

4.13 Leichhardt Neighbourhood

4.13.1 Aboriginal Cultural Heritage

Leichhardt is located on the traditional lands of the Wangal and the Gadigal. Gadigal lands extend south of Sydney Harbour (Port Jackson) stretching from South Head to Petersham with part of the southern boundary lying on the Cooks River. On the western border are the lands of the Wangal, which extend along the southern shore of the Parramatta River, stretching from Iron Cove toward Parramatta.

Country in Leichhardt features shallow, discontinuous soils associated with extensive rock outcrops and sandstone. This part of Country holds tidal water that flows into Iron Cove. The topography in Leichhardt is defined by a series of north-south ridgelines that drop down into valleys and *drainage* lines. The original ecological community present in Leichhardt is Sydney Turpentine Ironbark Forest. This Country has been used by thousands of generations of Aboriginal Peoples. The suburb was named for Ludwig Leichhardt who is credited as one of the few colonisers to observe Aboriginal People's eating habits and utilise this knowledge to live off the land. This Country is still used by First Nations Peoples, providing educational resources through Crackerjack Education and spaces such as Boomalli Aboriginal Artists Co-operative and Secret Garden-Original and Aboriginal and Art Gallery for First Nations artists to create, feature and sell their work at. In the 2021 Census, the Australian Bureau of Statistics published that 1.3% of the population of Leichhardt identified as Aboriginal and/or Torres Strait Islander.

4.13.2 Existing Character

Leichhardt is characterised by a diverse urban environment comprising medium-density residential areas, vibrant commercial precincts, and significant heritage conservation zones. The suburb features a mix of traditional terrace housing, federation-style *dwelling*s, and contemporary infill developments, contributing to its distinctive architectural character. Norton Street serves as the commercial and cultural spine, supporting a range of retail, dining, and community uses that reflect Leichhardt's strong Italian heritage and multicultural identity

Leichhardt is located on the gently undulating land immediately north of Parramatta Road, stretching northwards to the City West Link. Leichhardt Town Hall marks the high point of this region at the intersection of Marion and Norton Streets. As the topography of Leichhardt is less rugged than nearby foreshore suburbs, its character is heavily influenced by the street pattern and built form. Leichhardt's elevation and long, gentle slopes enable views out to the east, across the ridge of Annandale to the City, Haberfield to the west, and the north shore to the north. There is a predominant north/south street pattern extending from Parramatta Road. The east/west street pattern was broken up as land reclamation and bridging between the peninsulas came after the *road* layouts of the suburb had been established

The wide carriageways and regular street pattern combined with gentle slopes and a predominance of single *storey* detached housing, gives Leichhardt a more open character in contrast to the more enclosed urban townscapes such as those in Balmain or Annandale. Leichhardt was developed after

these suburbs and is a reflection of the changing preferences toward detached and single storey dwelling types on larger lots rather than attached and terraced forms

In 1941, the old Balmain Cemetery was dedicated as a park to the Leichhardt Municipality. The public park became known as Pioneer's Memorial Park in memory of the pioneers of Leichhardt. Given the history of the site, restrictions apply to this site.

4.13.3 Desired Future Character

The *desired future character* for the Leichhardt Neighbourhood is defined by a balanced approach to urban renewal that prioritises the orderly development of masterplan sites while protecting the area's distinct *heritage conservation areas*. This vision centres on a vibrant commercial core where the viability of local *shops* is enhanced through mixed-use developments. A key component of this character is the Leichhardt Special Entertainment Precinct, which is envisioned as a thriving hub for creative industries and the *night-time economy*, including live music, managed carefully to ensure the amenity of surrounding residents is preserved. This vision is supported through a heritage sensitive approach to growth, strengthening of commercial centres with additional *mixed use development*, enhancement of green infrastructure, and the retention of characteristic laneways as walkable, calm and low traffic movement corridors.

Objectives

- O1. To support the orderly development of masterplan sites
- O2. To ensure development maintains and enhances the existing character of each *heritage conservation area* within the *neighbourhood*
- O3. To enhance and promote the development and viability of local *shops*
- O4. To protect and enhance public open spaces, such as Pioneers Memorial Park, to maintain environmental sustainability and community amenity
- O5. To preserve and enhance the shared 'green corridor' at the rear of the existing houses along the laneways
- O6. To ensure the Leichhardt Special Entertainment Precinct supports creative and cultural industries that rely on the *night-time economy*, including the entertainment and live music sector while protecting surrounding residents from undue adverse amenity impacts

Controls

- C1. Development is to enhance and achieve the *desired future character* of the *neighbourhood*, while retaining elements that contribute to that character and meeting all relevant DCP requirements
- C2. Promote land uses and urban design that:
 - a) Enhance and contribute to the character and identity of the *neighbourhood*

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- b) Allow for the development of masterplan sites
 - c) Protect *Heritage Items* and *Heritage Conservation Areas* that combine to help create that character
- C3. Maintain the character of the surrounding area by keeping development complementary in architectural style, built form, and materials
- C4. In low-density areas and *Heritage Conservation Areas*:
- a) Preserve and enhance the hierarchy of scale and character of *dwelling*s, including the semi-detached and terraced *dwelling*s with gabled and parapet roof forms
 - b) Preserve the consistency in architectural detail of continuous rows of *attached dwelling*s
 - c) Preserve, enhance and restore, where possible, the weatherboard cottages, Californian and brick cottages bungalows
- C5. Encourage mixed use of commercial *building*s to incorporate residential living above *building*s and where permissible to their rear of the *building*s
- C6. Retain the traditional shopfront presentation of commercial *building*s along Catherine Street
- C7. The retention of existing significant trees and provision of new trees on public and private land is encouraged

4.13.4 Site specific precincts

Site specific controls apply to the precinct identified in the following list and Figure 4.13.1 below.

- Thornley Street Precinct apply to the land marked 'A'
- Renwick Street Precinct apply to the land marked 'B'
- Norton Street North Precinct apply to the land marked 'C'
- Norton Street South Precinct apply to the land marked 'D'
- 141 and 159 Allen Street Leichhardt apply to the land marked 'E'
- Leichhardt Service Centre Precinct apply to land marked 'F'
- Marion Street Precinct apply to land marked 'G'
- Catherine Street Precinct apply to land marked 'H'

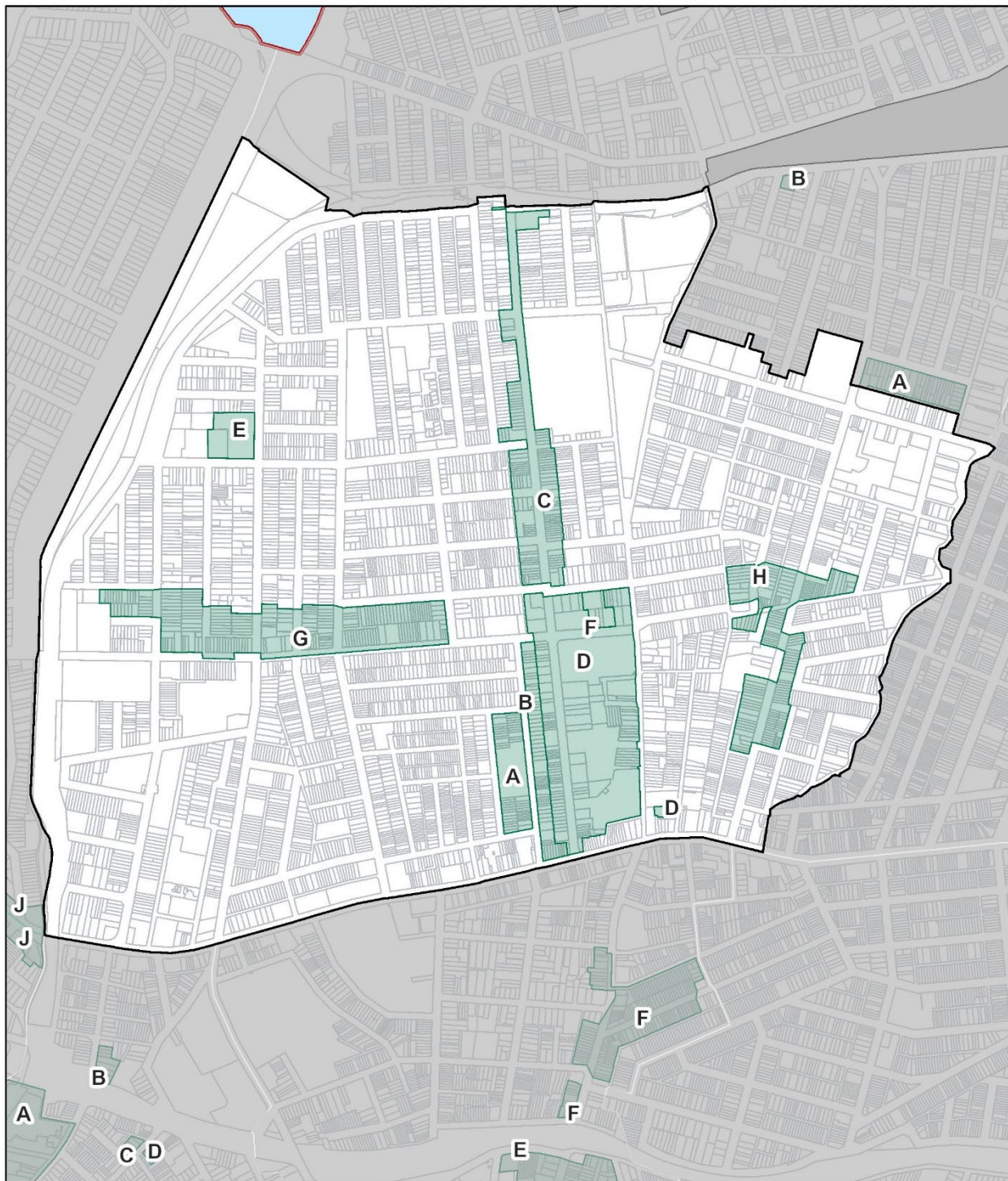


Figure 4.13.1 Leichhardt Neighbourhood – Site Specific Precincts

4.13.4 (A) Thornley Street Precinct

Objectives

- 07. To minimise the impact of new development on the efficiency of surrounding roads and footpaths.
- 08. To improve pedestrian access to main streets and public transport routes.
- 09. To maintain the traditional commercial streetscape of Parramatta Road.

Controls

- C8. Encourage businesses that generate low parking demand to reduce pressure on local *road* and footpaths.
- C9. Promote mixed-use commercial development that incorporates residential uses above ground floor businesses along Jarrett Street and Parramatta Road, and at the rear of properties fronting Parramatta Road where permissible, provided these uses do not adversely affect the viability of adjoining commercial sites.
- C10. Incorporate pedestrian links between Jarrett Street and Parramatta Road in new residential or commercial development where feasible.

4.13.4 (B) Renwick Street Precinct

Objectives

- O10. To ensure that the appearance of new development is consistent with the established streetscape character.
- O11. To minimise the impact of new development on the operation of surrounding *roads* and footpaths.
- O12. To ensure new development supports pedestrian access to main streets and public transport.

Controls

- C11. Require non-residential development to demonstrate that it:
 - a) Matches the street's scale, character and façade rhythm
 - b) Generates low traffic levels
 - c) Provides on-site parking and loading to meet demand
- C12. Improve pedestrian links and connections to public transport by providing additional and enhanced routes to Norton Street and Parramatta Road.

4.13.4 (C) Norton Street North Precinct

Objectives

- O13. To maintain the fine grain pattern of small business and residential frontages.
- O14. To support viable *neighbourhood shops* while retaining a diverse mix of cafés, restaurants and specialty *shops*.

Site Access

- O15. To prioritise pedestrian amenity and safety along Norton Street by minimising vehicle crossovers.

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- O16. To encourage efficient and coordinated vehicle access using existing rights-of-way, easements, or shared access arrangements.
- O17. To provide flexibility for future development while ensuring access arrangements support an active *public domain*.
- O18. To ensure site access design balances servicing requirements with high-quality urban and streetscape outcomes.

Controls

- C13. Provide continuous weather protection, such as awnings, within the commercial area.
- C14. Retain the fine grain small shopfront character of the area.
- C15. Design *mixed use development* over 6 metres in height to demonstrate that it:
 - a) Is located on a lot larger than 600 m²
 - b) Provides car parking within a *basement*
 - c) Sets back any third *storey* so it does not project into a 45° envelope measured from the top of the second *storey* front elevation
 - d) Complies with a 45° rear envelope, with balcony design that prevents down viewing
 - e) Achieves a minimum rear *setback* of 8 metres

Site Access

- C16. Maintain continuous, safe pedestrian access along the Norton Street frontage by minimising vehicle access points and locating them away from primary pedestrian areas.
- C17. Use an existing right-of-way or vehicle access easement as the primary location for parking, loading and servicing access, where one is available.
- C18. Avoid new driveways directly from Norton Street. Where no alternative access exists, design shared vehicle access with adjoining site, consistent with the preferred access arrangements in Figure 4.13.2, to reduce the number of individual driveways and maintain *active frontages*.
- C19. Design vehicle crossovers to be narrow, consolidated, and located to minimise visual and physical disruption to the footpath and streetscape.
- C20. Demonstrate how proposed access arrangements enhance a safe, legible *public domain*.



Figure 4.13.2 Norton Street North Precinct Preferred Access Arrangements

4.13.4 (D) Norton Street South Precinct

Objectives

- O19. To strengthen the *neighbourhood* centre's identity by supporting land uses and development that contribute to the area's economic wellbeing.
- O20. To encourage a mix of retail, commercial, community, cultural and entertainment uses to sustain a lively street frontage and public realm .
- O21. To support a retail mix that meets day-to-day needs within walking distance for local residents.

Controls

Built Form, Character and Shopfronts

- C21. Maintain the established fine-grain rhythm of small shopfronts and residential frontages. Where lot consolidation is supported in precinct controls, express the original lot pattern through façade articulation, vertical modulation and shopfront widths.
- C22. Retain the existing scale and traditional shopfront presentation along Parramatta Road, reinforcing the existing character.
- C23. Maintain views of Civic *buildings* within the street corridor of Norton Street and Marion Street
- C24. Where a *building* forms part of a pair or group, restore visual unity and harmonise finishes with existing Italianate façades.
- C25. Provide a minimum 4 m front *setback* to Balmain Road.

Laneways and Connectivity

- C26. Extend and improve the laneway network parallel to Parramatta Road between Renwick Street and Redmond Street as development occurs, ensuring that connections are safeguarded for future linkages.
- C27. Design development to address and activate laneways, incorporating *landscaping* and improvements to enhance amenity and environmental quality.
- C28. Where site conditions allow, provide through-site pedestrian links to Norton Street and Parramatta Road as appropriate and/or *active frontages* to laneways for improved public access and connectivity.

Access, Servicing and Streetscape

- C29. Minimise vehicle driveway crossings along street frontages. Avoid additional crossings where alternatives exist and consolidate crossings to reduce impacts on pedestrians and the streetscape.
- C30. Protect and retain existing street trees along the Leichhardt Primary School frontage, ensuring suitable protection during construction.
- C31. Design *buildings* and floorplates to accommodate a mix of institutional, commercial and residential uses (where permissible), supporting a diverse and resilient centre.
- C32. Maintain the visual and topographic prominence of significant public *buildings*, towers and spires by managing *building* scale, *setback* and built form massing.

Italian Forum

- C33. Maintain the original Italian Forum piazza concept as a flexible, multi-purpose public space defined by a colonnaded edge. Use only light, moveable street furniture such as chairs, tables and light umbrellas within the plaza.
- C34. Maintain full, free and continuous public access throughout the piazza, with a minimum clear access width of 3 m at all points.
- C35. Ensure the piazza can accommodate festivals, *markets*, performances and civic events by enabling easy removal of all movable elements including tables, chairs, umbrellas, planters and dividers.
- C36. Limit commercial licensing within the piazza to a maximum of 25% of the total piazza area and ensure licensed areas use only movable furniture that is removed daily at close of trade.
- C37. Use lightweight table umbrellas for weather protection that are visually consistent with the piazza character. Umbrellas are to use neutral, natural mid-tone fabrics coordinated with the *building* palette and are not to display patterns, text, or advertising.
- C38. Strengthen the cultural identity of the piazza by upgrading key elements such as the Balmain Road entrances and incorporating Mediterranean-influenced detailing, materials and planting.

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- C39. Enhance piazza paving with patterns, textures and tonal variations inspired by traditional Italian piazzas, ensuring visual compatibility with surrounding *building* colours.
- C40. Replace small landscape elements with larger decorative ceramic planters containing vigorous Mediterranean-style planting that provides shade, visual interest and reinforces the piazza's character.
- C41. Ensure refurbishment proposals address the following elements:
- a) Use muted, earth-toned colour palettes referencing Mediterranean colour-wash finishes (e.g., lime or cement-based paints; acrylic paints are not appropriate).
 - b) Remove the semi-circular library portico to reduce visual clutter within the piazza.
 - c) Introduce dynamic, non-directional paving patterns with tonal and textural contrast that complement *building* colours.
 - d) Provide substantial ceramic planters and Mediterranean planting, particularly at Balmain Road entries and in residential atria
 - e) Incorporate opportunities for public art and exhibition elements in transition spaces and on suitable blank walls (e.g., Balmain Road entries and amphitheatre walls).

4.13.4 (E) 141 and 159 Allen Street, Leichhardt

This section applies to the land known as 141 and 159 Allen Street, being lot 0 DP 106156 and Lot X DP 381373 respectively.

Objectives

O22. To achieve a development that:

- a) Complements the existing fine grain residential sub-division pattern and the *desired future character* of the streetscape and surrounding area
- b) Achieves architectural and urban design excellence
- c) Maintains solar access and amenity to surrounding residences and *public domain* and the new development itself
- d) Reinforces and enhances the landscape character of the streetscape
- e) Improves amenity and overall appearance of Allen Street and Flood Street
- f) Renews the *public domain* on the site boundaries to complement the *desired future character*
- g) Makes provision for 141 and 151 Allen Street, Leichhardt to be developed separately and independently of one another

O23. To respond to the topography of the site.

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- O24. To maintain the varied character of the area by ensuring new development is complementary in terms of its architectural style, built form and materials, and the varied streetscape derived from the prevailing small lot residential sub-division pattern of the surrounding street.
- O25. To promote *building* styles that enhance and contribute to the identity of the *neighbourhood*.
- O26. To protect and enhance the residential amenity of *dwelling*s on adjoining sites.
- O27. To protect and enhance the heritage landscape setting of Allen Street.
- O28. To maintain and enhance the streetscape of Flood Street including landscape elements.

Public domain

- O29. To contribute to a *public domain* that maximises safety and security.
- O30. To improve the amenity and overall appearance of Allen Street and Flood Street.
- O31. To reduce the visual impact of new development above the existing predominant street scale of one and two storey houses.
- O32. To protect and enhance the heritage landscape setting of Allen Street.
- O33. To ensure the retention of the heritage listed street trees of Brush Box on Allen Street.
- O34. To ensure new plantings and hard landscape elements complement the *desired future character*

Building height and bulk

- O35. To ensure future development responds to the existing and future scale and character of the streetscape and surrounding area.
- O36. To maintain solar access and amenity to surrounding residences, the *public domain* and development within the site.
- O37. To minimise overshadowing of surrounding properties and *public domain*.
- O38. To minimise visual impacts of *building* bulk on neighbouring and nearby properties.
- O39. To integrate new *buildings* with the scale and character of the streetscape and surrounding area through transition of *building height* reflected in the number of storeys.

Building setbacks and articulation

- O40. To ensure that *buildings* have adequate separation to minimise visual bulk and to ensure adequate amenity within the site.
- O41. To maintain solar access and amenity to surrounding residences, the *public domain* and development within the site.
- O42. To ensure that the *building* mass and articulation along Allen Street and Flood Street complements the articulation and character of the street, including breaks between *buildings*.

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O43. To minimise visual impacts of the *buildings* on neighbouring properties.

Building separation

O44. To ensure that *buildings* have adequate separation to minimise visual bulk and to ensure adequate amenity within the site.

O45. To ensure the development is equitable across land ownership.

O46. To assist with development legibility and wayfinding.

Building materials and finishes

O47. To ensure that *buildings* have a high-quality appearance and have regard to the character of the surrounding area.

Design of building elements

O48. To ensure that fronts, backs and tops of *buildings* have a high-quality appearance and have regard to the character of the surrounding area.

Activation of street frontages

O49. To activate the street by orientating ground floor living spaces to street frontages.

O50. To provide active street frontages with individual residential address points for all ground floor units along Allen and Flood Streets.

Open space

O51. To provide residents with areas of *private open space* of a size and shape that meets the users' requirements for relaxation and recreation.

O52. To ensure there is clear delineations between communal and *private open space* within the development.

O53. To meet the principles of Crime Prevention Through Environmental Design in the design of communal open spaces.

Deep soil and podium planting landscaped areas

O54. To improve the amenity of the existing residences and those of the new development by providing a deep soil *landscaped area* between properties.

Environmental performance

O55. To ensure that a high level of sustainability is achieved by requiring a higher standard to be achieved than would typically apply to such development.

O56. To maximise Green Star rating for the new development.

Drainage and water management

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O57. To integrate *water sensitive urban design* into the development to reduce peak stormwater flows downstream, minimise transport of pollutants into *waterways* and maximise water recycling.

Vehicular access and parking

O58. To ensure that *building* vehicular access and egress points are best located to reduce potential for traffic conflict.

O59. To ensure that the two land ownerships can be developed separately and independently of one another.

O60. To ensure that vehicular access points are well-designed and secondary to pedestrian routes.

O61. To ensure adequate parking is provided.

Controls

Public domain

C42. Provide *landscaping*, mature street trees and paving on Allen Street and Flood Street to improve pedestrian amenity and reduce conflict between pedestrians and vehicle movements.

C43. Design electricity infrastructure to be easily accessible and to avoid adverse visual or physical impacts on the streetscape.

C44. Design ground-floor *private open space* at the street frontage to contribute positively to the streetscape.

Building height and bulk

C45. Design development to comply with the maximum *building height* (3–6 storeys) and the *building* locations and envelopes shown in Figures 4.13.3 and 4.13.4.

C46. All *buildings* are to be integrated with the scale and character of the surrounding *neighbourhood*.

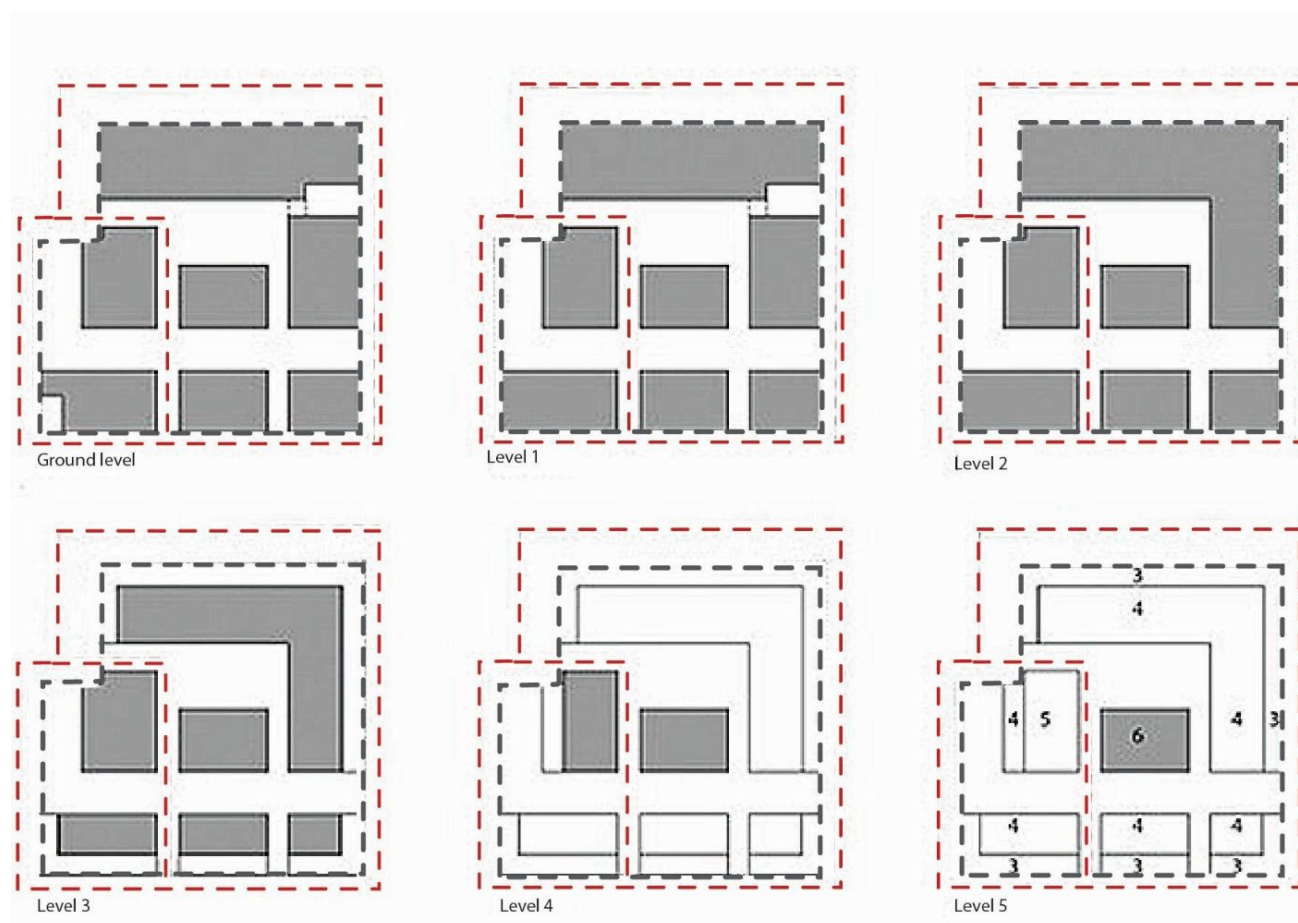


Figure 4.13.3 Maximum height in storeys

Building separation, setbacks and articulation

- C47. Provide *building setbacks* and separations and maintain a minimum 3 m *setback* from internal lot boundaries, consistent with Figure 4.13.4
- C48. Provide breaks in the street walls fronting Allen Street and Flood Street in accordance with Figure 4.13.4

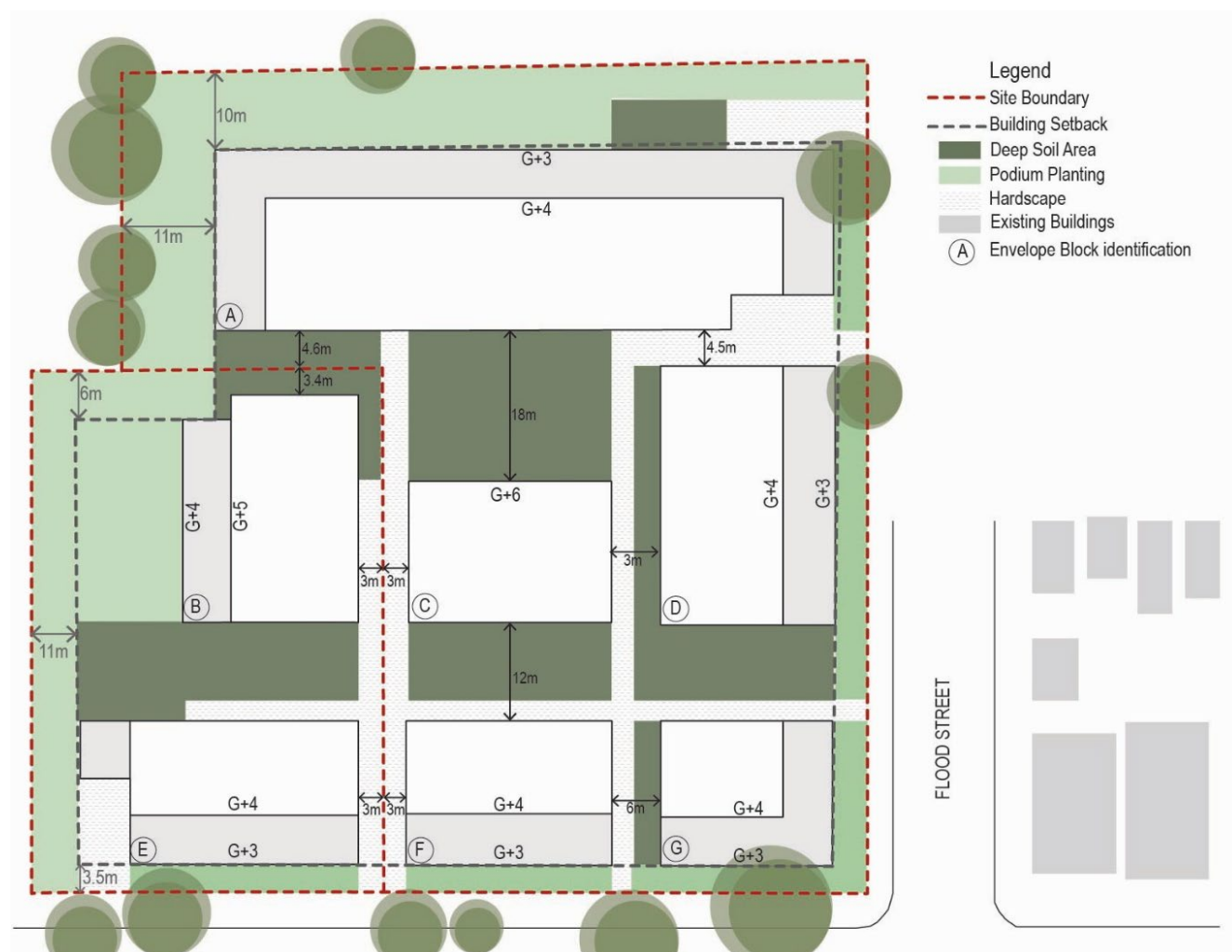


Figure 4.13.4 Building heights and setbacks

Building materials and finishes

C49. Building and landscape materials are to be:

- Fit for purpose
- Reflect the *Desired Future Character* Statement
- Responsive to climatic conditions
- Durable to ensure long term quality and sustainability of the development

C50. Any building with a wall greater than 20m in length is to include *building* material palette options, architectural fenestration elements and insets to articulate the façade and delineate visual massing of buildings.

Design of building elements

C51. Building design is to be contemporary but responsive to the form, scale and articulation of the local streetscapes.

C52. Buildings and landscape elements, including balconies, entries, rooflines and screening, are to contribute to the character of the streetscape, enhance opportunities for visual supervision of

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the *public domain*, reduce overlooking, enhance residential amenity and make a positive contribution to place identity.

C53. The *finished floor level* of ground floor *dwellings* are to be a maximum of 1m above natural ground level at the street frontages.

C54. Where the topography results in *basement* walls exceeding 0.5m above natural ground level, high quality planting or materials are to be used to minimise visual impacts.

Activation of street frontages

C55. Ground floor living spaces are to face and address the street.

C56. Ground floor *dwellings* are to provide individual front-door entries directly accessible from the street or a publicly accessible path, to support street activation and passive surveillance.

C57. Residential frontages maximise surveillance of the *public domain* and reinforce an active street environment.

C58. Fencing along the Allen Street and Flood Street frontages are to be visually permeable and reflect the established character of the area.

Open space

C59. Provide open space comprising at least 40% of each site at 141 Allen Street and 159 Allen Street, as shown in Figure 4.13.5.

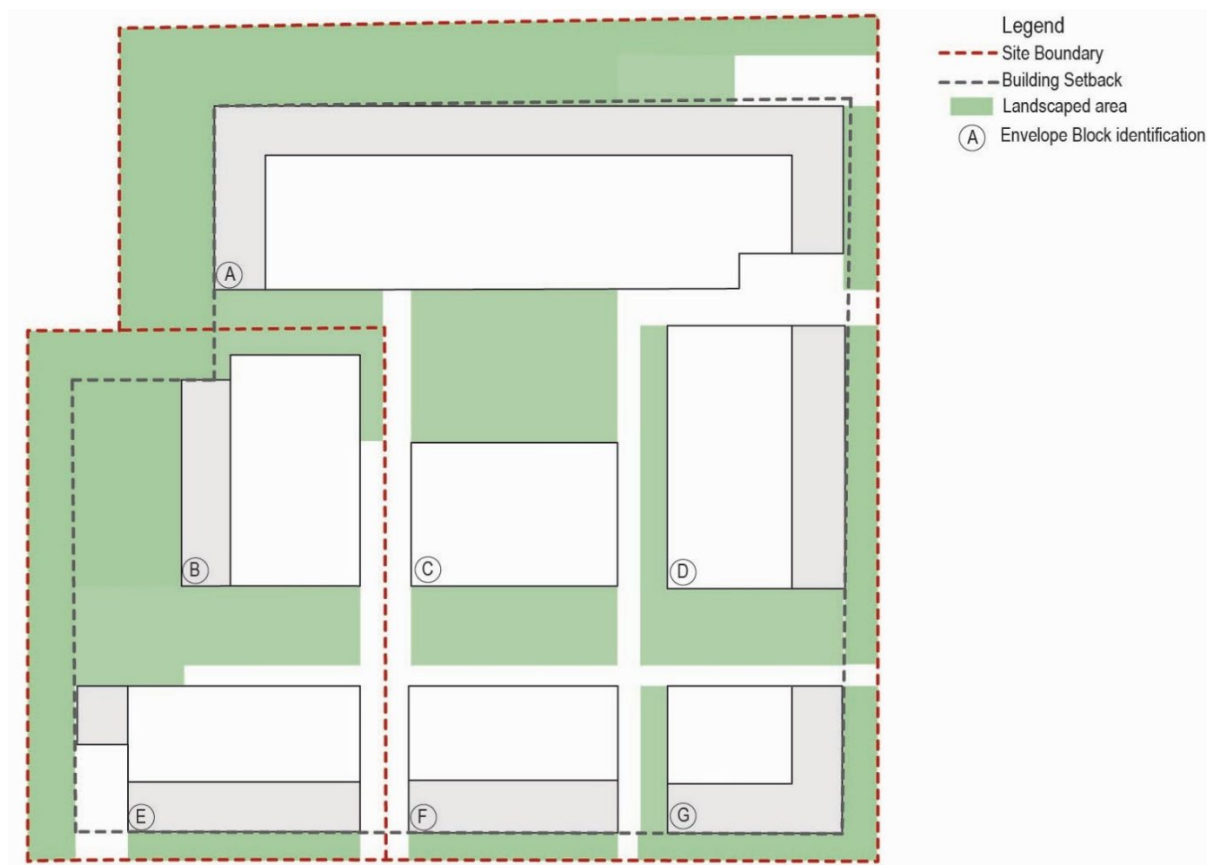


Figure 4.13.5 Landscaped area

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C60. *Communal open space* is to maximise useable flat areas and be accessible to all residents

C61. Design balconies and terraces to:

- a) Integrate with the *building's* architecture
- b) Provide a minimum width of 2.5 metres
- c) Locate directly off the main internal living area of the *dwelling*
- d) Not encroach on the *public domain*
- e) Preferably face north

C62. Use *private open space* to provide a buffer between *dwellings* and *communal open space*.

Deep soil and podium planting landscaped areas

C63. *Deep soil zones* and podium planting areas are to be provided in accordance with Figure 4.13.6.



Figure 4.13.6 Deep soil and podium planting landscaped area

C64. Provide *deep soil zones* along the site boundaries as detailed in the Table 4.13.1 except adjacent to vehicle entry ramps as shown in Figure 4.13.6.

Table 4.13.1 Minimum widths for deep soil landscaping

Location	Minimum Width	Exception
Northern Boundary	10 m	May reduce to 4 m at vehicle entry ramps
Western Boundary	m	

- C65. Landscape all *deep soil zones* with appropriate *landscaping*, including canopy trees selected to minimise overshadowing.
- C66. A landscape Plan of Management/Maintenance Plan is to be submitted with the Development Application.

Environmental performance

- C67. Address the site's environmental sustainability by considering the following matters in Table 4.13.2.

Table 4.13.2 Environmental Sustainability Requirements

Theme	Requirement
Energy	Reduce energy demand, improve energy efficiency, and support on-site renewable generation.
Water	Reduce <i>potable water</i> use; incorporate water reuse systems and alternative water sources.
Management	Apply sustainable development principles throughout the project lifecycle.
Indoor air quality	Enhance <i>building</i> performance and support occupant wellbeing.
Transport	Reduce demand for private car usage and support alternative forms transportation
Materials	Reduce resource consumption through material selection, reuse, and responsible management.
Emissions	Mitigate pollution to air, water and local ecosystems arising from <i>buildings</i> and <i>building services</i> .
Innovation	Incorporate innovations that advance sustainable <i>building</i> outcomes, consistent with Green Star principles.

Vehicular access and parking

- C68. Locate two vehicular access/egress points as shown in Figure 4.13.7, with one access point on Allen Street and the other on Flood Street.
- C69. Set back ramps and *excavation* for vehicle access and egress a minimum of 4.5 m from the property boundary to enable high-quality urban design outcomes in the streetscape.
- C70. Provide vehicular access and egress with a minimum width of 6 m.

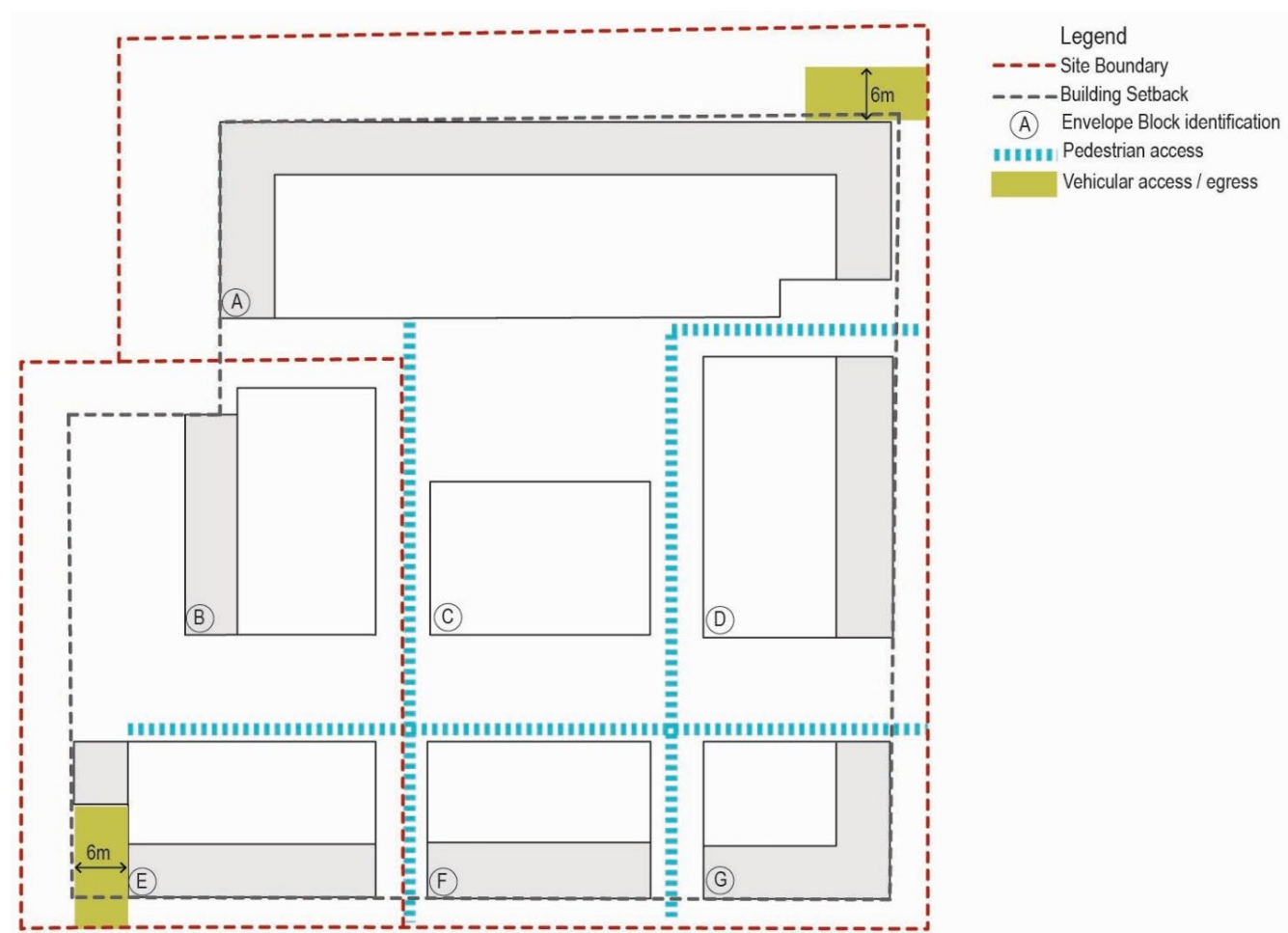


Figure 4.13.7 Vehicular and pedestrian access

4.13.4 (F) Leichhardt Service Centre Precinct

Objectives

- O62. To deliver a civic and community-focused precinct that reinforces the Marion Street–Wetherill Street civic block.
- O63. To integrate high-quality community infrastructure, including a new library and municipal administration facilities, with complementary residential development.
- O64. To ensure new development responds to the established and desired future scale, character and civic prominence of surrounding streets and *buildings*.
- O65. To protect the visual prominence of Leichhardt Town Hall, particularly the clock tower, by ensuring subservient built form and appropriate *setbacks*.
- O66. To achieve built form outcomes that support amenity, visual quality, and compliance with *building* standards and apartment design requirements.
- O67. To provide a flexible but clear access strategy that balances servicing needs with a safe, active and high-quality *public domain*.

Controls

- C71. Design the redevelopment of the Leichhardt Service Centre site in accordance with the controls in Figure 4.13.8. Where there is inconsistency between Figure 4.13.8 and the controls below, they control prevail.
- C72. Provide predominantly community uses on the site, including:
- a) a minimum of 2,000 m² of library floor space, and
 - b) a minimum of 2,000 m² of municipal administration (office) space
- C73. Site the library on Marion Street to reinforce the civic presence of the block and to coordinate with Leichhardt Public School and Leichhardt Town Hall.
- C74. Locate municipal administration uses at the ground and first floor levels fronting Wetherill Street to continue the established civic character created by the Post Office and Uniting Church.
- C75. Any residential development provided as part of a mixed-use development must complement, and not detract from, the civic identity, public function and prominence of the community and municipal uses on the lower levels.
- C76. Align street wall heights with those of adjacent *buildings* to reinforce a cohesive streetscape and human scale.
- C77. Set back *storeys* above two *storeys* a minimum of 3 m from the street frontage to reduce visual bulk and provide a transition in scale.
- C78. Ensure the overall *building height* remains visually subservient to the Leichhardt Town Hall clock tower to retain its ongoing prominence in the local skyline.
- C79. Provide vehicular site access from Wetherill Street, limiting vehicular access from Marion Street to reduce traffic impacts and support a pedestrian-priority environment.
- C80. Design vehicle crossovers to be narrow and consolidated, minimising visual and physical disruption to the footpath and streetscape.

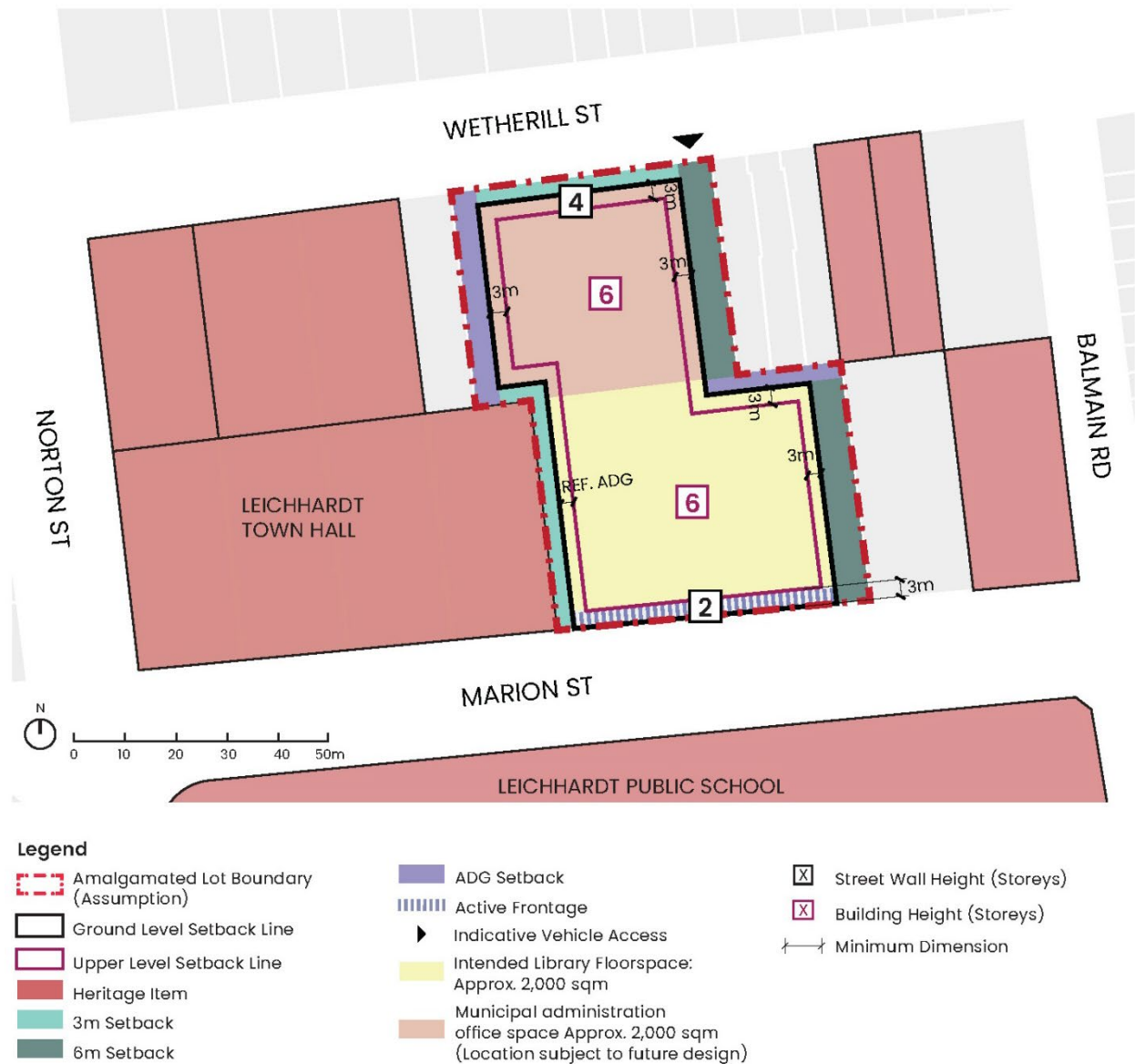


Figure 4.13.8 Leichhardt Service Centre Precinct – Diagram of controls

4.13.4 (G) Marion Street Precinct

Objectives

- O68. To maintain a cohesive streetscape along Marion Street.
- O69. To prioritise pedestrian safety and amenity along the Marion Street frontage by minimising vehicle access points.
- O70. To consolidate and manage vehicle access through rear lanes and shared entry points to reduce the impact of crossovers on the *public domain*.
- O71. To enable future development to contribute to a connected laneway network that supports access, servicing and long-term site functionality.
- O72. To ensure that development responds to the desired future access layout while maintaining flexibility for varying site configurations.

Controls

- C81. Maintain a 2-storey street wall height to Marion Street.
- C82. Provide vehicle access from existing laneways for parking, servicing and loading, where available. Do not provide vehicle access from Marion Street.
- C83. Where no laneway exists, set back development as required to allow for the future delivery of a laneway in accordance with strategic access plans.
- C84. Locate vehicular access points in accordance with Figure 4.13.9.
- C85. Consolidate vehicle access points between adjoining developments where practical to minimise the number of crossovers.
- C86. Ensure site access allows pedestrian movement along Marion Street that is continuous, unobstructed, and prioritised in both design and operation .

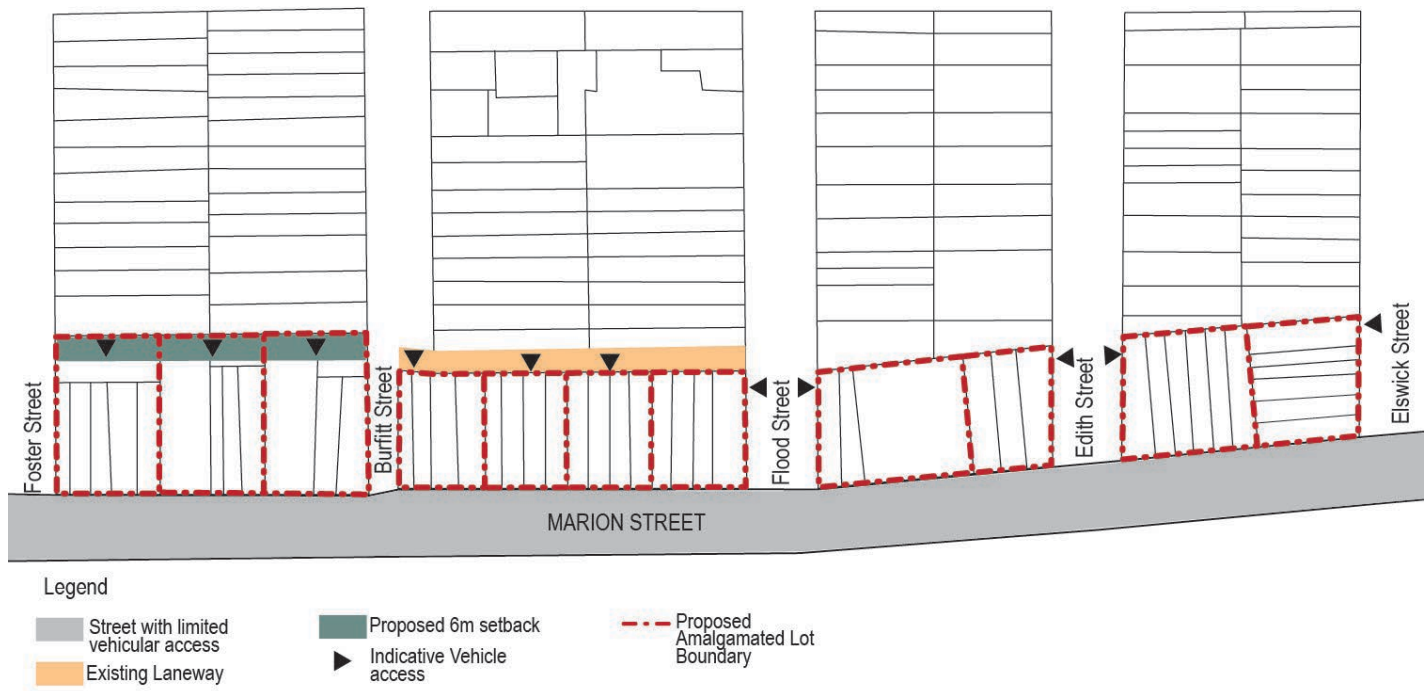


Figure 4.13.9 Marion Street Town Centre Access Guide

4.13.4 (H) Catherine Street Precinct

Objectives

- O73. To establish a consistent and cohesive streetscape that maintains a human-scale built form.

Controls

C87. The front *setback* to residential *buildings* of 3 or more *storeys* is 1.5m if the prevailing street *setback* is less than 3m. Otherwise it is 3m.

4.13.4 (I) Whites Creek Lane Precinct (Leichhardt)

Objectives

Note 1: General controls for ancillary structures that front laneways are contained within Part 3.2.4 of this DCP.

Note 2: This section applies to lots in Leichhardt that share a boundary with Whites Creek Lane.

O74. To retain the unique character of Whites Creek Lane.

O75. To ensure that future development does not unreasonably impact upon the amenity of adjacent properties and the 'lanescape'.

O76. To maintain the sympathetic, low-density residential development along Whites Creek Lane.

Controls

C88. *Dwellings* are discouraged on land fronting the lane where sites have a frontage of less than 5m and where the carriageway width is less than 5m.

C89. Development is to respond to the streetscape and adjoining development.

Note: The lane reverts to a service character in several sections along its length.

C90. New *buildings* or alterations and additions fronting the lane are to be unobtrusive from the primary street.

C91. Vehicular, pedestrian and servicing access are to be retained to the rear of all existing properties, with separate pedestrian access to the lane for any new *dwellings*.

C92. The potential to provide car parking to the existing uses is to be retained with any future development.

C93. Ensure sites that adjoin Whites Creek Lane:

- a) Adopt low-density residential development
- b) Avoid frontages onto Whites Creek Lane
- c) Exclude vehicular access via Whites Creek Lane
- d) Respond to the existing laneway width
- e) Respect the historical and functional significance of Whites Creek
- f) Maintain the laneway's highly vegetated appearance

4.13.5 Heritage

This section contains objectives and controls that apply to the *Heritage Conservation Area* listed below and shown in Figure 4.13.10.

- Parramatta Road Heritage Conservation Area apply to the land listed as C35
- Albert Street Heritage Conservation Area apply to the land listed as C55
- Leichhardt Street/Stanley Street Heritage Conservation Area apply to the land listed as C56
- Excelsior Subdivision Heritage Conservation Area apply to the land listed as C57
- Scarvell Estate Heritage Conservation Area apply to the land listed as C58
- Wetherill Estate Heritage Conservation Area apply to the land listed as C59
- Whaleyborough Estate Heritage Conservation Area apply to the land listed as C60

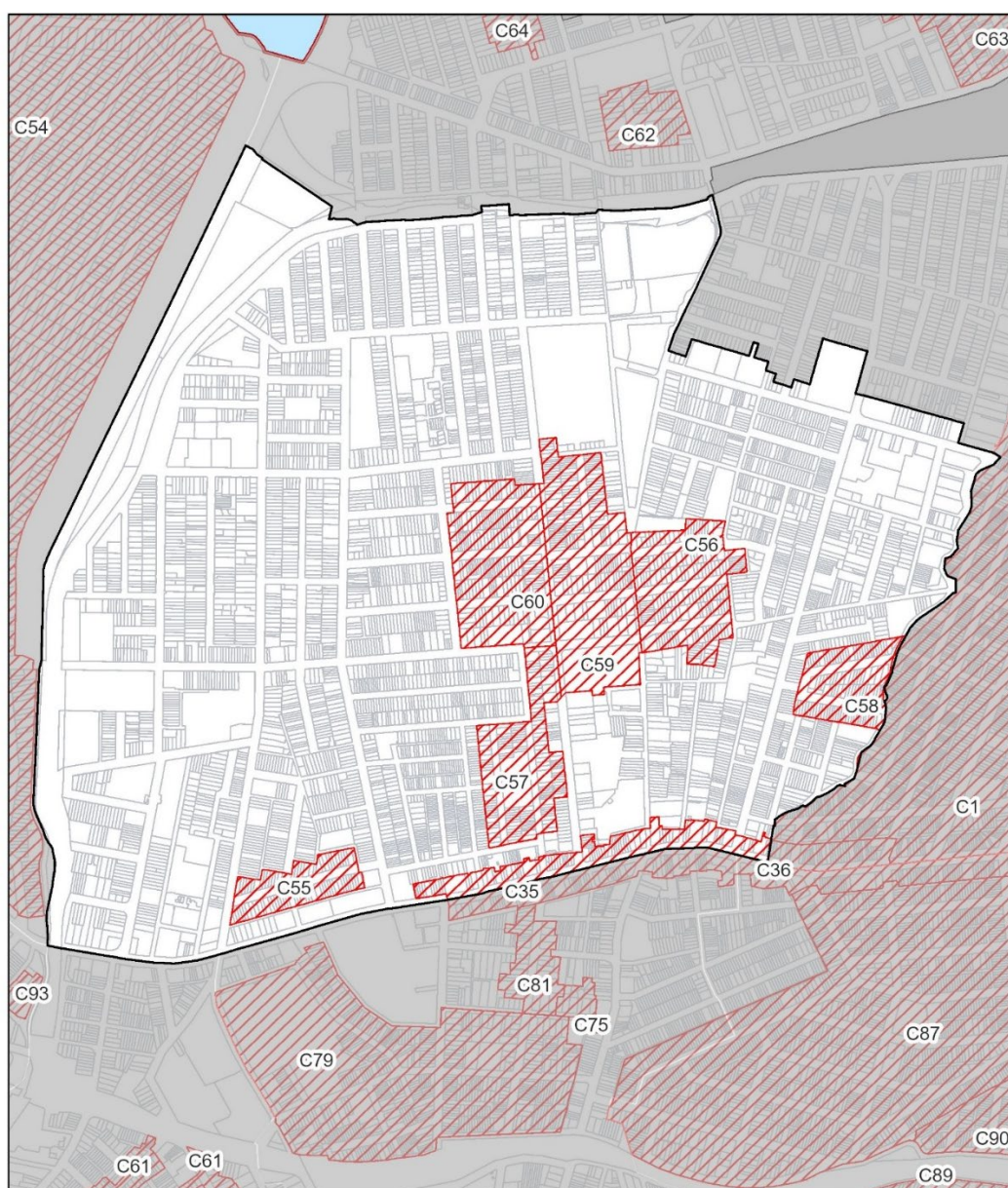


Figure 4.13.10 Leichhardt Neighbourhood – Heritage Conservation Areas

4.13.5 (C35) Parramatta Road

The Parramatta Road corridor is historically significant as one of Sydney's oldest and most important transport routes, illustrating the evolution of retail and commercial development from the late 19th century through the Inter-War period. While few original shopfronts remain, the continuous *building lines*, intact upper facades, and landmark corner hotels contribute to a strong streetscape character. The area reflects historic subdivision patterns and the adaptation of built forms to changing commercial needs.

Key Features:

- Continuous two-storey commercial *buildings* from Victorian, Federation, and Inter-War periods with *shops* below and residences/offices above.
- Strong linear streetscape along Parramatta Road with parapets, balconies, and suspended awnings.
- Landmark corner *buildings* including Goodman's Building and Empire Hotel.
- Victorian Italianate villas near Johnston and Albion Streets; mix of terraces, semi-detached and freestanding houses (1880s–1930s) plus pre-WWII flats.
- Rich architectural detailing: iron fences, coloured tiles, mouldings, verandah awnings; brick walls with terracotta/slate roofs.
- Rear service lanes and industrial *buildings* acting as buffers; remnants of corner *shops*.
- Streetscape elements: sandstone kerbs/gutters, skyline chimneys and finials, street planting along wider streets (notably Annandale Street).

Objectives

O77. To facilitate development that is consistent with statement of significance and controls for Parramatta Road Heritage Conservation Area.

Controls

C94. Retain the following elements that define the *heritage significance*:

- a) Traditional late nineteenth-century *shop-top building* forms.
- b) *Building* typology, form and detailing that is appropriate to the original architectural style and period.
- c) Street elevations articulated into regular vertical bays that reflect historic lot subdivision patterns.
- d) Zero front and side *setbacks* maintaining a continuous historic street wall.
- e) Two-storey parapet scale to the street frontage.
- f) Integrity of the skyline, including parapet lines and detailing when viewed from Parramatta Road and key oblique viewpoints.
- g) Rear lane servicing and vehicle access, preserving the integrity of primary street *façades*.

4.13.6 (C55) Albert Street Heritage Conservation Area

This *Heritage Conservation Area* illustrates Leichhardt's development between 1871 and 1891, with most housing built in a short period from 1903–1914 following the 1890s Depression, and a few later *buildings* from the 1920s.

The area is valued for its uniform collection of single-storey houses from the early 20th century, complemented by mature Brush Box street trees. Its subdivision pattern reflects the Width of Streets and Lanes Act 1881, providing wide streets and laneways for future services, and demonstrates the influence of Parramatta Road and original land grant boundaries on street alignment

It also illustrates housing affordable to tradesmen and skilled workers in the post-Depression period, the use of quality face brick and skilled craftsmanship, and the later intrusion of small industries during the Great Depression

Key Features:

- Uniform streetscape of single-storey houses from 1903–1914
- Mature Brush Box street planting
- Wide streets and laneways complying with the 1881 Act
- Subdivision layout influenced by Parramatta Road and original land grants
- Evidence of *affordable housing* for tradesmen and skilled labourers
- Use of quality face brick and fine detailing
- Later industrial *buildings* reflecting economic changes during the Great Depression

Objectives

O78. To facilitate development that is consistent with statement of significance and controls for Albert Street *Heritage Conservation Area*

Controls

C95. Retain the following elements that define the *heritage significance*:

- a) All pre-1930s *buildings*, except Nos. 3 and 49A Albert Street and 1 Flood Street
- b) Tree planting in carriageway
- c) Single-storey scale of *buildings*
- d) The three timber single-fronted cottages in the street

4.13.6 (C56) Leichhardt Street/Stanley Street Heritage Conservation Area

The Leichhardt Street/Stanley Street *Heritage Conservation Area* is of local *heritage significance* for its association with Leichhardt's suburban growth during the late 19th and early 20th centuries. It illustrates Sydney's early suburban development from the 1890s to the 1910s, with later infill housing from the 1930s. The streetscape is valued for its cohesive scale, face brick construction, small front gardens, and mature street planting, while decorative elements such as towers, terracotta ridging, and Art Deco glass in Stanley Street express the social aspirations of its first residents.

Key Features:

- Wide streets (one chain) with grassed nature strips, illustrating the Width of Streets and Lanes Act 1881 impact on subdivision layout
- Regular allotments with some re-subdivision for wider lots
- Predominantly single-storey houses dating from the 1890s–1910s, with 1930s houses in Stanley Street
- Mix of detached, semi-detached, and terrace houses representing a turn-of-the-century artisan suburb
- Face brick construction with occasional render; roofs of unglazed terracotta tiles and slate, showing availability of machine-made bricks and skilled builders
- Decorative elements including towers, glazed tiles, chimneys, terracotta ridging, and Art Deco glass reflecting social aspirations
- Low fences (iron palisade or brick) allowing views of front gardens
- Sandstone kerbs and gutters contributing to historic character
- Street planting of native trees and shrubs enhancing aesthetic significance

Objectives

O79. To facilitate development that is consistent with statement of significance and controls for Leichhardt Street / Stanley Street *Heritage Conservation Area*.

Controls

C96. Retain the following elements that define the *heritage significance*:

- a) All pre-1939 *buildings*
- b) Green garden space to residential *buildings*

4.13.6 (C57) Excelsior Subdivision Heritage Conservation Area

The Excelsior Subdivision *Heritage Conservation Area* is of local *heritage significance* as one of a number of conservation areas that collectively illustrate the character of Sydney's early suburbs and Leichhardt's suburban and commercial growth, particularly between 1871 and 1891, with pockets of infill up to the late 1930s. It is a very intact example of boom-period development in the 1890s, complemented by later infill prior to World War II. Through its hierarchy of *roads* and *buildings*, the area demonstrates the social hierarchy of a Victorian suburb and its interdependence. The area retains a

cohesive streetscape of late Victorian houses and commercial *buildings* with rich architectural detailing, enhanced by some reinstated verandahs, balconies, and awnings.

Key Features:

- Hierarchical street layout and *building* types reflecting Victorian social structure
- Intact late Victorian boom-period suburb and commercial strip with rich architectural details
- Subdivision pattern that, along with Elswick Estate, shaped Leichhardt's urban form
- Mix of residential and commercial *buildings* with reinstated verandahs, balconies, and awnings
- Pockets of infill housing dating to the 1930s, prior to World War II
- Consistent scale and materials typical of the 1890s, including face brickwork and decorative detailing

Objectives

O80. To facilitate development that is consistent with statement of significance and controls for Excelsior Subdivision *Heritage Conservation Area*.

Controls

C97. Retain:

- a) All other pre-1939 *buildings*
- b) Reinstatement of external form and materials of any of *buildings* show on original Water Board surveys that have suffered unsympathetic change are to be encouraged where evidence of original/early form or materials can be verified
- c) All corner stores and encourage their restoration. Consider small scale commercial/professional uses for these *buildings* as a reference to their original uses. Commercial uses of residential *buildings*, except those in the Commercial zone, are to not be encouraged.

4.13.6 (C58) Scarvell Estate Heritage Conservation Area

The Scarvell Estate *Heritage Conservation Area* is of local *heritage significance* as one of a number of conservation areas that collectively illustrate the nature of Sydney's early suburbs and Leichhardt's suburban growth, particularly between 1871 and 1891, with pockets of infill up to the late 1930s. This area was developed over a short period between 1902 and c.1910 and is significant for its surviving development from that time. Through its subdivision pattern and the scale, shape, siting, and materials of its *buildings*, it provides a very intact example of an early twentieth-century tradesmen's suburb. Architectural embellishments reflect the social aspirations of its first residents, while the streetscape is valued for its unified collection of single-storey houses and distinctive roof forms

Key Features:

- Subdivision pattern and *building* scale typical of early twentieth-century tradesmen's suburbs
- Cohesive streetscape of single-storey houses almost exclusively from 1902–1910

Inner West Development Control Plan: Part 4 Place Specific Controls

- Strong visual rhythm created by alternating gables and hips with V-shaped spaces between roofs
- Decorative skyline of ridges and chimneys, particularly prominent along the southern boundary
- Architectural detailing expressing social aspirations of original residents
- Use of machine-made face bricks, illustrating their ready availability in Sydney by the early twentieth century

Objectives

O81. To facilitate development that is consistent with statement of significance and controls for Scarvell Estate *Heritage Conservation Area*.

Controls

C98. Retain all existing *buildings*, except the 1960s flats

4.13.6 (C59) Wetherill Estate Heritage Conservation Area

The Wetherill Estate *Heritage Conservation Area* is of local *heritage significance* as one of a number of conservation areas that collectively illustrate Sydney's early suburban growth and Leichhardt's development from the 1870s to the 1930s. It includes civic, ecclesiastical, commercial, and residential *buildings*, reflecting sixty years of architectural evolution. The subdivision pattern, together with the adjoining Whaleyborough Estate, defines the layout of central Leichhardt. Elevated land at Marion and Norton Streets provides a focal point for landmark public *buildings*, contributing to the area's aesthetic prominence. The progression from weatherboard to plaster and face brickwork demonstrates changing construction practices and the increasing sophistication of Sydney brickmaking during this period

Key Features:

- Roads, lanes, and subdivision pattern that shaped central Leichhardt
- Landmark public *buildings* on high ground at Marion/Norton Streets
- Variety of *building* types: civic, ecclesiastical, commercial, and residential
- External finishes showing material progression: weatherboard, plaster, brown and blue face brick
- Rare surviving weatherboard structures illustrating early suburban fabric

Objectives

- To facilitate development that is consistent with statement of significance and controls for Wetherill Estate *Heritage Conservation Area*.

Controls

C99. Retain the following elements that define the *heritage significance*:

- a) All pre-1939 *buildings*
- b) All street planting schemes. Reinstall individual trees where they have been lost

C100. All existing landmark *buildings* in the area and their settings. Find new sympathetic uses for these *buildings* if the original use are to be closed

4.13.6 (C60) Whaleyborough Estate Heritage Conservation Area

The Whaleyborough *Heritage Conservation Area* is of local *heritage significance* as one of a number of conservation areas that collectively illustrate Sydney's early suburban growth and Leichhardt's development between 1871 and 1891, with later infill up to the late 1930s. It is notable for its surviving development from the 1880s and 1890s, which gives the area its distinctive character. By the late 1930s, all allotments appear to have been built upon. The subdivision pattern, together with the adjoining Excelsior Estate to the south, helped define the layout of central Leichhardt. The area demonstrates the evolution of *building* materials and techniques, from plaster finishes to brown and blue face brick, reflecting increasing sophistication in brickmaking during the late nineteenth century

Key Features:

- Wide *roads* and a subdivision pattern that shaped central Leichhardt
- Mixture of cottages, terraces, and *shops*, mostly dating from the 1880s–1890s
- Built form and materials illustrating late nineteenth-century economic pressures for denser, cheaper housing
- Range of external finishes: plaster, brown face brick, and blue face brick showing progression in brickmaking
- Cohesive streetscape reflecting the overlay of original spacious suburban intentions with later density

Objectives

O82. To facilitate development that is consistent with statement of significance and controls for Whaleyborough Estate *Heritage Conservation Area*

Controls

C101. Retain the following elements that define the *heritage significance*:

- a) All pre-1939 *buildings*
- b) Existing laneways
- c) All *shops*, commercial *buildings*, and *pubs* along Norton Street with awnings and original shopfront where remaining
- d) All street planting schemes including 1960s crepe myrtle. Reinstate individual trees as part of street planting schemes where they have been lost
- e) All existing ecclesiastic or civic *buildings* in the area. Find new sympathetic uses for them if the original use are to be closed

4.13.6 (C62) Austenham Estate Heritage Conservation Area

The Austenham *Heritage Conservation Area* is of local *heritage significance* as one of a number of conservation areas illustrating Sydney's early suburban growth and Leichhardt's development between 1871 and 1891, with later infill up to the late 1930s. Developed rapidly between 1901 and 1910 following the 1890s Depression, the area reflects the influence of the Width of Streets and Lanes Act 1881 on subdivision layout and provides a strong example of a turn-of-the-century tradesmen's suburb. Its cohesive character results from concentrated development and technological advances in brickmaking during the early twentieth century

Key Features:

- Subdivision pattern shaped by the 1881 Act, accommodating single- and double-fronted houses
- Detached and *attached dwellings* built within a short timeframe (1901–1910)
- Consistent scale, *setbacks*, and roof forms creating a unified streetscape
- Use of machine-made face bricks, illustrating early twentieth-century construction technology

Objectives

O83. To facilitate development that is consistent with statement of significance and controls for Austenham Estate *Heritage Conservation Area*

Controls

C102. Retain the following elements that define the *heritage significance*:

- a) All pre-1940 *buildings*
- b) Front gardens and street verge as green garden space

4.13.6 (C64) Campbell Estate Heritage Conservation Area

The Campbell Estate *Heritage Conservation Area* is of local *heritage significance* as one of a number of conservation areas illustrating Sydney's early suburban growth and Leichhardt's development between 1871 and 1891, with later infill up to the late 1930s. This area is important for representing the last phase of development from the early 1900s to the 1930s. It provides a strong example of an early twentieth-century middle-class suburb and remains remarkably intact despite some later intrusions and unsympathetic alterations. The cohesive character reflects concentrated development and the widespread use of machine-made face bricks during this period.

Key Features:

- Subdivision pattern accommodating single- and double-fronted detached houses
- Consistent scale, siting, *setbacks*, and roof forms creating a unified streetscape
- Prominently gabled early twentieth-century houses forming a distinctive rhythm with V-shaped spaces between roofs
- Use of machine-made face bricks illustrating early twentieth-century construction technology

Objectives

O84. To facilitate development that is consistent with statement of significance and controls for Campbell Estate *Heritage Conservation Area*

Controls

C103. Retain the following elements that define the *heritage significance*:

- a) All existing pre-1939 *buildings*
- b) Roof gables and decorative posts and batons of the Californian bungalows on Campbell Avenue may be painted using appropriate colours