

9.3

STRATEGIC CONTEXT STANMORE NORTH







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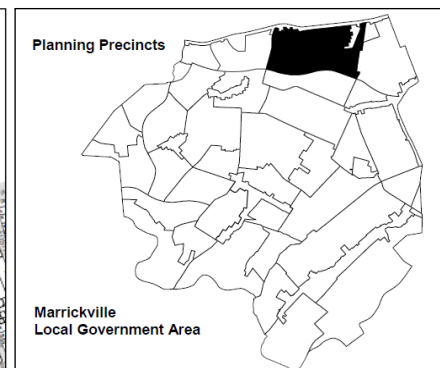
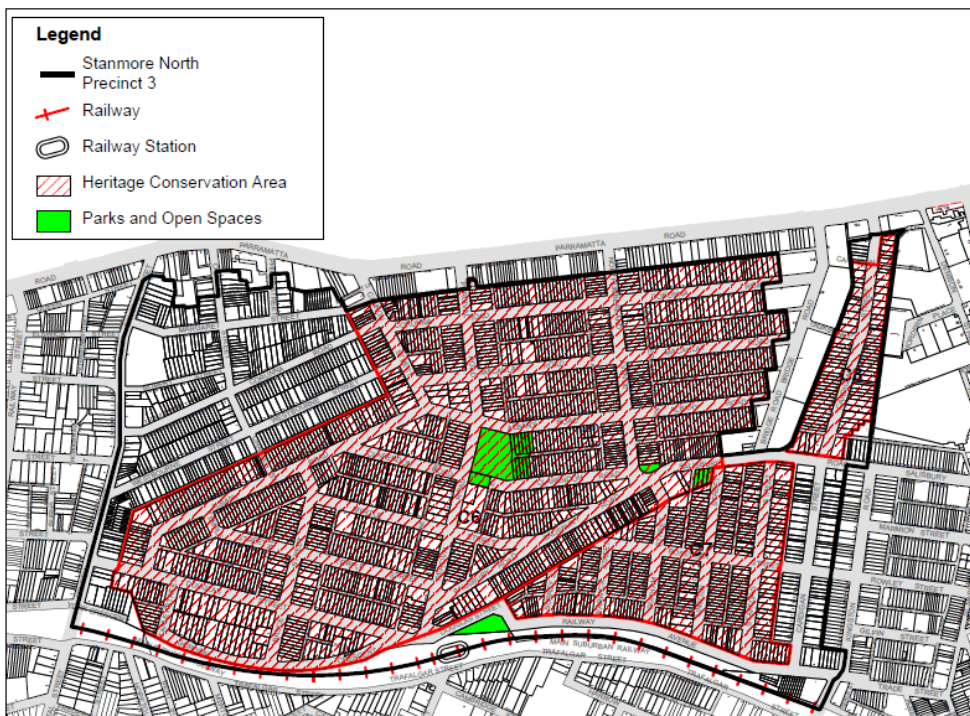




Part 9 Strategic Context

9.3 Stanmore North (Precinct 3)

Map of precinct



9.3.1 Existing character

This precinct is located in the northern section of the land where this DCP applies, in the northern part of the suburb of Stanmore and the eastern part of Petersham. The precinct predominantly consists of lower density residential development, with Stanmore Village and Stanmore Railway Station located at the central southern edge.

The precinct is bounded by the railway line to the south, Crystal Street to the west, the back of Parramatta Road/Corunna Lane to the north and Kingston Road/Cardigan Lane to the east. The topography is characterised by two spurs heading gently down from the southern end of Crystal Street to the north and north-east. Views towards Sydney City are available from the high points, with some of the grand villas incorporating viewing towers and rooftop platforms. Salisbury Road and the southern end of Cardigan Street follow the major creek tributaries converging into the Johnston Creek canal that heads north to Sydney Harbour.

The majority of the streets derived from the Annandale Estate subdivisions are consistently 20 metres wide, whilst the remainder of the streets are generally 15 metres in width. Footpaths, nature strips, on-street parking, kerbing and a mixed type of predominantly medium sized street trees are present on both sides of the streets. Landscaping in the medium sized front yards consists of planter beds, shrubs and sometimes small trees. Lots are predominantly small to medium in frontage and area, with generally rectilinear shape, but contain angled lots where oblique angled streets intersect. Double or sometimes triple width blocks accommodate larger fronted

dwelling throughout the precinct, such as along Temple, Myrtle and Bruce Streets. There are consistently larger lots on Douglas Street, Gordon Crescent, Stafford Street and Cardigan Street that contain large villas. This reflects the historical principal of locating grand homes within the highest parts of the local government area.

There are four open space areas in the precinct providing for passive recreation, the largest being the attractive Weekley Park with formal path layout, large established trees and playground, located in the centre of the precinct between Percival Road, Albany Road and Clarendon Road. The other three are small pocket parks, being Stanmore Reserve near Stanmore Station; Whiteley Park at the southern end of Northumberland Avenue and Bain Playground at the corner of Salisbury Road and Lincoln Street.

The precinct mostly contains dwelling houses, but also a considerable amount of semi-detached and terrace housing types. It is notable that there are very few residential flat buildings or multi-dwelling housing developments in this precinct, the main exception being a group of Art Deco style residential flat buildings in Phillip Street. The dwellings are mostly from the Late Victorian and Federation period. Most of the precinct has a high level of intactness in keeping with the original period styles of the buildings, however the north-west area is more heavily modified with unsympathetic alterations and additions. The eastern side of this precinct has a mixture of abandoned and operational shops, car repair station, industry, service station, Petersham TAFE, some larger residential flat buildings and an industrial to multiple dwellings conversion.

Dwellings are predominantly single storey with some continuous groups such as parts of Albany Road, but a considerable amount is also two storey. There is a mix of render/paint and face brick wall finish with predominantly terracotta tiled pitched roofs. There is a high proportion of iron palisade fencing but also timber picket, brick and brick/timber combinations as well. Very few dwellings have garage or hard stand parking at the front as most streets have rear lanes allowing for rear parking.

The precinct contains three Heritage Conservation Areas; being HCA 6 Annandale Farm Heritage Conservation Area, HCA 7 Kingston West Heritage Conservation Area and HCA 8 Cardigan Street Heritage Conservation Area.

The Stanmore Village is located at the southern end of Percival Road. It was predominantly developed in the Federation period, containing an attractive collection of high quality commercial buildings, including a number of intact period shop fronts as well as the imposing Salisbury Hotel and the prominent early style service station on the pointed intersection of Percival Road and Salisbury Road. There are also some contemporary infill mixed-use developments and rear dwelling additions with varying success at fitting into the streetscape.

9.3.2 Desired future character

The desired future character for this precinct 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 Annandale Farm Heritage Conservation Area, the Kingston West Heritage Conservation Area and the Cardigan Street Heritage Conservation Area.

9.3.3 Heritage Conservation Areas (HCAs)

The precinct contains three Heritage Conservation Areas; being HCA 6 Annandale Farm Heritage Conservation Area, HCA 7 Kingston West Heritage Conservation Area and HCA 8 Cardigan Street 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.

9.3.3.1 HCA 6: Annandale Farm Heritage Conservation Area (C6)

The Annandale Farm Heritage Conservation Area is of historical significance as a distinctive area development 1884 to 1910 from the last subdivisions (1884 to 1906) of the Annandale Farm Estate, an important early Colonial estate which is historically associated with George Johnston, a significant figure in NSW colonial history. The association with Annandale Farm remains though discernable elements in the landscape (such as street alignments) following the original Farm boundaries and the potential gate house lodge now relocated to the rear garden of 96 Corunna Road.

The Annandale Farm Heritage Conservation Area is a representative residential area of late Victorian and Federation period housing, corner shops and retailing and includes some high quality examples from the different architectural periods. Streetscapes are highly cohesive and roofscapes rhythmical due to the staged subdivision release and the development of many groups and 'runs' of houses of a single pattern.

It is distinguished from surrounding areas by its later development and predominance of late Victorian and Federation period housing, wide streets, and by its most substantial housing being "Railway Villas" located at a low point purposely to attract affluent potential purchasers to the subdivision.

The Annandale Farm Heritage Conservation Area is considered locally rare as an area which retains discernable elements in the landscape (such as street alignments) which relate to an early colonial estate.

The Area also has the potential to demonstrate significant archaeological relics in the vicinity of the former farm house, outbuildings, garden areas and burial grounds.

The key period of significance for the Annandale Farm Heritage Conservation Area is 1883-1915.

9.3.3.2 HCA 7: Kingston West Heritage Conservation Area (C7)

The Kingston West Heritage Conservation Area is of historical significance as it represents the development of the 1887 and 1893 subdivisions of the “West Kingston Estate”.

The Area was released within a relatively short period (1887-1893) leading to a notable consistency of the primary built forms and typologies in the area. The Kingston West Heritage Conservation Area is of aesthetic significance for the notable consistency of the primary built forms and typologies in the area – being residential in character with the only exception being a highly contributory shop; and for its modestly scaled (predominantly single storey) but finely detailed and well proportioned examples of terraces and cottages intended for the aspirational middle classes.

Building materials of those dwellings built during the Federation era are consistent with the predominant typologies of the period, with dark and duochrome brickwork, timber framed vertically proportioned sash windows and slate/Marseilles pattern terracotta tiled roofs.

The contribution of the public domain to the streetscapes of this area is simple and limited to sandstone kerbing and a variety of late 20th Century native street tree planting, most of which obscures the elevation of houses from public view but does not contribute to the historic aesthetic qualities of the Area.

The streetscape quality of the primary cross street with the area, Rosevear Street, is derived from the opportunity afforded to overlook and appreciate the roofscapes of the rear properties as they step up and down the hillside and the contribution of the traditionally configured side elevations of properties adjoining the street.

The Kingston West Heritage Conservation Area is a representative area of late 19th and early 20th Century residential development.

The key period of significance for the Kingston West Heritage Conservation Area is 1887-1915.

9.3.3.3 HCA 8: Cardigan Street Heritage Conservation Area (C8)

The Cardigan Street Heritage Conservation Area is historically significant for demonstrating the pattern of development in the area from early land grants to densely settled urban landscapes. The area was developed later than much of the surrounding area and within a relatively short time frame (1902-1915) leading to a notable consistency of the primary built form and typologies in the area. The Area occupies part of the Kingston Estate; one of the most important of the early estates in the area.

The Cardigan Street Heritage Conservation Area is of aesthetic significance for its modestly scaled (predominantly single storey) but finely detailed and well proportioned Federation period cottages and semi detached dwellings from the period 1902-1915 (with some built in the late Victorian style). Building materials of those dwellings built during the Federation era are consistent with the predominant typologies of the period, with dark and polychrome brickwork, timber framed vertically proportioned sash windows and Marseilles pattern terracotta tiled roofs.

The key period of significance for the Cardigan Street Heritage Conservation Area is 1902-1915.



9.3.4 Precinct-specific planning controls

C1 Sites exist within this precinct with archaeological potential relating to the former Annandale Farm outbuildings. See Section 8.2.8 of this DCP for relevant controls.

C2 HCA 6 Annandale Farm Heritage Conservation Area has been identified as containing the following streetscapes:

- a. Mixed Residential Streetscapes (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 6 Annandale Farm 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.

C3 HCA 7 Kingston West Heritage Conservation Area has been identified as containing the following streetscapes:

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

Relevant Architectural Style Sheets for HCA 7 Kingston West 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.

C4 HCA 8 Cardigan Street Heritage Conservation Area has been identified as containing the following streetscapes:

- 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 8 Cardigan Street 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.

9.3.5 Site-specific planning controls

Nil