

9.2

STRATEGIC CONTEXT PETERSHAM NORTH





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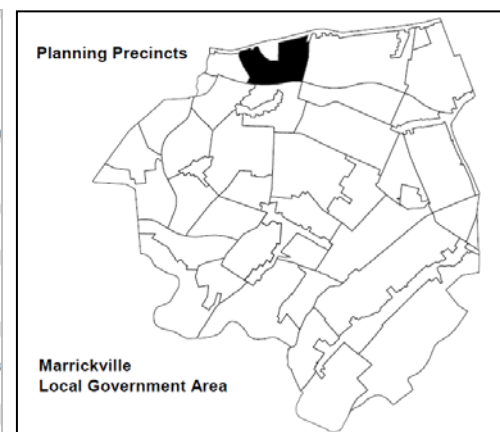
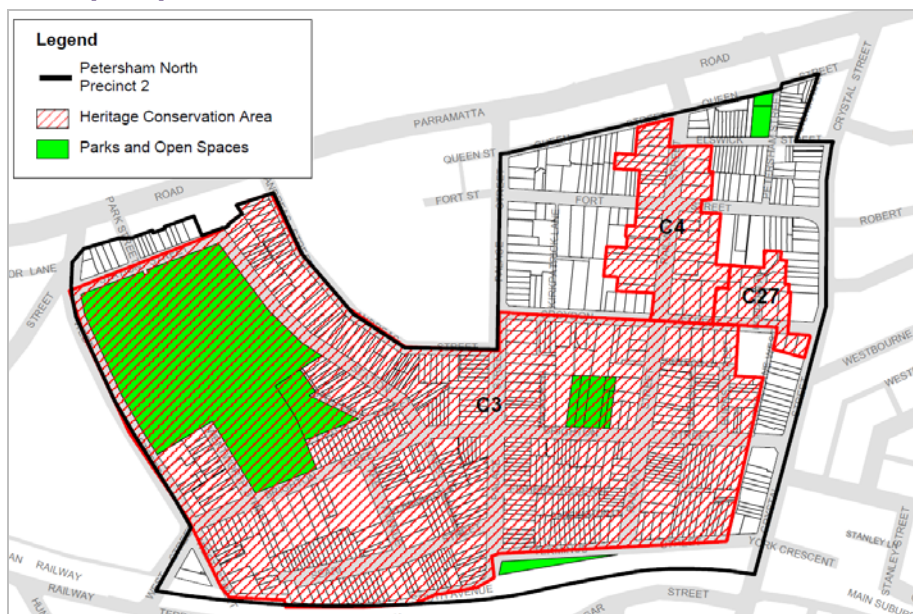




Part 9 Strategic Context

9.2 Petersham North (Precinct 2)

Map of precinct



9.2.1 Existing character

This precinct is located towards the north-western corner of the Marrickville Local Government Area, and is generally bounded by Queen Street, Andreas Street the rear of properties fronting Parramatta Road, West Street, the Main Western rail line, and Crystal Street. It includes most of that part of Petersham which lies north of the railway line. West Street and Crystal Street are major arterial roads, and Brighton Street, which crosses the precinct from east to west, also carries a considerable amount of through-traffic.

The precinct is predominantly residential in character, but includes commercial development on the western side of Crystal Street, and a small number of commercial premises in other locations. The White Cockatoo Hotel is a substantial Victorian building located on the western corner of Terminus Street and Railway Street. Petersham train station, and its grand Victorian station building, is located on the southern edge of the precinct.

The street layout of the precinct is characterised by a fairly regular grid pattern east of Palace Street, with a small number of cul-de-sacs. West of Palace Street, the street pattern is less regular, to accommodate Fort Street High School and Petersham Park. The north-eastern part of the precinct, around the northern end of Railway Street, is quite elevated, and slopes south down towards the railway line, and west down towards Petersham Park. Local views are available southwards, down Railway Street and Palace Street.

Street widths vary from narrow to wide, with Palace Street and Railway Street being amongst the widest. Lots vary in width, depth, area and shape. There is a grouping of larger lots in the more elevated part of the precinct, particularly around Croydon Street.

Many streets have grassed nature strips and a mixture of small to medium street trees of both native and exotic species. A smaller number of large street trees are spread throughout the precinct. Front building setbacks are a mixture of mainly small setbacks of less than 2 metres, and medium setbacks of 2 metres to approximately 4 metres. Front setbacks generally contain small to medium shrubs and trees.

The precinct contains a mixture of detached dwellings, semi-detached dwellings and attached dwellings (terrace houses), with a smaller number of residential flat buildings, and occasional multi dwelling housing. The precinct contains predominantly Victorian buildings, a considerable number of Federation and Interwar buildings, and a smaller number of Post-War and contemporary buildings. The properties fronting Hordern Avenue are notable as a clearly defined, and very intact, example of Inter-War multi dwelling housing and semi-detached housing. Throughout the precinct, off-street car parking accessible from the front of buildings is uncommon. In some streets, properties have rear-lane vehicular access.

The precinct contains three Heritage Conservation Areas being the Petersham North Heritage Conservation Area, Railway Street (Petersham) Heritage Conservation Area and the Hordern Avenue Heritage Conservation Area.

Precinct 2 is relatively well served by open space, with Petersham Park being a large area of open space including a public swimming pool and a full-sized oval. Within Petersham Park, the avenue of mature trees extending north from Brighton Street, and adjacent to Wentworth Street, is particularly notable. Smaller parks are located in Brighton Street and Petersham Street, and the Petersham Bowling Club provides an area of privately owned open space which is open to the public. Aside from street access, pedestrian access to the southern side of the railway line is available, via stairs, at the Petersham station over-bridge, and via a tunnel to the west of the station.

Areas within the precinct have been identified as having high biodiversity. It is essential that development within those areas 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).

Taverner's Hill Public School is located in Queen Street, and Fort Street High School and the Crystal Street campus of Petersham TAFE are both located adjacent to the precinct. The precinct includes a childcare centre towards the eastern end of Brighton Street, and a kindergarten towards the western end of Brighton Street, adjacent to Petersham Park.

Most of the precinct is in the West Street sub-catchment, but a small part of the precinct is in the Whites Creek sub-catchment. Both of those sub-catchments drain northwards to Port Jackson.

9.2.2 Desired future character

The desired future character of the area is:

1. To protect and preserve contributory and period buildings within the precinct and require 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 mixed density residential character of the precinct.
7. To ensure that new development considers all potential impacts to biodiversity.
8. To ensure that the provision and location of off-street car parking does not adversely impact the amenity of the precinct.
9. To support pedestrian and cyclist access, activity and amenity including maintaining and enhancing the public domain quality.
10. To protect the identified values of the Petersham North Heritage Conservation Area, Railway Street (Petersham) Heritage Conservation Area and the Hordern Avenue Heritage Conservation Area.
11. To ensure that higher density development demonstrates good urban design and environmental sustainability and provides suitable amenity for occupants of those developments.
12. To ensure that the design of higher density development protects the residential amenity of adjoining and surrounding properties.

9.2.3 Heritage Conservation Areas (HCAs)

The precinct contains three Heritage Conservation Areas; being HCA 3 Petersham North Heritage Conservation Area, HCA 4 Railway Street (Petersham) Heritage Conservation Area and HCA 27 Hordern Avenue 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.

9.2.3.1 HCA 3: Petersham North Heritage Conservation Area (C3)

The Petersham North Heritage Conservation Area is of historical significance as an area developed from the 1848 Petersham Estate Subdivision, 1854 Sydenham Estate subdivision and later subdivisions into the early 20th century. The area's built environment reflects its layered subdivision history.

The Petersham North Heritage Conservation Area is of aesthetic significance for its 19th Century Villas and their setting, 19th Century houses (detached and semi-detached) and their setting, 19th and early 20th Century terraces and houses (detached and semi-detached), groups and streetscapes containing 19th Century villas, houses and terraces and 20th Century houses and terraces. The Area contains the home of Percy Hordern, member of the Hordern family retail dynasty and prominent resident of the inner western suburbs of Sydney. Percy Hordern was also a locally prominent resident.

It is representative of the principal characteristics of the development of the Marrickville Council area from an early Estate to an urban cultural landscape and contains high quality streetscapes and public domain elements representative of civic management and improvement programs.

The key period of significance for the Petersham North Heritage Conservation Area is 1854-1920.

9.2.3.2 *HCA 4: Railway Street (Petersham) Heritage Conservation Area (C4)*

The Railway Street Heritage Conservation Area is of aesthetic significance for its ability to demonstrate the evolutionary patterns of development in the Marrickville area including Federation cottages and Victorian Italianate villas. The diversity of buildings are of a high quality but individual architectural approaches built within a relatively short period demonstrates the range of housing options available to property owners who had the resources to build a bespoke home. This contrasts with the speculative nature of most of the development within the Marrickville Local Government Area.

The Area reflects the history of subdivision and development in the former Petersham Municipality between the period 1854–1940.

The key period of significance for Railway Street (Petersham) Heritage Conservation Area is 1854-1940.

9.2.3.3 *HCA 27: Hordern Avenue Heritage Conservation Area (C27)*

The Hordern Avenue Heritage Conservation Area is significant because it demonstrates historic and aesthetic values which are important and rare in the Marrickville Local Government Area. The group of buildings in the area form a highly intact and cohesive streetscape through the use of consistent forms, materials and detailing.

The subdivision qualities of Hordern Avenue demonstrate the principles of infill development as they were understood and implemented in the Inter-War period, with the current layer of development being at least the third known to have occurred on the site.

The design and detailing of the group of Inter-War semi-detached bungalows and adjacent residential flat buildings in the Area is high in quality and includes the use of decorative brickwork and unusual details such as flattened-arched lintels to door openings, which together with the attached and linear built forms and minimal site setbacks establishes an intimate aesthetic quality to the buildings in the group.

The streetscape also demonstrates a high level of intactness and integrity of forms and finishes, with no evidence of major layering or significant layering to the fabric.

The key period of significance for the Hordern Avenue Heritage Conservation Area is 1937-1945.

9.2.4 Precinct-specific planning controls

- C1** To retain and protect historical shopfronts in the precinct, including the row of properties from Nos. 57 to 69 Palace Street, Petersham, which form a row of seven shopfronts, including large windows with clear glass and clearly defined entries, and the existing awnings which project from the front elevation over the footpath.
- C2** HCA 3 Petersham North Heritage Conservation Area has been identified as containing the following streetscapes:
 - a. Mixed Residential Streetscape (Type B). See Section 8.3 of this DCP for relevant controls.
 - b. Retail Streetscapes. See Section 8.4 of this DCP for relevant controls.



Relevant Architectural Style Sheets for HCA 3 Petersham North Heritage Conservation Area include:

- c. Victorian Italianate/Victorian Filigree. See Section 8.5.1 of this DCP for relevant controls.
- d. Federation styles. See Section 8.5.2 of this DCP for relevant controls.
- e. Inter-War styles. See Section 8.5.3 of this DCP for relevant controls.
- f. Inter-War Art Deco residential flat buildings. See Section 8.5.4 of this DCP for relevant controls.

C3 HCA 4 Railway Street (Petersham) Heritage Conservation Area has been identified as containing the following streetscapes:

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

Relevant Architectural Style Sheets for HCA 4 Railway Street (Petersham) Heritage Conservation Area include:

- b. Victorian Italianate/Victorian Filigree. See Section 8.5.1 of this DCP for relevant controls.
- c. Federation styles. See Section 8.5.2 of this DCP for relevant controls.
- d. Inter-War styles. See Section 8.5.3 of this DCP for relevant controls.
- e. Inter-War Art Deco residential flat buildings. See Section 8.5.4 of this DCP for relevant controls.

C4 HCA 27 Hordern Avenue Heritage Conservation Area has been identified as:

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

Relevant Architectural Style Sheets for HCA 27 Hordern Avenue Heritage Conservation Area include:

- b. Inter-War styles. See Section 8.5.3 of this DCP for relevant controls.

9.2.5 Site-specific planning controls

9.2.5.1 1-15 West Street & 96-98 Brighton Street, Petersham

- C5** In order for a development on Nos. 1-15 West Street to achieve the maximum built form controls contained in MLEP 2011 the sites must be amalgamated.
- C6** The height of any building occupying the Brighton Street frontage must not be more than the ridge height of the highest terraces on the opposite corner of West Street and Brighton Street (125-127 Brighton Street).
- C7** The West Street façade must not be higher than the wall height of Block E on the former Lewisham Hospital site.
- C8** In order to protect the heritage significance of Petersham Park the height of future development must remain below the tree line at the interface with Petersham Park.
- C9** Development on the site must not obstruct views from Petersham Park to the former Lewisham Hospital and Grounds.
- C10** The upper levels of the development must be designed so as to prevent overlooking into the rear yards of dwellings fronting Wentworth Street

and design/screening measures must be used to prevent or minimise as far as practicable views into living areas of those dwellings.