

9.4

STRATEGIC CONTEXT NEWTOWN NORTH AND CAMPERDOWN







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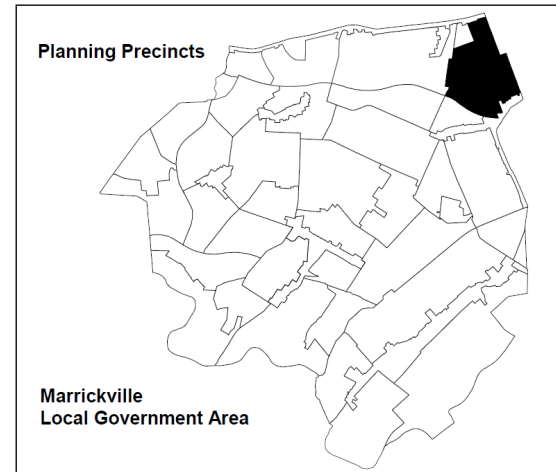
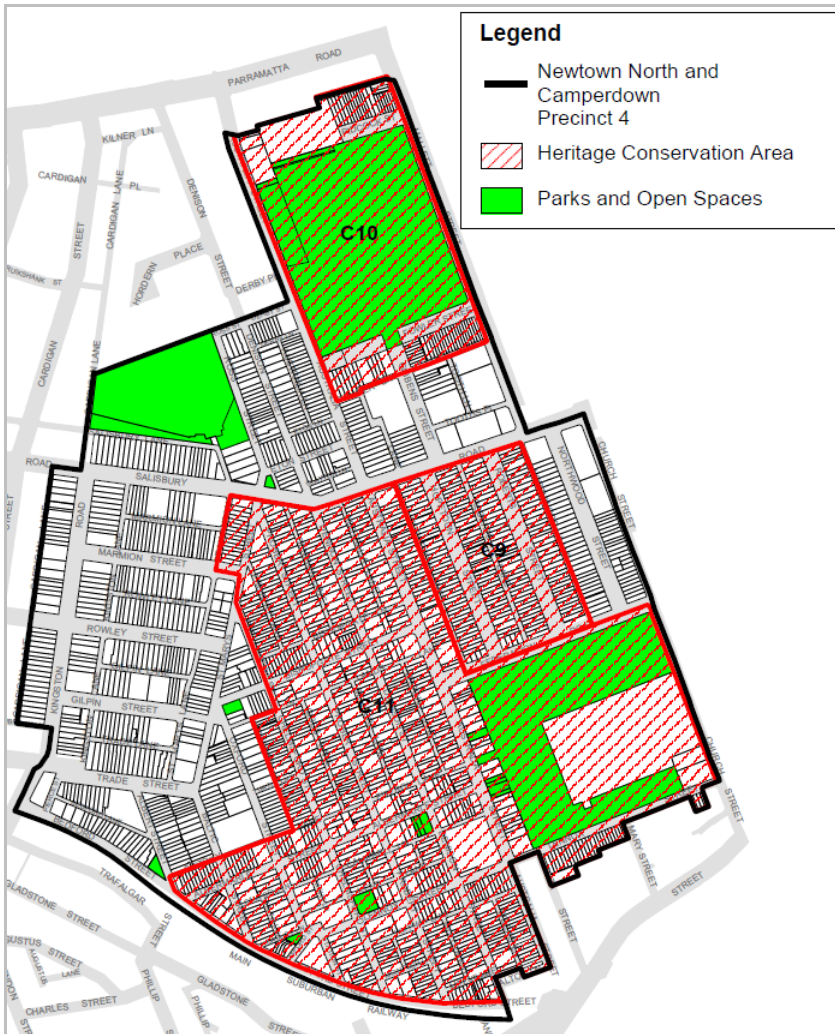




Part 9 Strategic Context

9.4 Newtown North and Camperdown (Precinct 4)

Map of precinct



9.4.1 Existing character

This precinct is located in the north-eastern corner of the land where this DCP applies in the northern part of the suburb of Newtown and western part of the Camperdown. The precinct predominantly consists of medium density residential development due to small lot sizes, but also includes some large early industrial buildings many of which have been converted to residential flat buildings. The majority of the precinct is part of the historic Kingston Farm Estate and the historic Camperdown Estate. Those Estates were two of the earliest land grants in Australia and earliest European settled areas in the area.

The precinct is bounded by the railway line to the south, Cardigan Lane to the west, the rear of properties fronting Parramatta Road to the north, Mallet and Church Streets to the east and the edge of the Newtown commercial centre to the south-east. The

topography is characterised by gently sloping ridges and creek lines heading down from the hill top at St Stephens Church. St Stephens Church spire provides a prominent landmark to the precinct, especially along an east-west ridge line viewed from Albermarle Street with dramatic axial views.

There is a small group of commercial buildings on Fowler Street facing out to Camperdown Park currently containing a café and a small cluster of commercial type buildings.

The streets in the central part of the precinct are noted for being narrow. The verge widths are correspondingly narrow containing only footpaths with no nature strip but random arrangement of mixed small to medium trees that indent into the footpath on both sides of the streets restricting footpath access. On-street parking is generally on both sides of the street, with the remaining carriageway being narrow single vehicle access. This, combined with the streets allowing two way access, makes this location one of the most constricted areas, with a very slow traffic movement and high pedestrian amenity. The western and eastern part of this precinct have wider 20 metre streets, good sized verges and footpaths, on-street parking, kerbing and a nature strip on each side of the street and medium and some large street trees. The trees in those areas are still mostly mixed in type and random in pattern except for Northwood Street where most of the street has an enclosed canopy of large Fig trees. In most of the precinct dwellings either have no front yards or very small front yards with either no front landscaping, pot plants, low garden bed plantings or sometimes small shrubs.

The precinct is well served by open space containing three large open space areas and six small pocket parks. Camperdown Memorial Rest Park (originally part of St Stephens Cemetery) wraps around St Stephens Church and graveyard, with a high boundary fence separating the two. It is partly open and partly covered in trees with a predominantly native theme. The Park accommodates passive recreation including a children's playground. Camperdown Park contains a combination of active uses, with the provision of the central oval, bowling greens, tennis courts and basketball courts and passive recreation space around the edge including the bandstand war memorial and trees around the edge including early plantings adjacent to Australia and Fowler Streets. It also contains an art gallery and community centre on the northern side. O'Dea Reserve is an established area of open space redeveloped from what was the former bicycle velodrome, providing for passive recreation with covered outdoor picnic area, children's playground and dog walking area. The pocket parks provide for shade, seating with some have children's play facilities.

The precinct mostly contains a mixture of dwelling houses, terraces and semi-detached housing of one and 2 storeys in height, however there are a considerable number of older industrial buildings, especially clustered in the area between Australia Street, Salisbury Road, Mallet Street and Fowler Street and the northern end of Northwood Street. Most have been converted and some significantly altered for use as residential flat buildings. These are high bulk buildings mostly built hard to the street boundaries and are 2-4 storeys in height. There are also a number of Inter-War, Post-War and contemporary purpose built residential flat buildings scattered throughout the precinct. The buildings are predominantly from the late Victorian period with rendered or painted brickwork finish, however there are a considerable amount that are from the Federation period with face brick finish.

The precinct contains a rich mixture of period and typology with many infill buildings from later periods and many later alterations and additions to early buildings, while still maintaining a unique small scaled Victorian streetscape character. The block between Hopetoun Lane, Salisbury Road, Church Street and Federation Road is an early Federation subdivision containing almost entirely single storey federation period semi-



detached or terrace dwellings with face brick finish, although some have been painted, and many having gabled fronts and some being timber construction cottages.

The precinct contains three Heritage Conservation Areas being the Camperdown Park Estate Heritage Conservation Area, North Kingston Estate Heritage Conservation Area and the Hopetoun-Roberts-Federation Streets Heritage Conservation Area.

There is a high proportion of iron palisade fencing but also a variety of timber picket, brick and brick/timber/metal combinations as well. Front setbacks are mostly 0-2 metres with many dwellings being built to the front boundary or only incorporating a 1.2 metre setback. Very few dwellings have a garage or hard stand parking at the front due to the narrow lot and dwelling frontage and that most streets have rear lanes allowing for rear parking where they can be accommodated or utilise on-street parking. The area is pedestrian focused with slow vehicle speeds and high pedestrian activity due to the relatively high population density and engaging built form.

9.4.2 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 medium 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 Camperdown Park Estate Heritage Conservation Area, North Kingston Estate Heritage Conservation Area and the Hopetoun-Roberts-Federation Streets Heritage Conservation Area.

9.4.3 Heritage Conservation Areas (HCAs)

The precinct contains three Heritage Conservation Areas being HCA 10 Camperdown Park Heritage Conservation Area, HCA 11 North Kingston Estate Heritage Conservation Area and HCA 9 Hopetoun-Roberts-Federation Streets 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.

9.4.3.1 HCA 10: Camperdown Park Heritage Conservation Area (C10)

The Camperdown Park Estate Heritage Conservation Area is of aesthetic significance for demonstrating the pattern and growth of the terrace-house typology in Sydney during the mid-late 19th Century with a small group of shops integrated into the terrace

group near the intersection of Gibbens and Fowler Streets. The Park was formerly part of the Fowlers Pottery works and provides evidence of the adaptive re-use of industrial sites for civic beautification. The contemporary Park demonstrates high aesthetic values within the context of the local area and it demonstrates the principles of early 20th Century urban park design, including the alienation of areas of the park for specialised recreational activities. The horse and dog watering trough is rare surviving evidence of 19th Century infrastructure, as is sandstone kerbing and guttering. It represents the principle characteristics of the development of the Marrickville Council area from an early Estate to urban cultural landscape. The Area provides valuable evidence of substantially intact and differently detailed groups of terrace housing in an unusual setting overlooking a major park which allows them to be appreciated as a group composition.

The key period of significance for the Camperdown Park Heritage Conservation Area is 1889-1910.

9.4.3.2 HCA 11: North Kingston Estate Heritage Conservation Area (C11)

The North Kingston Estate Heritage Conservation Area is of historical significance for demonstrating the pattern of development in the Council area from early land grants to densely settled urban landscape. This can be seen through the range of high style and modest dwellings of typologies and densities found in the area which demonstrate the different phases of development and options for housing available to the worker of the 19th Century.

It occupies land within the Kingston Farm Estate; one of the most important of the area's early Estates. The subdivision pattern and distribution of development throughout the precinct provides the earliest examples found in Marrickville of the socio-topographic patterns of land use; with the ridgeline of Albermarle Street notable for its early and grander houses and the remainder of the area notable for its modest workers' cottages. The street layout was formed in the original subdivision of 190 acres.

The North Kingston Estate Heritage Conservation Area is of aesthetic significance for its 19th Century houses (detached and semi-detached) and their settings, 19th and 20th Century terraces and houses (detached and semi-detached) including several highly cohesive groups, 19th Century corner shops, local shopping precinct and small amount of industrial development found throughout the area. The modest scale of the original cottages and terraces in the area reinforces their original purpose as worker's housing. The Area is representative of the range of building types and forms available to the working and lower middle classes including detached cottage, semi-detached pair and terrace housing.

The key period of significance for the North Kingston Estate Heritage Conservation Area is 1855-1920.

9.4.3.3 HCA 9: Hopetoun-Roberts-Federation Streets Heritage Conservation Area (C9)

The Hopetoun-Roberts-Federation Streets Heritage Conservation Area is of historical significance as one of the last areas of Newtown to be subdivided for residential development. The area was developed from 1900 and through its street names such as Federation Road (in celebration of the upcoming Federation of Australia) and Hopetoun Street (after Australia's first Governor General Lord Hopetoun), it celebrates the exuberance of Australian nationalism during the early Federation period. Although developed at the beginning of the period of the suburban boom the Area demonstrates



the continuity of use of urban densities and development patterns traditional to the Camperdown area.

The Area occupies part of the Kingston Estate; one of the most important of the early estates in the area. The Hopetoun-Roberts-Federation Streets Heritage Conservation Area is of aesthetic significance for its 19th and early 20th Century terraces and houses (detached and semi-detached) and their setting. The rows of attached terraces in particular are of high quality for their type and the gabled forms demonstrate an unusual variation that contributes strongly to the rhythms of the streetscape. The predominantly single-storey scale of the buildings in the area reinforces the modest role of the original cottages and terraces as housing for those of limited means.

The key period of significance for the Hopetoun-Roberts-Federation Streets Heritage Conservation Area is 1900-1915

9.4.4 Precinct-specific planning controls

C1 HCA 10 Camperdown Park Heritage Conservation Area has been identified as containing the following streetscapes:

- a. Mixed Residential Streetscape (Type B). Refer to Section 8.3 of this DCP for relevant controls.

Relevant Architectural Style Sheets for HCA 10 Camperdown Park Heritage Conservation Area include:

- b. Victorian Italianate/Victorian Filigree. Refer to Section 8.5.1 of this DCP for relevant controls.

C2 HCA 11 North Kingston Estate Heritage Conservation Area has been identified as containing the following streetscapes:

- a. Mixed Residential Streetscape (Type B). Refer to Section 8.3 of this DCP for relevant controls
- b. Retail Streetscapes. Refer to Section 8.4 of this DCP for relevant controls.

Relevant Architectural Style Sheets for HCA 11 North Kingston Estate Heritage Conservation Area include:

- c. Victorian Italianate/Victorian Filigree. Refer to Section 8.5.1 of this DCP for relevant controls.
- d. Federation styles. Refer to Section 8.5.2 of this DCP for relevant controls.

C3 HCA 9 Hopetoun-Roberts-Federation Streets Heritage Conservation Area has been identified as containing the following streetscapes:

- a. Mixed Residential Streetscapes (Type B). Refer to Section 8.3 of this DCP for relevant controls.

Relevant Architectural Style Sheets for HCA 9 Hopetoun-Roberts-Federation Streets 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.

9.4.5 Site-specific planning controls

Nil