

4.14 Lewisham Neighbourhood

4.14.1 Aboriginal Cultural Heritage

Lewisham is located on the lands of 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.

Gadigal Country in Lewisham is part of the broader sub-region known as the Cumberland Plain, known for relatively flat or gently undulating terrain. In this area Ashfield Shale is the main geology with dark grey to black, sideritic claystone – siltstone and laminated fine-grained sandstone and siltstone. The topography in Lewisham is mainly gently undulating rises on Wianamatta Shale with local relief 10–30 metres and slopes of generally <5% to 10%. Crests and ridges are broad (200–600 metres) and rounded with convex upper slopes grading into concave lower slopes. Rock outcrops are absent. This part of Country holds the human made Hawthorne Canal, a southern tributary of the Parramatta River. Along the Hawthorne Canal the presence of an alluvial valley makes this place predisposed to flood. The original ecological community present in Lewisham is Sydney Turpentine Ironbark Forest. The Gadigal moved through Country following the seasons, practising cultural practices such as tool making, resource collecting, fishing and travelling the *waterways* on nawi (bark canoes) for thousands of generations of people.

This Country is still used by First Nations Peoples with Gadigal Reserve, located across Lewisham and Summer Hill, serving as an important revegetation space with an Aboriginal sculptural playspace titled Ngaraora. In the 2021 Census, the Australian Bureau of Statistics published that 1.2% of the population of Lewisham identified as Aboriginal and/or Torres Strait Islander.

4.14.2 Existing Character

Lewisham's existing character is defined by its established streetscapes, predominantly featuring Victorian, Federation, and early 20th-century homes with ornate facades, pitched roofs, and verandahs. Tree-lined streets and consistent front *setbacks* contribute to a cohesive, low-rise residential environment. The suburb's walkable layout, proximity to public transport, and mix of single *dwelling*s, low-rise apartments, and adaptive reuse of heritage *buildings* reflect its evolution while retaining its historical charm. Recent infill development at Lewisham West has introduced contemporary, higher-density housing, demonstrating how new development can integrate with existing character through appropriate scale, materials, and *landscaping*.

4.14.3 Desired Future Character

The *desired future character* for the Lewisham Neighbourhood is to respect and retain existing heritage character while allowing high-quality, sustainable urban renewal in of key precincts—including McGill Street, Victoria Street, and Old Canterbury Road—from underutilised land into vibrant, mixed-use communities.

This renewal will be guided by site-specific masterplans prioritising architectural excellence, environmental sustainability, and a diverse range of housing and commercial opportunities. By

concentrating higher density and taller *building* forms along the GreenWay and near the Lewisham West light rail station, the strategy maximises resident amenity while ensuring sensitive built-form transitions to adjacent *heritage conservation areas*. The renewal is underpinned by significant *public domain* investments, including the delivery of new local parks, through-site pedestrian links, and *shared zones* to enhance permeability and create a safe, active, and people-focused urban environment.

The existing "garden suburb" character, marked by generous garden spaces and mature street tree planting will be maintained and enhanced through the delivery of new local parks, such as the centrally located park in the McGill Street Precinct. Development will integrate with the GreenWay corridor, incorporating bush-regeneration areas and attractive *landscaping* to improve biodiversity and public amenity. Connectivity will be strengthened through improved permeability to the GreenWay, Lewisham West light rail station, and surrounding suburbs. *Shared zones* adjacent to the GreenWay will be implemented to enhance pedestrian and cycle safety.

Objectives

- O1. To maintain distinctly single *storey* residential streetscapes that exist within the *neighbourhood* in R2 low density zoned land
- O2. To protect significant streetscapes and/or *public domain* elements within the *neighbourhood* including *landscaping*, fencing, open space, sandstone kerbing and guttering, views and vistas and prevailing subdivision patterns
- O3. To ensure orderly development on identified site specific precincts to achieve an efficient and high-quality built outcome, including allotment amalgamations that are not detrimental to achieving the overall masterplan structure

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.

4.14.4 Site specific precincts

Site specific controls apply to the precincts identified in the following list and Figure 4.14.1.

- McGill Street Precinct apply to the land marked 'A'
- Old Canterbury Road at Barker Street Precinct apply to the land marked as 'B'
- Victoria Street (West) Precinct apply to the land marked 'C'
- Victoria Street (East) apply to the land marked 'D'

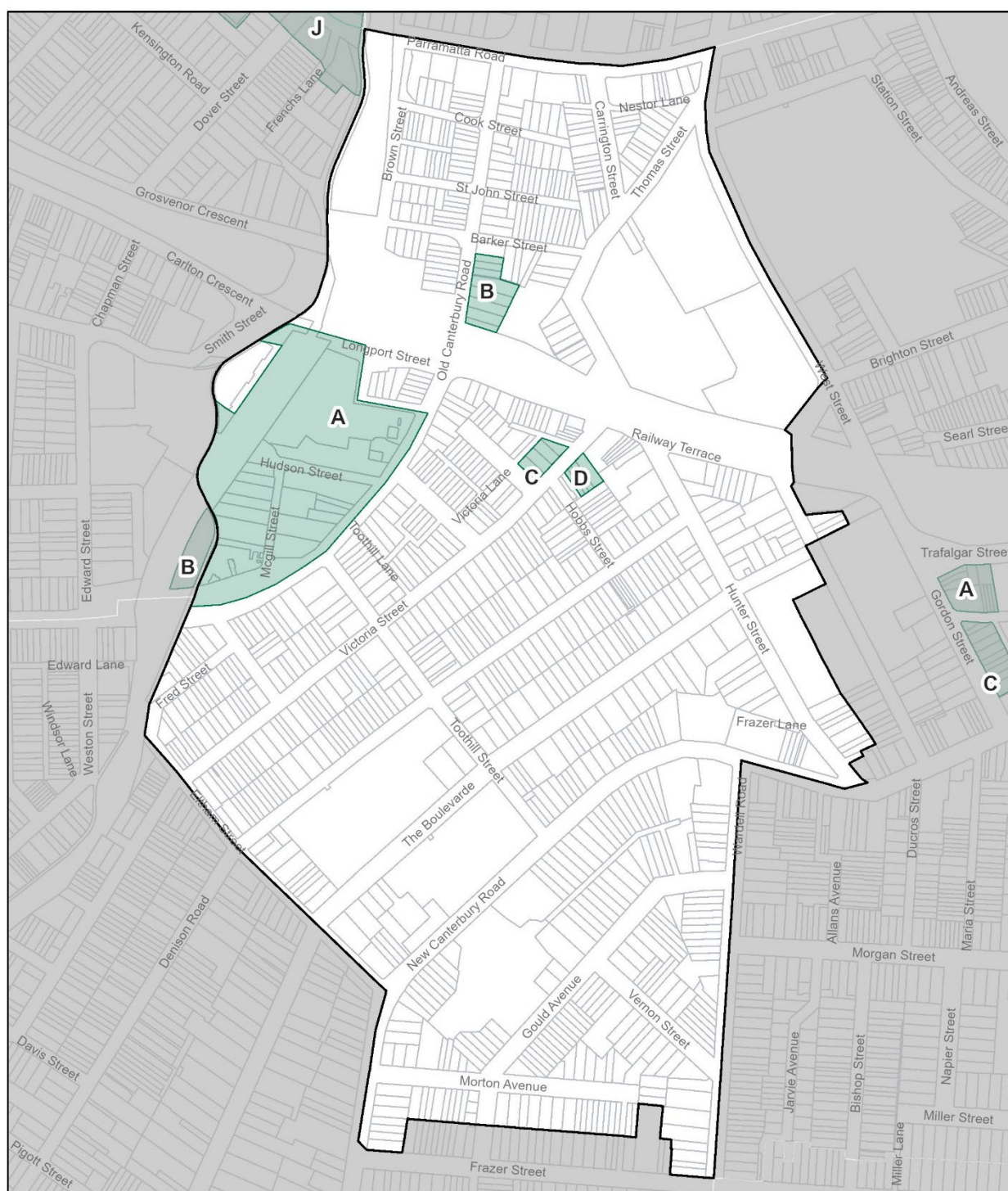


Figure 4.14.1 Lewisham *Neighbourhood* – Site Specific Areas

4.14.4 (A) McGill Street Precinct

Objectives

- O4. To ensure a diversity of uses housing types (affordability, configuration and style), *building* and architecture, and landscape and open space across the precinct

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- O5. To provide community facilities and local employment to support local people and businesses
- O6. To provide public open space that acts as a key gathering place for informal leisure and recreation.
- O7. To ensure that new development considers and minimises impacts on biodiversity.
- O8. To ensure that higher density development demonstrates good urban design, environmental sustainability and provides suitable amenity for occupants and nearby properties.
- O9. To encourage redevelopment and increased densities that support high-quality mixed residential and commercial uses.
- O10. To encourage ground-floor commercial and retail uses that support a vibrant street environment and increased pedestrian activity.
- O11. To provide *shared zones* that improve pedestrian safety, amenity and flexibility in the use of *road* space.
- O12. To locate higher-density residential development predominantly along the GreenWay to maximise outlook, amenity and access.
- O13. To improve movement and access through the precinct and strengthen links to new parks, the GreenWay, the light rail station, and between Summer Hill and Lewisham.

Controls

- C2. Undertake development in accordance with the masterplan as shown in Figure 4.14.2 which includes:
 - a) Upgrading existing streets, creating new streets and providing a new local park
 - b) Applying ecologically sustainable design to *buildings* and open spaces to improve water, energy and resource efficiency, support water collection, passive ventilation and solar orientation
 - c) Integrating development with the GreenWay, including light rail, walking and cycling paths and bush-regeneration areas to achieve an attractive and well landscaped movement corridor
 - d) Establishing Hudson Street and the new street (extension of Henry Street) as active mixed-use streets with strong pedestrian connections to the GreenWay and light rail station, with active ground-floor uses and *dwellings* above
 - e) Providing a centrally located local park that improves access to the GreenWay
 - f) Creating a new street network that increases permeability and strengthens access to the GreenWay and the light rail station
 - g) Upgrading *public domain* areas (including lighting and footpath widening) to improve safety, accessibility and street activation

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- h) Providing generally four-storey development, with opportunities for increased height along the GreenWay to minimise impacts on existing adjoining residential areas and maximise amenity and views
- i) Configuring *building* envelopes to define existing and new streets and distribute development appropriately across the precinct



Figure 4.14.2 McGill Street Precinct Masterplan

Traffic and access

- C3. Apply the traffic and access strategy shown in Figure 4.14.3 when designing and delivering development.
- C4. Provide a *shared zone* adjacent to the GreenWay as part of development.
- C5. Create new streets and extend existing streets as redevelopment occurs.
- C6. Locate pedestrian entries on primary streets and separate them from vehicular access points, consistent with Figure 4.14.3.
- C7. Limit vehicular access points to a maximum width of 6 metres.
- C8. Provide vehicular access to underground car parking from secondary streets where possible, consistent with Figure 4.14.3.



Figure 4.14.3 McGill Street Precinct Masterplan traffic and access strategy

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Note: Final street and footpath widths will be resolved at detailed design stage and may affect achievable floor space. Detailed design will also consider parking, loading, street trees and lighting.

Public domain strategy

C9. Provide *shared zones* in accordance with Figure 4.14.3 and the guidelines outlined in Table 4.14.1

Note: *Shared zones* require final approval by Transport for NSW

Table 4.14.1 Shared zone Guidelines

Type	Guidelines
<i>Shared zone</i>	No definition between pedestrian and vehicular zone No kerbline Change of paving indicates parking areas <i>Building</i> uses open towards/spill out onto the zone (such as café tables and chairs) Defined loading and parking zones Ability to introduce street trees Ability to introduce two-way bicycle activity

Future land use

C10. Where residential development is permitted in the E3 Zone, ensure it forms part of a mixed-use development in which residential uses comprise no more than 60% of total *gross floor area*.



Figure 4.14.4 Land use diagram

Site amalgamation

C11. Ensure development conforms with the amalgamation pattern in Figure 4.14.5.



Figure 4.14.5 Site amalgamation diagram

C12. For Site 1, deliver:

- a new public open space for local resident
- new and extended streets to improve access and permeability, especially to Lewisham West light rail station
- opportunities for taller and denser development adjacent to the new park and GreenWay where amenity and views are greatest

C13. For Site 2, deliver:

- increased densities to support mixed residential, live/work and commercial/retail uses
- opportunities for taller and denser development near the pocket park and the GreenWay

C14. For Site 2 (minimum of six properties to amalgamate), key amalgamation criteria include:

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- a) To encourage redevelopment and increased densities to support mixed residential, live/work as well as some commercial and retail uses
 - b) To provide opportunities for taller and denser development to occur in the new pocket park and GreenWay where there is greater sense of amenity, views and sense of space
- C15. For Site 3, deliver redevelopment for residential and predominantly commercial uses at lower levels to benefit from Old Canterbury Road exposure and buffer existing light industrial uses to the west.
- C16. For Site 4, deliver:
- a) mixed residential, retail and commercial uses
 - b) active ground-floor uses along Hudson Street and Old Canterbury Road to support street activation
- C17. For Site 5, deliver:
- a) mixed residential, retail and commercial uses
 - b) active ground-floor uses along Old Canterbury Road
 - c) amalgamations that do not isolate adjoining sites in ways that prevent development in accordance with the precinct vision

Note: Although the consolidation of all land holdings to achieve Sites 4 and 5 is preferred, these sites can be broken down into smaller amalgamated parcels. The indicative minimum lot amalgamations that can occur within those sites are highlighted in the lot amalgamation diagram

Building Height and Location

- C18. Respond to the scale of adjacent detached residential housing by providing appropriate transitions through intermediate-scale development.
- C19. Site development within the *building* footprint area shown.
- C20. Ensure maximum *storeys* comply with Figures 4.14.6–4.14.10.



Figure 4.14.6 Building height and location

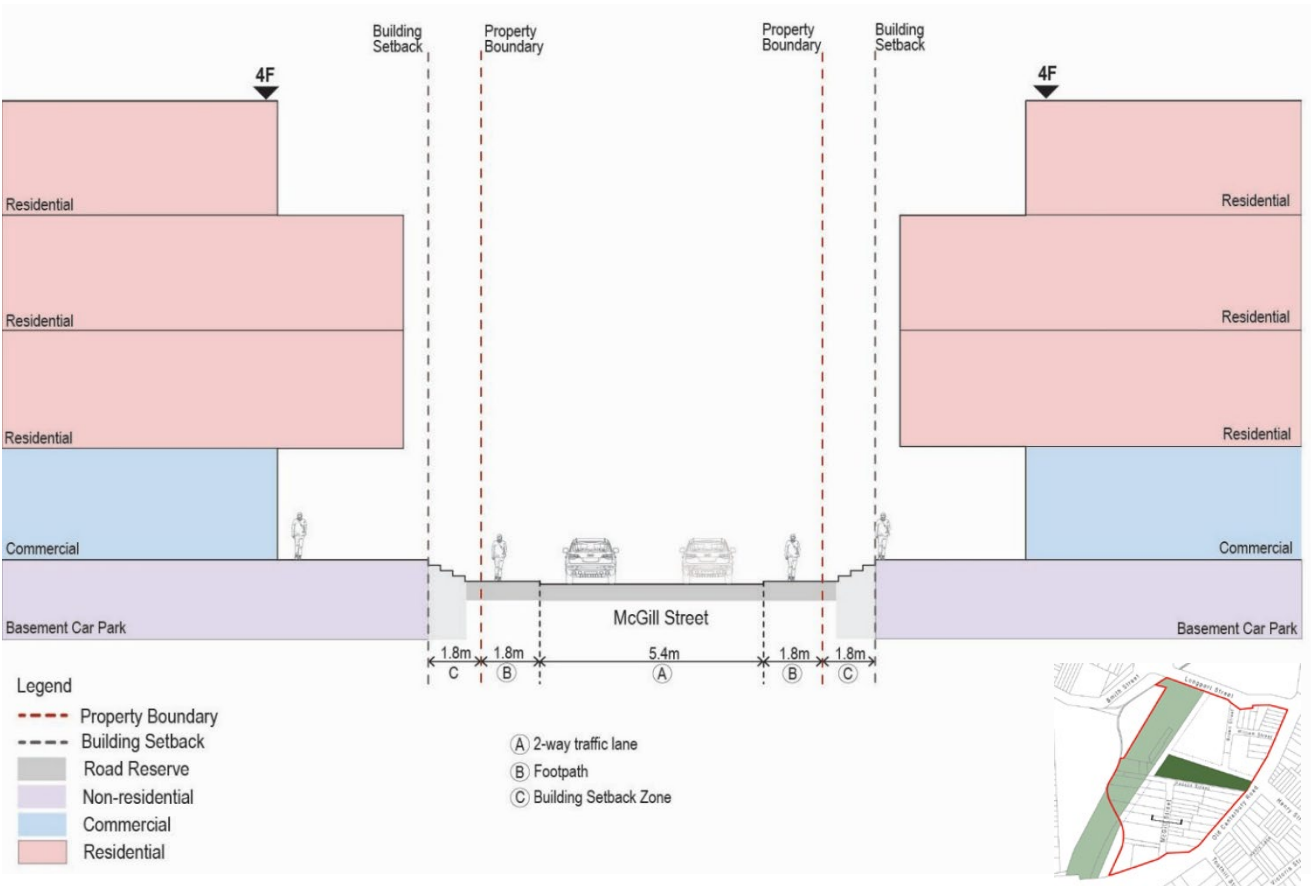


Figure 4.14.7 McGill Street section

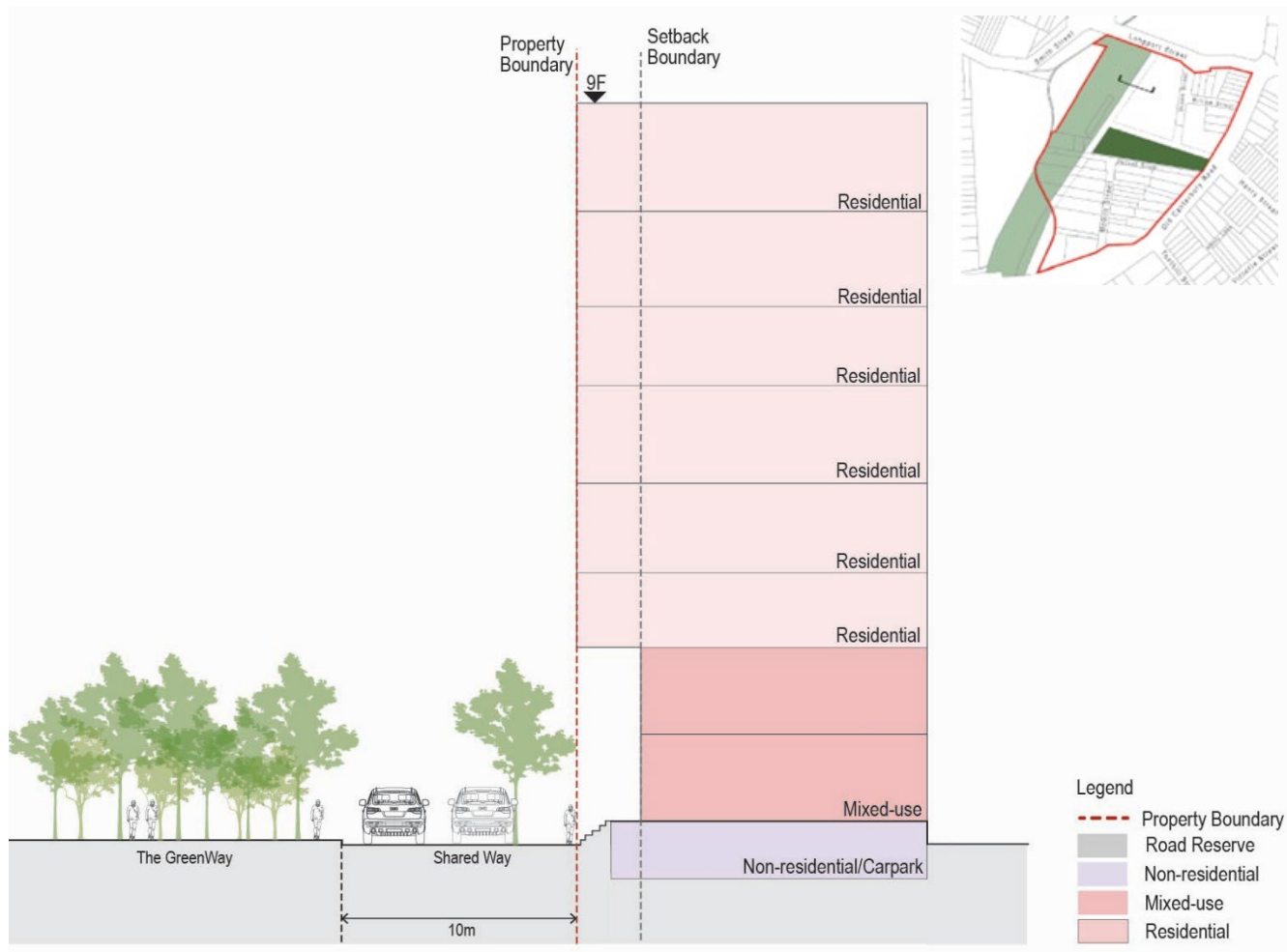


Figure 4.14.8 The Greenway and the new shared way section

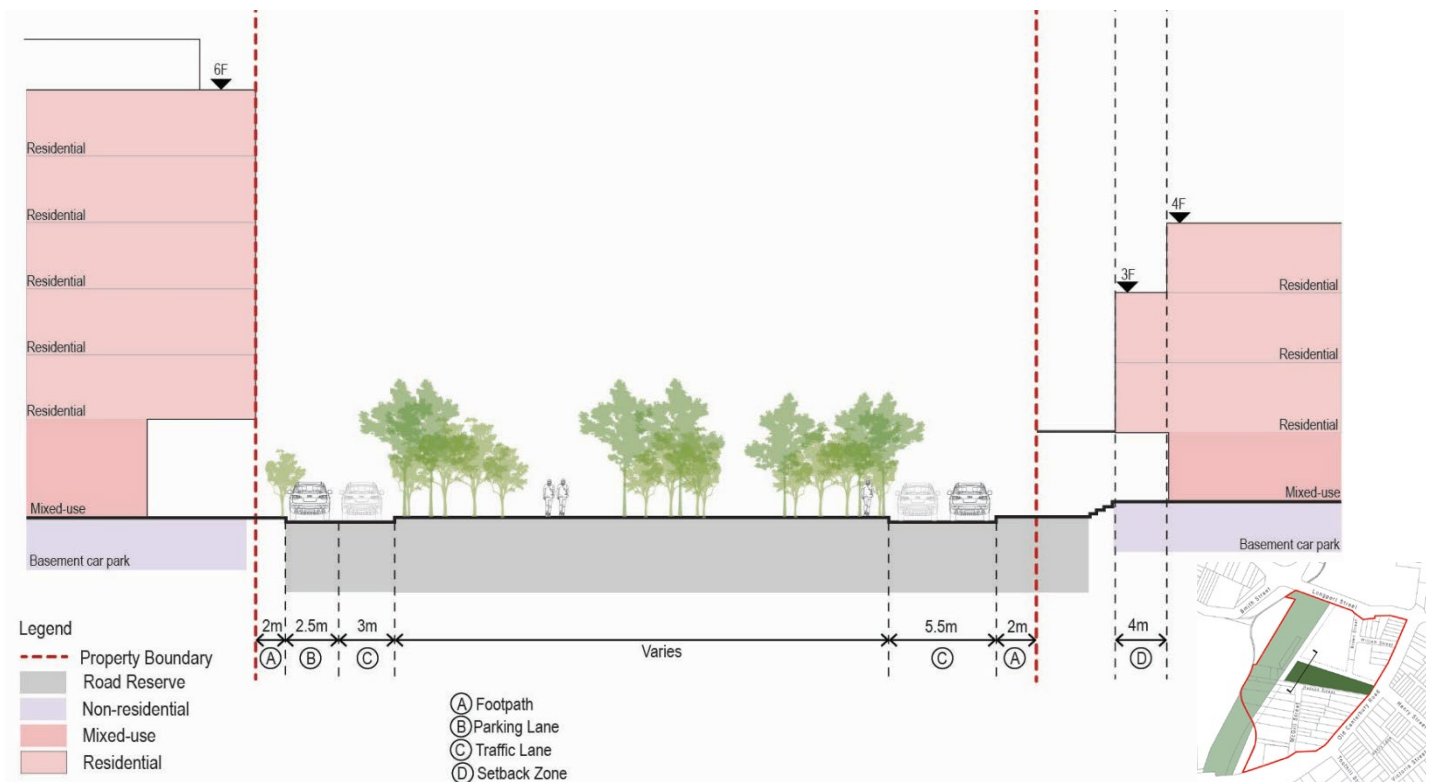


Figure 4.14.9 New local park section

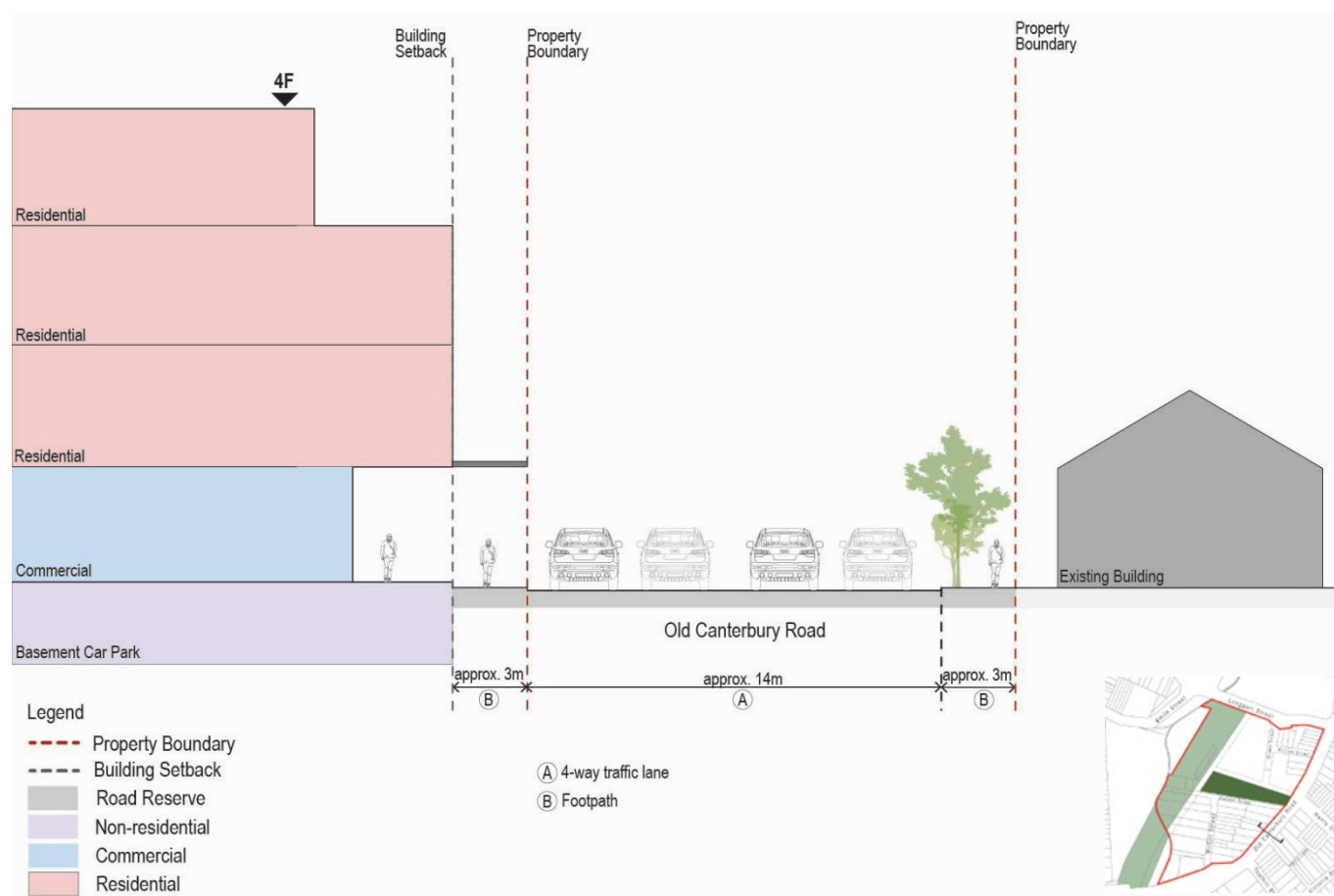


Figure 4.14.10 Old Canterbury Road Section

Public domain interface

- C21. Build to the street alignment, or nominated *setback*, on existing or new streets to reflect an active continuous streetscape.
- C22. Observe build-to lines where a consistent street edge is required, including balconies, bay windows and shading devices.
- C23. Provide awnings on new development and integrate them with the *building's* architecture.
- C24. Conform to Figure 4.14.11 regarding:
 - a) Active ground-floor land uses
 - b) Publicly accessible and dedicated pedestrian links
 - c) Location of the new local park
 - d) Ground-level *setbacks* to protect amenity
 - e) New streets and rights-of-way



Figure 4.14.11 *Buildings and public domain*

Private open space and building depth

C25. Design siting, orientation, depth and separation in accordance with Figure 4.14.12, including:

- Maximum *building* depth of 20 metres (glass line to glass line) to ensure amenity, cross-ventilation and manageable bulk
- Maximum depth of approximately 18 metres for residential uses; up to 20 metres for mixed-use or commercial buildings to support layout flexibility
- Communal open space* in mid-block locations behind *building* envelopes
- Open space sized and designed to be usable, attractive and provide good amenity and outlook
- Communal open space* configured to provide amenity, outlook and visual separation for residents



Figure 4.14.12 Building depth and private open space

4.14.4 (B) Old Canterbury Road at Barker Street Precinct

Objectives

- O14. To deliver a coordinated masterplanned outcome that reflects the *desired future character* for the Lewisham Neighbourhood.
- O15. To create a street-defining built form with appropriate street wall heights, upper-level setbacks and façade rhythm along Old Canterbury Road and Barker Street.
- O16. To achieve high-quality residential and *public domain* amenity through good solar access, privacy, cross-ventilation, acoustic comfort and outlook, and through sensitive transitions to lower-scale or heritage interfaces.
- O17. To support a pedestrian-focused environment by minimising vehicular crossovers, consolidating access points and providing safe, active and well-designed ground-level frontages.

O18. To integrate *landscaping* and urban canopy through appropriate deep soil and on-structure planting to improve microclimate, shade and biodiversity.

Controls

C26. Development is to comply with the *building* locations, heights, *setbacks* and access points shown in Figures 4.14.13–4.14.14, including:

- a) Required lot amalgamation
- b) Maximum number of *storeys*
- c) Boundary *setbacks*
- d) *Building* siting, orientation, and depth
- e) Separation of *buildings*
- f) Vehicular entries

Note: Where the figures do not specify a dimension, apply the relevant DCP-wide controls or the Apartment Design Guide as relevant.

C27. Where “street/shallow *articulation zones*” are shown in Figures 4.14.13–4.14.15:

- a) *Buildings* are to form a continuous street wall to the height shown.
- b) Shallow articulations may be used to provide visual interest, within the depth and width ranges indicated in the figures.
- c) Blank walls on street frontages must not exceed the lengths indicated in the figures or relevant DCP-wide controls.

C28. Where “courtyard/deep *articulation zones*” are shown in Figures 4.14.15, *buildings* are to incorporate deep recesses to break up bulk and improve solar access and outlook.

C29. Upper-level *setbacks* and roof *setback* planes shown in Figures 4.14.13–4.14.15 apply to all structures, including open pergolas, sunhoods and privacy screens. Open pergolas must remain outside the *setback* plane and maintain openness as defined in the DCP-wide provisions.

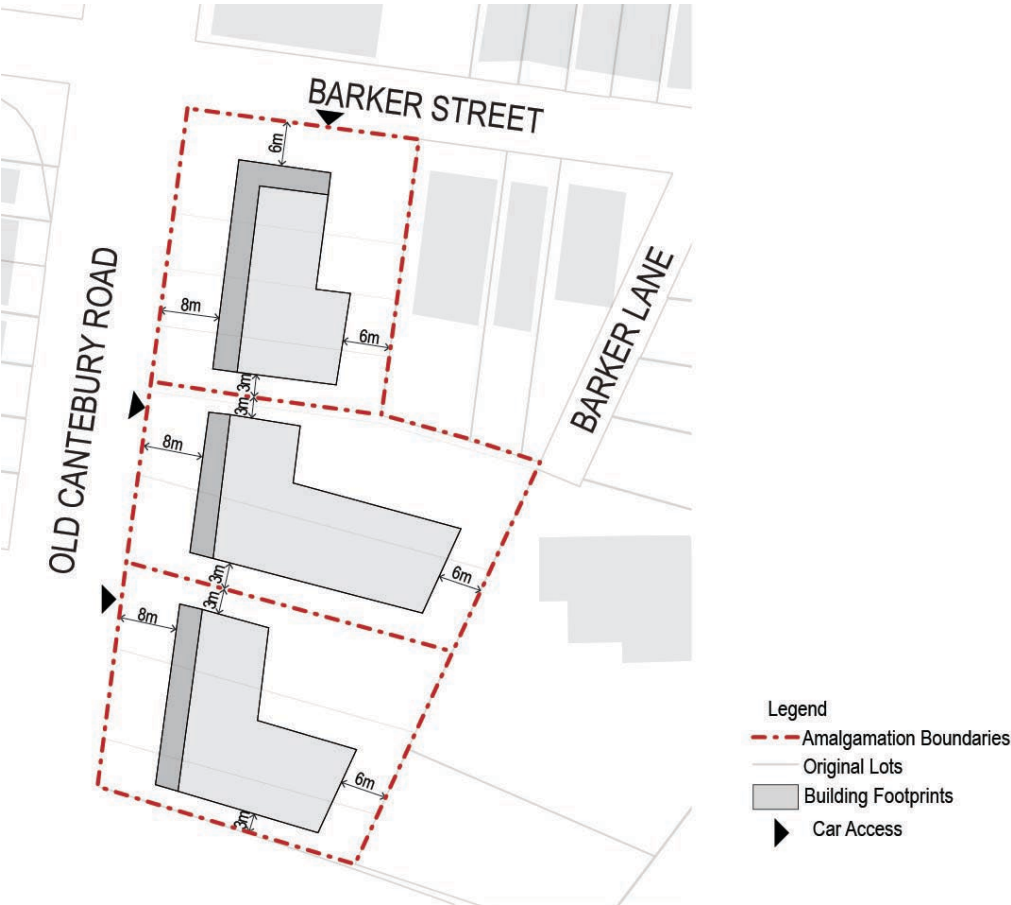


Figure 4.14.13 Amalgamation Plan Diagram – *Building site Setbacks*



Figure 4.14.14 Amalgamation diagram – *Height of building and setbacks*

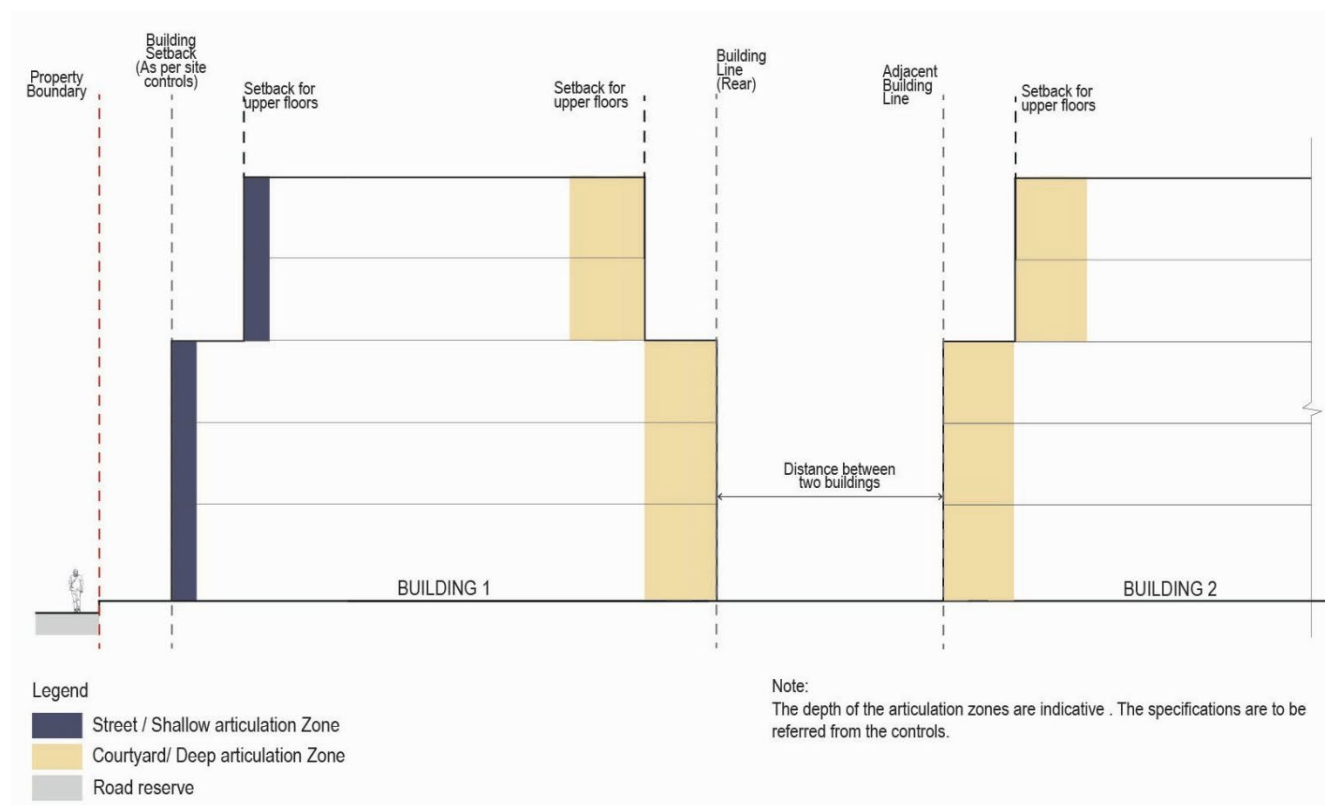


Figure 4.14.15 *Articulation zones* Section Diagram

4.14.4 (C) Victoria Street (West) Precinct

Objectives

- O19. To deliver a coordinated masterplanned outcome that reflects the *desired future character* for the Lewisham *Neighbourhood*.
- O20. To create a street-defining built form with appropriate street wall heights, upper-level *setbacks* and façade articulation.
- O21. To ensure high-quality amenity, including solar access, privacy, cross-ventilation and outlook, with appropriate courtyard design and *building* separation.
- O22. To provide active, pedestrian-friendly ground-level frontages and minimise vehicular crossovers.

Controls

- C30. Upper-level *setbacks* and roof *setback* planes shown in Figures 4.14.16–4.14.18 apply to all structures, including open pergolas, sunhoods and privacy screens. Open pergolas must remain outside the *setback* plane and maintain openness as defined in the DCP-wide provisions.
- C31. Development is to comply with the *building* location, heights, *setbacks* and access points specified in Figures 4.14.16 and 4.14.18 including:
 - a) Required lot amalgamation
 - b) Maximum number of *storeys*
 - c) Boundary *setbacks*

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- d) *Building* siting, orientation, and depth
 - e) Separation of *buildings*
 - f) Vehicular entries
 - g) The location of active land uses and frontages at ground level
- C32. *Setbacks* for upper floor levels and roofs shown in Figures 4.14.16 and 4.14.18 apply to all structures, including open pergolas, sunhoods and privacy screens.
- C33. Where “street/shallow *articulation zones*” are shown in Figures 4.14.16 and 4.14.18:
- a) *Buildings* must form a continuous street wall to the height shown.
 - b) Shallow articulations may be used to provide visual interest, within the depth and width ranges indicated in the figures.
 - c) Blank walls on street frontages must not exceed the lengths indicated in the figures or relevant DCP-wide controls.
- C34. Where “courtyard/deep *articulation zones*” are shown in Figures 4.14.16 and 4.14.18, *buildings* are to incorporate deep recesses to break up bulk and improve solar access and outlook.



Figure 4.14.16 Amalgamation Plan diagram – *Building Site setbacks*

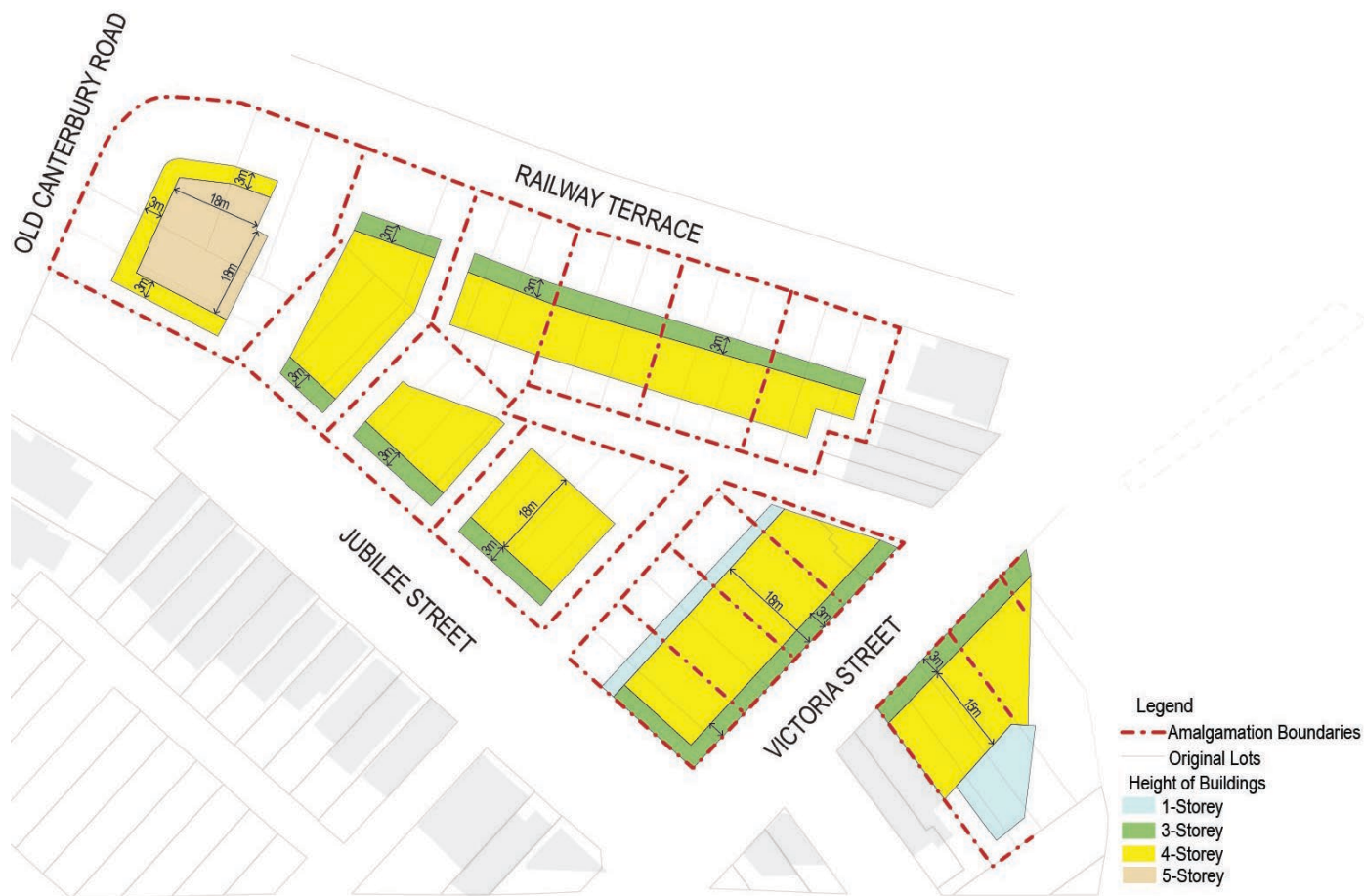


Figure 4.14.17 Amalgamation diagram – Height of buildings and setbacks

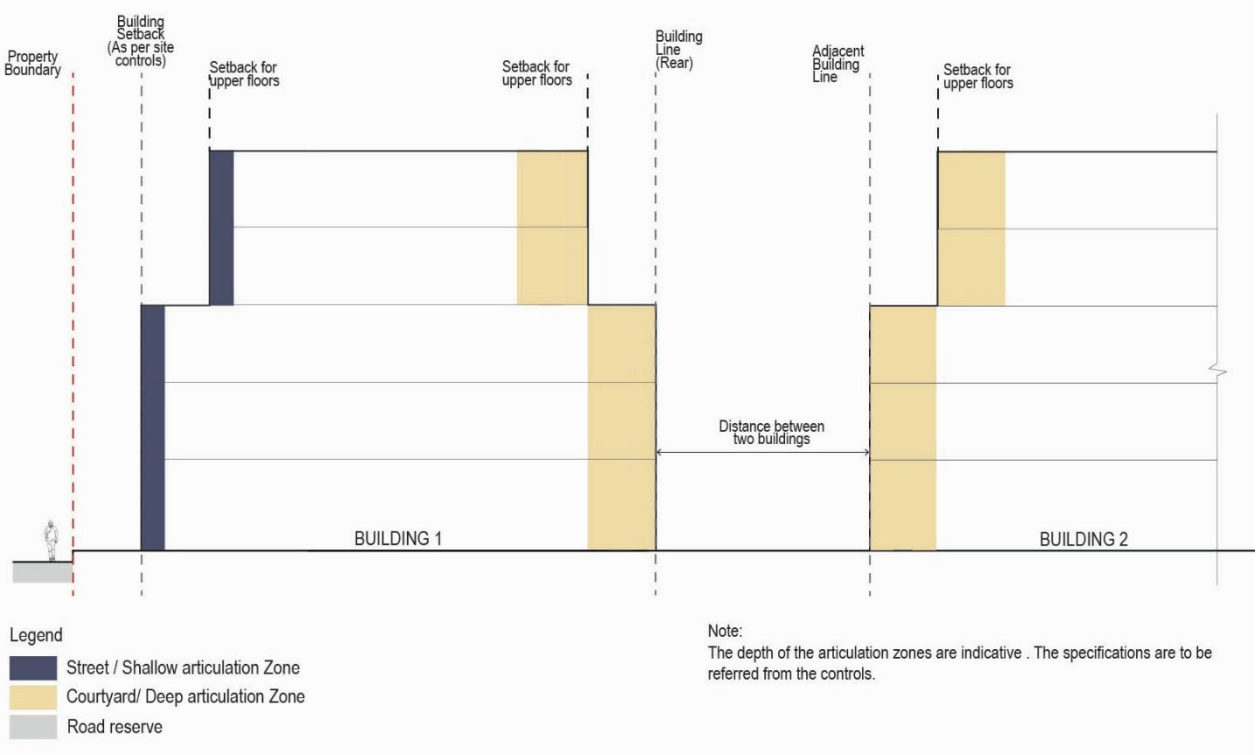


Figure 4.14.18 Articulation Zones Section Diagrams

4.14.4 (D) Victoria Street (East) Precinct

Objectives

- O23. To deliver a coordinated masterplanned outcome that reflects the *desired future character* for the Lewisham *Neighbourhood*.
- O24. To establish a strong street-defining built form through consistent street wall heights, appropriate upper-level *setbacks* and façade articulation.
- O25. To achieve high-quality amenity for *dwellings*, courtyards and the *public domain* through appropriate *building* separation, orientation, massing and deep articulation.
- O26. To deliver a publicly accessible through-site link and any required land dedication that improves pedestrian connectivity and permeability.
- O27. To support active commercial frontages and lively ground-floor edges along key streets.

Controls

- C35. Development is to comply with the location and dimensions specified in Figures 4.14.19 and 4.14.21 particularly in terms of:
 - a) Lot amalgamation
 - b) Maximum number of *storeys*
 - c) Boundary *setbacks*
 - d) *Building* siting, orientation, and depth
 - e) Separation of *buildings*
 - f) Vehicular entries
 - g) Through link and land dedication
 - h) Active commercial frontage
- C36. *Setbacks* for upper floor levels and roofs shown in Figures 4.14.19 – 4.14.21 apply to all structures, including open pergolas, sunhoods and privacy screens.
- C37. Where “street/shallow *articulation zones*” are shown in Figures 4.14.21:
 - a) *Buildings* are to form a continuous street wall to the height shown.
 - b) Use shallow recesses and projections within the indicated depth and width ranges to provide visual interest and fine-grain rhythm.
 - c) Blank walls on street frontages must not exceed the lengths indicated in the figures or relevant DCP-wide controls.
- C38. Where “courtyard/deep *articulation zones*” are shown in Figures 4.14.19–4.14.21, *buildings* are to incorporate deep recesses to break up bulk and improve solar access and outlook.

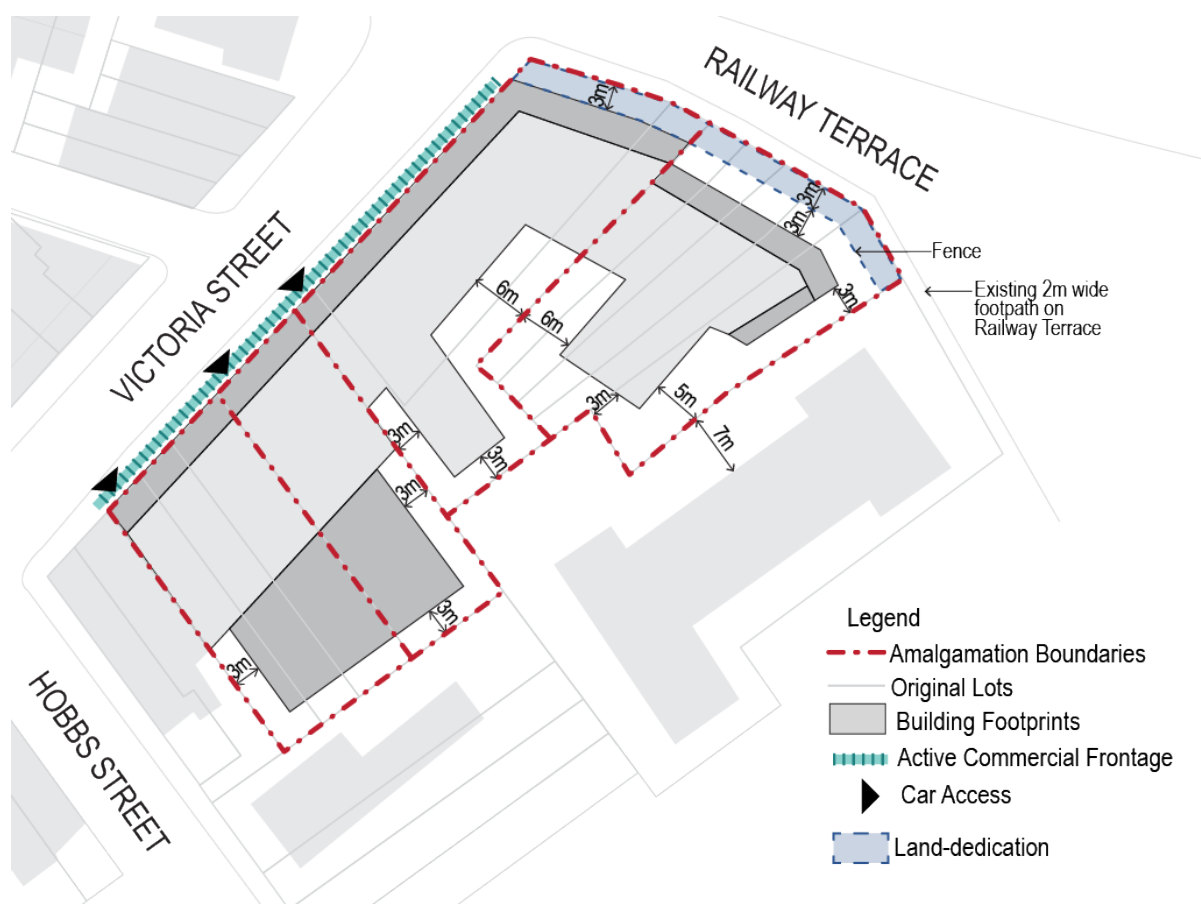


Figure 4.14.19 Amalgamation Plan Diagram – *Building Site Setbacks*



Figure 4.14.20 Amalgamation diagram – *Height of buildings and setbacks*

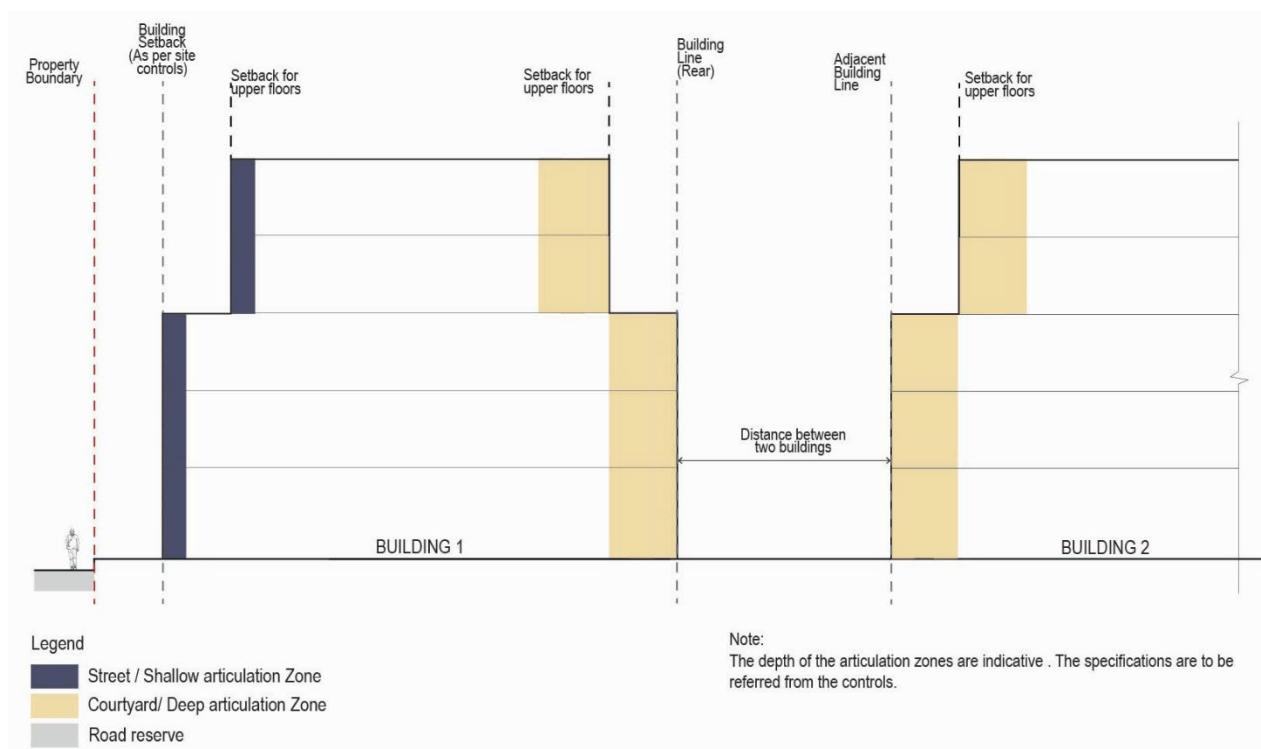


Figure 4.14.21 *Articulation Zones* Section Diagram

Note: Dimensions and requirements shown in Figures 4.14.19–4.14.21 prevail over generic DCP controls for this precinct. Apply DCP-wide and ADG provisions where the figures are silent

4.14.5 Heritage

This section contains objectives and controls that apply to the *Heritage Conservation Area* listed below and shown in Figure 4.14.22.

- Lewisham Estate *Heritage Conservation Area* apply to the land listed as C61

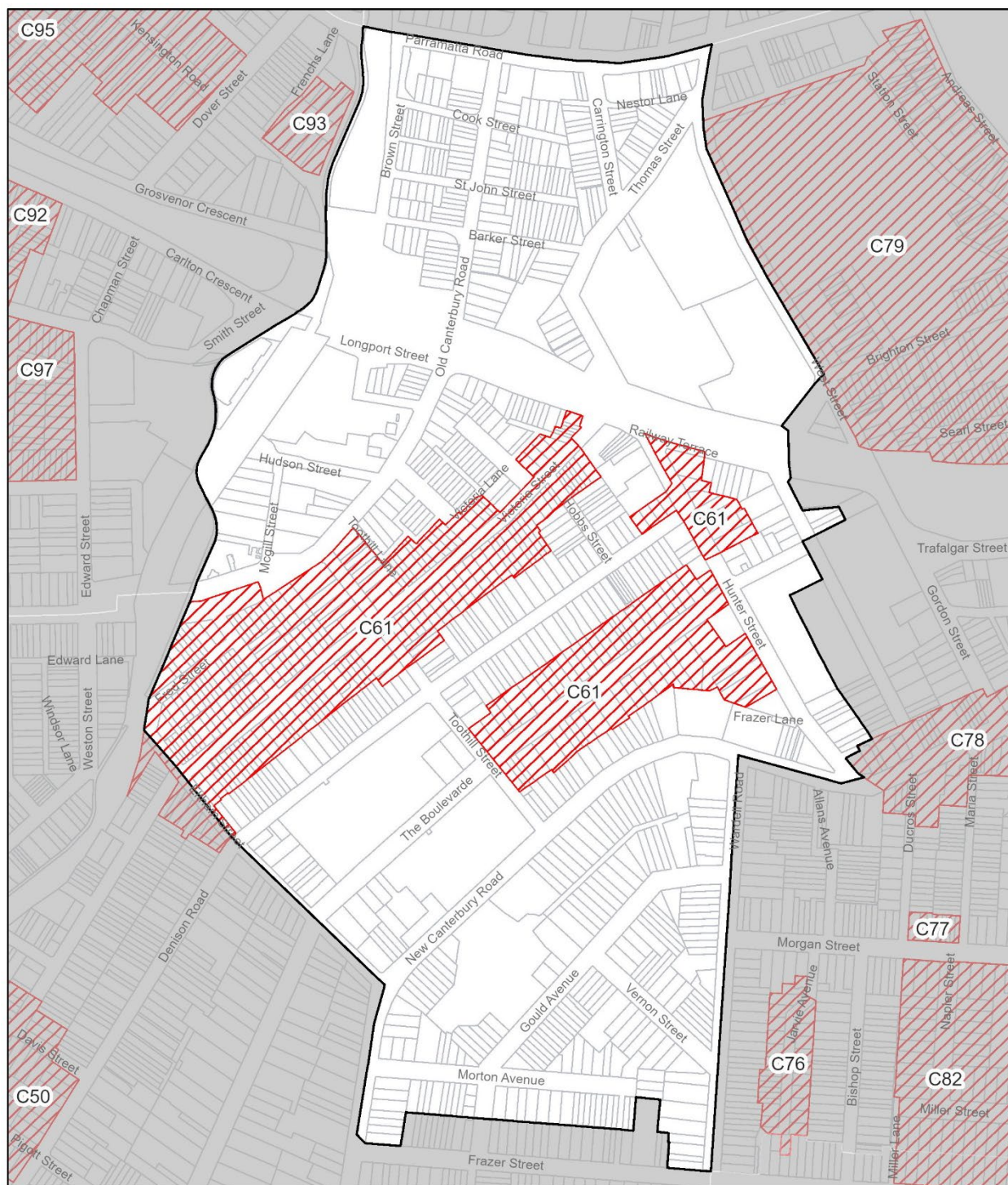


Figure 4.14.22 Lewisham *Neighbourhood – Heritage Conservation Areas*

4.14.5 (C61) Lewisham Estate Heritage Conservation Area

The Lewisham Estate *Heritage Conservation Area* was developed through a series of subdivisions from the early 1880s to 1898, beginning with the Lewisham Estate subdivision prior to 1882. It is significant for its range of housing typologies from the late 19th to early 20th century, including Victorian Italianate, Rustic Gothic, Filigree, Regency, and later Federation styles, as well as Inter-War *dwelling*s. The area demonstrates the social and cultural values of the late 19th century community through its intact streetscape, community facilities, and Depression-era public works.

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Key Features:

- Range of housing typologies: Victorian Italianate, Rustic Gothic, Filigree, Regency, Federation cottages and terraces, Queen Anne houses, and Inter-War flats.
- Prominent community facilities: Baptist church and memorial scout hall, reflecting social and cultural values.
- Evidence of Depression relief work programs: stone wall to Old Canterbury Road.
- Adaptation of 19th-century residential forms to larger 20th-century lots, providing space for off-street parking at the rear and generous gardens that create an aesthetically pleasing setting.
- High proportion of intact or substantially intact *dwelling*s and detailing appropriate to their period.
- Large lot sizes with generous garden spaces contributing to a prevailing low-density character.
- Mix of single and two-storey *buildings* with roof forms and chimneys appropriate to their typology and period.
- Sandstone kerbing, guttering, and public infrastructure throughout the HCA.
- High-quality street tree planting reinforcing the garden suburb character.
- Original fences appropriate to the typology and period of principal *buildings*.

Objectives

O28. To facilitate development that is consistent with the statement of significance and controls for Lewisham Estate *Heritage Conservation Area*.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C39. Retain the following elements that define the *heritage significance*:

- a) All pre-1941 *buildings*
- b) Lack of car parking infrastructure accessed from the primary street frontage
- c) Garden plantings in front of *dwelling*s