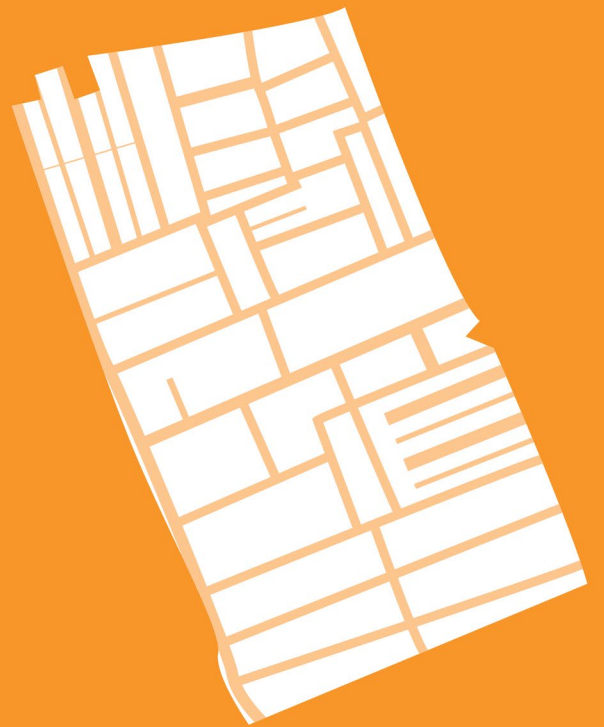


9.14

STRATEGIC CONTEXT CAMDENVILLE







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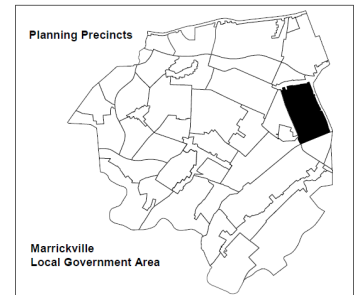
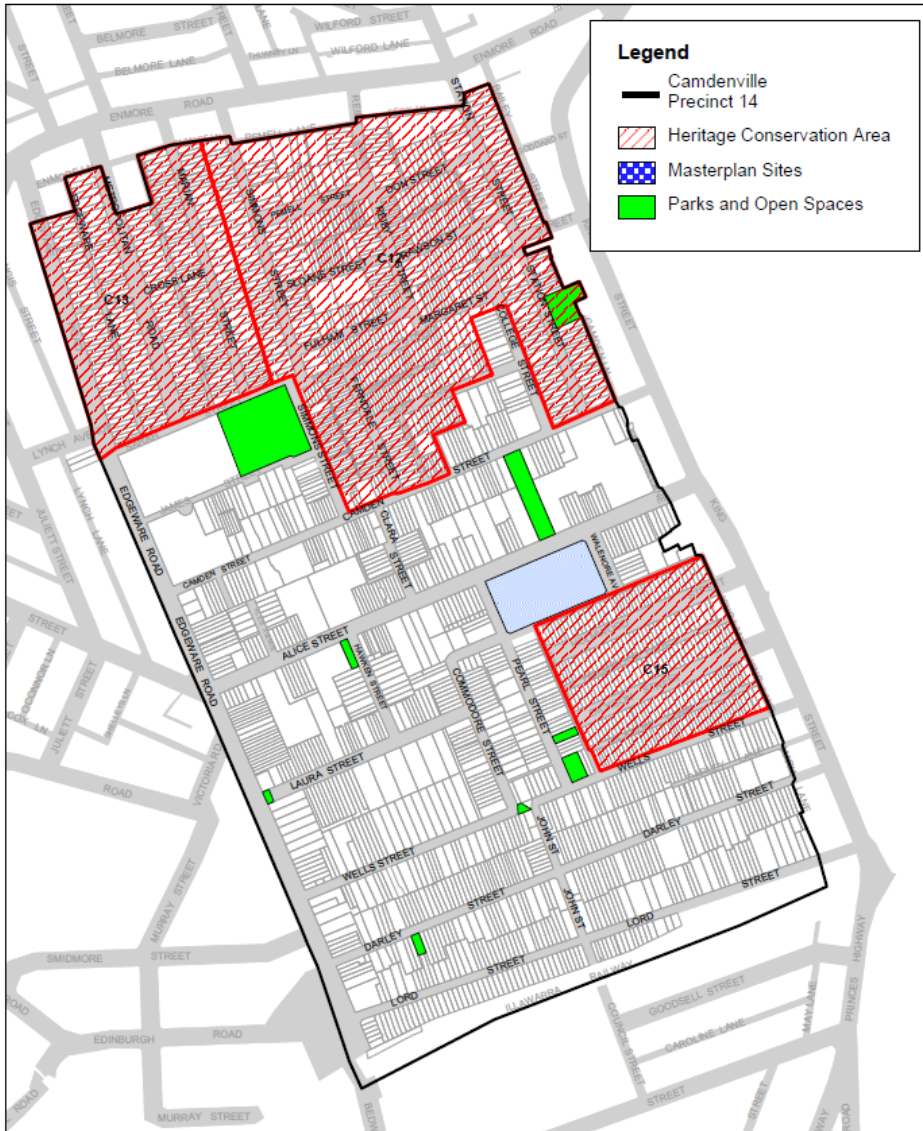




Part 9 Strategic Context

9.14 Camdenville (Precinct 14)

Map of precinct



9.14.1 Existing character

This precinct is located in the south western part of Newtown and aligns with the eastern boundary of the land where this DCP applies. A number of the streets within the precinct are one-way or contain road closures and are therefore only accessible from King Street or Edgeware Road, and in some instances Enmore Road. The precinct is bounded to the east by the rear of the properties fronting King Street, to the west by Edgeware Road, by Enmore Road to north and by the Illawarra Rail Line to the south. St Peters Rail Station is located at the south western tip of the precinct and Newtown Rail Station near the north eastern tip of the area.

PART 9: STRATEGIC CONTEXT

The subdivision pattern is characterised by densely packed allotments, with some larger sites interspersed throughout the precinct accommodating educational institutions, parks, community facilities and churches. The southern part of the precinct is comprised of particularly narrow streets, which are generally one way and run in an east-west direction with the cross streets limited to John, Pearl and Commodore Streets located in the centre of this part of the precinct. Those streets contain limited foliage with no established pattern of street planting with the amount of trees lining each street becoming sparser closer to the rail line. In this part of the precinct the streets generally have regularly sized footpaths and do not contain nature strips.

The streets in the north-western part of the precinct, bounded by Edgeware and Enmore Roads, are wider with a greater amount of street planting and predominantly grand Victorian style terraces. In the north-eastern part of the precinct, bounded by Simmons, Station and Camden Streets, the streets run in both a north-south and east-west direction and contain particularly tight allotments. The north-eastern corner is the higher point in the precinct with streets generally running in an east-west direction divided through the middle by Reiby Street. The topography of the area is characterised by a gentle slope towards the rail line and the south-west.

Open space within the precinct is generally in the form of pocket parks. These include Hawken Street Playground, Collyer Playground and Matt Hogan Reserve. Those parks are relatively contained and are characterised by informal plantings and play equipment. Camdenville Park, the former site of one of the original brick pits in Sydney, is located immediately south of the precinct and is now used for recreational purposes.

The precinct contains Camdenville Public School, Enmore TAFE, Reiby Hall, a number of places of public worship and community halls and a former high school fronting Metropolitan Road.

The land use pattern of the precinct consists mainly of low and medium density residential areas, with larger allotments accommodating industrial (and former industrial) or commercial uses and some dispersed areas of open space. The dominant housing style is comprised of a combination of single and two storey Victorian and single storey Federation houses, the majority of which provide no off-street parking, unless accessible via a rear lane. For the majority of the precinct the housing styles are concentrated in rows or collections and hence, at any one point throughout the area, a consistency in front setbacks is demonstrated.

Within these styles and envelopes, the building and fencing materials have evolved, following patterns of gentrification and cultural layering. Housing in the precinct cannot be characterised by one consistent material however there is strong evidence of the combinations of masonry, either rendered or face brick and tiles, corrugated iron or less often, slate roofing. Traditionally many of the fences in this precinct would have been constructed of a sandstone base with wrought Iron Palisade insert; however, these have since evolved and fencing in the area now varies from low lying or built-up masonry, either standalone or with timber picket or wrought infill, through to Colorbond.

The nature and distribution of the private open space within the precinct is generally to the rear of each of the properties; many of the dwellings having a small hard landscaped area to the front with little privacy from the public domain.

The precinct is bounded on the northern and eastern edges by a commercial precinct but actually contains few commercial buildings. In the southern part of the precinct these are mainly in the form of Victorian corner shops many of which have been converted for residential purposes. Edgeware Road is a major thoroughfare providing a distinct western edge to the precinct containing a combination of single and two storey



attached and detached dwellings, higher density Inter-War style development, the edge of Camdenville Public School, Enmore TAFE and some local commercial buildings.

The precinct contains three heritage conservation areas (HCAs) being the Enmore-Newtown Heritage Conservation Area, part of the Enmore House Estate Heritage Conservation Area and the Holmwood Estate Heritage Conservation Area.

The precinct contains no distinct industrial areas; however there is an unusual distribution of small, medium and larger sized industrial style buildings interspersed in amongst the residential development, some of which have historical value with others considerably detracting from the streetscape.

9.14.2 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 within the precinct.
4. 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.
5. To preserve the predominantly low to medium density residential character of the precinct.
6. To ensure the provision and location of off-street car parking does not adversely impact the amenity of the precinct.
7. To protect the identified values of the Enmore-Newtown Heritage Conservation Area, Enmore House Estate Heritage Conservation Area and the Holmwood Estate Heritage Conservation Area.
8. To ensure orderly development on the masterplan site in accordance with the principles of the masterplan vision, including allotment amalgamations, where required, that are not detrimental to achieving the overall masterplan structure and achieve an efficient and high quality built outcome.
9. To facilitate the redevelopment of the underutilised industrial site at 32-60 Alice Street, Newtown for a mix of uses that will contribute to the character and diversity of the precinct.
10. To ensure that higher density development demonstrates good urban design and environmental sustainability and provides suitable amenity for occupants of those developments.
11. To ensure that the design of higher density development protects the residential amenity of adjoining and surrounding properties.

9.14.3 Heritage Conservation Areas (HCAs)

The precinct contains three HCAs: being HCA 12 Enmore-Newtown Heritage Conservation Area, HCA 13 Enmore House Estate Heritage Conservation Area and HCA 15 Holmwood 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.

9.14.3.1 ***HCA 12: Enmore-Newtown Heritage Conservation Area (C12)***

The Enmore-Newtown Heritage Conservation Area is historically significant for its pattern of development throughout the area from the mid to late 19th century. The streetscapes demonstrate the pattern growth of the terrace house typology in Sydney during the mid to late 19th century.

The HCA demonstrates a range of building types and forms available to the Victorian worker, including the detached cottage, semi-detached pair and terraced house. It represents the principle characteristics of the development of the area from an early estate to a suburban cultural landscape and contains high quality streetscapes and public domain elements representative of civic management and improvement programs including small parks, sandstone kerbing and guttering and street tree planting of the late 20th century.

The early land grants in the area were of 30 acres to emancipists and small settlers, a significant contrast to the large holdings of the estates north of Enmore and Stanmore Roads. Their value for speculative purposes is shown through their rapid re-subdivision and amalgamation into a series of estates with substantial houses that exploited the good views to the south; and then re-subdivision into smaller parcels that formed the basis of today's street alignments. Major development commenced with the arrival of the rail line in the mid 1850s and continued through successive releases of land until the final subdivision made in 1902. The prevailing form of development in this time was the terrace house, and the stylistic development of the type during the second half of the 19th century can be seen in the style and form of the groups. Federation terraces represent the culmination of the medium density typology which was superseded by the rise of suburbia in the 20th century.

The HCA is historically significant for its association with Mary Reiby an early owner who built a villa on land bounded approximately by Enmore Road, Station Street, Holt Street and Reiby Street. It was subdivided after her death in 1855, and the house survived until 1966 when it was demolished for high-rise development.

The HCA is aesthetically significant for demonstrating many of the important variations upon the typology of the modest terrace house, including single and two storey versions and some early examples of the genre built under a single hipped roof span, and demonstrating the most utilitarian design of the type. The HCA is socially significant for the prominent location of community facilities at the northern end of the precinct close to Enmore Road including Reiby Hall, the masonic temple and hall, and the former church at 60 Reiby Street.

The key period of significance for the Enmore-Newtown Heritage Conservation Area is 1850 to 1915.

9.14.3.2 ***HCA 13: Enmore House Estate Heritage Conservation Area (C13)***

The Enmore House Estate HCA is of historical significance as the development of the 1883 subdivision of the last remaining grounds and former site of Enmore House, which was demolished at that time. The strong aesthetic values of the Enmore House Estate Heritage Conservation Area are derived from the strict discipline of the terrace house form and the regularity of the streetscapes it creates and reinforces by the street pattern.

The HCA includes high quality examples of the terrace house form intended for the middle class. It also provides valuable evidence of the range of building types and



forms available to the Victorian worker, including the detached cottage, semi-detached pair and terrace housing.

It is representative of the principle characteristics of the development of the area from an early estate to a suburban 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 Enmore House Estate Heritage Conservation Area is 1883 to 1915.

9.14.3.3 **HCA 15: Holmwood Estate Heritage Conservation Area (C15)**

The Holmwood Estate Heritage Conservation Area is of historical significance as the subdivision of the last remaining grounds of the site of the 1837 house Holmwood (aka Bello Retiro), which led to development of distinctive late 19th and early 20th century residential streetscapes.

The HCA contains fine examples of single and two storey terraces set in a highly cohesive streetscape with good street tree planting and other streetscape qualities. It is aesthetically significant for its narrow and dense development which establishes a tightly described street wall which creates a sense of intimacy and privacy within the area. It is also significant for its 19th and early 20th century terraces, cottages and houses (detached and semi-detached) which include several highly cohesive groups.

The HCA's built form reflects the interruption to development throughout NSW caused by the 1890s Depression, as many lots were still undeveloped in 1910 and now read as being non-original when they are in fact original development.

The Holmwood Estate Heritage Conservation Area also has historical association with Josiah Gentle, owner of the Bedford Brickworks (now Sydney Park).

The key period of significance for the Holmwood Estate Heritage Conservation Area is 1887 to 1930.

9.14.4 **Precinct-specific planning controls**

- C1** Built form and subdivision proposals must:
 - i. Encourage re-instatement of original fencing materials and dimensions;
 - ii. Retain existing outhouses within this precinct;
 - iii. Retain original building alignments and setbacks;
 - iv. Consider allowing additional density along rear lanes where the impact on the precinct will be minimal, through maintaining the original building and roof forms as visible from the public domain;
 - v. Carefully consider amendments to the existing subdivision in accordance with historic pattern of development; and
 - vi. Encourage the redevelopment of buildings on the southern side of James Street to enable the dedication of the front portions of those lots for future road widening.
- C2** HCA 12 Enmore-Newtown Heritage Conservation Area has been identified as containing the following streetscapes:
 - a. Mixed Residential Streetscapes (Type B). Refer to Section 8.3 of this DCP for relevant controls.

Relevant Architectural Style Sheets for HCA 12 Enmore-Newtown 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.

C3 HCA 13 Enmore House Estate Heritage Conservation Area has been identified as containing the following streetscapes:

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

Relevant Architectural Style Sheets for HCA 13 Enmore House 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.

C4 HCA 15 Holmwood Estate Heritage Conservation Area has been identified as containing the following streetscapes:

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

Relevant Architectural Style Sheets for HCA 15 Holmwood 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.

9.14.5 Site-specific planning controls

9.14.5.1 *32-60 Alice Street, Newtown Masterplan Area (MA 14.1)*

Objectives

- O1** To provide planning provisions that encourage the former industrial property at 32-60 Alice Street to be redeveloped for mixed residential and employment uses. The redeveloped site must incorporate new publicly accessible open space on the Alice Street frontage that functions as a through site link to Alice Lane, neighbourhood shops and services and residential dwellings.
- O2** To allow consideration for potential live/work or SOHO style accommodation fronting Little Commodore Street as part of any redevelopment.

Building height

- C5** The height of proposed buildings must conform to the control diagram(s) in Figures (14.1a) and (14.1b). The height is expressed in number of storeys.



Boundary setbacks

- C6** The boundary setbacks of proposed buildings must conform to the control diagram(s) in Figures (14.1a) and (14.1b). The setbacks are expressed in metres.

Sustainable envelopes and occupant amenity

- C7** The siting, orientation, depth and separation of proposed buildings must conform to the control diagram(s) in Figures (14.1a) and (14.1b). The dimensions are expressed in metres.

Domain interface and structure

- C8** New development must conform to the control diagram in Figure (14.1b) in regards to:
- i. The location of active land uses and frontages at ground level;
 - ii. The location of vehicular entries;
 - iii. The location of publicly accessible and dedicated pedestrian links; and
 - iv. The location and extent of public domain infrastructure.

Landscape and public open spaces

- C9** The landscaping and public open space on the site must:
- i. Be representative of the species indigenous to the area;
 - ii. Provide planting for shade in summer and sunlight penetration in winter for the open public spaces;
 - iii. Provide for deep soil planting within proposed pocket park with sufficient soil depth and volume to allow trees to reach maturity;
 - iv. Ensure a minimum of 25% of the open space area of the site is a deep soil zone; and
 - v. Activate the through site link by adjoining retail spaces along Alice Street and within the internal courtyard.

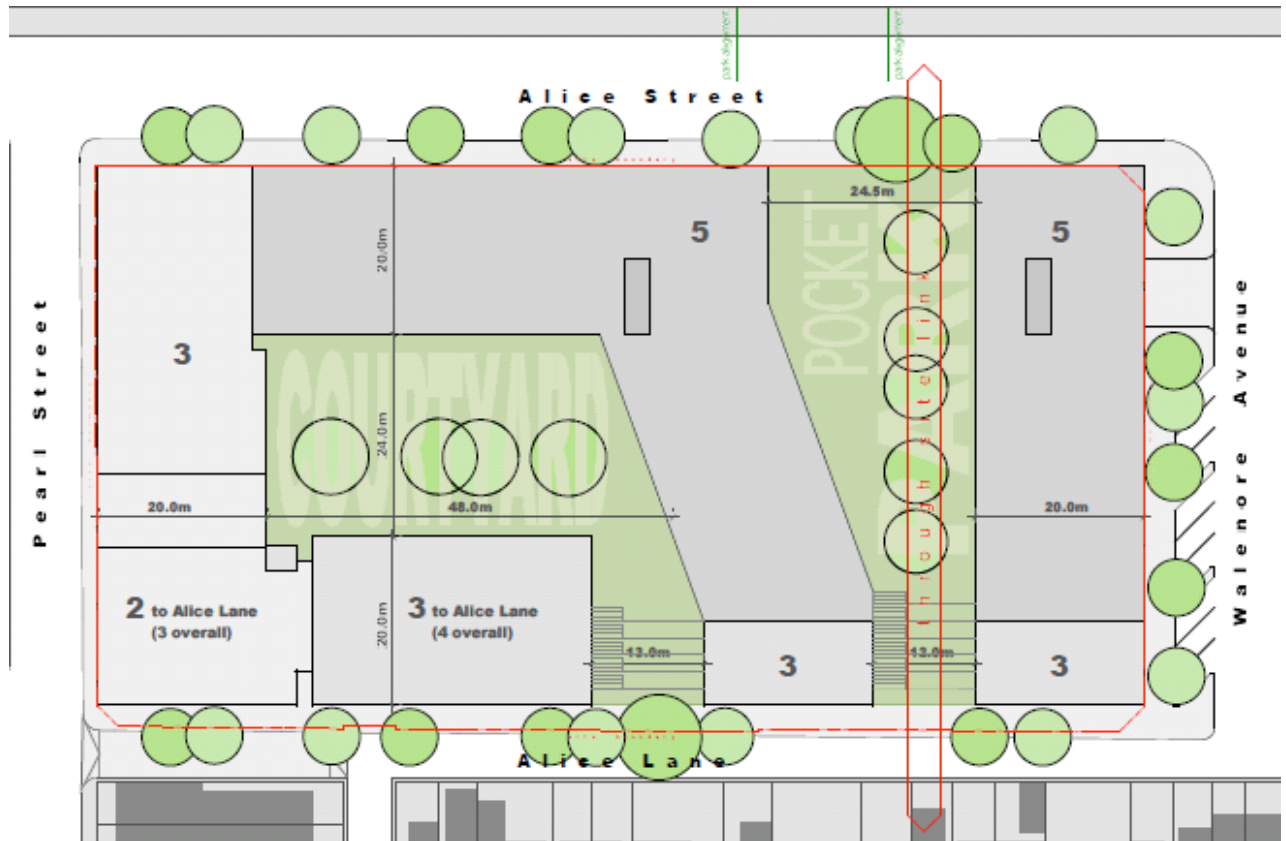


Figure 14.1a Plan Diagram

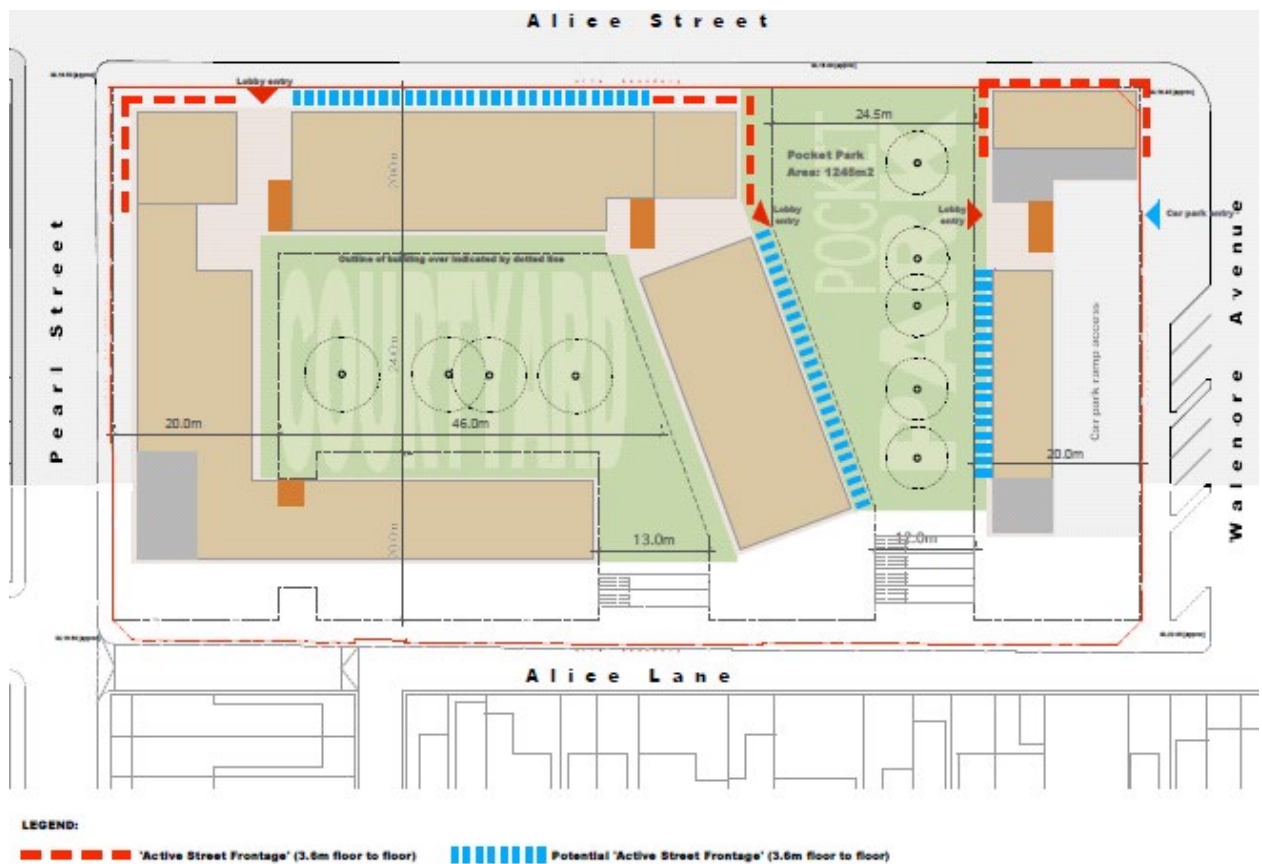


Figure 14.1b Buildings and Public Domain