

9.19

STRATEGIC CONTEXT MARRICKVILLE ROAD, CENTRAL







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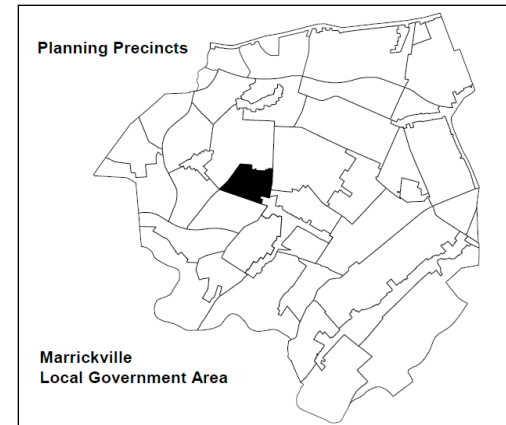
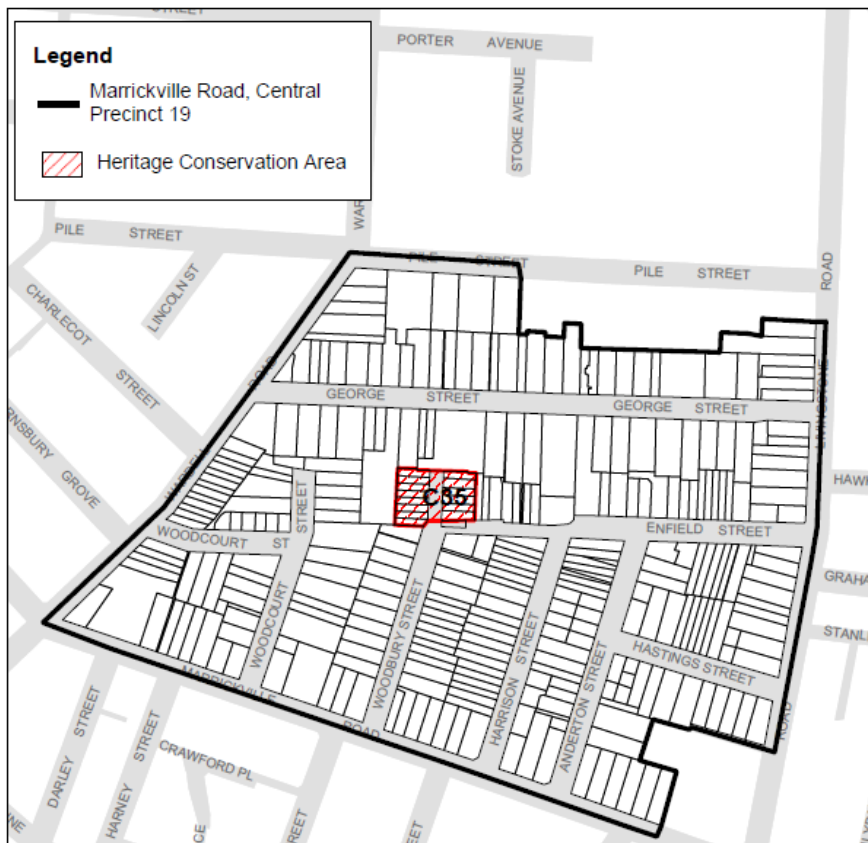




Part 9 Strategic Context

9.19 Marrickville Road, Central (Precinct 19)

Map of precinct



9.19.1 Existing character

This precinct is located north of Marrickville Road between the commercial centres of Dulwich Hill and Marrickville. The major roads of Livingstone Road and Wardell Road form its east and western boundaries with Pile Street defining its northern edge. The area is characterised by a mix of dwelling houses and residential flat buildings. The Willandra Aged Care Facility is located in the centre of the precinct.

The subdivision pattern of the area is characterised by large wide blocks with some smaller Inter-War clusters and runs of long narrow lots. The streets are wide with uniform medium street trees, nature strips and sandstone kerbing in a number of streets. Woodcourt Street has large brushbox trees planted into the road verge. Woodbury, Harrison, Anderton and Hastings Streets have Depression-era brick footpaths. The topography of the precinct is flat and is located in the Malakoff Street and Malakoff Tunnel subcatchments draining to the Cooks River.

There are no areas of open space within the precinct however it is within walking distance of Marrickville Park which contains outdoor play equipment, tennis courts and a cricket oval.

The land-use pattern of the precinct consists of a mix of low and medium density residential areas. Multi dwelling housing and residential flat buildings are a part of every street in the precinct. Despite this the area comprises stretches of low density housing which give it a varied character. Several streets, such as Anderton Street and Harrison Street are characterised by the single storey dwelling form.

Marrickville Road in this precinct is characterised by both dwelling houses and residential flat buildings with a smaller number of multi dwelling housing sites. A number of the larger residential sites are being used for other uses such as medical/professional centres and aged care facilities.

Dwelling houses across the precinct consist mainly of single storey Federation, Inter-War and Post-War styles with the occasional contemporary and Victorian building. A solid collection of Inter-War semi detached houses are located in a tight subdivision at the base of Woodbury Street. Another group of Inter-War semi detached houses are located in Woodcourt Street with additional Inter-War housing continuing around the corner into Wardell Road.

The precinct contains part of the Inter War Group Heritage Conservation Area, being Woodbury Street, Marrickville.

In most streets the original facebrick has been retained however several streets have a high proportion of painted facades. Pitched roofs with terracotta tiles are predominant with buildings setbacks ranging from 0-2 metres in some areas, to 2-4 metres and over 4 metres in other areas. Overall setbacks are reasonably uniform in each street.

Off street parking is not a predominant feature however it is provided within most residential flat buildings. Where off-street parking is provided to a dwelling house it is usually a side drive, or a hard stand area next to the dwelling. Dwellings fronting Anderton Street have rear garages fronting Harrison Street.

9.19.2 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 built 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 to medium 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 Inter-War Group Heritage Conservation Area.



9.19.3 Heritage Conservation Areas (HCAs)

The Inter-War Heritage Conservation Group (HCA 35) is comprised of 3 separate Inter War Groups referred to as Hollands Avenue, Marrickville; Jocelyn Avenue, Marrickville; and Woodbury Street, Marrickville respectively. The precinct contains one of those Inter War Groups being Woodbury Street, Marrickville. Refer to Part 8 (Heritage) of this DCP for detailed controls and guidelines.

9.19.3.1 HCA 35: Inter-War Group Heritage Conservation Group (C35)

The Inter-War Group Heritage Conservation Area is significant at a local level because it demonstrates historic and aesthetic values which are important and rare in the area. The group of buildings in the area form highly intact and cohesive streetscapes through the use of consistent forms, materials and detailing reflecting their construction by a single builder within a limited period of time (1936-1943).

Each Inter-War Group within the HCA demonstrates the principals of infill development as they were understood and implemented in the Inter-War period, with the current layer of development being created through the redevelopment of earlier holdings. The resultant built forms reflect this process of incrementally tighter urban grain and denser development within an overriding 'suburban' development context.

The design and detailing of the groups in the Inter-War semi-detached bungalows and adjacent residential flat buildings are consistent throughout the Inter-War Group. It is high quality and includes the use of coloured and decorative brickwork laid to create integrated textural interest in a design that is normally very simply detailed.

The consistent single storey built scale with maximised lot coverage and minimal setbacks from all boundaries establishes an intimate aesthetic quality to the buildings in the group. The streetscape also demonstrates a high level of intactness and integrity of forms and finishes, with no evidence of major layering or significant layering to the fabric.

The key period of significance for the Inter-War Group Heritage Conservation Area is 1936-1943.

9.19.4 Precinct-specific planning controls

- C1** HCA 35 Inter-War Group 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 35 Inter-War Group Heritage Conservation Area include:
 - b. Inter-War Art Deco residential flat buildings. Refer to Section 8.5.4 of this DCP for relevant controls.

9.19.5 Site-specific planning controls

Nil