



A10.3 ANNANDALE Suburb Profile

Introduction

The suburb of Annandale is located between the suburbs of Glebe and Leichhardt. Bounded by the City West Link Road to the north and Parramatta Road to the south, Annandale is a small suburb with a very distinct character. This character is shaped by its unique street pattern, dominated by a series of wide, north/south streets, and large terraces and cottages mostly oriented to the east and west.

Although strongly defined by its topography and street pattern, incremental development over several decades has resulted in a considerable variety of building form and style and size. Higher and grander buildings are located on the Johnston Street ridge, reducing in scale towards the creek lines.

The physical and social hierarchy is clearly expressed in the contrast between substantial housing on the ridge, more modest terraces on the ridge and semi-detached cottages on the slopes. The built form reinforces the topography and allows views out to the valleys and adjoining ridges.



Conservation Area



History of development in Annandale

Annandale's subdivision began in 1876, being promoted as a middle class suburb in the boom period, with Johnston Street marketed as "the finest street in the colony".

The suburb was set out with a generous street grid, with major streets running north-south and most buildings orientated east-west. The cross streets allow views east across the Glebe ridge to the city, and west across to Leichhardt and Lilyfield. This westerly aspect denotes it locally as the 'sunset suburb'.

Annandale is significant for being a planned suburb, with the street pattern following the topography formed by the main Annandale ridge. The historical subdivision pattern and collection of late Victorian dwellings emphasises the historical significance of Annandale and as such the suburb is within a conservation area. Early development was Victorian Italianate in style. This occurred at the south end towards Parramatta Road, in response to tram access. Additionally some pockets of workers cottages occurred in the valleys which probably related to adjoining industry.

A development hierarchy is prominent in Annandale, with grander scaled dwellings dominating the ridgeline and more modest dwellings and workers cottages located on the lower slopes and around the creek lines. Some areas along the western and eastern side of the Neighbourhood have been modified in terms of streetscape and buildings, diminishing the heritage significance of the area and therefore are not within the conservation area.

Initial development produced a number of grand buildings, which form the landmarks of the Johnston Street ridge. These are; *the Witches Houses* and *The Abbey* marking the northern end, the *Town Hall* and the *Hunter Baillie Church* towards the centre, and the

unified commercial facades of *the Goodman's Buildings* at Parramatta Road to the south. Off the main ridge, the land was subdivided for smaller houses and terraces.

Following the financial collapse in the 1890s, many holdings were re-subdivided to smaller lots with development predominantly occurring in the Federation Period. The original intention of creating a strongly urban, formal townscape was not carried through to completion. However the architectural quality of buildings is high and a unity of design is apparent in Annandale Street and other minor streets.

Avenue plantings reinforce the structure and formality of the north/south streets. High canopy trees enhance the streetscape, particularly on the eastern and western slopes. The greening of the valleys reinforces the open space network and peninsula character along Bicentennial Park to the north.

Annandale: Distinctive Neighbourhoods

The following areas within Annandale are identified as 'Distinctive Neighbourhoods' by virtue of topography, estate and street pattern or building form.

1. **Young Street**
 - i. The Crescent
 - ii. The Laneways
2. **Annandale Street**
 - i. Kentville Estate
 - ii. Laneways
3. **Johnston Street**
 - i. Laneways



4. **Booth Street Distinctive Neighbourhood**

5. **Trafalgar Street**
 - i. Laneways

6. **Nelson Street**
 - i. Laneways

7. **Parramatta Road Distinctive Neighbourhood (Annandale)**



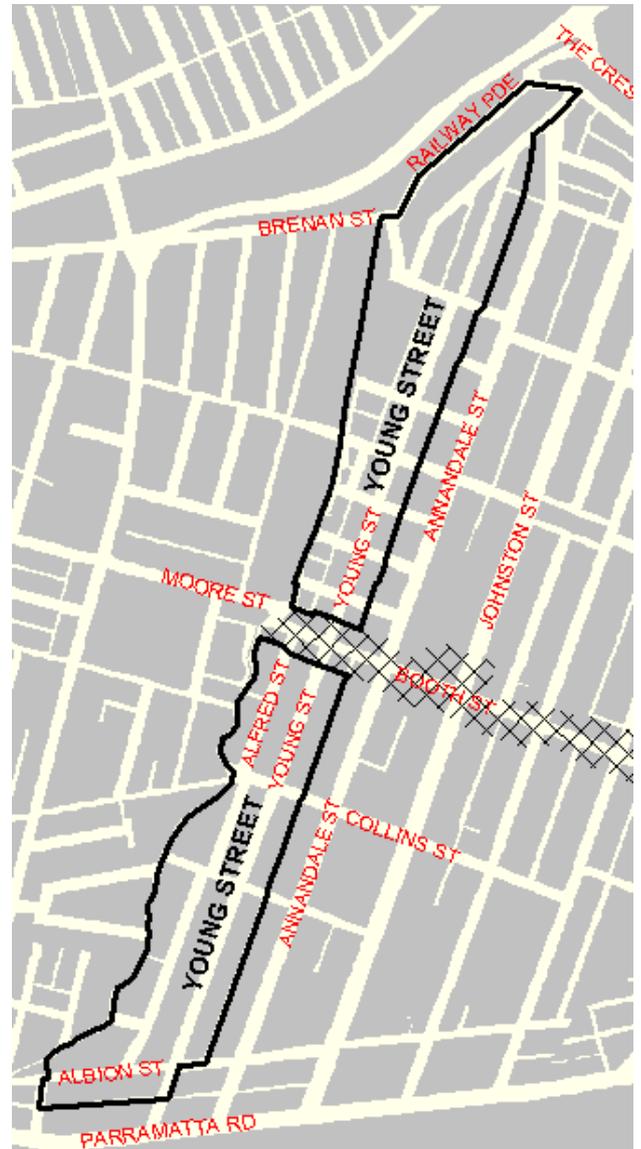
10.3.1 YOUNG STREET DISTINCTIVE NEIGHBOURHOOD

1. LANDFORM

The Young Street Distinctive Neighbourhood forms part of the Whites Creek Valley that lies to the west of the Annandale Ridge. The northern section of the Neighbourhood slopes steeply down to the light rail line in the north and gradually down to Parramatta Road in a south westerly direction.

Young Street is the predominant street running through the Neighbourhood from Bayview Crescent at the northern end to Parramatta Road at the south. The Neighbourhood encompasses several cross streets, except Booth Street, running east-west as well as several laneways. Part of the Neighbourhood is within a Conservation Area.

The boundary of the Young Street Distinctive Neighbourhood is defined by Whites Creek, Railway Parade and Bayview Crescent, Pritchard Street, Breillat Street, the rear lanes and backs of properties fronting onto Young Street and between Albion Street, Catherine Street and Young Street. The Young Street Distinctive Neighbourhood is identified on the map to the right surrounded by thick black edging.





2. EXISTING CHARACTER

The Young Street Distinctive Neighbourhood has a very mixed character created by the range of architectural styles and building heights. In contrast to the larger and grander housing found along Johnston, and Annandale Street, Young Street contains smaller scale dwellings.

Typical dwellings include modest scale detached and semi-detached single storey dwellings from the late 19th and early 20th centuries and together with post-war development. The predominant trend tends to be low scale Victorian workers cottages, such as those found along Young Street between Collins Street and Reserve Street, mixed with single storey California Bungalows, weatherboard cottages and fibro cottages. Larger dwellings consisting of two storey terraces and two storey detached houses are located towards the northern and southern ends of the Neighbourhood.



Photo: Low scale dwellings found throughout the Young Street Distinctive Neighbourhood.



Photo: Examples of the 2 storey terraces found towards the northern and southern sections of the Neighbourhood.

Despite the mixed variety in architectural styles, the Young Street Distinctive Neighbourhood maintains a typical grid pattern of wide streets and a consistent subdivision pattern, which runs in a south-east and north-west direction, following the contours of the area. The carriageways within the Young Street Distinctive Neighbourhood are relatively wide, approximately 20m in width, with parking along either side and footpath widths between 2.5m and 3m.

Fences are also consistent in height, with the materials used being iron, timber picket and masonry plinth with iron palisades, depending on the architectural style of the dwellings.

The Sydney Water Viaduct acts as a barrier to vehicular traffic along Young Street as it connects Annandale and Leichhardt crossing over White's Creek. Just north of the Viaduct is Cohen Park, a recreational area, which includes tennis courts available to the community.

A particularly significant attribute of the Young Street Distinctive Neighbourhood is the prevalence of mature street trees and established front gardens and landscaped yards. The abundance of mature trees, in both the public and private domain, creates vegetative corridors that contribute to the Neighbourhood's amenity. Pedestrian amenity



is further enhanced throughout the residential area by continuous footpaths uninterrupted by the use of driveways.

The Crescent



The northern section of Neighbourhood, along Breillat Street, Pritchard Street, Bayview Crescent and Railway Parade, is accentuated by the abundance of mature trees and well established front gardens, along with grander scale dwellings, which include two-storey detached houses and terraces, mixed with original single storey cottages.



Photo: Varying roof heights and house forms found in the Crescent area.

The steep slopes in the area expose attractive sandstone outcrops, which are rare features in

an urban context. The slopes also allow for significant views overlooking the railway yards to the west, Rozelle Bay to the North, and the City to east.

The street trees along Railway Parade have been identified as significant attributes of the Annandale suburb and are listed as Landscape Conservation Items.



Photo: Street Trees and vegetation from the front gardens of residential dwellings contribute to the amenity of a Landscape Conservation area.

The streetscape is varied in terms of architectural styles as well as setbacks and dwelling heights. There is a great diversity of Victorian and Federation cottages and terraces throughout The Crescent. The variation in dwelling height is due to the topography of the area.

This contrast is most noticeable along Railway Parade and Pritchard Street. Dwellings along Pritchard Street are built on the ridge, providing a single storey frontage to the streetscape. However, the dwellings to the rear step down the ridge allowing for another storey, which is not visible from the street.

Alternatively the dwellings along Railway Parade give the appearance of being two storey, but are often single storey dwellings built on sloping sites.



Photo: New larger garages which replaced existing moderately proportioned garages.

The Laneways



Laneways within the Neighbourhood are relatively narrow, approximately 6m in width, with the exception of Whites Creek Lane, which varies in width from 6.5m to 12m as it follows the creek line down to Parramatta Road. The rear lanes maintain a low scale service character and are mainly used for accessing the rear of properties through garages and carports. Several of the lanes are dead end and only service three or four allotments on each side.

There are very few lanes in the Neighbourhood with dwellings fronting onto them. Unless dwellings fronting onto lanes already exist, priority will be given to maintaining the original service character of the laneways and the preservation of the vegetative corridors created by planting in rear yards.



Photo: Lanes within the Young Street Distinctive Neighbourhood maintain low scale service character, with vegetative corridors provided from the rear of private properties.

Whites Creek Lane forms the western boundary of the Neighbourhood and has developed along the natural pathway of Whites Creek, winding south from the City West Link Road to Macquarie Street.

The character of Whites Creek Lane differs to that of other lanes within the Young Street Distinctive Neighbourhood, as it presents as both a primary road and service lane in character. There is on-street parking and footpaths along the laneway in those sections where the carriageway has sufficient width.

As a result, various forms of development have occurred along Whites Creek Lane, including multi-unit development and single detached dwellings. The developments are typically two storey and contribute to a higher density streetscape. In addition to these developments, there are many examples of



typical laneway development, where the rear fence and/or garage of a property align with the lane carriageway.

Although lane development on the Young Street Distinctive Neighbourhood side of White's Creek Lane is not as predominant as that in the Piperston Distinctive Neighbourhood side future dwellings may be appropriate if it relates to the streetscape and adjoining development. This will need to be determined on a property by property basis given that the lane reverts to its secondary service character at several points along its length.

3. DESIRED FUTURE CHARACTER

Urban Form

- ◆ maintain and enhance the diversity of dwelling style found throughout the neighbourhood, such as Federation and Victorian dwellings, California Bungalows and weatherboard cottages;
- ◆ maintain the character and consistency in architectural detail of continuous rows of attached dwellings;
- ◆ allow for contemporary development, which is complementary to the existing streetscape;
- ◆ preserve and maintain the historic subdivision pattern of Young Street Distinctive Neighbourhood;
- ◆ contain upper floors within the roof form, so as not to be visible from the street frontage;
- ◆ improve the environmental amenity and interest for pedestrians accessing the area; and
- ◆ preserve views over the City, Rozelle Bay, Leichhardt and Glebe.

Building Elements

- ◆ maintain the harmony/character of the Neighbourhood by ensuring development is complementary in form and materials, and reflects the cohesiveness of the streetscape.

Landscaping

- ◆ preserve and integrate natural rocky outcrops into the landscaping of the area, particularly where visible from public places;
- ◆ maintain the prevalence of street trees in addition to mature and visually significant trees on private land;
- ◆ promote the establishment and enhancement of existing front gardens and landscaping on private property.

Local Area Character

The Crescent

- ◆ keep future development and/or additions consistent with the predominant built character of The Crescent in relation to height, built form and siting, typically low scale domestic character;
- ◆ enhance the aesthetics of the streetscape and Neighbourhood by discouraging excessively large garages and fences;
- ◆ conserve and enhance the existing residential townscape by preserving views out;
- ◆ promote the establishment and enhancement of existing front gardens on private property.



Laneways

- ◆ maintain the predominant service and access character of rear lanes where dwellings are not suitable;
- ◆ maintain and enhance the prevalence of vegetative corridors created by significant planting in rear yards;
- ◆ allow for small scale residential dwellings, such as studios or single storey dwellings, fronting onto rear lanes where development is permissible;
- ◆ ensure that future development on lanes does not unreasonably impact upon the amenity (including views) of adjacent properties and the lanescape;
- ◆ ensure that the unique character of Whites Creek Lane is retained by ensuring that future development is compatible with adjoining development and laneway width.

4. NEIGHBOURHOOD CONTROLS

- These Neighbourhood Controls apply across the whole of the Young Street Distinctive Neighbourhood.
- All of the controls listed in the Suburb Profiles section of this DCP are supplementary to the General Controls in this DCP.

Building Envelope

- Building wall height shall be a maximum of 3.6m, unless a relevant building wall height is described below:
- Where a new development adjoins 2 storey or higher buildings the 3.6 envelope may be varied provided new roof forms relate to existing adjacent

forms and do not exceed the higher ridge height adjoining.

- **A 6.0m building wall height may be used on corners, if all amenity and streetscape issues have been addressed to the satisfaction of Council.**

Other Controls

- **Existing driveway crossings are to be minimised and new driveway crossings are to be avoided.**

5. ADDITIONAL CONTROLS

One area within the Young Street Distinctive Neighbourhood has been identified as having particular characteristics or specific conditions affecting development. In these areas, a unique set of controls and/or development guidelines is necessary.

These Additional Controls only apply to the areas specifically described below.

The Crescent

- **Changes to the front facade of dwellings in this area shall be kept to a minimum with additions to the rear of dwellings preferred.**
- **Excessively large garages and fences will be discouraged.**



10.3.2 ANNANDALE STREET DISTINCTIVE NEIGHBOURHOOD

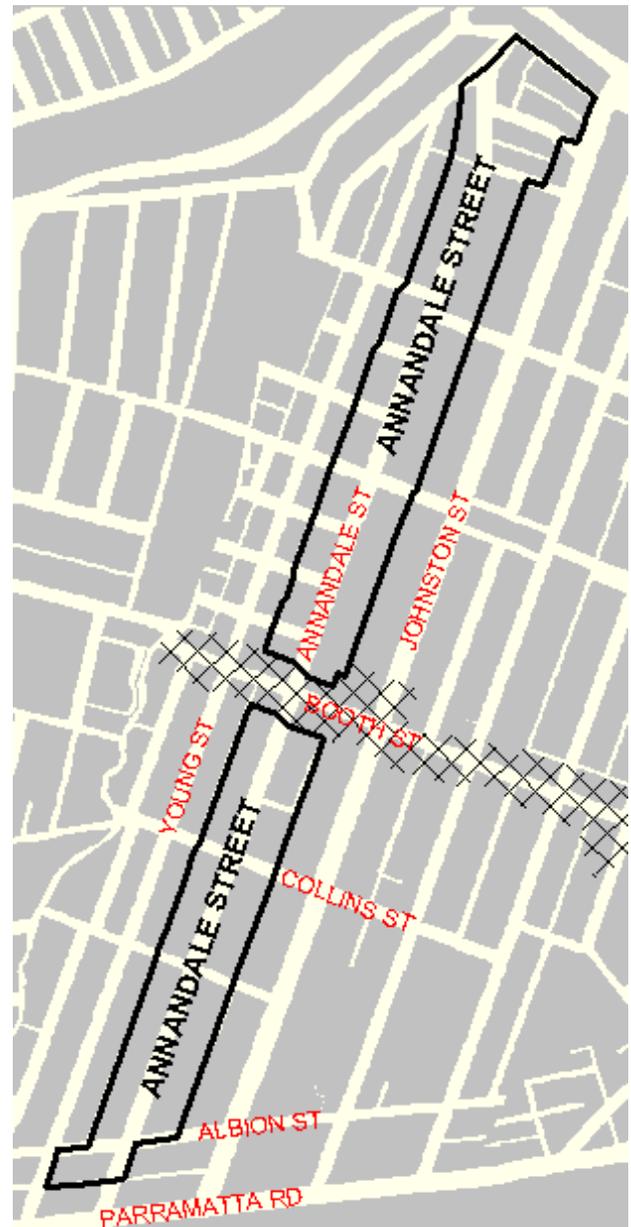
1. LANDFORM

The Annandale Street Distinctive Neighbourhood lies on the western slope of the Annandale ridge. The Neighbourhood slopes down towards Young Street and Whites Creek Lane to the west, and the City West Link Road to the north.

Running parallel to Young Street and Johnston Street, the Neighbourhood is comprised of Annandale Street, from its junction with Albion Lane in the south, to its intersection with Pritchard Street in the north. It also includes sections of all of the cross streets bisecting its length, with the exception of Booth Street, as well as Kentville Avenue and Weynton Street.

The boundary of the Neighbourhood is defined by the rear property line of dwellings fronting Annandale Street on both sides of the street. The southern boundary is formed by Albion Lane between Young Street and Annandale Street and the northern boundary is marked by Pritchard Street, Bayview Crescent, Weynton Street and Johnston Street.

The Annandale Street Distinctive Neighbourhood is identified on the map opposite surrounded by thick black edging.





2. EXISTING CHARACTER

Annandale Street was developed along side Johnston Street as a fine avenue and residential street and is characterised by late 19th century and early 20th century detached and semi-detached single storey dwellings. To the south of Booth Street there are numerous two storey Victorian terraces and low scale workers cottages, villas and bungalows interspersed along the street. To the north of Booth Street there is a predominance of Federation style dwellings.



Photo: Typical example of semi-detached dwellings on the eastern side of Annandale Street, raised and single storey in height.

Developments along the eastern side of Annandale Street are generally raised and single storey in height. This height is balanced by a scattering of 2 storey terraces and dwellings on the western side. The elevated nature of the northern section of Annandale Distinctive Neighbourhood provides many dwellings with access to views over Rozelle Bay and the City.

Overall, the variety in dwelling styles and form is highly mixed and front setbacks can vary considerably between adjacent properties, depending on the type of dwelling. The dwelling styles vary between Victorian, Federation and some Californian Bungalows. While many of the dwellings are substantially intact in terms of architectural style, there are

numerous examples of inappropriate alterations and additions, including oversized and poorly designed dormer windows (especially those on Victorian terraces), filled in balconies and verandahs, and imposing second storey additions.



Photo: Varying architectural styles, setbacks and building heights found throughout the Neighbourhood.

The street itself is wide, with a carriageway width of approximately 12.0m - 14.0m, and a footpath width of between 2.5m – 3.0m. Although some lots within Annandale Distinctive Neighbourhood are substantially large, lots typically vary between 50m to 54m in length and 5.5m to 7.5m in width north of Booth Street. While south of Booth Street the lots vary between 40m to 45.5m in length and 4.5m to 8.5m in width. Fences are also consistent in height, although materials vary between iron, timber picket and masonry plinth with iron palisades.

Kentville Estate

The northern section of Annandale Street Neighbourhood, just after Weynton Street, was originally part of the Kentville Estate. Owned by John Young the land was later subdivided with a pattern of wide straight streets, with a variety of lot sizes. The area retains a distinct and unique quality of single storey Victorian and Federation style single cottages with the occasional two storey terrace and grander



dwellings. Significant views are provided out over the city skyline and mature trees line the streets adding to the amenity and character of the area.



Photo: The tree lined streetscape of Annandale Street.

An additional feature of the street is its landscaping. The whole of Annandale Street is lined with continuous rows of mature native street trees, which due to their even height and canopies, creates a natural avenue which is relatively unbroken along its length. The importance of these street trees has been recognised and from Parramatta Road to Piper Street, Annandale Street is listed as a landscape heritage item. There are also significant private planting's, further adding to the landscaping of the street.

The Neighbourhood is also characterised by the commercial buildings fronting Annandale Street including corner shops, such as the original style 'General Store' on the corner of Rose Street. There are also several large redeveloped commercial buildings including two buildings on the corner of Piper Street and a converted shop on the corner of Kentville Ave.

Laneways



Laneways within the Annandale Distinctive Neighbourhood have a predominantly low-scale service character, and vary in width from 5.5m to 6.5m. The laneways are mainly used for accessing garages and carports and for providing pedestrian access to the rear of properties but there are a few examples of dwellings fronting onto rear lanes. Many of the properties retain significantly mature rear gardens, which contribute to the vegetative corridors of the rear lanes.



Photo: Most laneways in Annandale Distinctive Neighbourhood retain their low scale service character.



3. DESIRED FUTURE CHARACTER

Urban Form

- ◆ Promote land uses and urban design that enhances and contributes to the character and identity of the Neighbourhood, whilst protecting heritage items and conservation areas that combine to help create that character;
- ◆ maintain and enhance the scale and character of existing dwellings, consisting of mostly single storey Federation-style dwellings and two storey Victorian terraces;
- ◆ ensure that the predominant subdivision pattern and size is maintained;
- ◆ promote the consistent rhythm within the streetscape created by the regular allotment sizes, predominance of detached and semi-detached dwellings and prevalence of hipped and gabled roof forms;
- ◆ preserve and enhance views out over Rozelle Bay, north to the City CBD and over Annandale, created by stepping buildings with the contours along Annandale Street.

Landscape

- ◆ preserve and integrate natural rocky outcrops into the landscape of the area, particularly where visible from public places;
- ◆ maintain the prevalence of mature, regularly spaced street trees as well as mature and visually significant trees on private land.

Building Elements

- ◆ maintain the harmony/character of the Neighbourhood by ensuring development is complementary in form and materials, and reflects the cohesiveness of the streetscape.

Economic Viability

- ◆ promote the continued use of existing 'corner shops'.

Local Area Character

Kentville Estate

- ◆ conserve and enhance the low scale domestic character of the area;
- ◆ preserve and enhance, both public and private views out over Rozelle Bay, Annandale and the City skyline.

Laneways

- ◆ maintain the predominant service and access character of rear lanes where dwellings are not suitable;
- ◆ maintain and enhance the prevalence of vegetative corridors created by significant planting in rear yards;
- ◆ allow for small scale residential dwellings, such as studios or single storey dwellings, fronting onto rear lanes where development is permissible;
- ◆ ensure that future development on lanes does not unreasonably impact upon the amenity (including views) of adjacent properties and the lanescape.



4. NEIGHBOURHOOD CONTROLS

- These Neighbourhood Controls apply across the whole of the Annandale Street Distinctive Neighbourhood.
- All of the controls listed in the Suburb Profiles section of this DCP are supplementary to all other Controls within the DCP.

Building Envelope

- Building wall height is to be a maximum of 3.6m, unless a relevant building wall height is described below:
- Where a new development adjoins 2 storey or higher buildings the 3.6m envelope may be waved provided new roof forms relate to existing and do not exceed the higher ridge height adjoining.
- A 6m building wall height may be used on corners if all amenity and streetscape issues have been addressed to the situation of Council.

Urban Form

- New development is to reinforce the street's north/south orientation and the topography of the ridge.



A10.3.3 JOHNSTON STREET DISTINCTIVE NEIGHBOURHOOD

1. LANDFORM

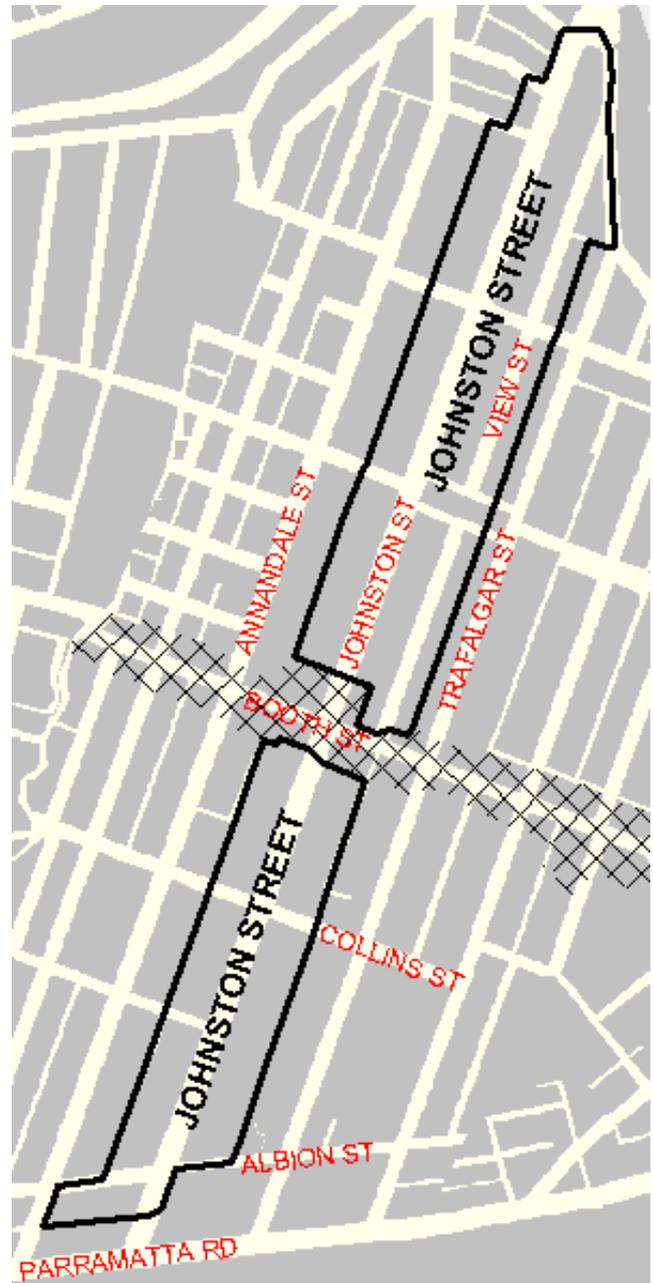
Johnston Street Distinctive Neighbourhood runs along the crest of the Annandale ridge until Piper Street, where it continues down the slope to Rozelle Bay.

Johnston Street is the major street running through the Neighbourhood in a north-south direction from Parramatta Road to The Crescent and the light rail line. The Neighbourhood also encompasses several cross streets running east-west as well as View Street and several laneways.

The Neighbourhood maintains a typical grid network of wide streets and a consistent subdivision pattern, which runs in a south-east and north-west direction, following the contours of the area.

The boundary of the Johnston Street Distinctive Neighbourhood is defined by the laneways and rear of properties fronting onto Johnston Street and the rear of properties fronting onto View Street. Albion Lane between Annandale St and Johnston St forms the southern border and The Crescent between Trafalgar Street and Johnston Street forms the northern border.

The Johnston Street Distinctive Neighbourhood is identified on the map opposite surrounded by thick black edging.





2. EXISTING CHARACTER

Development throughout the Johnston Street Distinctive Neighbourhood varies from single storey Federation dwellings and grander scaled Victorian-style buildings, to post war civic and commercial buildings.

Original buildings such as the Hunter-Baillie Church, The Abbey, the 'Witches' Houses', the Annandale North Public School and the Town Hall enhance the character of the streetscape and emphasise the original plans for Johnston Street as 'the finest street in the Colony'. As a result, the Neighbourhood has a mixed character created by the range of architectural styles and building heights.



Photo: The Witches' Houses' on Johnston Street.

Typical dwellings include modest scale single storey dwellings from the Federation period and later post war detached house forms, with larger dwellings consisting of mansions and two storey terraces. Semi-detached and detached house forms are the predominant trend within the Distinctive Neighbourhood. Although lot sizes vary considerably, the areas characteristic is enhanced by the consistency of large lot sizes for both single storey developments and large mansion style dwellings. Lot sizes north of Booth Street are

typically 51m in length and generally not less than 6m in width along the west side. Lot sizes along the east side are approximately 25m in length and generally not less than 7m in width. South of Booth Street the lot sizes are larger, ranging from 54m in length and 5m in width to more substantial sized lots of 58m in length and 30m in width.

The front building setbacks vary greatly throughout the neighbourhood ranging from 1m to 8m with front yards often containing well-established gardens. Street planting is even and well spaced and footpaths are approximately 2m in width, with 1m wide grassed verges and uninterrupted by driveways. The mature street trees along Johnston Street and the front yard planting assists to minimise the impact of traffic on Johnston Street.



Photo: Varying single and two storey scale dwellings in the Johnston Street Distinctive Neighbourhood.

Fencing tends to be complementary to the dwellings, however materials vary between iron, timber picket, and masonry plinth with iron palisades, as a result of the diversity of architectural styles.

Recent examples of multi-unit development, which incorporate garages on the ground floor, can be found along Johnston Street. These multi-unit developments have generally taken reference from the existing building envelope and complement the existing dwelling heights,



siting, materials and fencing found along Johnston Street.



Photo: Contemporary development which complements existing streetscape.

In the northern section of the Neighbourhood, north of Booth Street, contemporary development is relatively scarce, although there have been many alterations and additions to existing original buildings. Johnston Street itself is recognised for its landscape heritage and several dwellings within the Neighbourhood are recognised for their architectural heritage.

The topography of the northern section of the Neighbourhood changes considerably with the western side of Johnston Street elevated as a cliff line, which drops significantly on the eastern side of Johnston Street, falling away to the Crescent. Although many dwellings north of Booth Street are elevated on the western side, the predominant scale of the dwellings is single storey. Dwellings along the eastern side of Johnston Street are predominantly single storey or present a single storey frontage from the street level.

Towards the northern end of the Neighbourhood, there are several areas which have extensive views to the north-east towards the City and to the Harbour and Anzac Bridges. These views become even more significant at the intersection with The Crescent.



Photo: View over Rozelle Bay from the Crescent area.

Laneways

With the exception of Johnston Lane and Piper Lane, the lanes within the Neighbourhood retain a low scale service character providing access to rear of properties with no dwellings fronting on to them. However, due to the large lot sizes along Johnston Lane and Piper Lane, several dwellings fronting onto the lane have occurred. The lanes vary in width from 6m to 9m.

3. DESIRED FUTURE CHARACTER

Urban Form

- ◆ promote land uses and urban design that enhances and contributes to the character and identity of the Neighbourhood, whilst protecting heritage items and conservation areas that combine to help create that character.
- ◆ preserve and maintain the historic subdivision pattern of the Johnston Street Distinctive Neighbourhood;
- ◆ retain and encourage lower scale development north of Booth Street, complementary to the existing streetscape;
- ◆ allow for the re-development of the TAFE College site for residential use consistent with the existing scale in the northern section of the neighbourhood;



- ◆ improve the environmental amenity and interest for pedestrians accessing the area; and
- ◆ preserve views over the City, Rozelle Bay, Leichhardt and Annandale.

Building Elements

- ◆ retain the existing diversity and contrast of building scale and architectural style, ensuring future development is complementary to the streetscape and adjacent dwellings.

Landscaping

- ◆ maintain the prevalence of mature, regularly spaced street trees as well as mature and visually significant trees on private land;
- ◆ preserve and integrate natural rocky outcrops into the landscape of the area, particularly where visible from public places.

Local Area Character

Laneways

- ◆ maintain the predominant service and access character of rear lanes where dwellings are not suitable;
- ◆ maintain and enhance the prevalence of vegetative corridors created by significant planting in rear yards;
- ◆ allow for small scale residential dwellings, such as studios or single storey dwellings, fronting onto rear lanes where development is permissible;
- ◆ ensure that future development on lanes does not unreasonably impact upon the amenity (including views) of adjacent properties and the lanescape.

4. NEIGHBOURHOOD CONTROLS

- **These Neighbourhood Controls apply across the whole of the Johnston Street Distinctive Neighbourhood.**
- **All of the controls listed in the Suburb Profiles section of this DCP are supplementary to the General Controls in this DCP.**

Building Envelope

- **Building wall height south of Booth Street should be a maximum of 6.0m measured from the street frontage,**
- **Building wall height north of Booth Street shall be a maximum of 3.6m measured from the street frontage,**
- **Where a new development adjoins 2 storey or higher buildings the 3.6m envelope may be varied provided new roof forms relate to those already existing and do not exceed the higher ridge height adjoining.**

Other Controls

- **Existing driveway crossings are to be minimised and new driveway crossings are to be avoided.**



10.3.4 BOOTH STREET DISTINCTIVE NEIGHBOURHOOD

1. LANDFORM

The Booth Street Distinctive Neighbourhood comprises the length of Booth Street, from White's Creek to the west and Johnston's Creek to the east. Booth Street runs perpendicular to the Annandale ridge, with the intersection of Johnston and Booth Street forming the highest point along its length. From this point, the street slopes gradually down towards Whites Creek and more steeply down to Johnstons Creek providing views east towards Camperdown, Glebe and the City.

The boundary of the Booth Street Distinctive Neighbourhood is defined by the rear of properties fronting onto Booth Street, all Business zoned land and special use sites between Annandale Street and Johnstons Creek, and residential properties with commercial uses which front onto adjoining side streets.

The Booth Street Distinctive Neighbourhood is identified in the map below, surrounded by black edging.





2. EXISTING CHARACTER

Development along the western end of Booth Street, from Whites Creek to Annandale Street is primarily residential, interspersed with permissible businesses, such as medical practices. The predominant built character is single storey detached dwellings from the late 19th Century with front setbacks between 1m to 3m. Several of the dwellings to the south are elevated at the street level, presenting a 2 storey frontage.

This section of Booth Street contains regularly spaced street trees which enhances the residential nature of this section and links with the amenity and vegetative corridor of White's Creek.



Photo: Single storey detached dwellings fronting Booth Street between Whites Creek and Annandale Street

East of Annandale Street, the character of the neighbourhood changes from residential to commercial. The intersection of Booth Street and Johnston Street is the focal point for commercial activities.

Johnston Street is the widest street in the suburb of Annandale and was designed as a grand boulevard. The intersection with Booth Street is also the highest point along the Annandale Ridge. The North Annandale

Hotel, Annandale Anglican Church and the post office provide important visual elements as well as a significant focus for the local centre. From this junction, Booth Street slopes steeply down to the east, providing extensive views across Annandale to Glebe and Camperdown.



Photo: Annandale Post Office

The height of buildings in the commercial section of the neighbourhood is typically two storey with parapet roof forms, taller buildings are typically located at intersections. The exception to the predominant building height is the old 'Kodak' building. This 6 storey building incorporates commercial uses at ground level, with the next 5 floors used for residential purposes.



Photo: Two storey commercial buildings along Booth Street



Another exception are the Trafalgar Terraces located east of Trafalgar Street, on the north side of Booth Street (55-71). These are a consistent and intact row of 14 terraces. Initially presenting a low scale single storey height at street level, the cottages have a second storey below footpath level. Being located adjacent commercial uses these properties are suited to home based employment.

Commercial buildings within the neighbourhood often incorporate mixed uses, with dwellings built above shops. Given that some of the allotment sizes are relatively large, between 25m to 60m in depth, additions and alterations to the rear of commercial buildings incorporating residential components are possible with access provided from rear lanes.



Photo: Contemporary mixed use development

The shop fronts are primarily glass with signage predominantly under or on the awnings with a few examples of projecting signs located above awnings. Continued improvement of the streetscape with increased plantings, (Jacarandas along Johnston Street), larger planting beds, improved paving and additional seating increase the amenity of the area and its

attraction as a local neighbourhood centre. The accessibility of the area is also enhanced with regular city and cross regional STA bus services along Booth Street.

On the south-east corner of Nelson and Booth Streets is a relatively high sandstone retaining wall, elevating the single storey buildings above the wall to a two storey scale.

East of Nelson Street, the character of Booth Street returns to predominantly residential within a mixture of building styles of differing heights. Many of the residential buildings at this end of the neighbourhood are being used for commercial and mixed - use purposes, which adds to the vitality and viability of the neighbourhood.

3. DESIRED FUTURE CHARACTER

Local Area Character

- ◆ encourage development of a local neighbourhood centre, utilising the existing mix of commercial and residential uses and taking full advantage of the proximity to public transport services and pedestrian and cycle links.

Urban Form

- ◆ maintain and enhance the variety of building styles found in the neighbourhood;
- ◆ maintain the predominant bulk, scale and siting of buildings and protect the heritage significance of the conservation area;



- ◆ retain and enhance dwellings to be used for both residential and compatible commercial purposes;
- ◆ promote mixed use development involving businesses on the ground floor and residential above and to the rear of commercial buildings in the Neighbourhood;
- ◆ protect and enhance the residential amenity of dwellings in and adjoining the neighbourhood;
- ◆ improve the environmental amenity, interest, facilities, safety and ease of access for pedestrians and cyclists using the neighbourhood;

Building Elements

- ◆ maintain the character of the area by keeping development complementary in architectural style, form and materials;
- ◆ retain existing shop fronts, regardless of current or proposed use, to provide for future flexibility; and
- ◆ encourage appropriate signage consistent with the predominant signage type in the neighbourhood.

Landscape

- ◆ preserve existing street trees and promote further street trees using native species where appropriate; and
- ◆ extend the street improvement works throughout the commercial area of the neighbourhood.

Economic Viability

- ◆ promote the continuing development of a local neighbourhood centre and identify land uses and development that

contribute to the economic well being of the neighbourhood; and

- ◆ enhance and promote the viability and potential for neighbourhood and local provision shops.

4. NEIGHBOURHOOD CONTROLS

These Neighbourhood Controls apply across the whole of Booth Street Local Neighbourhood.

All of the controls listed in the Suburb Profiles section of this DCP are supplementary to all other Controls within the DCP.

Building Envelope (Residential)

- **Building wall height between Whites Creek and Annandale Street is to be a maximum of 3.6m.**
- **Building wall height between Annandale Street and Wigram Road is to be a maximum of 6m. This excludes the Trafalgar Terraces (55-81 Booth Street), that are subject to a 3.6m wall height.**

Commercial Wall Height

- **For Commercial development a maximum street wall height of 8m applies to new development. The wall height is measured from natural ground level at any point.**



Signage

- **Signage must complement the existing signage of the streetscape and signage above awnings will not be supported.**

Other Controls

- **Existing driveway crossings are to be minimised and new driveway crossings are to be avoided.**



10.3.5 TRAFALGAR STREET DISTINCTIVE NEIGHBOURHOOD, ANNANDALE

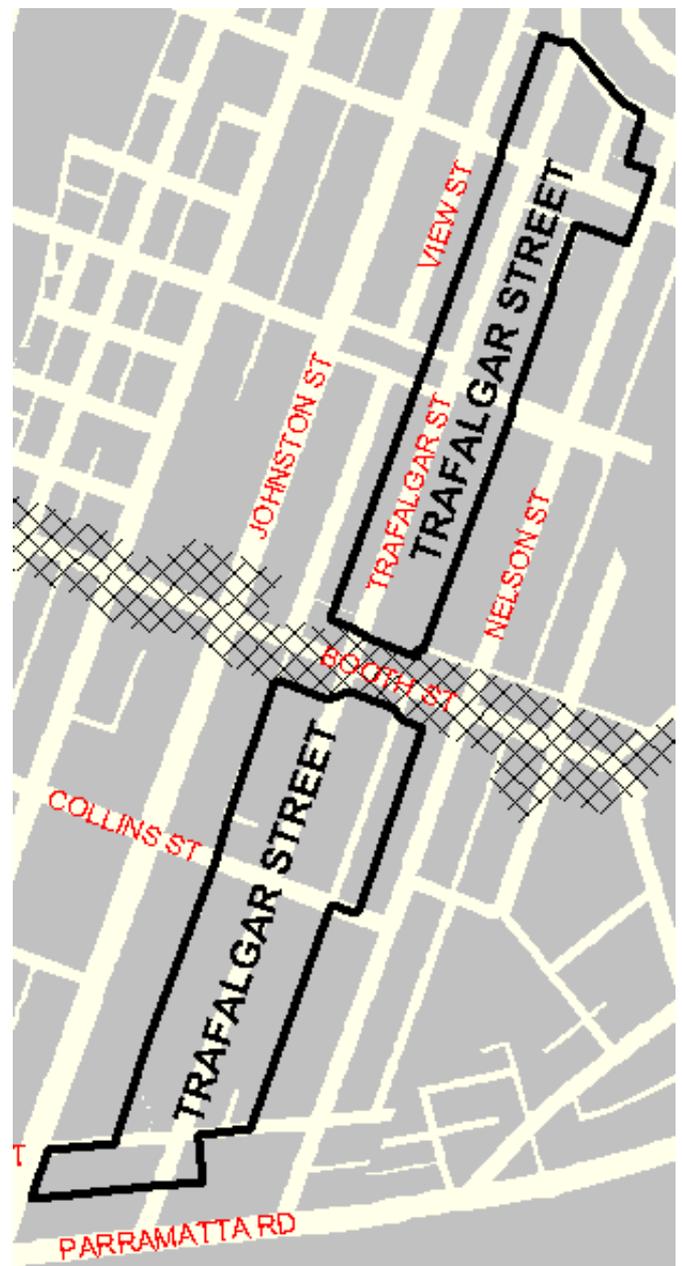
1. LANDFORM

The Trafalgar Street Distinctive Neighbourhood lies on the lower eastern slope of the Annandale ridge and slopes down towards Johnstons Creek providing views out over the City. The Neighbourhood is a relatively hilly area, which slopes steeply from the highest point along Trafalgar Street, just before Rose Street, down to The Crescent in the north and gradually down to Booth Street in the centre. At the intersection of Booth Street, the Neighbourhood sharply rises and then gradually slopes down to Parramatta Road.

Following the historical subdivision pattern of Annandale, the Neighbourhood runs parallel to the Annandale ridge and comprises Trafalgar Street, from its junction with Albion Street properties in the south, to its intersection with The Crescent in the north. It also includes sections of all of the cross streets bisecting its length, with the exception of Booth Street, as well as Wells Street and Williams Street and Trafalgar Laneway.

The boundary of Trafalgar Street Distinctive Neighbourhood is defined by the rear property line of dwellings fronting Trafalgar Street, as well as all properties fronting onto Trafalgar Lane and those properties fronting onto Wells Street and Williams Street. The southern boundary is formed by properties fronting Albion Street between Johnston and Trafalgar Streets, and the northern boundary is marked by The Crescent.

The Trafalgar Street Distinctive Neighbourhood is identified on the map opposite surrounded by thick black edging.





2. EXISTING CHARACTER

The architectural style of dwellings found throughout Trafalgar Street Distinctive Neighbourhood varies from single storey dwellings of the Federation period and grander scaled Victorian-style buildings to later post war dwellings on smaller lots. These dwellings reflect the established hierarchical characteristic of Annandale, with larger dwellings occurring at the higher elevations taking advantage of the views, with smaller cottages and terraces located on the lower slopes.



Photo: The architectural diversity of Trafalgar Street Distinctive Neighbourhood varies in height, style and materials.

The architectural diversity reflects the change in style from high Victorian to Federation and eventually to more modern substantial developments and residential infill. This is particularly noticeable along Wells Street where the variation in dwelling style and height includes original Victorian terraces, Federation cottages and modern townhouse developments.



Photos: Dwelling varieties on Wells Street.

Dwellings along the western side of Trafalgar Street are single storey and raised in elevation, presenting a 2 storey frontage. Along Rose Street, in the northern section of the Neighbourhood, the steep decline down to The Crescent has resulted in dwellings which present a low scale single storey height at street level, however the dwellings often have a second or third storey below footpath level.

Another attribute within the Neighbourhood is the prevalence of corner shops, most of which have been converted to residential use, whilst retaining their original commercial form.

Views overlooking Glebe, Rozelle Bay and the City are gained from high points on the north of Trafalgar Street and from just south of Booth Street.



Photo: The views provided from the northern end of Trafalgar Street depicting the steepness of the topography and change in building scale.

Setbacks vary from 3m to 5m for larger dwellings, to 1m to 2m for more modest developments. Fencing is typically consistent in height and complements the architectural style of the individual dwelling.

The regularly spaced street trees as well as established front gardens enhance the amenity of the Neighbourhood. Footpaths are generally uninterrupted by driveways, adding to the pedestrian amenity of Trafalgar Street Distinctive Neighbourhood. Natural rocky outcrops occur in the northern section of the Neighbourhood and sandstone retaining walls are used throughout the Neighbourhood.

The cohesive residential character throughout the Neighbourhood is interrupted just south of Collins Street by larger scale developments such as St. Brendan's School, Annandale Public School, and the James North Building. There have also been several residential infill developments consisting of two storey townhouses and multi-unit developments on former industrial sites. Businesses are also dispersed through the area and add to the fabric and the Neighbourhood.

Laneways



The laneways within the Neighbourhood have substantial development fronting onto them. Although the laneways are predominantly used for services, parking and access to the rear of dwellings, some are substantially wide enough to accommodate dwellings fronting onto them. The laneways vary in width, ranging from 6m to 12.5m and provide vegetative corridors from mature gardens and trees in rear yards.



Photo: Laneway development along Trafalgar Lane.



Annandale Parklands

The Annandale Parklands, located along Rozelle Bay, includes Bicentennial Park, Federal Park, Jubilee Park and the development along Chapman Road. Together these parks form the northern boundary of the Johnstons Creek open space network, providing a recreational reserve for cycling, walking and play areas for children. The parklands offer a significant opportunity for bushland regeneration and education of wetland areas and stormwater management.

Along Chapman Road are several commercial sites, which include such uses as an auto mechanics, carpet store and an auctioneer business.

3. DESIRED FUTURE CHARACTER

Urban Form

- ◆ promote land uses and urban design that enhances and contributes to the character and identity of the Neighbourhood, whilst protecting heritage items and conservation areas that combine to help create that character;
- ◆ maintain and enhance the scale and character of existing dwellings, consisting of mostly single storey Federation-style dwellings and two storey Victorian terraces;
- ◆ promote the consistent rhythm within the streetscape created by the regular allotment sizes, predominance of detached and semi-detached dwellings and prevalence of hipped and gabled roof forms;
- ◆ allow for contemporary development, which is complementary to the existing streetscape;

- ◆ maintain the character and form of 'corner shops' converted to residential dwellings, through the prevention of unsympathetic alterations and additions;
- ◆ preserve and enhance sandstone walls, used throughout the Neighbourhood, by preventing sub-ground developments, such as garages;
- ◆ improve the environmental amenity and interest for pedestrians accessing the area; and
- ◆ preserve and enhance views created by stepping buildings with the contours along Trafalgar Street.

Building Elements

- ◆ maintain the character of the Neighbourhood by ensuring development is complementary in form and materials, and reflects the cohesiveness of the streetscape.

Landscape

- ◆ preserve and integrate natural rocky outcrops into the landscape of the area, particularly where visible from public places;
- ◆ maintain the prevalence street trees in addition to mature and visually significant trees on private land.

Local Area Character

Laneways

- ◆ maintain the predominant service and access character of rear lanes where dwellings are not suitable;
- ◆ maintain and enhance the prevalence of vegetative corridors created by significant planting in rear yards;
- ◆ allow for small scale residential dwellings, such as studios or single storey dwellings,



fronting onto rear lanes where development is permissible;

- ◆ ensure that future development on lanes does not unreasonably impact upon the amenity (including views) of adjacent properties and the lanescape.

Annandale Parklands

- ◆ provide future open space on former sites along Chapman Road.

4. NEIGHBOURHOOD CONTROLS

- These Neighbourhood Controls apply across the whole of the Trafalgar Street Distinctive Neighbourhood.
- All of the controls listed in the Suburb Profiles section of this DCP are supplementary to all other Controls within the DCP.

Building Envelope

A range of building envelopes apply to the Trafalgar Street Distinctive Neighbourhood:

- 3.6 building wall height applies north of Piper Street.
- 6.0m building wall height applies south of Piper Street.
 - Where new development adjoins 2 storey or higher buildings such development may exceed the applicable envelope control but should not exceed the higher ridge height adjoining.
 - On sloping sites new developments should step with the contours of the topography.

Urban Form

- New development is to reinforce the street's north/south orientation and the topography of the ridge.
- Significant sandstone walls shall be retained in their existing form and enhanced by integration into the landscape.

Other Controls

- Existing driveway crossings are to be minimised and new driveway crossings are to be avoided.



10.3.6 NELSON STREET DISTINCTIVE NEIGHBOURHOOD, ANNANDALE

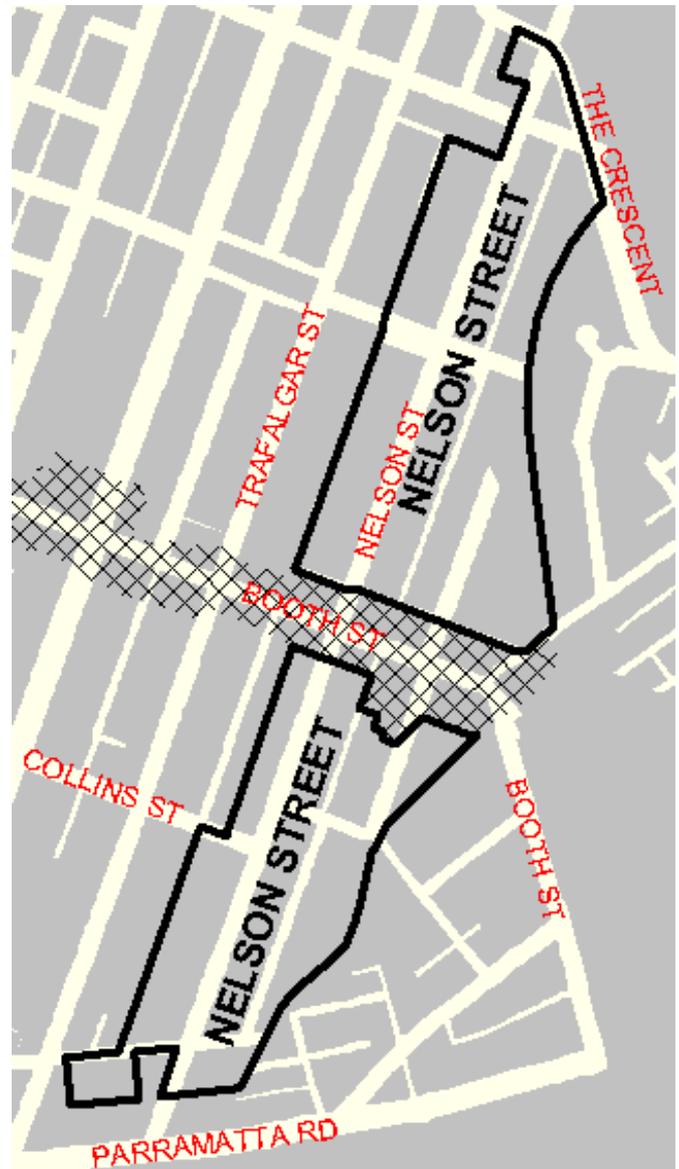
1. LANDFORM

The Nelson Street Distinctive Neighbourhood runs north/south along the lower east-facing slope of the Annandale ridge. The slope, which increases towards the north and runs from The Crescent down to Albion Street, provides views out over Glebe, Forest Lodge, and over Johnstons Creek Valley. In the south the topography rises after Booth Lane until Chester Street, where the land gently slopes down to Parramatta Road.

Nelson Street Distinctive Neighbourhood reinforces the historical subdivision pattern and character of Annandale's north/south streets. The Distinctive Neighbourhood comprises the whole of Nelson Street, from properties fronting onto Albion Street and McCarthy Lane in the south, to its intersection with The Crescent in the north. It also includes sections of all of the cross streets bisecting its length, with the exception of Booth Street, and includes Susan Street, Taylor Street and several laneways.

The rear property line of dwellings fronting Nelson Street defines the western boundary, The Crescent defines the northern boundary, and Johnstons Creek the eastern boundary of the Neighbourhood. Albion Street from Trafalgar Street to Nelson Street and McCarthy Lane to Johnstons Creek defines the southern boundary of the Neighbourhood.

The Nelson Street Distinctive Neighbourhood is identified on the map opposite surrounded by thick black edging.





2. EXISTING CHARACTER

Nelson Street Distinctive Neighbourhood has a distinct residential character with a relatively consistent subdivision pattern north of Collins Street. South of Collins Street the subdivision pattern is less consistent with recent residential infill on former industrial sites.

Nelson Street is a relatively wide street with a carriage width of approximately 20m and lined with mature street trees. Other streets in the Neighbourhood vary between 12m to 20m in width and have relatively few street trees.



(Terraces on higher elevations)



(Single scaled dwellings on lower slopes)

Photos: The architectural diversity and varying dwelling scale found throughout Nelson Street Distinctive Neighbourhood.

The architectural style found throughout the Neighbourhood consists of Victorian and Federation style dwellings, with some contemporary development. Development along Nelson Street reflects the dwelling hierarchy of Annandale, with larger terraces and villas from the later Victorian period on the higher elevations and smaller developments and subdivisions located on the lower slopes.

Because the lots were sold and developed individually, there is considerable diversity in architectural style, resulting in streetscapes which have varying building heights and setbacks of between 1m to 3m often with no front gardens.

Fencing is relatively consistent in height although materials vary depending on the architectural style of the dwellings. There are some examples of inappropriate fences (incompatible material and height), that are not complementary to the dwellings nor to the surrounding streetscape.

The footpaths in the Neighbourhood are typically 2m to 3m in width, some containing mature street trees. The footpaths are generally uninterrupted by driveways, creating a pedestrian friendly Neighbourhood.



Photo: The use of front garages and high fencing is used along Susan Street and can intrude on the streetscape.

A unique characteristic of the Neighbourhood is that development along the eastern side of the streets in the Neighbourhood tends to have a single storey frontage, however the buildings step down another two or three floors in response to the topography. This is particularly evident along the eastern side of Susan Street, where there is a steep drop down to Johnstons Creek.

Development on the western side of streets is often elevated. Such development has occurred along Nelson Street where single



storey dwellings are generally raised above sandstone walls with no front garages. This height is balanced by a scattering of 2 storey terraces and dwellings on the eastern side.

The elevated nature of the northern section of the Neighbourhood provides many dwellings with access to views over Rozelle Bay and the City.



Photo: Raised single storey dwellings along Nelson Street with predominant sandstone retaining walls.

The cohesive residential character throughout the Neighbourhood is interrupted just south of Collins Street by several infill developments consisting of two storey townhouses and multi-unit developments on former industrial sites. To the north of Albion Street is a small area of businesses, which front onto Nelson Street with parking access to the rear, off of Susan Street.

Laneways



Laneways within the Neighbourhood generally provide access to the rear of properties and parking. There are several forms of residential development fronting onto the lanes, including single storey cottages, dwellings above garages and multi-unit developments.

There are significant vegetated private gardens, which add to the amenity of the laneways and provide a link with the Johnstons Creek open space network. This network is identified in the "Sydney Green Web" documentation as being of significance by providing ecological linkages.



Photo: Multi-unit development along Booth Lane.



Hogan and Smith Parks



Hogan and Smith Parks, which abut Johnstons Creek, provide a recreational reserve for cycling, walking and a play area for children. This area also provides natural habitat for a range of native flora and fauna, and has the potential for further habitat enhancement. These parks form part of the Johnstons Creek open space network that includes Federal Park and Bicentennial Park.

Residential developments in the lanes adjacent to the Parks do not significantly impact on the amenity of the area. However, there is development that is accessed from Taylor Street that directly abuts Hogan Park.

3. DESIRED FUTURE CHARACTER

Urban Form

- ◆ maintain and enhance the scale and character of existing dwellings, consisting of mostly single storey and two storey terraces from the late 19th Century;
- ◆ encourage more substantial developments south of Collins Street where residential infill has already occurred;

- ◆ promote the rhythm within the streetscape created by the allotment sizes, predominance of detached and semi-detached dwellings and building size;
- ◆ maintain the character and consistency in architectural detail of continuous rows of terraces;
- ◆ improve the environmental amenity and interest for pedestrians accessing the area;
- ◆ preserve and enhance the sandstone walls along Nelson Street as well as the character of the dwellings by preventing sub-ground developments, such as garages;
- ◆ preserve and enhance views created by stepping buildings with the contours along Nelson, Taylor and Susan Street.

Landscape

- ◆ preserve and integrate natural rocky outcrops into the landscape of the area, particularly where visible from public places;
- ◆ preserve and enhance the mature gardens to the rear of dwellings along Johnston Creek, which add to the amenity of the vegetative corridor;
- ◆ maintain the prevalence of mature, regularly spaced street trees as well as mature and visually significant trees on private land.

Building Elements

- ◆ maintain the harmony/character of the Neighbourhood by ensuring development is complementary in form and materials, and reflects the cohesiveness of the streetscape.



Local Area Character

Laneways

- ◆ maintain the predominant service and access character of Nelson Lane (between Booth Street and Hogan and Smith Parks), Rose Lane and Trafalgar Lane;
- ◆ Maintain and enhance the prevalence of vegetative corridors created by significant planting in rear yards which contribute to the Sydney Green Web;
- ◆ Ensure that future development on lanes does not unreasonably impact upon the amenity (including views) of adjacent properties and the lanescape.

Hogan and Smith Parks

- ◆ ensure development adjacent to Hogan, Smith and Spindler Parks does not encroach upon the amenity of the Park.

4. NEIGHBOURHOOD CONTROLS

- **These Neighbourhood Controls apply across the whole of the Nelson Street Distinctive Neighbourhood.**
- **All of the controls listed in the Suburb Profiles section of this DCP are supplementary to all other Controls within the DCP.**

Building Envelope

A range of building envelopes apply to the Nelson Street Distinctive Neighbourhood:

- **A building wall height of 6.0 m applies to the neighbourhood except in Taylor Street, Susan Street and Albion Street east of Nelson Street where a 3.6m building envelope will apply.**

- **Where new development adjoins 2 storey or higher buildings it may exceed the applicable envelope control but should not exceed the higher ridge height adjoining.**
- **On sloping sites new developments should step with the contours of the topography.**

Urban Form

- **Significant sandstone walls and rock outcrops shall be retained in their existing form and where appropriate, be integrated into the landscape.**

Other Controls

- **Existing driveway crossings are to be minimised and new driveway crossings are to be avoided.**

5. ADDITIONAL CONTROLS

There are a number of areas within the Nelson Street Distinctive Neighbourhood, which have particular characteristics or specific conditions affecting development. In these areas, a unique set of controls and/or development guidelines is necessary.

The Additional Controls only apply to the areas specifically identified below.

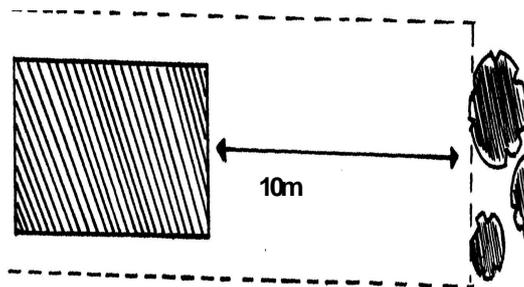
Laneways

- Residential development along Nelson Lane, Rose Lane and Trafalgar Lane shall be discouraged.



Hogan and Smith Parks

- A minimum building setback of 10m from the Park shall apply. This is measured from the common boundary of a site adjacent to Hogan Park and Smith Park to the nearest external wall of a building (excluding decking and pergolas).



- Properties sharing a side boundary to the Parks shall maintain a minimum buffer of 2m between the residential development and the boundary line.



10.3.7 PARRAMATTA ROAD COMMERCIAL NEIGHBOURHOOD ANNANDALE

1. LANDFORM

The Parramatta Road Commercial Neighbourhood comprises the northern side of Parramatta Road from Catherine Street in the west to Johnston's Creek to the east. Parramatta Road defines the southern boundary of Annandale Suburb and gradually slopes in a west/east direction, perpendicular to the contours of Annandale Suburb.

The boundary of Parramatta Road Distinctive Neighbourhood is defined by the rear of properties fronting onto Parramatta Road and all Business zoned land between Catherine Street and Johnston Creek and those fronting onto Albion Lane.

Parramatta Road Distinctive Neighbourhood is identified in the map below, surrounded by black edging.





2. EXISTING CHARACTER

Parramatta Road is one of the main connecting links between the Western Suburbs and the CBD. Parramatta Road is one of the oldest roads in Sydney being the original European land link between Sydney and Parramatta.

The architectural significance and use of the buildings along Parramatta Road within the Annandale area varies from late 19th Century development to modern development and changes in use from Industrial to Commercial.

This Neighbourhood demonstrates the gradual change in architectural influence of the Victorian Italianate style over time which enhances the historic significance of the area. This historic significance is typified by the retention of original commercial terraces.

However, the facades of many buildings have been altered to incorporate modern windows, shop fronts and entrances. There has also been a proliferation of unsympathetic signage that has detrimental impacts on the historic significance of the neighbourhood.



Photo: Original commercial terraces along Parramatta Road, which enhance the character of the area

The shop fronts along this section of Parramatta Road include the use of glass fronts and roller doors, with signage being mainly flush wall, hamper, fascia and window signs with the occasional use of painted and projecting wall signs above the awnings.

From Catherine Street to Johnston Street, the building height varies between single and two storey buildings with many buildings incorporating a parapet roof.



Photo: The varying building heights, facades and types of signage found along Parramatta Road.

East of Johnston Street the building envelope is predominantly two storey, with buildings incorporating parapet roofs between Johnston and Trafalgar Streets. There are also rows of original two storey Victorian Italianate Terraces along this section with second storey balconies overlooking Parramatta Road.

Larger buildings such as the Goodman's Buildings, the Annandale Hotel, the ANZ Bank, Good Year Auto Service Centre dominate the corners of intersections with Parramatta Road.



Photo: Row of Victorian Italianate Terraces along Parramatta Road Distinctive Neighbourhood Annandale.

The variety of business uses along Parramatta Road includes music shops, small grocers, new and used furniture stores, banks, antique shops, butchers, cafés and solicitors.

Many of the allotments fronting onto Parramatta Road back onto Albion Lane, which has a predominant service and access character. The lane is approximately 5.0m in width and benefits from significant back yard planting.

Several of the commercial buildings backing onto the lane incorporate dwellings. As the lot sizes are relatively large, up to approximately 40m in depth, additions and alterations to the rear of commercial buildings that incorporate residential components have occurred. These developments include units and townhouse-style dwellings, which are not visible from Parramatta Road and are accessed from Albion Lane.

3. FUTURE CHARACTER

Urban Form

- ◆ promote urban design and land uses that maintains and protects the heritage significance of the conservation area;
- ◆ allow for development along this section of Parramatta Road to incorporate mixed use development incorporating a residential component above or to the rear of the commercial buildings;
- ◆ encourage contemporary development that is complementary to the architectural style of the streetscape;
- ◆ retain and enhance through existing and new development the traditional hard edge and scale of dwellings along Parramatta Road, to maintain the buffer between Parramatta Road and the residential area;
- ◆ improve accessibility, pedestrian amenity and linkages; and
- ◆ improve the environmental quality of Albion Lane by:
 - reducing unsightly land uses and vehicular access ways,
 - encourage landscaping of the laneway, and
 - maintaining reasonable levels of solar access to the laneway.

Building Elements

- ◆ maintain the character of the area by keeping development complementary in architectural style, form and materials;



- ◆ retain existing shopfronts, regardless of current or proposed use, to provide for future flexibility;
- ◆ encourage the restoration of Victorian Italianate Terraces;
- ◆ encourage appropriate signage consistent with the predominant signage type

Landscaping

- ◆ preserve existing street trees and promote further street trees, using native species when possible.

Economic Viability

- ◆ enhance and promote the continual development and ongoing viability of businesses uses on Parramatta Road.

4. NEIGHBOURHOOD CONTROLS

These Neighbourhood Controls apply across the whole of the Parramatta Road Commercial Neighbourhood, Annandale.

All of the controls listed in the Suburb Profiles section of this DCP are supplementary to all other Controls within the DCP.

Commercial Wall Height

- **A maximum wall height of 8m, taken from the street frontage, shall apply to buildings along Parramatta Road.**
- **However, a total maximum building height of 11m may be achieved where a stepped setback of at least 3m from the**

building frontage above 8m is achieved.

Siting and Setback

- **Commercial development should continue the traditional position of construction to the street alignment with buildings to be set at right angles to the front and side boundaries.**

Signage

- **Signage along Parramatta Road must complement the existing signage of the streetscape and signage above awnings will not be supported.**

Other Controls

- **Where possible, original buildings along Parramatta Road should be retained.**
- **Where appropriate, facades shall be restored to their original form with respect to elements such as windows, balconies, ornaments, balustrading and urns on the parapets.**
- **Unsympathetic developments, including excessive window glazing, is discouraged.**