

9.7

STRATEGIC CONTEXT STANMORE SOUTH







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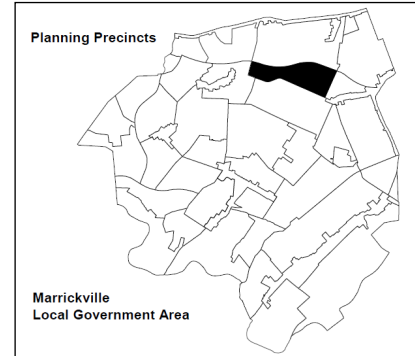
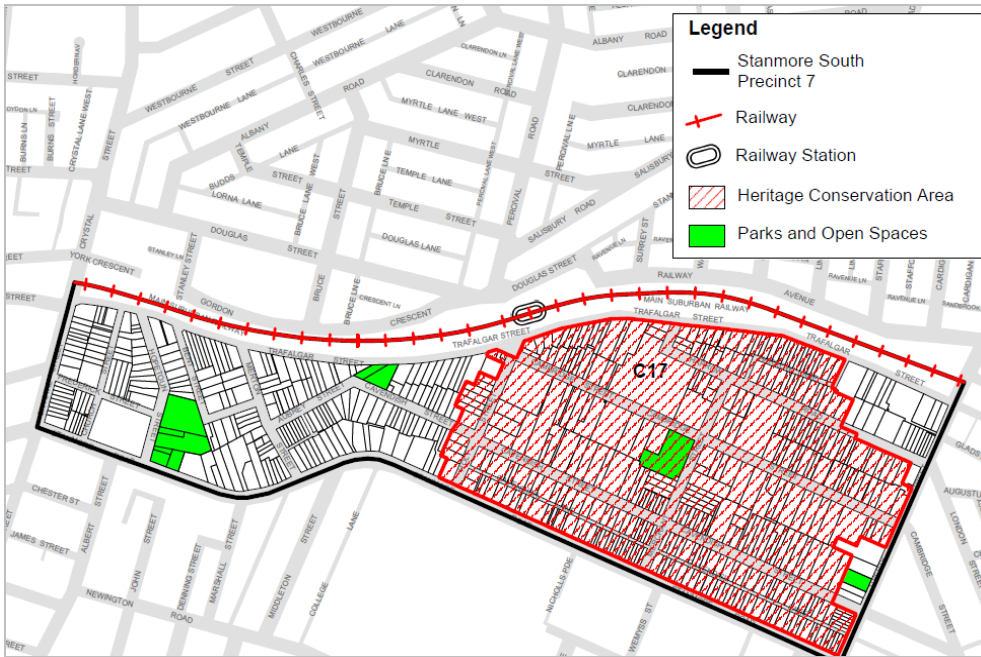




Part 9 Strategic Context

9.7 Stanmore South (Precinct 7)

Map of precinct



9.7.1 Existing character

This precinct is located towards the north-eastern corner of the the land where this DCP applies and contains most of that part of Stanmore which is located south of the Main Western rail line. West of Merton Street, the precinct includes part of Petersham. The precinct is predominantly residential in character, but includes the eastern end of the Petersham commercial centre on Stanmore Road, and a small commercial centre on the southern side of Stanmore railway station.

The precinct is bordered by busy roads. Crystal Street and Stanmore Road are major arterial roads, and Liberty Street and Trafalgar Street also carry a considerable volume of traffic. Stanmore railway station is located on the northern edge of the precinct.

The street layout of the precinct is characterised by a fairly regular grid pattern. West of Holt Street, the street layout is less regular, but still legible. Pedestrian and cycling access through Maundrell Park and Crammond Park help to provide a high level of connectivity.

The subdivision pattern is characterised by lots of varying sizes. Particularly large lots are located between Cambridge Street and Cavendish Street – and many of those have been redeveloped for residential flat developments. Relatively wide properties are probably the result of lots having been consolidated and redeveloped.

Areas of open space located in the precinct include Maundrell Park, Montague Gardens, and the smaller areas of Crammond Park and Eve Sharp Reserve. Stanmore Primary School and Newington Preparatory School are both located towards the

centre of the precinct. Cambridge Street includes a number of large sites which contain residential housing provided by institutions.

Residential development in the area consists predominantly of detached dwelling houses, but there are a considerable number of semi-detached dwellings, attached terrace houses and residential flat buildings. Although the majority of buildings are of a Victorian style, there are many Federation buildings, Inter-War buildings and Post-War buildings. There are a small number of contemporary buildings. Residential flat buildings include a mixture of relatively small Inter-War buildings, and larger blocks constructed since the 1970s. Building materials consist mainly of brick, and rendered or painted brick, and roofs are generally pitched and are mainly clad with tiles. Front fences include a mixture of brick, timber picket and iron palisade forms of differing heights and styles.

The precinct contains the Kingston South Heritage Conservation Area.

Within individual streets, the front setbacks of buildings are generally consistent, although the larger residential flat buildings sometimes break this pattern with more substantial setbacks. Front yards are landscaped with a mixture of native and exotic plants. Car parking forward of the front building line is limited, and off-street car parking is generally provided via rear lanes (where they exist). Some of the larger residential flat buildings have car-parking at ground level, either beneath or around the building.

The precinct is amongst the areas most affected by aircraft noise – and many of the buildings have been insulated to reduce its effects. In some cases, double glazing and external duct-work associated with air conditioning systems, are a visible sign of the insulation.

The precinct contains land within three sub-catchments: land within the Johnstons Creek West and Johnstons Creek South sub-catchments which drain northwards to Port Jackson; and land within the Eastern Channel One - West sub-catchment which drains southwards to the Cooks River. The fact that this precinct straddles the Port Jackson and Cooks River catchments relates to it being located along a ridge-line which generally runs in an east-west direction along a line between Stanmore Road and the railway line.

9.7.2 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 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 mixed 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 Kingston South Heritage Conservation Area.



9.7.3 Heritage Conservation Areas (HCAs)

The precinct contains HCA 17 Kingston South Heritage Conservation Area. Refer to Part 8 (Heritage) of this DCP for detailed controls and guidelines.

9.7.3.1 *HCA 17: Kingston South Heritage Conservation Area (C17)*

The Kingston South Heritage Conservation Area was part of the December 1863 “Holt, Smart and Mort’s Subdivision of South Kingston”, Deposited Plan 1 under the Torren Title System still in use in NSW. The area developed in the late 1860s and 1870s as a highly desirable residential precinct for entrepreneurs and the middle class.

The Kingston South Heritage Conservation Area is aesthetically significant for its example of late 19th century to mid 20th century development including 19th century villas and their garden setting, 19th century houses (detached and semi-detached) and their garden setting, 19th and early 20th century terraces and houses (detached and semi-detached), and a group of Inter-War residential flat buildings in Holt Street. The HCA represents the rich variety of built forms, collectively represent of the cultural needs and aspirations of the community that built and occupied them between 1854-1940.

The core period of heritage significance is 1854-1920.

9.7.4 Precinct-specific planning controls

- C1** HCA 17 Kingston South Heritage Conservation Area contains a number of lots which retain DP 1 legal title. Subdivision of those lots is not permitted. Refer to Section 8.2.19.6 of this DCP for additional information.
- C2** HCA 17 Kingston South 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 17 Kingston South Heritage Conservation Area include:
 - b. Victorian Italianate/Victorian Filigree. Refer to Section 8.5.1 of this DCP for relevant controls.
 - c. Federation style. Refer to Section 8.5.2 of this DCP for relevant controls.

9.7.5 Site-specific planning controls

Nil