

9.33

STRATEGIC CONTEXT PRINCES HIGHWAY







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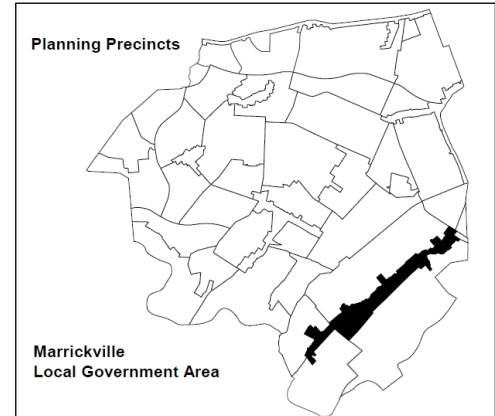




Part 9 Strategic Context

9.33 Princes Highway (Precinct 33)

Map of precinct



9.33.1 Existing character

This precinct includes properties along both sides of a long section of the Princes Highway between Campbell Street, St Peters, and Holbeach Avenue, Tempe.

While the predominant land use within the precinct is industrial and warehousing, the northern and southern sides of the Princes Highway have distinctive land use and subdivision patterns. The southern side of the Princes Highway is comprised of larger lots with irregular subdivision pattern with a fewer number of streets approaching the Princes Highway. The eastern side has a more regular subdivision pattern, smaller lots, more residential buildings and more streets approaching the Princes Highway. To some extent this reflects the historical land use pattern/demand of the area which was first agricultural followed by industrial and accommodations for workers.

There are only a handful of residential properties along the Princes Highway, predominantly located on the northern side of the road. Such housing is generally in a dilapidated state and offers little amenity for residents due to the heavy traffic and aircraft noise. Important buildings within the precinct are the heritage listed Tempe Bus Depot, former Tempe Police station, the former Penfold's site and St Peters Church.

Recent changes within the precinct include the development of a large IKEA store at the former Penfold's site on the southern side of the Princes Highway, with associated

car parking and landscaping. That development has assisted in revitalising this section of the Princes Highway.

The precinct also contains a small local commercial centre along the northern side of the Princes Highway bounded by Union Street and the Tempe Bus Depot. The building style within the commercial centre is two storey Victorian style buildings. The centre offers a range of commercial and retail activities.

There are no Heritage Conservation Areas contained within the precinct.

Street trees are almost nonexistent along the Princes Highway, though landscaping has been incorporated into the IKEA development, and areas to the south of the Princes Highway due to extensive industrial land uses. The precinct generally slopes in the southern direction towards the Cooks River and from the southern side towards the Alexandria Canal.

There are no significant views to and from the precinct, though some sites have views towards Sydney Airport and the Cooks River. There are no open space areas within this precinct, though it is located close to Tempe Reserve.

9.33.2 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 protect significant streetscapes and/or public domain elements within the precinct.
4. To protect existing industrial lands required to service Sydney Airport and Port Botany.
5. To ensure that any new development does not negatively impact on the operation of the Princes Highway.
6. To improve the activity and amenity of the Princes Highway for all users including pedestrians and cyclists through landscaping or other public domain improvements.
7. To ensure that the provision and location of off-street car parking does not adversely impact the amenity of the precinct.

9.33.3 Heritage Conservation Areas (HCAs)

There are no Heritage Conservation Areas contained within the precinct.

9.33.4 Precinct-specific planning controls

Nil

9.33.5 Site-specific planning controls

Nil