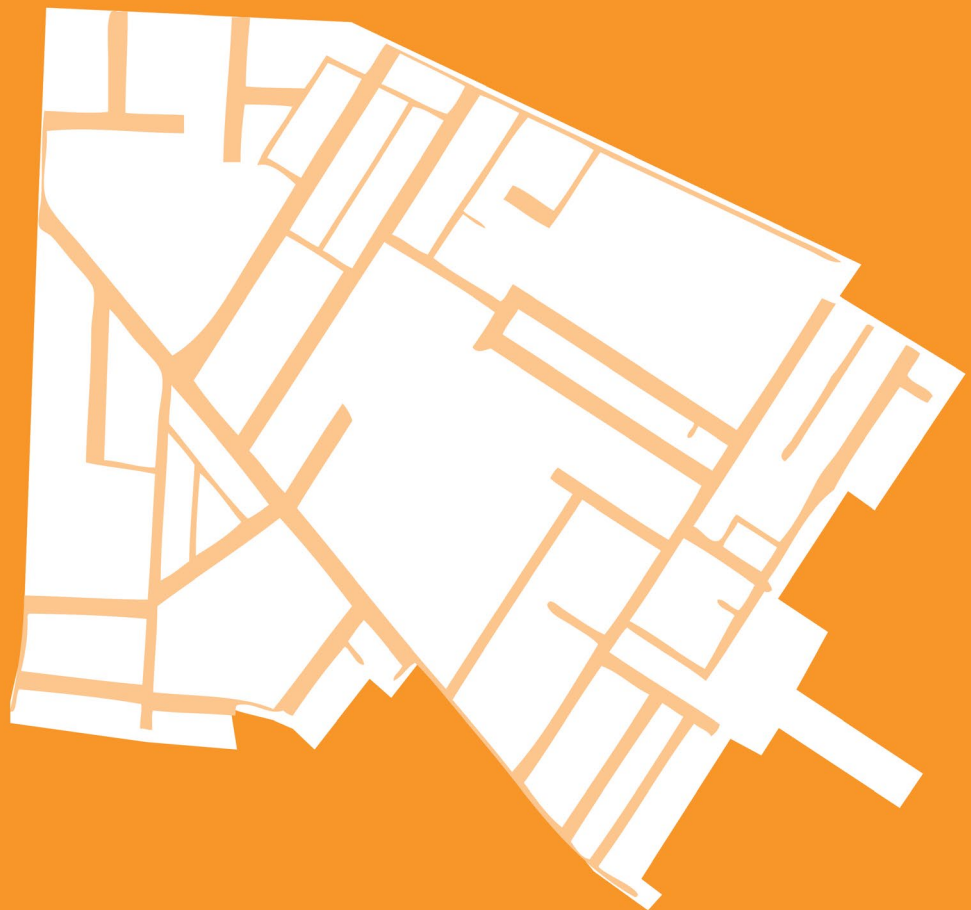


9.13

STRATEGIC CONTEXT HENSON PARK







Contents

Part 9	Strategic Context.....	1
9.13	Henson Park (Precinct 13).....	1
9.13.1	Existing character.....	1
9.13.2	Desired future character.....	2
9.13.3	Heritage Conservation Areas (HCAs).....	3
9.13.3.1	HCA 20: Audley Street South (Bayswater Estate) Heritage Conservation Area (C20).....	3
9.13.3.2	HCA 19: Norwood Park Estate Heritage Conservation Area (C19).....	3
9.13.4	Precinct-specific planning controls.....	4
9.13.5	Site-specific planning controls.....	4

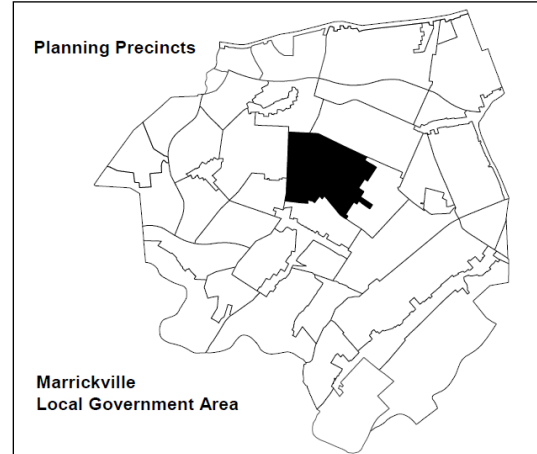
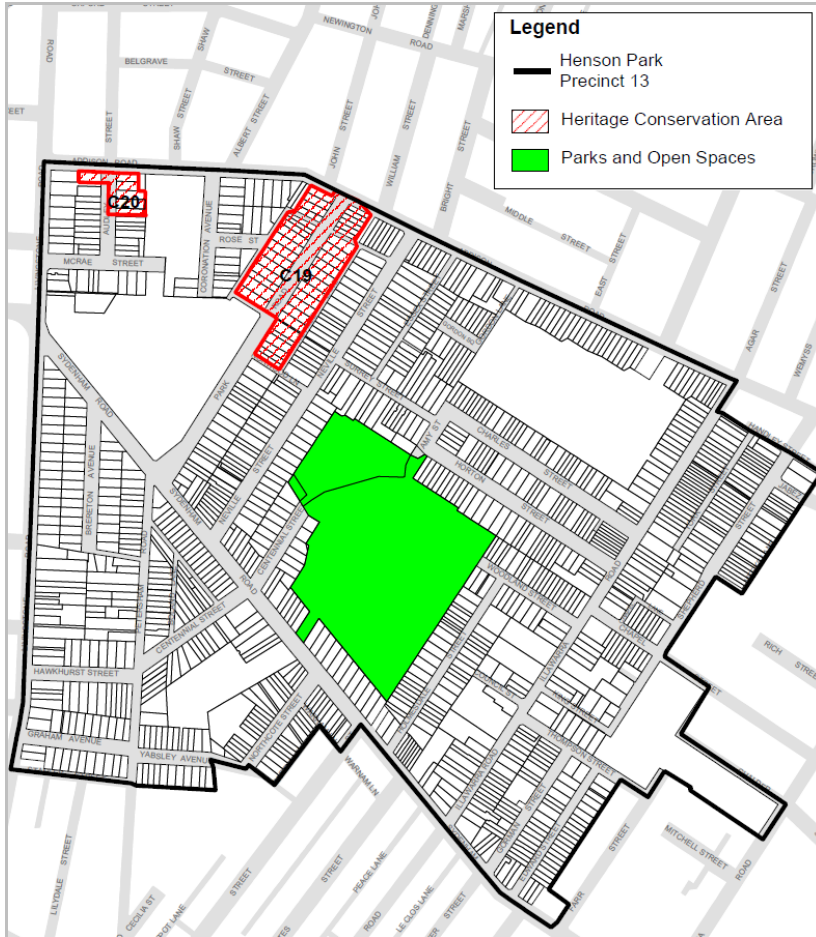




Part 9 Strategic Context

9.13 Henson Park (Precinct 13)

Map of precinct



9.13.1 Existing character

This precinct is located in the northern part of the suburb of Marrickville and generally slopes to the south east. The eastern edge of the precinct abuts the north western extent of the Marrickville industrial lands with the remainder of the precinct bounded by Addison, Livingstone and Sydenham Roads. Sydenham Road functions as an arterial connecting Parramatta Road and employment lands in southern Sydney and carries high volumes of heavy vehicle traffic which impacts on the amenity of sections of the precinct.

The subdivision pattern of the area is irregular with a range of lot depths and widths and streets of varying width. Few properties are serviced by rear lanes. The street system has been designed around the major community and open space uses in the precinct, particularly Henson Park at which a number of streets terminate. Road reserves within the precinct generally comprise footpaths and nature strips with landscaping predominantly of native species, generally random in pattern, although some streets feature planned planting schemes.

The topography rises in the vicinity of the Illawarra Road and Woodland Street intersection, with Henson Park forming a man made low point. The main area of open space in the precinct is Henson Park which is located towards the centre of the precinct on the site of the former Daley's brickpit. The Park comprises the main oval, grandstand and grassed hill surrounds. Prominent views and vistas within the precinct are principally along the main thoroughfares and cross connecting streets.

The land-use pattern is predominantly residential with interspersed shop top housing, corner shops; some still in operation and others converted to residential uses. Those uses are particularly evident on Illawarra Road where there are a number of former hotels and corner shops as well as the former Marrickville Town Hall building. The eastern end of the precinct has areas of mixed industrial and period housing along Shepherd, Chapel and King Streets. This precinct contains several schools and the Addison Road Community Centre.

Dwelling stock is predominantly one and two storey detached Victorian and Federation residential buildings, with occasional semi detached dwellings and residential flat buildings. However, there are also considerable examples of Inter-War and Post-War dwelling houses within the precinct. Several streets at the western end of the precinct are characterised by their single storey housing form. Those streets feature a mix of Federation and Inter-War period housing. There are also a number of streets that have very inconsistent streetscapes and built form with unsympathetic infill developments and alterations and additions to period houses. The industrial areas are characterised by Inter-War industrial buildings.

The precinct contains two Heritage Conservation Areas being the Audley Street South (Bayswater Estate) Heritage Conservation Area and the majority of the Norwood Park Estate Heritage Conservation Area.

Front setbacks are generally consistent within each street with a setback of 2 metres to 4 metres the most common. This area is predominantly soft landscaped. Front fences are generally low and are mainly brick and timber or metal or iron palisade. In areas of the precinct where off street parking is provided, it is most frequently at the rear of the property accessed by a rear lane or via a side driveway.

The precinct is within the Malakoff Street and Eastern Channel 1 North sub catchments which drain to the Cooks River.

9.13.2 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 Audley Street South (Bayswater Estate) Heritage Conservation Area and the Norwood Park Estate Heritage Conservation Area.

9.13.3 Heritage Conservation Areas (HCAs)

The precinct contains two Heritage Conservation Areas being HCA 20 Audley Street South (Bayswater Estate) Heritage Conservation Area and the majority of HCA 19 Norwood Park 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.

9.13.3.1 HCA 20: Audley Street South (Bayswater Estate) Heritage Conservation Area (C20)

The Audley Street South (Bayswater Estate) Heritage Conservation Area is of historical significance as a largely intact built environment resulting from the 1893 subdivision of part of the Norwood Estate. The area is representative of the Federation period of residential development in Marrickville.

The Audley Street South (Bayswater Estate) Heritage Conservation Area is of aesthetic significance for its strong patterns created by the consistently expressed built forms and survival of much original detailing from the area's key period of significance, represented by detached Federation period double fronted bungalows set centrally on their lots.

The key period of significance for the Audley Street South (Bayswater Estate) Heritage Conservation Area is 1905-1915.

9.13.3.2 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 development 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 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 20th Century.

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

9.13.4 Precinct-specific planning controls

C1 HCA 20 Audley Street South (Bayswater 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 20 Audley Street South (Bayswater Estate) Heritage Conservation Area include:

- b. 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.

9.13.5 Site-specific planning controls

Nil