

9.42

STRATEGIC CONTEXT CAMPERDOWN NORTH







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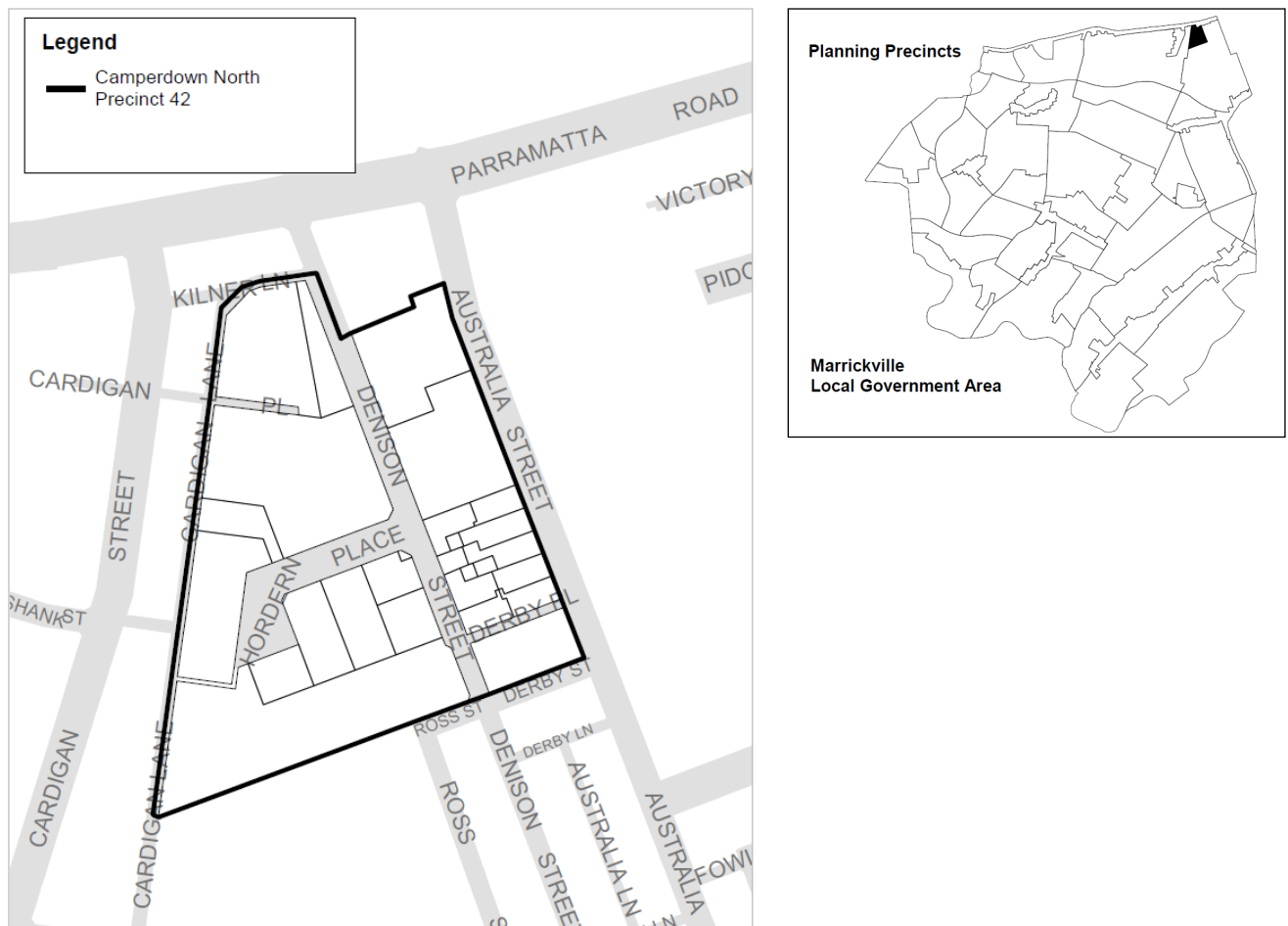




Part 9 Strategic Context

9.42 Camperdown North (Precinct 42)

Map of precinct



9.42.1 Existing character

This precinct is located in the north-eastern corner of the land where this DCP applies, in the suburb of Camperdown. The precinct is generally bounded by Kilner Lane which is close to Parramatta Road to the north and by Derby Street and O'Dea Reserve to the south. Australia Street forms the precinct's eastern boundary, with Cardigan Lane forming the western boundary.

The precinct is opposite Camperdown Park which lies to the east on the opposite side of Australia Street. There are dwellings to the west and south of the precinct, and commercial mixed use buildings to the north.

Industrial land uses dominate the precinct which also contains a few commercial/retail units and some residential flat buildings. The subdivision pattern is irregular, with a range of lot sizes including small and medium to large industrial lots containing contemporary brick strata titled industrial units which are predominantly two to three

storeys in height, and larger residential lots containing residential flat buildings up to 6 storeys in height.

The most notable building within the precinct is the 'Australia Street industrial group' heritage item located between Denison Street and Australia Street. This is the site of the former Fowler's Pottery business which occupied the site from 1863 until 1920. The building remaining today dates from 1920 and consists of an attractive former industrial brick building, consisting of a long single storey with a row of 13 triangular pediments, each featuring a large semi-circular vent. The building presently houses a range of land uses including a child care centre and a delicatessen. The northern part of this site is undergoing renewal with a redevelopment consisting of residential units and ground floor commercial uses. At the southern end is Lotus House which is a three storey brick building, and also forms part of the industrial group heritage buildings.

Also of note is the former Franks Upholstery factory (M.H. Franks Pty Ltd) at 2 Kilner Lane. Although the building has been highly modified, at 6 storeys high it is a prominent historical landmark in the area. The building has been converted into a residential flat building.

Most buildings are built to the street with a nil setback. Some of the industrial units in Hordern Place have a small setback with parking in front. The condition of most buildings within the precinct is average to very good.

All roads within the precinct are categorised as 'local' roads. Australia Street links Parramatta Road which is an RMS Classified Road, with Salisbury Road which is a Regional Road, which carries a steady flow of vehicular traffic. Denison Street is a narrow road with parallel parking on both sides. Hordern Place is a wider cul-de-sac, with other roads being narrow lane ways. Parking within the precinct is generally unrestricted where available and appears highly utilised. There is also a large private driveway and parking area servicing industrial units which can be accessed from Denison Street and Cardigan Lane.

The precinct contains an east-west cycle route as part of the area's key cycle network, connecting Cruickshank Street to the west of the precinct with Australia Street in the east via a shared cycle/pedestrian lane-way between the cul-de-sac end of Hordern Place and Cardigan Lane. General pedestrian accessibility is good with most streets having footpaths on both sides. Access to Camperdown Park from the residential properties in the north of the precinct and beyond the precinct to the west could be improved.

Given this is predominantly an industrial area general amenity is average. The precinct contains minimal public landscaping and a small amount of visible private landscaping in Hordern Place. Denison Street in particular is narrow with many buildings presenting inactive frontages to the street.

Whilst predominantly flat, the precinct has a slight east-west slope toward the storm water canal between Bridge Road and Cardigan Lane.

9.42.2 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 retain the existing employment generating landuses.



4. To encourage active commercial fronts facing streets at ground floor level to create a vibrant and safe streetscape.
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 ensure that the design of higher density development demonstrates good urban design and environmental sustainability and provides suitable amenity for occupants of those developments.
7. To ensure that the higher density development protects the residential amenity of adjoining and surrounding properties.
8. 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. To support pedestrian and cyclist access, activity and amenity including maintaining and enhancing the public domain quality.
10. To improve pedestrian accessibility to Camperdown Park by the incorporation of a public pedestrian access way linking Denison Street with Australia Street in the mid to northern part of this block.

9.42.3 Heritage Conservation Areas (HCAs)

There are no Heritage Conservation Areas contained within the precinct.

9.42.4 Precinct-specific planning controls

Nil

9.42.5 Site-specific planning controls

Nil