

# 9.12

## STRATEGIC CONTEXT MARRICKVILLE PARK AND MORTON PARK







# Contents

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|               |   |          |
|---------------|---|----------|
| <b>Part 9</b> | <b>Strategic Context.....</b>   | <b>1</b> |
| <b>9.12</b>   | <b>Marrickville Park and Morton Park (Precinct 12) .....</b>                | <b>1</b> |
| <b>9.12.1</b> | <b>Existing character.....</b>  | <b>1</b> |
| <b>9.12.2</b> | <b>Desired future character.....</b>  | <b>2</b> |
| <b>9.12.3</b> | <b>Heritage Conservation Areas (HCAs).....</b>                              | <b>3</b> |
| 9.12.3.1      | HCA 24: Porter’s Brickworks Estate<br>Heritage Conservation Area (C24)..... | 3        |
| 9.12.3.2      | HCA 23: Jarvie Avenue Heritage<br>Conservation Area (C23).....              | 3        |
| 9.12.3.3      | HCA 21: Rathlin Estate Heritage<br>Conservation Area (C21).....             | 4        |
| <b>9.12.4</b> | <b>Precinct-specific planning controls.....</b>                             | <b>4</b> |
| <b>9.12.5</b> | <b>Site-specific planning controls .....</b>                                | <b>5</b> |

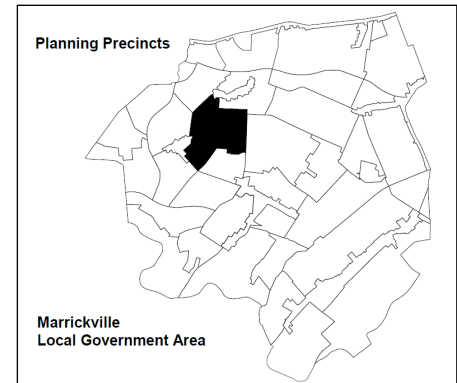
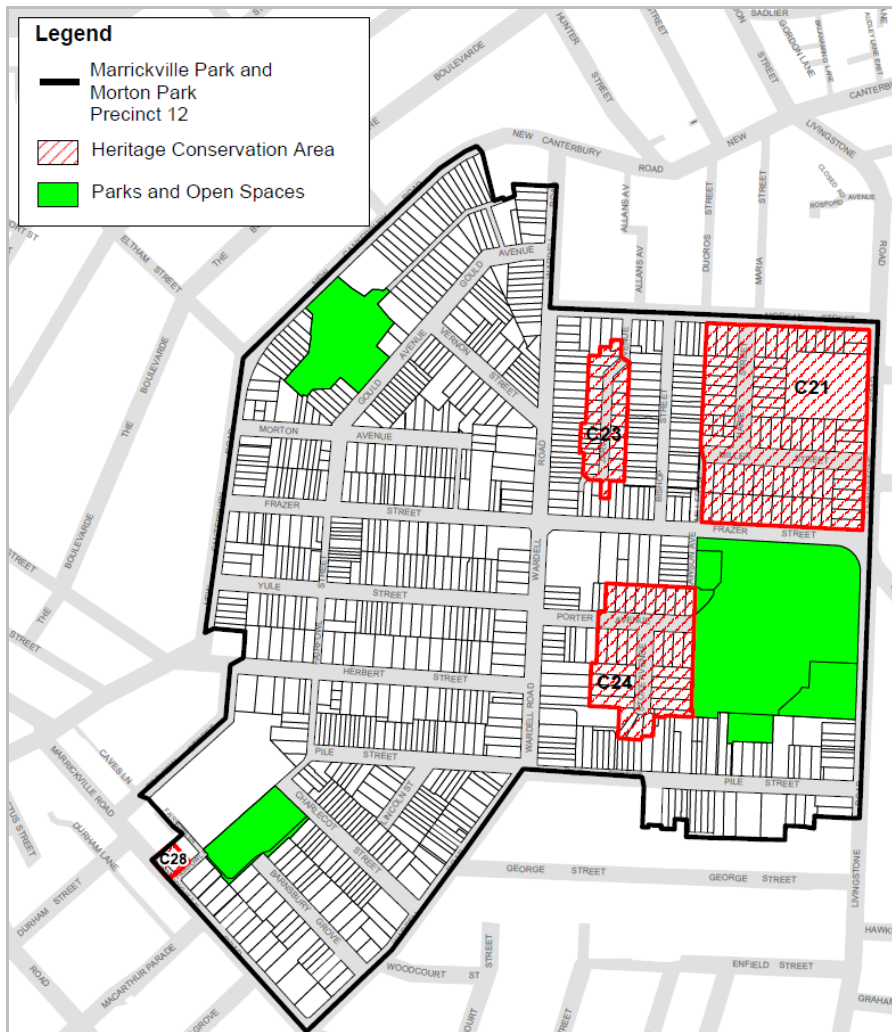




## Part 9 Strategic Context

### 9.12 Marrickville Park and Morton Park (Precinct 12)

#### Map of precinct



#### 9.12.1 Existing character

This precinct is a large, predominantly residential area containing properties within the suburbs of Petersham, Lewisham, Marrickville and Dulwich Hill. The precinct is generally bounded by Livingstone Road to the east, Morgan Street and New Canterbury Road to the north, New Canterbury Road and Seaview Street to the west and Marrickville Road and Pile Street to the south. The major roads within this precinct include Wardell Road, which acts as a north south link between New Canterbury Road and Marrickville Road, and Frazer Street, which acts as an east west link between New Canterbury Road and Livingstone Road.

The subdivision pattern varies throughout the precinct, with the area to the east of Wardell Road generally containing larger residential allotments. The area to the west of Wardell Road contains areas of smaller residential allotments. This section of the

precinct also contains a less regular subdivision pattern, as determined by the alignment of New Canterbury Road and Wardell Road.

The streets are generally fairly wide and generally all streets contain nature strips and standard footpaths. Some streets contain sandstone kerbing. The precinct generally has a flat topography though there is a slight fall from the northern end of the precinct to the south. There are few views available from the precinct, though buildings located near the two large parks in the precinct enjoy park views.

The main areas of open space are Marrickville Park and Morton Park. Both parks are substantial in size and add to the visual amenity of the precinct. Morton Park is a more passive open space area, possibly due to the fact that the land is not completely level. Marrickville Park is a more active recreation area, containing a cricket oval, tennis courts and play areas. Both parks are landscaped, well maintained and contain seating areas. Marrickville Park, in particular, adds to the visual amenity of the precinct due to its corner location along the thoroughfares of Livingstone Road and Frazer Street.

The land use pattern of the precinct mainly consists of low density residential area of dwelling houses, interspersed with some residential flat buildings. The residential flat buildings are more prevalent in the eastern part of the precinct, particularly along major roads such as New Canterbury Road, Wardell Road and Marrickville Road. Dulwich Hill High School is located within the western part of the precinct and adjoins Dulwich Hill shopping centre.

Dwellings within the precinct range in style and era, and include Victorian semis and terraces, grand Victorian villas, Federation semis and cottages, Inter-War residential flat buildings and dwelling houses, and post war residential flat buildings. Setbacks and streetscapes are generally consistent, however in some streets the introduction of post war residential flat buildings has disrupted their rhythm, particularly those out of scale and with inconsistent setbacks. Many of the Inter-War residential flat buildings are relatively modest in scale, and do not detract from the streetscape.

The precinct contains three Heritage Conservation Areas being the Porter's Brickworks Estate Heritage Conservation Area, Jarvie Avenue Heritage Conservation Area and the Rathlin Estate Heritage Conservation Area. This precinct also contains a small part of the HCA 28 Dulwich Hill Commercial Precinct Heritage Conservation Area located on Marrickville Road.

The mix of styles and eras within the precinct results in the use of a range of materials, such as slate and terracotta roofs, face brick and rendered facades and varying roof forms. The precinct also contains a large residential development on Livingstone Road, which presents as a collection of residential flat buildings within a heritage listed site. However, despite its diversity, the majority of the area presents as a pleasing residential precinct.

### 9.12.2 Desired future character

The desired future character of the area is:

1. To protect and preserve the identified period buildings within the precinct and encourage their sympathetic alteration or restoration.
2. To protect the identified Heritage Items within the precinct.
3. To maintain distinctly single storey streetscapes that exist within the precinct.
4. To protect groups or runs of buildings which retain their original form including roof forms, original detailing and finishes.



5. To protect significant streetscapes and/or public domain elements within the precinct including landscaping, fencing, open space, sandstone kerbing and guttering, views and vistas and prevailing subdivision patterns.
6. To preserve the predominantly low density residential character of the precinct.
7. To support pedestrian and cyclist access, activity and amenity including maintaining and enhancing the public domain quality.
8. To ensure that the provision and location of off-street car parking does not adversely impact the amenity of the precinct.
9. To protect the identified values of the Porter's Brickworks Estate Heritage Conservation Area, the Jarvie Avenue Heritage Conservation Area, the Rathlin Estate Heritage Conservation Area and the Dulwich Hill Commercial Precinct Heritage Conservation Area.
10. To ensure that any development considers all potential impacts to biodiversity.

### **9.12.3 Heritage Conservation Areas (HCAs)**

The precinct contains three Heritage Conservation Areas; being HCA 24 Porter's Brickworks Estate Heritage Conservation Area, HCA 23 Jarvie Avenue Heritage Conservation Area and HCA 21 Rathlin Estate Heritage Conservation Area. This precinct also contains a small part of HCA 28 Dulwich Hill Commercial Precinct Heritage Conservation Area located on Marrickville Road.

Each of those Heritage Conservation Areas has been identified for its own unique heritage values. Refer to Part 8 (Heritage) of this DCP for detailed controls and guidelines.

#### ***9.12.3.1 HCA 24: Porter's Brickworks Estate Heritage Conservation Area (C24)***

The Porter's Brickworks Estate Heritage Conservation Area is of historical significance as an area developed from the 1928 subdivision of a portion of what had been Porter's Brickworks. By this time virtually all vacant land in the area had been subdivided and the area is representative of the final period of major residential development in the area between 1928 and 1935.

The Porter's Brickworks Estate Heritage Conservation Area is of aesthetic significance for its good quality individual examples and small groups of Post Federation and Inter-War period bungalows that retain original timber joinery, window hoods and detailing to gables and verandas. Its streetscape is of significance for the surviving camellia street plantings which are rare in the area.

The key period of significance for the Porter's Brickworks Estate Heritage Conservation Area is 1928-1935.

#### ***9.12.3.2 HCA 23: Jarvie Avenue Heritage Conservation Area (C23)***

The Jarvie Avenue Heritage Conservation Area is of historical significance as a 1930s subdivision by John Jarvie and as one of the last substantial subdivisions in the area.

The Jarvie Avenue Heritage Conservation Area is of aesthetic significance for its very good examples of modest Inter-War bungalows and semi-detached cottages, the strong patterns created by the consistently expressed built forms and survival of much original detailing.

The Area retains narrow grass verges with street tree plantings and narrow, centrally located concrete footpaths; low solid fencing constructed of brick to match the house with decorative brickwork detailing that adds texture to the streetscape, building style, scale and forms, prominent roofscape composed of forms characteristic of the Inter-War period, minimal setbacks from all boundaries; one side sufficient to allow vehicular access, wide frontage of buildings, configuration of facades, high quality face brickwork and minimal garden spaces.

The key period of significance for the Jarvie Avenue Heritage Conservation Area is 1930-1940.

### **9.12.3.3 HCA 21: Rathlin Estate Heritage Conservation Area (C21)**

The Rathlin Estate Heritage Conservation Area is of historical significance as an area that was a notable Grand Estate of the Victorian period. The Area forms the final subdivision of the Rathlin Estate which was subdivided from the Petersham Estate: one of the largest early Estates in Marrickville. Rathlin was an important early Villa Estate which was acquired by the Salvation Army as their major training college and now demonstrates significant historic, aesthetic and social values.

The Rathlin Estate Heritage Conservation Area is significant because it demonstrates the early implementation of the suburban ideal through residential development consisting of detached Federation period houses on wide lots with side driveways.

The Area demonstrates aesthetic significance through its Federation period bungalows and quality streetscape settings that exhibits a consistency of subdivision pattern, setbacks, built forms, roofscapes, materials, detailing, and garden spaces.

It demonstrates the principal characteristics of the development of Marrickville from a rural Estate to a suburban cultural landscape and contains streetscapes and public domain elements representative of civic management and improvement programs including sandstone kerbing and street tree planting of the late 20<sup>th</sup> Century.

The key period of significance for the Rathlin Estate Heritage Conservation Area is 1909-1919.

### **9.12.4 Precinct-specific planning controls**

- C1** Camellia street plantings within HCA 24 Porter's Brickworks Estate Heritage Conservation Area must be maintained.
- C2** HCA 24 Porter's Brickworks Estate Heritage Conservation Area has been identified as containing the following streetscapes:
  - a. Residential Detached and Semi-Detached Streetscapes (Type A). Refer to Section 8.3 of this DCP for relevant controls.  
Relevant Architectural Style Sheets for HCA 24 Porter's Brickworks Estate Heritage Conservation Area include:
  - b. Federation styles. Refer to Section 8.5.2 of this DCP for relevant controls.
  - c. Inter-War Styles (in particular Californian bungalow). Refer to Section 8.5.3 of this DCP for relevant controls.
- C3** The existing subdivision and development pattern within the Jarvie Avenue Heritage Conservation Area must be preserved in any development. Site amalgamation is not permitted.





**C4** HCA 23 Jarvie Avenue Heritage Conservation Area has been identified as containing the following streetscapes:

- a. Residential Detached and Semi-Detached Streetscapes (Type A). Refer to Section 8.3 of this DCP for relevant controls.

Relevant Architectural Style Sheets for HCA 23 Jarvie Avenue Heritage Conservation Area include:

- b. Inter-War Styles (in particular Californian bungalow and Georgian Revival). Refer to Section 8.5.3 of this DCP for relevant controls

**C5** HCA 21 Rathlin Estate Heritage Conservation Area has been identified as containing the following streetscapes:

- a. Residential Detached and Semi-Detached Streetscapes (Type A). Refer to Section 8.3 of this DCP for relevant controls.

Relevant Architectural Style Sheets for HCA 21 Rathlin Estate Heritage Conservation Area include:

- b. Federation styles. Refer to Section 8.5.2 of this DCP for relevant controls.

### **9.12.5 Site-specific planning controls**

Nil