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# Five Dock

## Local Character Statement

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**Prepared for**  
City of Canada Bay Council

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**Issued**  
01.07.2021

Level 2, 490 Crown Street  
Surry Hills NSW 2010  
Australia  
T. 61 2 9380 9911  
architects@sjb.com.au  
sjb.com.au

# We create amazing places



At SJB we believe that the future of the city is in generating a rich urban experience through the delivery of density and activity, facilitated by land uses, at various scales, designed for everyone.

Ref: #6308  
Version: 06  
Prepared by: KC  
Checked by: FL

Contact Details:

SJB Architects  
Level 2, 490 Crown Street  
Surry Hills NSW 2010  
Australia

T. 61 2 9380 9911  
architects@sjb.com.au  
sjb.com.au

SJB Architecture (NSW) Pty Ltd  
ABN 20 310 373 425  
ACN 081 094 724  
Adam Haddow 7188 John Pradel 7004

**Issued**

Draft for review	11.03.2021
Draft for review	20.04.2021
Draft for review	20.05.2021
Draft for review	02.06.2021
Draft for review	18.06.2021
Draft for exhibition	01.07.2021



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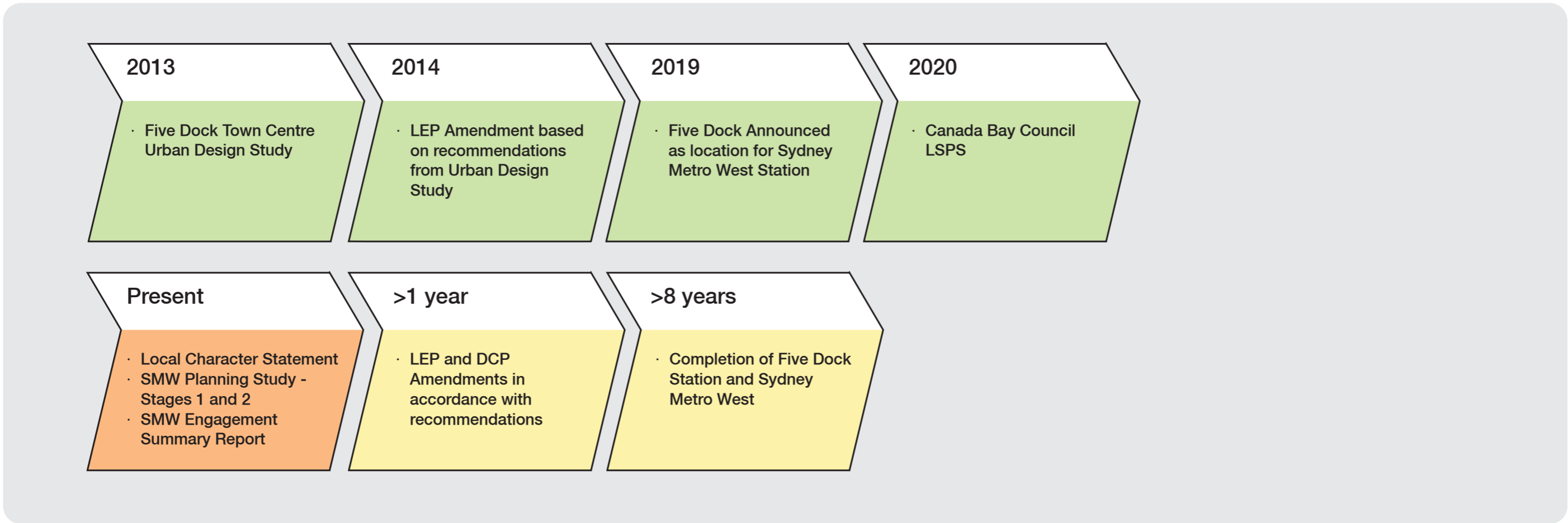
# Introduction

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## 1.1 Purpose

The Local Character Statement (LCS) was developed as a result of the proposed new Sydney Metro West (SMW) station in Five Dock. This study accounts for the strategic significance of new transport infrastructure that previous studies had not considered.

The LCS sits within a suite of documents that were developed concurrently; the “Stage 1: Background and Strategic Context Review,” the “Sydney Metro West Station Precincts - Local Character Statements Engagement Summary Report,” the “Local Character Statement” and the “Stage 2: Draft Final Report Urban Design Framework” The LCS builds upon an initial study that provides a thorough analysis of the local context and strategic policy drivers. The LCS uses this analysis and the community feedback to create a “Future Character Statement.”



# Introduction

## 1.2 Process

The Local Character Statement (LCS) consists of a description of an area's existing character and details its desired future character. The process of assessing the character of the local area involved hearing from the local community, researching the demographics of the local area, the history, and mapping the context.

### Snapshot on a page

The Snapshot is a summary of the findings undertaken over the following pages and the subsequent plan identifying the opportunities to "Change, Maintain and Enhance" the local area.

1

### Character, Culture and Context

This section consists of an overview of the local area and the community that reside in Five Dock. It also provides a sense of the local history and the present day experience in Five Dock.

2

### Community feedback and values

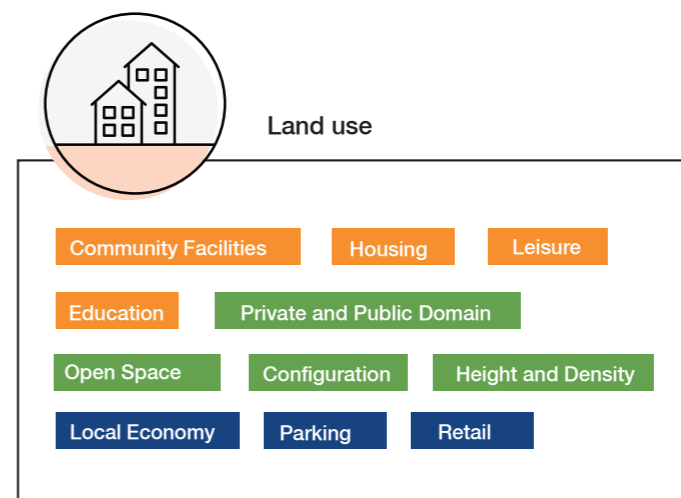
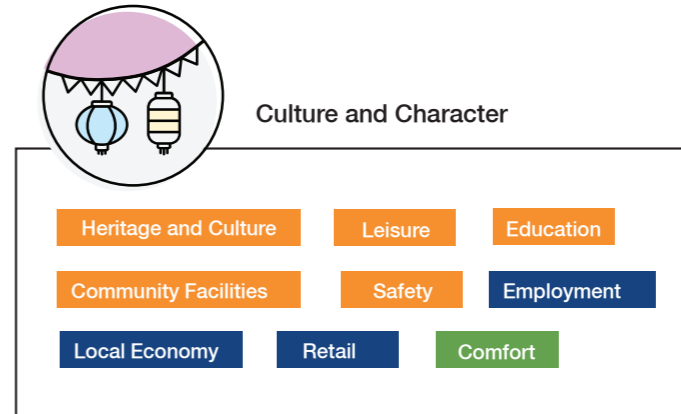
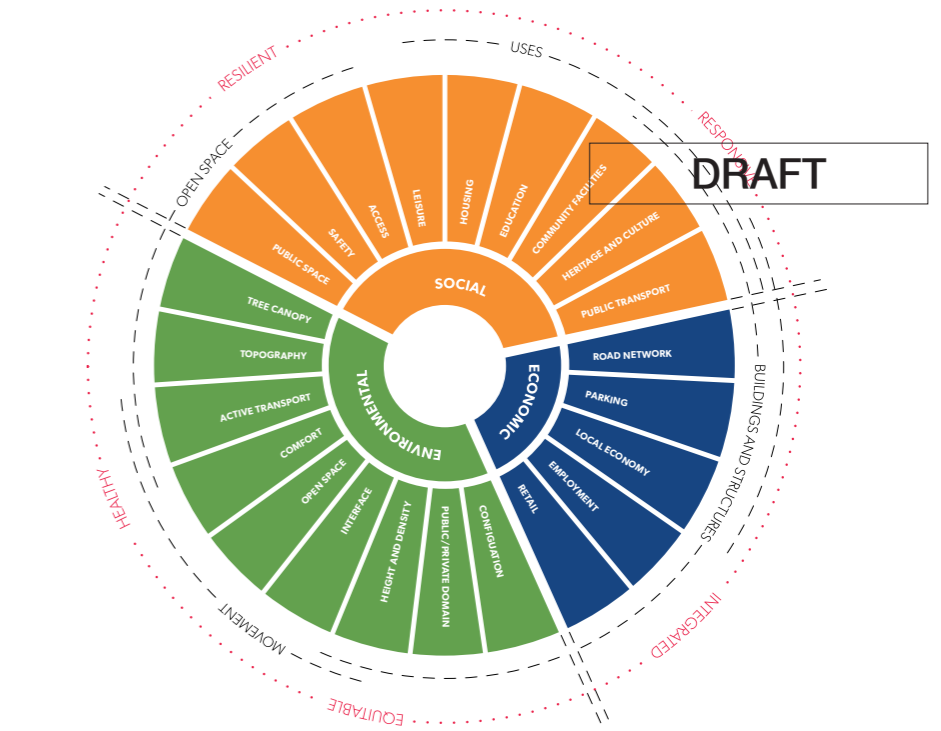
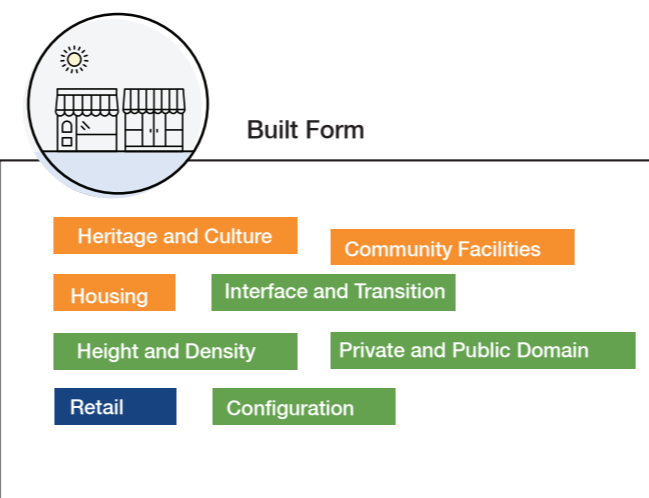
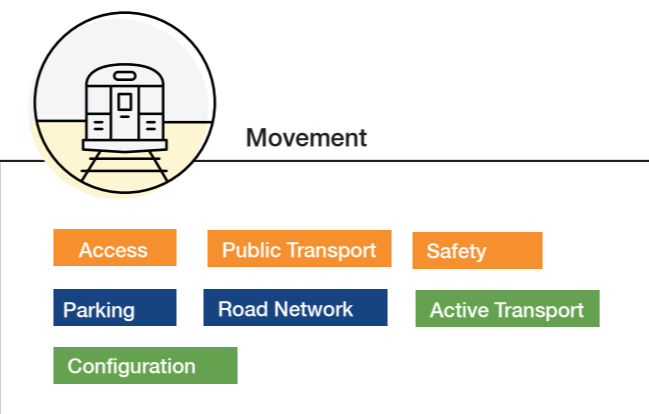
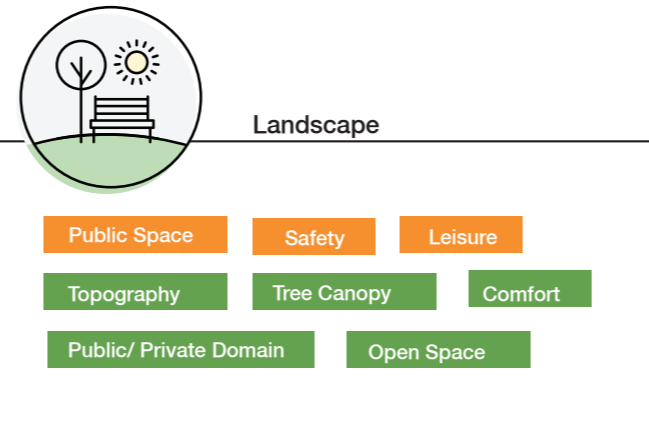
This section is a summary of the engagement with the local community. It synthesizes insights provided by the community and gains a sense of the changes that the community believe are appropriate and needed.

3

### Future Local Character Statement

This section consists of a set of principles that come under the heading of Movement, Built Form, Landscape, Land Use, and Character and Culture. Each of these categories aligns with sub-sections of the DPIE Character Wheel. The adjacent diagram shows how they align.

Each of the character areas identified within Five Dock study area is identified and the future character defined.



DPIE Place and Character Wheel

# Introduction

## 1.3 Snapshot on a page

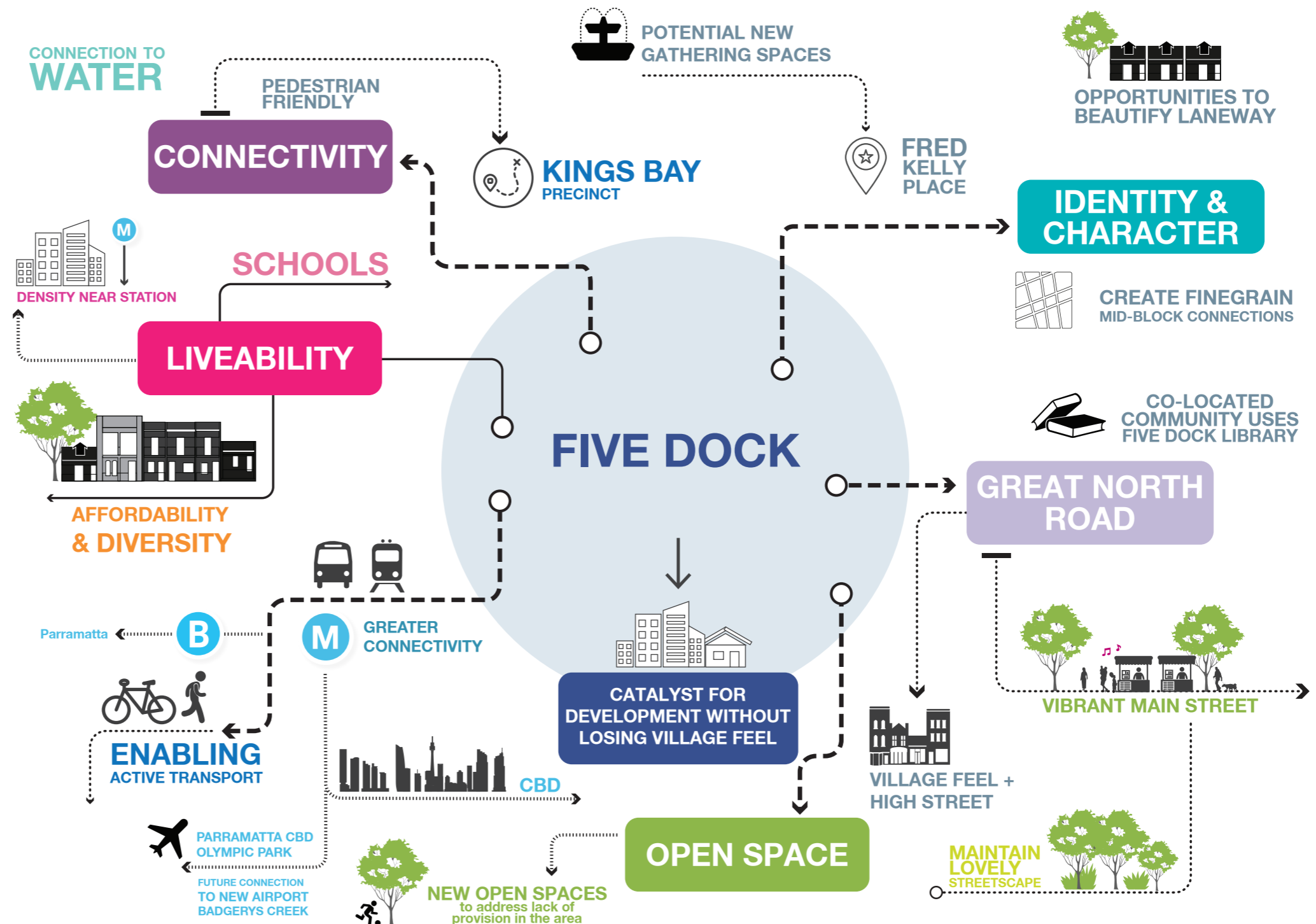
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Five Dock is an urban village that hums with culture and life. The community come together in their main street, Great North Road (GNR), and enjoy the amenity of their local parks and foreshore areas around at its margins.

Five Dock is known for its strong town centre that is based along GNR. It is vibrant and lively with fine-grain street level retail, social events, community facilities and an active public realm. GNR also hosts public events like the annual Italian Ferragosto Festival. New public plazas and open spaces along GNR will further strengthen Five Dock as a place with a strong sense of community and identity.

There are several public and private schools within walking distance to the new metro station. This brings with it a younger generation of commuters that activate the local area at key times of the day. Local elders in the community enjoy the amenity along the main street throughout the day and keep a close eye on the goings-on of their beloved Five Dock. Revitalisation of local streetscapes will continue to create spaces for people to linger and all ages to co-exist.

Future green spines will weave together the open spaces, the foreshore, GNR and local schools. These threads will be verdant spaces with broad tree canopy and lush garden beds at eye level. Even and wide pavements will encourage walkability and safe cycle paths will support greater uptake of active transport modes.





## Introduction

### 1.4 Opportunities map

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#### Maintain

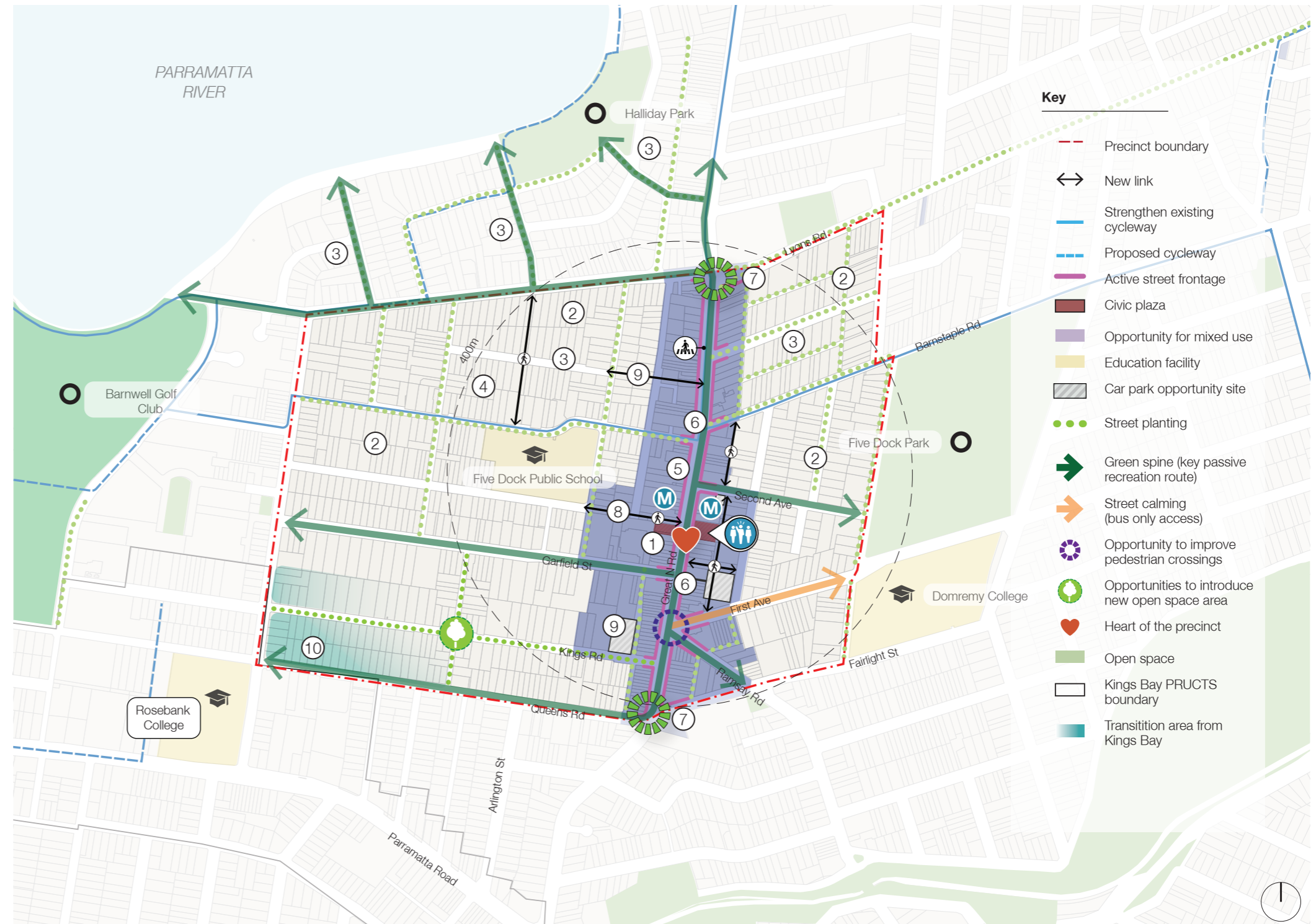
1. The local heart of the precinct is to be maintained and the character of the streetscape protected. Maintain the 'village character' of the town centre along Great North Road through fine grain ground floor retail, consistent street wall heights, active street frontages and street planting.
2. Maintain the character of the built form in low density areas. In areas where infill development can be accommodated it must complement the existing form and scale of the locality.

#### Enhance

3. Strengthen links and way-finding to the Parramatta River and to existing open spaces. Provide green streets with active transport connecting schools, public transport and open spaces.
4. Areas within 400m of the Metro station can accommodate infill development that complements the existing character and built form of the local area.
5. Enhance and expand Fred Kelly Place and a new plaza on the eastern side of Great North Road to define the civic focal point in the town centre to strengthen the 'heart' of Five Dock.
6. Encourage more alfresco dining and continue to accentuate the sense of Italian identity and food culture in Five Dock.

#### Change

7. Improve the gateway experience of Great North Road and Five Dock village at the Queens Road intersection in the south and Lyons Road intersection in the north.
8. Improve connectivity with through-site links, mid-block connections along long blocks and transformation of laneways into exciting and active public spaces.
9. Consolidate ground level carparking into a single multi-storey facility that is peripheral to the town centre.
10. Increase densities and improve streetscaping at interface with changes to Kings Bay Precinct (PRCUTS).



Key opportunities in Five Dock

# Character, Culture and Context

## 2.1 Character and culture

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### Overview

The Five Dock precinct is characterised with a distinct retail spine running north-south along Great North Road. The precinct specifically focuses on the area bounded by Lyons Road and Lyons Road West to the north, Harris Road to the west, Queens Road to the south and Five Dock Park to the east.

Significant open space surround the Town Centre with Halliday Park to the north, Five Dock Park and sports fields at Timbrell Park to the east. There are many schools within the local catchment, including Domremy Catholic College, Rosebank College and Five Dock Primary School.

A master plan was developed for the Five Dock Town Centre in 2013 which focuses on the B4 Mixed use centre at the core. A number of public domain projects have been completed for portions of Great North Road, such as Fred Kelly Place, a well used public space, and upgrades to the streetscape.

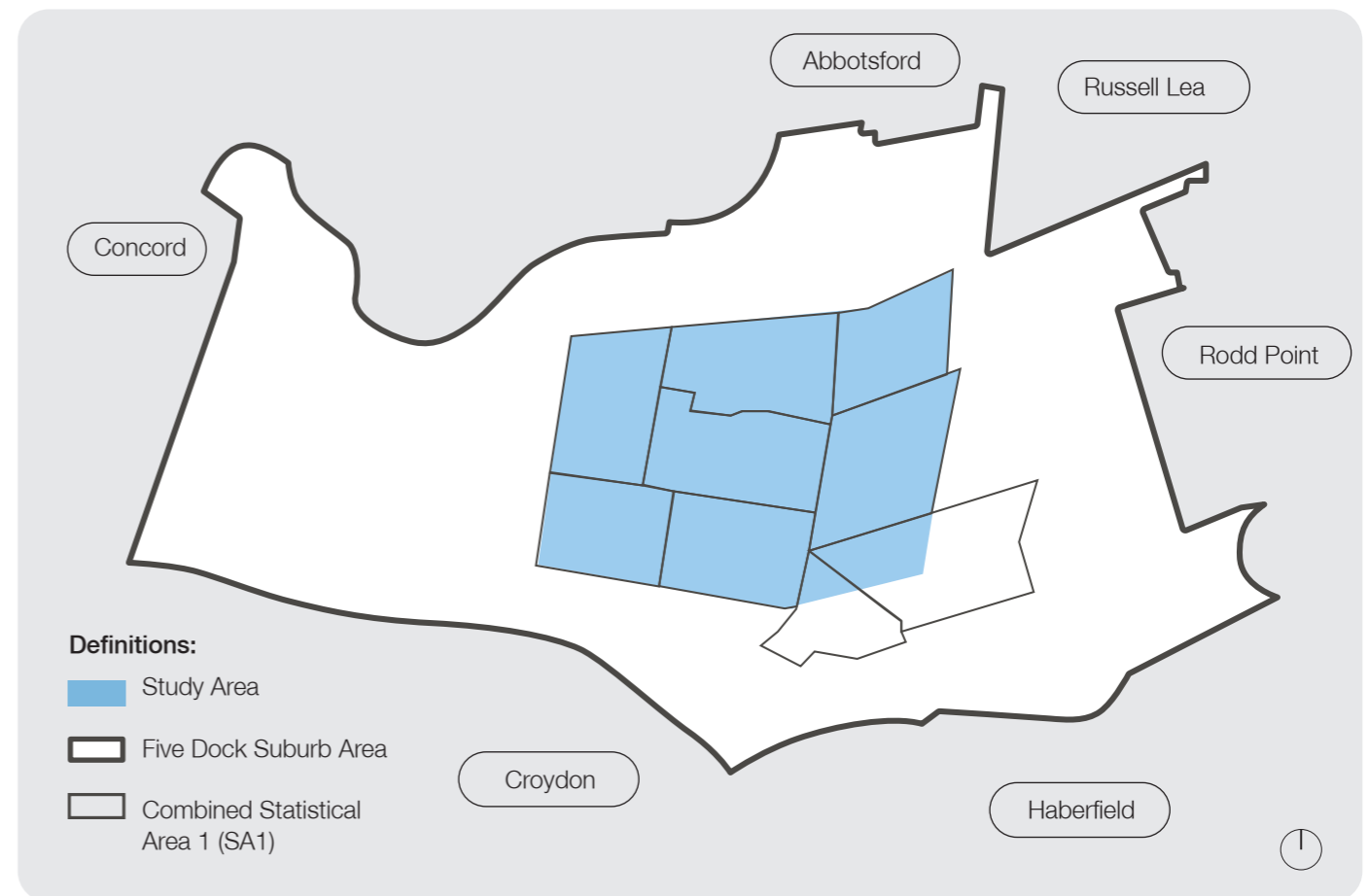
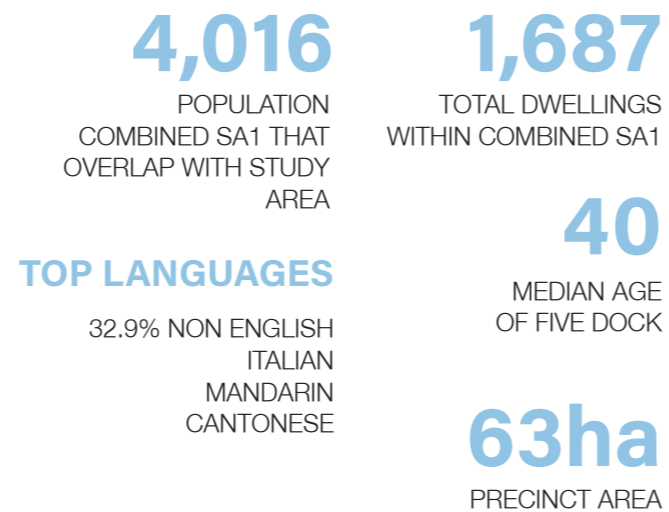
### Population profile

The resident population of Five Dock in 2016 was 10,631, across 4,438 dwellings with an average household size of 2.5 people.

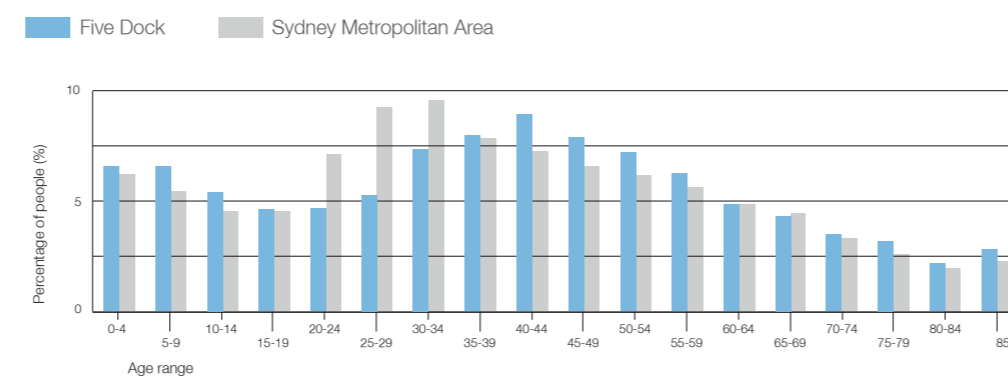
The local community consists of a high proportion of people who identify as having Italian ancestry (25%), while the proportion of the Australian/English/Irish/Scottish population makes up approximately 60%. Five Dock has a very high proportion of Caucasian European ancestry compared to other local suburbs.

Five Dock has larger percentage of 'Parents and home-builders' aged 35-44 (24.9% compared to 21.1% in the Sydney Metropolitan area). There is also a larger percentage of 'Seniors' (8.9% compared to 7.5%). Meanwhile, there is a smaller percentage of 'Tertiary education & independence' and 'Young workforce' aged 10 to 34 (19.4% compared to 25.7%).

In 2016, 31.1% of people in Five Dock had a Bachelor or Higher degree qualification, this is higher than Greater Sydney and represents a significant increase since 2011 - suggesting the make up of Five Dock is changing.

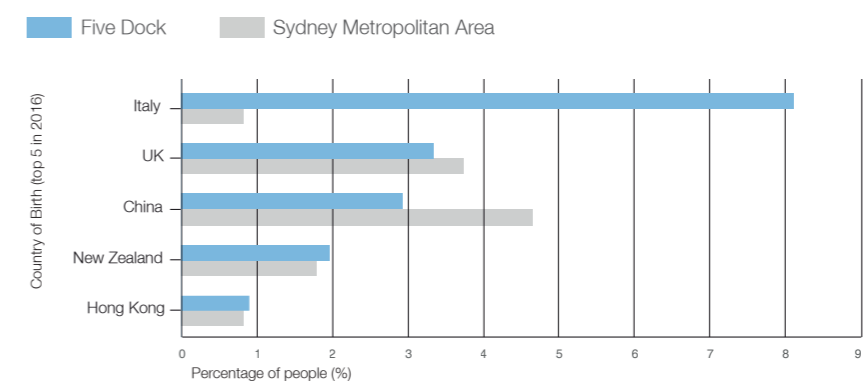


### Age Profile:



Source: ABS 2016

### Top Countries of Birth (other than Australia):





## Character, Culture and Context

### Character and culture

#### Leisure

The street life of Great North Road is a key attraction within Five Dock. It includes opportunities for dining and eating out. The character of the main street peaked in the 1990s and has been in decline since then. There is an increasingly limited selection of restaurants and bars available in the local area. More events like farmers markets, community events and festivals would be an asset to Five Dock.

Outdoor activities and active recreation is one of the primary leisure activities for the local community. There is a substantial amount of public open space that is accessible to the community. Additionally, local foreshore spaces along the Parramatta River provide residents with passive walking paths and cycle tracks. More spaces for teenagers and children are required with many of the current facilities not catering well to young people.

#### Local Economic and Retail Activity

The Five Dock commercial centre is situated in Great North Road between Lyons Road and Queens Road. It consists of shops, banks, restaurants and other services. It includes a high proportion of small local businesses. It is a vibrant retail strip with a variety of stores and dining opportunities. The local retail creates activity in the street and adds to the vibrancy of the public realm.

The Italian cafés, restaurants and grocers are a legacy of the suburbs migration history and is a celebrated aspect of the community. Maintaining the Italian presence in the local character is something that the community particularly values.

The study area interfaces with industrial uses between Parramatta Road and Queens Road, west of Great North Road. This is called the Kings Bay Precinct and includes fast food chains, mechanics, car dealerships, warehousing and logistics centres. This area is marked for urban renewal under the PRCUTS strategy.

#### Aboriginal History

The City of Canada Bay is part of the traditional lands of the Wangal clan, one of the 29 tribes of the Eora nation. The Wangal people inhabited what is now known as the City of Canada Bay for thousands of years prior to European

settlement. The Wangal people held a deep connection to the land and landscape of the City of Canada Bay.

#### Post-colonial History

The suburb's name 'Five Dock' has its roots in the five natural indentations along the Parramatta River that looked like docks. In 1806, the Governor granted this bay to military surgeon John Harris, who named it Five Dock Farm. Five Dock Farm comprised the entire bay, including the current-day suburbs of Five Dock, Abbotsford, Drummoyne, Chiswick, Russell Lea and Rodd Point. This was later sold and subdivided into smaller parcels.

Great North Road, the main street and thoroughfare through Five Dock, heads north from Parramatta Road for a short distance before ending at the Parramatta River. Historically, the Great North Road was part of a network of 'Great Roads' that were designed and built to reflect the Great Roads of England. Built in the 1830s by convict labour expanding and linking settlements throughout the colony of NSW, 240km into the Hawkesbury and Hunter Valley regions. Due to the cultural significance of the road, it was included on the Australian National Heritage List as a nationally significant example of "... the best surviving examples of large-scale convict transportation and the colonial expansion of European powers through the presence and labour of convicts (source: Sydney Living Museums, 2021)."

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 lost. Population growth in the local area has centred around transport infrastructure. This trend signals the significance of the Metro Station to be a catalyst in the local area and herald a new era for Five Dock.

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 Present Day Context and Culture

The local Italian culture is an integral part of the identity of the Five Dock. The Ferragosto festival is an Italian street festival that is key event that survey respondents indicated that they love. Italian delis and cafes contribute to the street life of the local area contribute to the local character.

Survey respondents indicated that they would like more opportunities to celebrate local culture and the arts, through galleries and exhibitions. There is also a desire to celebrate cultural diversity in the community through the use of arts, and particularly recognise aboriginal people and culture. Survey respondent suggested including local elders in the decision making processes.



Ferragosto Festival outside St Albans Church



Ferragosto Festival on Great North Road



Historic image of Great North Road

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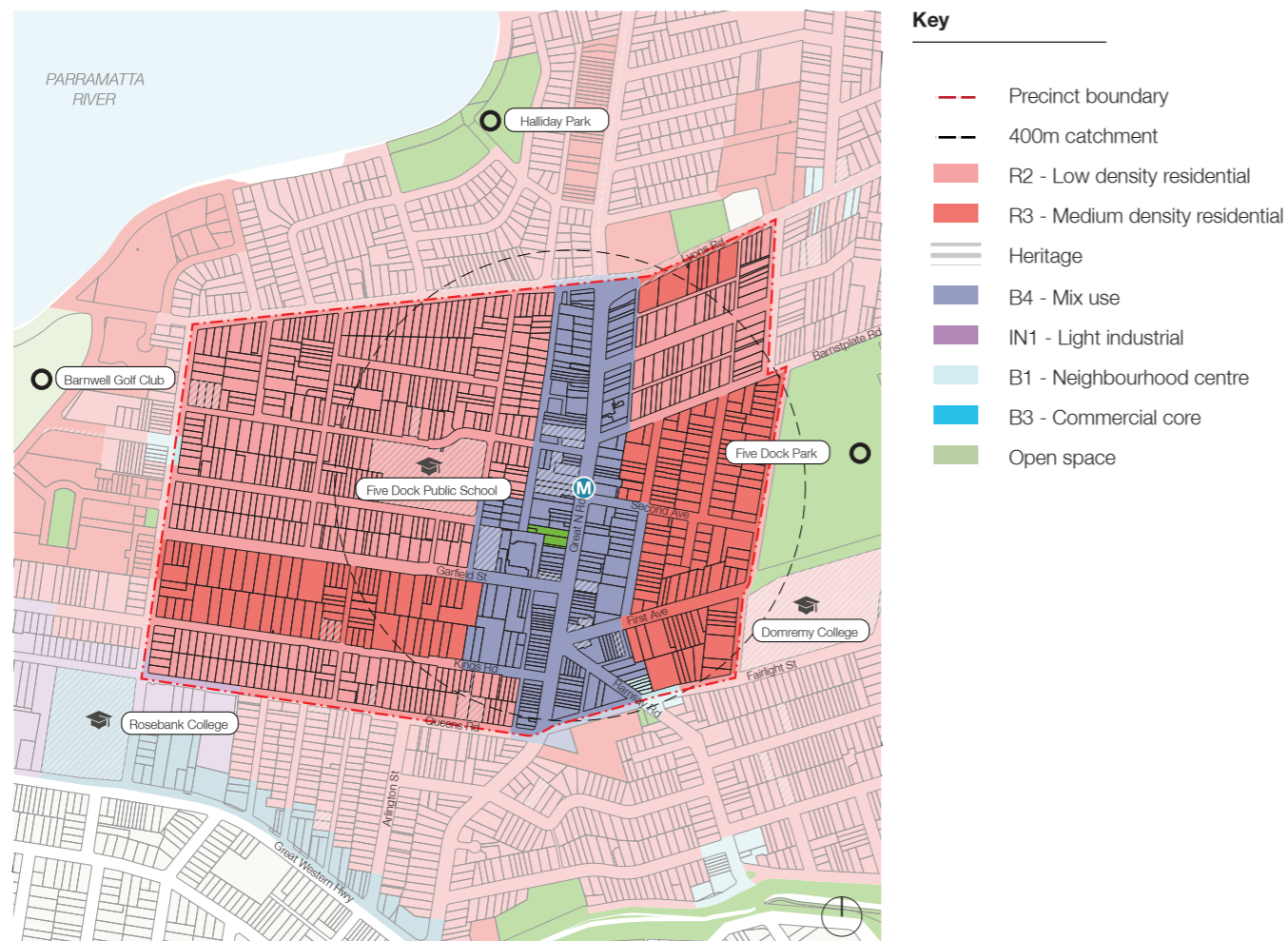
# Character, Culture and Context

## 2.2 Context analysis

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The following context analysis has been taken from the Stage 1: Background and Strategic Context Review that sits in parallel to this document. This is a snapshot with key findings that contribute to the character of the local area. Further background and analysis can be found in the Stage 1 report.

### Land use and activity

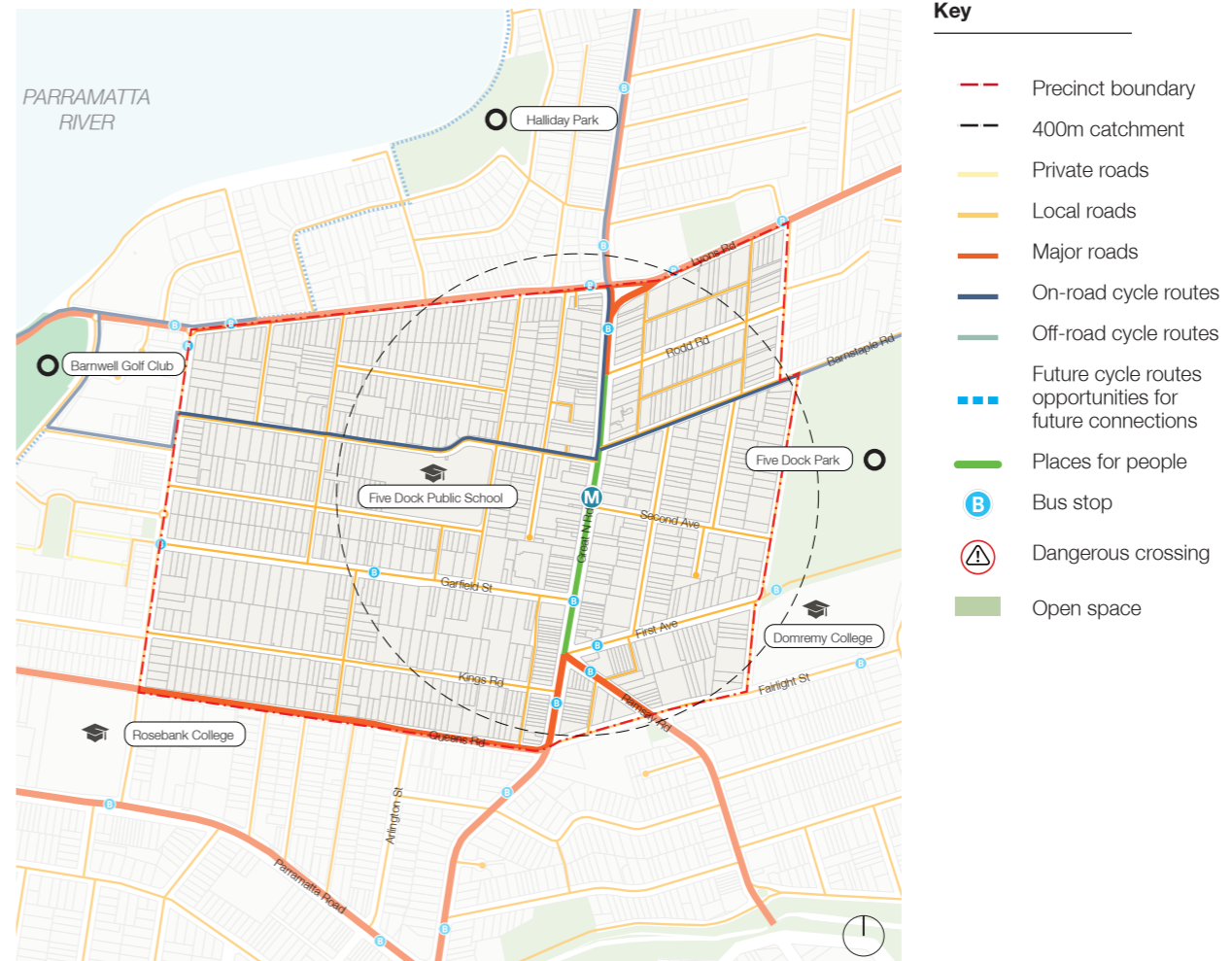


#### Key findings

- Social infrastructure is concentrated along Great North Road zoned for mix use (B4)
- The majority of the precinct is zoned for low to medium density residential
- There are two pockets of medium density residential (R3) between Kings Road and Garfield Street on the west

side of Great North Road and a second pocket between Barnstaple Rd and First Avenue on the east side of the town centre.

### Movement and access



#### Key findings

- Great North Road is the main spine running north/south through the precinct and provides vehicular access to Parramatta Road.
- Queens Road and Lyons Road provide east-west connections to the precinct.
- From the precinct there is no direct access to the river foreshore, way-finding is challenging.

- The section of Great North Road between Kings Road and Rodd Road has introduced street calming measures, several pedestrian crossings, generous tree planting and landscaped median. These elements contribute to the character of the street and allow to define it as 'place for people'.
- Parramatta Road identified as a major freight corridor.



# Character, Culture and Context

## Context analysis

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### Open space, public domain and community



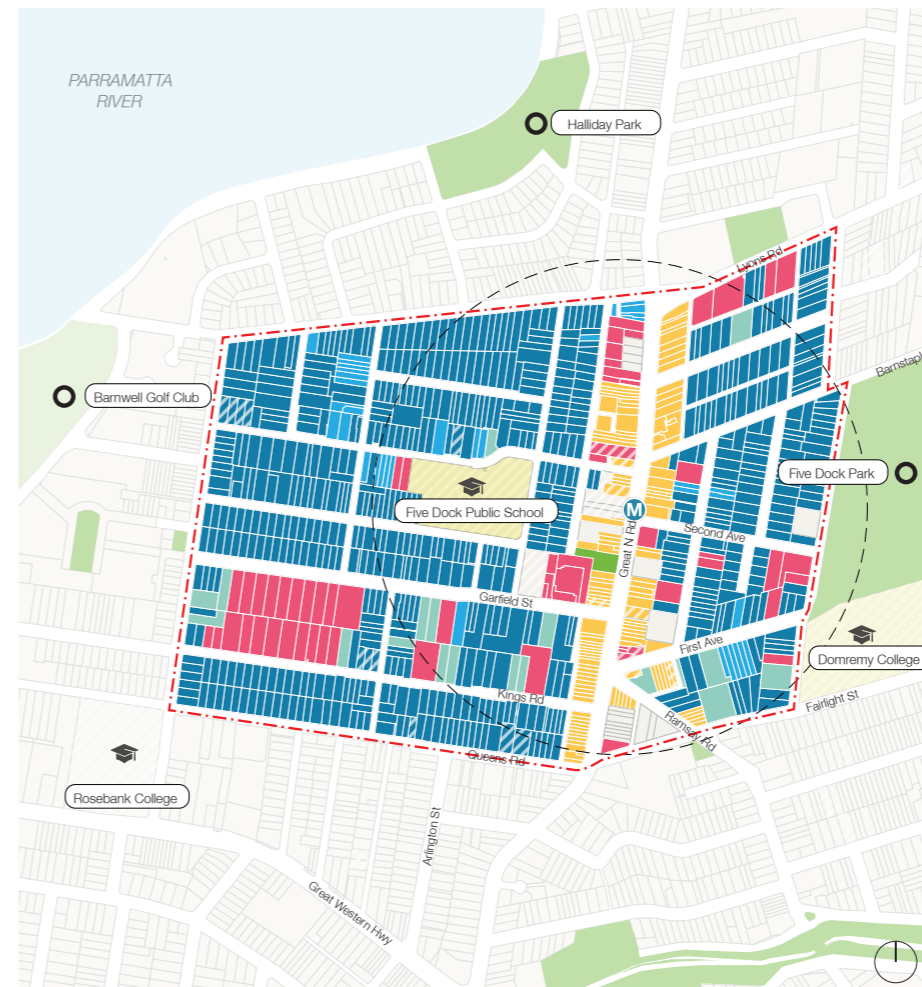
- Key**
- - - Precinct boundary
  - - - 400m catchment
  - Very low levels of tree canopy\*
  - Low levels of tree canopy\*\*
  - ➔ Potential green link
  - ➔ Potential green vehicular corridor
  - Significant habitat
  - Public open space
  - Private open space
  - Areas not within 400m from a local open space
  - 🏠 Playground
  - 🛹 Skate-park
  - 🐕 Dog parks
  - 🏀 Basketball
  - 🎾 Tennis
  - 🏏 Cricket
  - 🏛️ Community facility
  - 👶 Childcare
  - 🎓 Education
  - 📖 Library

#### Key findings

- The precinct relies on Five Dock Park and Halliday Park as main open spaces, both of them are located outside of the precinct boundary.
- The master plan developed in 2013 proposed an expansion of Fred Kelly Place and increase to the open space to define the civic focal point to the centre.
- The provision of tree canopy is limited throughout the whole precinct with the exception of Great North Road where the central tree planting strategy has been recently implemented.

\*Identified in the Canada Bay Urban Tree Canopy Strategy as a road with the fewest trees per 100m (Lowest 20% in the LGA)  
 \*\*Identified in the Canada Bay Urban Tree Canopy Strategy as a road with the a low number of trees per 100m (Lowest 40% in the LGA)

### Residential built form and character



- Key**
- - - Precinct boundary
  - - - 400m catchment
  - Single detached house
  - Duplex
  - Townhouse
  - Apartment building
  - Shop-top housing
  - Open space
  - Heritage items

#### Key findings

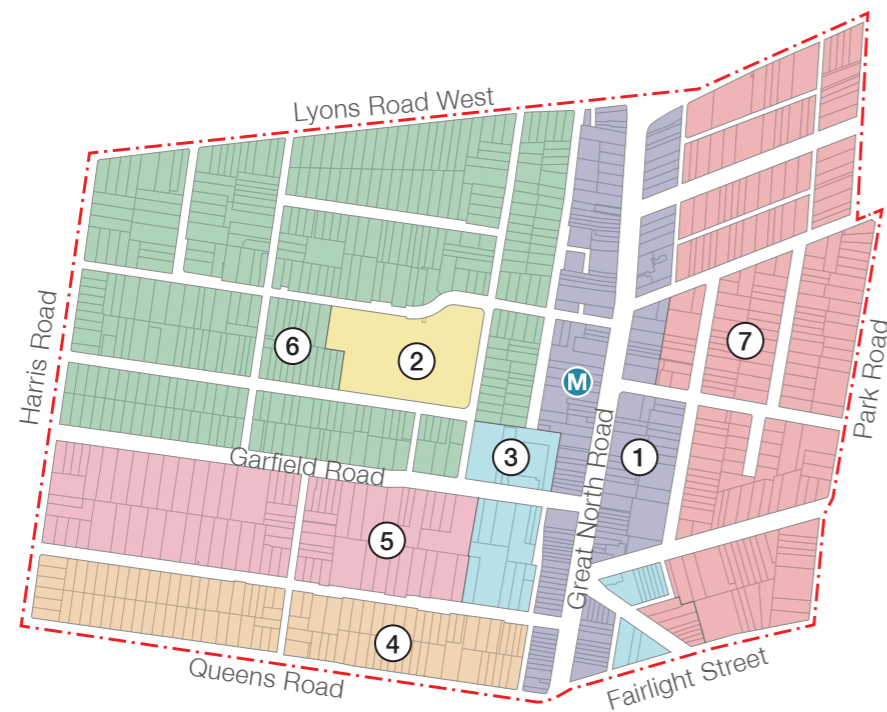
- The most predominant typology within the precinct are 1 or 2 storey single detached dwellings.
- Apartment blocks have been developed between Kings Road and Garfield Street on the west of the town centre as well as several town houses where permissible by the medium density residential zoning.
- Shop-top housing, mostly 2 storeys in height has been developed mainly along Great North Road where it is permissible and has a human scale to the street.
- There is one school within the precinct and two more in the immediate proximity of the study boundary.



## Character, Culture and Context

### 2.3 Identified sub-precinct character

Character is the intrinsic qualities which define an area. Within Five Dock seven (7) existing distinct local character sub-precincts that have been identified:



Identified local character sub-precincts in Five Dock

**① Town Centre Core**  
A vibrant retail street with predominately 2-3 storey shop-top housing and fine grain ground floor retail. There are some newer 5 storey buildings in the streetscape. There has been recent upgrades to the streetscape.



**② School sub-precinct**  
Five Dock Public School is characterised by 1-2 storey heritage and infill buildings, surrounded by open space and courts and at grade car parking.



**③ Transition sub-precinct**  
An area of with some recent medium density development with a mixture of residential flat buildings up to 4 storeys and some remaining low density. Some of the recent developments also have ground level commercial activation.



**④ Kings Bay Precinct (PRCUTS) Interface**  
Mixture of low density 1-2 storey residential detached dwellings adjacent to large 2-4 storey commercial floorplate buildings.



**⑤ Medium density residential**  
Area of strata development characterised by 3 storey walk-ups and parking garages on the ground level.



**⑥ Low density residential (west)**  
Mixture of low density 1-2 storey residential detached dwellings with little constraints currently zoned as low density.



**⑦ Low density residential (east)**  
1-2 storeys of stand alone dwellings with varying development quality.



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# Community Feedback

# 3

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## 3.1 Community feedback and values

165 people completed the online survey and 20 pins were dropped on the protect & celebrate map.

Comparison between age profile of survey respondents and suburb age profile indicates that a significantly higher proportion of 35-44 year olds responded to this survey. Under represented groups in the survey are children and young adults under 24 year old, as well as elderly people (75+). 65% of survey participants have lived in the area for more than 10 years.

The walkable streets, local businesses along the Great North Road high street and the presence Fred Kelly Place plaza all contribute to the local village vibe of Five Dock that residents highly value. Five Dock Primary School was also highlighted as an important part of this precinct as well as how the future precinct should consider how children experience and interact with the place.

They have a strong sense of community and desire to continue to celebrate the precinct's Italian cultural history through supporting events like Ferragosto and expanding the recognition of Indigenous and other migrant cultures in the area.

There is some apprehension about the arrival of metro to the precinct and potential development associated with that. Residents love their neighbourhood and want to ensure that any new development does impact on the existing character. Some participants expressed their 'pre-requisites' for new development, including the need to retain original building facades, stepping back height from the street, incorporating greenery and ensuring high quality construction. Some residents are concerned about the increased traffic and parking issues that could arise from more density.

Overall, participants love Five Dock as it is today, but can see that there are areas of the precinct that need improvement. Some participants hope that with the arrival of metro, there will be opportunities to improve the quality of existing parks, public spaces (and potentially create some new ones), traffic congestion and parking issues, community facilities and schools. While there is some level of support for 3-4 storey buildings immediately surrounding the station, a large proportion of respondents would like to see the area remain predominantly as houses and town houses.

### Top attributes that describe the current Five Dock place character:

- The local parks, creeks and foreshore areas
- A local village feel
- Family friendly
- Its social and cultural history, and
- Walkable/easy to get around (walk, car, public transport).

Stakeholders spoke about the beautiful, diverse and welcoming community with a strong Italian heritage, local village feel, walkable streets and a connection to water.

### Top attributes of the desired future place character of Five Dock:

- A local village feel
- Safe and welcoming for everyone
- High quality buildings, streets and public spaces
- Green and sustainable; and
- Lively and buzzing

Some stakeholders spoke about wanting to build on the village and European feel through additional plazas, laneways and streets for people.

### The top 5 reasons for visiting this precinct were:

- I live here
- To go to the shops/retail
- To access services e.g. post office, medical
- For the restaurants, cafés and bars, and
- For the parks/public spaces.

***"We want Five Dock to remain as a beautiful suburb with great parks, walks around the foreshore and some good shops/options for day and night dining"***

**- Survey Respondent**



Great North Road

***"Maintain the general village character of the Five Dock streetscape maintaining a connection to the past with sensitive new vibrant developments, unfortunately much has been lost in past developments"***

**- Survey Respondent**

***"Higher densities are the key in my mind to ensuring that local businesses are vibrant and successful"***

**- Survey Respondent**

### Appetite for change

Overall, Five Dock survey respondents indicated the strongest attachment to the existing precinct's character—while at the same time still having 75% of respondents having some level of appetite for change (despite this being the lowest 'appetite' of the three precincts).

**61%** I am OK with some future change throughout the precinct, provided that those changes complement our local character and protect our special places.

**23%** Even though I understand that the precinct will likely change in the future, I would prefer the precinct to stay exactly as it is now.

**14%** I would like to see the precinct transition to a completely different look and feel.

**2%** We shouldn't worry about the character of the precinct. People should be free to do their own thing with their own property.



Stakeholder feedback that the new development behind Jada's Cafe on Great North Road is palatable because it retained the original building facades and the height steps back from the high street.

3.2 Priorities for improvement

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Activities

According to survey respondents, priorities for improving activities in Five Dock included; ‘Outdoor dining and places to eat’ (55%); ‘Options for nightlife e.g. restaurants and bars’ (42%).

Survey respondents

- Strong support for increased space for outdoor dining and places to eat through the provision of increased footpath space, traffic calming and beautification of the high streets.
- Desire to see increased diversity in the restaurants and bars offerings and strong interest in increasing night time activity along Great N Road, including restaurants, cafes and small bars.
- A number of participants are keen to see more festivals and events such as food markets, farmers markets and concerts.
- “I think leisure and relaxation will be important in the future. The Bay Run and future connections/ connectivity to other parks and bike paths essential to spread benefits wider within community.”

Stakeholder responses

- Need to consider how to design our neighbourhood for children - to integrate inspirational and incidental learning and play opportunities on streets - from climbing trees to integrated art in urban furniture and pathway inlays.

**“Outdoor dining would be really beneficial to the character of Great North Road - but only if the traffic is improved. Diversion of through traffic is required.”**  
- Survey Respondent

Access

According to survey respondents, the top 2 priorities for improving access included; ‘Traffic congestion’ (52%) and ‘Car parking’ (43%)

Survey respondents

- There were a number of specific comments about the need to improve traffic flow along Great N Road and create a better pedestrian and alfresco dining experience.
- A number of participants spoke about the need to improve the quality of footpaths to ensure that the precinct is safe and accessible for people with ‘wheels’ (people with a disability, parents with prams etc.) being able to easily move around. Some participants also spoke about the need to increase trees and shade along footpaths.
- There was a mix of views in relation to timed parking as well as the amount of parking itself. Some survey participants would like to see increased timed parking while others wanted it removed. Similarly, some participants wanted to see increased parking, while others wanted to see parking reduced.
- Support for increased quality and safety of cycle and pedestrian routes through the precinct and that link to the future metro station.
- Some people spoke about the need for improved bus services in the precinct.
- “Find traffic solutions for cars and bikes pedestrians to share the precinct. Great North Road is currently dangerous to cross for all, regardless of crossings.”

Stakeholder responses

- “Need to find the right level of parking for the community – both for people living here and those wanting to access the metro (e.g. driving in from other areas to the station).”
- Children need safe and engaging routes to be able to walk to school

Public Space

According to survey respondents, priorities for improving public space in Five Dock included; ‘Street trees for shade and comfort on the streets’ (69%); ‘Access to quality public spaces and parks’ (51%).

Survey respondents

- Strong support for increased greening; more trees, tree lined streets and paths and shade throughout the precinct. Some participants would also like to see education programs relating to native species and street greening.
- Increased ability to use parks and public spaces at night through improved lighting, passive surveillance and activities.
- Some participants highlighted a desire to see local parks enhanced such as new/upgraded play equipment, public toilets that are safe and clean, picnic shelters and BBQs.
- A number of respondents pointed to Majors Bay Road as a good example of traffic calming, greenery, and wider footpaths for pedestrian movement and outdoor dining.
- A need for more things for teenagers to do, such as half courts and other sporting activities

Stakeholder responses

- Build on the European feel of Five Dock through the creation of more plazas, laneways and wider pathways for outdoor dining.

**“Provision of shade, where there can be a cool place to sit, wide footpaths, connectivity and way finding. I love the gardens and the trees in Five Dock. As a person who has just moved to the area, I’m so pleased with the locality.”**  
- Survey Respondent

Housing

Survey respondents made some key observations around housing and future density:

- A significant proportion of survey participants are strongly opposed to future development and view high rise and mid-rise buildings as being detrimental to the village feel and appeal of the area and impacts on traffic congestion and parking. Respondents indicated a concern about Five Dock being over developed similar to Rhodes or Burwood.
- A number of participants expressed their concern that Five Dock was already a dense area.
- Others pointed to a need to retain the federation character houses.
- However there was also some support from participants for higher density immediately surrounding the metro or along the Parramatta Road Corridor, providing that they are high quality and that the local character can be maintained.
- Affordability was also raised as an issue in the precinct. 42% of people would like to increase opportunities for younger generations to access housing in the area.
- Most respondents want to refurbish/redevelop commercial properties to improve the quality of accommodation, retail and active centres (61%), while some agree that development should be focused around the station (44%).
- Terraces / town houses (62%) and 3-4 storey low rise apartments (56%) were the top two preferences for housing immediately surrounding the metro station.
- Survey respondents largely thought that houses (57%) and townhouses (56%) were appropriate within walking distance of the station. A smaller number of respondents believed that 3-4 storeys was appropriate (39%).



## Community Feedback

### 3.3 Special places map

Survey respondents identified the places that they most value in and around Five Dock.

The most valued spaces within Five Dock (that received multiple comments) were primarily clustered around the main street; Great North Road. The respondents listed the Fred Kelly Place, St Albans Anglican Church, the Library, Coles, and the NAB building, which all have a direct relationship the main street, in addition to Great North Road itself received the most listings of any individual place. Respondents remember it being full of life in the 90s. They love the presence of Italian delis and cafés, federation buildings, the pedestrian oriented nature and events, such as Ferragosto street festival.

The community of Five Dock love the outdoors and value their public open spaces. Survey respondents highlighted Halliday Park, Fred Kelly Plaza, Rodd Park, Timbrell Park and the Foreshore in their list of special places. The diversity of activities include kids play areas, sports areas and places to walk your pets were some of the things that they particularly enjoyed. Respondents also highlighted the need to increase the amount of green and open spaces in the area.

Map ref	Location of Interest	Number of responses
1	Great North Rd	(38)
2	Five Dock Park	(28)
3	Fred Kelly place	(21)
4	Foreshore and Halliday Park	(17)
5	Parks General	(10)
6	St Albans Anglican Church	(6)
7	Rodd Park	(6)
8	Five Dock Library and Coles	(6)
9	Five Dock Leisure Centre	(6)
10	Post Office	(5)
11	NAB Bank	(6)
12	Quarantine Centre and Park	(4)
13	Timbrell Park	(3)
14	Ferragosto Festival	(2)

Special places key identifying places with 2 or more nominations



Special places map - Five Dock

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Great North Road



Fred Kelly Place



St Albans Anglican Church



# Local Character Area Statement

## 4.1 Desired future character

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The 'Local Character Statement' consists of a set of principles that come under the heading of Movement, Built Form, Landscape, Land Use, and Character and Culture.

Each of these categories aligns 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.

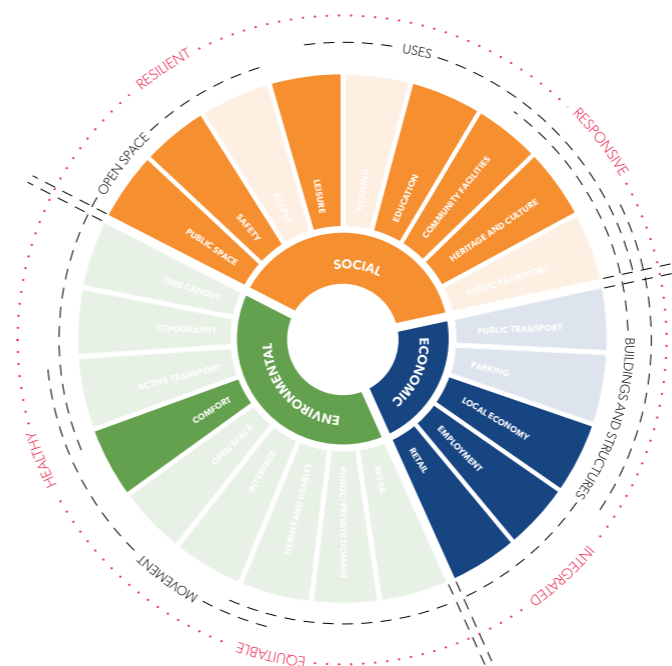
The principles articulate the opportunities to 'Change, Maintain and Enhance' aspects of the study area, using language that is synonymous with these terms.

Following on from the principles is a break down of future character areas identified within Five Dock - a high level statement about each neighbourhood and the specific aspects of that location that make it unique.



### Character and Culture

- Enhance heritage and culture by celebrating the local community and its diversity through farmers markets, public arts, and culturally relevant festivals.
- Empower the social life of the neighbourhood with high quality public spaces (streets, parks, plazas and community facilities).
- Enhance the retail environment along Great North Road with more variety. Create opportunities for good food, culture, fashion and increased nightlife.
- Identify spaces of cultural significance to the Wangal people, the original custodians of the land, and recognise their heritage and culture through art and signage.
- Celebrate historic federation buildings of Five Dock, including the NAB building and the local post office.
- Preserve the sense of scale and intimacy in the streets of Five Dock to enable the village feel.
- Support the local economy and employment by diversifying the retail opportunities adding commercial office space in the mixed use areas.
- Maintain and enhance safety, amenity and comfort in the public realm where the community comes together.
- Improve the amenity on Great North Road to facilitate on street dining with wider, level paths, tree canopy, street lighting, seating and, in particular, the reduction of through traffic.



# Local Character Area Statement

## Desired future character

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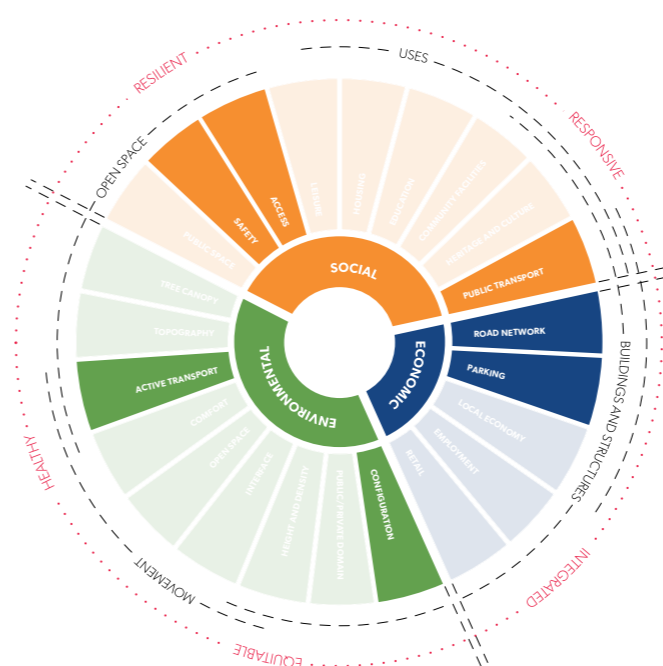
### Land Use and Activation

- Support greater development intensity and a broader mix of land uses within close proximity to the station and in areas that are likely to experience high levels of pedestrian traffic.
- Maximise activation of the ground plane.
- Improve the **safety** and amenity of public parks by activating the edges with dwellings that overlook or view directly to the street.
- Promote the co-location of **community facilities** (libraries, clinics and community centres) in accessible locations to revitalise key nodes and create hubs of activity. Opportunities to redevelop the post office as a community hub.
- Create 'places for people' in the **street network** with wide footpaths and pedestrian zones within the town centre and other key locations, such as the identified green links.
- Create further opportunities for outdoor dining.
- Encourage commercial and **retail** uses at key locations to improve access to conveniences and activate spaces throughout the day and into the evening.
- Promote **safety** by ensuring that future development has a positive **interface** with the street and maximises passive surveillance.



### Movement

- Enhance the local village feel in Five Dock by prioritising walkability and other modes of **active transport**.
- Enhance pedestrian **safety** by providing improved access and connections, raised zebra crossings, or signalised pedestrian crossings in key locations.
- Strengthen **active transport** links and legibility from the town centre to Parramatta River.
- Enhance the **safety** of evening commuters and enable **active recreation** after hours by improving street lighting in key locations.
- Ensure that the public domain around **public transport** facilities is attractive, pedestrian friendly and offers a convenient transfer between different modes of transport.
- Alleviate congestion on the local **road network**, reducing car dependency and minimising incentives for shorter trips; improve drop off/pick up zones for schools and the station; and changing **configuration** of the **road network** to create permeability and avoid GNR.
- Introduce traffic calming measures to improve **comfort** of pedestrians around GNR and consider traffic bypass opportunities to minimise overall volume.
- Opportunities to create a better pedestrian experience by introducing mid-block connections along long urban blocks at more frequent intervals in the urban **configuration**.
- Build a **safe**, connected and integrated cycling network that is supported with necessary infrastructure (such as end of trip facilities).
- Increase activation, passive surveillance and add lighting to improve pedestrian **safety** in Five Dock.



# Local Character Area Statement

## Desired future character

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### Landscape

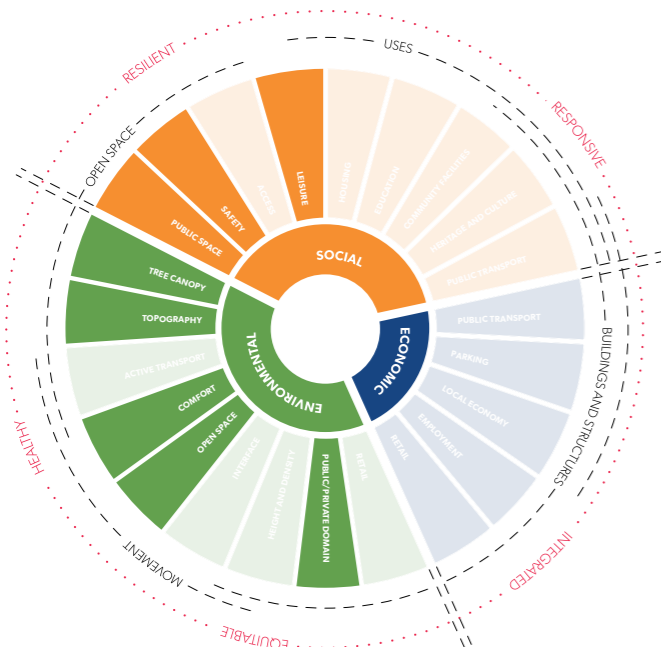
- Enhance the **tree canopy** in the public domain by planting additional street trees throughout Five Dock.
- Implement the objectives and utilise the measures and benchmarks of the GA NSW's Green Grid, Greener Places documents and Draft Connecting with Country.
- Create a network of smaller **public spaces**, such as local parks and plazas along Great North Road with a focus on integrating all ages of the community.



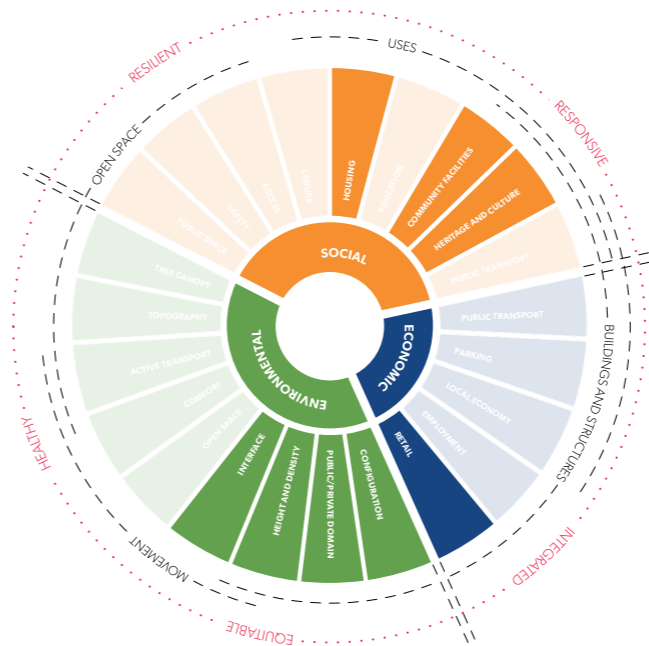
### Built Form

- Town Centre heights of max. 5-7 storeys with a consistent street wall to maintain the village feel.
- Retain low scale fine grain **retail interface** along Great North Road with upper levels set back from the retail strip to maintain the distinguishing character of Five Dock's town centre.

- Encourage development that responds to its local context, with consideration for the scale of development that it **interfaces** with, as well as the stylistic and material decisions.
- Development should respond to cues from the natural environment, such as topography, storm water movement and preservation of significant trees.
- Retain generous setbacks to developments to encourage growth of mature trees.
- Create appropriate transition **building height** from low density into higher density areas.
- Ensure a high quality of design and materiality for new developments that reflects the desired character of the area.
- Ensure that **heritage** items are strengthened and showcased through positive landscaping improvements.



- Provide **safe and comfortable** intergenerational spaces for the community, where all ages can participate.
- Enhance local parks and **open spaces** with spaces for children and teenagers to play, such as nature play, play grounds, half-courts and increased amenity around the skate park.
- Create a network of Green Streets that connect local **open spaces** and the foreshore.
- Elevate the local image and create a consistent and holistic urban palette of materials and street furniture.
- Provide access to clean, functional facilities and amenities, such as toilets, barbecues, and bins.
- Public spaces** are to be well maintained and upgraded as they age, with particular care for landscaping and facilities.
- Encourage passive surveillance and add lighting to improve the **safety** of local **public spaces**.

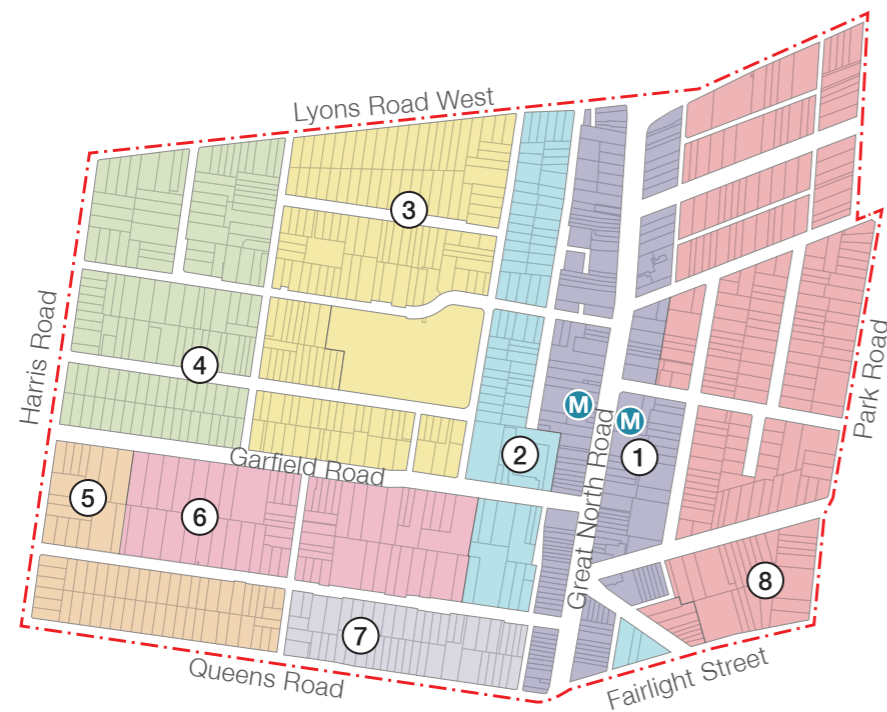




## Local Character Area Statement

### 4.2 Desired sub-precinct character

Five Dock has been divided into eight (8) separate future local character sub-precincts based on the feedback from the community and site analysis, as well as considerations for strategic drivers of change (such as the Town Centre Urban Design Study and a new Metro Station).



Future local character sub-precincts in Five Dock

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#### 1 Town Centre Core

Great North Road will continue to be the heart of the broader precinct and maintain a strong village feel. The life of the street will be supported by the new Metro and greater pedestrian connectivity to surrounding streets. Enabling alfresco dining, adding street trees and calming the local traffic will encourage greater vibrancy and support local businesses.

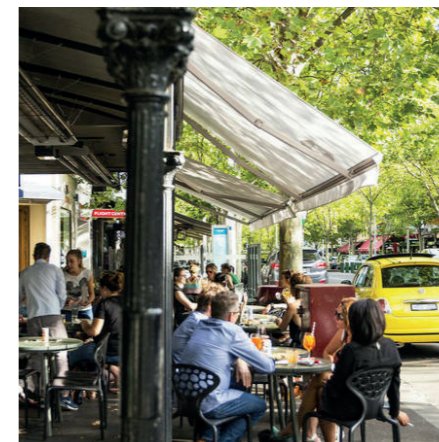
A network of high amenity public and private plazas along the street will add to the public domain and provide spaces for people to linger and observe the flourishing street life that passes by. The 'Little Italy' cultural presence will be augmented with spaces for new delis, wine bars and cafés littered along Great North Road.

Future development along the street will complement the existing scale of the street, with heights between four (4) and seven (7) storeys in total, the levels above the existing 2 storey street wall setback sufficiently to minimise any impact to the footpath. Cars will be redirected to public and private parking that is accessed from side roads and laneways, consequently minimising traffic impact along Great North Road.

At the centre of the local character sub-precinct will be a new station interchange that interfaces with Great North Road and Fred Kelly Place. The added pedestrian commuter traffic through this precinct will strengthen the local economy and support smaller businesses that operate in the area.



Activate Great North Road with temporary parks and pop-up events to create vibrancy during transition phase and the construction of the Metro Station.



Accentuate the Australian 'Little Italy' look and feel to celebrate cultural history.



Support a series of public and semi public plazas along Great North Road.



Enable on-street/alfresco dining along Great North Road. Minimise the impact of traffic on amenity of the sidewalk.



Ensure that the future metro station is well integrated with other modes of transport, including bus interchange and cyclist end of trip facilities.



Create a vibrant retail environment around the integrated station development with through site links.



## Local Character Area Statement

### Desired sub-precinct character

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#### ② Transition sub-precinct

This sub-precinct is already undergoing change with some existing medium density four (4) to six (6) storey residential flat buildings sitting against low density one (1) to two (2) storey residential detached dwellings.

The future character will include increased densities (remaining at the present controls of six (6) storeys or below) and unlock pedestrian connectivity between the public school and the Metro station. Development will include high quality design and activate the local streets with at grade terrace housing and local cafés that complement the residential nature of the area.



Facilitate greater permeability and walkability with additional through site links.



Provide high quality street amenity and interesting material/facade details.

#### ③ School and residential sub-precinct

Five Dock Public School is a focal point of the community. It is part of the historic legacy and the space where the next generation of Five Dock are gathered. Ensure that heritage items are strengthened and showcased through positive landscaping improvements. Future building projects should activate the street and balance the requirements for student safety and community contribution, shared amenities should be considered.

Infill development around the school is encouraged with low rise residential apartment buildings up to three (3) storeys permitted. All future development must be in keeping with the street grain and landscape setbacks of the existing neighbourhood.



Opportunity for Five Dock Public School to interface with community and share recreation facilities with wider neighbourhood.



Appropriate infill development that is sensitive to the scale, setbacks and materiality of neighbouring properties.

#### ④ Low density residential (west)

This local character sub-precinct will maintain a mixture of low density one (1) to two (2) storey residential detached dwellings.

A new quality public open space would be beneficial in the precinct which is easily accessible and well connected. There area also key opportunities to revitalise the streetscape throughout the precinct with improved pavements, canopy trees and cycling infrastructure.



Enhance the local street amenity with landscaping and street furniture.



Pedestrian priority crossings; along Great North Road, on streets interfacing with the primary school and Five Dock Park.



Improvements to cycling infrastructure existing cycle routes and implementation on green spines identified in the opportunities plan.



Maintain elements that make up consistent street experience, such as the consistent low fence line, landscape setback and sense of granularity in building definition.



Provide a new park and children's playground to address the present deficit in this part of Five Dock.



## Local Character Area Statement

### Desired sub-precinct character

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#### 5 Kings Bay Precinct (PRCUTS) Interface

Strategic changes to the Kings Bay Precinct under the PRCUTS strategy will evolve the character of the local area. Interfacing street will accommodate an increase in density and improved streetscaping to provide transition away from this higher density area into a more suburban neighbourhood. Buildings up to four (4) storeys will be permitted.

Delivery of mid block connections to improve the pedestrian experience is also important and ensuring that new developments are of a high level of design quality and integrate with the existing tree canopy, including a significant landscape setback in keeping with the present character of the street.



Facilitate quality infill residential flat building development of an appropriate scale within walking distance of the station.

#### 6 Medium density residential

This sub-precinct is unlikely to change significantly due to strata ownership and the challenge to redevelop with multiple owners. Nevertheless, there are opportunities to improve streetscaping, cycle paths and pedestrian connectivity to both the Kings Bay Precinct and Five Dock Metro station.

Planting on private property and within the landscape setback should be encouraged. Any infill development of remaining standalone houses should be of a high quality.



Protect and enhance the existing tree canopy.



Two Storey apartment building that compliments the street character of stand alone dwellings.

#### 8 Residential

This character area has direct access to excellent amenities and is in very close proximity to the new Metro Station. This character area would should continue to maintain the character of the streetscape and include significant landscape setbacks from the street for any future infill development up to four (4) storeys. Mature trees should be maintained and further planting to improve the street canopy and walkability.

Connections with Five Dock park is important to the character of this sub-precinct - interfacing streets should provide ample opportunity for safe pedestrian crossing into the park.



Four storey development with landscape setback, tree canopy and low lying wall.



Provide spaces and activities that will appeal to teenagers and young adults.



Where possible provide greater connectivity.



Provide added amenity to the interface with Kings Bay.

#### 7 Low density residential (south-west)

This local character sub-precinct has some beautiful examples of federation style development, including two dwellings that are heritage listed. This street is a continuation of the 'Kings Bay Precinct (PRCUTS) Interface' character area and should similarly provide opportunities for connection into the new urban renewal area and to Great North Road retail strip.

This area will maintain its existing character with minor improvements to the amenity with street trees and other public realm improvements.



Where possible upgrade landscape amenity.



Three storey development the is appropriate in suburban area.



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Level 2, 490 Crown Street

Surry Hills NSW 2010

Australia

T. 61 2 9380 9911

architects@sjb.com.au

sjb.com.au