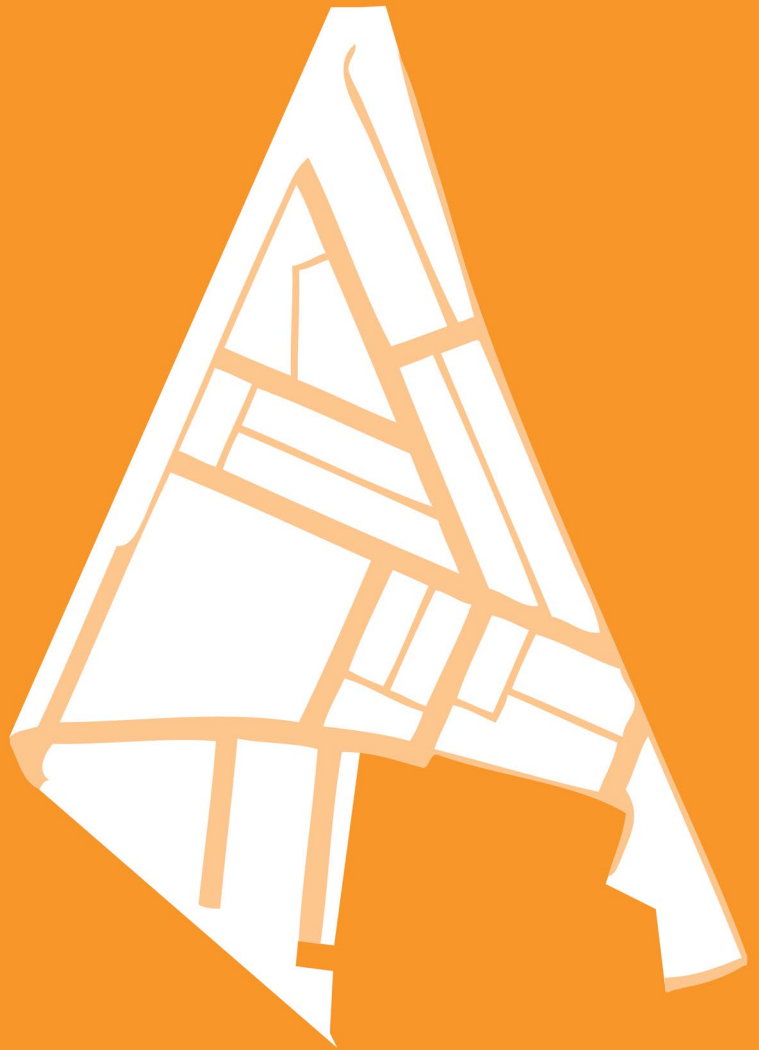


9.15

STRATEGIC CONTEXT ENMORE PARK







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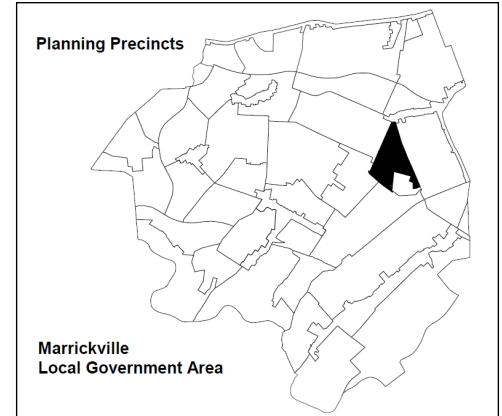
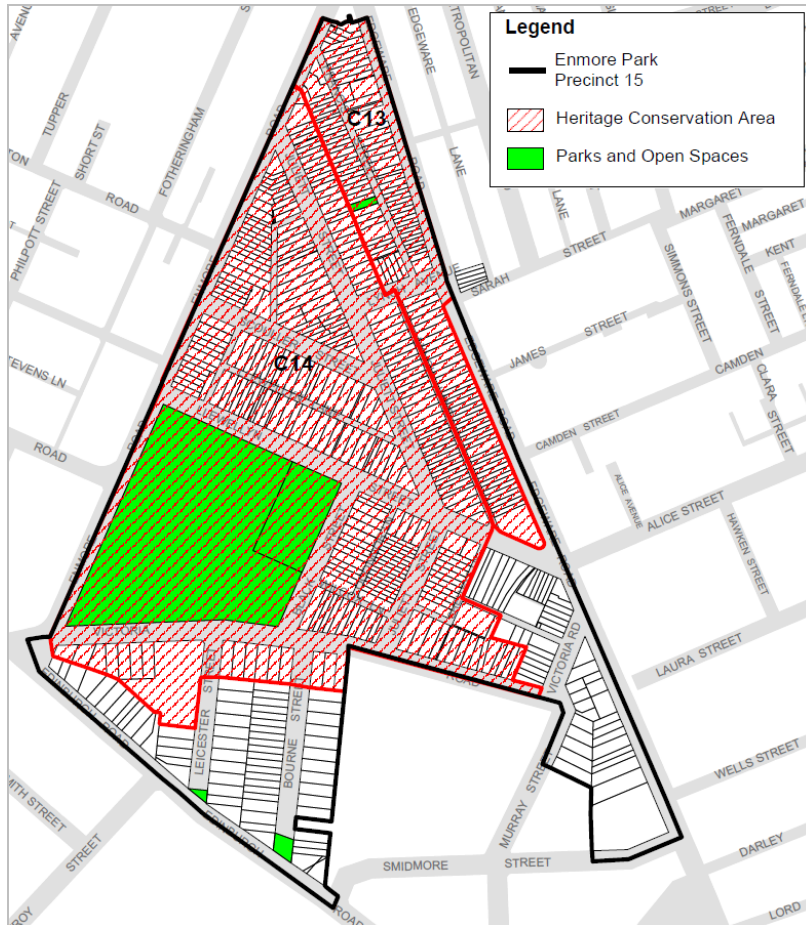




Part 9 Strategic Context

9.15 Enmore Park (Precinct 15)

Map of precinct



9.15.1 Existing character

The Enmore Park precinct is located at the western edge of the suburb of Marrickville and comprises a small part of the suburb of Enmore at its northern end. The precinct slopes moderately from north to south, leveling out towards its south eastern end.

The precinct abuts the Marrickville Metro shopping centre and the north eastern extremity of the Marrickville central industrial area. Local views are primarily to the south along slight to moderately sloping streets with the most significant views across Enmore Park in all directions including to and from elevated dwellings situated on Llewellyn Street.

The land-use pattern of the precinct is predominantly medium density residential areas in the northern end of the precinct, with lower density areas associated with the predominantly Inter-War housing to the south of Victoria Road. The streets are generous in width within much of the precinct and are serviced by rear laneways. Most of the precinct comprises native street trees, with on street plantings a feature on Juliett Street, as well as wide footpaths, many retaining original brickwork.

The subdivision pattern of the area is irregular, reflecting the topography and associated road layout, and is characterised by a diversity of lot sizes with the housing stock consisting mainly of Federation and Victorian detached dwellings, semi detached dwellings and row housing of primarily single storey form. There are scattered instances of two storey terrace housing throughout the precinct with concentrations on Enmore Road and at the northern end of Edgeware Road. Sections of Juliett Street, Llewellyn Street, Victoria Road and Leicester Street are characterised by single storey Victorian and Federation era housing. The few residential flat buildings within the precinct are Inter-War period buildings of predominantly two storeys. Few contemporary examples can be found. Federation and Victorian era shops and shop top buildings associated with the Enmore Road strip-shopping centre are located at the northern end of the precinct and along Victoria Road.

The precinct contains the Llewellyn Estate Heritage Conservation Area and part of the Enmore House Estate Heritage Conservation Area.

The main area of open space in the precinct is Enmore Park which is a heritage listed park of formal design with manicured gardens, extensive tree coverage and a network of pedestrian pathways. There are large areas of passive recreation space with active recreation facilities within the park consisting of the Annette Kellerman Aquatic Centre and children's playground equipment. The precinct also contains the St Pius Enmore School on Edgeware Road.

Front setbacks vary throughout the precinct with common setbacks of less than 2 metres for dwellings that are predominantly Victorian and Federation era and 2-4 metre setbacks for Federation and Inter-War period dwellings. Front setbacks are predominantly soft landscaped. Front fences are generally low and with the style and materials generally reflecting the period of the dwellings. The dominant fences are brick, brick and metal, and iron palisade.

Off street car parking for dwellings to the north of Victoria Road is either not present due to the small lot sizes and era of housing or via rear laneway access only. In the southern end of the precinct, the larger lot sizes and later era of the housing stock means that some dwellings have access to rear garages via side driveways.

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

9.15.2 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 Llewellyn Estate Heritage Conservation Area and Enmore House Estate Heritage Conservation Area.

9.15.3 Heritage Conservation Areas (HCAs)

The precinct contains HCA 14 Llewellyn Estate Heritage Conservation Area and part of HCA 13 Enmore House 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.

9.15.3.1 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 principles of 20th century suburbia.

The Llewellyn Estate Heritage Conservation Area is of aesthetic significance for its substantially intact collections (built forms) of early 20th 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 allows 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 land where this DCP applies 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 19th and early 20th 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.

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

The Enmore House Estate Heritage Conservation Area 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.

9.15.4 **Precinct-specific planning controls**

- C1** HCA 14 Llewellyn Estate Heritage Conservation Area has been identified as containing the following streetscapes:
- 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:
 - Victorian Italianate/Victorian Filigree. Refer to Section 8.5.1 of this DCP for relevant controls.
 - Federation styles. Refer to Section 8.5.2 of this DCP for relevant controls.
- C2** Retain, protect and plan for ongoing maintenance and viability of the significant street tree plantings (particularly Brush Box) within HCA 14 Llewellyn Estate Heritage Conservation Area.
- C3** To retain triangular street layout within HCA 14 Llewellyn Estate Heritage Conservation Area, 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.
- C4** 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 within HCA 14 Llewellyn Estate Heritage Conservation Area.
- C5** Minimise off site impacts of the Marrickville Metro Shopping Centre on surrounding residential areas.
- C6** HCA 13 Enmore House Estate Heritage Conservation Area has been identified as containing the following streetscapes:
- 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.

9.15.5 Site-specific planning controls

Nil