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Five Dock

Local Character Statement

Prepared for
City of Canada Bay Council

Issued
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We create spaces people love



SJB is passionate about the possibilities
of architecture, interiors, urban design and
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SJB would like to acknowledge the traditional custodians of the land on which we live and practice and pay our respects to elders, past, present and future. In particular, we would like to acknowledge the 60,000+ years of continuous engagement of this land by Aboriginal and Torres Strait culture.

The journey of Aboriginal and Torres Strait Islander people and their knowledge of this land is incredibly rich – its importance to the future of our country should never be underestimated.

Issued

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Certified Management Systems

ISO 9001:2015 Quality Management System
ISO 45001:2018 Occupational Health & Safety Management System
ISO 14001:2015 Environmental Management System



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Acknowledgement of Country

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1.1 Statement

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Canada Bay Council acknowledge and pay our respects to the Traditional Custodians of Country within the city area, the Wangal people. We pay our respect to broader Aboriginal and Torres Strait Islander community who serve as stewards of Country and belong to this place.

Canada Bay Council endorses the principles laid out in the Government Architects Designing with Country Framework and are in the process of developing ways in which Country and Aboriginal culture can be embedded into policy and the built environment, and to provide spaces for learning and celebrating the world's oldest living culture.

We recognise and celebrate the special relationship Aboriginal and Torres Strait Islander people have had with the land we now call Five Dock and the continued connection today. The Wangal people inhabited what is now known as the City of Canada Bay for thousands of years prior to European settlement and hold a deep connection to the land and landscape.

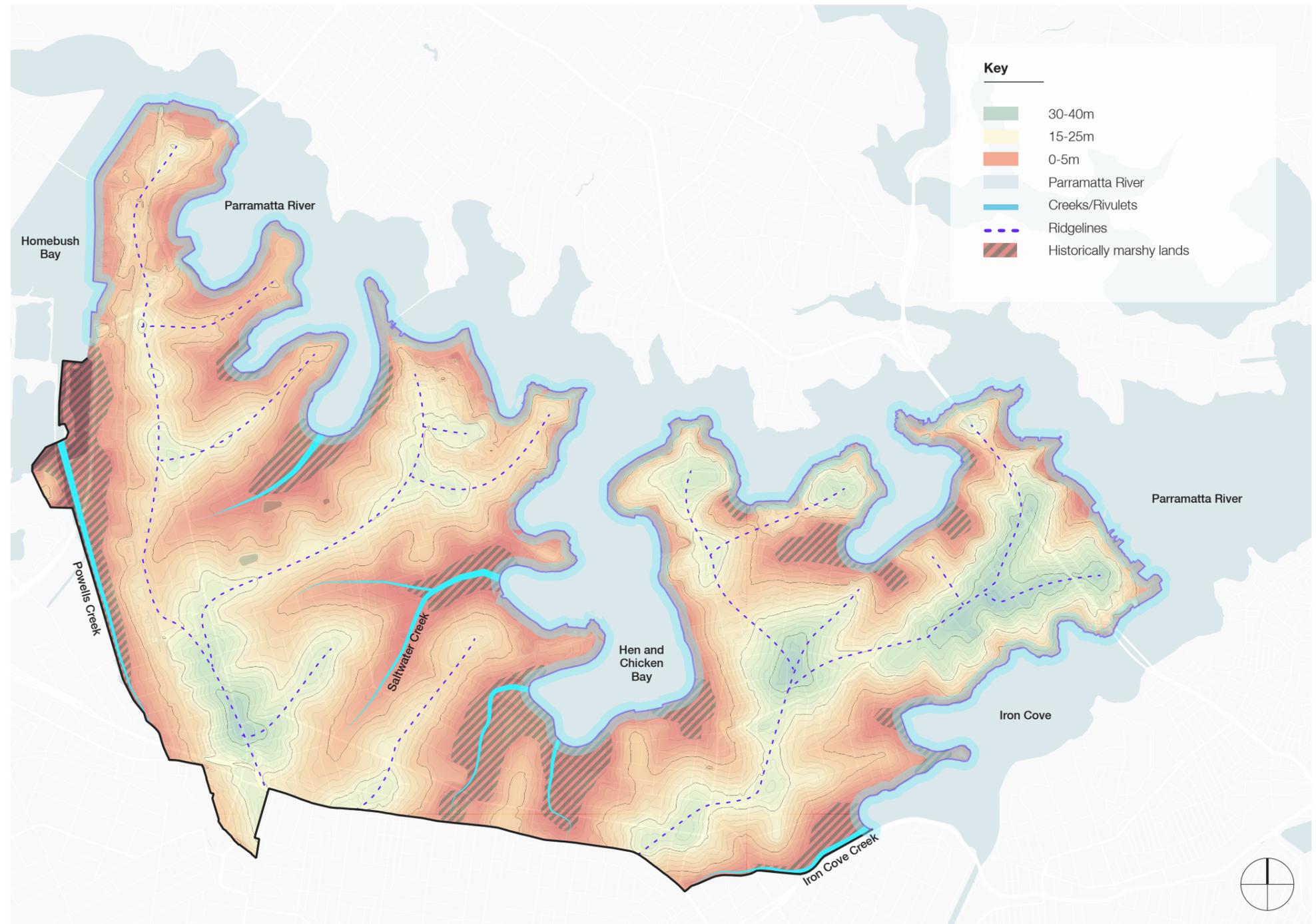
As we design on Country, we are sensitive to the many tangible and intangible elements of every place, and the precolonial history that is ever-present in the landscape, water and skies. Canada Bay Council want to celebrate this and work with the local community to further this endeavour.

Traditionally, the lives of the Wangal people were strongly focused around the harbour and its foreshore. The local area of Hen and Chicken Bay was a major meeting place for Aboriginal people from Port Jackson and the wider Sydney region and as such is a significant cultural and historical site within our City.

The Parramatta River was a significant source of food, however, the Wangal people also hunted animals, harvested plants and gathered raw materials in the local area.

Historically, the difference between land and water was never as distinct as it is today. The Canada Bay Area consisted of marshy areas on the foreshore and in low lying areas, and had a network of smaller creeks and rivulets. These were diverted into concrete drainage basins in the 1960s and are now undergoing a process of naturalisation.

Walking paths along ridgelines were commonly used for migration and trading. The memory of some of these walking routes are likely to have been formalised to become the earliest roads in the local area - such as Burwood Road, Concord Road, Lyons Road, Great North Road and Correys Avenue.



Introduction

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1.2 Overview

About the Local Character Statement

The NSW Department of Place, Industry and Environment (DPIE) defines local character as:

“...what makes a neighbourhood distinctive and is the identity of a place. It encompasses the way it looks and feels. It is created by a combination of land, people, the built environment, history, culture and tradition including Aboriginal and non-Aboriginal, and looks at how they interact to make a distinctive character of an area.

Local character is distinctive, it differentiates one area apart from another. It includes the sense of belonging a person feels to that place, the way people respond to the atmosphere, how it impacts their mood, their emotional response to that place and the stories that come out of peoples' relationship with that place.”

This Local Character Statement (LCS) describes the character of the existing area, having been identified as having a unique character. Described as a Local Character Area (LCA), it is the summation of a process of assessing the character of the area, including feedback from the local community, research on the demographics of the area and mapping of its physical elements.

Whilst the entire LGA was assessed at a high level, the LCAs identified in Council's previous DCP were subject to detailed assessment, because these areas have the highest likelihood of having local character that the community recognises and wants preserved.

The LCS describes the desired future character for the LCA, and is based upon an assessment of the character of the existing low density residential areas and feedback from the local community about their residential neighbourhoods.

Proposed new development or future alterations to development within the LCA will need to be consistent with this LCS and the principles therein.

Report Structure

This LCS is a succinct snapshot that summarises desired future character, and the means of making this happen. It is supported by detailed analysis and reports that provide context and rationale to all of the directives in this LCS and can be downloaded from councils website. Further technical studies and supporting evidence can be found in the appendix.

Within this LCS you will find a:

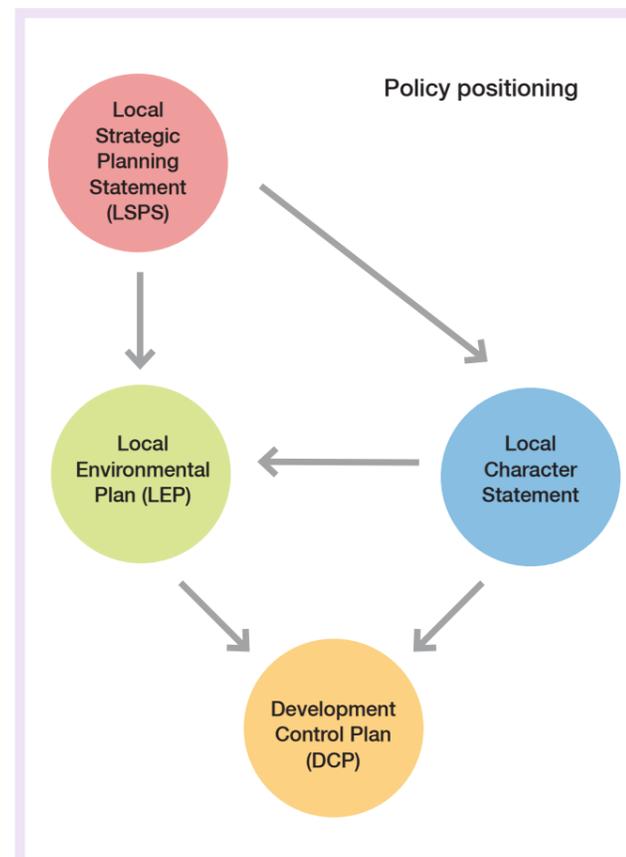
- **Local Character Statement**
A snapshot or synopsis of the LCA, describing what is distinct to the place and the type of qualities that are to be supported and maintained into the future.
- **Overview**
An overview of the LCA with site photos and an assessment of the area through the lens of DPIE's Local Character Wheel. This section also includes a structure plan the LCA, identifying unique qualities and opportunities. This is to provide the reader with a basic understanding of the local area.
- **The Desired Future Character**
The desired future character consists of a set of principles that are designed to lead future development and changes in the LCA toward a shared vision for the future. The principles establish characteristics for the built environment that are consistent with maintaining the current qualities of the neighbourhood and minimising the risks of over-development or eroding the existing local character.

Intent of Type 3 Maintain LCAs

This LCS is part of a suite of studies into areas throughout Canada Bay Council that are deemed to have a character of distinctive low density neighbourhoods that will be 'maintained.' Council has also undergone a process of categorising areas for 'change' (Type 1) and 'enhance' (Type 2).

Council does not aim to inhibit future development within the LCA by classifying it as Type 3 - Maintain, rather the aim is to support greater consistency in the neighbourhood by 'maintaining' the existing character of the LCA.

The "Principle of Compatibility" best describes the intent of the Type 3 - Maintain LCAs and underpins the principles in the desired future character section of this report.



Principle of Compatibility

Compatibility means "capable of existing together in harmony", or being consistent. Compatibility cannot be defined in absolute terms, because it is dependent on and relative to context and setting.

Compatibility should not prevent change in a neighbourhood. But a compatible new building or alteration enhances the character of the area and respects the context by responding to the essential elements that make up the character of the neighbourhood. Compatibility creates a sense of cohesiveness, with old and new buildings coexisting harmoniously together in their man-made and natural surroundings. It is created by both the physical appearance of buildings plus how they physically and visually interface with their built and landscape setting.

Compatibility should be interpreted using today's materials and construction techniques, but the flexibility this provides should be applied to forms and materials to improve architectural compatibility. The main factors that contribute to harmonious neighbourhoods include the size, shape, and form of the houses, their architectural style, the relationship of each house to the street and nearby houses, and a consistent lot pattern and streetscape. Where there is a uniform building line, even small differences can destroy the unity. Buildings should reflect the traditional side setbacks, roof form, façade articulation and materials.

Introduction

2.1 Methodology

The 'Local Character Wheel'

The LCS consists of a set of principles that underpin the desired future character from a Social, Environmental and Economic perspective. The 'Local Character Wheel' was developed by DPIE as a means of assessing local character in a multifaceted way, taking into account the tangible and intangible elements of place.

A local character assessment of the LCA has been undertaken through the lens of the Character Wheel - including not only the built environment, but also community feedback, demographic analysis and policy alignment.

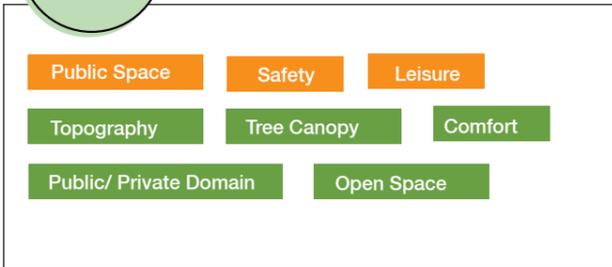
To inform the desired future character, each segment of the character wheel has been divided under the heading of Movement, Built Form, Landscape, and History, Culture and Land-use.

Each of these categories align with sub-sections of the DPIE Character Wheel. Within each subset of principles is a diagram that shows how they align to the Wheel. For instance, the subheading 'Movement' considers the elements of 'safety and access,' 'active transport and configuration,' road network and parking' from the DPIE Character Wheel. There can be overlap within the subcategories or principles taken from the wheel.

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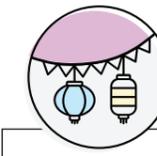
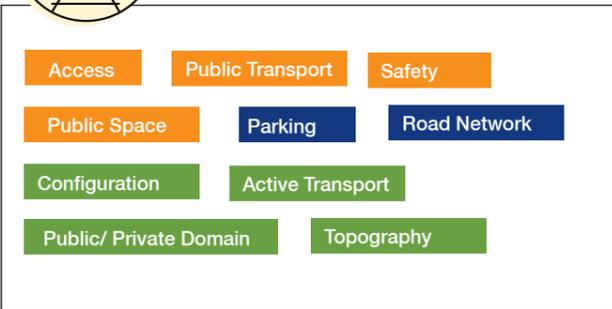
Landscape



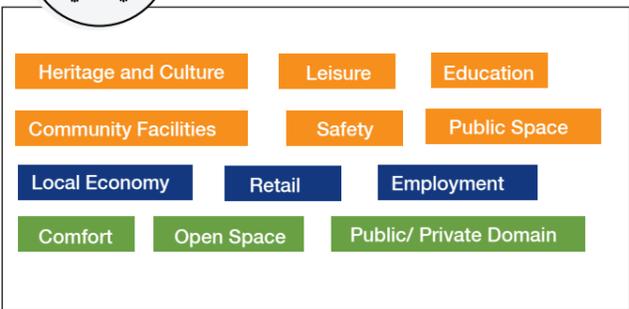
Built Form



Movement



History, Culture & Land-use



Local Character Statement

3.1 Snapshot on a Page

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Five Dock (FD) is a vibrant neighbourhood with a strong connection to the natural landscape. Located close to the foreshore, it is bordered by multiple open spaces which contributes to the culture and life of the LCA with a range of active recreational offerings. Proximity to the nearby Five Dock town centre, schools and open spaces are all key amenities that contribute to the safe and local village feel.

Post war dwellings and Federation/ Californian Bungalows typify much of the residences in Five Dock, maintaining a sense of coherency amongst many of the streetscapes. This is particularly prominent in the south-west of the LCA, where larger collections of in-tact traditional dwellings can be found along streets such as Minnesota and Connecticut Avenue. Consistent setbacks, gardens and fence lines further enhance the visual coherence along these streets.

Generous verges with well-maintained footpaths allow the LCA to remain conducive to walkability, a quality which could be enhanced with increased tree canopy in the future. The views attributed to the LCA's natural setting should also be preserved, particularly along many of the north-south streets where topographical changes allow for views across adjacent green spaces, or to the waterfront.



Overview

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4.1 LCA qualities

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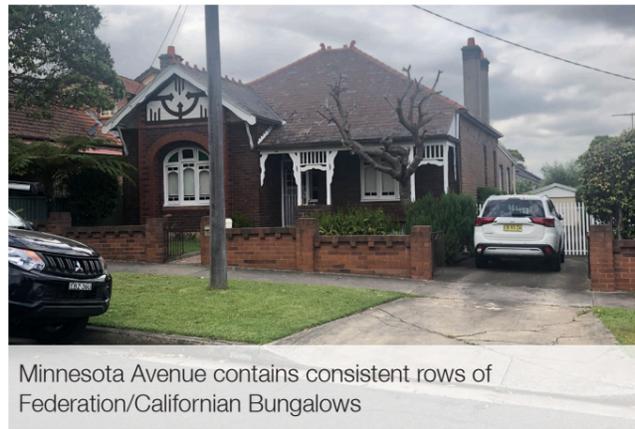
Tree-lined views to the water along Minnesota Avenue



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



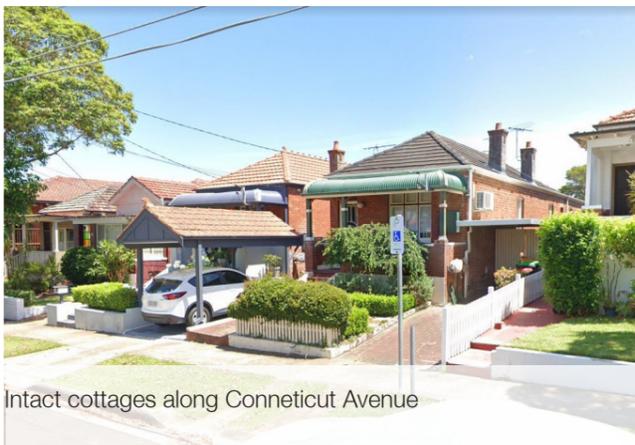
View from Minnesota Avenue of Parramatta River, Sydney CBD and harbour bridge.



Minnesota Avenue contains consistent rows of Federation/Californian Bungalows



Consistent low fenceline and wide even pavements on Minnesota Avenue.



Intact cottages along Connecticut Avenue



Distant views along First Avenue to the CBD



Row of consistent federation dwellings along Minnesota Avenue.



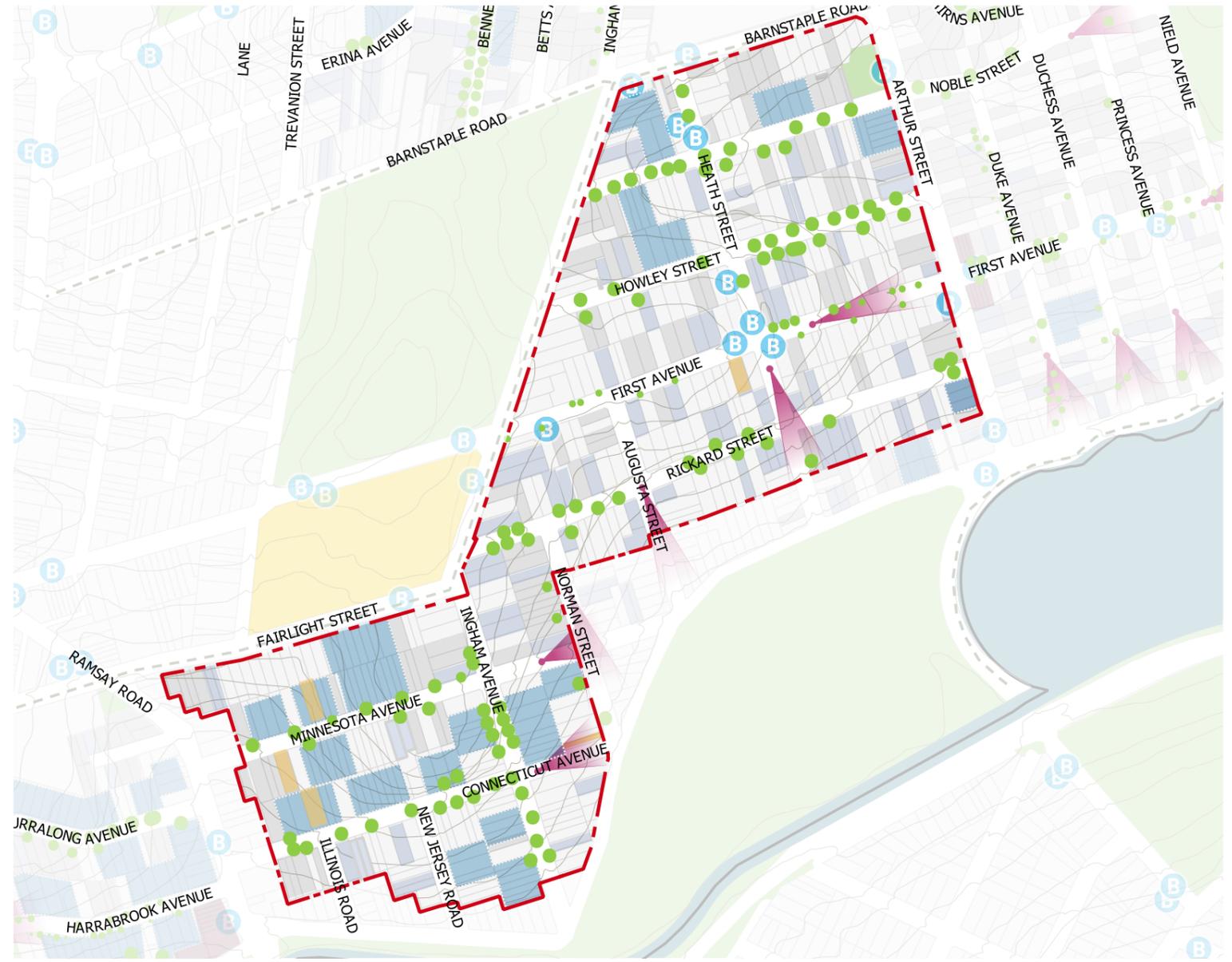
Rickard Street contains rows of recent construction with no consistent character

Overview

4.2 Local Character Wheel qualities

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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, including along Minnesota and Connecticut Avenue. Consistent fence lines and wide verges lend a strong sense of visual coherency along these streets Arthur Street is a key north-south route through the area that offers some of the only public transport options Domremy 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 areas of open space - Five Dock Park and Timbrell Park- connections to which should be maintained Views to open spaces and across the waterfront can be found to the south of the LCA and should be preserved Howley Street contains a consistent mature tree canopy set along wide verges, contributing to the character of the street Many 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 amenities
	Public/Private Domain	
	Density/Height	
	Interface	
	Open Space	
	Comfort	
	Active Transport	
	Topography	
	Tree Canopy	



Key

	Site boundary		Row of intact residences of character		Cycle path
	Heritage item		Individual residence of character		Views
	Heritage conservation area		Canopy cover		
	Retail/commercial		Significant habitat		

Desired Future Character

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5.1 Principles

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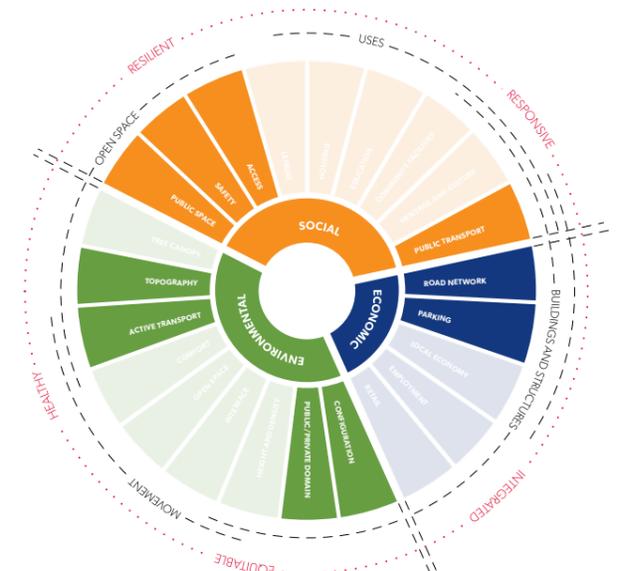
History, Culture and Land use

1. Preserve views to the foreshore and the Bay Run from the public domain.
2. Provide connections to neighbouring amenities, such as Domremy School, Five Dock and Timbrell Parks.
3. Ensure that future residential development is low density.
4. Maintain the safety, amenity and comfort of streets and public space within the LCA
5. Preserve the area's heritage items and streetscape elements that connect with the local history.
6. Provide a greater connection with history of the Wangal Clan
7. Dwelling interfaces with the street - allowing for sight lines and interaction between private and public land
8. Street furniture within the public domain - allowing people to sit and linger
9. Maintain the family friendly feel of the neighbourhood with amenities and dwellings that complement the demographic in a sympathetic manner.
10. Street networks are predominately quiet neighbourhood streets that provide a sense of safety, allowing for leisure activities and social interactions among residents to thrive.
11. Support the residential character of the neighbourhoods with no retail centres to be added or included.
12. Prioritise pedestrian access to nearby retail amenities, community facilities, schools and open spaces.



Movement

1. Maintain access to public transport and connectivity via bus services along First Avenue
2. Maintain the quality of the on-road bike lane along Arthur Street, which connects to the Bay Run and Henley Marine Drive, both providing off-road bike paths.
3. Ensure active transport routes such as cycle paths are well maintained and remain safe for cyclists, pedestrians and road users alike.
4. Pedestrian routes should be safe for all users; with adequate lighting, clear line of site, comfortable street furniture, as well as wide and even pavements.
5. Maintain strong active transport connections to public transport, minimising traffic and allowing residential streets to remain pedestrian focussed.
6. Provide safe and direct access to neighbouring local centres, open spaces and community facilities for pedestrians and cyclists.
7. Reinforce connectivity for existing on-road cycle routes to create further opportunities for improved relationships around the LGA.
8. Employ a range of mechanisms to slow traffic in neighbourhood streets and discourage thoroughfares, enabling 'places for people' in the streetscape.
9. Allow for widening of verges to discourage thoroughfares on neighbourhood streets and increase space for street tree planting and additional public space.

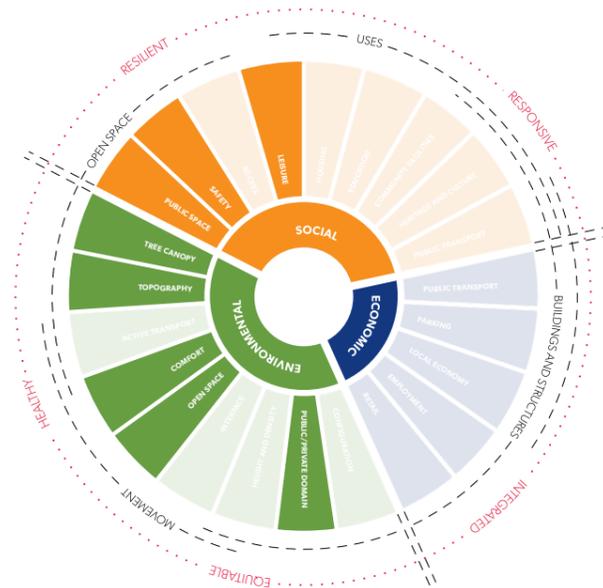




Landscape

1. Maintain Roberts Reserve as a key local park within the LCA and a significant feature, evoking a 'village green' for the precinct.
2. Retain Roberts Reserve as a small reserve within the north-eastern corner of the LCA, and area of open space for the community.
3. Enhance the tree canopy on streets that are currently lacking in coverage, such as Norman Street and First Avenue.
4. Augment tree canopy along streets to promote greater biodiversity, thermal comfort and streetscape quality for residents.
5. Strengthen access to local parks and open spaces via pedestrian routes to provide increased opportunity for leisure activity.
6. Create wide, grassy or vegetated verges to promote biodiversity and safety for all residents within the LCA.
7. Protect existing trees of significance on public and privately owned land.
8. Protect key view lines in the LCA and balance with the need for additional tree canopy. In particular, water views from streets and public spaces should be maintained where possible.
9. Private open space generally consists of a generous front yard with low shrubs, and driveways setback to one side.
10. Ensure that streets and public open spaces are safe, clean and accessible for all users in the community.
11. Draw upon a consistent palette of materials. Street furniture and trees are to create a streetscape that is visually cohesive.

12. New and replacement street trees are to be selected from a consistent pallet of native species that are sympathetic to the character of the local area.
13. Contribute to the restoration of the Sydney Turpentine-Ironbark forest through native species selection for street trees and landscaping.



Built Form

1. Ensure development along Henley Marine Drive in the south-east remains sensitive to surrounding dwellings and takes advantage of views over Timbrell Park and the waterfront in a sympathetic manner.
2. Where possible, maintain existing detached Federation and Interwar style (Californian and Moderne Bungalow) dwellings and ensure that modifications are sympathetic to the architectural style, as per the built form guidelines on the following page.
3. New dwellings should complement the prevailing architectural style of the LCA and contribute to the village look and feel. New development should be compatible with traditional architectural styles, particularly when neighbouring a dwelling built before 1960, as per the built form guidelines on the following page.
4. Promote consistent street interfaces to dwellings with low fencing, wide verges and appropriate setbacks from the lot boundary
5. Dwellings should employ passive surveillance to create safe and welcoming streets, and facilitate social interaction.
6. Ensure a high quality of design and materiality for new developments.
7. Preserve the low scale residential housing quality and configuration of the streetscape, which contributes to the village look and feel of the precinct.

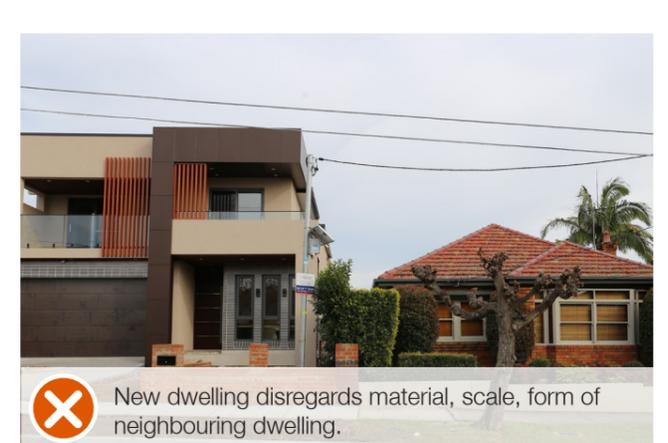
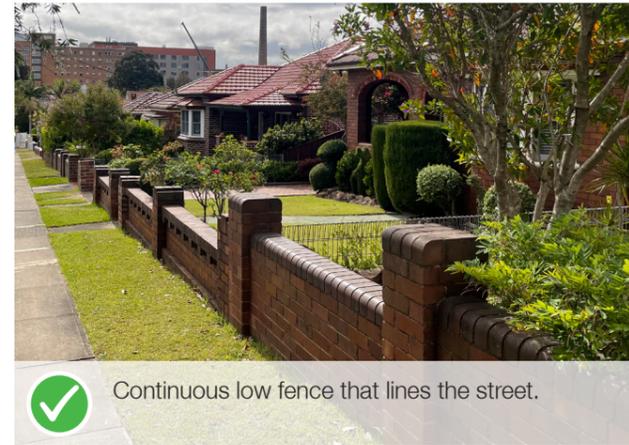
8. Sustain street interfaces that are welcoming and are well maintained to ensure a high-quality residential character within the precinct is kept.
9. Ensure garages do not dominate the primary frontage and are located to the side of the dwelling or accessed from laneways or side streets.



Desired Future Character

5.2 Built form guidelines

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