

SJB Architects



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Local Character Statement Analysis & Supporting Research

Prepared for
City of Canada Bay Council

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Concord West

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1.1 Character, context and culture

Demographics

Concord West LCA investigation area is located east of Concord Road. The LCA investigation area sits adjacent to various green spaces including Yaralla Estate and Majors Bay Reserve. Yaralla Estate Conservation Area is located between the two LCA investigation area sites for Concord West. Major's Bay Town Centre and Concord Hospital are in proximity, with various public transport routes providing accessibility including Concord West station and bus services.

The age structure for Concord West demonstrates its nature as a quiet, established residential area with 22% of residents falling within the 35-49 age bracket. With the median age of 39, compared to 36 for Greater Sydney, and household size of 3, the character area is one that attracts young couples and growing families. The large percentage of separate house dwelling types indicate the character of the area as one that is low density, accommodating for 4 or more people.

Character and culture

Concord West was under the jurisdiction of Concord Council, until it was amalgamated with Drummoyne Council in 2000 to form the City of Canada Bay. The surrounding parish is also named Concord Parish.

A major historical figure was Thomas Walker (1804–1886), a philanthropist who lived in the Victorian Italianate mansion, Yaralla, on the shores of Parramatta River. Upon his death, Walker left substantial funds for the establishment of a convalescent hospital in the area. Since the late 1970s, it has functioned as the Rivendell Child, Adolescent and Family Unit, which specialises in the treatment of young people with psychological problems.

Walker's philanthropic work was continued by his daughter Dame Eadith Walker (1861–1937). The family home, Yaralla, eventually became the Dame Eadith Walker Hospital. Dame Eadith was also a key figure in the establishment of the Concord Repatriation General Hospital as it is known today.



Yaralla House



Parish of Concord Historical Map

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Demographics Snapshot

39
MEDIAN AGE
36 YEARS FOR GREATER SYDNEY

30.8ha
APPROXIMATE TOTAL LCA INVESTIGATION AREA AREA

44.6%
HOME OWNER'S
27.7% IN GREATER SYDNEY

25.4%
ACTIVE TRANSPORT

32.8%
HIGH INCOME HOUSEHOLDS

93%
STAND ALONE DWELLING

40.3%
4 OR MORE BEDROOMS

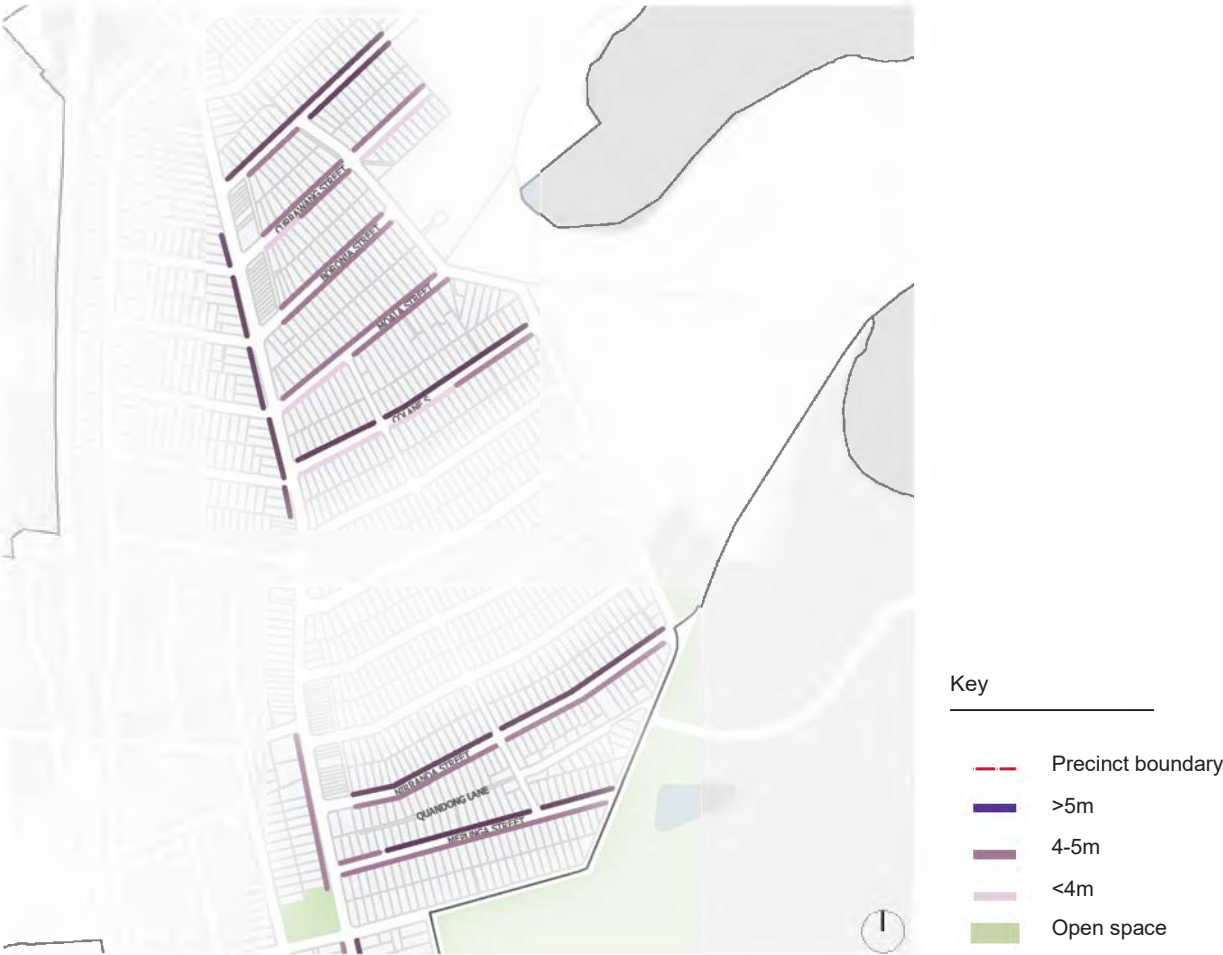
3.0
AVERAGE HOUSEHOLD SIZE

TOP LANGUAGES
33.4 % SPEAK LANGUAGE OTHER THAN ENGLISH
ITALIAN
MANDARIN
CANTONESE

1.2 Context Analysis

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Streets and interface



Key findings

- Setbacks remain relatively generous across the LCA investigation area, with much of the development set back by at least 4m, allowing for fairly consistent streetscapes despite the variations in residential character.
- Wide, well-maintained verges can be found throughout Concord West, lending a spacious, comfortable character to many of the streets.

Movement and access



Key findings

- The LCA investigation area is comprised of a network of quiet, local streets.
- Public transport is limited to the main roads on the eastern and western borders of the LCA investigation area, more specifically along Concord Road where a number of bus stops can be found.
- Wide verges and footpaths are generally present on both sides of the street, which are conducive to pedestrian activity.

Open space, public domain and community



Key findings

- Concord West LCA investigation area has limited tree canopy coverage, with smaller amounts of tree-lined streets.
- The LCA investigation area does not have any open green space for public amenity.
- A number of protected trees are identified in the character area along Boronia Street.
- The topography remains flat across much of the LCA investigation area.

Residential character & architectural style



Key findings

- Concord West exhibits a variety of architectural styles, with a prominence of Moderne bungalows typical of the Post War era.
- The LCA investigation area contains small pockets of intact Federation and Californian Bungalows, however these are often interrupted by recent residential development.

Concord West

1.3 Local Character Area (LCA) development

Observations:
The evolution of the character area in recent history is shown through historic aerial imagery, from 1955, 1986 and 2021 respectively. Between 1955 and 1986 there is observable increased development of suburban stand alone dwellings where ‘gaps’ in the urban fabric are filled and local parks established. Tree canopies are more evident in 1986, however, they appear to largely only be located in the back yard of individual lots. In 2021 the tree canopy is much more substantial in the streets and local parks. This may be the fruits of planting that occurred in the 1980s and 1990s.

Between 1986 and 2021 aerial imagery it is evident that individual lots have been demolished and rebuilt as new dwellings due to the diversity in roof colour. Where it was once predominately terracotta tiling, there are many more coloured corrugated iron roofs. Nevertheless, the subdivision pattern appears largely unchanged throughout.

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Intact Californian Bungalows along Currawang Street



Uniformity of roof line, fencing set amongst wide, well-maintained verges along Moala Street



Example of new development in a McMansion style amongst Moderne bungalows



Typical Moderne Bungalows found in the majority of the LCA investigation area



Unsympathetic additions to existing traditional development



Mepunga Street contains a small but consistent line of street planting and well-maintained verges



Concord Hospital is a key community anchor directly adjacent to the LCA investigation area



Intact Californian Bungalows along Yaralla Street, with new development emerging



Recent development on larger lots along Nullawarra Avenue

1.4 Community feedback

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Majority of survey respondents identify with the statement:

“I want to see future change that is sympathetic to the area’s current look and feel.”

Top 5 aspirations for desired future character:

- Safe
- Green
- Pedestrian Friendly
- Historic
- Village Feel

Key words that describe the local area:

- | | | |
|-------------------|---------------|------------|
| · Pleasant | · Sleepy | · Pleasant |
| · Green | · Quiet | · Suburban |
| · Peaceful | · Changing | |
| · Low density | · Friendly | |
| · Heritage styled | · Not dense | |
| · Bungalows | · Comfortable | |
| · Friendly | · Hidden gem | |

The features that have the strongest influence on the LCA investigation area's look and feel according to survey respondents:



Top five contributions to Local Character:

- Parks and green spaces
- History/heritage buildings
- Streets and grassy verges
- Sense of safety
- Native flora and fauna

“Preserving or even expanding green spaces is critical to the local area. Planting more trees will be critical to alleviating heat sinks in summer”

"The new houses that have been built over the past few years have not kept with the local area look & feel. Our area is starting to look like a concrete jungle, the duplexes have taken away the character in our streets."

1.5 Social values and aspirations

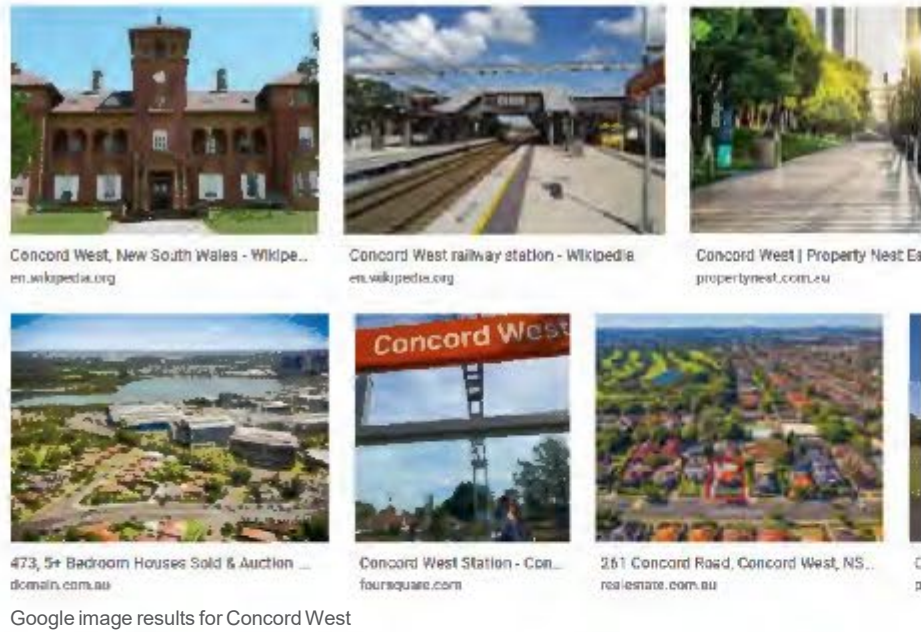
Concord West is an established suburban area with a distinctive family-friendly feel, largely accredited to its proximity to parks, the foreshore as well as access to local amenities and transport. The LCA investigation area's proximity to local landmarks and open spaces, such as Concord Hospital, Lady Dame Edith Estate, Rivendell School and the Kokoda trail are all significant attractors that contribute to the community's sense of place, as well as drawing people in from other parts of the Canada Bay Local Government Area (LGA).

Digital insights into the way the broader population of Sydney and Australia view the LCA investigation area and can also provide an image of how the area is used and perceived. The manner in which information is sought in current times is predominantly reliant on the internet and social media, as perceptions are shaped by rising trends and popularity on digital platforms.

Google keyword searches, trend analytics and image popularity can provide quick insights into overall community sentiment about a place and its associations. Google image search results of Concord West are focused on the local heritage, housing, as well as the prominent train station and transport amenity. Image-sharing platforms such as Instagram are also able to showcase different qualities of the area and highlight the more social aspects. For Concord West, this is concentrated around the different local business (e.g. gyms and hairdressers) that greatly contribute to the community, as well as the participation in active recreation.

The adjacent diagram captures some of the values and aspirations of the residents of Concord West, received as part of the Community Survey conducted in August 2021. Community insights have revealed that the local activity most enjoyed within the LCA investigation area is heavily centred and active and passive recreation, with activities focused around walking, visiting local parks and outdoor activities with pets or children.

The most desired qualities for the future of the LCA investigation area remain largely similar to the most common activities that currently occur in the area, centred around safety and access to local amenities. Other aspirations include improving the quality of footpaths, and increasing opportunities for community connection, exercise and relaxation.



1.6 Key findings and summary

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Category	Topics	Observations
Social	Public Space	<ul style="list-style-type: none">Public space is a significant commodity in Concord West, with active recreation forming a large part of what remains valuable to the communitySafety for young children and families is a largely desired quality for the future of the LCA investigation areaYaralla House and its associated grounds is a heritage-listed item that is located to the north-east of the LCA investigation area. The Yaralla Estate Heritage Conservation Area bisects the LCA investigation areaBuses are the predominant form of public transport in the area and connections to these should be maintained.
	Safety	
	Access	
	Leisure	
	Housing	
	Education	
	Community Facilities	
	Heritage and Culture	
	Public Transport	
Economic	Road Network	<ul style="list-style-type: none">There are several rows of local shops to the west of the LCA investigation area to which connections should be maintainedThe road network mainly consists of quiet, local streets which contribute to its cosy suburban feel
	Parking	
	Local Economy	
	Employment	
	Retail	
Environmental	Configuration	<ul style="list-style-type: none">Much of the LCA investigation area is comprised of post-war single detached dwellings, as well as several in-tact rows of Federation and/or Californian BungalowsLarge verges and setbacks lend a consistency to the visual appearance of most streets within the LCA investigation areaOn-road bike paths can be found close to the surrounding open spaces, namely along Nullawarra Avenue, along the eastern boundary of the LCA investigation areaTopography is relatively unchallenging in the area which remains conducive to pedestrian activityTree canopy is inconsistent along many of the streets and should be enhanced in the future
	Public/Private Domain	
	Density/Height	
	Interface	
	Open Space	
	Comfort	
	Active Transport	
	Topography	
	Tree Canopy	



1.8 Local Character Area Boundary Assessment

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Context analysis, community insights and the experiential research undertaken have all aided in the identification of elements to be maintained in the Local Character Area. The LCA boundaries have been reviewed in light of the above processes, aided by additional layers of ground-truthing and further analysis that have identified other areas that contribute to character, or areas that detract from character that may prompt an exclusion.

The LCA boundaries have also been measured against the principles outlined in Section 1.8, ensuring that any additional inclusions or exclusions are aligned with the overall vision for the LCA. The combination of the above processes has also ensured that all the elements of character are considered from a social, economic and environmental perspective.

The additional areas to be included or excluded as part of the LCA boundary are highlighted in the adjacent diagram, as well as the associated justifications for doing so.

Key

Site boundary

Proposed boundary

Proposed exclusion

Heritage conservation area

Retail/commercial

Row of intact residences of character

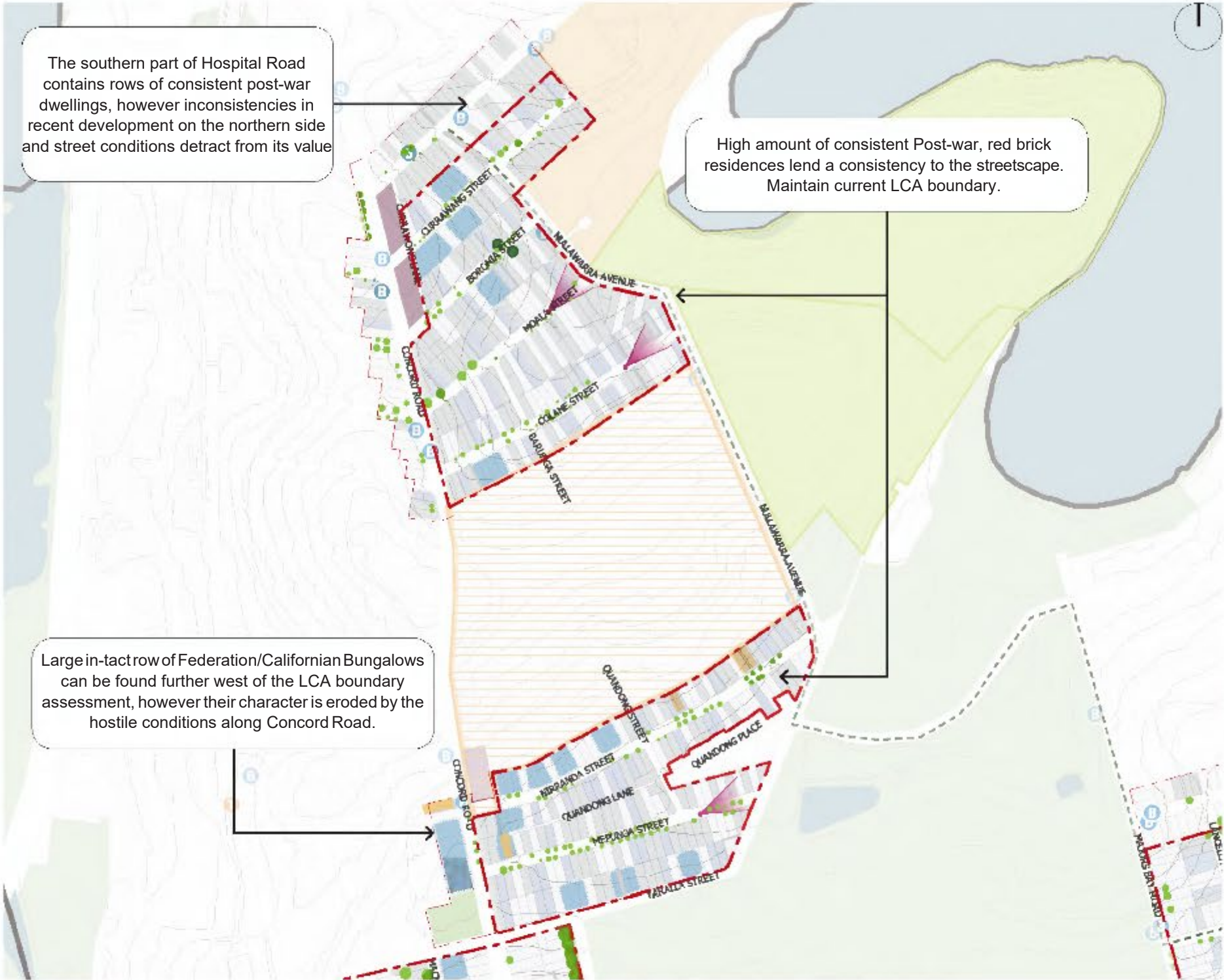
Individual residence of character

Canopy cover

Significant habitat

Cycle path

Views



Concord-North Strathfield (CNS)

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1.9 Character, context and culture

Demographics

The age structure for the Concord-North Strathfield LCA investigation area reflects its nature as a low density residential area. The median age for the LCA investigation area is 42 years old, with 21.3%% falling within the 35-49 years age bracket. 8% fall between the 18-24 age bracket, indicating many relocate out of the area. The average household size for the LCA investigation area is 2.96, which in conjunction with the median age and low percentage of young adults residing in the area, indicates households are smaller at present. 44% are home owner's in the LCA investigation area, which sits higher than the total for Greater Sydney (27.7%) further demonstrating the demographic profile being predominantly middle-aged residents at present.

Across the greater Concord area, larger household sizes of 4 people and above are the emerging dominant group at 22.1%, comparative to 18.1% for Greater Sydney, with the increase in families relocating to the area. The LCA investigation areas proximity to local and accessible resources, define the character of the area. Whilst it is presently favoured by middle-aged residents, the overarching emergence of larger household sizes (4+) for the greater Concord area, indicates the precinct is attracting larger quantities of families. The number of residents cycling to work is at 0.23%, and is indicative of the limited cycle pathways. Improved connectivity would encourage this figure to increase

Character and culture

Concord-North Strathfield is located to the north of Parramatta Road, and is accessible to green spaces such as Henley Park and Central Park, and sits adjacent to Major's Bay Town Centre. The area is also situated in close proximity to North Strathfield and its associated railway station.

The suburb of Concord takes its name from the city of Concord, Massachusetts in the USA, which was the site of the Battle of Concord, one of the first military engagements of the American Revolutionary War (1775–1778). Some historians believe the Sydney suburb was named Concord in order to encourage a peaceful attitude between soldiers and

settlers. The first land grants in the area were made in 1793.

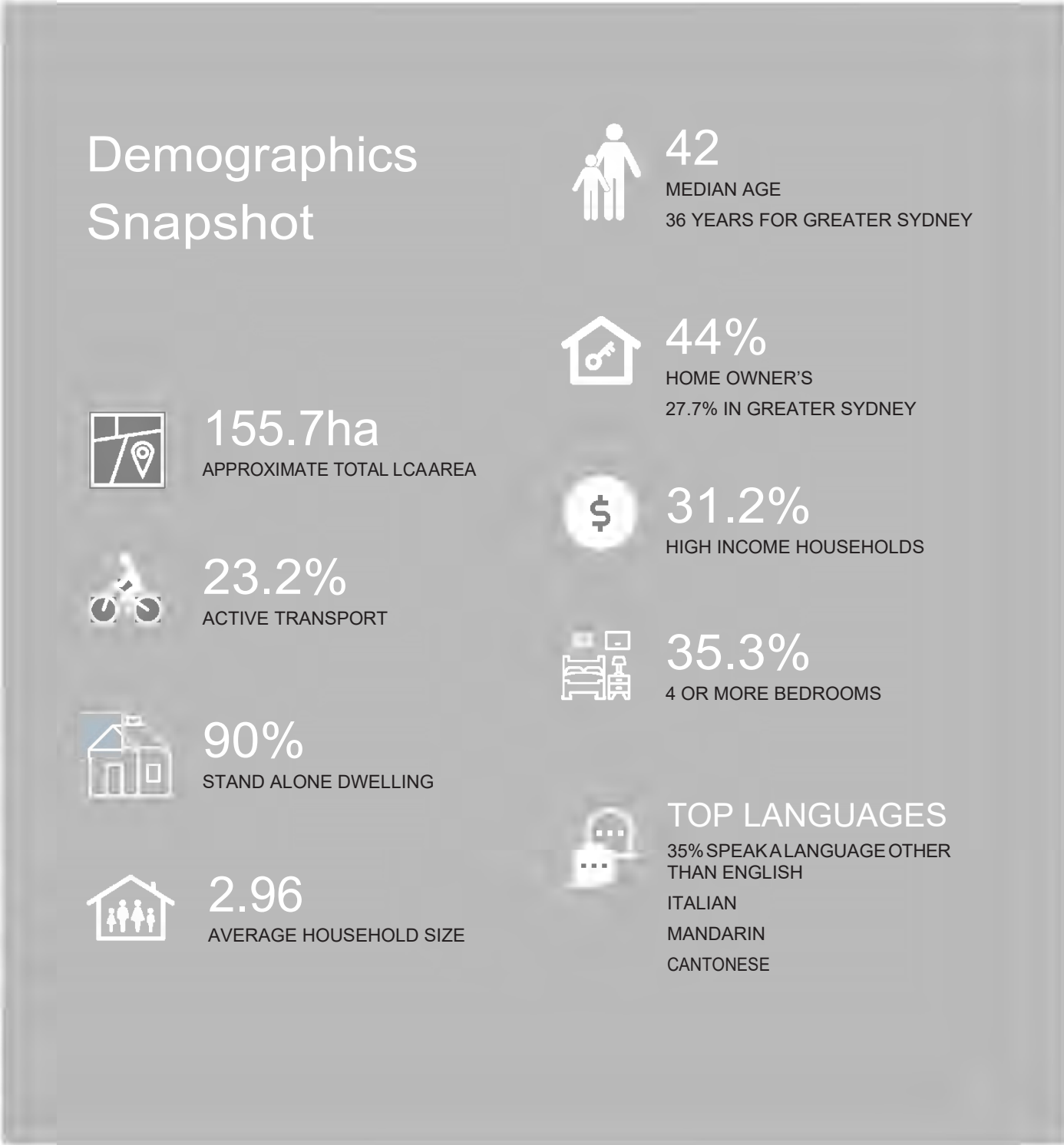
The original Concord Council was established in 1883. It was later amalgamated with Drummoyne Council in 2000 after 117 years of self governance to form the City of Canada Bay. Concord is also the name for the surrounding parish.

Concord Bowling Club is a well-known establishment in the LCA investigation area. Built in the 1930s and located in beautiful leafy surrounds, the institution has been a meeting place for the local community for almost acentury.



Historical image of shops along Concord Road

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1.10 Context Analysis

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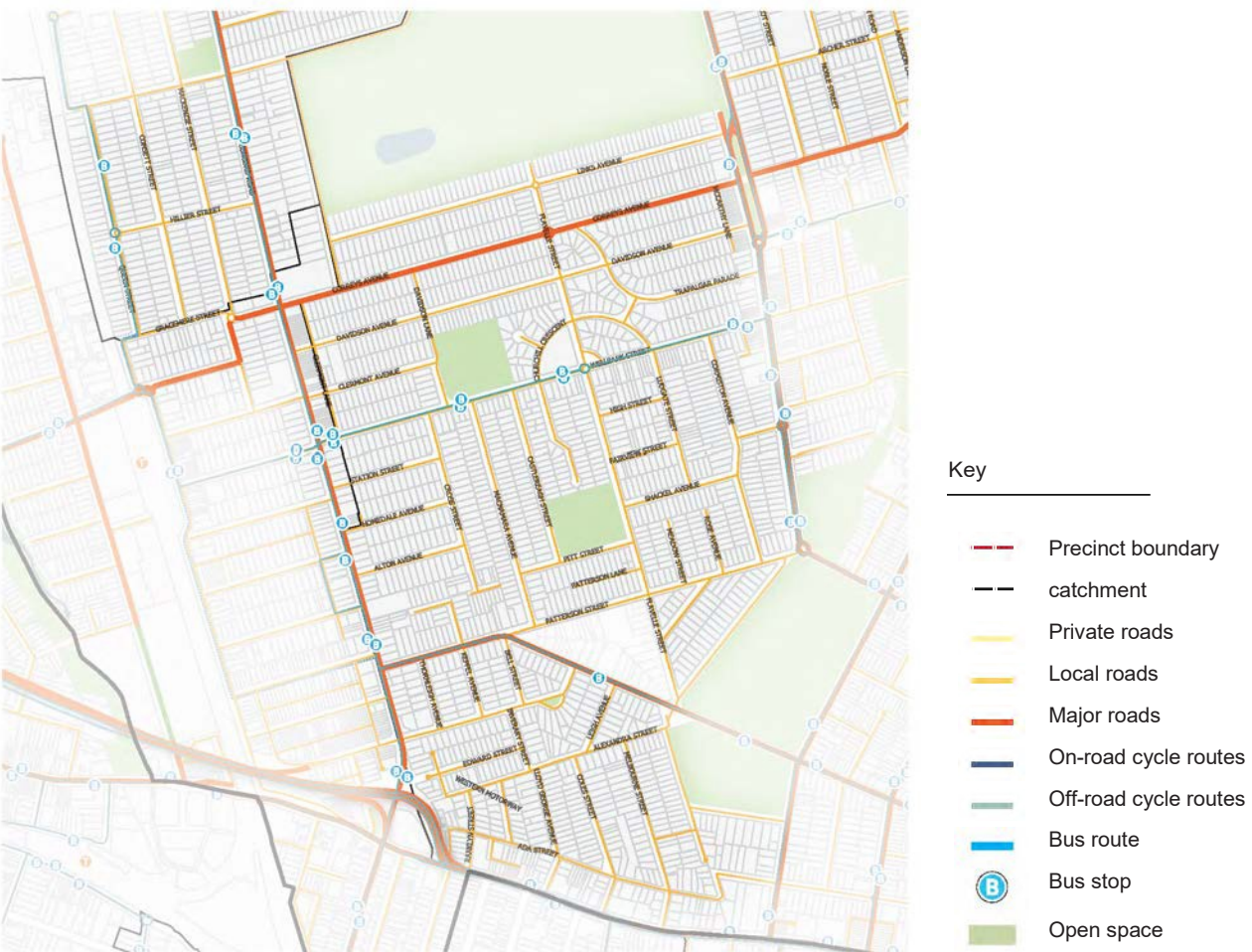
Streets and interface



Key findings

- Wide streets with generous setbacks comprise much of the LCA investigation area, particularly to the north. Development is largely set back by at least 4m across most of the LCA investigation area, allowing for wide verges and large street trees to be retained
- Generally low fence lines of varying construction and materiality can be found throughout the LCA investigation area, allowing for good passive surveillance and a positive street interface

Movement and access



Key findings

- The LCA investigation area is comprised of a network of predominantly local streets
- A number of major roads run through the LCA investigation area that also function as key public transport routes for buses. North Strathfield Station is located in close proximity to the west of the LCA investigation area
- Recent infrastructure development has transformed part of the LCA investigation area, with the Westconnex tunnel and motorway now flanking the southern periphery

Open space, public domain and community



Key findings

- Concord/North Strathfield contains two key open green spaces. Both Henley Park and Central Park are key green spaces providing amenity for the CNS community.
- Tree-lined streets remain a prominent aspect of the LCA assessment boundary, with a large quantity present within the area. Streets such as Links Avenue and Castlereagh Street have a dense, consistent canopy that function as a green link between open spaces.
- Distant views to Burwood centre can be found looking south along Flavelle Street.

Residential character & architectural style



Key findings

- Concord/North Strathfield contains many pockets of intact rows of traditional, contributory residences that can be found throughout the LCA investigation area, set amongst streets with distinctive tree canopy.
- Late 20th Century development is also prominent in the LCA investigation area, consisting of typical brick Post War bungalows, as well as many newer developments of varying styles.

1.11 Local Character Area (LCA) development

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Observations:

The evolution of the character area in recent history is shown through historic aerial imagery, from 1955, 1986 and 2021 respectively. Between 1955 and 1986 there is observable increased development of suburban stand alone dwellings where 'gaps' in the urban fabric are filled and local parks established. Tree canopies are more evident in 1986, however, they appear to largely only be located in the back yard of individual lots. In 2021 the tree canopy is much more substantial in the streets and local parks. This may be the fruits of planting that occurred in the 1980s and 1990s.

Between 1986 and 2021 aerial imagery it is evident that individual lots have demolished and rebuilt new dwellings due to the diversity in roof colour. Where it was once predominately terracotta tiling, there are many more coloured corrugated iron roofs. Nevertheless, the subdivision pattern appears largely unchanged throughout.

1955 Aerial Photography



1986 Satellite Imagery



2021 Satellite Imagery



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Well-landscaped, Federation home along Cumming Avenue



Mature street trees along Links Avenue, with a consistent roof line to one side of the street



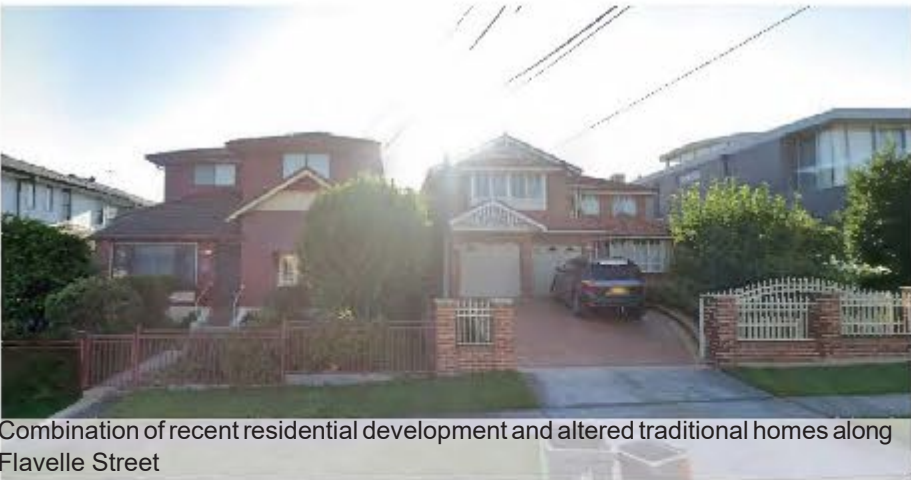
View south along Frederick Street, with distant views to Burwood local centre



Mature and consistent tree canopy along Cumming Avenue, adjacent to the golf course



Wide setbacks to Federation/Californian Bungalows along Clermont Avenue



Combination of recent residential development and altered traditional homes along Flavelle Street



Recent development alongside traditional Californian Bungalows along Links Avenue



Varying scales of street trees along Shackel Avenue



Meandering, curved streets in and around Trafalgar Parade, with Moderne bungalows

1.12 Community feedback

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Majority of survey respondents identify with the statement:

“I want to see future change that is sympathetic to the area’s current look and feel.”

Top 5 aspirations for desired future character:

- Safe
- Green
- Village Feel
- Historic
- Pedestrian Friendly

Key words that describe the local area:

- | | | |
|---------------|--------------------|---------------|
| · Pleasant | · Classy | · Welcoming |
| · Green | · Sleepy | · Traditional |
| · Peaceful | · Quite | · Changing |
| · Historic | · Central location | · Friendly |
| · Low density | · Leafy | · Not dense |
| · Mixed up | · Desireable | · Comfortable |
| · Friendly | · Serene | · Hidden gem |

The features that have the strongest influence on the LCA investigation area's look and feel according to survey respondents:



Top five contributions to Local Character:

- Parks and green spaces
- History/heritage buildings
- Streets and grassy verges
- Sense of safety
- Native flora and fauna

“would like it to naturally evolve over time but maintain the feeling of village community without introducing any further high density.”

“The look and feel of the area has changed substantially in the last 20 years...the development of many residential buildings are not in keeping with sustainable and future focused thinking - not what our area had seemed like it valued.”

1.13 Social values and aspirations

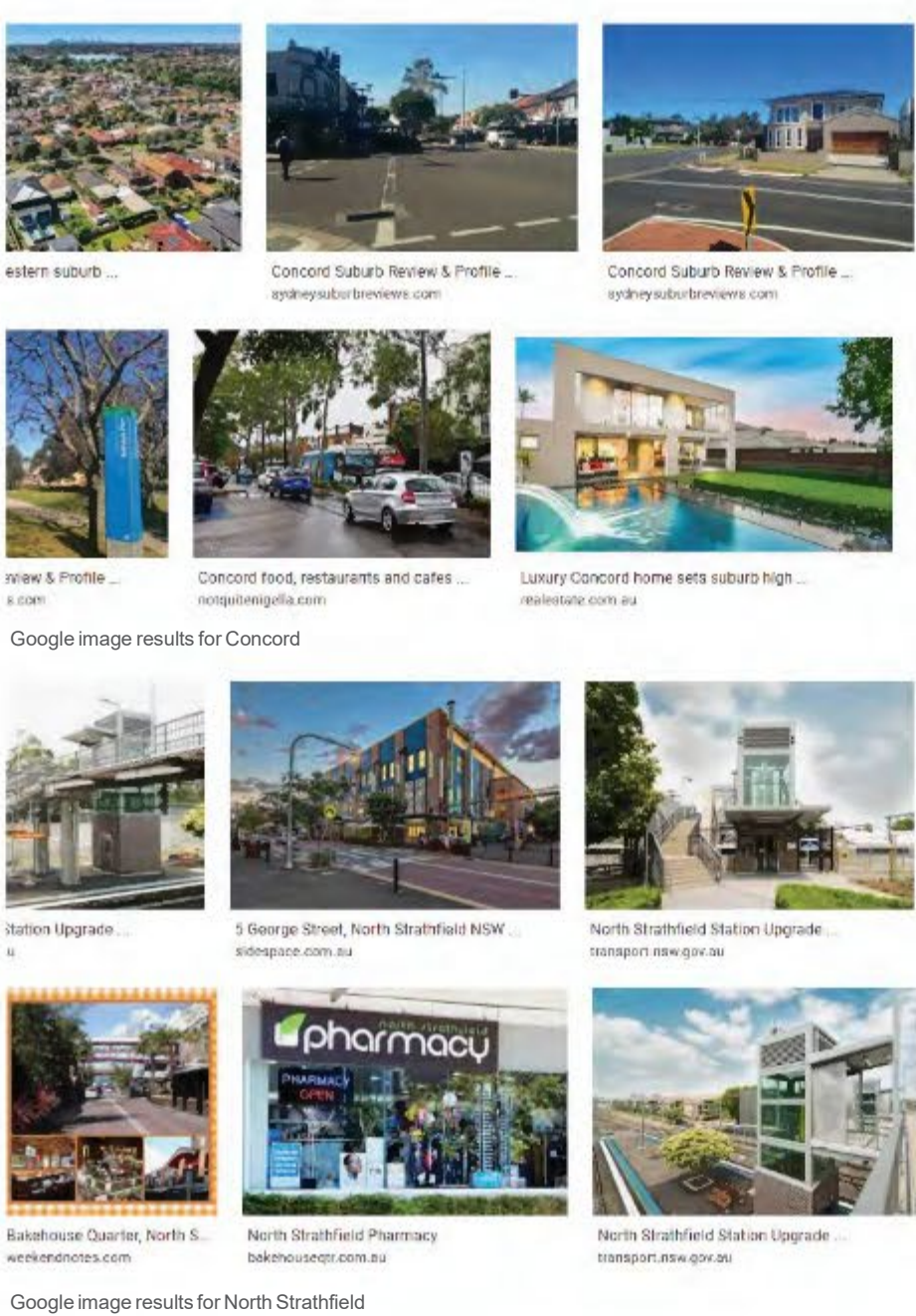
Concord - North Strathfield LCA investigation area is characterised by its well-maintained, pleasant streetscapes and public spaces, and access to local amenity and future transport. Concord is well-regarded for its proximity to the Majors Bay town centre, an offering which largely elevates the area's status as a standard residential suburb, emphasised by its proximity to North Strathfield and its transport and commercial offerings. The abundance of green space is also largely valuable, with multiple golf courses, parks and ovals surrounding the LCA investigation area. This combination of social and recreational offerings all allow the area to be highly desirable for families.

Digital insights into the way the broader population of Sydney and Australia view the LCA investigation area and its surroundings can also provide an image of how the area is used and perceived. The manner in which information is sought in current times is predominantly reliant on the internet and social media, as perceptions are shaped by rising trends and popularity on digital platforms.

Google keyword searches, trend analytics and image popularity can provide quick insights into overall community sentiment about a place and its associations. For example, Google image search results of the suburb centre around the local centre along Majors Bay Road, large affluent dwellings and active recreational amenities. Image-sharing platforms such as Instagram, popularised by a younger demographic, are also able to showcase different qualities of each centre and highlights the more social aspects of the area.

The adjacent diagram captures some of the values and aspirations of the residents of Concord North Strathfield, received as part of the Community Survey conducted in August 2021. Community insights have revealed that the local activity most enjoyed within the LCA investigation area is heavily centred and active and passive recreation, with activities focused around walking, visiting local parks and outdoor activities that involve the local community.

The most desired qualities for the future of the LCA investigation area remain largely similar to the most common activities that currently occur in the area, centred around safety and the importance of greening the area. Other aspirations include improving the quality of footpaths, and increasing opportunities for community connection, exercise and relaxation.



1.14 Key findings and summary

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Category	Topics	Observations
Social	Public Space	<ul style="list-style-type: none">A number of outdoor and indoor community facilities can be found in and around the LCA investigation area, connections to which should be maintainedLinks Avenue is a prominent heritage listed tree-lined street with dense tree canopy and valuable environmental and social associations, particularly given its proximity to the golf courseConcord library and bowling club can be found towards the centre of the LCA investigation area, contributing to the strong community feel and bringing residents togetherStrathfield North Public School is located within the LCA investigation area.
	Safety	
	Access	
	Leisure	
	Housing	
	Education	
	Community Facilities	
	Heritage and Culture	
	Public Transport	
Economic	Road Network	<ul style="list-style-type: none">The road network mainly consists of quiet, local streets bordered by higher order roads which offer public transport optionsLocal shops flanking the east and western boundaries of the LCA investigation area are a distinctive characteristic that elevates the area's value, connections to which should be maintainedWestConnex is a key piece of infrastructure that has altered the character of the south of the LCA investigation area and impacted the amenity of the neighbourhood
	Parking	
	Local Economy	
	Employment	
	Retail	
Environmental	Configuration	<ul style="list-style-type: none">Local parks and green spaces are highly rated and considered the greatest contributor to the LCA investigation area's look and feelWhile architectural styles vary in the LCA investigation area, there is general consistency in building height, fencing and setback, lending a visual coherency to most parts of the LCA investigation areaTree canopy is prevalent and a key contributor to the LCA investigation area's character which should be maintained, particularly in and around parks and golf coursesThe topography to the south of the LCA investigation area offers distant views to surrounding open spaces as well as Burwood local centreCumming Avenue has larger lots sizes and setbacks than the rest of the LCA investigation area, however the consistent fencing and architectural styles are in keeping with the broader character of the local area.Davidson Avenue presents a unique condition with tree planting along the centre of the road
	Public/Private Domain	
	Density/Height	
	Interface	
	Open Space	
	Comfort	
	Active Transport	
	Topography	
	Tree Canopy	



1.15 Local Character Area Boundary Assessment

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Context analysis, community insights and the experiential research undertaken have all aided in the identification of elements to be maintained in the Local Character Area. The LCA boundaries have been reviewed in light of the above processes, aided by additional layers of ground-truthing and further analysis that have identified other areas that contribute to character, or areas that detract from character that may prompt an exclusion.

The LCA boundaries have also been measured against the principles outlined in Section 1.8, ensuring that any additional inclusions or exclusions are aligned with the overall vision for the LCA. The combination of the above processes has also ensured that all the elements of character are considered from a social, economic and environmental perspective.

The additional areas to be included or excluded as part of the LCA boundary are highlighted in the adjacent diagram, as well as the associated justifications for doing so.

Key

- Site boundary
- Proposed boundary
- Proposed exclusion
- Heritage Item
- Community Facility
- Retail/commercial
- Row of intact residences of character
- Individual residence of character
- Canopy cover
- Significant habitat
- Cycle path
- Views



Concord North (CN)

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1.16 Character, context and culture

Demographics

Concord North LCA investigation area is located to the east of Majors Bay Road and Concord Golf Club. The LCA investigation area does not have any green space, however, is in proximity to smaller public open areas. The area is relatively connected with regular bus intervals providing accessibility for residents, however only 16.2% of residents use active transport in the LCA investigation area.

The median age sits higher above the Greater Sydney average of 36, with a large percentage of high-income households in the area. With 47% of people being home owner's and 87% of dwellings are a separate house type, the character of the area is clearly established as low density to accommodate for couples and emerging families.

Character and culture

The suburb of Concord takes its name from the city of Concord, Massachusetts in the USA, which was the site of the Battle of Concord, one of the first military engagements of the American Revolutionary War (1775–1778). Some historians believe the Sydney suburb was named Concord in order to encourage a peaceful attitude between soldiers and settlers. The first land grants in the area were made in 1793.

The original Concord Council was established in 1883. It was later amalgamated with Drummoyne Council in 2000 after 117 years of self governance to form the City of Canada Bay. Concord is also the name for the surrounding parish.

Concord North is situated in close proximity to the Majors Bay Road shopping precinct, which includes several cafes, restaurants, a large supermarket and other commercial enterprises. It contains and is close to key community offerings, such as Mortlake Public School, and the Concord Golf Club.

From 1901-1948, Concord was also served by a tram line, which connected Mortlake and Cabarita junction, through Majors Bay Road in Concord, to Burwood Road (formerly Wharf Street on the Concord side of Parramatta Road) south to Burwood town centre.

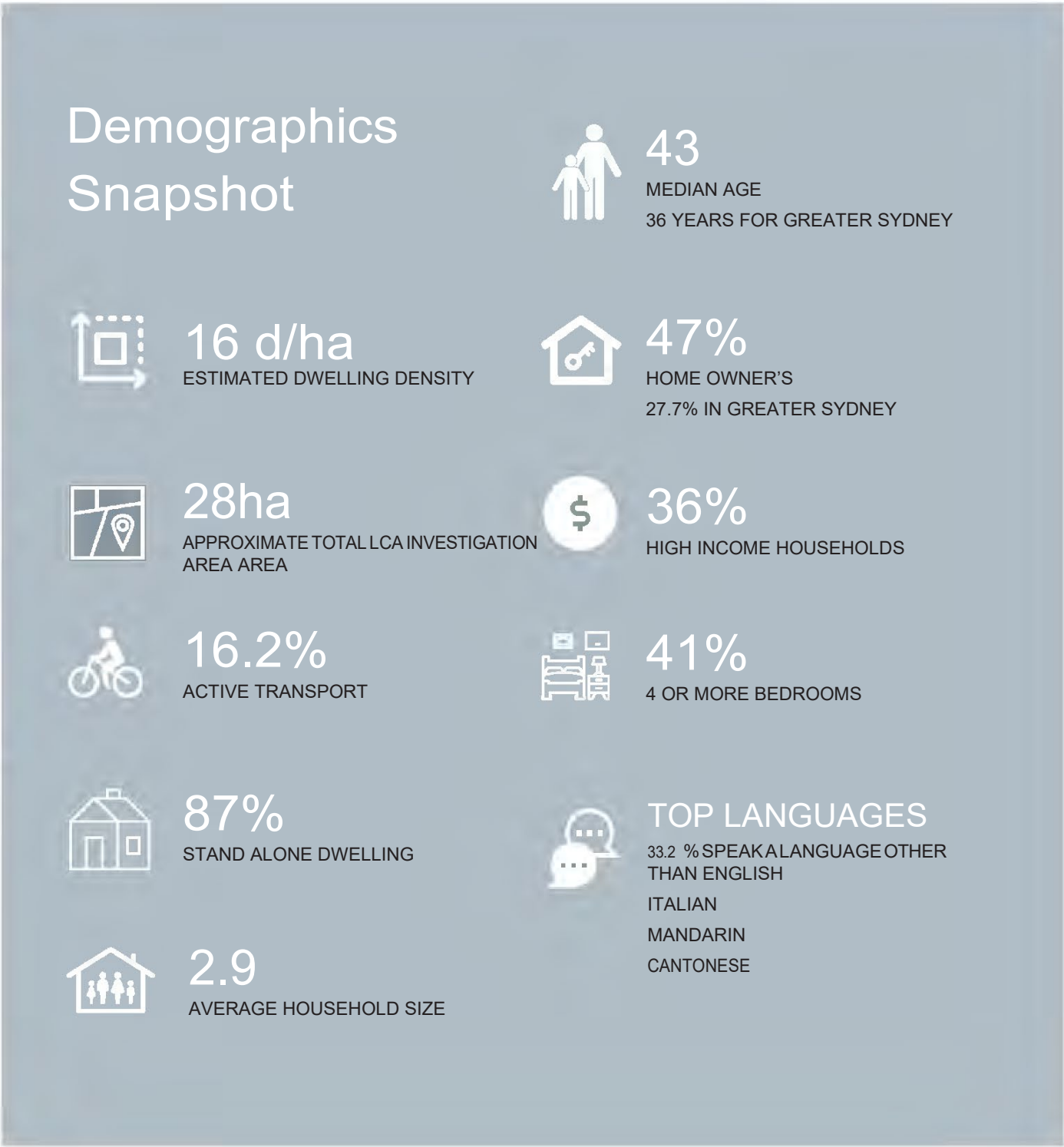


Historical image of Majors Bay Road



Concord Golf Club

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1.17 Context Analysis

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Streets and interface



Key findings

- Mortlake Public School is a key community anchor, however it exhibits a tall fence line interface to Lancelot and Noble Street, some of which is softened by tree canopy.
- Much of the development in the LCA investigation area contains setbacks of 4m and above, contributing to a sense of uniformity despite the large variation in architectural styles.

Movement and access

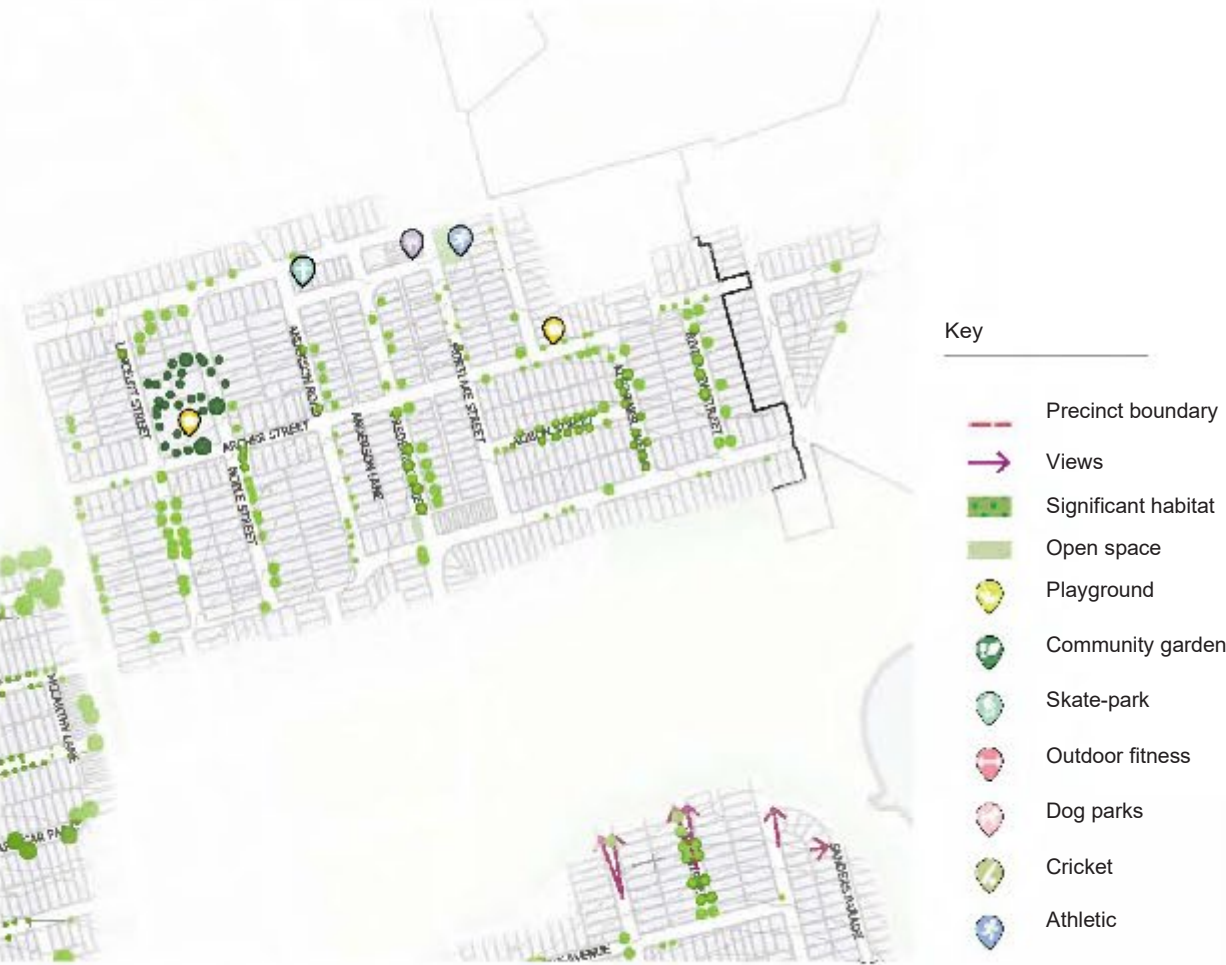


Key findings

- Mortlake Street is a major road running through the LCA investigation area, intersecting with Cabarita Road on the southern border, a key east-west connector road.
- Within the LCA investigation area, bus stops are concentrated along Frederick Street, with the majority situated on the fringes of the LCA investigation area, along higher trafficked roads such as Majors Bay Road and Cabarita Road.

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Open space, public domain and community



Key findings

- The Concord North LCA investigation area does not have any open green space for public amenity.
- There is a concentration of tree canopy coverage toward the southern area of the LCA investigation area.
- A large cluster of protected tree species has been identified within Mortlake Public School.
- There are no community resources within the LCA investigation area.

Residential character & architectural style



Key findings

- Prominence of recent development, all of varying styles, perhaps attributed to generally larger lots in the LCA investigation area.
- Streets consist of little to no consistent character.
- Minimal pockets of intact rows of traditional homes to the north of the LCA investigation area, along Lancelot Street and Noble Street.

1.18 Local Character Area (LCA) development

Observations:

The evolution of the character area in recent history is shown through historic aerial imagery, from 1955, 1986 and 2021 respectively. Between 1955 and 1986 there was minimal development as the local area was largely established. Tree canopies are more evident in 1986, however, they appear to largely only be located in the

back yard of individual lots. In 2021 the tree canopy is much more substantial in the streets and local parks. This may be the fruits of planting that occurred in the 1980s and 1990s.

Between 1986 and 2021 aerial imagery it is evident that individual lots have demolished and rebuilt new dwellings due to the diversity in roof colour. Where it was once predominately terracotta tiling, there are many more coloured corrugated iron roofs. Nevertheless, the subdivision pattern appears largely unchanged throughout.

1955 Aerial Photography



1986 Satellite Imagery



2021 Satellite Imagery





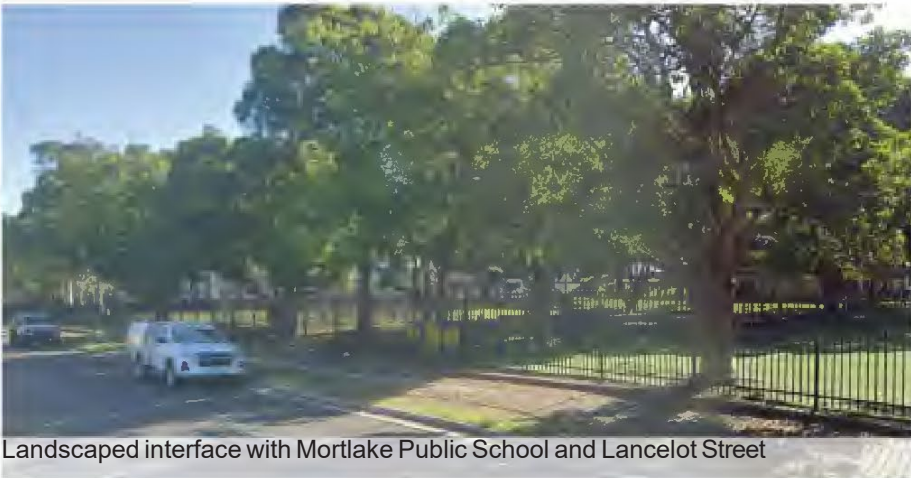
Distinctive scale of traditional homes along Lancelot Street



Recent residential development emerging along Riverview Street



Mature tree canopy along Frederick Street



Landscaped interface with Mortlake Public School and Lancelot Street



Contrasting styles of recent residential development along Cabarita Road



Uniformity in fence line and well-maintained verges along Kitchener Avenue, despite the variations in architectural style



Noble Street interface with Mortlake Public School



Victorian workers cottage alongside recent development along Cabarita Road



Majors Bay Roadflanked by recent residential development

1.19 Community feedback

Majority of survey respondents identify with the statement:

“I want to see future change that is sympathetic to the area’s current look and feel.”

Top 5 aspirations for desired future character:

- Safe
- Green
- High Quality
- Historic
- Welcoming

Key words that describe the local area:

- Peaceful
- Low density
- Leafy
- Changing
- Public spaces
- Friendly
- Parks
- Quite
- Comfortable
- Pleasant

The features that have the strongest influence on the LCA investigation area's look and feel according to survey respondents:



Top five contributions to Local Character:

- Parks and green spaces
- Feels safe and welcoming
- Children and families
- History/heritage buildings
- Street trees and grassy verges

DRAFT

“Need to control character with knock down and rebuilds designs, in particular to the proliferation of duplexes be limited.”

"The profile of our suburb is changing. The heritage and character of Concord is being overrun by new modern buildings."

1.20 Social values and aspirations

Concord North is a rapidly evolving area that has seen a great amount of recent development. It is an established area of the suburb that emanates a distinctly older look and feel, bordered by small clusters of shop-top houses to its north and south. Its proximity to local parks and recreational opportunities are elements that are greatly valued by the community

Digital insights into the way the broader population of Sydney and Australia view the LCA investigation area and its surroundings can also provide an image of how the area is used and perceived. The manner in which information is sought in current times is predominantly reliant on the internet and social media, as perceptions are shaped by rising trends and popularity on digital platforms.

Google keyword searches, trend analytics and image popularity can provide quick insights into overall community sentiment about a place and its associations. Google image search results of the suburb are focused on the various types of housing in the area, suggesting that the LCA investigation area is undergoing significant change and transformation. Other results include nearby outlooks and views across the water. Image-sharing platforms such as Instagram are also able to showcase different qualities of each centre and highlights the more social aspects of the area, such as the role of small businesses and their contribution to the community, such as gyms and cafes.

The adjacent diagram captures some of the values and aspirations of the residents of Concord North, received as part of the Community Survey conducted in August 2021. Community insights have revealed that the local activity most enjoyed within the LCA investigation area is heavily centred around active and passive recreation, with activities focused around walking, visiting local parks and connecting with local residents.

The most desired qualities for the future of the LCA investigation area remain largely similar to the most common activities that currently occur in the area, centred around safety and the importance of greening the area. Other aspirations include improving the quality of footpaths, signage and wayfinding and increasing connections to the foreshore and surrounding suburbs.



1.21 Key findings and summary

DRAFT

Category	Topics	Observations
Social	Public Space	<ul style="list-style-type: none">· Mortlake Public School is a key community anchor in the LCA investigation area, contributing to its social and environmental value with its collections of significant habitat· Little consistency in architectural style and the number of in-tact traditional housing such as Californian Bungalows or Federation homes
	Safety	
	Access	
	Leisure	
	Housing	
	Education	
	Community Facilities	
	Heritage and Culture	
	Public Transport	
Economic	Road Network	<ul style="list-style-type: none">· Quiet, local streets comprise the majority of the street network in the LCA investigation area· Small collections of local shops can be found to the north and south, connections to which should be maintained
	Parking	
	Local Economy	
	Employment	
	Retail	
Environmental	Configuration	<ul style="list-style-type: none">· Tree canopy is most distinct to the south of the LCA investigation area, beyond Archer Street. Streets such as Albion Street and Lancelot Street have a consistent, mature canopy set amongst wide verges that greatly contribute to character despite inconsistencies in architectural style· On-road bike paths allow the LCA investigation area to be connected to surrounding open spaces
	Public/Private Domain	
	Density/Height	
	Interface	
	Open Space	
	Comfort	
	Active Transport	
	Topography	
	Tree Canopy	



1.22 Local Character Area Boundary Assessment

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Context analysis, community insights and the experiential research undertaken have all aided in the identification of elements to be maintained in the Local Character Area. The proposed LCA boundaries have been reviewed in light of the above processes, aided by additional layers of ground-truthing and further analysis that have identified other areas that contribute to character, or areas that detract from character that may prompt an exclusion.

The proposed LCA boundaries have also been measured against the principles outlined in Section 1.8, ensuring that any additional inclusions or exclusions are aligned with the overall vision for the LCA. The combination of the above processes has also ensured that all the elements of character are considered from a social, economic and environmental perspective.

The additional areas to be included or excluded as part of the LCA boundary are highlighted in the adjacent diagram, as well as the associated justifications for doing so.

Key

	DCP boundary
	Extended investigation area
	Proposed addition
	Boundary modifications
	Proposed exclusion
	Heritage Item
	Local School
	Retail/commercial
	Row of intact residences of character
	Individual residence of character
	Canopy cover
	Significant habitat
	Cycle path
	Views



Concord East (CE)

4

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2.1 Character, context and culture

Demographics

The Concord East LCA investigation area is located between Massey Park Golf Club and St Luke's Park. The LCA investigation area does not have any green space within the area itself. However, is located in close proximity to neighbouring parks. The LCA investigation area has a median age of 43, which is higher than the Greater Sydney average. The largest number of residents fall between the 35-39 age bracket (22%), and the area has an average household size of 2.9, indicating the area is dominated by younger couples and emerging families. With 50.6% of the population in the LCA investigation area having home ownership and 85% of the dwelling types are separate houses, it is evident the area is established as a low-density precinct.

Character and culture

The suburb of Concord takes its name from the city of Concord, Massachusetts in the USA, which was the site of the Battle of Concord, one of the first military engagements of the American Revolutionary War (1775–1778). Some historians believe the Sydney suburb was named Concord in order to encourage a peaceful attitude between soldiers and settlers. The first land grants in the area were made in 1793.

The original Concord Council was established in 1883. It was later amalgamated with Drummoyne Council in 2000 after 117 years of self governance to form the City of Canada Bay. Concord is also the name for the surrounding parish.

The Bushells factory is a key landmark that can be glimpsed in many parts of the LCA investigation area. It is located on the south side of the harbour, as the river moves west towards Parramatta. Before colonial intervention, the peninsula had previously been woodland on the higher ground with mangroves by the water's edge. The colonial claims on the land saw that this area was filled in for the purposes of industry.

Golf courses and parks now dominate the surroundings of Concord East, as well as estates of apartments and townhouses that have replaced the timber mill and the metalworks that had also once operated near by the water. The Bushells factory dominates the headland, a symbol of industrialisation both in the immediate sense of the changes to this land, and in the wider history of tea as a commodity.




Historical image of Majors Bay Road





Bushells factory

DRAFT


Demographics Snapshot


 **43**
MEDIAN AGE
36 YEARS FOR GREATER SYDNEY


 **34.5ha**
APPROXIMATE TOTAL LCA INVESTIGATION AREA AREA

 **50.6%**
HOME OWNER'S
27.7% IN GREATER SYDNEY

 **20%**
ACTIVE TRANSPORT

 **33%**
HIGH INCOME HOUSEHOLDS

 **85%**
STAND ALONE DWELLING

 **41%**
4 OR MORE BEDROOMS

 **2.9**
AVERAGE HOUSEHOLD SIZE

 **TOP LANGUAGES**
33% SPEAK A LANGUAGE OTHER THAN ENGLISH
ITALIAN
MANDARIN
CANTONESE

2.2 Context Analysis

DRAFT

Streets and interface



Key findings

- Much of the setbacks within Concord East remain at 5m and over, with variations to 4m and under found to the south along narrower streets and smaller lots.
- Development mostly has a positive interface with the street, with low fence lines that vary in construction and materiality, allowing for a great degree of passive surveillance.

Movement and access



Key findings

- The network of local streets within the LCA investigation area is well-served by bus routes, the only public transport option in close proximity.
- Burwood Road is a major vehicular route within Concord East, providing a key connection south to Burwood local centre, as well as being a key public transport route in the LCA investigation area.

Open space, public domain and community

Residential character & architectural style



Key findings

- Tree canopy is relatively low in the Concord East LCA investigation area.
- The LCA investigation area does not contain any open space or community resources, however, is located in proximity to various neighbouring parks that are a key contributor to surrounding amenity.
- There are direct views to these adjoining parks, such as along View Street, supplemented by a consistent tree canopy.

Key findings

- The LCA investigation area contains a fair amount of intact, traditional rows of housing of Federation and Californian Bungalow style. These are mainly concentrated to the west of the LCA investigation area around Zoeller Street and La Mascotte Avenue, likely due to their proximity to a heritage conservation area.
- Recent development is rapidly transforming the area to the west of the LCA investigation area, likely to capture views across the Parramatta River.

2.3 Local Character Area (LCA) development

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Observations:

The evolution of the character area in recent history is shown through historic aerial imagery, from 1955, 1986 and 2021 respectively. Between 1955 and 1986 there is observable increased development of suburban stand alone dwellings where 'gaps' in the urban fabric are filled and local parks established. Tree canopies are more evident in 1986, however, they appear to largely only be located in the back yard of individual lots. In 2021 the tree canopy is much more substantial in the streets and local parks. This may be the fruits of planting that occurred in the 1980s and 1990s.

Between 1986 and 2021 aerial imagery it is evident that individual lots have demolished and rebuilt new dwellings due to the diversity in roof colour. Where it was once predominately terracotta tiling, there are many more coloured corrugated iron roofs. Nevertheless, the subdivision pattern appears largely unchanged throughout.

1955 Aerial Photography



1986 Satellite Imagery



2021 Satellite Imagery





Distinctive tree planting along Empire Avenue, with trees located on the street rather than on verges



Topography allowing for distant views of Massey Park Golf Club and its associated tree canopy



The Bushells Factory is a key nearby landmark that can be seen from various parts of the LCA investigation area



The western side of Empire Avenue contains a greater consistency in character and residential style



Intact rows of Federation/Californian Bungalows along Zoeller Crescent, concentrated to its west



Relatively intact rows of bungalows and well-maintained verges along La Mascotte Avenue, with some seeing recent alterations and additions



Eastern side of Empire Avenue and examples of recent residential development



Varying examples of residences along Zoeller Crescent along to the east



Traditional Federation homes along Burwood Road

2.4 Community feedback

Majority of survey respondents identify with the statement:

“I want to see future change that is sympathetic to the area’s current look and feel.”

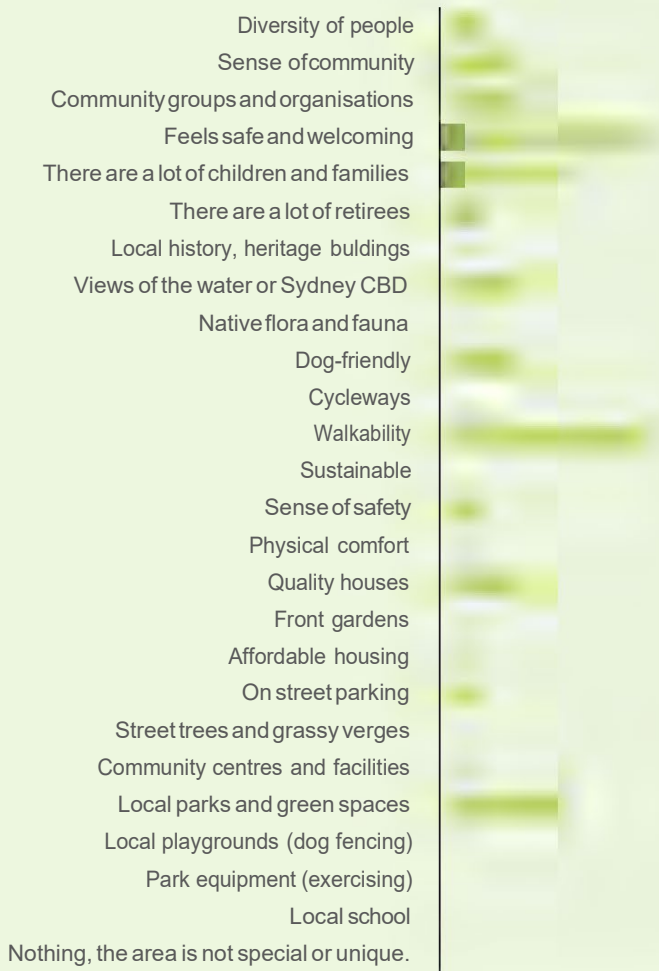
Top 5 aspirations for desired future character:

- Safe
- Lively and Buzzing
- Pedestrian Friendly
- Village Feel
- Historic

Key words that describe the local area:

- | | |
|-----------------|---------------|
| · Peaceful | · Parks |
| · Quiet | · Historic |
| · Friendly | · Pleasant |
| · Safe | · Buzzing |
| · Tranquil | · Old and New |
| · Public spaces | |
| · Residential | |

The features that have the strongest influence on the LCA investigation area's look and feel according to survey respondents:



Top five contributions to Local Character:

- Safe and welcoming
- Walkable
- Local parks and green spaces
- Children and families
- Sense of community

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“Need to control character with knock down and rebuilds designs, in particular to the proliferation of duplexes be limited.”

"Organic change in the area is positive, allowing modern living and architecture to find its place."

2.5 Social values and aspirations

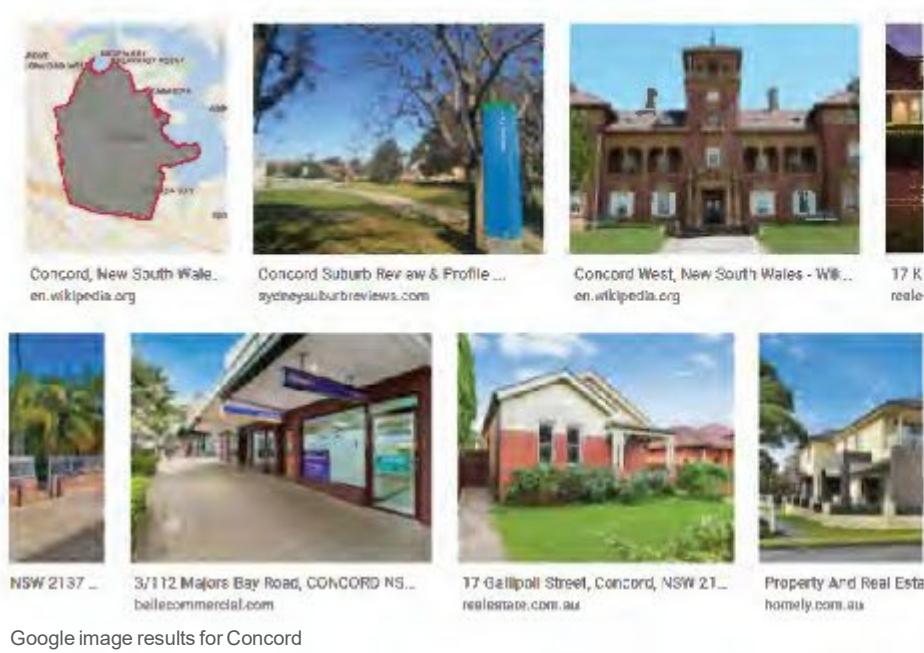
Concord East LCA investigation area extends the family-friendly nature of the suburb, with wide streets, large lots and easy access to recreational grounds being valuable characteristics upheld by the community. The safe and welcoming atmosphere, as well as the area’s walkability are some of the strongest influences on the LCA investigation area’s look and feel. Local history and heritage also play a key part of the social fabric of the area, with buildings such as Bushells factory being visible from various parts of the LCA investigation area.

Digital insights into the way the broader population of Sydney and Australia view the LCA investigation area and its surroundings can also provide an image of how the area is used and perceived. The manner in which information is sought in current times is predominantly reliant on the internet and social media, as perceptions are shaped by rising trends and popularity on digital platforms.

Google keyword searches, trend analytics and image popularity can provide quick insights into overall community sentiment about a place and its associations. Google image search results of the suburb are focused on the housing and local architecture of the area, as well as nearby shops, amenities and parks, reinforcing its suburban, family-friendly nature. Image-sharing platforms such as Instagram are also able to showcase different qualities of each centre and highlights the more social aspects of the area, such as the role of small businesses and their contribution to the community.

The adjacent diagram captures some of the values and aspirations of the residents of Concord North, received as part of the Community Survey conducted in August 2021. Community insights have revealed that the local activity most enjoyed within the LCA investigation area is heavily centred around interacting with other residents, as well as various active and passive recreational activities.

The most desired qualities for the future of the LCA investigation area remain largely similar to the most common activities that currently occur in the area, centred around safety and improving walking and cycling connections. Other aspirations include recognising the importance of Aboriginal connections to the area, as well as increasing places for the community to gather , exercise and relax.



2.6 Key findings and summary

DRAFT

Category	Topics	Observations
Social	Public Space	<ul style="list-style-type: none">Architectural diversity is rapidly transforming the LCA investigation area. In-tact clusters of traditional dwellings are only most prominent to the south-westThe western portions of Zoeller Street and Empire Avenue present the most prominent cluster of traditional dwellings of a Federation and/or Californian Bungalow styleAccess and connections to the numerous bus services within the area should be maintained and enhancedThe housing along Nicholas Avenue is almost entirely comprised of red brick, post war dwellings that lend a distinct visual consistency to the streetscape
	Safety	
	Access	
	Leisure	
	Housing	
	Education	
	Community Facilities	
	Heritage and Culture	
	Public Transport	
Economic	Road Network	<ul style="list-style-type: none">Quiet, local streets comprise the majority of the street network in the LCA investigation area
	Parking	
	Local Economy	
	Employment	
	Retail	
Environmental	Configuration	<ul style="list-style-type: none">The western side of Empire Avenue presents a unique street condition where street trees are not planted along verges, but along the street itselfDistant views to surrounding open spaces and the waterfront can be found in various parts of the LCA investigation area and should be preservedOn-road bike paths connect the LCA investigation area to surrounding open spaces, connections to which should be maintained
	Public/Private Domain	
	Density/Height	
	Interface	
	Open Space	
	Comfort	
	Active Transport	
	Topography	
	Tree Canopy	



2.7 Local Character Area Boundary Assessment

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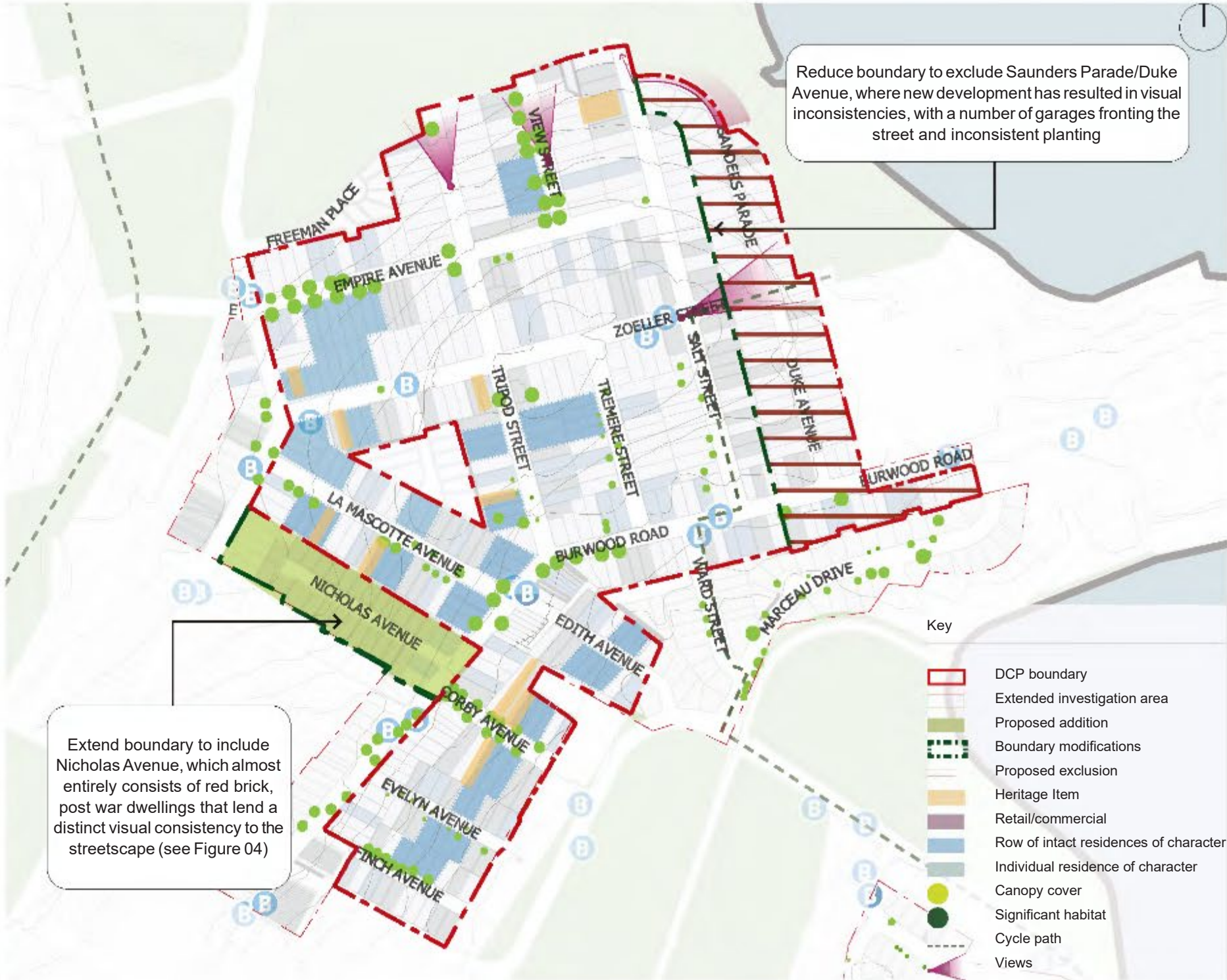
Context analysis, community insights and the experiential research undertaken have all aided in the identification of elements to be maintained in the Local Character Area. The proposed LCA boundaries have been reviewed in light of the above processes, aided by additional layers of ground-truthing and further analysis that have identified other areas that contribute to character, or areas that detract from character that may prompt an exclusion.

The proposed LCA boundaries have also been measured against the principles outlined in Section 1.8, ensuring that any additional inclusions or exclusions are aligned with the overall vision for the LCA. The combination of the above processes has also ensured that all the elements of character are considered from a social, economic and environmental perspective.

The additional areas to be included or excluded as part of the LCA boundary are highlighted in the adjacent diagram, as well as the associated justifications for doing so.



Figure 01: Consistent materiality, setback and fencing in Post-war dwellings on Nicholas Avenue



Canada Bay (CB)

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3.14 Character, context and culture

Demographics

The Canada Bay LCA investigation area is located to the north of Queens Road, between Cintra Park and Barnwell Park Golf Club. The character area is relatively small and is reasonably accessible with public transport with 17.4% of residents using active transport methods. The median age for the area is higher than the Greater Sydney average, indicating that a middle-aged demographic resides in the precinct. Of the different age brackets, the highest quantity falls between the 35–49-year-old at 23% compared to the 18-24 bracket at 9%. Indicatively, the LCA investigation area attracts a higher age demographic, 30% of which are homeowners. Whilst over half the LCA investigation area is characterised by separate house dwelling types, establishing a low-density area, there is a smaller percentage of high-income households and household sizes. This suggests that there are smaller households compared to neighbouring areas.

Character and culture

Following the Lower Canada Rebellion of 1837 to 1838 in British-controlled Lower Canada (now Quebec Province), French Canadian exiles were sent to Australia and imprisoned in trenches on a site in Sydney, known as Longbottom Stockade. These convicts broke stone for the construction of Parramatta Road and collected oyster shells for making lime. Exile Bay, France Bay and Canada Bay were named in recognition of these French-Canadians occupying our shores. Concord Oval now resides on the land where Longbottom Stockade originally housed the people exiled from Canada.

Before Canada Bay was established as the suburb it is today, the area was largely rural, with the district around Five Dock and Drummoyne occupied by family-run dairies. Cows roamed the paddocks from the 1890s through to the 1940s, until increased urban growth transformed the environment into one that was unsustainable for farming. Canada Bay today is a quiet, suburban neighbourhood close to the waterfront nestled between district level open space and recreational facilities, the natural landscape lending a big part to its streetscape and character.




Weatherboard dairy, circa 1990



Concord Oval, site of the Longbottom Stockade


DRAFT

Demographics Snapshot




12.5ha

APPROXIMATE TOTAL LCA INVESTIGATION AREA AREA




17.5%

ACTIVE TRANSPORT




50.4%

STAND ALONE DWELLING



2.6


AVERAGE HOUSEHOLD SIZE



42

MEDIAN AGE


36 YEARS FOR GREATER SYDNEY



30%


HOME OWNER'S

27.7% IN GREATER SYDNEY




21.5%

HIGH INCOME HOUSEHOLDS



14%

4 OR MORE BEDROOMS



TOP LANGUAGES

31% SPEAK A LANGUAGE OTHER THAN ENGLISH

ITALIAN

MANDARIN

CANTONESE

SJB

44

Document Set ID: 7560795
Version: 4, Version Date: 10/02/2022

3.15 Context Analysis

Streets and interface



Key findings

- The LCA investigation area generally contains setbacks of around 4-5m, allowing for mature trees to be retained where recent development has not occurred in large quantities.
- The southern portion of Bayview Road contains some of the largest setbacks in the LCA investigation area despite the prominence of recent development.

Movement and access

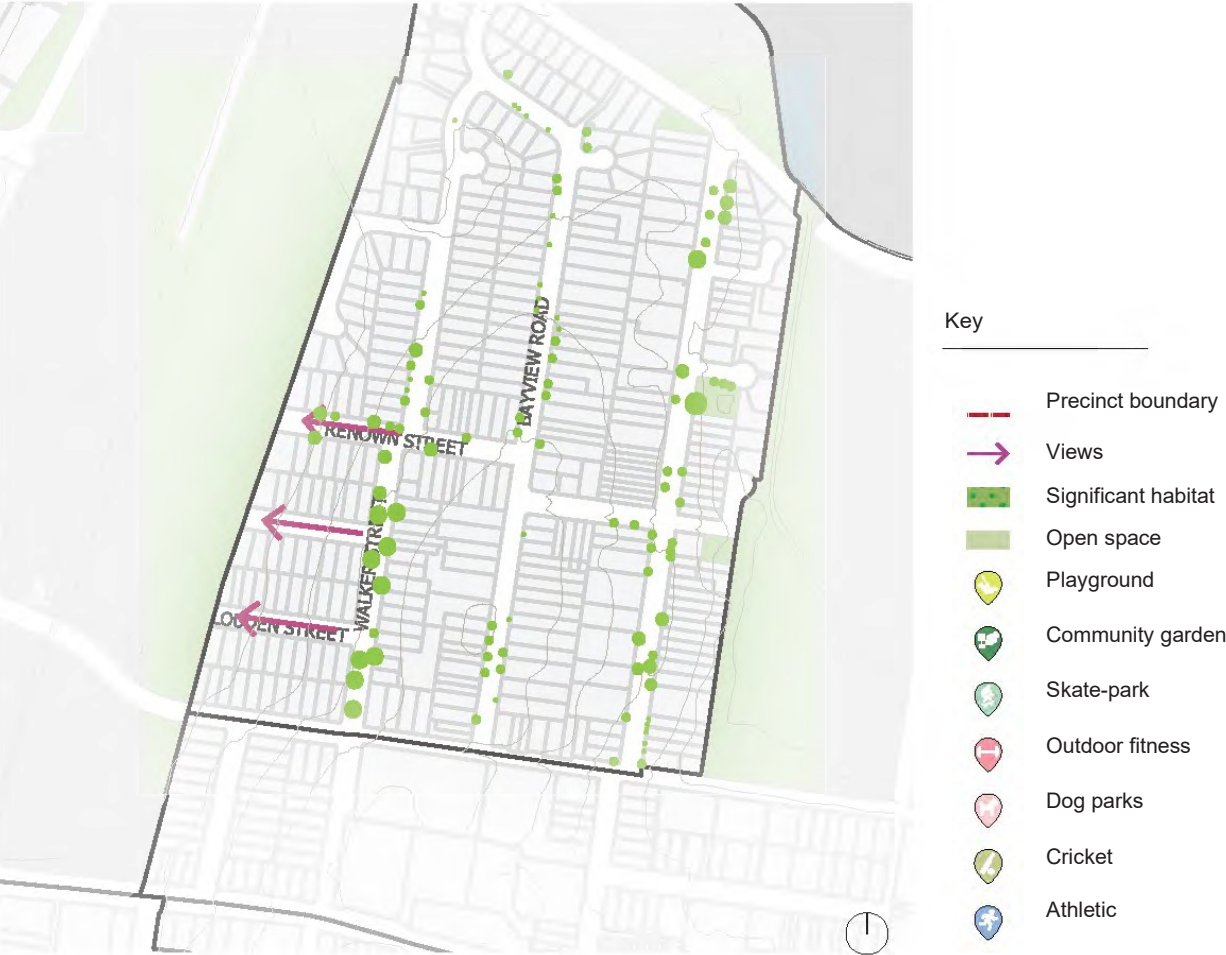


Key findings

- Many of the streets within the LCA investigation area do not contain large amounts of traffic and function as intimate suburban streets.
- Bayview Road is the main north-south thoroughfare, containing some of the few bus stops within the LCA investigation area. This intersects with Queens Road, a major road connecting Canada Bay to other parts of the LGA on an east-west axis.

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Open space, public domain and community



Key findings

- Canada Bay LCA investigation area has a concentration of tree canopy along Walker Street only, with other areas containing little to no consistent planting.
- Views to the adjoining park west of the LCA investigation area can be found along intimate side streets such as Loudon and Thornton Street.
- The landscape within the LCA investigation area is relatively flat and unchallenging, allowing for easy pedestrian activity.

Residential character & architectural style



Key findings

- The LCA investigation area does not contain many examples of intact housing that can be said to be contributory to character. Small pockets remain along smaller streets to the west of the LCA investigation area, adjacent to the sports centre, however many of these are beginning to be altered.
- Bayview Road is seeing large amounts of recent development, all of varying styles.

3.16 Local Character Area (LCA) development

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Observations:

The evolution of the character area in recent history is shown through historic aerial imagery, from 1955, 1986 and 2021 respectively. Between 1955 and 1986 there is observable increased development of suburban stand alone dwellings where 'gaps' in the urban fabric are filled and local parks established. Tree canopies are more evident in 1986, however, they appear to largely only be located in the back yard of individual lots. In 2021 the tree canopy is much more substantial in the streets and local parks. This may be the fruits of planting that occurred in the 1980s and 1990s.

Between 1986 and 2021 aerial imagery it is evident that individual lots have demolished and rebuilt new dwellings due to the diversity in roof colour. Where it was once predominately terracotta tiling, there are many more coloured corrugated iron roofs. Nevertheless, the subdivision pattern appears largely unchanged throughout.

1955 Aerial Photography



1986 Satellite Imagery



2021 Satellite Imagery





Examples of medium density residential development emerging along Bayview Road



Smaller scale Moderne Bungalows can be found near the tennis courts and sports centre



Walker Street contains rows of consistent, mature street trees along generous verges



Much of the tree canopy has been cleared along Bayview Road to allow for the construction of large residences



View along Queens Road on the southern border of the LCA investigation area, with Lucas Gardens School situated to the east



Most intact traditional bungalows along Loudon Street, with some alterations visible



Example of Mediterranean-inspired homes found in the LCA investigation area



Tree canopy immediately creates a sense of enclosure along shorter streets



Recent residential development of a character inconsistent with the existing Post War bungalows along Renown Street

3.17 Community feedback

Majority of survey respondents identify with the statement:

“I want to see future change that is sympathetic to the area’s current look and feel.”

Top 5 aspirations for desired future character:

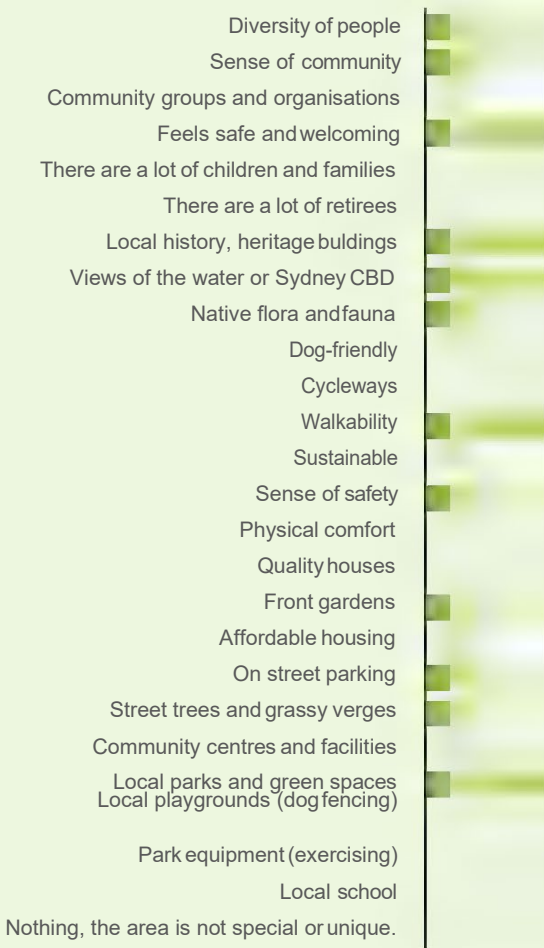
- Safe
- Lively and Buzzing
- Pedestrian Friendly
- Village Feel
- Historic

Key words that describe the local area:

- Peaceful
- Quiet
- Friendly
- Safe
- Traditional
- Tranquil
- Human scale
- Public spaces
- Residential
- Parks
- Historic
- Pleasant

DRAFT

The features that have the strongest influence on the LCA investigation area's look and feel according to survey respondents:



Top five contributions to Local Character:

- Parks and green spaces
- Feels safe and welcoming
- Children and families
- History/heritage buildings
- Street trees and grassy verges

“[I like] having open space, being able to walk and easy access by roads.”

“...high-density housing developments are inconsistent with the architectural style of the area. [There is] increasing divergence from the traditional designs ...I think the value of the area is reflected in the premium and unique design qualities of the architecture.”

3.18 Social values and aspirations

Canada Bay LCA investigation area is nestled between significant areas of green space, lending an intimacy to the area and a distinct sense of connection to the natural landscape. The quiet, cozy nature of the LCA investigation area and proximity to open space make the area highly desirable for families, resulting in a largely inter-generational community of residents.

Digital insights into the way the broader population of Sydney and Australia view the LCA investigation area and its surroundings can also provide an image of how the area is used and perceived. The manner in which information is sought in current times is predominantly reliant on the internet and social media, as perceptions are shaped by rising trends and popularity on digital platforms.

Google keyword searches, trend analytics and image popularity can provide quick insights into overall community sentiment about a place and its associations. Google image search results of the suburb are focused on the local architecture and housing, as well as the valuable views to the water and beyond. Image-sharing platforms such as Instagram are also able to showcase different qualities of each centre and highlights the more social aspects of the area, with active recreation being a common activity, as well as the food and cafe culture emerging in the wider surroundings.

The adjacent diagram captures some of the values and aspirations of the residents of Canada Bay, received as part of the Community Survey conducted in August 2021. Community insights have revealed that the local activity most enjoyed within the LCA investigation area is heavily centred around active recreation, or simply taking in the natural surroundings.

The most desired qualities for the future of the LCA investigation area remain largely similar to the most common activities that currently occur in the area, centred around safety and improving walking and cycling connections. Other aspirations include connections to other suburbs and local landmarks, and the surrounding recreational opportunities such as the foreshore.



3.19 Key findings and summary

Category	Topics	Observations
Social	Public Space	<ul style="list-style-type: none">East-west streets on the western side of the area e.g. Louden Street and Thornton Street contain continuous rows of post-war and or Federation and Californian bungalows that maintain a sense of visual coherencyBus services and public transport is limited to Bayview Road, one of the higher order streets in the area, connections to which should be maintained
	Safety	
	Access	
	Leisure	
	Housing	
	Education	
	Community Facilities	
	Heritage and Culture	
	Public Transport	
Economic	Road Network	<ul style="list-style-type: none">The LCA investigation area's road network is largely comprised of quiet, local streets that lend an intimate look and feel to much of the areaBayview Road is a key north-south connector linking the area to Gipps Street/Queens Road
	Parking	
	Local Economy	
	Employment	
	Retail	
Environmental	Configuration	<ul style="list-style-type: none">Tree canopy is sparse in the LCA investigation area due to the large amount of clearing taken place for new developmentThe southern portion of Walker Street contains a consistent row of mature street trees that largely contribute to the intimacy of the areaPedestrian activity is easy and unchallenging in the area due to the relatively flat topographyActive recreational opportunities and green space can be found on the east and west and north of the LCA investigation area, connections to which should be maintainedViews to nearby open spaces down east-west streets to the west of the LCA investigation area should be preserved
	Public/Private Domain	
	Density/Height	
	Interface	
	Open Space	
	Comfort	
	Active Transport	
	Topography	
	Tree Canopy	



3.20 Local Character Area Boundary Assessment

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Context analysis, community insights and the experiential research undertaken have all aided in the identification of elements to be maintained in the Local Character Area. The LCA investigation area boundaries have been reviewed in light of the above processes, aided by additional layers of ground-truthing and further analysis that have identified other areas that contribute to character, or areas that detract from character that may prompt an exclusion.

The LCA investigation area boundaries have also been measured against the principles outlined in Section 1.8, ensuring that any additional inclusions or exclusions are aligned with the overall vision for the LCA. The combination of the above processes has also ensured that all the elements of character are considered from a social, economic and environmental perspective.

The additional areas to be included or excluded as part of the LCA boundary are highlighted in the adjacent diagram, as well as the associated justifications for doing so.

Key

DCP boundary

Extended investigation area

Proposed addition

Boundary modifications

Proposed exclusion

Heritage Item

Retail/commercial

Row of intact residences of character

Individual residence of character

Canopy cover

Significant habitat

Cycle path

Views



Wareemba West (WW)

4

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2.15 Character, context and culture

Demographics

The Wareemba West LCA investigation area is located to the west of Great North Road and has direct views to the foreshore. The character area is small, with a lower population of 799 people. There is no open green space within the LCA investigation area, however it is located north of Halliday Park, and has existing foreshore walkways for public use. The median age is higher than that of the Greater Sydney average, with 21% within the 35-49 age bracket. With over 75% of the dwelling types in the area identified as separate houses, and almost half with home ownership, the LCA investigation area has been defined as a quiet residential area of a low density. The current household size of 2.69, demonstrates that households are not overly dense, with only 37.3% being 4 or more bedrooms. It is evident that the demographic profile at present is comprised of smaller household sizes of middle-aged residents.

Character and culture

Wareemba is considered the smallest suburb in Sydney by land area. Situated between Five Dock in the north and Abbotsford in the south, Wareemba sits on the eastern shore of Hen and Chicken Bay. Wareemba was originally going to be used as the suburb name for Five Dock in 1922, in a campaign led by real estate agents. However, at a council poll in December 1922, the vote went in favour of keeping the name Five Dock. The name Wareemba was later used as the subdivision between Five Dock and Abbotsford, and was officially declared a separate suburb in 1993. Wareemba is the Aboriginal name for Drummoyne Peninsula meaning “where sweet water meets salt water.”

The promenade along Hen and Chicken Bay that runs through Wareemba is a popular walking track, with the bay itself often used for rowing regattas. The seawall along the bay was constructed in the 1930s to make room for residential development. Wareemba is located close to the shopping precinct on Great North Road, providing key local amenities of what is a tightly held suburban area.

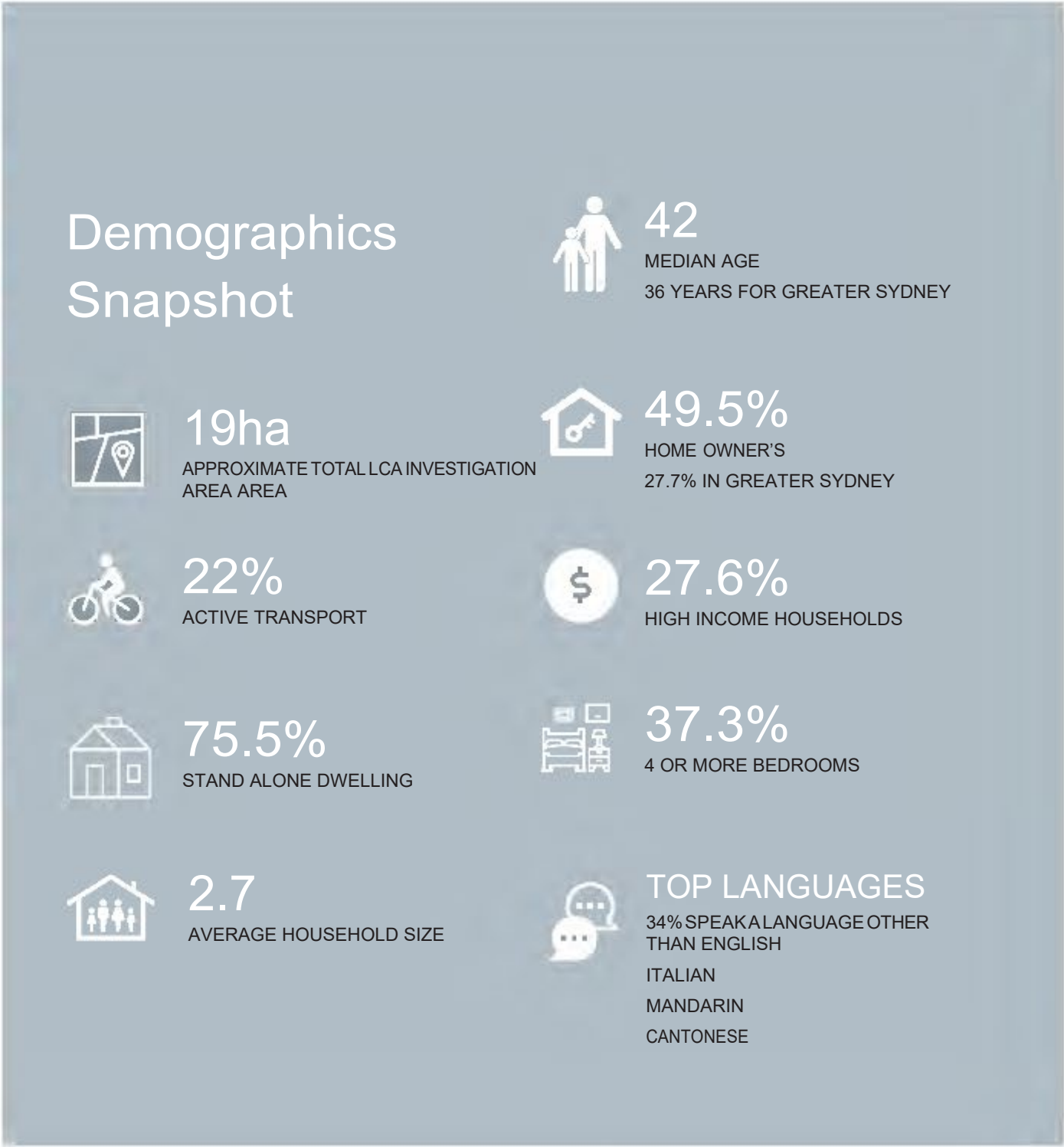


Hen and Chicken Bay



Great North Road shopping precinct

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2.16 Context Analysis

Streets and interface



Key findings

- Despite the large amount of recent development, street setbacks remain generous, with most of the LCA investigation area exhibiting setbacks 5m and over.
- Many of the streets within the LCA investigation area are fairly wide, allowing for unencumbered views to the waterfront, particularly along its east-west streets.

Movement and access



Key findings

- Wareemba West is comprised of a network of small, local streets that predominantly run on an east-west axis, all intersecting with Wymston Parade along the waterfront, and Great North Road to the east.
- Great North Road offers the only public transport route on the eastern border of the LCA investigation area, with a number of bus stops found along its north-south axis.

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Open space, public domain and community



Key findings

- The Wareemba West LCA investigation area has small concentrations of tree canopy to the north and south of the area.
- There are no open spaces or community facilities, however, the LCA investigation area adjoins foreshore walkways.
- There are consistent direct views to the foreshore throughout the character area, aided by sloping topography to the west.

Residential character & architectural style



Key findings

- Wareemba West contains a large portion of recent development, with few instances of intact, traditional housing. This could be due to its waterfront location and the desire to capture prevailing views.
- Glen Ormond Avenue to the north of the LCA investigation area exhibits one of the only instances of intact Federation/ Californian Bungalows.

Wareemba West (WW)

2.17 Local Character Area (LCA) development

Observations:
The evolution of the character area in recent history is shown through historic aerial imagery, from 1955, 1986 and 2021 respectively. Between 1955 and 1986 there is observable increased development of suburban stand alone dwellings where 'gaps' in the urban fabric are filled and local parks established. Tree canopies are more evident in 1986, however, they appear to largely only be located in the back yard of individual lots. In 2021 the tree canopy is much more substantial in the streets and local parks. This may be the fruits of planting that occurred in the 1980s and 1990s.

Between 1986 and 2021 aerial imagery it is evident that individual lots have demolished and rebuilt new dwellings due to the diversity in roof colour. Where it was once predominately terracotta tiling, there are many more coloured corrugated iron roofs. Nevertheless, the subdivision pattern appears largely unchanged throughout.

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Consistent row of intact Californian Bungalows along Glen Ormond Avenue



Much of the LCA investigation area contains similar views down to the waterfront



Inconsistencies in residential character along Cecil Street



Example of large recent residential construction along St Albans Street



The topography of the LCA investigation area plays a large role in allowing distant view to the water around corners



The LCA investigation area is in close proximity to the town centre along Great



Sparse tree canopy on streets with many recent residential developments



Row of recent development along Campbell Street exhibiting a similar bulk and scale, however all display varying residential styles



Extravagant waterfront properties along Wymstan Parade

2.18 Community feedback

Majority of survey respondents identify with the statement:

“I want to see future change that is sympathetic to the area’s current look and feel.”

Top 5 aspirations for desired future character:

- Safe
- Village Feel
- Green
- Pedestrian friendly
- Welcoming

Key words that describe the local area:

- Quiet
- Friendly
- Safe
- Relaxing
- Serene
- Village feel
- Residential
- Comfortable
- Parks
- Liveable
- Neighbourly
- Family

The features that have the strongest influence on the LCA investigation area's look and feel according to survey respondents:



Top five contributions to Local Character:

- Parks and green spaces
- Feels safe and welcoming
- Children and families
- History/heritage buildings
- Street trees and grassy verges

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“More street shade trees, more native flora habitat. Landscape green sections onto the street that protrude onto the road.”

"The loss of mature trees when single properties are developed into dual occupancy. There are insufficient replacement plantings."

2.19 Social values and aspirations

Wareemba is considered one of the smallest suburbs in Sydney, and is widely regarded as a hidden gem with a mounting surge of possibilities to explore. This is due to its proximity to higher amenity areas such as Drummoyne and Five Dock, whilst also offering a strong sense of safety and connection to nature. The village feel that residents attribute to the area is also highly valued.

Digital insights into the way the broader population of Sydney and Australia view the LCA investigation area and its surroundings can also provide an image of how the area is used and perceived. The manner in which information is sought in current times is predominantly reliant on the internet and social media, as perceptions are shaped by rising trends and popularity on digital platforms.

Google keyword searches, trend analytics and image popularity can provide quick insights into overall community sentiment about a place and its associations. Google image search results of the suburb are focused on the prevailing water views that are common in the area, as well as the associated pedestrian connections. Image-sharing platforms such as Instagram are also able to showcase different qualities of the area and highlights the more social aspects of the LCA investigation area. For Wareemba West, this is highly concentrated on the nearby retail and commercial hub along Great North Road, and the associated cafes and small businesses that contribute to the local community.

The adjacent diagram captures some of the values and aspirations of the residents of Canada Bay, received as part of the Community Survey conducted in August 2021. Community insights have revealed that the local activity most enjoyed within the LCA investigation area is heavily centred around active recreation and nature-related activities, conducive to the LCA's waterfront location.

The most desired qualities for the future of the LCA investigation area remain largely similar to the most common activities that currently occur in the area, centred around safety and increasing the amount of tree planting in the area. Other aspirations include connections to other suburbs, improving foreshore connections and encouraging more arts and creative activities.



Google image results for Canada Bay



Instagram tagged images for Russell Lea



2.20 Key findings and summary

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Category	Topics	Observations
Social	Public Space	<ul style="list-style-type: none">There is little consistency in many parts of the LCA investigation area, particularly along the waterfront where new development has emerged to take advantage of surrounding viewsThere are collections of intact post-war and Federation/ Californian Bungalows to the south, found along Mcgrath Avenue and parts of Great North RoadGlen Ormond Avenue contains in-tact rows of Federation/ Californian Bungalows with consistent fence lines that lend a sense of visual consistency
	Safety	
	Access	
	Leisure	
	Housing	
	Education	
	Community Facilities	
	Heritage and Culture	
	Public Transport	
Economic	Road Network	<ul style="list-style-type: none">The LCA investigation area is comprised mainly of quiet, local streets. It is bound by Great North Road to the east which is a main arterial road connecting the area to other parts of the LGAThe Five Dock town centre is located to the south-west, offering key amenities and services to the area
	Parking	
	Local Economy	
	Employment	
	Retail	
Environmental	Configuration	<ul style="list-style-type: none">Tree canopy is sparse in the LCA investigation area due to the large amount of clearing taken place for new developmentViews to the water are evident along most of the east-west streets that comprise most of the LCA investigation area and should be maintained
	Public/Private Domain	
	Density/Height	
	Interface	
	Open Space	
	Comfort	
	Active Transport	
	Topography	
	Tree Canopy	



2.21 Local Character Area Boundary Assessment

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Context analysis, community insights and and the experiential research undertaken have all aided in the identification of elements to be maintained in the Local Character Area. The LCA investigation area boundaries have been reviewed in light of the above processes, aided by additional layers of ground-truthing and further analysis that have identified other areas that contribute to character, or areas that detract from character that may prompt an exclusion.

The LCA proposed boundaries have also been measured against the principles outlined in Section 1.8, ensuring that any additional inclusions or exclusions are aligned with the overall vision for the LCA. The combination of the above processes has also ensured that all the elements of character are considered from a social, economic and environmental perspective.

The additional areas to be included or excluded as part of the LCA boundary are highlighted in the adjacent diagram, as well as the associated justifications for doing so.

Key

DCP boundary

Extended investigation area

Proposed addition

Boundary modifications

Proposed exclusion

Heritage Item

Retail/commercial

Row of intact residences of character

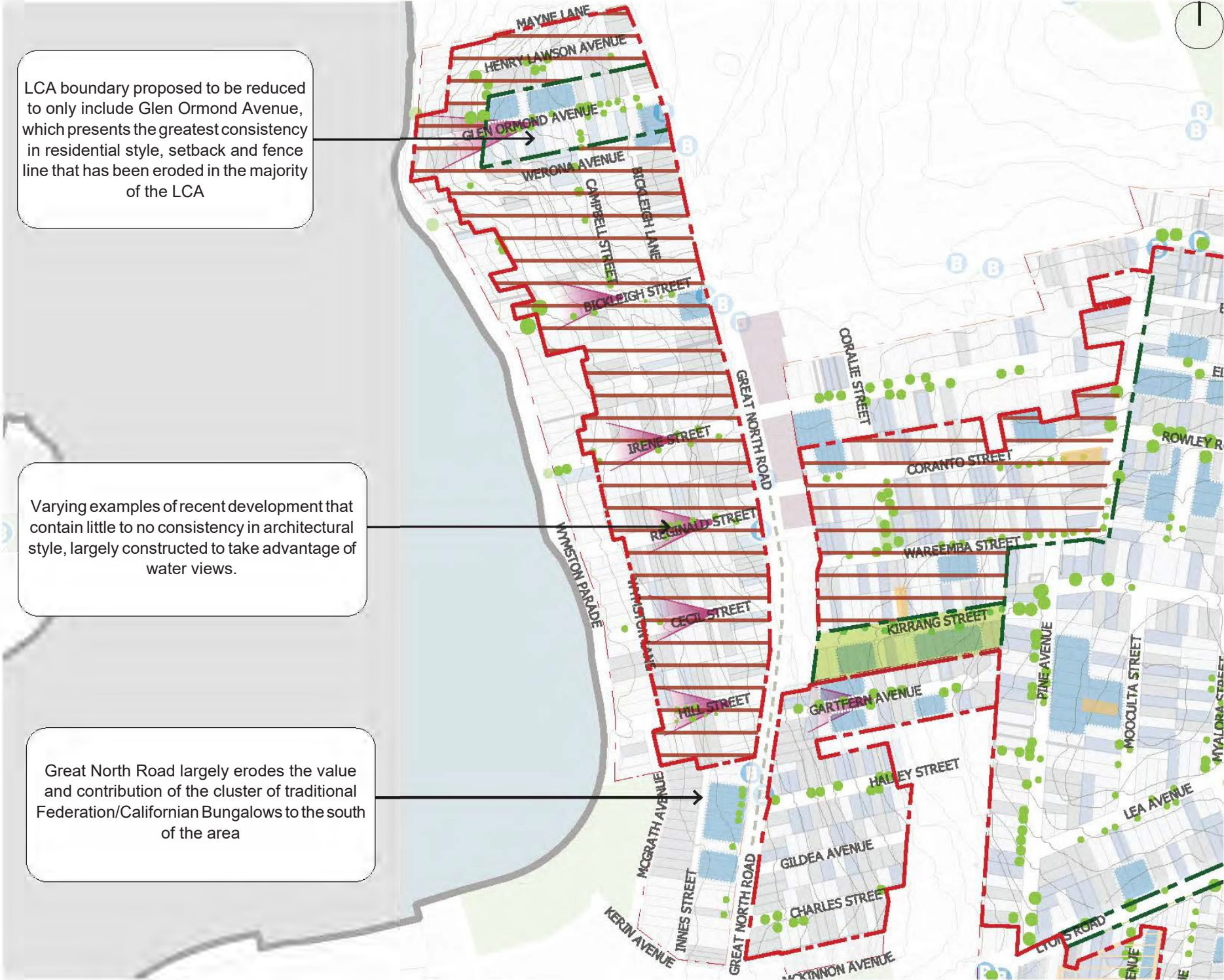
Individual residence of character

Canopy cover

Significant habitat

Cycle path

Views



Russell Lea (RL)

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2.22 Character, context and culture

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Demographics

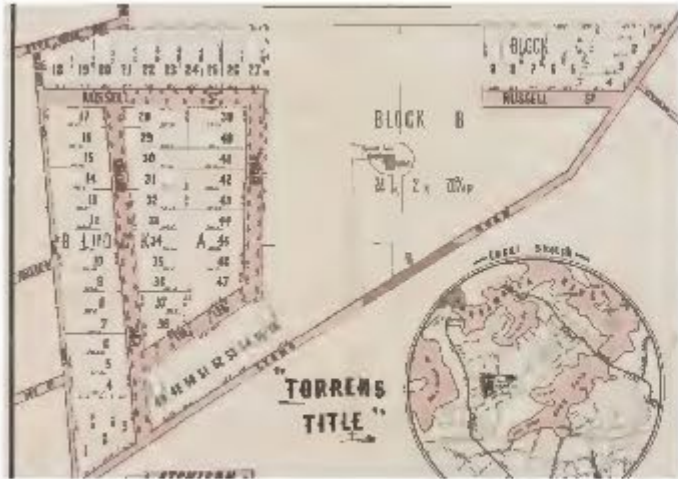
The Russell Lea LCA investigation area is located to the north and south of Lyons Road. The LCA investigation area has one small open green space, however, located in close proximity to Five Dock Park. There is adequate accessibility within the area, with 18.3% of residents using active transport to access services. The median age falls above the Greater Sydney average, demonstrating the large majority of residents are within the middle age bracket. Of the dwelling types within the area, 74% are identified as separate houses, further establishing the character of the precinct as one that is focussed on low density residential dwellings. The LCA investigation area residents are affluent, with 35.4% of households identified as high income. The relationship between the large population within the LCA investigation area and the household size of 2.8 indicate that the area is emerging as a quiet residential precinct for young families. This is further demonstrated with 25% of the households accommodating 4 or more people.

Character and culture

Sandwiched between Five Dock and Drummoyne, the broader suburb of Russell Lea hugs the western shores of Iron Cove and is filled with many Federation homes and post war cottages.

The suburb derives its name from one of the area's earliest settlers, Russell Barton, a successful miner and politician in the NSW state parliament. During his time in parliament (1880-1886), Barton was said to have built a grand residence, also known as Russell Lea, in the centre of where the suburb now lies. When the house was demolished, the area was subdivided and the suburb was established. At the time of subdivision, the auctioneers Hardie & Gorman promoted Russell Lea as a convenient location 'between two trams'.

A key feature within the Russell Lea LCA investigation area is the Russell Lea Public School. Enjoying a high reputation because of its community atmosphere, it draws students from a large area within the immediate suburbs as well as many out-of-area students. The old two-storeyed main building has been demolished to make way for modern three-storey main building, library, canteen and communal hall, set in a secure, native bush garden environment.



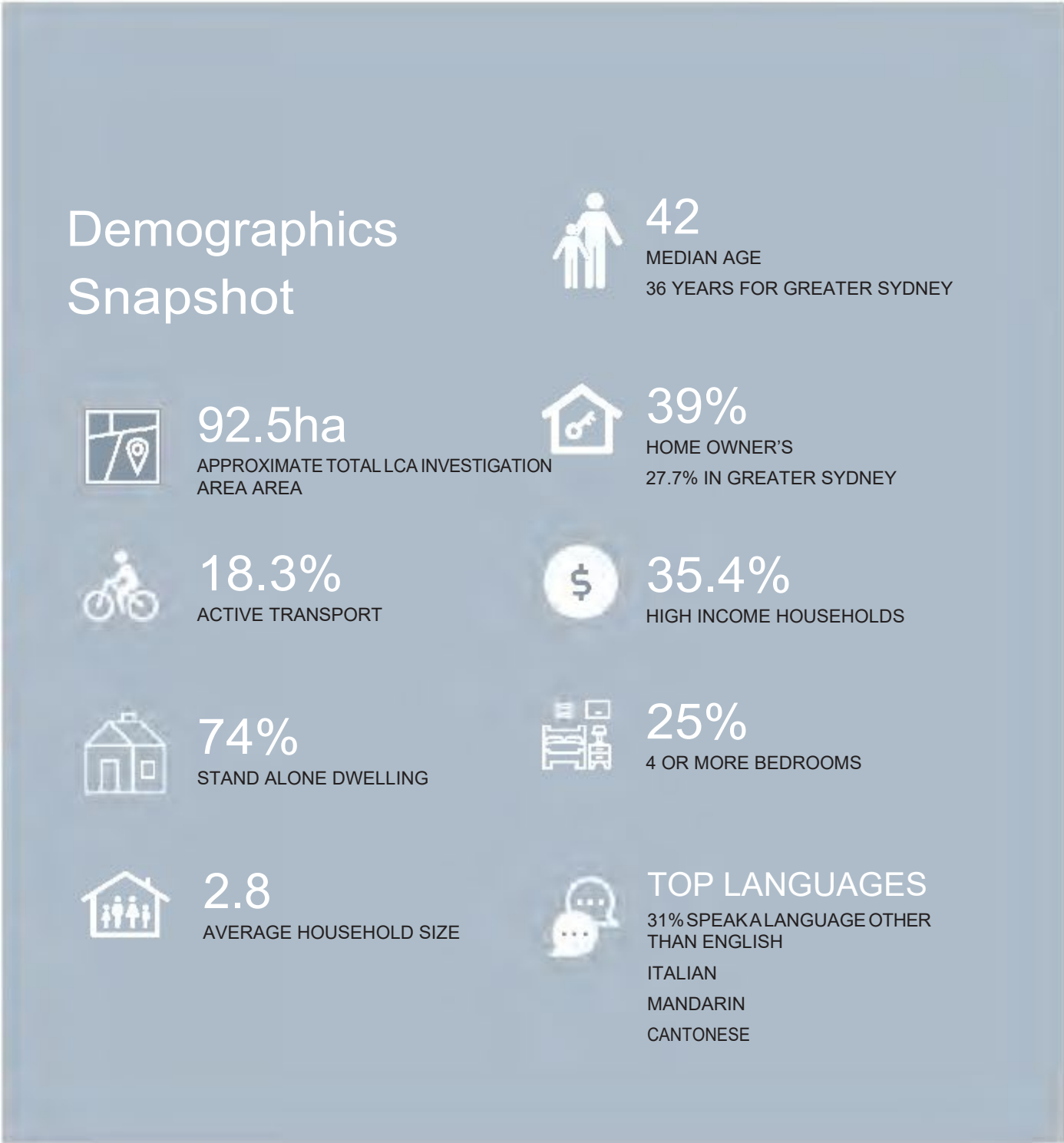
Historic Map of the Russell Lea estate



Russell Lea Public School



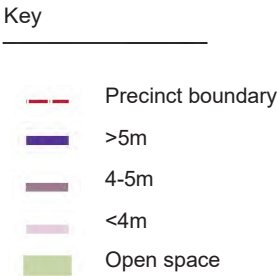
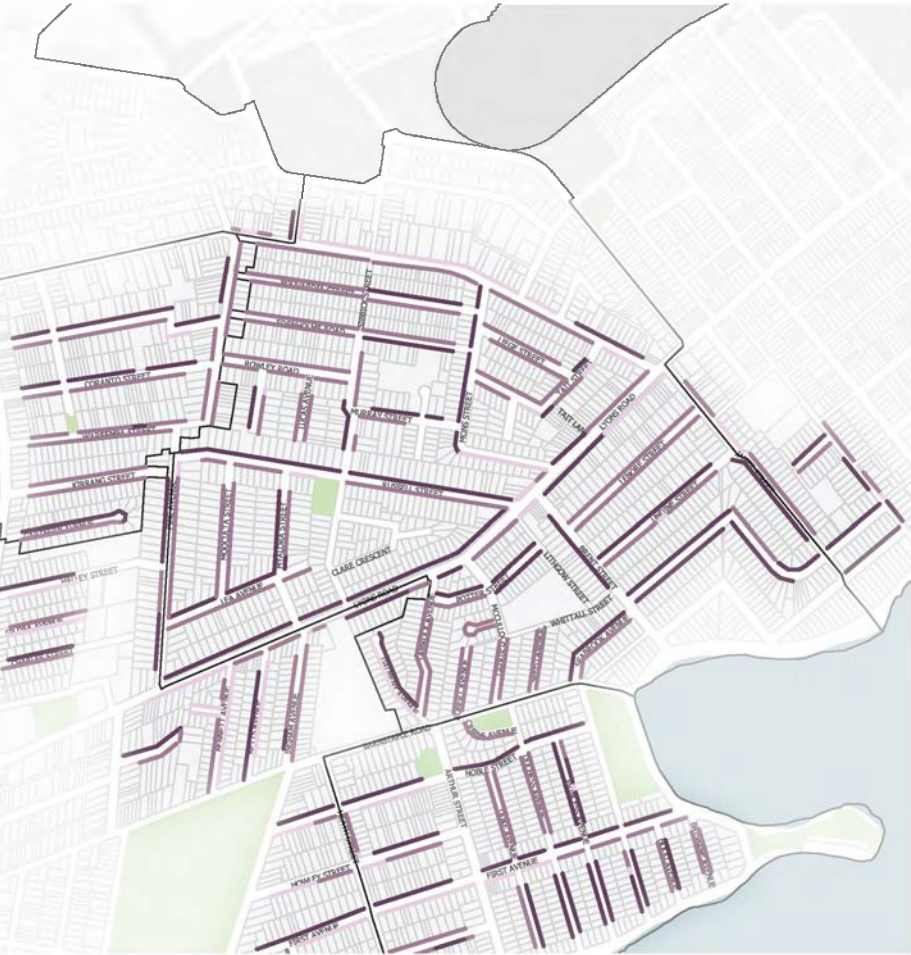
Typical views to the water from parts of the LCA investigation area



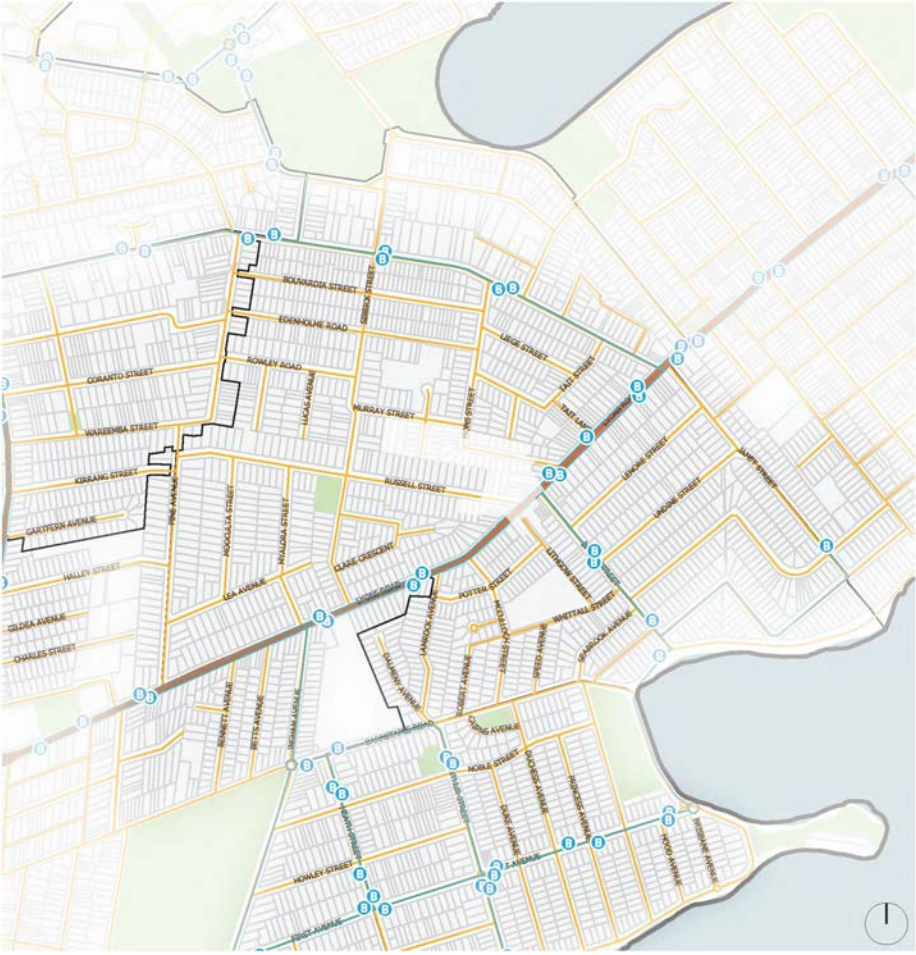
2.23 Context Analysis

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Streets and interface



Movement and access



Key findings

- Much of the setbacks in Russell Lea remain at 4m and over, with very few under this number.
- Greatest setbacks can be found along longer blocks, such as along Pine Avenue, Russell Street and Kirrang Street, creating a sense of spaciousness as well as contributing to existing views.

Key findings

- Lyons Road is a main arterial thoroughfare that bisects the LCA investigation area. It is the main public transport route through Russell Lea, with a couple of bus routes projecting off the main road.
- Extensive network of quiet local streets amongst short blocks lend a sense of intimacy to the north and south, away from the traffic of Lyons Road.

Open space, public domain and community



Key findings

- Russell Lea LCA investigation area has limited tree canopy cover considering the scale of the area.
- With the exception of Russell Lea Public School, there are no open space areas or community facilities within the precinct, however, the LCA investigation area adjoins nearby parks to the south.
- There are direct views to the foreshore both north and south of the LCA investigation area that are aided by the areas's undulating topography

Residential character & architectural style



Key findings

- Sporadic rows of intact traditional residences can be found in many parts of the LCA investigation area, however appear in greater numbers to the north of Lyons Road.
- Recent construction as well as alterations to existing residences are prominent to the south of the LCA investigation area, often with the addition of an extra storey to capture views across the water.

2.24 Local Character Area (LCA) development

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1955 Aerial Photography



1986 Satellite Imagery



2021 Satellite Imagery



Observations:

The evolution of the character area in recent history is shown through historic aerial imagery, from 1955, 1986 and 2021 respectively. Between 1955 and 1986 there is observable increased development of suburban stand alone dwellings where ‘gaps’ in the urban fabric are filled and local parks established. Tree canopies are more evident in 1986, however, they appear to largely only be located in the back yard of individual lots. In 2021 the tree canopy is much more substantial in the streets and local parks. This may be the fruits of planting that occurred in the 1980s and 1990s.

Between 1986 and 2021 aerial imagery it is evident that individual lots have demolished and rebuilt new dwellings due to the diversity in roof colour. Where it was once predominately terracotta tiling, there are many more coloured corrugated iron roofs. Nevertheless, the subdivision pattern appears largely unchanged throughout.

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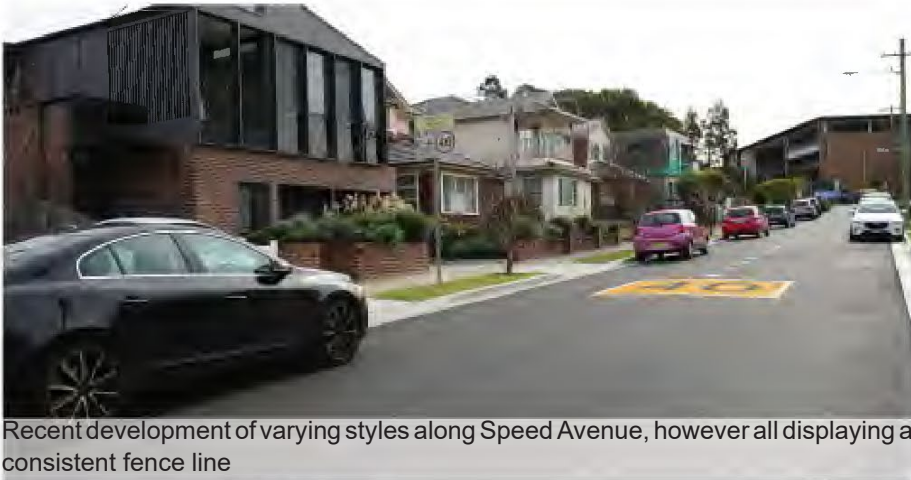
Russell Lea Public School, a key community contributor to the south of the LCA investigation area



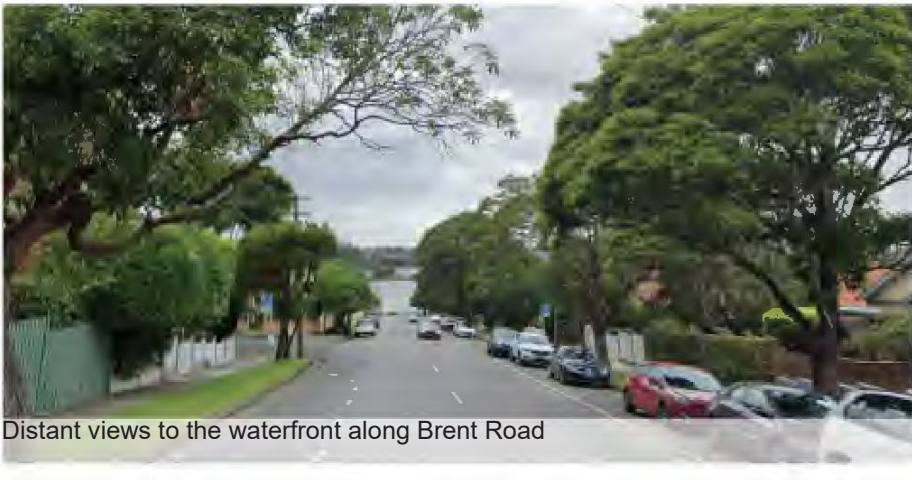
Additions to existing development that results in a vast shift in character, as well as inconsistent fencing along The Crescent



Consistent roof lines, fencing and large verges along Pine Avenue allow for mature trees to be retained



Recent development of varying styles along Speed Avenue, however all displaying a consistent fence line



Distant views to the waterfront along Brent Road



Row of intact Federation/Californian Bungalows along Kirrang Street



Lyons Road is a main arterial road through the LCA investigation area, with no consistent architectural character. Views to the CBD can be found to the north-east



Additions to existing Californian bungalows remaining sympathetic to original character, built out to the rear to capture views and not detracting from the streetscape



Large recent residential development occupying a corner lot along McCulloch Street

2.25 Community feedback

Majority of survey respondents identify with the statement:
“I want to see future change that is sympathetic to the area’s current look and feel.”

Top 5 aspirations for desired future character:

- Village Feel
- Safe
- Sustainable
- Pedestrian friendly
- High quality

Key words that describe the local area:

- Quiet
- Friendly
- Pleasant
- Peaceful
- Safe
- Leafy
- Diverse

- Community
- Comfortable
- Parks
- Waterside
- Neighbourly
- Changing
- Established

- Federation architecture
- Access

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The features that have the strongest influence on the LCA investigation area's look and feel according to survey respondents:



- Top five contributions to Local Character:
- Parks and greenspaces
 - Quality of housing
 - Feels safe and welcoming
 - Sense of community
 - Regional views

“So important to preserve our older homes rather than them being demolished...it is destroying the feel & look of the community.”

“Need consistency of streetscape and tree types.”

“... the character of the area is changing with homes of character being replaced with large concrete houses that detract from the appeal of the streetscape.”

2.26 Social values and aspirations

Russell Lea is a well-established part of the Canada Bay LGA that is largely inter-generational, with a strong family-friendly nature and sense of community. The cultural diversity, ease of access and suburban nature of the area are its most strong associations, further reinforced by its proximity to local amenities, parks and schools.

Digital insights into the way the broader population of Sydney and Australia view the LCA investigation area and its surroundings can also provide an image of how the area is used and perceived. The manner in which information is sought in current times is predominantly reliant on the internet and social media, as perceptions are shaped by rising trends and popularity on digital platforms.

Google keyword searches, trend analytics and image popularity can provide quick insights into overall community sentiment about a place and its associations. Google image search results of the suburb feature much of the housing in the area, as well as the prevailing views available across the water. The recent renovation of Russell Lea Public School is also common, suggesting its value as a key community anchor and the importance of the school to the local residents. Image-sharing platforms such as Instagram are also able to showcase different qualities of the area. For Russell Lea, this is heavily focused around both existing and future housing developments, suggesting that the area is undergoing much change and transformation.

The adjacent diagram captures some of the values and aspirations of the residents of Canada Bay, received as part of the Community Survey conducted in August 2021. Community insights have revealed that the local activity most enjoyed within the LCA investigation area is heavily centred around active recreation and nature-related activities, conducive to the LCA investigation area's waterfront location.

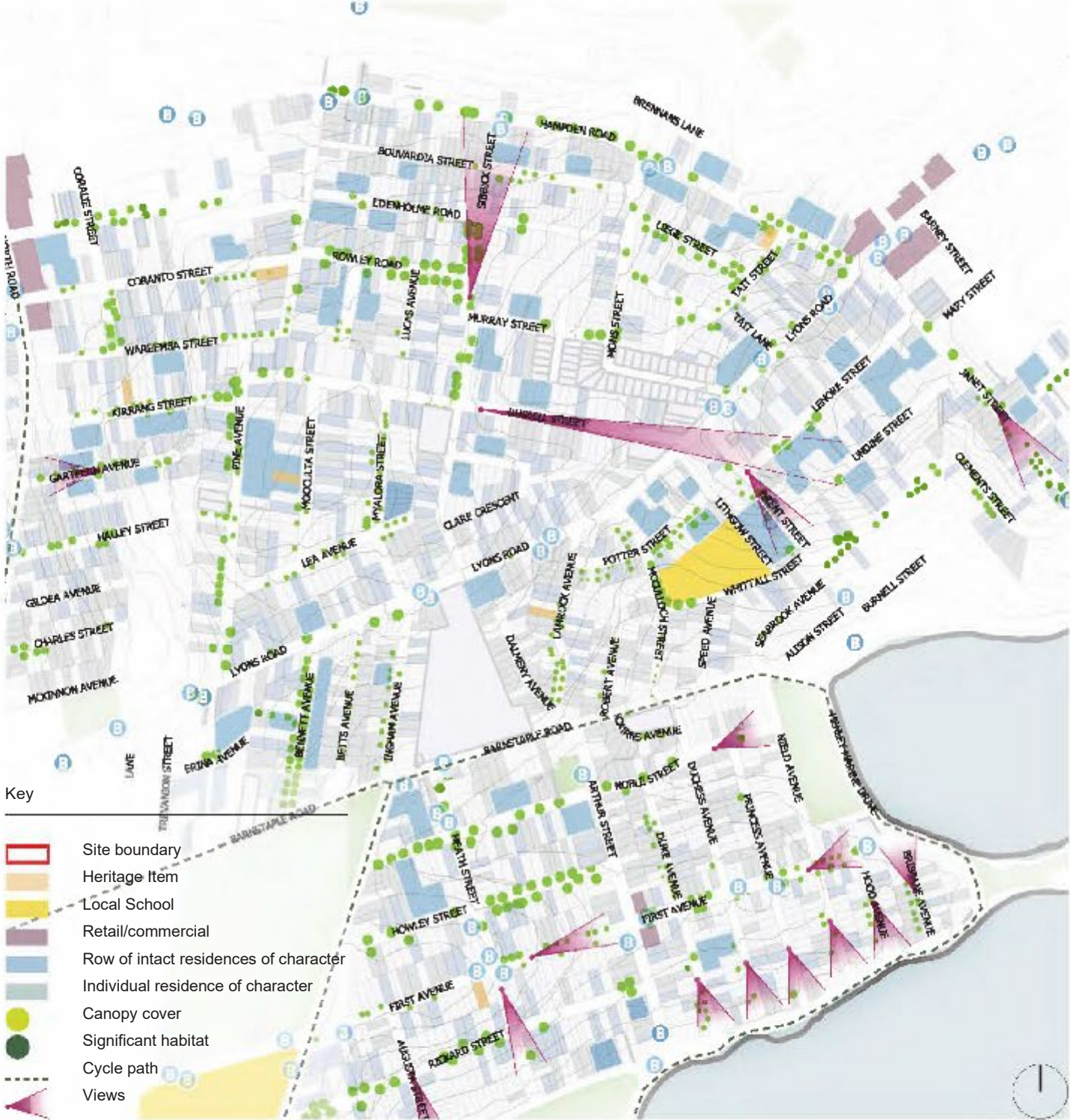
The most desired qualities for the future of the LCA investigation area remain largely similar to the most common activities that currently occur in the area, centred around safety and increasing the amount of tree planting in the area. Other aspirations include connections to other suburbs, improving foreshore connections and encouraging more arts and creative activities.



2.27 Key findings and summary

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Category	Topics	Observations
Social	Public Space	<ul style="list-style-type: none">Russell Lea Public School is a key community anchor in the LCA investigation areaThere are scattered clusters of in-tact Federation/Californian Bungalows in the area. Post-war development is most consistent and common, particularly to the south of the LCA investigation area beyond Lyons Road
	Safety	
	Access	
	Leisure	
	Housing	
	Education	
	Community Facilities	
	Heritage and Culture	
	Public Transport	
Economic	Road Network	<ul style="list-style-type: none">Lyons Road is a higher order road with large amounts of traffic, bisecting the LCA investigation area which is otherwise comprised of quiet, local streetsClusters of local shops can be found on the border of the area to the north-east, connections to which should be maintained
	Parking	
	Local Economy	
	Employment	
	Retail	
Environmental	Configuration	<ul style="list-style-type: none">Topography has a large influence in the perception of character in the LCA investigation areaRowley Road contains rows of consistent, mature street trees planted along wide verges that greatly contribute to the character of the street. It is also one of the wider local streets in the LCA investigation area that lend a comfortable and spacious feel to the surroundingsViews can be gained along Sibbick and Russell Street to the CBD and beyond and should be preservedBennett Avenue has a dense, mature tree canopy that is distinct from the rest of the LCA investigation area
	Public/Private Domain	
	Density/Height	
	Interface	
	Open Space	
	Comfort	
	Active Transport	
	Topography	
	Tree Canopy	



2.28 Local Character Area Boundary Assessment

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Context analysis, community insights and the experiential research undertaken have all aided in the identification of elements to be maintained in the Local Character Area. The LCA proposed boundaries have been reviewed in light of the above processes, aided by additional layers of ground-truthing and further analysis that have identified other areas that contribute to character, or areas that detract from character that may prompt an exclusion.

The proposed LCA boundaries have also been measured against the principles outlined in Section 1.8, ensuring that any additional inclusions or exclusions are aligned with the overall vision for the LCA. The combination of the above processes has also ensured that all the elements of character are considered from a social, economic and environmental perspective.

The additional areas to be included or excluded as part of the LCA boundary are highlighted in the adjacent diagram, as well as the associated justifications for doing so.

Key

- DCP boundary
- Extended investigation area
- Proposed addition
- Boundary modifications
- Proposed exclusion
- Heritage Item
- Local School
- Retail/commercial
- Row of intact residences of character
- Individual residence of character
- Canopy cover
- Significant habitat
- Cycle path
- Views



2.29 Character, context and culture

Demographics

The Croker Estate LCA investigation area is located to the east of Great North Road and north of Henley Marine Drive. The LCA investigation area is the smallest of the sites in terms of area and has a population of 693. The median age for the LCA investigation area is 35 years and falls below the Greater Sydney average, indicating that a relatively younger demographic. The area has adequate access to transport, with over 28% using these services. Comparative to other LCAs, the CRE has a lower percentage of separate house dwelling types, and a household size of 2.72 indicates potential for households to increase.

Character and culture

The urban character of Croker Estate dates back to the first subdivision of Five Dock Farm in 1837, when land was subdivided into large lots and later into even smaller building lots. The character area is now known for California Bungalow style housing and tree-lined streets.

Croker Park is a key open space located within the LCA investigation area, with spaces for active recreation as well as play facilities for children. Tennis courts and sports facilities can be found further to south of the park.

The main retail/commercial focus for this LCA investigation area is the Five Dock Town Centre which is located approximately 500m north of the area. A secondary small cluster of local shops is situated on the corner of Harrabrook Avenue and Ramsay Road to the south-east of the area.

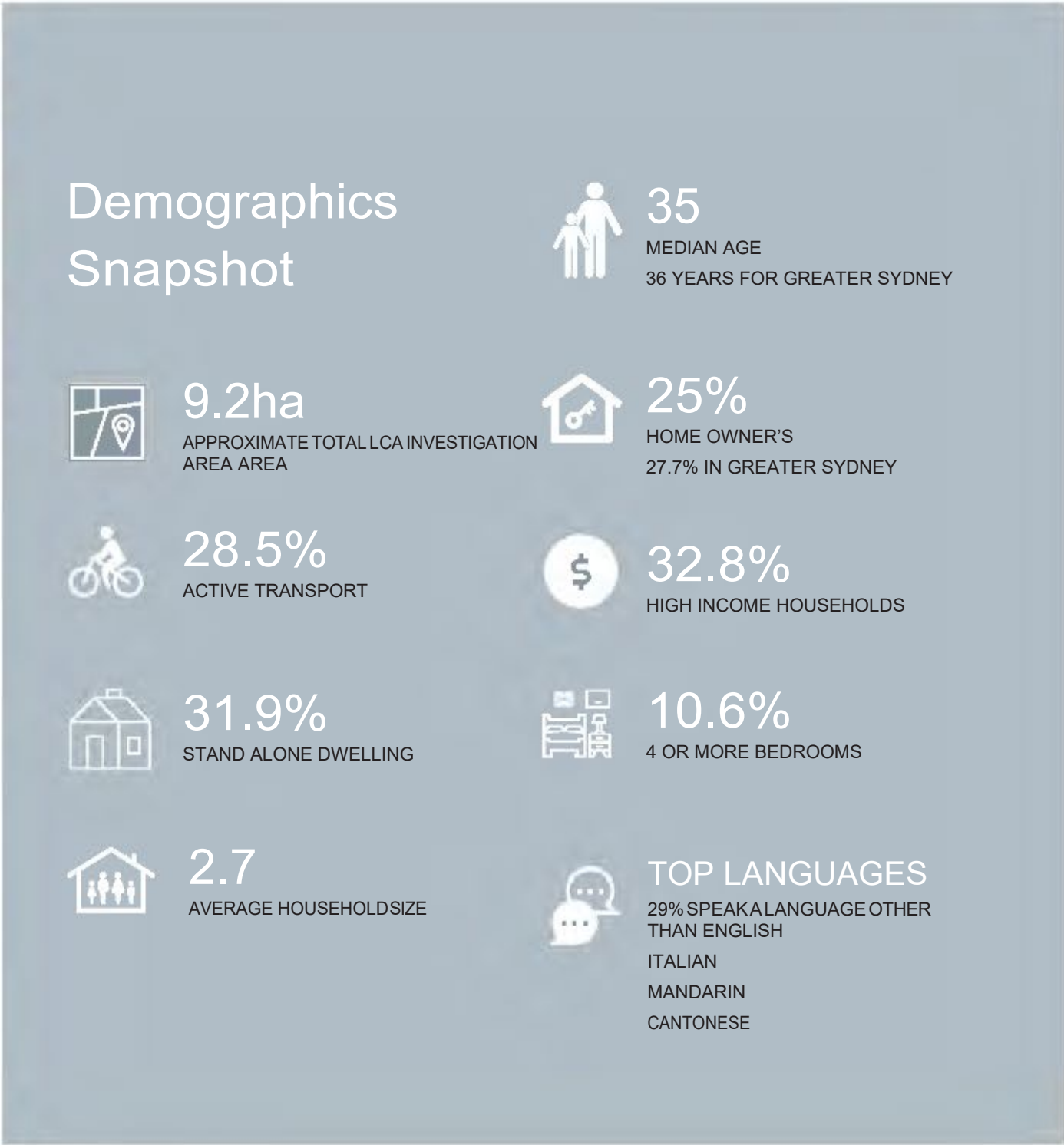


Consistent Californian bungalows in the LCA



Historical map of Five Dock Farm

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2.30 Context Analysis

Streets and interface



Key findings

- The LCA investigation area displays a consistent uniformity in setbacks, with no part of the streets containing a setback of less than 4m.
- Setbacks have generally been maintained despite some occurrences of more recent development, such as along Harrabrook Avenue.

Movement and access

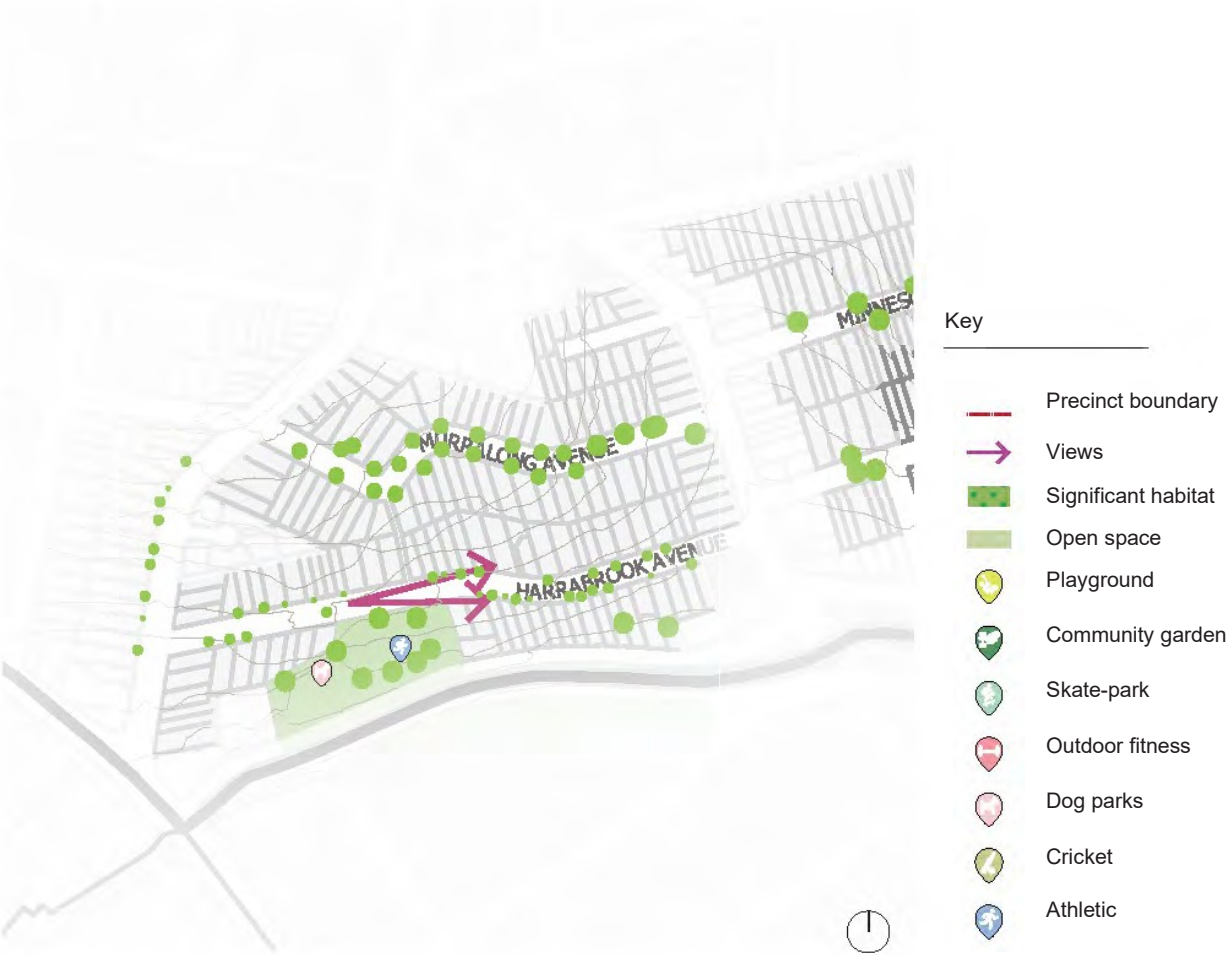


Key findings

- Croker Estate consists of slow, meandering streets flanked by two main arterial roads to the east and west.
- Tree canopy and generous verges make pedestrian activity conducive, particularly along Murralong Avenue.
- Public transport is limited to the two main roads of Ramsay Road and Great North Road, where a number of bus stops can be found.

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Open space, public domain and community



Key findings

- Tree coverage within the Croker Estate LCA investigation area is most dominant along Murralong Avenue, its intimate landscape character enhanced by its meandering streetscape.
- Croker Park provides open space and amenity to the public to the south of the LCA investigation area.
- There are no community facilities within the LCA investigation area.

Residential character & architectural style



Key findings

- There is a high level of consistency in architectural style along Harrabrook Avenue, with the majority of the street exhibiting in-tact rows of Federation and Californian Bungalows.
- There are a handful of newer developments emerging along Murralong Avenue, however its meandering streetscape and consistent landscape lend a distinct character despite the variations.

2.31 Local Character Area (LCA) development

Observations:

The evolution of the character area in recent history is shown through historic aerial imagery, from 1955, 1986 and 2021 respectively. Between 1955 and 1986 there is minimal change in the local area. Tree canopies are more evident in 1986, however, they appear to largely only be located in the back yard of individual lots. In 2021 the tree canopy is much more substantial in the streets and local parks. This may be the fruits of planting that occurred in the 1980s and 1990s.

Between 1986 and 2021 aerial imagery it is evident that a few individual lots have demolished and rebuilt new dwellings or renovated due to a greater diversity in roof colour. However, a prevailing majority remain terracotta and the subdivision pattern appears unchanged throughout.

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1955 Aerial Photography



1986 Satellite Imagery



2021 Satellite Imagery





Rows of intact Californian Bungalows along Harrabrook Avenue



Mature tree canopy and meandering streetscape along Murralong Avenue



Croker Park is a large public open space with many recreational facilities, such as a playground and tennis courts



Consistent roof lines, and gable colouring along Harrabrook Avenue



Examples of development that have been sympathetically altered and still maintains a consistency in character



Great North Road flanks the western end of the LCA investigation area, exhibiting a distinctive difference to the other heavily landscaped areas



Low lying, uniform fence lines alongside rows of Californian Bungalows



Recent residential development displaying a consistency in darker materiality and colour to maintain the character of the street



Rows of intact traditional homes can be found along Ramsay Street

2.32 Community feedback

Majority of survey respondents identify with the statement:

“I want to see future change that is sympathetic to the area’s current look and feel.”

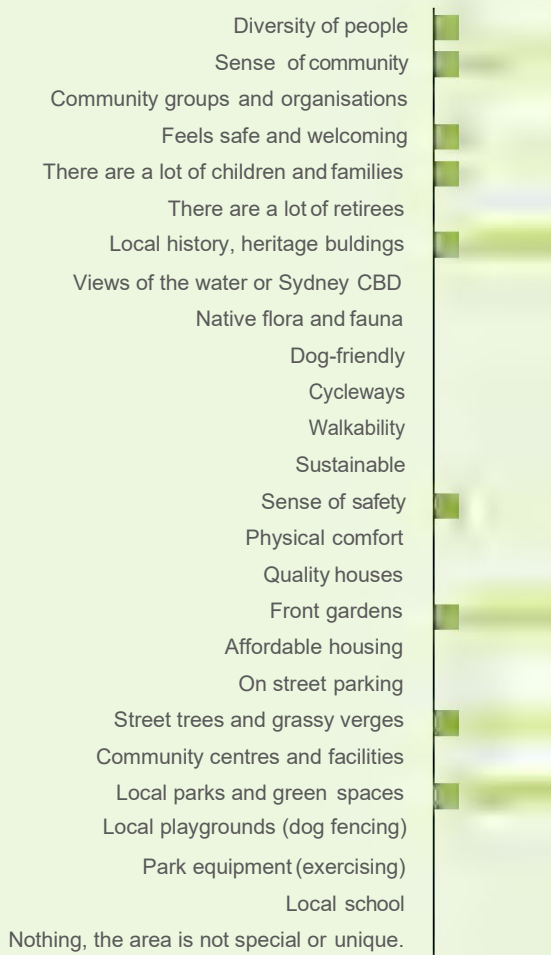
Top 5 aspirations for desired future character:

- Historic
- High quality
- Pedestrian friendly
- Welcoming
- Local

Key words that describe the local area:

- Quiet
- Bungalow
- Pleasant
- Heritage
- Safe
- Leafy
- Streetscape
- Community
- Low rise
- Parks
- Grassy

The features that have the strongest influence on the LCA investigation area's look and feel according to survey respondents:



Top five contributions to Local Character:

- Heritage buildings
- Parks and green spaces
- Front gardens
- Sense of community
- Streets and verges

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“A local treasure that needs to be carefully shielded and protected from unsympathetic development which will destroy the area’s integrity and character.”

“... one of the most special areas in the Canada Bay LGA. Not just for it’s leafy serpentine streets, but also the green front yards and historic homes.”

"Development that maintains this visual character only should be allowed. Maintain street trees."

2.33 Social values and aspirations

Croker Estate emanates a strictly residential nature with a strong architectural quality, calling for a strong association with the word “historic” despite having little heritage value. The traditional residential quality is a strong factor valued by the community, as well as the sense of safety and quiet.

Digital insights into the way the broader population of Sydney and Australia view the LCA investigation area and its surroundings can also provide an image of how the area is used and perceived. The manner in which information is sought in current times is predominantly reliant on the internet and social media, as perceptions are shaped by rising trends and popularity on digital platforms.

Google keyword searches, trend analytics and image popularity can provide quick insights into overall community sentiment about a place and its associations. Google image search results of the area are highly concentrated on the residences and houses, suggesting a strong association and pride in the local architecture. Image-sharing platforms such as Instagram are also able to showcase different qualities of the area and highlights the more social aspects of the LCA investigation area. For Croker Estate, this is largely similar to the Google search results, heavily focused on the local housing and property market.

The adjacent diagram captures some of the values and aspirations of the residents of Canada Bay, received as part of the Community Survey conducted in August 2021. Community insights have revealed that the local activity most enjoyed within the LCA investigation area is heavily centred around walking and visiting local parks in the area. The family-friendly nature of the area is also reinforced by the love of chatting to neighbours and passers-by.

The most desired qualities for the future of the LCA investigation area are centred around increased offerings for families to engage in play and active recreation. Other aspirations and values include improved access and safety, as well as street trees for shade and comfort.



Instagram tagged images for Harrabrook Avenue



2.34 Key findings and summary

DRAFT

Category	Topics	Observations
Social	Public Space	<ul style="list-style-type: none">The LCA investigation area has a large amount of architectural consistency, with long rows of intact Federation/Californian Bungalows. Consistent setbacks and fence lines also add to the visual coherency of the streetscapes
	Safety	
	Access	
	Leisure	
	Housing	
	Education	
	Community Facilities	
	Heritage and Culture	
	Public Transport	
Economic	Road Network	<ul style="list-style-type: none">Clusters of local shops can be found to the south-east of the LCA investigation areaTransport is limited to bus stops that are located on higher order roads such as Great North Road to the west, and Ramsay Road to the east
	Parking	
	Local Economy	
	Employment	
	Retail	
Environmental	Configuration	<ul style="list-style-type: none">Murralong Avenue contains consistent, mature street planting that lend a sense of enclosure and intimacy to the streetCroker Park is a key open space in the LCA investigation area, which is also adjacent to other active recreation offerings further southWide streets with footpaths on both sides, as well as an unchallenging topography allow for easy pedestrian activity that is complemented by the street trees
	Public/Private Domain	
	Density/Height	
	Interface	
	Open Space	
	Comfort	
	Active Transport	
	Topography	
	Tree Canopy	



2.35 Local Character Area Boundary Assessment

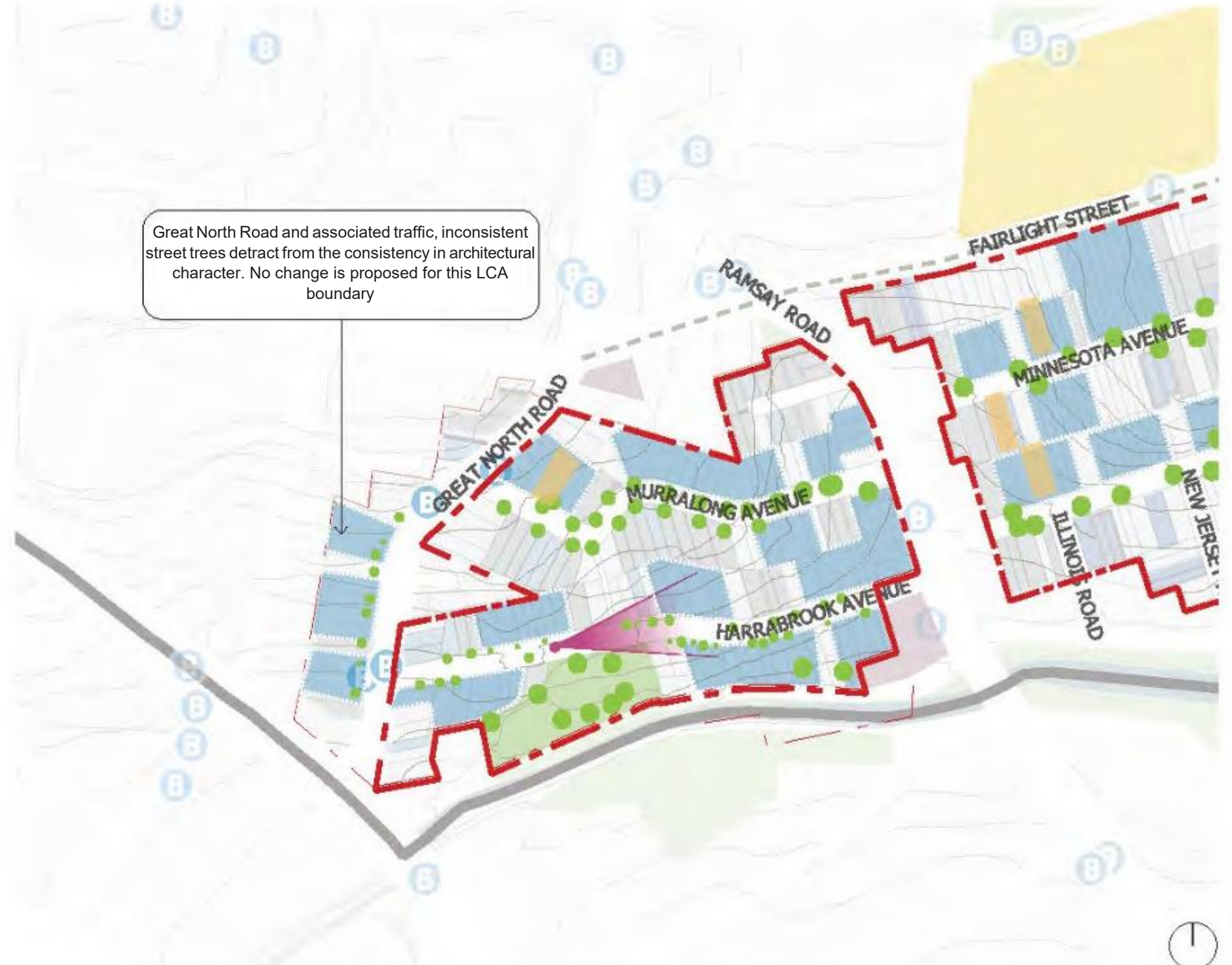
Context analysis, community insights and the experiential research undertaken have all aided in the identification of elements to be maintained in the Local Character Area. The proposed LCA boundaries have been reviewed in light of the above processes, aided by additional layers of ground-truthing and further analysis that have identified other areas that contribute to character, or areas that detract from character that may prompt an exclusion.

The proposed LCA boundaries have also been measured against the principles outlined in Section 1.8, ensuring that any additional inclusions or exclusions are aligned with the overall vision for the LCA. The combination of the above processes has also ensured that all the elements of character are considered from a social, economic and environmental perspective.

The additional areas to be included or excluded as part of the LCA boundary are highlighted in the adjacent diagram, as well as the associated justifications for doing so.

Key

- DCP boundary
- Extended investigation area
- Proposed addition
- Boundary modifications
- Proposed exclusion
- Heritage Item
- Retail/commercial
- Row of intact residences of character
- Individual residence of character
- Canopy cover
- Significant habitat
- Cycle path
- Views



Five Dock North

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2.36 Character, context and culture

Overview

The Five Dock North LCA investigation area is located to the east of Great North Road and has an area of 6.07ha. The LCA investigation area has a population of 578, which is reasonable relative to its small size. The median age for the area is above the Greater Sydney average at 42 years. The area is located in proximity to Five Dock Town Centre, and as such has good public transport access, with 22.2% using this service. Of the households within the area, 38.5% are a separate house dwelling type, which is lower comparative to other character areas. The household size is relatively low at 2.24, with 12.3% of households accommodating 4 or more people. Relative to the median age, this indicates that a large majority of the households are couples, with the potential for this size to grow.

Character and culture

Five Dock experienced rapid population growth as transport facilities were enhanced in the 1800s. In 1836, Five Dock was serviced by the “Emu”, the area’s first ferry service. However the greatest catalyst for population rise was the installation of the tramway system in 1890, which has since been dismantled.

From the early 1900s through to the 1930s, a significant number of Italian immigrants, specifically from the Aeolian Islands in Sicily, moved to the local area. As a result, Five Dock and its neighbouring suburbs were enriched by Italian culture, food stores, and restaurants. This remains significant to the local identity and character of Five Dock.

The local Italian culture is an integral part of the identity of Five Dock, with events such as the Ferragosto festival integral in bringing the community together and function as a key contributor to the richness of street life.

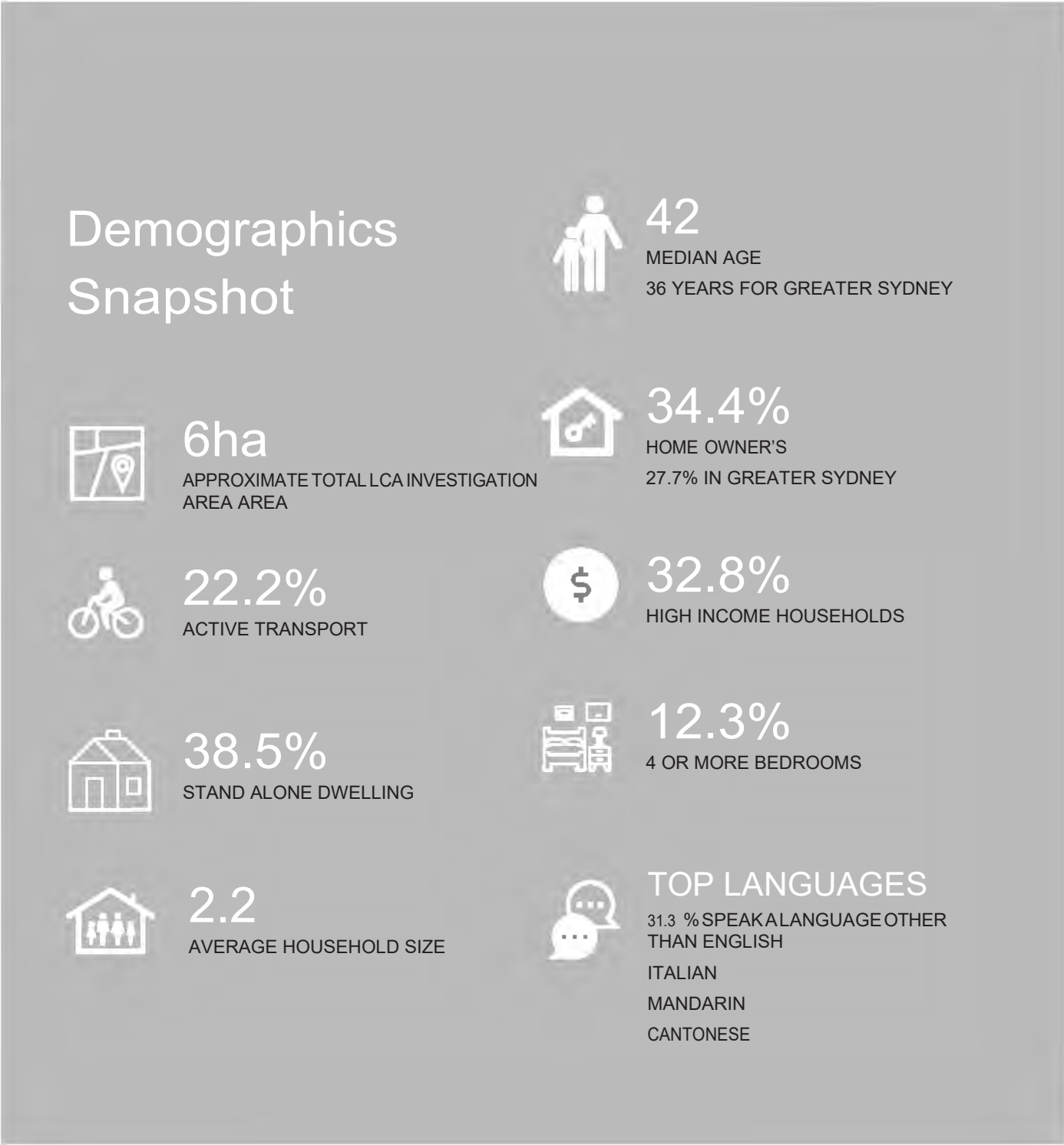


Historic image of Great North Road



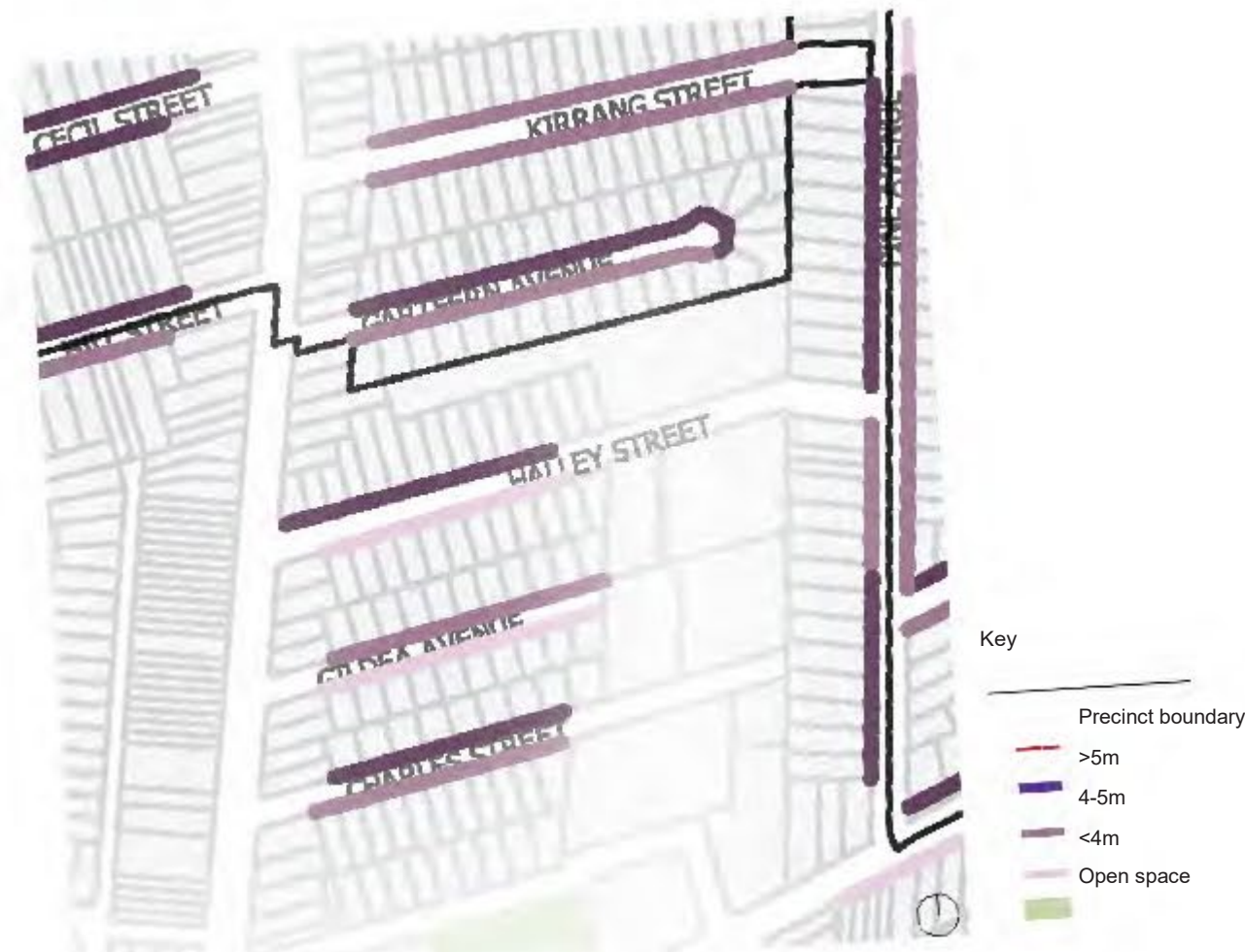
Ferragosto Festival on Great North Road

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2.37 Context Analysis

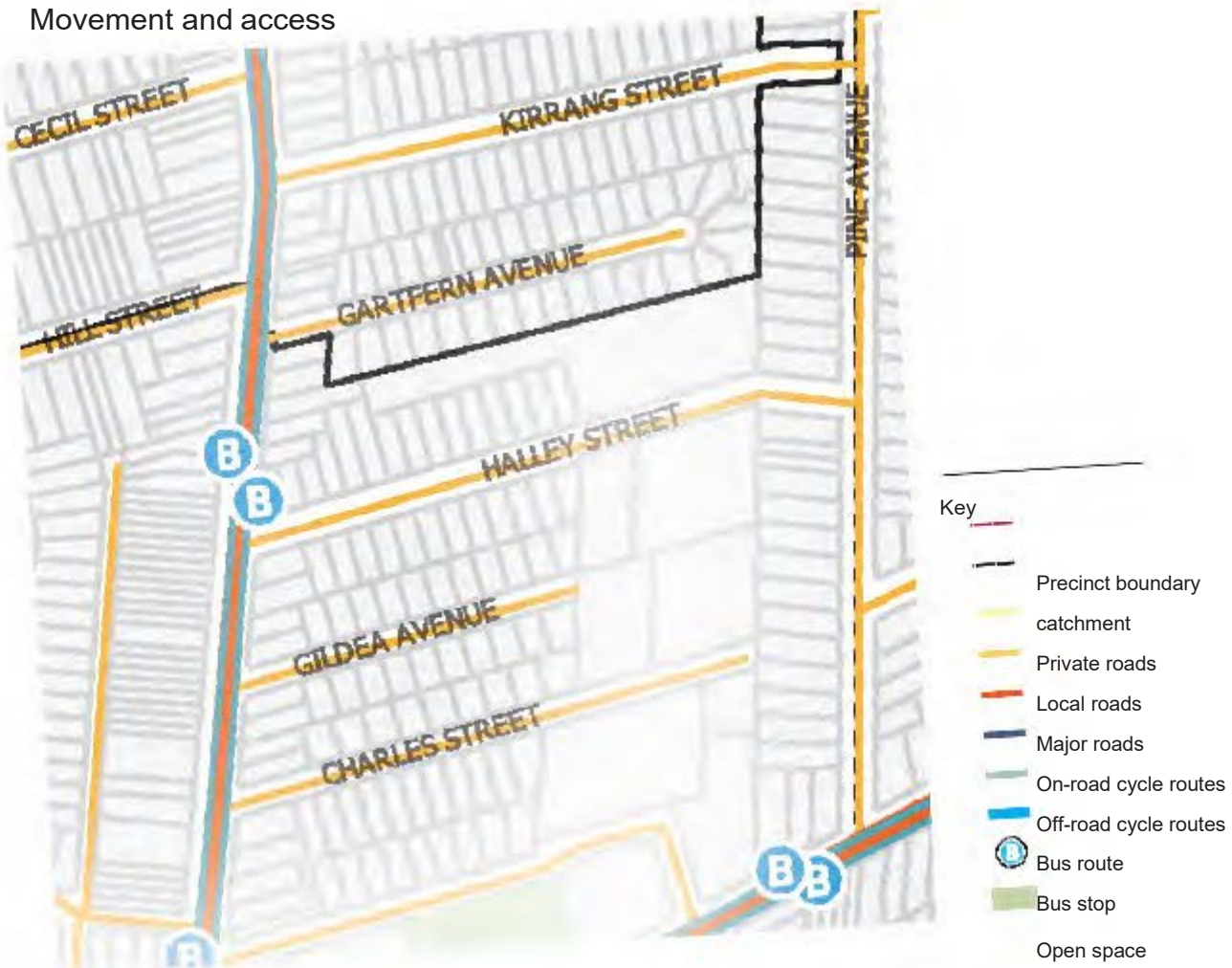
Streets and interface



Key findings

- Uniform setbacks are found throughout the LCA investigation area, with most of the streets containing setbacks of at least 5m.
- Development along Gartfern Avenue contains the largest setbacks, particularly along its northern side, where there are few examples of recent development resulting in a greater consistency in dwelling architectural style.

Movement and access



Key findings

- Five Dock North is comprised of a series of parallel cul-de-sacs, all intersecting at Great North Road.
- Great North Road flanks the western boundary of the LCA investigation area, a major vehicular route containing high amounts of traffic. It is also the closest public transport route with a number of bus stops.
- Foothpaths are generally present on both sides of the streets in the LCA investigation area.

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Five Dock North

Open space, public domain and community

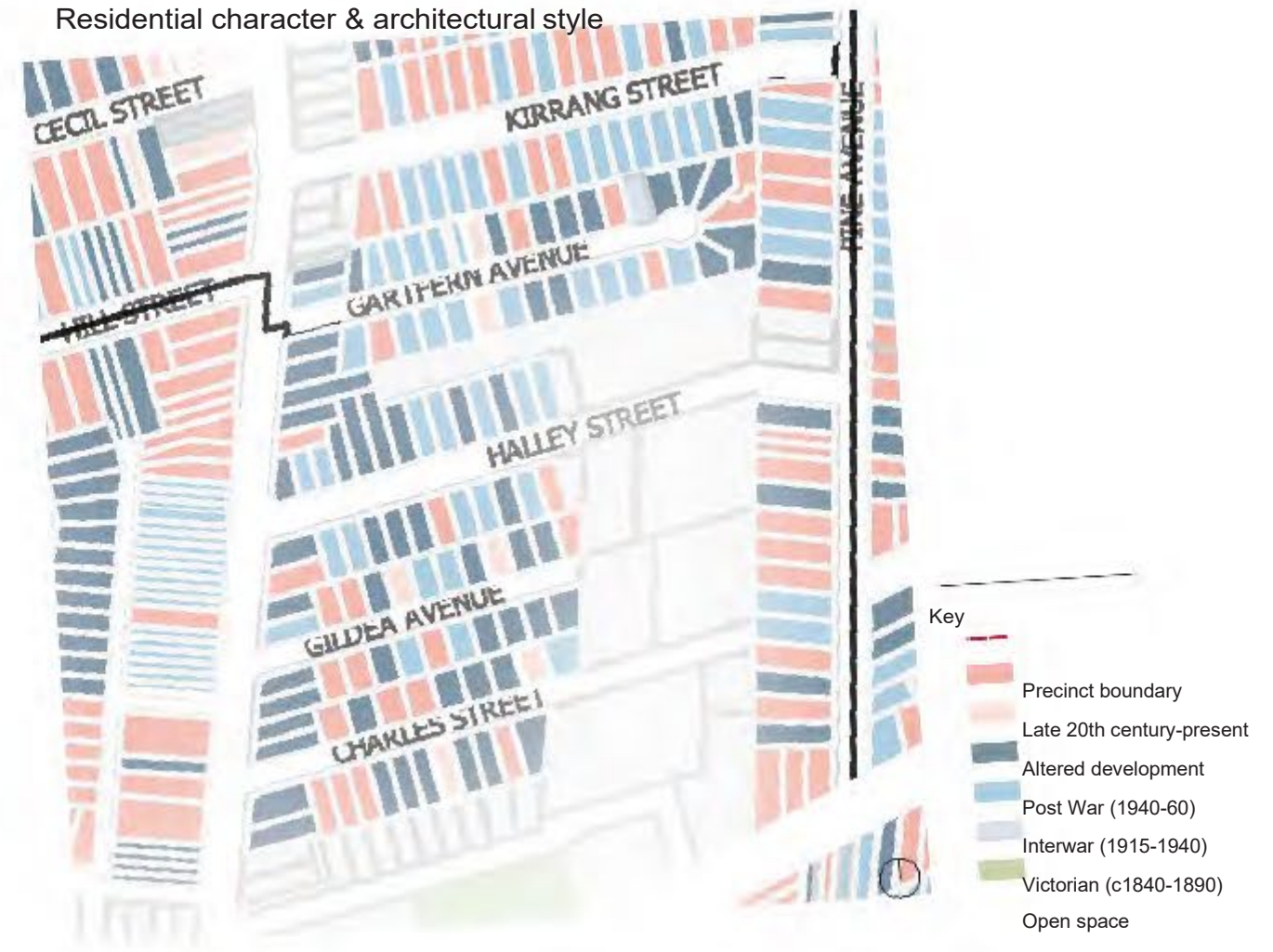


Key findings

- There is limited tree canopy cover within the Five Dock North LCA investigation area, with Halley Street and Gartfern Avenue containing the largest concentration.
- The LCA investigation area has no open space or community facilities.
- There are direct waterfront views to the west from Gartfern Avenue.

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Residential character & architectural style



Key findings

- Gartfern Avenue contains the greatest consistency with regards to architectural style, with both sides of the street displaying intact rows of Moderne and Californian Bungalows.
- Greater degrees of change occur to the west of the LCA investigation area, in order to capture views to the water.

2.38 Local Character Area (LCA) development

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Observations:

The evolution of the character area in recent history is shown through historic aerial imagery, from 1955, 1986 and 2021 respectively. Between 1955 and 1986 there is observable increased development of suburban stand alone dwellings where 'gaps' in the urban fabric are filled and local parks established. Tree canopies are more evident in 1986, however, they appear to largely only be located in the back yard of individual lots. In 2021 the tree canopy is much more substantial in the streets and local parks. This may be the fruits of planting that occurred in the 1980s and 1990s.

Between 1986 and 2021 aerial imagery it is evident that individual lots have demolished and rebuilt new dwellings due to the diversity in roof colour. Where it was once predominately terracotta tiling, there are many more coloured corrugated iron roofs. Nevertheless, the subdivision pattern appears largely unchanged throughout.

1955 Aerial Photography



1986 Satellite Imagery



2021 Satellite Imagery





Gartfern Avenue contains rows of intact Californian Bungalows



Terminating view at the end of Gildea Avenue



Consistent row of Moderne bungalows can be found along Great North Road



Views to the waterfront looking west down Gartfern Avenue



Recent residential development along Great North with little consistency in character or style



Small scale street planting with generally consistent roof lines along Halley Street



Different examples of recent construction along parts of Gildea Avenue



Great North Road contains little to no tree canopy and high amounts of traffic, resulting in an undesirable pedestrian environment



Recent duplex development alongside rows of Moderne bungalows along Charles Street

2.39 Community feedback

Majority of survey respondents identify with the statement:

“I want to see future change that is sympathetic to the area’s current look and feel.”

Top 5 aspirations for desired future character:

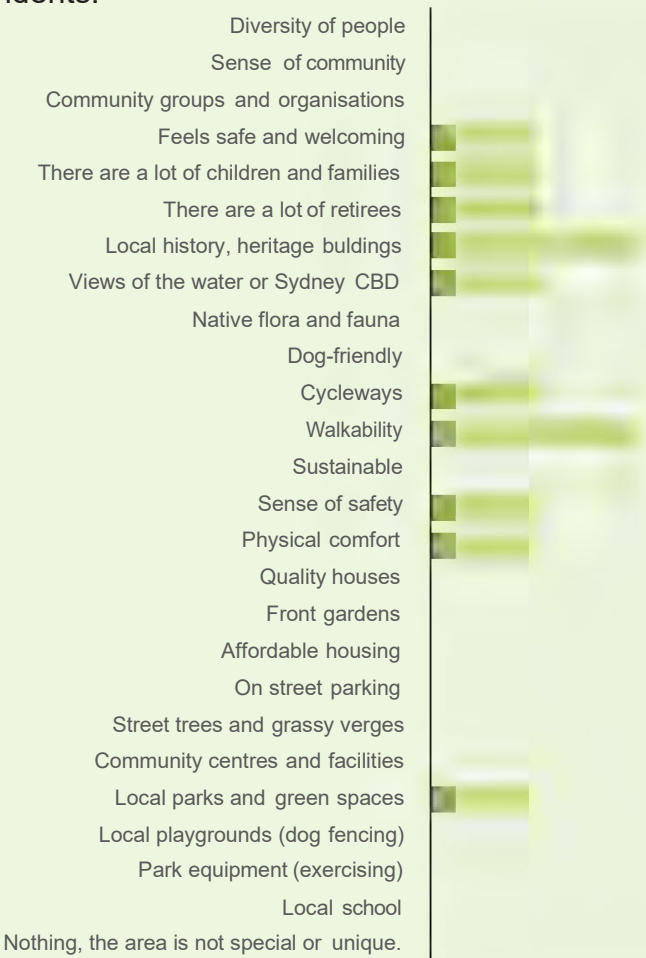
- Green
- Pedestrian friendly
- Safe
- Historic
- Welcoming

Key words that describe the local area:

- Quiet
- Historic
- Pleasant
- Heritage
- Safe
- Old
- Greenery
- Community
- Low rise
- Residential
- Comfortable

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The features that have the strongest influence on the LCA investigation area's look and feel according to survey respondents:



Top five contributions to Local Character:

- Heritage buildings
- Walkability
- Feels welcoming
- Local parks and green spaces
- Sense of safety

“Introducing additional controls for so called Character Areas will limit the ability to provide additional housing such as Duplexes or Terraces.”

“... the destruction of character homes. Mainly the beautiful character bungalows built in the 1920’s.”

“Several Complying Development houses have been built in all and they are very at odds with the local character, making it less appealing”

2.40 Social values and aspirations

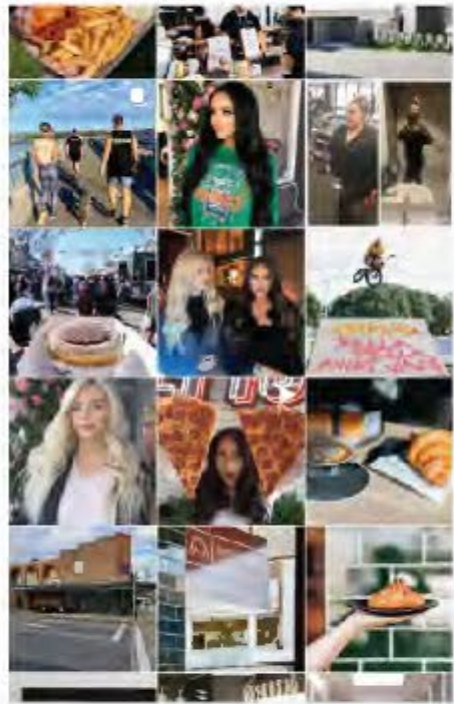
Five Dock North is situated between two retail and commercial hubs along Great North Road and as such is most strongly associated with the local businesses and boutiques in its surrounding context. Proximity to amenities, as well as parks and open spaces create a strong friendly, neighbourhood and village feel that is particularly conducive to families and those with pets.

Digital insights into the way the broader population of Sydney and Australia view the LCA investigation area and its surroundings can also provide an image of how the area is used and perceived. The manner in which information is sought in current times is predominantly reliant on the internet and social media, as perceptions are shaped by rising trends and popularity on digital platforms.

Google keyword searches, trend analytics and image popularity can provide quick insights into overall community sentiment about a place and its associations. Google image search results of the area are highly concentrated on the nearby retail and commercial amenities, as well as the significance of traffic along Great North Road. Image-sharing platforms such as Instagram are also able to showcase different qualities of the area and highlights the more social aspects of the LCA investigation area. Local food and beverage offerings, surrounding active recreation opportunities as well as small community businesses feature strongly in this form of digital engagement.

The adjacent diagram captures some of the values and aspirations of the residents of Canada Bay, received as part of the Community Survey conducted in August 2021. Community insights have revealed that the local activity most enjoyed within the LCA investigation area is heavily centred around walking and visiting local parks in the area. The family-friendly nature of the area is also reinforced by the love of chatting to neighbours and passers-by.

The most desired qualities for the future of the LCA investigation area are centred around increased offerings for families to engage in play and active recreation. Other aspirations and values include improved access and safety, as well as street trees for shade and comfort.



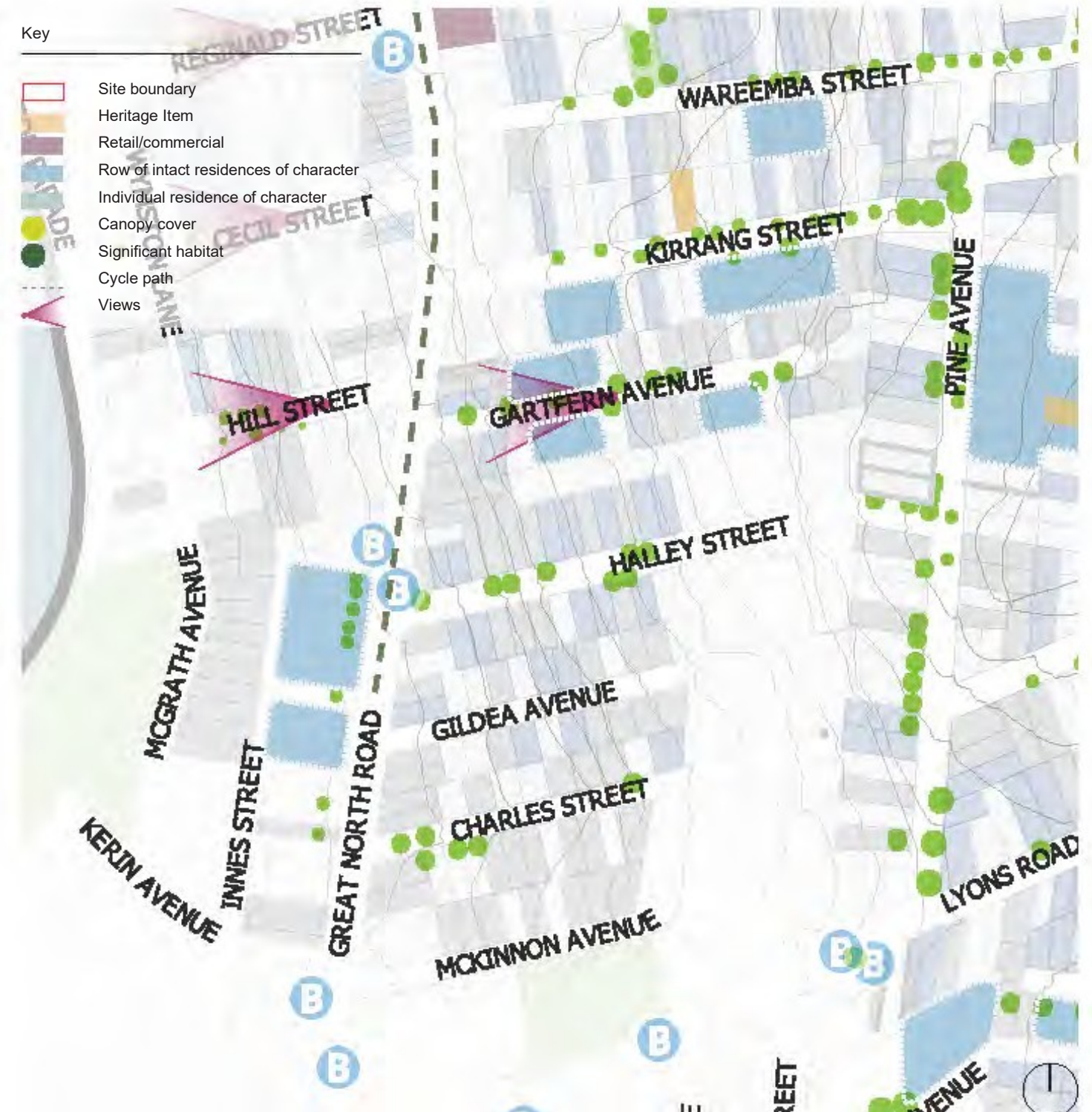
Instagram tagged images for Five Dock



2.41 Key findings and summary

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Category	Topics	Observations
Social	Public Space	<ul style="list-style-type: none">· Gartfern Avenue is the only street in the LCA investigation area that contains in-tact rows of traditional Federation/Californian Bungalows· Post-war development comprises most of the residential styles in the LCA investigation area· Public transport limited to bus stops along Great North Road
	Safety	
	Access	
	Leisure	
	Housing	
	Education	
	Community Facilities	
	Heritage and Culture	
	Public Transport	
Economic	Road Network	<ul style="list-style-type: none">· The Five Dock retail and commercial precinct is located in close proximity to the north, connections to which should be maintained
	Parking	
	Local Economy	
	Employment	
	Retail	
Environmental	Configuration	<ul style="list-style-type: none">· Gartfern Avenue contains consistent street planting of a unique species that greatly contribute to the quality of the streetscape· Distant views to the waterfront can be found along Gartfern Avenue which should be preserved· Unchallenging topography is conducive to active transport, however traffic along Great North Road makes for a hostile environment, exacerbated by lack of streettrees
	Public/Private Domain	
	Density/Height	
	Interface	
	Open Space	
	Comfort	
	Active Transport	
	Topography	
	Tree Canopy	



2.42 Local Character Area Boundary Assessment



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Context analysis, community insights and the experiential research undertaken have all aided in the identification of elements to be maintained in the Local Character Area. The proposed LCA boundaries have been reviewed in light of the above processes, aided by additional layers of ground-truthing and further analysis that have identified other areas that contribute to character, or areas that detract from character that may prompt an exclusion.

The proposed LCA boundaries have also been measured against the principles outlined in Section 1.8, ensuring that any additional inclusions or exclusions are aligned with the overall vision for the LCA. The combination of the above processes has also ensured that all the elements of character are considered from a social, economic and environmental perspective.

The additional areas to be included or excluded as part of the LCA boundary are highlighted in the adjacent diagram, as well as the associated justifications for doing so.

Key

-  DCP boundary
-  Extended investigation area
-  Proposed addition
-  Boundary modifications
-  Proposed exclusion
-  Heritage Item
-  Retail/commercial
-  Row of intact residences of character
-  Individual residence of character
-  Canopy cover
-  Significant habitat
-  Cycle path
-  Views



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2.43 Character, context and culture

Overview

The Five Dock LCA investigation area is located between Five Dock Park and Timbrell Park, with a higher population of 1,980. The LCA investigation area is well connected to Five Dock Town Centre, with a 22% of residents using active transport methods making the area accessible. The median age for the LCA investigation area is higher than the Greater Sydney average, indicating a higher quantity of middle-aged residents reside in the area. Of the households within Five Dock LCA investigation area, over 73% are of a separate house dwelling type, which establishes the area as low density, and demonstrates its existing small-scale, detached residential character. Over 30% of the dwellings accommodate 4 or more people, with the household size at 2.8, indicating the density is still relatively low at present, but has the potential to increase as family demographics within the area grow. A high percentage of residents in the LCA investigation area are home owners (42.3%) and a large number of households are identified as high income (39%), further indicating the demographic of the area as one that is predominantly middle aged.

Character and culture

Five Dock possesses a unique location between two large, accessible open spaces with high levels of amenity, as well as its proximity to the Five Dock Town Centre. Both Five Dock Park and Timbrell Park are key contributors to the character of the LCA investigation area, providing opportunities for community connection and providing residents with access to the waterfront. Active recreation for people of all ages and abilities is a central aspect of the LCA investigation area, with recent developments in the adjacent open spaces providing opportunities for inclusive recreational activities.

Australia’s first truly all-abilities playground, Livvi’s Place at Timbrell Park, is designed for children with differing physical and neurological abilities. Its purpose is to “cater for a broad range of special needs in a responsible and respectful manner including mobility, vision and hearing impairments as well as spectrum disorders, such as autism, to provide for both physical and emotional needs regardless of age or ability.” In doing so, Livvi’s Place aims to “dramatically reduce the barriers experienced by children with special needs, thereby



Inclusive play facilities



Takeaway facilities activating the open spaces





Five Dock Park

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Demographics Snapshot


 **43**
MEDIAN AGE
36 YEARS FOR GREATER SYDNEY


 **28ha**
APPROXIMATE TOTAL LCA INVESTIGATION AREA AREA


 **47%**
HOME OWNER'S
27.7% IN GREATER SYDNEY

 **16.2%**
ACTIVE TRANSPORT

 **39%**
HIGH INCOME HOUSEHOLDS

 **87%**
STAND ALONE DWELLING

 **41%**
4 OR MORE BEDROOMS

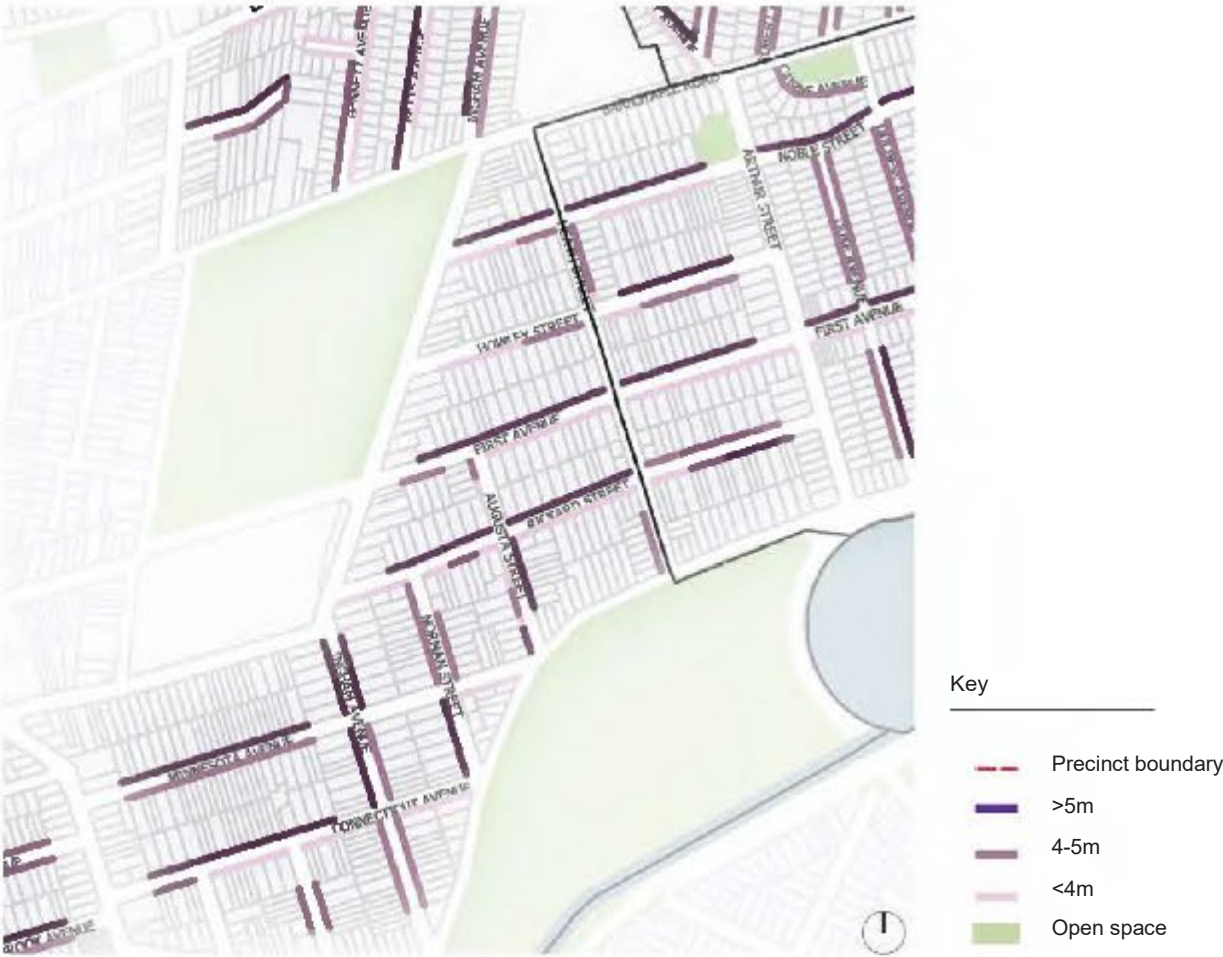
 **2.9**
AVERAGE HOUSEHOLD SIZE

 **TOP LANGUAGES**
33.2 % SPEAK A LANGUAGE OTHER THAN ENGLISH
ITALIAN
MANDARIN
CANTONESE

2.44 Context Analysis

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Streets and interface



Key findings

- There is significant variation in the consistency of street setback throughout Five Dock, possibly due to the amount of recent construction that is rapidly transforming the area e.g. parts of First Avenue and Rickard Street.
- Largest setbacks can be found to the south-west of the LCA investigation area, in areas that display more consistent rows of traditional residences, allowing for a more prominent tree canopy to develop.

Movement and access



Key findings

- The LCA investigation area is comprised of a network of quiet, local streets with little transport options, with the exception of First Avenue which contains a number of bus stops.
- Bus stops can also be found just out of the LCA investigation area, adjacent to public open spaces such as Five Dock Park, and school facilities.
- Generally wide verges throughout the LCA investigation area aid in pedestrian movement, particularly to and from the nearby adjacent open spaces.

Open space, public domain and community



Key findings

- Five Dock LCA investigation area contains a large quantity of tree coverage throughout the precinct, with numerous tree-lined streets.
- The LCA investigation area has direct views towards the adjoining foreshore and Timbrell Park.
- There are no open spaces or community facilities within the LCA investigation area.

Residential character & architectural style



Key findings

- Five Dock contains a general mix of residential styles, with recent development beginning to transform much of the streetscapes.
- Rows of intact traditional homes are most evident in the south western portion of the LCA investigation area, notably along Minnesota Avenue and Connecticut Avenue. Sympathetic additions to many of these homes can also be found.
- Recent development comprises almost the whole length of Henley Marine Drive in south-east, taking advantage of

views over Timbrell Park and the waterfront.

2.45 Local Character Area (LCA) development

DRAFT

Observations:

The evolution of the character area in recent history is shown through historic aerial imagery, from 1955, 1986 and 2021 respectively. Between 1955 and 1986 there is minimal change in the development pattern of the local area. Tree canopies are more evident in 1986, however, they appear to largely only be located in the back yard of individual lots. In 2021 the tree canopy is much more substantial in the streets and local parks. This may be the fruits of planting that occurred in the 1980s and 1990s.

demolished and rebuilt new dwellings due to the diversity in roof colour. Where it was once predominately terracotta tiling, there are many more coloured corrugated iron roofs. Nevertheless, the subdivision pattern appears largely unchanged throughout.

Between 1986 and 2021 aerial imagery it is evident that individual lots have

1955 Aerial Photography

1986 Satellite Imagery

2021 Satellite Imagery





Tree-lined views to the water along Minnesota Avenue



Variations of recent residential development along Henley Marine Drive



Sympathetic alterations and additions to traditional Bungalows along Ingram Avenue



Minnesota Avenue contains consistent rows of Federation/Californian Bungalows



Timbrell Park is a key anchoring open space in the LCA investigation area, with a backdrop of the Sydney CBD



Rickard Street contains rows of recent construction with no consistent character



Intact cottages along Connecticut Avenue



Distant views along First Avenue to the CBD



Views to Timbrell Park along Augusta Avenue, aided by consistent roof heights and low fence lines

2.46 Community feedback

DRAFT

Majority of survey respondents identify with the statement:

“I want to see future change that is sympathetic to the area’s current look and feel.”

Top 5 aspirations for desired future character:

- Village feel
- Pedestrian friendly
- Easy to get around
- Green
- High Quality

Key words that describe the local area:

- Quiet
- Open space
- Friendly
- Calm
- Heritage
- Community
- Green
- Traditional
- Safe
- Accessible
- Picturesque
- Diverse

The features that have the strongest influence on the LCA investigation area's look and feel according to survey respondents:



Top five contributions to Local Character:

- Parks and green spaces
- Walkability
- Sense of community
- Diversity of people
- Streets and verges

“Implement active transport/walkability as per Transport NSW, create cohesive connectivity .”

"Further planning restrictions as new houses are built too close to property borders, without trees and gardens. They are also too large and tall, blocking light and privacy. They should be sympathetic to the existing street."

2.47 Social values and aspirations

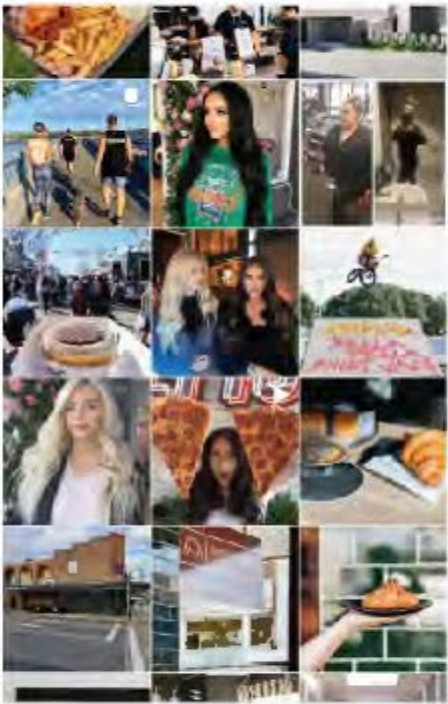
Five Dock is most strongly associated with its proximity to the retail and commercial centre along Great North Road, evoking images of its strong sense of cultural pride derived from its diverse local community. Community sentiment regards the area as a largely quiet, friendly neighbourhood despite its unassuming nature.

Digital insights into the way the broader population of Sydney and Australia view the LCA investigation area and its surroundings can also provide an image of how the area is used and perceived. The manner in which information is sought in current times is predominantly reliant on the internet and social media, as perceptions are shaped by rising trends and popularity on digital platforms.

Google keyword searches, trend analytics and image popularity can provide quick insights into overall community sentiment about a place and its associations. Google image search results of the area are highly concentrated on the nearby retail and commercial amenities, as well as the cultural events that have come to define the local community e.g. the Ferragusto Festival. Image-sharing platforms such as Instagram are also able to showcase different qualities of the area and highlights the more social aspects of the LCA investigation area. Local food and beverage offerings, surrounding active recreation opportunities as well as small community businesses feature strongly in this form of digital engagement.

The adjacent diagram captures some of the values and aspirations of the residents of Canada Bay, received as part of the Community Survey conducted in August 2021. Community insights have revealed that the local acitivity most enjoyed within the LCA investigation area is heavily centred around walking and visiting local parks in the area. The family-friendly nature of the area is also reinforced by the love of chatting to neighbours and passers-by.

The most desired qualities for the future of the LCA investigation area are centred around increased offerings for families to engage in play and active recreation. Other aspirations and values include improved access and safety, as well as street trees for shade and comfort.



Instagram tagged images for Five Dock



2.48 Key findings and summary

DRAFT

Category	Topics	Observations
Social	Public Space	<ul style="list-style-type: none">Areas in the south-western portion of the LCA contain the most consistent collections of Federation/Californian Bungalows, such as along Minnesota and Connecticut Avenue. Consistent fence lines and wide verges lend a strong sense of visual coherency along these streetsArthur Street is a key north-south route through the area that offers some of the only public transport optionsDomremy Catholic College is located adjacent to the LCA, connections to which should be maintained
	Safety	
	Access	
	Leisure	
	Housing	
	Education	
	Community Facilities	
	Heritage and Culture	
	Public Transport	
Economic	Road Network	<ul style="list-style-type: none">The LCA consists predominantly of a network of quiet, local streets bounded by higher order roads.
	Parking	
	Local Economy	
	Employment	
	Retail	
Environmental	Configuration	<ul style="list-style-type: none">The LCA is situated between two key pieces of open space - Five Dock Park and Timbrell Park- connections to which should be maintainedViews to open spaces and across the waterfront can be found to the south of the LCA and should be preservedHowley Street contains a consistent mature tree canopy set along wide verges, greatly contributing to the character of the streetMany of the streets in the LCA are wide with well-maintained footpaths, making pedestrian activity pleasant and allowing for comfortable active transport connections to surrounding amenity
	Public/Private Domain	
	Density/Height	
	Interface	
	Open Space	
	Comfort	
	Active Transport	
	Topography	
	Tree Canopy	



2.49 Local Character Area Boundary Assessment

Context analysis, community insights and the experiential research undertaken have all aided in the identification of elements to be maintained in the Local Character Area. The proposed LCA boundaries have been reviewed in light of the above processes, aided by additional layers of ground-truthing and further analysis that have identified other areas that contribute to character, or areas that detract from character that may prompt an exclusion.

The proposed LCA boundaries have also been measured against the principles outlined in Section 1.8, ensuring that any additional inclusions or exclusions are aligned with the overall vision for the LCA. The combination of the above processes has also ensured that all the elements of character are considered from a social, economic and environmental perspective.

The additional areas to be included or excluded as part of the LCA boundary are highlighted in the adjacent diagram, as well as the associated justifications for doing so.

Key

-
- Legend:
- DCP boundary
 - Extended investigation area
 - Proposed addition
 - Boundary modifications
 - Proposed exclusion
 - Heritage Item
 - Local School
 - Retail/commercial
 - Row of intact residences of character
 - Individual residence of character
 - Canopy cover
 - Significant habitat
 - Cycle path
 - Views

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Document Set ID: 7560795
Version: 4, Version Date: 10/02/2022

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2.50 Character, context and culture

Demographics

The Rodd Point LCA investigation area is located to the west of Henley Marine Drive, with an area of 17.89ha. The LCA investigation area is accessible predominantly by bus service, with over 21% using transport modes. The median age is above the Greater Sydney average, demonstrating the dominance of the middle-aged bracket within the area. The LCA investigation area has the highest number of detached dwelling typology, at 99%, establishing the detached, low-density nature of the area. The household size within the area is at 2.72, with 28.5% of households accommodating 4 or more bedrooms, indicating that the housing types within the area have the potential to accommodate the growth of young families. A large quantity of the population in the LCA investigation area are homeowners, with 44.3% being identified as high income households, further indicating the higher age demographic.

Character and culture

Situated along Iron Cove, Rodd Point is one of Sydney's smallest suburbs, and is situated along Iron Cove. Known for its parklands and walking tracks, it is a popular weekend picnic destination for families. The suburb was named for the Rodd family - prominent local identities - and includes land bought by Brent Clements Rodd (1809–1898) from the Five Dock Farm estate in 1836. Many of the local streets are named after members of the Rodd family, including Brent, Brisbane, Burnell, Clements, Janet, Lenore, Trevanion and Undine. Barnstaple Road takes its name from Barnstaple Manor, Rodd's family home.

The Bay Run is a prominent attractor in and around Rodd Point, and is considered one of Sydney's most popular running and walking tracks. It consists of a 7km walkway and cycleway around the edge of Iron Cove, with consistent views to the water at all times. A large part of the run runs alongside the waterside boundary of Rodd Point and many users start and finish in the suburb.



Historical image of Rodd Point



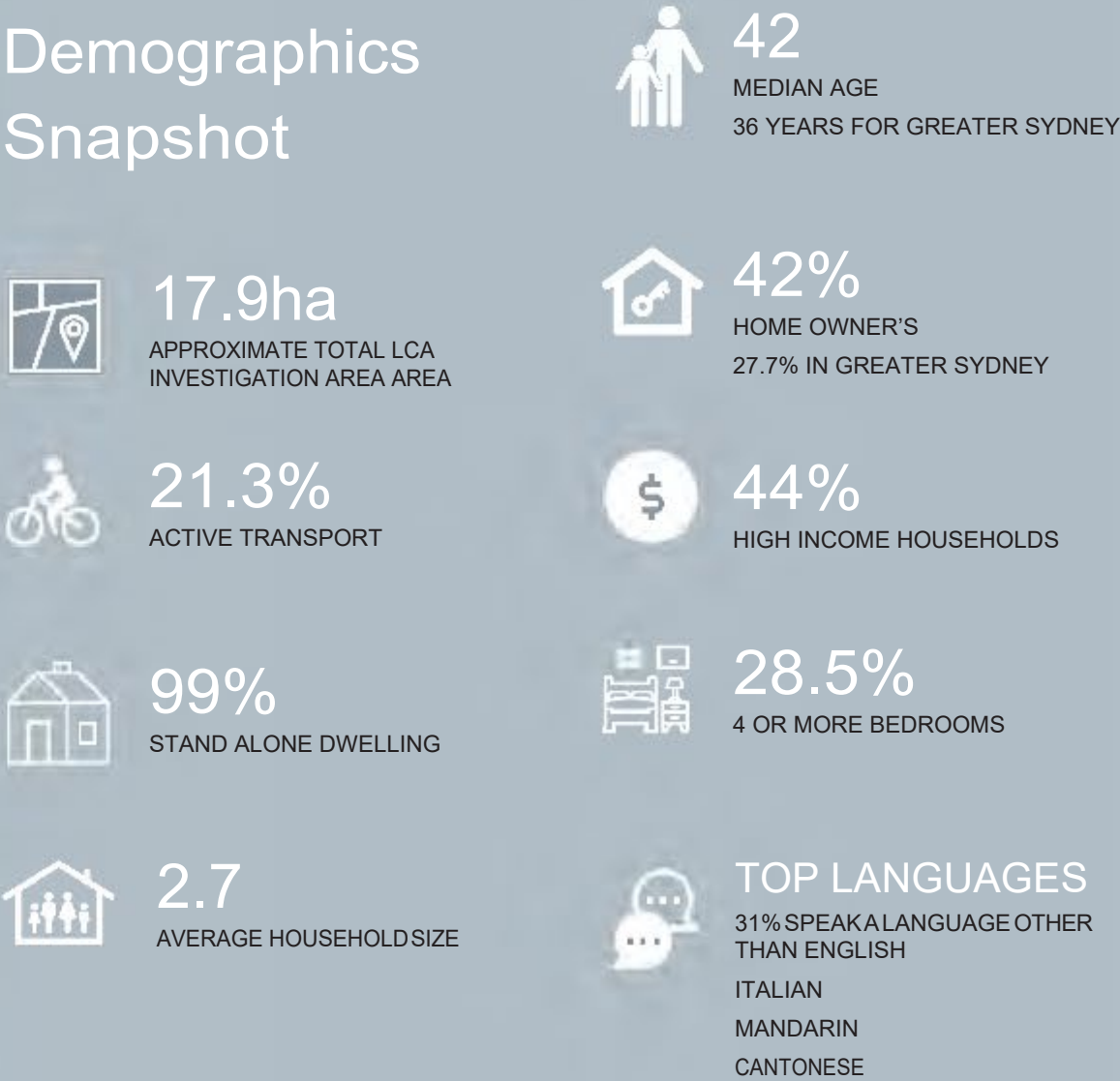
Iron Cove waterfront



Part of the Bay Run

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Demographics Snapshot



2.51 Context Analysis

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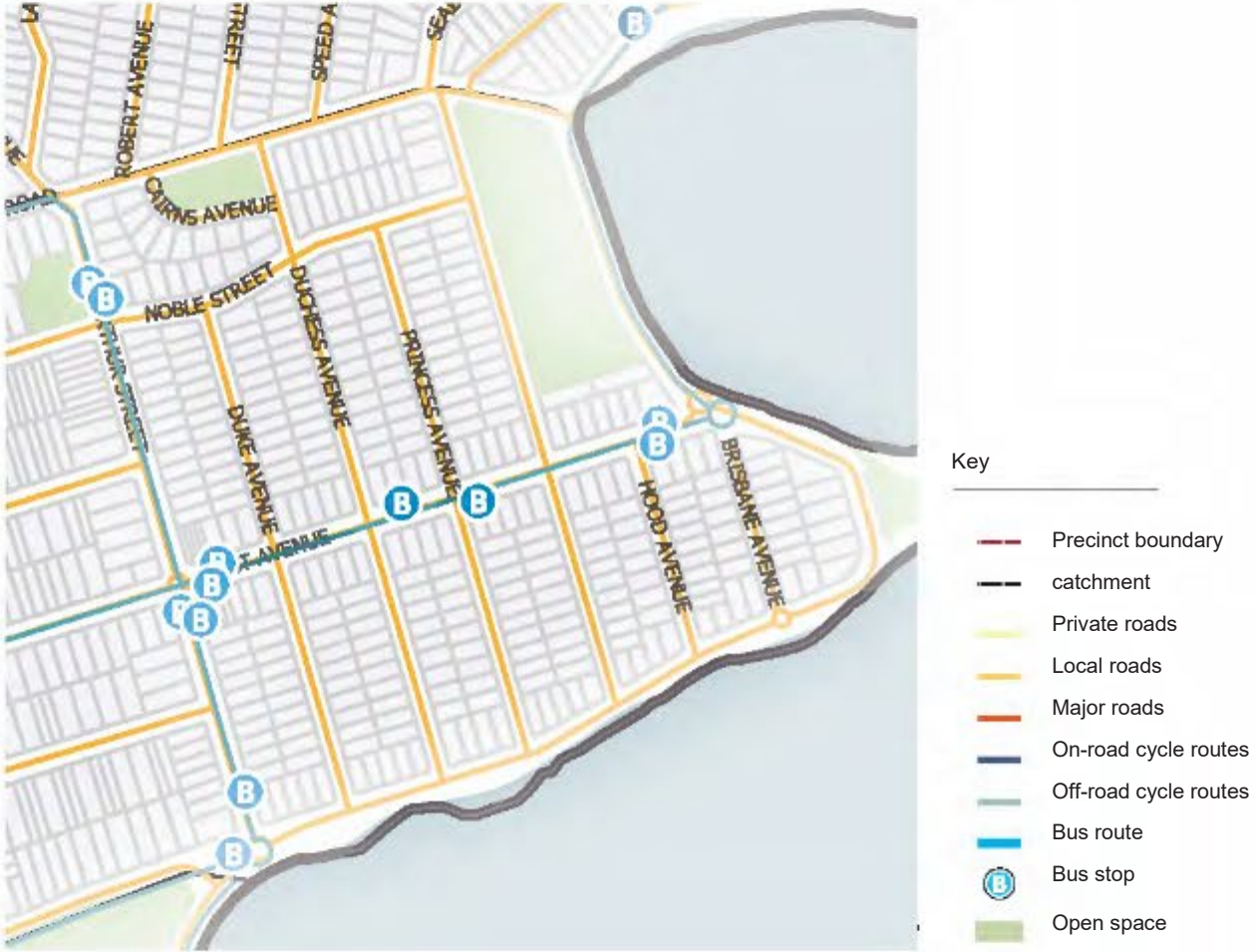
Streets and interface



Key findings

- Rodd Point generally contains large setbacks, allowing for generous verges and street planting.
- The largest setbacks can be found to the south of the LCA investigation area, along shorter, smaller blocks where less recent residential construction has taken place.
- A small section of commercial/retail development along the western portion of First Avenue incorporates reduced setbacks, with development built to boundary and directly addressing the street.

Movement and access



Key findings

- The LCA investigation area consists of a network of quiet, local streets which complement the suburban residential character
- First Avenue is the main thoroughfare that bisects the LCA investigation area, and is the only transport route through the area with a number of bus stops.
- The LCA investigation area has good pedestrian access and amenity due to footpaths on both sides of streets and large setbacks.

Open space, public domain and community



Key findings

- There is limited tree coverage within the Rodd Point LCA investigation area, with the majority of trees concentrated towards the north of the precinct.
- The LCA investigation area has direct foreshore views to both the east and south, a key contributor to the character of the area.

Residential character & architectural style



Key findings

- There is little consistency in residential character, with much of the LCA investigation area seeing significant transformation.
- Recent development is prominent on the fringes, particularly close to the waterfront. There is a desire to capture views with two or three storey dwellings that are significantly larger than the traditional Federation style that it has replaced.
- Small rows of intact Federation and/or Californian Bungalows can be found to the south of the LCA investigation area, along shorter blocks and streets such as Duke Avenue.

2.52 Local Character Area (LCA) development

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Observations:

The evolution of the character area in recent history is shown through historic aerial imagery, from 1955, 1986 and 2021 respectively. Between 1955 and 1986 there is observable increased development of suburban stand alone dwellings where 'gaps' in the urban fabric are filled and local parks established. Tree canopies are more evident in 1986, however, they appear to largely only be located in the back yard of individual lots. In 2021 the tree canopy is much more substantial in the streets and local parks. This may be the fruits of planting that occurred in the 1980s and 1990s.

Between 1986 and 2021 aerial imagery it is evident that individual lots have demolished and rebuilt new dwellings due to the diversity in roof colour. Where it was once predominately terracotta tiling, there are many more coloured corrugated iron roofs. Nevertheless, the subdivision pattern appears largely unchanged throughout.

1955 Aerial Photography



1986 Satellite Imagery



2021 Satellite Imagery





Tree-lined streetscape along First Avenue, with distant views to the water



Recent residential development occupying corner lots



Post War Moderne Bungalows that comprise much of the existing development



Undulating topography offering views across the bay along Brisbane Avenue



Recent construction of varying styles developed alongside existing traditional bungalows



View across waterfront along Henley Marine Drive



Few instances of intact Californian Bungalows along Duke Avenue



Additions and alterations to existing Federation/Californian Bungalows



Varying styles of recent development adjacent to Nield Park, capturing views across the water

2.53 Community feedback

Majority of survey respondents identify with the statement:

“I want to see future change that is sympathetic to the area’s current look and feel.”

Top 5 aspirations for desired future character:

- Village feel
- Safe
- Welcoming
- Pedestrian friendly
- Green

Key words that describe the local area:

- | | |
|-------------|--------------|
| · Quiet | · Foreshore |
| · Friendly | · Calm |
| · Community | · Relaxed |
| · Green | · Open |
| · Safe | · Accessible |
| · Welcoming | · Reserved |
| · Beautiful | · Views |

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The features that have the strongest influence on the LCA investigation area's look and feel according to survey respondents:



Top five contributions to Local Character:

- Parks and green spaces
- Views of water/CBD
- Safe and welcoming
- Walkability
- Children and families

“More shaded areas at Timbrell park and Neil park. More seating for the parks and along the baywalk.”

“Maintaining public access to the foreshore should be paramount - this provides much of the amenity of the area and must be available to everyone, locals and visitors alike.”

2.54 Social values and aspirations

Rodd Point is a attractive and picturesque area of the Canada Bay LGA that largely derives its value from its public domain and ease of access to the foreshore. Its position close to the water imbues a sense of remoteness and seclusion that contribute to a strong sense of safety and a relaxed, family-friendly nature.

Digital insights into the way the broader population of Sydney and Australia view the LCA investigation area and its surroundings can also provide an image of how the area is used and perceived. The manner in which information is sought in current times is predominantly reliant on the internet and social media, as perceptions are shaped by rising trends and popularity on digital platforms.

Google keyword searches, trend analytics and image popularity can provide quick insights into overall community sentiment about a place and its associations. Google image search results of Rodd Point are centred on the waterfront, and the prevailing views able to be gained from many of the streets, highlighting the value on which is attributed to these aspects of the area. Image-sharing platforms such as Instagram are also able to showcase different qualities of the area and highlights the more social aspects of the LCA investigation area. For Rodd Point, these remain fairly similar to the Google search results, with many users capturing views and active recreation activities near the waterfront. Results involving community renovations and new housing in the area also suggest that the area is rapidly transforming.

The adjacent diagram captures some of the values and aspirations of the residents of Canada Bay, received as part of the Community Survey conducted in August 2021. Community insights have revealed that the local activity most enjoyed within the LCA investigation area is heavily centred around walking and visiting local parks in the area. The family-friendly nature of the area is also reinforced by the love of chatting to neighbours and passers-by.

The most desired qualities for the future of the LCA investigation area are centred around increased offerings for families to engage in play and active recreation. Other aspirations and values include improved access and safety, as well as street trees for shade and comfort.



2.55 Key findings and summary

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Category	Topics	Observations
Social	Public Space	<ul style="list-style-type: none">Duke Avenue contains one of the only collections of in-tact Federation/Californian Bungalows. It possesses a well-maintained character that is reinforced by wide, neat vergesThe LCA investigation area contains a large number of post-war development and 20th century housing that has rapidly transformed the character of the area
	Safety	
	Access	
	Leisure	
	Housing	
	Education	
	Community Facilities	
	Heritage and Culture	
	Public Transport	
Economic	Road Network	<ul style="list-style-type: none">The extension of First Avenue bisects the LCA investigation area, offering one of the only public transport routes in the area with a number of bus stopsNarrow, quiet streets lend an intimacy to the area that contributes to the sense of seclusion
	Parking	
	Local Economy	
	Employment	
	Retail	
Environmental	Configuration	<ul style="list-style-type: none">Views across the water can be found on almost all streets to the south of the LCA investigation area, across Henley Marine DriveOn-road bike paths can be found bordering the LCA investigation area, offering connections to the surrounding parks and waterfront walks that should be preservedNield Park is a key open space in the area, connections to which should maintained
	Public/Private Domain	
	Density/Height	
	Interface	
	Open Space	
	Comfort	
	Active Transport	
	Topography	
	Tree Canopy	



2.56 Local Character Area Boundary Assessment

Context analysis, community insights and and the experiential research undertaken have all aided in the identification of elements to be maintained in the Local Character Area. The proposed LCA boundaries have been reviewed in light of the above processes, aided by additional layers of ground-truthing and further analysis that have identified other areas that contribute to character, or areas that detract from character that may prompt an exclusion.

The proposed LCA boundaries have also been measured against the principles outlined in Section 1.8, ensuring that any additional inclusions or exclusions are aligned with the overall vision for the LCA. The combination of the above processes has also ensured that all the elements of character are considered from a social, economic and environmental perspective.

The additional areas to be included or excluded as part of the LCA boundary are highlighted in the adjacent diagram, as well as the associated justifications for doing so.

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Key

	DCP boundary
	Extended investigation area
	Proposed addition
	Boundary modifications
	Proposed exclusion
	Heritage Items
	Retail/commercial
	Row of intact residences of character
	Individual residence of character
	Canopy cover
	Significant habitat
	Cycle path
	Views



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