

# PARRAMATTA PARK 2

## Precinct Map



## Character Statement

Parramatta Park 2 has a distinctively inner urban character, with a much higher density than surrounding areas. The broad mix of uses found scattered throughout the residential streets provide this neighbourhood with a number of functions. Although the precinct is zoned for commercial uses, there is still a predominance of residential dwellings, predominantly from the pre-war era, dating back to the late 1800s. There is also a mix of inter-war and some post-war styles present. Various elements of the Queenslander style are evident across the different building eras, resulting in a range of architectural styles suited to tropical living. Given the inner urban nature of the precinct and its close proximity to the city, several infill developments are scattered throughout. Enhancing the higher densities of the precinct are the smaller front setbacks of approximately 3-5 meters and smaller side setbacks. The high densities are softened by the relaxed landscaping, including tropical vegetation, and an often informal road treatment.

Lumley Street displays particularly distinctive and consistent qualities, comprising a series of small-scale, timber, single-fronted houses that are set close to the street. The street is a near-intact representation of a distinct period of development. Dwellings share many common characteristics, giving the group of houses a strong streetscape presence.

## Existing Character Elements

A survey of this precinct showed that this area displays the following neighbourhood character elements:

ARCHITECTURAL STYLE	Predominantly pre-war and inter-war with some post-war and recent infills and multi-residentials.
BUILDING MATERIALS	Timber, brick, render, cement sheet, corrugated steel roofs.
BUILDING FORM	Predominantly hipped with some asymmetrical and multi-gabled bungalows.
ROOF STYLE	Pitched, including a mix of both hipped and gabled styles.
FRONT SETBACKS	Generally 3-5m
SIDE SETBACKS	Generally small, but ranging between 1-5m
BUILDING HEIGHT	Mix of high-set and low-set dwellings with some of the high-set houses enclosed underneath.
ORIENTATION TO STREET	Parallel.
CAR PARKING / VEHICLE STORAGE	Carports and garages are present throughout, either in front, beneath or to the side of dwellings. There are some dwellings with no car storage.
GARDEN STYLE	Vegetated front gardens comprising lawn, tall palms and tropical foliage.
FRONT BOUNDARY TREATMENT	Small to medium height fencing in a mix of materials including timber, brick, stucco and some wire.
STREET TREES	Tall palms, some flowering exotics, large shade trees, small bushy palms.
ROAD & FOOTPATH TREATMENT	Upstanding kerbs, with grassy verges on many streets. Footpaths are absent on many streets. The south of the precinct provides for more on-street parking.
SUBDIVISION PATTERN	Modified grid.
LOT SIZE / FRONTAGE	Generally from 10-20m.
TOPOGRAPHY	Flat.

