

9.27

STRATEGIC CONTEXT BARWON PARK SOUTH







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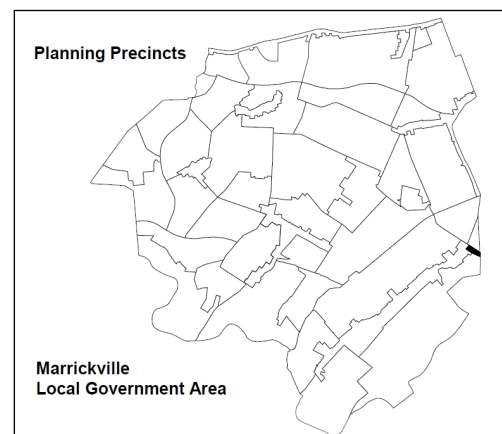
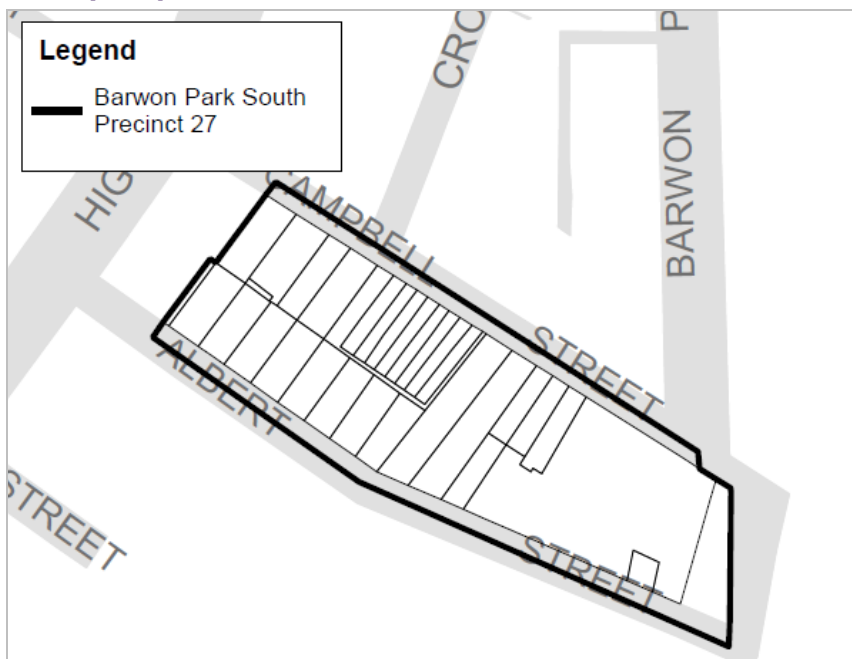




Part 9 Strategic Context

9.27 Barwon Park South (Precinct 27)

Map of precinct



9.27.1 Existing character

The precinct is located within the suburb of St Peters. This small precinct is bounded by Campbell Street to the north, the local government area boundary (with City of Sydney Council) to the east, the rear of commercial buildings along the Princes Highway to the west and Albert Street to the south. The precinct slopes in the general south eastern direction. The entire precinct is reserved SP2 Infrastructure (Classified Road). The subdivision pattern is irregular.

Campbell Street contains a mix of residential and industrial uses. These include a group of modest two storey Victorian terrace houses and vacant land which appears to be currently used for storage of material. Albert Street also contains a mix of land uses, including modest dwelling houses, factory buildings and vacant land lots used for storage.

Overall, the amenity of the precinct is poor, particularly for residents and pedestrians. Residential lots either contain a small setback or no setback from the road. The road carriageway is very narrow, despite being regularly traversed by large vehicles accessing the wider Alexandria industrial area. It also suffers due to its close proximity to the Princes Highway. The area generally contains no landscaping or open space, though it is located in close proximity to Sydney Park (located in the City of Sydney local government area).

There are no Heritage Conservation Areas contained within the precinct.

Though the precinct is located close to a small group of shops located along the Princes Highway between Campbell and Albert Streets, the majority of those shops appear to be closed or are no longer used for commercial purposes.

9.27.2 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 maintain single storey streetscapes that existing within the precinct.
3. To support pedestrian and cyclist access, activity and amenity including maintaining and enhancing the public domain quality.
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 improve the quality of the public domain for residents and visitors to the precinct through investigating opportunities for landscaping and other public domain improvements.

9.27.3 Heritage Conservation Areas (HCAs)

There are no Heritage Conservation Areas contained within the precinct.

9.27.4 Precinct-specific planning controls

Nil

9.27.5 Site-specific planning controls

Nil