

9.36

STRATEGIC CONTEXT PETERSHAM (COMMERCIAL)







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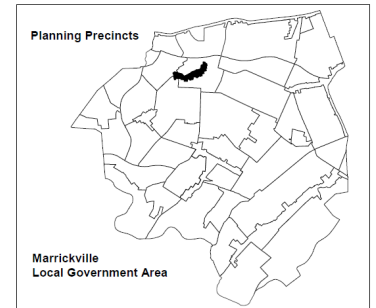
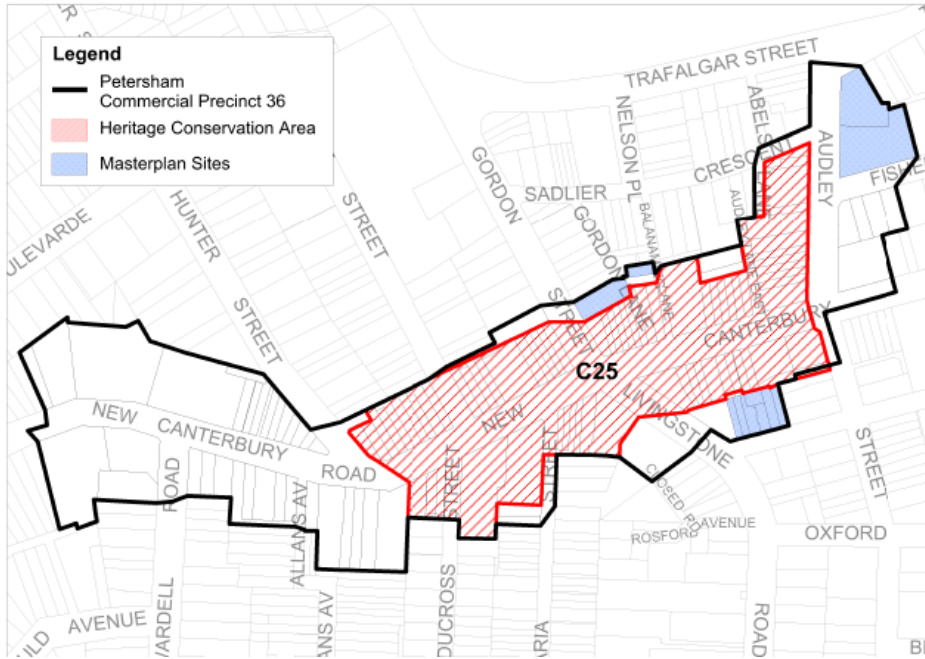




Part 9 Strategic Context

9.36 Petersham (Commercial Precinct 36)

Map of precinct



9.36.1 Existing character

This precinct is located along a ridgeline on New Canterbury Road, with the highest point being located at the Petersham water tower, which is located just outside the precinct to the east. This retail precinct represents a good example of fine grained commercial development from the late 19th and early 20th century. Commercial buildings are predominantly two storeys with projecting awnings and decorative parapets without any setback from the footpath. The precinct contains good examples of corner buildings and elements, such as the former National Australia Bank building at the eastern corner of Livingstone Road and New Canterbury Road. It also contains some landmark buildings such as the former Majestic Theatre, a listed heritage item. The precinct also contains the Petersham Commercial Precinct Heritage Conservation Area (HCA 25).

The precinct presents a pleasing visual catchment from the high points along New Canterbury Road downwards towards the central retail area, with consistent building forms stepping down the street. Although the precinct has undergone modifications, it continues to be an important retail strip for the community.

The precinct is dissected by New Canterbury Road and Livingstone Road/Gordon Street. Residential development adjoins the precinct and light industrial activities are located at the western edge of the precinct at the intersection of New Canterbury Road with Wardell Road.

Petersham Rail Station is immediately north-east of the precinct and within walking distance.

The subdivision pattern of the commercial area is characterised by narrow shopfront lots, interspersed with some larger sites, while the light industrial area comprises a mix of one to two storey buildings ranging from 200-500m² to several large sites over 1,000m².

The land use pattern of the precinct consists mainly of commercial buildings with some shop top housing. Industrial activities are varied and include smash repairs, a chocolate factory, carpet warehouse, cleaning business, floor covering business and several vacant buildings currently up for sale. Two hotels sit on prominent corners within the precinct, adding to its diversity of building form and land uses.

Areas within parts of this precinct have been identified as having high biodiversity values within the LGA. It is essential that development within those areas considers the potential impacts to biodiversity including native fauna (including Threatened Species and Endangered Populations); native vegetation (including Endangered Ecological Communities); and habitat elements (including their condition, structure, function, connectivity and disturbance).

9.36.2 Desired future character

The desired future character for this precinct is:

1. To protect the identified Heritage Items within the precinct.
2. To retain, as a minimum, the front portion of contributory buildings where they are contributory to the heritage conservation area (HCA) and streetscapes.
3. To protect the identified heritage values of the Petersham Commercial Precinct Heritage Conservation Area.
4. To allow and encourage a greater scale of development within the commercial centre, including the provision of new dwellings near local shops, services and public transport, to meet the market demand, create the opportunity for high access housing choice and support sustainable living.
5. To support excellence in contemporary design.
6. To ensure that the street building frontage of infill development complements the siting (location and orientation), scale, form (height, massing and setback), proportion (height to width and solid to void), rhythm, pattern, detail, material, colour, texture, style and general character in the design of the existing predominantly traditional two storey commercial streetscape, without being imitative.
7. To ensure that new development at the rear upper levels is a maximum of four storeys and is designed to be subservient to retained portions of contributory buildings or infill development to the street building front.
8. Where required, to ensure active commercial fronts to new buildings facing onto streets to create a vibrant and safe streetscape.
9. To support pedestrian access, activity and amenity including maintaining and enhancing the public domain quality.
10. To build on the eat street and cultural character of the commercial centre.
11. To ensure that the design of higher density development demonstrates good urban design and environmental sustainability and provides suitable amenity for occupants of those developments.
12. To ensure that the design of higher density development protects the residential amenity of adjoining and surrounding properties.
13. To ensure orderly development on masterplan sites 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.

14. To ensure that new development considers all potential impacts to biodiversity.
15. To facilitate efficient parking, loading and access for vehicles that minimises impact to streetscape appearance, commercial viability and vitality and pedestrian safety and amenity.

9.36.3 Heritage Conservation Areas (HCAs)

The precinct contains the Petersham Commercial Precinct Heritage Conservation Area HCA 25. Refer to Part 8 (Heritage) of this DCP for detailed controls and guidelines.

9.36.3.1 HCA 25: Petersham Commercial Precinct Heritage Conservation Area (C25)

The Petersham Commercial Precinct Heritage Conservation Area demonstrates the growth and development of Petersham as one of the most important retail precincts in the area.

It contains a fine collection of late 19th and early 20th century retail buildings, many of which have retained their original shopfronts and parapet lines. Its form is linear – following the course of New Canterbury Road along the ridgeline and returning north along Audley Street towards the rail station. It is also significant for its ongoing role as a local shopping and commercial precinct.

The HCA demonstrates the development of a major suburban shopping precinct over more than 70 years. Shops and buildings from each major period of retailing have survived and continue to contribute to the aesthetic, historic and social values of Petersham and the Inner West LGA.

The HCA's streetscapes encompass a substantially intact mid to late 19th century retail precinct which includes notable examples of the Federation Free Style retail development. The aesthetic value of the HCA is enhanced by the undulating alignment of New Canterbury Road, which provides a fine series of evolving views and vistas.

The commercial and retail buildings within the HCA demonstrate the principal characteristics of the traditional suburban shopping area with narrow shopfronts and clearly defined structural bays providing physical evidence of the regularity of the underlying subdivision pattern. Although evidence of most original shopfronts has been lost, the streetscape at pedestrian level remains cohesive due to the regular spacing of the original shopfronts and the 1920s white way lighting under the awnings which creates a distinctive aesthetic quality to the streetscape and accentuates the curvature of the facade as it follows the alignment of New Canterbury Road.

The group of shopfronts demonstrates strong aesthetic qualities also through the consistency of the parapeted and enclosing street wall, with their finely worked detailing creating a high quality and strongly defined skyline view from the opposing footpath.

- C1** HCA 25 Petersham Commercial Precinct Heritage Conservation Area has been identified as containing the following streetscapes:
- a. Retail Streetscapes. Refer to Section 8.4 of this DCP for relevant controls.

Relevant Architectural Style Sheets for HCA 25 Petersham Commercial Precinct Heritage Conservation Area include:

- b. Contributory Buildings Map – Petersham. Refer to Section 8.4.2 of this DCP for relevant controls.

9.36.4 Precinct-specific planning controls

9.36.4.1 *Reduced height, reduced floor space ratio and building envelope controls*

Inner West Local Environmental Plan 2022 (Inner West LEP 2022) in combination with the Inner West LEP 2022 Height of Buildings Map and the Inner West LEP 2022 Floor Space Ratio Map sets the development standards for height (in metres) and floor space ratio (FSR) on properties within the precinct.

The following controls, apply to land zoned B2 Local Centre in the Precinct, reduce the permitted height (in metres) and FSR if specific site conditions are not met and sets building envelope controls relating to height (in storeys), massing, depth, setback and roof projections.

- C2** Despite Clause 4.3(2) of MLEP 2011, for a development site, the building height shown on the Height of Buildings Map on land zoned B2 – Local Centre within the precinct only applies where the following site conditions are met:
 - i. the boundary length, at the street frontage of the development site, is 12 metres or greater, and
 - ii. the site area of the development site is 325 square metres or greater.
- C3** Where the site conditions under C2 are not met, despite Clause 4.3(2) of MLEP 2011, the building height for a development site within this precinct is not to exceed 14 metres.
- C4** Despite Clause 4.4(2) of MLEP 2011, for a land parcel within a development site within the precinct, the floor space ratio shown on the Floor Space Ratio Map on land zoned B2 – Local Centre only applies where the following site conditions are met:
 - i. the boundary length, at the street frontage of the development site, is 12 metres or greater, and
 - ii. the site area of the development site is 325 square metres or greater, and
 - iii. Council determines that the street fronting portion of an existing building within the land parcel is not required to be retained.
- C5** Where the site conditions under C4 are not met, despite Clause 4.4(2) of MLEP 2011, the floor space ratio for a land parcel within a development site within the precinct is not to exceed that specified in accordance with the site conditions in the following table:

Site Conditions	Maximum Floor Space Ratio Permitted
(a) the boundary length, at the street frontage of the development site, is 12 metres or greater, and	2.0:1
(b) the site area of the development site is 325 square metres or greater, and	
(c) Council determines that the street fronting	



	portion of an existing building within the land parcel is required to be retained.	
(a)	the boundary length, at the street frontage of the development site, is less than 12 metres, and/or	1.75:1
(b)	the site area of the development site is less than 325 square metres, and	
(c)	Council determines that the street fronting portion of an existing building within the land parcel is not required to be retained.	
(a)	the boundary length, at the street frontage of the development site, is less than 12 metres, and/or	1.5:1
(b)	the site area of the development site is less than 325 square metres, and	
(c)	Council determines that the street fronting portion of an existing building within the land parcel is required to be retained.	

NB *The effect of control C5 on a development site comprising more than 1 land parcel may result in a different FSR being permitted for each separate land parcel.*

C6 Within land zoned B2 Local Centre in the precinct the

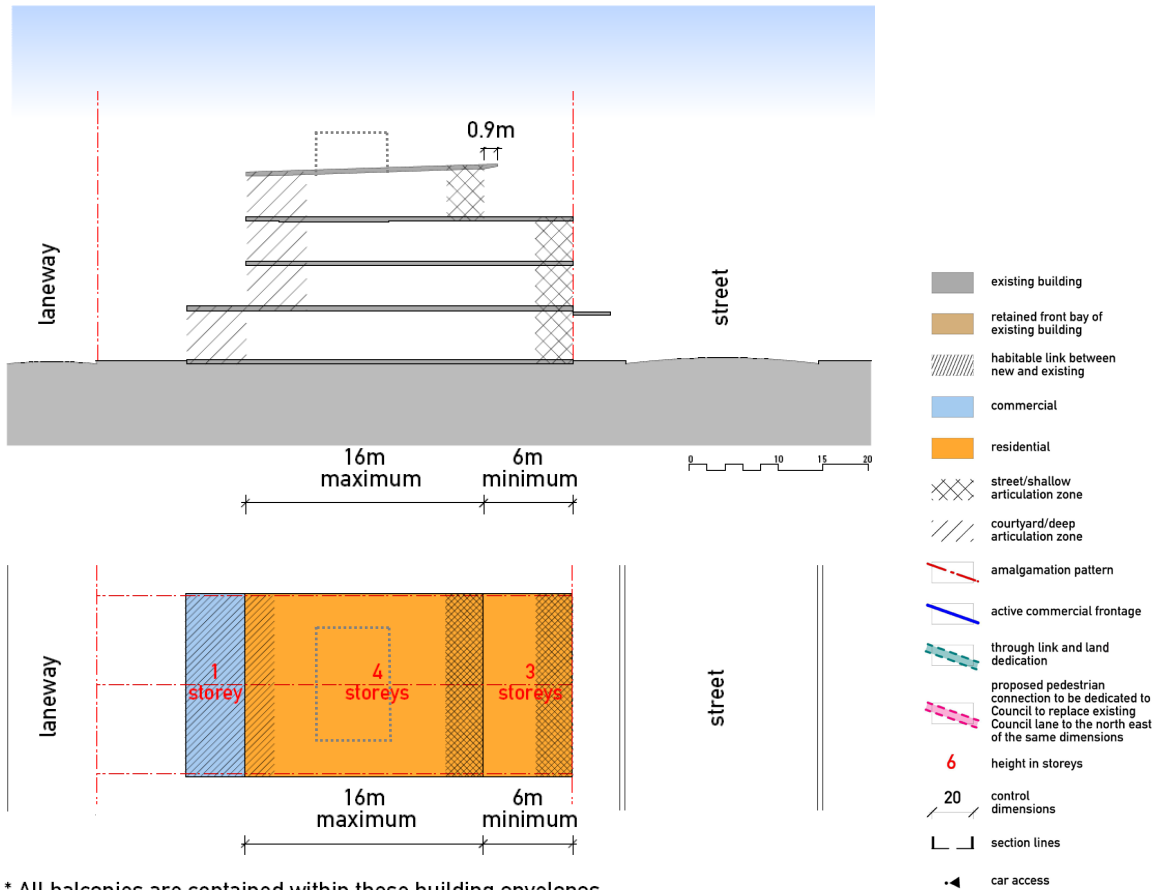
- i. Height (in storeys);
- ii. Massing;
- iii. Maximum building depth;
- iv. Minimum setback; and
- v. Maximum roof projection

for a redevelopment must be in accordance with the control diagrams in the following figures for the respective scenario(s).

NB *The effect of control C6 may result in a combination of scenarios 1 and 3 or a combination of scenarios 2 and 4, where the development site comprises a mix of buildings where some buildings do need to have the street fronting portion retained and other buildings don't need to have the street fronting portion retained.*

9.36.4.2 Scenario 1

- i. Height 17 metres
- ii. Floor space ratio 2.2:1
- iii. Street frontage of land Greater than 12 metres
- iv. Site area of land Greater than 325m²
- v. Street fronting retention Not required by Council to be retained



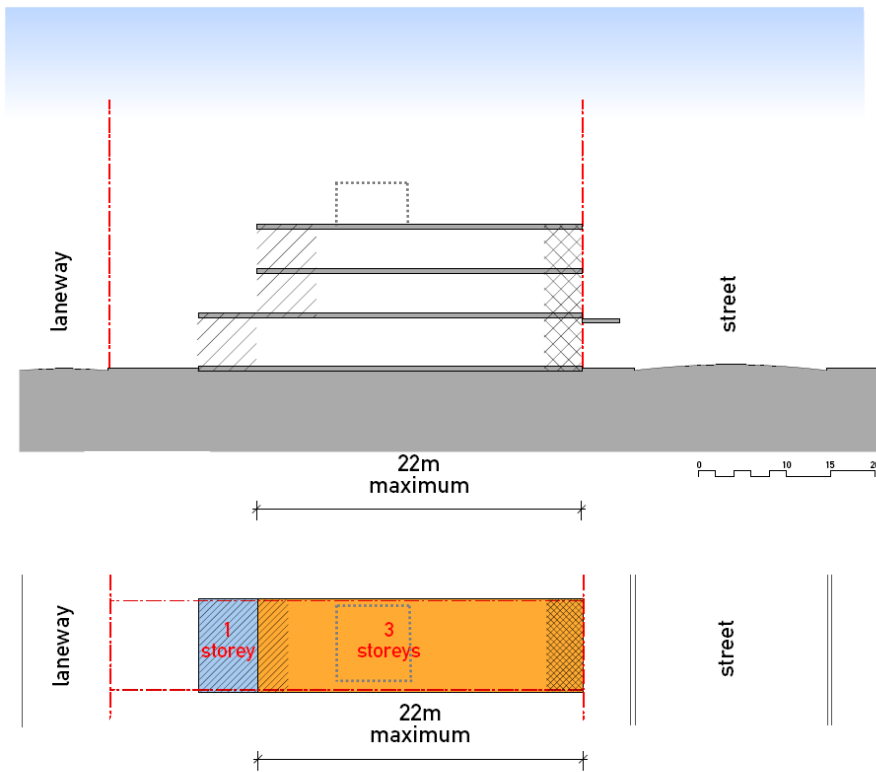
* All balconies are contained within these building envelopes.

Figure 36a Control diagram – four storey - infill development



9.36.4.3 Scenario 2

- i. Height 14 metres
- ii. Floor space ratio 1.75:1
- iii. Street frontage of land Less than 12 metres
- iv. Site area of land Less than 325m²
- v. Street fronting retention Not required by Council to be retained

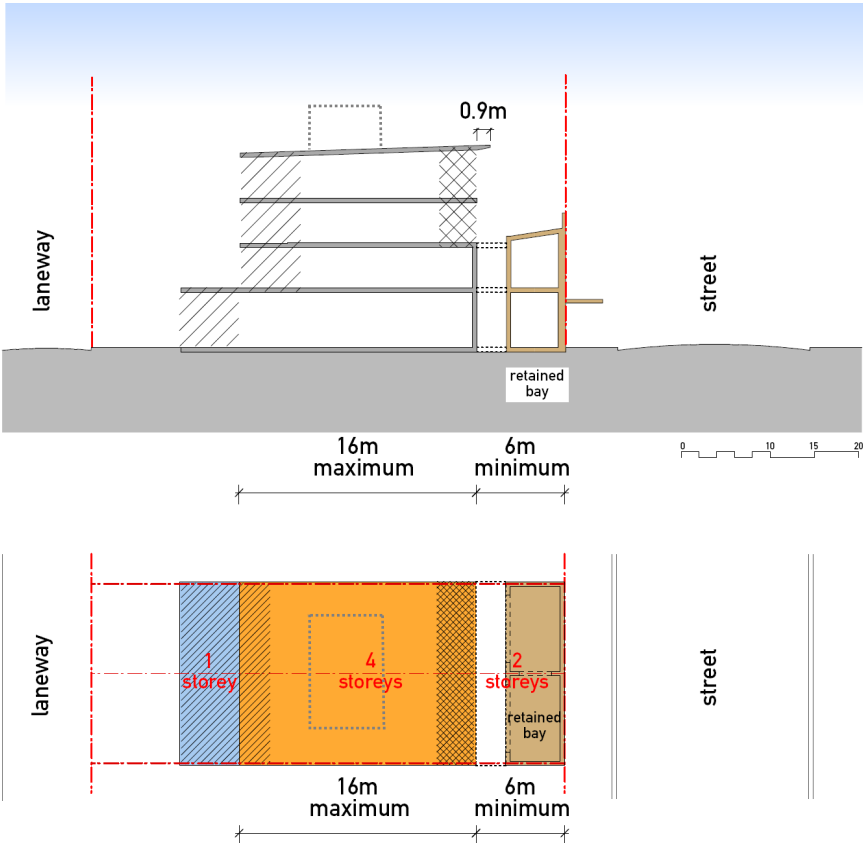


* All balconies are contained within these building envelopes.

Figure 36b Control diagram – three storey - infill development

9.36.4.4 Scenario 3

- i. Height 17 metres
- ii. Floor space ratio 2.0:1
- iii. Street frontage of land Greater than 12 metres
- iv. Site area of land Greater than 325m²
- v. Street fronting retention Required by Council to be retained



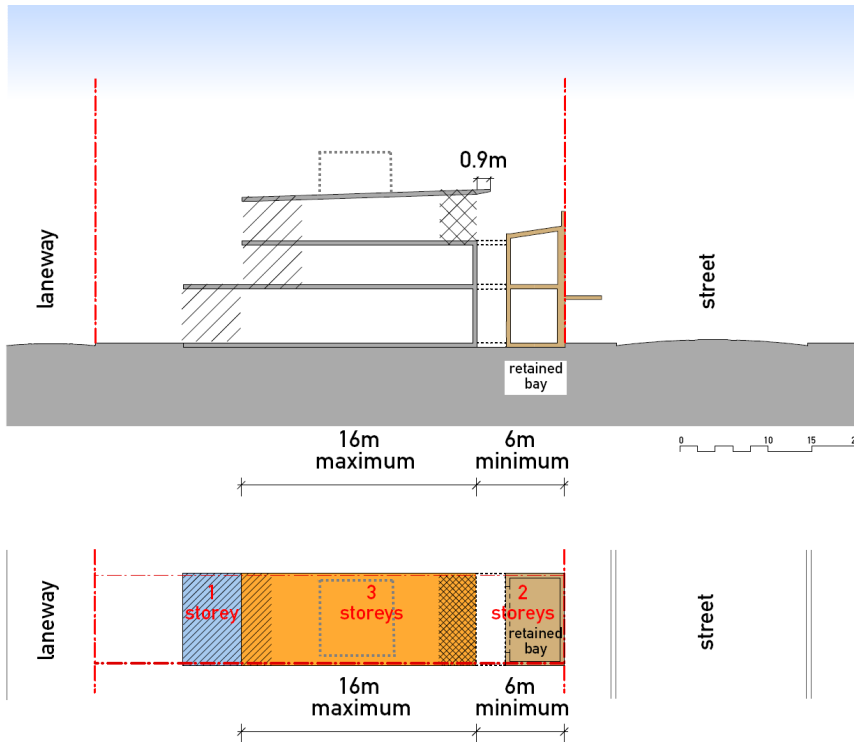
* All balconies are contained within these building envelopes.

Figure 36c Control diagram – four storey - retain street fronting portion



9.36.4.5 Scenario 4

- i. Height 14 metres
- ii. Floor space ratio 1.5:1
- iii. Street frontage of land Less than 12 metres
- iv. Site area of land Less than 325m²
- v. Street fronting retention Required by Council to be retained



* All balconies are contained within these building envelopes.

Figure 36d Control diagram – three storey - retain street fronting portion

9.36.4.6 Contributory buildings map for the HCA and streetscapes

- C7 A contributory buildings map applies within the Petersham commercial centre for the HCA and streetscapes. Refer to Part 8 (Heritage) of the DCP for the contributory buildings map.

9.36.5 Site-specific planning controls

9.36.5.1 Masterplan Area (MA 36.1)

Masterplan location

- C8** Masterplan Area 36.1 relates to the land shaded in Figure (36.1a).

Site amalgamation

- C9** The redevelopment of allotments shaded in Figure (36.1a) must wherever possible conform to the amalgamation pattern in the control diagram in Figure (36.1b).
- C10** Amalgamation of allotments must not result in any adjoining sites being isolated to the extent that it is not possible for development to occur in accordance with the urban design vision for the Masterplan Area.

Building height

- C11** The height of proposed buildings on the land shaded in Figure (36.1a) must conform to the control diagram(s) in Figures (36.1b) and (36.1c). The height is expressed in number of storeys.

Boundary setbacks

- C12** The boundary setbacks of proposed buildings on the land shaded in Figure (36.1a) must conform to the control diagram(s) in Figures (36.1b) and (36.1c). The setbacks are expressed in metres.

Sustainable envelopes and occupant amenity

- C13** The siting, orientation, depth and separation of proposed buildings on the land shaded in Figure (36.1a) must conform to the control diagram(s) in Figures (36.1b) and (36.1c). The dimensions are expressed in metres.

Articulation zones

- C14** The envelope buildings on the land shaded in Figure (36.1a), where indicated as a street/shallow articulation zone within the control diagram(s) in Figures (36.1b) and (36.1c) must predominantly express a street fronting building edge, with shallow articulations to the building edge adding visual richness.
- C15** The envelope of buildings on the land shaded in Figure (36.1a), where indicated as courtyard/deep articulation zone within the control diagram(s) in Figures (36.1b) and (36.1c), may include deep articulations to the building form to break up the massing.

Domain Interface and Structure

- C16** The redevelopment of the land shaded in Figure (36.1a) must conform to the control diagram in Figure (36.1b) 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;
 - iv. The location and extent of public domain infrastructure; and
 - v. The location and extent of road widening dedication.



NB If there is any inconsistency between the plan diagram and section diagram(s) the plan diagram will prevail to the extent of the inconsistency.



Figure 36.1a Location Diagram

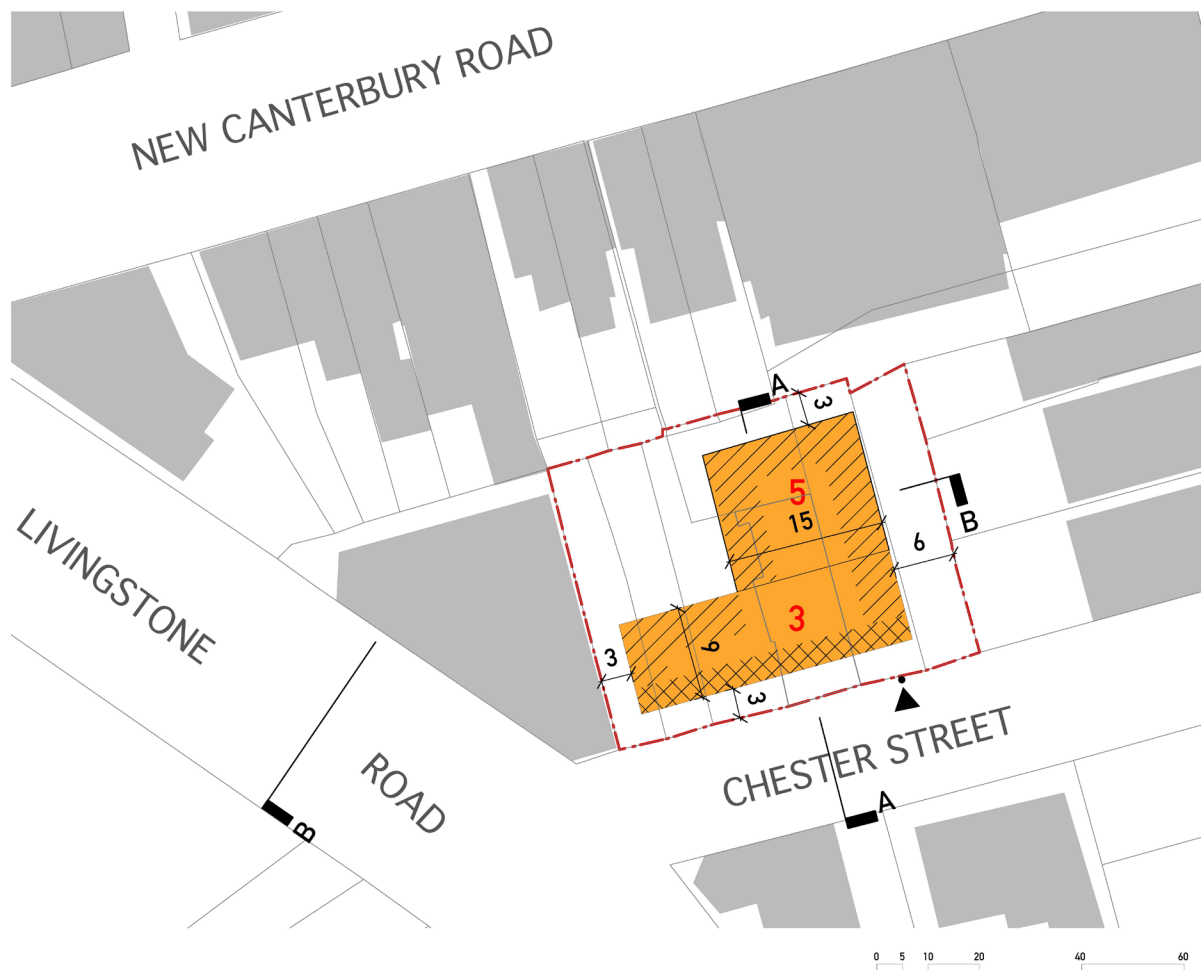


Figure 36.1b Plan Diagram

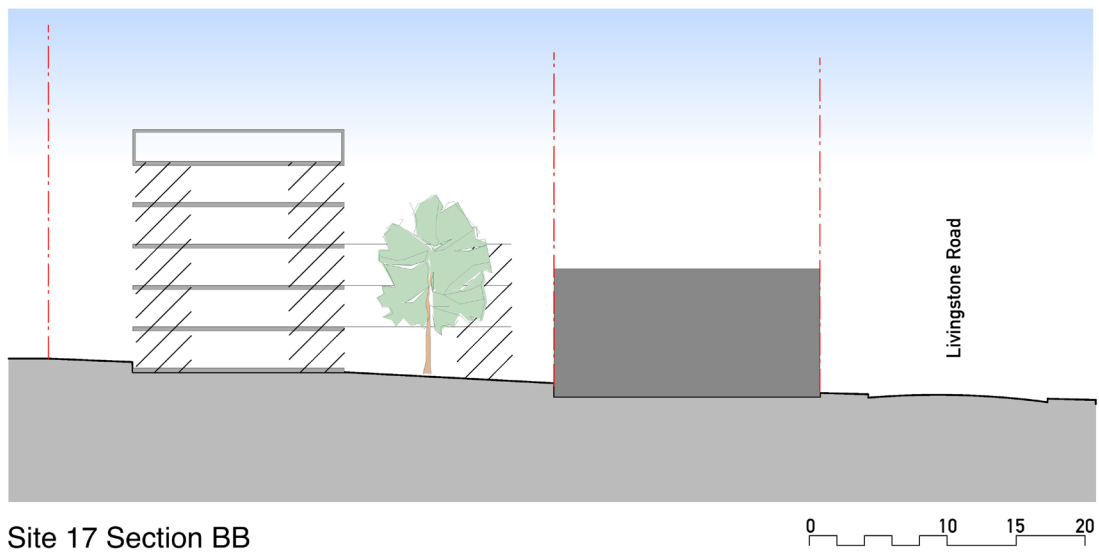
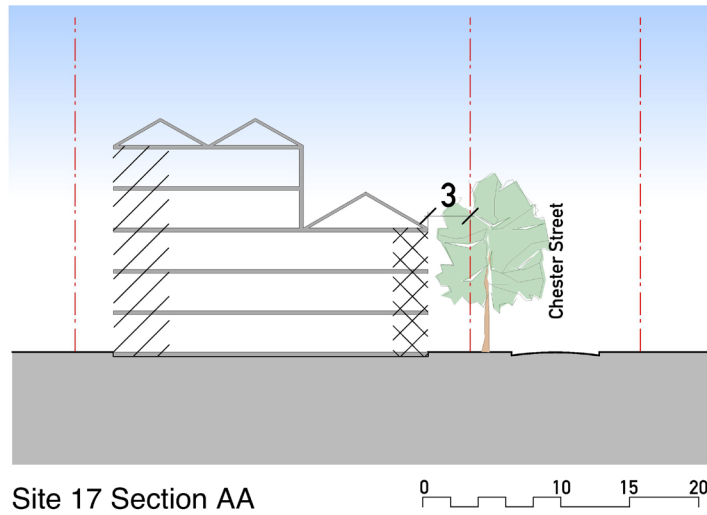


Figure 36.1c Section Diagrams

9.36.5.2 Masterplan Area (MA 6.2)

A portion of this Masterplan Area is located in this precinct; however, the controls for Masterplan Area 6.2 are located within Section 9.6 (Petersham South Precinct 6) of this DCP.



9.36.5.3 Masterplan Area (MA 6.5)

A portion of this Masterplan Area is located in this precinct; however, the controls for Masterplan Area 6.5 are located within Section 9.6 (Petersham South Precinct 6) of this DCP.