



## A10.0 SUBURB PROFILES

### A10.1 LILYFIELD Suburb Profile

#### Introduction

The suburb of Lilyfield is located in the geographic heart of the Leichhardt local government area. Bisected by the City West Link Road and railway line, and dominated by the Rozelle Hospital site to the north, most of Lilyfield has a character which is marked by the consistency of style, form and materials of its residential building stock.

Although more dense, contemporary developments are scattered throughout the suburb, Lilyfield displays an overwhelmingly small scale domestic quality in its residential streets.

The prevailing grid pattern of the Distinctive Neighbourhood shows the streets perpendicular to the contours following the slope down to Lilyfield Road.



Conservation Area



In the southern part of Lilyfield, the landform is gently undulating and gradually falls towards Whites Creek to the east and the City West Link Road to the north. North of the City West Link Road, the land rises steeply to the ridge marked by Balmain Road. Towards Iron Cove in the north-west, the land falls away sharply to the Harbour. Due to these areas of steep topography and their location, there are several areas within Lilyfield benefiting from water and/or distant city skyline views, making it a highly desirable inner city residential suburb.

Lilyfield is a small locality, with a less well defined community focus than the other suburbs in the Leichhardt local government area. Its main centre is a group of shops known as Orange Grove Plaza. Lilyfield has the potential to develop a stronger identity in the future through the development of cultural and recreational community facilities.

### History of Development in Lilyfield

Lilyfield was first developed as rural estates favourably sited for views onto the waterways along the main ridge between Leichhardt and Balmain and accessed via Balmain Road.

The Gary Owen estate was the largest estate in the Lilyfield area. It was sold to John Gordon in 1865, who renamed it 'Callan Park'. Due to constant complaints of overcrowding of patients and squalid quarters for staff within Gladesville hospital, the Callan Park estate was bought in 1873 for new hospital accommodation. The sale of this land for an asylum probably depressed residential expansion in Lilyfield compared to adjoining suburbs, although it also provided an increase in housing for the asylum staff. It was opposed by residents at the time, particularly those in the rapidly expanding suburb of Balmain.

The new hospital at Callan Park was completed in the early 1880's, covering over 4.5 hectares with 33 separate buildings and a chapel. It was described in the *Sydney Illustrated News* of 24 October 1885 as 'a magnificent pile of buildings, forming a conspicuous object of the locality and visible for many miles around'. There are numerous heritage items, listed in LEP 2000, remaining on the Hospital site, including aboriginal, natural and cultural landscapes, and a number of heritage buildings.

The Nanny Goat Hill area (see Part A10.1.2) formed part of the Gary Owen estate, and was subdivided in the 1880s.

Broughton House (built in the mid-1840s and later named Broughton Hall and then Rivendel) was the other major estate in the Lilyfield area. In 1915, during the First World War, it became a home for shell-shocked and mentally damaged soldiers. Broughton House was acquired by the Commonwealth Government in 1918 and became part of the asylum. In addition, further residential subdivision of the adjoining streets of the Leichhardt Park area occurred at this time (see Part A10.1.3).

South of Lilyfield Road, the area making up the Catherine Street Distinctive Neighbourhood (see Part A10.1.1) was subdivided following the suburban expansion of Leichhardt during the early twentieth century. In this same period, the cut for the Rozelle Goods Line was excavated, thus dividing the Lilyfield area. This barrier has now increased with the construction of the City West Link Road. The area to the south of the cut is now more commonly identified as part of Leichhardt rather than Lilyfield. Catherine Street was constructed parallel to Balmain Road as a stock route giving access to the Glebe Island Abattoirs. It was formerly known as Abattoir Road and forms the north/south



spine to this part of Lilyfield and eastern Leichhardt.

### **Lilyfield: Distinctive Neighbourhoods**

The following areas within Lilyfield are identified as 'Distinctive Neighbourhoods' by virtue of topography, street pattern or building form, mainly derived from the estate pattern of development. The subsections identified are areas within the Distinctive Neighbourhood, which have unique characteristics.

#### **1. Catherine Street**

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- iii War Memorial Park
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- v White Street
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#### **2. Nanny Goat Hill**

- i Eastern Residential Sector
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- iii The Laneways
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- v Balmain Road Terraces
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#### **3. Leichhardt Park**

- i The Conservation Areas
- ii Perry Street Bungalows
- iii The Laneways
- iv Iron Cove Backdrop

#### **4. Iron Cove Parklands**

Incorporating Leichhardt Park, Rozelle Hospital and King George V Park.



### A10.1.1 CATHERINE STREET DISTINCTIVE NEIGHBOURHOOD, LILYFIELD

#### 1. LANDFORM

The Catherine Street Neighbourhood is located on the eastern slopes of the main Leichhardt/Balmain ridge. It has a gentle hill and valley landform but with a predominant slope down in a north-easterly direction. Towards White's Creek the gradient is much steeper and provides views out over the railway line to the Annandale ridge and the city beyond. The dominant street pattern is oriented north-south.

Its boundaries are defined by the City West Link Road to the north, White's Creek to the east and Balmain Road to the west. The southern boundary is partly formed by Moore Street, between Balmain Road and Catherine Street, as well as a small section of Catherine Street to Moore Lane. The southern boundary then follows Moore Lane to White Street, and behind existing industrial buildings to White's Creek Valley Park.

The Catherine Street Distinctive Neighbourhood is identified in the map below surrounded by thick black edging.





## 2. EXISTING CHARACTER

The character of the precinct is heavily influenced by the regular road pattern and subdivision layout. The streets within the Catherine Street Neighbourhood are mostly wide tree-lined residential streets. There are also some well-established industrial and commercial sites along the eastern and southern boundaries of the Distinctive Neighbourhood, as well as some isolated pockets of industrial activity within the centre.

There is an overwhelmingly low-scale character and consistency of residential form in the area. The dwellings are predominantly detached, single storey cottages. There is a variety of architectural styles evident reflecting the various periods of residential development.

These styles include Victorian, some Federation and examples of post-war dwelling forms. Most development in the Distinctive Neighbourhood appears to have occurred in the early part of the twentieth century.

With the exceptions of Piper, White and Mackenzie Streets and the laneways, all streets in the Distinctive Neighbourhood are relatively wide with a carriageway width of 10m - 12m. Footpath widths on the wider streets are generally between 2.5m - 3m. Often, the nature strips or verges are planted with native trees and shrubs such as brushbox, eucalypts and bottlebrush.

Front setbacks for single dwellings are consistently between 1.0m and 3.0m. Front fences are predominantly low brick, low timber picket, or post and rail. Roof forms are mainly hipped or gabled with terracotta tiles or corrugated iron, with some use of slate. Building materials vary depending upon the period of architecture, although the materials used are generally true to the period.

The single-storey cottage style consistency in the Catherine Street Distinctive Neighbourhood tends to change towards the

edges and at the ends of wider streets, with a visible increase in building height and form. The style generally consists of two storeys plus parapet roof at the corners.



**Photo: Single storey cottages on Charlotte Street**

The northern end of Balmain Road and Beames Street contain some three storey multi-unit developments, some of which are simply-designed examples of the 1960s and 1970s flat boom, which contrast with the predominant streetscape character. There are occasional examples of more contemporary multi-unit residential developments, townhouse or terrace style developments, such as those on the corner of White and Brennan Streets.

On Gladstone Street, buildings are elevated above a rocky outcrop. This has allowed for some excavated garaging, which has the potential to dominate the streetscape. However, the built form of the original residence above maintains the small cottage scale. Some two storey contemporary development has occurred on the western side of the street to take advantage of city views.

There is a substantial amount of vegetation, occurring in both the private and the public





domain. The frequent open vistas available up and down the streets, especially those towards the city, make a significant contribution to the desirable residential character of the Distinctive Neighbourhood.

The Catherine Street Distinctive Neighbourhood has recently become more appealing as a place to live due to the significant improvements in the accessibility of the area created by the City West Link Road and the light rail system. It is likely that, as a result of this, increased pressure for further development will occur here.

### Ilka Street



The development on the south side of Ilka Street is similar to that in the centre of the Distinctive Neighbourhood, with a predominance of 9m to 10m wide lots containing a variety of detached cottages. Some of the lots, particularly at the eastern end, have been subdivided into two. These contain single storey terrace or semi-detached dwellings.

A variety of forms, styles, and materials is evident in the street, including late Victorian, Federation and California Bungalows. The streetscape is cohesive by virtue of consistent siting and scale in a densely landscaped

setting. Most lots in the Distinctive Neighbourhood are 30m deep, however the lots located on the south side of Ilka Street are 60m deep, with Moore Lane and industrial development located behind. Where the industrial sites front onto Moore Lane there is a 10m cutting as a result of past quarrying activities.

Recently, the deep blocks have become increasingly valued by the local community for the green corridor and common amenity they provide, which is rare in this area on a continuous row of private lots. It is important that this vegetative corridor is conserved for the private landowners, and because it provides a corridor connecting the War Memorial Park to the west, with the White's Creek parklands to the east. This vegetative corridor is now susceptible to medium density development. Most notably this type of development has occurred at number 23/25, where six two-storeyed townhouses, in two rows of three, have replaced two detached single storey houses.

The Ilka Lane frontage to the Moore Street industrial development consists of mostly blank brick walls of between 6m and 10m high. Due to the difference in elevation, the depth of the lots, and the tree cover, this has little impact on residential amenity. A consistent pattern in terms of setbacks and height, together with tree planting could sustain the visual amenity of the lane.



### The Peripheral Area



The length of the City West Link Road west of Catherine Street to the junction of Balmain Road, and from this point on Balmain Road south to the intersection with Moore Street, has been identified as the Peripheral Area.

The Peripheral Area is not as distinctive as the core of the Neighbourhood, due to the variety of development within the area. The change in character in Balmain Road is more transitional, whereas the City West Link Road has a clear physical departure from the homogenous character of the remainder of the Neighbourhood. This is reinforced by road barriers and a change of level at the end of Russell, Pretoria and Lonsdale Streets. Although there are still pockets of detached, single storey cottages evident in the Peripheral Area, it represents more of a mixed area in terms of built form and use. This change helps to define the boundary of the Neighbourhood.

With the introduction of the nearby Catherine Street Light Rail stop, and the mix of commercial and residential uses in this area, there is potential for Council to make provision for future multi-unit development around this

node. The location, and mixed residential/commercial character of the road, lends itself to higher density development. Balmain Road also has potential for a mixture of permissible commercial uses.

It is appropriate to maintain this area's transitional nature and provide for contemporary designed buildings and a variety of uses, particularly approaching corner sites. Such development would not be intrusive or out of character with this area, as compared with the majority of the Distinctive Neighbourhood.

### War Memorial Park



War Memorial Park is a significant open space and landscape feature within the Catherine Street Neighbourhood. The park connects with the landscaped corridor within the Ilka Street properties, which also links with the White's Creek open space and vegetation belt. This network of green belts and open space contributes significantly to the character of the Catherine Street Distinctive Neighbourhood and is a rare feature within the inner city urban context.

It is important to ensure that the public open space and green space is not encroached upon by future development. A number of



privately owned properties have common boundaries with War Memorial Park and there is a predominant rear setback from the common boundary, between 10m and 12m. Except for a unit development on a battle-axe style block, the properties adjoining the park are consistently developed with single detached cottages. The gardens of the cottages provide a privately landscaped fringe, which provides a good transition to the park, with the dwellings set well back from the park boundary. This setback avoids a hard-edged enclosure of this important area of public open space.

As the park is not a street or another private allotment, redevelopment may lead to a tendency to build closer to its common boundary and 'borrow' amenity from it. However, this lessens the aesthetic quality of the park and therefore diminishes its public value. Based upon existing setbacks and allowing some latitude for rear extensions to dwellings, an appropriate minimum setback from the War Memorial Park would be 10m. This would act together with the 'Building Location Zone' control to prevent development from encroaching on the fringe of the public open space.

### Gladstone Street



Gladstone Street would appear to contain more variety in built form than most other streets in the Distinctive Neighbourhood, however there is a predominance of two storey detached dwellings elevated above rocky outcrops, taking advantage of city views.

A substantial number of the dwellings on the eastern side of Gladstone Street turn their back to the street and front onto White Street, to obtain city views. This pattern changes closer to Brenan Street, where the built form becomes single storey cottages, which is more consistent with the core of the Distinctive Neighbourhood.

The topography in Gladstone Street rises significantly from street level to the properties on the western side. This results in a continuous retaining wall on this side that begins at Piper Street then gradually levels out towards the northern end of Gladstone Street. The floor level of most dwellings at the southern end of the street is several metres above street level and the existence of the wall predisposes these sites to excavated garaging. As the dwellings on the western side of Gladstone Street are visually removed





from the streetscape, both vertically and horizontally, the garage doors generally do not impact on the appearance of the dwelling. However, the impacts of garages detract significantly from the original character of the streetscape, altering it from a natural rocky sandstone wall. This also has inherent pedestrian safety problems, as sight distances are severely limited.

### White Street



White Street has a varied streetscape, mainly due to its topography, with a prominent ridge rising behind the dwellings. Natural sandstone rock outcrops occur and such features are relatively rare within an urban context and have significant value both aesthetically and as geological relics. They should be preserved and integrated into landscaping, particularly if they are visible from a public place.

Despite the mixture of buildings fronting onto White Street, the remaining clusters of original 'cottage' style dwellings that occur, particularly at the northern end of the street, should be preserved.

### Catherine Street Neighbourhood Centre



The area of Catherine Street between Brennan Street and Piper Street lends itself to becoming a neighbourhood centre. There is an existing strip of shops on the western side of Catherine Street, around Piper Street. In addition, following the slope south on the eastern side of Catherine Street there are several properties that were originally constructed as shops, although they are currently not used for that purpose.

The area is well defined by topography; with Piper Street situated on the rise of the hill, and the light rail stop situated at the base of the incline. The light rail coming into operation has added a valuable element, which could help to further develop local-scale commercial activity in this area. Existing shopfronts should be retained to encourage a mix of appropriate uses.



### White's Creek Valley Park



One of the most significant characteristics of the Catherine Street Distinctive Neighbourhood is its abundant vegetation and relative wealth of open space. The White's Creek Valley Park makes up the third and largest component of the 'Green Belt' in the Neighbourhood, together with the properties on Ilka Street and War Memorial Park.

The properties on the western side of White's Creek, between a unit development at 9-15 White Street and northwards to Piper Street, are zoned either Open Space or Open Space to be Acquired under LEP 2000. These properties will eventually be acquired and the land will be integrated into the surrounding open space. In addition, an area near the section of White's Creek adjacent to the junction of Ilka Street and White Street is to be returned to its original state as a small wetland.



### 3. DESIRED FUTURE CHARACTER

#### ***Building Elements***

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

#### ***Urban Form***

- ◆ maintain and enhance the predominant low scale 'cottage' character of the residential streets;
- ◆ promote the consistent rhythm in the residential streetscapes created by the regular allotment sizes, predominance of detached dwellings and predominance of hipped and gabled roof forms;
- ◆ encourage larger buildings consisting of a variety of accommodation types at the edge of the Distinctive Neighbourhood.

#### ***Landscape***

- ◆ preserve the prevalence of mature and/or regularly spaced street trees, as well as mature and visually significant trees on private land;
- ◆ preserve and enhance the aesthetic and environmental significance of the vegetation corridor made up of War Memorial Park, the properties on the southern side of Ilka Street and the White's Creek Valley;
- ◆ preserve and enhance the availability of views, particularly towards the city.

#### ***Economic Viability***

- ◆ enhance and promote the viability and potential for neighbourhood shops;
- ◆ promote the continuing development of a neighbourhood centre and identity.

#### ***Local Area Character***

##### *Ilka Street*

- ◆ preserve and enhance the existing variety of single storey houses on Ilka Street;
- ◆ maintain the existing street pattern, scale and character in Ilka Street, through the use of appropriate alterations, additions, or infill development;
- ◆ preserve and enhance the shared 'green corridor' at the rear of the existing houses on Ilka Street.

##### *Peripheral Area*

- ◆ maintain diversity of land uses, mixed built forms, contemporary designed development and accommodation types in the Peripheral Area.

##### *War Memorial Park*

- ◆ preserve and enhance the existing aesthetic quality and open vegetated periphery of the War Memorial Park;
- ◆ reinforce an established development zone for all properties with common boundaries to the War Memorial Park, so that new development is set well back.

##### *Gladstone Street/White Street*

- ◆ ensure that garage doors on Gladstone Street are designed to minimise their dominance on the character of the streetscape and maintain a residential and pedestrian character and scale to property frontages;
- ◆ retain sandstone rock outcrops where they occur;
- ◆ ensure that contemporary development on Gladstone Street is consistent with the dominant residential character of the Distinctive Neighbourhood, whilst still allowing landowners to take advantage of available views.



#### Catherine Street Neighbourhood Centre

- ◆ encourage the development of a neighbourhood business centre and community focal point, utilising the existing commercial uses and taking full advantage of the proximity to the Catherine Street light rail stop;
- ◆ retain existing shopfronts, regardless of current or proposed use, to provide for future flexibility.

#### White's Creek Valley Park

- ◆ enhance the open space nature and wetland environment provided by White's Creek and the significant vegetation in the White's Creek Valley.

#### 4. NEIGHBOURHOOD CONTROLS

- **These Neighbourhood Controls apply across the whole of the Catherine 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 an alternative building wall height is prescribed under the Additional Controls.**
- **Neighbourhood shops or buildings originally designed for non-residential use may use a maximum building wall height of 7.2m in order to incorporate a parapet wall.**

#### 5. ADDITIONAL CONTROLS

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

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

##### **Ilka Street**

##### **Siting, setbacks & envelopes**

- **Development shall be confined to zones approximately 20m deep to the front and back of the lots, leaving a landscaped corridor between. The width of the zones may vary to a minor**



degree in response to site characteristics and existing front setbacks. The landscape corridor must be a minimum of 20m wide.

- Setbacks to Ilka Street shall be between 3m and 5m, and 3m to Moore Lane.
- The frontages shall include a Building Articulation Zone (BAZ) 1.5m deep, which can intrude on the setback. This may include elements such as verandahs, balconies, pergolas, awnings, bay windows and the like, with the intention of providing visual relief to the buildings and reducing the appearance of their bulk.
- A 3.6m envelope shall apply to the Ilka Street frontage. It may apply to the front or to both sides, if a gable-fronted form is appropriate.
- A 6.0m wall height shall apply to the northern face of buildings to Moore Lane. The height of development abutting the Lane shall not exceed 10m above the adjoining section of the Lane.

#### **Fencing**

- The lane should be uniformly fenced to 2m high, with open weave fencing to assist in the growth of vines.
- The fencing to Ilka Street shall be open railed type either metal or timber, 50/50 open and solid, to a maximum height of 1.2m.

#### **Industrial Interface**

- Openings to dwellings facing the lane shall be insulated to meet the Australian Standard for residential development.

#### **Landscaping**

- All large trees within the corridor in healthy condition must be conserved. The corridor shall be 75% soft planted.
- All trees and shrubs, excluding ground covers and potted plants, shall be indigenous using seed collected from within a 5km radius of the site. This shall include high canopy trees, to mature to a minimum of 10m high, and 50% canopy cover of the corridor.
- Decorative planting is to be appropriate to the Ilka Street frontage.

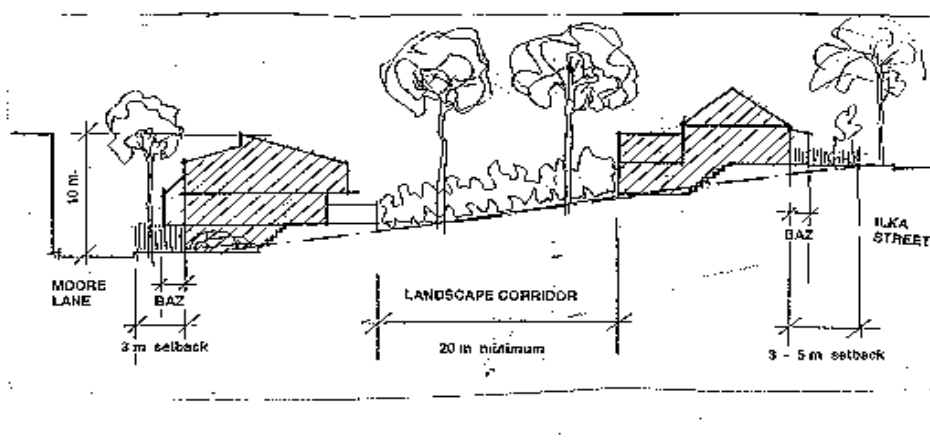
**Note: Council's nursery can assist in the provision of appropriate seeds and plants.**



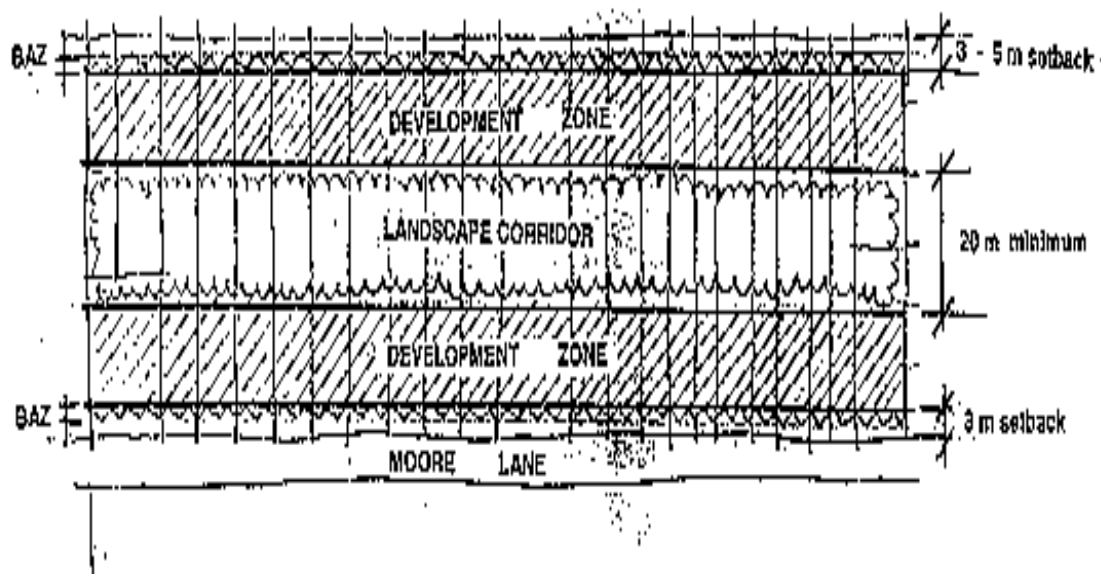


Graphic representation of controls:

Ilka Street Section



Ilka Street Plan



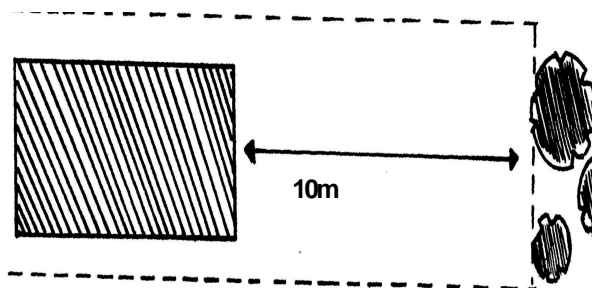


### The Peripheral Area

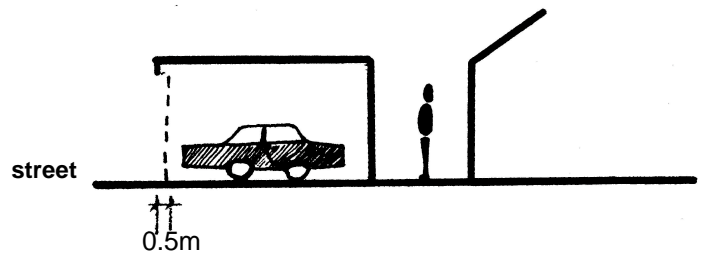
- A maximum wall height of 7.2m shall apply to the Peripheral Area.

### War Memorial Park

- The minimum building setback of 10m from the Park shall apply. This is measured from the common boundary of a site with the War Memorial Park to the nearest external wall of a building (excluding decking and pergolas).



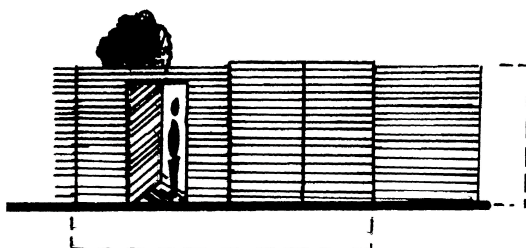
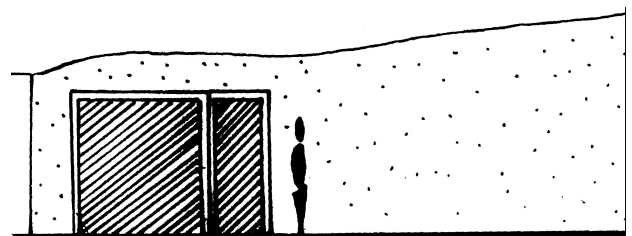
- set the garage doors back a minimum distance of 0.5m from the common property boundary of the site with the street/lane;



- limit the number of garage doors visible from the street to one single width door;
- where possible, maintain half the property width as existing sandstone retaining wall (as shown below).

### Gladstone Street

- Proposals involving the construction of new garages or alterations and additions to existing garages on Gladstone Street must incorporate the following design features where possible:
  - incorporate a pedestrian entrance which is visible from the street;





### White Street

- Natural sandstone rock outcrops shall be preserved in their existing form and enhanced by integration into site landscaping.



### White's Creek Valley Park

**Note: 'White's Creek Valley Park' includes all land fronting onto White Street that is zoned Open Space or Open Space to be Acquired under LEP 2000.**

- Significant vegetation within the White's Creek Valley Park must be retained.
- Any proposal within or near to White's Creek Valley Park must not cause harm to the proposed wetland at White's Creek.
- Proposals located within or near to the White's Creek Valley Park must be consistent with Council's Open Space Strategy.



### A10.1.2 NANNY GOAT HILL DISTINCTIVE NEIGHBOURHOOD, LILYFIELD

#### 1. LANDFORM

Nanny Goat Hill is an elevated area with its northern boundary at Balmain Road, which marks the main Lilyfield/Rozelle ridge. The land falls away from Balmain Road to the southeast becoming much steeper closer to Lilyfield Road. There is a small area around Halloran Street that lies in a basin surrounded by steeply rising land.

The main roads in Nanny Goat Hill are orientated down the slope, allowing views out to the White's Creek Valley and the ridge of Annandale. The rise up from Easton Park allows views into the city from the eastern part of the Distinctive Neighbourhood. The ridge defined by Balmain Road forms the northern and western edges and Orange Grove Plaza, a small commercial centre between Perry Street and Balmain Road, marks the north-west corner of the Distinctive Neighbourhood.





The southern boundary is defined by Lilyfield Road. The eastern boundary is defined by the edge of the industrial zoned sector in the north-east corner; the common boundaries between properties fronting Cecily Street, Foucart Street and Foucart Lane.

The Nanny Goat Hill Distinctive Neighbourhood is identified in the map on the previous page surrounded by thick black edging.

## 2. EXISTING CHARACTER

Nanny Goat Hill is strongly defined by its topography, which is an important element in its character. The elevation of the land, and the views available from it, greatly add to its appeal. It is predominantly residential in character although there are some established industrial and commercial sectors. These are in the north-east corner, along Balmain Road and on Lilyfield Road, centred around Halloran Street and Justin Street.

The dominant built form in Nanny Goat Hill is single storey detached cottages on similar sized allotments. There is a variety of architectural styles evident, reflecting the various stages of settlement, including

Victorian, Federation, inter-war and post-war dwelling forms. Most of the subdivision and development in the Neighbourhood appears to have occurred in the late nineteenth and early twentieth century.

Despite this predominant single storey character, two storey developments are evident, and are the result of landowners competing for views on elevated streets and upper slopes. The cumulative impact of this competition for views would be a total change in the built form character of the area. This issue is not supported by Council and is addressed by General, Neighbourhood and Additional controls.



**Photo: Typical Nanny Goat Hill vista, with views of the city.**

There is a scattering of multi-unit development from various eras throughout Nanny Goat Hill.

In particular, there is a concentration of Department of Housing three storey walk-up flat buildings in Edward Street and the western side of Helena Street. The more recent multi-unit developments of the 1990s are generally more compatible than earlier multi-unit development, as they are generally low-rise townhouse-style developments. These generally fit into a 3.6m building height envelope.

The majority of the streets within the Nanny Goat Hill Distinctive Neighbourhood run from north-west to south-east in a Victorian grid pattern which usually ignores the topography. This results in some relatively steep streets in parts and a resultant stepping of the dwellings down the slopes. Most streets are relatively wide, with carriageway widths of over 10m and verges of 2m. There is a profusion of street planting evident, including mainly native species such as brushboxes, bottlebrushes and some eucalyptus. Informal planting in private backyards, including high canopy trees, adds significantly to the character of the Distinctive Neighbourhood. The subdivisions in





Nanny Goat Hill include traditional Victorian service lanes; thus, there is a secondary network of interconnecting lanes throughout most of the Distinctive Neighbourhood.

The Nanny Goat Hill Distinctive Neighbourhood has recently become more appealing as a place to live due to the significant improvements in the accessibility of the area created by the City West Link Road and the light rail system. It is likely that, as a result of this, increased pressure for further development will occur here.

### The Eastern Residential Sector



The Eastern Residential Sector is predominantly an area of single storey detached cottages constructed in the late 19th and early 20th century.

There is a mixture of building materials with some timber, some fibro and some brick with predominantly hipped or gabled roofs. Allotments are generally small and narrow and are located on straight, wide roads that cut across the slopes.

A typical streetscape feature of the Eastern Residential Sector which adds to its character is the gradual stepping of the cottages down the hill affording views to the harbour, city and neighbouring suburbs. The majority of this area is included in LEP 2000 as a heritage conservation area. This reinforces the need to retain and enhance its unique built character.

### Western Residential Sector



The Western Residential Sector has larger, wider allotments than in the Eastern Residential Sector. It has a greater variety of architectural styles and materials in its building stock. Older cottages and narrower service lanes in the Western Residential Sector suggest that it is an earlier subdivision, which would originally have contained mostly single story timber cottages, few of which remain now. Subsequent post war clearance and redevelopment by the Housing Commission, together with interwar 1930's development, has resulted in the mixed character seen today.



### The Laneways



There are two types of rear residential laneways in Nanny Goat Hill.

In the area west of Grove Street, the rear lanes are extremely narrow, with carriageways only just wide enough (2.5m) to allow vehicles to travel through them. These are the result of Victorian era subdivisions when the primary role of these lanes was to cater for the provision of nightsoil services to early, unsewered dwellings. They were never designed with the motor vehicle in mind, nor to provide general access to the properties. As a result, although it is just possible to travel through these lanes by vehicle, clearances are tight and manoeuvring around corners or into garages is often difficult.

Some garages exist in the rear lanes west of Grove Street however they are not common and fencing is generally continuous on both sides of these lanes. The narrow width, together with backyard vegetation spilling over rear fences, gives them a pedestrian scale. In order to retain this character and avoid conflict between vehicles travelling in opposite directions, it is preferable for them to be used

as little as possible by vehicles. Garages should only be permitted where it can be shown that adequate manoeuvring area is available and they should only cater for a maximum of one vehicle. Given the existing service nature of these lanes, any type of two storey development on the rear lanes west of Grove Street is inappropriate.

East of Grove Street, the rear lanes are wider (6m) but also have a predominant service, low scale character to them. They display a relatively pleasant character, borrowing amenity from the vegetation in backyards on either side. Garages are evident, although two storey buildings fronting onto the rear lanes are rare. Where such buildings do occur, the amenity of adjoining backyards and the lanescape is diminished. Some of these lanes are well elevated, enabling vistas out toward the city and south toward the Catherine Street Distinctive Neighbourhood.

Thus, although the lanes east of Grove Street are wider, they are also not considered to be appropriate for any form of development other than single garages.



### Public Housing Sector



The Public Housing Sector is a result of early post-war reconstruction housing influenced by similar housing constructed in the United Kingdom. It consists of a mix of two and three storey flat buildings in red brown brick and tile roofs with surrounding landscaping that has now matured.

The uniformity of the buildings gives the Public Housing Sector a very strong estate-style character. The area is in need of renewal and renovation and therefore, more flexible controls should be considered for the Public Housing Sector in order to allow reasonable scope for change.

From a social perspective, the area retains a mixed socio-economic community within Nanny Goat Hill, despite the steady increase in property values. This is an important contributive element to the character of this Neighbourhood.

### Balmain Road Terraces



The Balmain Road Terraces are a continuous row of two storey Victorian terraces. They are located on the south-east side of Balmain Road between Helena Street and Carrington Street. They represent the north-western boundary of the Nanny Goat Hill Distinctive Neighbourhood and are within a heritage conservation area.

In addition, the terraces are also listed as heritage items in LEP 2000. They have heritage significance due to their rarity, group and landmark value, architectural significance and their aesthetic value. However, a number of these dwellings have unsympathetic, high, full-brick front fences that diminish the streetscape significance of the buildings.

It is desirable to maintain and enhance the uniformity and consistency of these dwellings and reinforce the use of traditional building materials. For example, it is appropriate to encourage a traditional Victorian front fence treatment.



## Industrial/Commercial Areas



Nanny Goat Hill has a significant amount of industrial and business zoned land within its boundaries. A neighbourhood shopping centre is located at the north-western corner of the Distinctive Neighbourhood and industrial areas are located at Halloran Street and in the north-eastern corner.

There is a good range of industrial and business uses carried out within this area including light industrial, warehousing, high-tech industry, retailing, cafes, neighbourhood shops and professional and commercial offices. These industrial and commercial elements add to the character and community identity of Nanny Goat Hill, which is relatively well developed in comparison to other areas.

In particular, the industrial area in and around the junction of Justin Street and Lilyfield Road should be maintained as a distinct precinct. The retention of the remaining industrial uses in this area will take precedence over future redevelopment proposals so as to preserve its unique industrial character.



### 3. DESIRED FUTURE CHARACTER

#### ***Building Elements***

- ◆ preserve the character of the area by keeping development consistent in architectural style, form and material.

#### ***Urban Form***

- ◆ preserve and enhance the predominant low scale 'cottage' character of the residential streets;
- ◆ ensure the availability of views and glimpses of local and distant landmarks as well as scenic vistas from public places;
- ◆ ensure the optimal sharing of views from privately owned land;
- ◆ preserve and enhance the consistent rhythm in the residential streetscapes created by the regular allotment sizes, predominance of detached dwellings, hipped and gabled roof forms and the gradual stepping of dwellings down steeper streets;
- ◆ preserve and enhance the diverse socio-economic mix through a variety of dwelling types; and
- ◆ preserve and enhance the value of conservation areas and heritage items identified in LEP 2000.

#### ***Landscape***

- ◆ preserve and enhance the prevalence of mature street trees, as well as mature and/or visually significant trees on private land.

#### ***Economic Viability***

- ◆ enhance and promote the viability and potential for neighbourhood shops;
- ◆ encourage the continuing development of a neighbourhood centre and identity; and

- ◆ encourage the viability of existing industrial uses.

#### ***Local Area Character***

##### **Eastern/Western Residential Sector**

- ◆ preserve and enhance the particular residential streetscape character unique to the Eastern Residential area and the Western Residential area.

##### **The Laneways**

- ◆ preserve and enhance the predominant service character and pedestrian friendly environment within rear lanes in Nanny Goat Hill.

##### **Public Housing Sector**

- ◆ promote the physical and social integration of the Public Housing Sector by encouraging re-design, particularly of the frontages and corners of buildings; and
- ◆ improve the delineation between public and private space in the Public Housing Sector.

##### **Balmain Road Terraces**

- ◆ encourage the use of traditional building materials in any new development, particularly in relation to fencing; and
- ◆ preserve and enhance the particular qualities which define their heritage conservation value.

##### **Industrial/Commercial Areas**

- ◆ retain the industrial uses and preserve the existing character of the area at the junction of Justin Street and Lilyfield Road.





#### 4. NEIGHBOURHOOD CONTROLS

- These Neighbourhood Controls apply across the whole of the Nanny Goat Hill 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 an alternative building wall height is prescribed under the Additional Controls.
- Neighbourhood shops or buildings originally designed for a non-residential use may use a 7.2m maximum building wall height in order to incorporate a parapet wall.

#### 5. ADDITIONAL CONTROLS

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

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

##### Eastern Residential Sector

- Front fences shall be post and rail, timber or iron picket. Where the dwelling is Victorian in character, fences must be masonry plinths with iron palisades.

- External masonry walls must consist of bagged and painted brickwork in cream and ochre colour.
- Roofing materials must be slate or corrugated iron.

##### Western Residential Sector

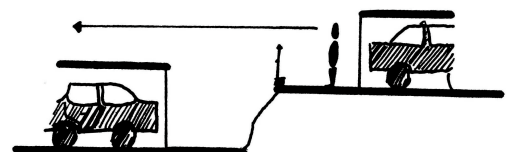
- Front fences shall be low scale matching brick.
- External masonry walls must consist of smooth face brick of red/brown colour.
- Roofing materials must be terracotta tiles.

##### Laneways

- Development of two or more storeys in height must not front onto rear lanes.
- No garaging should be constructed in narrow lanes in the Western Residential Sector.
- No more than one single garage, carport or vehicle parking space may be constructed with access to the wider rear lanes in the Eastern Residential Sector.
- Where garage or parking space doors are incorporated into fencing to rear lanes, separate pedestrian access from the rear lane to the property should be provided where lot widths permit.
- Significant views and vistas that are visible from a rear lane are to be retained.

##### The Public Housing Sector

- Building wall height shall be a



maximum of 7.2m.



**The Balmain Road Terraces**

- The maximum building wall height for the Balmain Road Terraces is 7.2m.
- The existing facades of the Balmain Road Terraces must be retained when considering alterations or additions to the buildings.
- New front fences shall be constructed of iron palisade with a masonry plinth.
- Brick must not be used in the construction, repair or replacement of front fences.



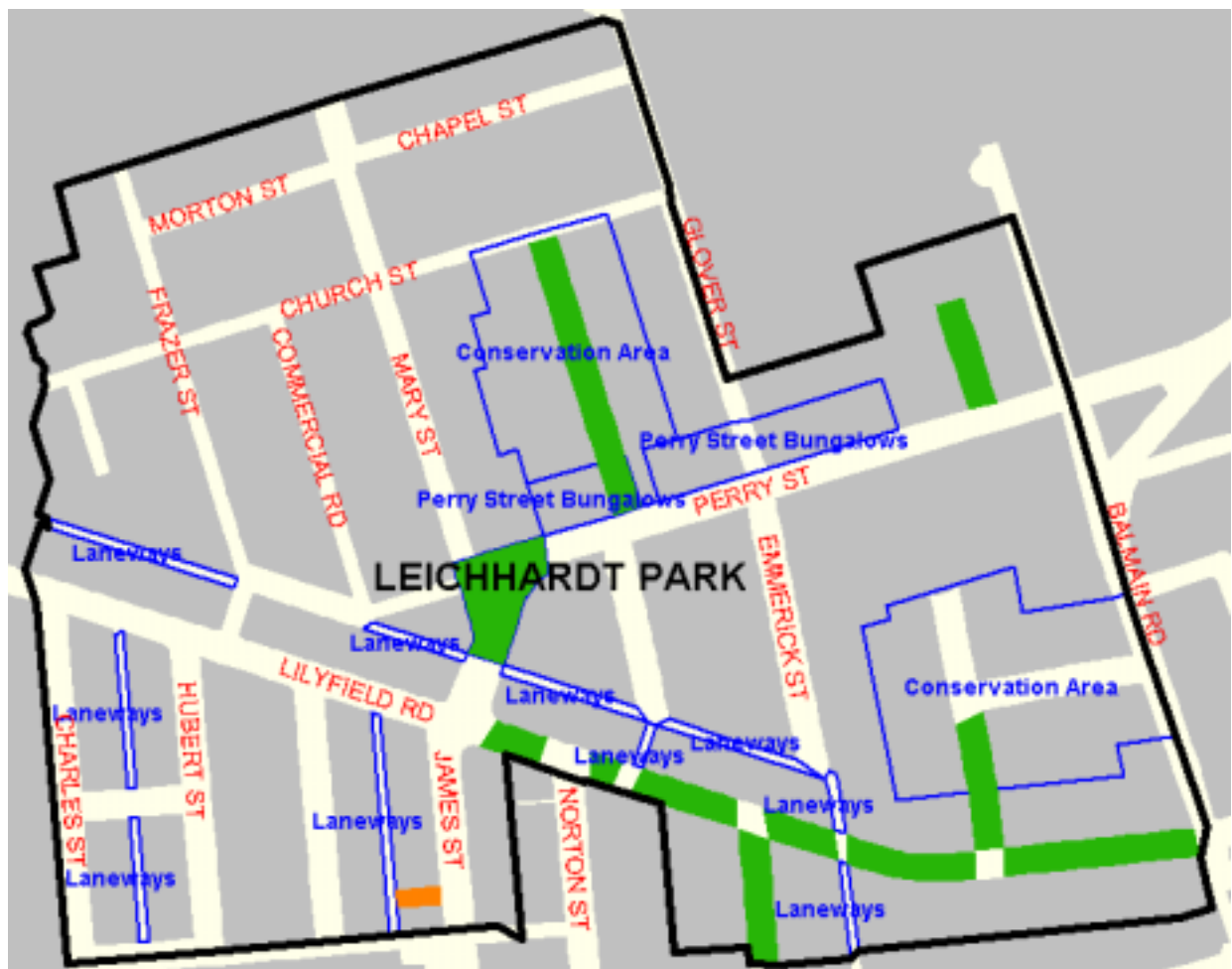
### A10.1.3 LEICHHARDT PARK DISTINCTIVE NEIGHBOURHOOD, LILYFIELD

#### 1. LANDFORM

The Leichhardt Park Distinctive Neighbourhood, located on the western slopes of the main Leichhardt/Balmain ridge, is bisected by Lilyfield Road and lies in between the Iron Cove Parkland Distinctive Neighbourhood and the City West Link Road, which forms its southern boundary. Its highest elevation is represented by a plateau centred on the eastern side between Emmerick and Raynor Streets. From this point, the land falls gently away to the north and more steeply toward the south and west.

The western boundary of the Distinctive Neighbourhood is marked by Charles Street and the rear of the properties fronting onto Bayside Street, Church Street and Frazer Street. The northern boundary is marked by the rear boundaries of the properties fronting Frazer Street, Morton Street, Mary Street, Chapel Street, Glover Street and Fredbert Street. Wharf Road and Balmain Road make up the eastern boundary.

The elevation, aspect and incline of the land result in views out towards Iron Cove from a number of the streets in this Distinctive Neighbourhood. The Leichhardt Park Distinctive Neighbourhood is identified in the map below surrounded by thick black edging.





## 2. EXISTING CHARACTER

The Distinctive Neighbourhood was developed mostly in the early 20th century. On the northern side of Lilyfield Road, the area has been laid out with a generous grid street pattern allowing the development of predominantly single storey, detached dwellings of the Federation and inter-war periods.

Scattered throughout the Leichhardt Park Distinctive Neighbourhood is relatively intact California Bungalow's and weatherboard cottages. Many of the weatherboard cottages are not covered under the conservation areas such as the row of nicely intact weatherboard cottages along the west side of Francis Street, located between Lilyfield Road and the City West Link. These types of dwellings should be maintained and enhanced wherever possible to maintain the diversity of architectural styles found throughout the Leichhardt Municipality.

The Distinctive Neighbourhood is residential in character with small pockets of commercial properties and corner shops scattered throughout. On the southern side of Lilyfield Road, a dominant feature is the large sound barriers that line the City West Link Road and abruptly terminate these residential streets.

With the exception of the streets located closer to Iron Cove, most streets in the Leichhardt Park Distinctive Neighbourhood are relatively wide with carriageway widths of between 10m and 12m. The north-south oriented streets generally run with the contours while the east-west roads run perpendicular, resulting in some steeply inclined streets falling dramatically away towards Iron Cove.



**Photo: Row of moderately proportioned California Bungalows, typical to the Leichhardt Park area.**

Footpath widths on the wider streets are generally between 2.5m - 3m. Quite often, the nature strips or carriageway edges are planted with native trees such as brushboxes. Fredbert Street has a particularly unique streetscape created by a row of mature camphor laurels in the middle of the carriageway, which have been listed as landscape heritage items under LEP 2000. Other landscape heritage items in the Distinctive Neighbourhood include the brushboxes in Campbell Avenue, Eric Street (also one Illawarra Flame Tree), Rayner Street, Lilyfield Road and Henry Street (also one Hills Fig).

Front setbacks for single dwellings are consistently between 1.0m and 3.0m. Side setbacks in Leichhardt Park are distinctive in that they are consistent between dwellings in each street but vary from street to street, generally between 600mm and 2.5m. This creates a definite, consistent rhythm to the streetscape. Front fences are predominantly low brick, low timber picket, or post and rail. Roof forms are mainly hipped or gabled with terracotta tiles. Most dwellings are constructed of smooth face bricks in the red/brown range.



## Conservation Area



**Photo: A California Bungalow demonstrating unsympathetic alterations, which detract from its streetscape value.**

The former Austenham Estate was subdivided to form Eric and Rayner Streets and subsequently developed in a Federation style. Campbell Avenue is the most cohesive street of California Bungalows in Leichhardt and is protected as a heritage conservation area.

There have been very few unsympathetic alterations and additions to these dwellings. This has resulted in a very good representative street of a particular architectural era in Australian residential development. Therefore, it is important that unsympathetic development is prevented from occurring.

Rayner and Eric Streets are dominated by examples of Federation homes as well as some California Bungalows. Unfortunately, the level of architectural intactness of these streets is marred somewhat by more recent high rise multi-unit development. Mature street trees, some of which are listed as landscape heritage items, also adorn the streetscape.

## Perry Street Bungalows



The eastern section of Leichhardt Park is characterised by single storey, detached dwellings and the area displays a highly consistent character. Distinctive features of this area are the rows of single fronted Federation and California Bungalow cottages along the northern side of Perry Street. They





display uniformity in architectural style with their consistent scale, setbacks, gabled roofs and the repetitive use of balconies, red face bricks, casement windows and red terracotta tiles.



**Photo: A row of moderately proportioned and relatively homogenous California Bungalows on Perry Street.**

In order to retain and enhance the value of this area, special controls are necessary to restrict unsympathetic alterations and additions, and to encourage restorative work to these buildings.

### Laneways



The Leichhardt Park Distinctive Neighbourhood has a small number of rear laneways. They retain a predominant low scale and service character, providing access to the rear of properties. There are no dwellings or two-storey developments fronting onto the laneways and therefore none should be allowed, in order to retain their existing character.

### Iron Cove Backdrop



Where the land becomes steeper west of Mary Street, dwellings are predominantly detached. Despite this, there is less consistency in terms of architectural style and built form character, with a greater occurrence of two storey developments. Views are provided westwards over Iron Cove and there is evidence that this has influenced the height and scale of development.

Iron Cove and the open space surrounding it, together with the public pools and sporting grounds nearby is important and a well patronised public recreation resource in the local region. A large portion of the Leichhardt Park Distinctive Neighbourhood is visible from these areas.

The visual impact of new development in this locality, when viewed from these areas, is a



public impact on the public space. Poorly designed development that does not relate to

its natural and built surroundings, and is highly visible from the water, detracts from the quality of the whole area and lessens its value to the community.

New development or proposals for alterations and additions to existing development in the Iron Cove Backdrop should take into account the appearance of the proposal when viewed from Iron Cove and its foreshores. The intention is not to make the development invisible but to ensure that it blends with both its surrounding natural and built environment.



**Photo: Iron Cove Views.**



### 3. DESIRED FUTURE CHARACTER

#### ***Building Elements***

- ◆ maintain the character of the area by keeping development consistent in architectural style, building form and materials.

#### ***Urban Form***

- ◆ maintain and enhance the predominant low scale cottage character of the residential streets;
- ◆ enhance and restore when possible the weatherboard cottages within the Leichhardt Park Distinctive Neighbourhood;
- ◆ promote the consistent rhythm in the residential streetscapes created by the regular allotment sizes, regular side setbacks, the predominance of detached dwellings and the predominance of hipped and gabled roof forms; and
- ◆ enhance the value of conservation areas and heritage items identified in LEP 2000.

#### ***Landscape***

- ◆ preserve the prevalence of mature and/or regularly spaced street trees, as well as mature and visually significant trees on private land; and
- ◆ preserve and enhance sharing of views from private land.

#### ***Economic Viability***

- ◆ enhance and promote the viability and potential for future neighbourhood shops;
- ◆ promote the continuing development of a neighbourhood centre and identity.

#### ***Local Area Character***

The Conservation Areas and Perry Street Bungalows

- ◆ preserve and enhance the predominantly Federation-style streetscape in Eric and Rayner Streets;
- ◆ preserve and enhance the California Bungalow streetscape in Campbell Avenue and Perry Street; and
- ◆ to encourage and enhance landscaping in the front building setback on Campbell Avenue, Perry Street and Eric and Rayner Streets.

#### ***The Laneways***

- ◆ ensure that rear lanes are pedestrian friendly environments by ensuring that no garages or carports are constructed and pedestrian access is maintained; and
- ◆ retain the predominant service character of rear lanes.

#### ***Iron Cove Backdrop***

- ◆ preserve and enhance the aesthetic quality of Iron Cove, its foreshores and setting; and
- ◆ ensure that new development and alterations and additions to existing development within the Iron Cove Backdrop do not have a detrimental impact on the aesthetic quality of the area when viewed from Iron Cove and its foreshores. This shall be achieved by stepping development down sloping sites to ensure an optimal sharing of views.



#### 4. NEIGHBOURHOOD CONTROLS

These Neighbourhood Controls apply across the whole of the Leichhardt Park 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 Wall Height*

- building wall height shall be a maximum of 3.6m, unless an alternative building wall height is prescribed under the Additional Controls.
- Neighbourhood shops or buildings originally designed for a non-residential use may use a 7.2m maximum building wall height in order to incorporate a parapet wall.

#### 5. ADDITIONAL CONTROLS

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

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

##### The Conservation Areas

- The provision of off-street parking in front of the front building setback shall not occur.

- Driveways and crossovers shall not be constructed within the spread of the canopy of heritage listed street trees.
- Front balconies shall not be enclosed, either by glazing or otherwise.
- Front fences and gardens should be reinstated in Perry Street.

##### The Conservation Areas

- The front façade brickwork to California Bungalows on Campbell Avenue shall not be painted. Roof gables and decorative posts and batons may be painted using appropriate colours.
- Alterations and additions to buildings that are unsympathetic to the prevailing architectural style on Campbell Avenue, Rayner Street and Eric Street must not increase the prominence of these buildings in the streetscape.

##### Perry Street Bungalows

- The Perry Street Bungalows may not be demolished.
- Any new residential development located within the Perry Street Bungalow area must be sympathetic in design to the California Bungalows.
- Alterations and additions involving any form of first floor addition is prohibited.
- New front fencing must be either low matching brick or low timber picket only.

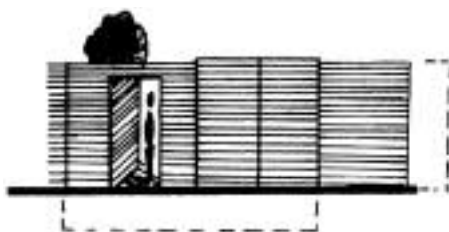
##### Laneways

- Rear laneways shall not have dwellings fronting onto them.
- No more than one single garage, carport or vehicle parking space may be constructed with access to rear lanes.
- Development to create parking areas shall not occur where sufficient vehicle



manoeuvring areas can not be provided.

- Trees more than 4m in height, consistent with Council's Tree Preservation Order, which make a significant contribution to the lanescape of a rear lane must be retained.
- Where garage or parking space doors are incorporated into fencing to rear lanes, separate pedestrian access from the rear lane to the property should also be provided where width permits.



#### Iron Cove Backdrop

- Any proposed development within the Iron Cove Backdrop must take into account the potential aesthetic impact of development when viewed from Iron Cove and its foreshores.
- Development shall be consistent with its surrounding natural and built environment in terms of height, form, bulk, scale, location, colour and materials.
- Development shall step down sloping sites to ensure an optimal sharing of views.





#### **A10.1.4 IRON COVE PARKLANDS DISTINCTIVE NEIGHBOURHOOD, LILYFIELD**

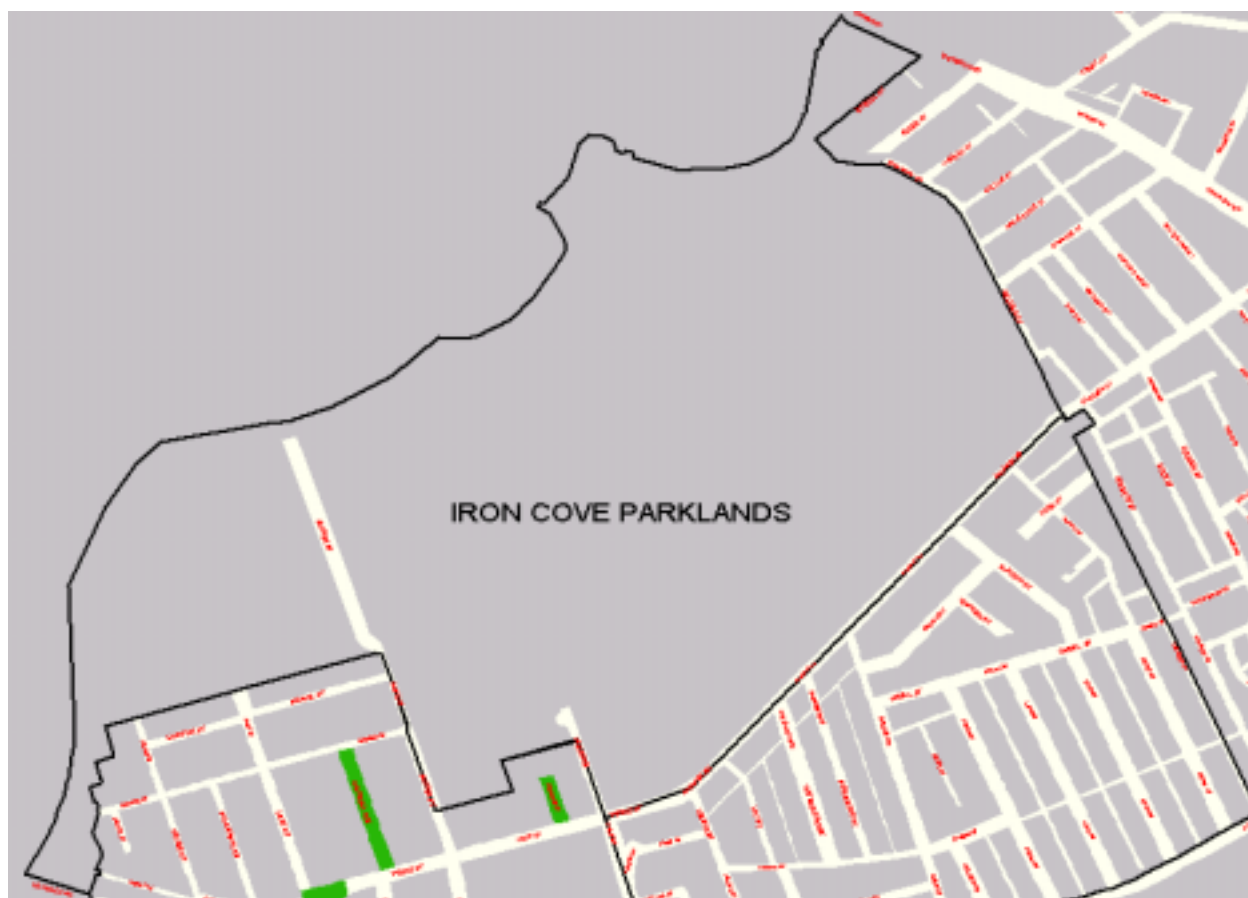
The Iron Cove Parklands Distinctive Neighbourhood is the largest homogenous site within the Leichhardt Local Government Area. It could be described as the major recreation centre for the Municipality, providing open space, active and passive recreation facilities, remnant bushland and Iron Cove frontage.

The land is predominantly publicly owned, some being Crown Land and some in the ownership of the NSW Government

Department of Health. However, Leichhardt Council is responsible for the care, control and

management of most of the Leichhardt Park area and in addition, there are some small portions in private ownership such as that used by La Montage Function Centre.

The extent of the Iron Cove Parklands Distinctive Neighbourhood is that bounded by Manning Street to the east, Balmain Road and the rear of the residential properties on Perry, Morton and Chapel Streets to the south. Iron Cove forms the northern and western boundary to the site, however the residential area, bounded but Glover, Morton and Chapel Streets, is excluded from this area. The map below outlines the extent of this Distinctive Neighbourhood.





## 1. LANDFORM

In general terms, the site rises from tidal sea level at Iron Cove on the northern and western boundary, up to Balmain Road on the south eastern boundary of the site, at an elevation of 36m.

Parts of the site are relatively steep however there is an extensive network of paths and roads that run throughout the site enabling access to all areas. There are also parts of the site that are level, most notably those that are used as sporting fields, however there are other smaller areas near to existing buildings that are relatively flat. These include a sizeable area adjacent to the Ambulance Station on Balmain Road and other smaller areas adjacent to Kirkbride.

The site contains a range of vegetation including areas that are heavily wooded with native and exotic species, and of particular note, the site includes areas of remnant bushland. The gardens of Broughton Hall are of particular significance as they were regarded as an integral part of therapy for patients at the hospital and the landscaping was specifically undertaken for that purpose. In addition, several areas of the site have been set up with particular themes including the Leichhardt Peace Grove, the Giovinazzo Grove and the Sensory Gardens.

The topography of the site allows for considerable views from the site towards Drummoyne and out towards the Parramatta River, beyond Cockatoo Island. In particular, the wooded nature of the site provides particular view corridors towards the water and these views change as you move throughout the site. The readily accessible foreshore of the site also provides a valuable resource to the community.

## 2. EXISTING CHARACTER

The prevailing character of the Iron Cove Parklands Distinctive Neighbourhood is that of a recreation precinct, providing a range of active and passive facilities. The total area of this Distinctive Neighbourhood is approximately 75 hectares, comprising about 14 hectares at Leichhardt Park and 61 hectares at the Rozelle Hospital site. The site includes about 2km of foreshore and provides a significant recreational precinct catering for both active and passive recreation, and includes a range of facilities.

Such facilities at the site include 7 ovals, including Leichhardt Oval, which is currently leased to the Balmain Tigers Rugby League Club. The playing fields within this Distinctive Neighbourhood are used regularly by local sporting groups and some of the ovals are floodlit for evening games. In addition, King George Park is used by local schools for sports carnivals and a fitness station is also located adjacent to this facility. The Leichhardt Aquatic Centre and the Leichhardt Rowing Club are both located within this Distinctive Neighbourhood.

The Iron Cove Parklands provide a significant level of amenity to the residential properties located adjacent to this Distinctive Neighbourhood. The interface between this area and the adjacent dwellings is a significant contributory factor to the character of the residential streets and provides important streetscape values to the locality.

### Leichhardt Park site history

The Leichhardt Park site has been utilised for recreation purposes for more than a century. Initially, the Park was managed by a trust, with many of the trustees also being involved in local government, significantly the then Mayor of Leichhardt, J T Fraser, was involved in the



original purchase of Leichhardt Park in the late 1870's.

Leichhardt Park was originally 24 acres (9.7 hectares) in area and occupied the elevated land to the south of the foreshore. In 1887, an additional 7½ acres of foreshore land (3 hectares) was added to the Park following reclamation in Long (now Iron) Cove. Including all the components of the site through to Lilyfield Road, the total area is now over 14 hectares.

In the period from 1887 through unto 1921, the park was developed with significant facilities being the Leichhardt Municipal Baths, built in 1905, and the construction of an oval, grandstand and band rotunda. The Balmain Tigers Rugby League Club moved to the Leichhardt Oval from Birchgrove Oval in 1943 and the Leichhardt Oval No 1 was redeveloped in 1972.

During the 1960's, tipping of fill and rubbish created the fields now known as Leichhardt Oval No 2 and those at Rozelle Hospital. Leichhardt Pool was built in 1960 and received a major facelift with new pools, heating systems and dry facilities in 1993 and 1994.

### **Rozelle Hospital site history**

The Rozelle Hospital site comes from the amalgamation in 1976 of two psychiatric hospitals, Callan Park and Broughton Hall. Callan Park was purchased by the Crown in February 1874 for the purposes of a new mental institution. The parklands and gardens in Callan Park were critical to the concept of care for the patients and were very carefully designed, built and maintained for that purpose.

The site was later taken over by the Commonwealth and in 1921 it became the first public psychiatric hospital in NSW for voluntary patients. The gardens of Broughton

Hall were also regarded as an integral part of therapy and were extensively landscaped for that purpose. The site is classified by the National Trust and is on the register of the National Estate.

Currently there is a 323 bed psychiatric teaching hospital on the site, together with accommodation for a group of war veterans. In addition, a number of buildings at the site are leased by non-health organisations including Sydney University College of the Arts, the NSW Ambulance Service, the NSW Writers' Centre and a child care centre. There are over 100 buildings on the Rozelle Hospital site, ranging from Garry Owen House built in 1837 to the 1991 Rehabilitation complex, however the majority of these are disused or under-utilised.



### 3. DESIRED FUTURE CHARACTER

The desired future character of the Iron Cove Parklands Distinctive Neighbourhood is for the area to retain its current nature as a recreation precinct, both in terms of active and passive recreation. The area should remain a publicly accessible parkland reserve providing the community with a significant recreation resource of a type and scale not found elsewhere within the local area.

Importantly, any new development within this precinct should be restricted only to the improvement of existing facilities and no additional development should be considered. There is scope within the site for some degree of adaptive reuse of the existing buildings however this should be within the context of a major recreation precinct and should respect the heritage values of those, and the surrounding, buildings.

The interface between the Iron Cove Parklands area and the adjacent dwellings is a significant contributory factor to the character of these residential streets. This provides important streetscape values to the locality and should be retained.

It should be noted that a Master Plan needs to be developed and adopted before any Development Application can be considered for the Rozelle Hospital component of this Distinctive Neighbourhood. Until this process is finalised, it would be inappropriate for this document to recommend outcomes differing from that use currently employed on the site.

### 4. CONTROLS

As a Master Planning process is necessary for a significant component of this Distinctive Neighbourhood, specific controls will result from the completion of that process.

### 4.1 CURRENT PLANNING CONTROLS

There are a range of overlapping Planning Controls that apply to this Distinctive Neighbourhood. Significantly, the Leichhardt Local Environmental Plan 2000 (LEP 2000) zones all of this site as either Open Space or Public Purpose. Further details about zoning are contained within that planning instrument.

State Environmental Planning Policy No 56 – Sydney Harbour Foreshores and Tributaries (SEPP 56) applies to the whole of this site to varying degrees. All foreshore land, as defined by that policy, is subject to the Guiding Principles contained within the policy, and these aim to provide a set of clear principles to be taken into consideration for any development.

#### Rozelle Hospital site Master Plan

In addition to the Guiding Principles of SEPP 56, the Rozelle Hospital site is listed in Schedule 2 of that policy as a site of Strategic Significance. This means that a Master Plan needs to be prepared and adopted for the site prior to any development application being considered. Leichhardt Council is the Consent Authority for the Master Plan and any subsequent Development Application.

SEPP 56 requires the co-ordination and timely development of a site Master Plan, sufficient to allow recommendations to be made to Government and Council on the appropriate form and mix of any future development or adaptive re-use strategy for the Rozelle Hospital site.

Planning process has commenced.