

9.20

STRATEGIC CONTEXT MARRICKVILLE TOWN CENTRE NORTH







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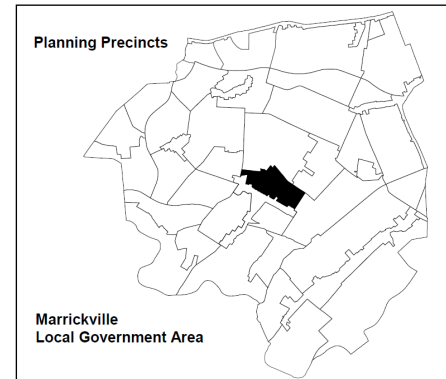
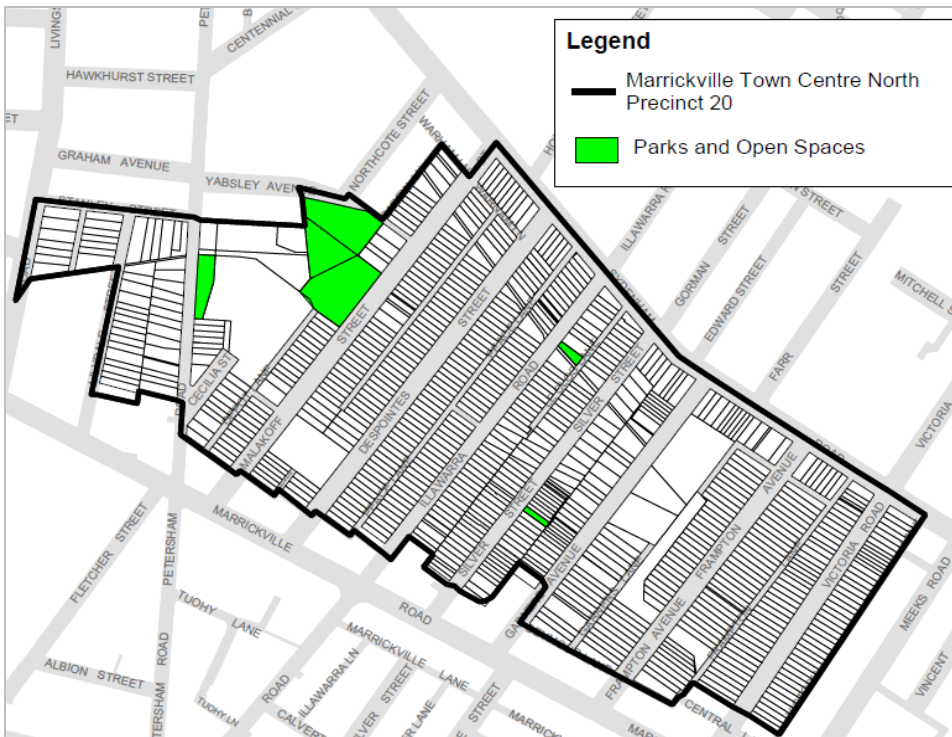




Part 9 Strategic Context

9.20 Marrickville Town Centre North (Precinct 20)

Map of precinct



9.20.1 Existing character

This precinct is located in the northern part of the suburb of Marrickville and is central to the Local Government Area; accessible from all directions.

The precinct is bounded by Livingstone Road to the west, Sydenham Road to the north, Victoria Road to the east and the commercial precinct along Marrickville Road to the south. Neither Victoria Road or Sydenham Road are distinctly characterised by commercial or industrial development, however, both contain a variety of development, including residential housing interspersed along the streetscapes.

The Marrickville commercial precinct is located along the southern boundary of this area and the south western edge of the area adjoins the Marrickville civic precinct, including the Marrickville Town Hall and Library, and the former Marrickville Hospital site.

There are two distinct subdivision patterns within this area. The streets running parallel between Malakoff Street and Victoria Road run north-east to south-west and generally contain small regular allotments, with the exception of Garners Avenue and the northern end of Silver Street, which contain some larger allotments.

The north western portion of the area bounded by Malakoff Street, Livingstone Road and Sydenham Road contains varied and irregularly sized allotments, including Marrickville High School with street alignments generally running north-south.

The streets in the south eastern section of the area are generally narrow, characterised by irregular vegetation planting and contain a combination of regular and wide footpaths.

The topography of the precinct is characterised by a gentle slope to the north east, in the direction of the street alignment.

There are no Heritage Conservation Areas contained within the precinct.

The main area of open space in the precinct is Jarvie Park, which is a passive recreation area, and the open space contained within Marrickville High School. Furthermore, Henson Park is located immediately north of the precinct, which is a large iconic sports field.

The land-use pattern of the precinct consists mainly of low density residential areas, with some multi-dwelling housing development, commercial and industrial buildings interspersed throughout.

Dwellings consist mainly of a combination of Federation and Victorian style dwellings, with some Inter-War houses and a small number of residential flat buildings constructed since the 1960s. There is little consistency about the style of front fencing that each of the dwellings contain however, a considerable amount of these enclose soft landscaping.

Private open space is characterised by a combination of small front and larger rear yards.

The precinct contains a number of Victorian, Federation and inter-war style commercial and industrial buildings, which are generally concentrated on Sydenham Road and Victoria Road, however some of these are dispersed throughout the precinct.

9.20.2 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 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.



9.20.3 Heritage Conservation Areas (HCAs)

There are no Heritage Conservation Areas contained within the precinct.

9.20.4 Precinct-specific planning controls

Nil

9.20.5 Site-specific planning controls

Nil