed for passive recreation. The private open spaces within each dwelling house are therefore important and should be retained.

All main streets within the precinct with the exception of few narrow streets have standard width footpaths on both sides of the street, and generally unrestricted kerbside parking on both sides. The streets are generally lined with native trees however the overall street trees pattern is random and there is potential for a systematic street tree planting scheme to be initiated.

The predominant land use within the precinct is residential with single dwelling houses forming the majority of the building stock. Areas west of Wemyss Street can be characterised as low density residential, comprising mostly of Victorian and Federation style dwelling houses. However, parts of the precinct towards the east of Wemyss Street contain a considerable number of residential flat buildings and other forms of multi dwelling housing. The southern and western parts of the precinct, beyond Newington College, have a more consistent land use and subdivision pattern with wider roads compare to the eastern parts beyond Tupper and Perry Streets. However the subdivision pattern within individual streets is generally consistent.

The precinct contains part of the Petersham South (Norwood Estate) Heritage Conservation Area, and a very small portion of both the Norwood Park Estate and the Llewellyn Estate Heritage Conservation Areas.

Commercial areas are generally concentrated along Stanmore Road, Enmore Road and Addison Road frontages. The commercial strips along Addison Road generally take the form of Victorian era two storey mixed-use buildings. The industrial buildings within the precinct are generally from the Inter-War period.

### 9.9.2 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 built 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 Petersham South (Norwood Estate) Heritage Conservation Area, Norwood Park Estate Heritage Conservation Area and the Llewellyn Estate Heritage Conservation Area.

### 9.9.3 Heritage Conservation Areas (HCAs)

The precinct contains parts of three Heritage Conservation Areas; being HCA 18 Petersham South (Norwood Estate) Heritage Conservation Area, a small portion of HCA 19 Norwood Park Estate Heritage Conservation Area and a small portion of HCA 14 Llewellyn Estate Heritage Conservation Area.

Each of those Heritage Conservation Areas has been identified for its own unique heritage values. Refer to Part 8 (Heritage) of this DCP for detailed controls and guidelines.



### **9.9.3.1 HCA 18: Petersham South (Norwood Estate) Heritage Conservation Area (C18)**

The Petersham South (Norwood Estate) Heritage Conservation Area is of historical significance as an area developed from the 1854 Norwood Estate subdivision and an extension to George Johnston's Annandale Farm. The Petersham South (Norwood Estate) Heritage Conservation Area is of aesthetic significance for its diverse range of development found within the Area, which demonstrate the ongoing process of speculative development and re-subdivision of land.

The Area has a fine range of housing from the late 19<sup>th</sup> Century through to the mid 20<sup>th</sup> Century including 19<sup>th</sup> Century Villas and their garden setting, 19<sup>th</sup> Century houses (detached and semi-detached) and their garden setting, 20<sup>th</sup> Century houses – cottages, bungalows and two-storey, 19<sup>th</sup> and early 20<sup>th</sup> Century terraces and houses.

The streetscape of Middleton Street is rare in the area, with substantial houses set high above the road and supported by sandstone terraces rising in tiers from a retaining wall at street level. Development on the eastern side of the road is set at or below ground level, which provides space for an undercroft.

The Area is a representative area of the late 19<sup>th</sup> Century and mid 20<sup>th</sup> Century period housing ranging from substantial Victorian gentleman's villas to modest detached residential development.

The key period of significance for the Petersham South (Norwood Estate) Heritage Conservation Area is 1854-1940.

### **9.9.3.2 HCA 19: Norwood Park Estate Heritage Conservation Area (C19)**

The Norwood Park Estate Heritage Conservation Area is a representative area of Federation period cottages built between 1905-1915. It is of historical significance as an area developed within a short timeframe within the Federation period (1905-1915) from the 1905 "Norwood Park Estate" subdivision. This was probably the last portion of the Norwood Park Dairy, which ceased operating in 1905.

The Norwood Park Estate Heritage Conservation Area is of aesthetic significance for its high quality streetscape and many high quality examples of Federation bungalows that include original timber joinery and detailing to verandahs. This quality is derived from the consistency of the subdivision pattern, setbacks, built forms, roofscapes, materials, detailing, and garden spaces of the elements of the group. The public domain is simply designed and detailed.

It is representative of the principal characteristics of the development of Marrickville from a rural Estate to a suburban cultural landscape and contains streetscapes and public domain elements representative of civic management and improvement programs including sandstone kerbing and street tree planting of the late 20<sup>th</sup> Century.

The key period of significance for the Norwood Park Estate Heritage Conservation Area is 1905-1915.

### **9.9.3.3 HCA 14: Llewellyn Estate Heritage Conservation Area (C14)**

The Llewellyn Estate Heritage Conservation Area is of historical significance as an area developed around the 1850s "Waterloo Villa" (later known as Frankfort Villa, Frankfort House, Bethesda and Stead House) as the 1894 "Llewellyn Estate"

subdivision. The area is of high historical significance as it retains the original (albeit altered) 1850s villa, which is heritage listed as an individual heritage item.

The Area is of historical significance for demonstrating the pattern of development in the Council area from early land grants to suburban cultural landscape. The pattern of subdivision has responses to the patterns of smaller Colonial land grants made south of Enmore Road. The layers of occupation are demonstrated clearly through the street and subdivision pattern, the form of development and the more recent layers of occupation by migrants 1950-c2000; and gentrification (c1980-present).

The pattern of development in the area provides evidence of the historical process of small-scale speculative development and the rise of housing choice for the middle classes. The area demonstrates the transition in built forms accompanying the decline of the densely developed terrace house model of urban development to the beginning of the low-density suburban patterns and social principals of 20<sup>th</sup> century suburbia.

The Llewellyn Estate Heritage Conservation Area is of aesthetic significance for its substantially intact collections (built forms) of early 20<sup>th</sup> Century single-storey domestic design covering a range of typologies. It is significant for the individual responses to the triangular street layout, resulting in an interesting adaptation of built forms to accommodate irregular lots near intersections which allow a range of views over houses that are not normally available from the public domain. It is also significant for the many substantially intact individual examples of Federation period bungalows, including original timber joinery, window hoods and detailing to gables and verandas.

The Area represents the principal characteristics of the development of the area from a rural Estate to a residential area. The area provides valuable evidence of the range of building types and forms available to the middle class from the late 19<sup>th</sup> and early 20<sup>th</sup> Century, including the detached cottage, semi-detached pair and terrace house.

The key period of significance for the Llewellyn Estate Heritage Conservation Area is 1886-1915.

### 9.9.4 Precinct-specific planning controls

**C1** HCA 18 Petersham South (Norwood Estate) Heritage Conservation Area has been identified as containing the following streetscapes:

- a. Mixed Residential Streetscape (Type B). Refer to Section 8.3 of this DCP for relevant controls.

Relevant Architectural Style Sheets for HCA 18 Petersham South (Norwood Estate) Heritage Conservation Area include:

- b. Victorian Italianate/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.

**C2** HCA 19 Norwood Park Estate 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.
- b. Retail Streetscapes. Refer to Section 8.4 of this DCP for relevant controls.

Relevant Architectural Style Sheets for HCA 19 Norwood Park Estate Heritage Conservation Area include:



- c. Federation styles. Refer to Section 8.5.2 of this DCP for relevant controls.
- d. Inter-War styles (particularly Inter War Californian bungalow). Refer to Section 8.5.3 of this DCP for relevant controls.

**C3** HCA 14 Llewellyn Estate Heritage Conservation Area contains the following additional area-specific controls:

- a. Retain, protect and plan for ongoing maintenance and viability of the significant street tree plantings (particularly Brush Box).
- b. To retain triangular street layout, development must not require the amalgamation of streets into the development site. Existing views of oblique intersections must be preserved and not obscured by new development.
- c. Development at atypical (non-90 degree) intersections must present a primary façade to one elevation only and respond to the shape of the lot through the built form.

**C4** HCA 14 Llewellyn Estate 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 14 Llewellyn Estate Heritage Conservation Area include:

- b. Victorian Italianate/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.

### **9.9.5 Site-specific planning controls**

Nil