

9.21

STRATEGIC CONTEXT NESS PARK







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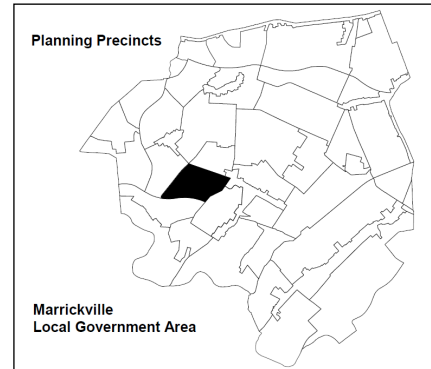
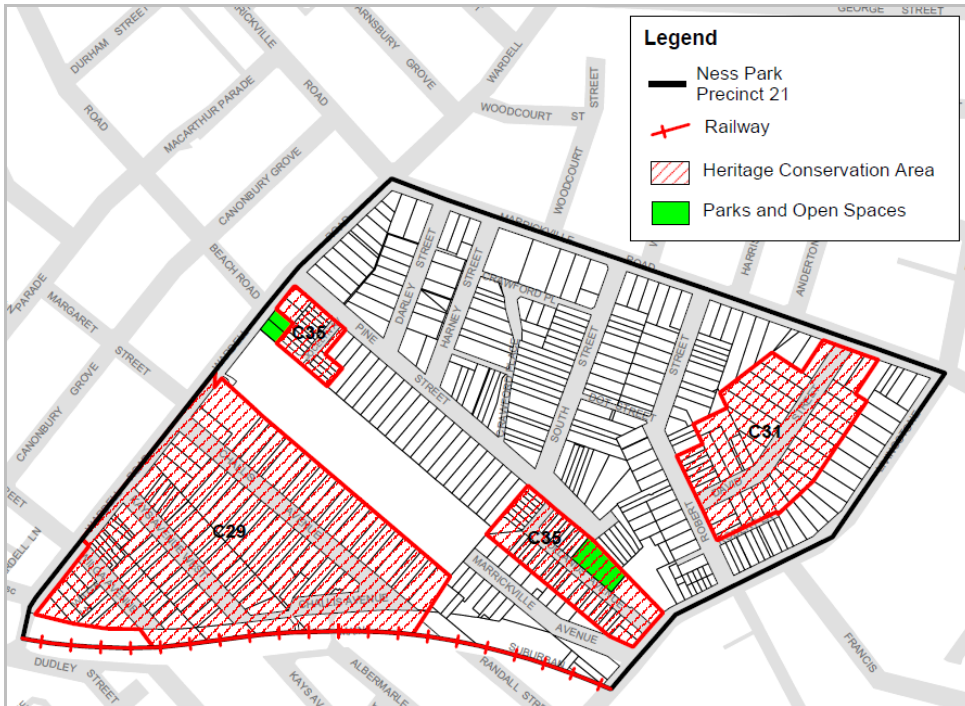




Part 9 Strategic Context

9.21 Ness Park (Precinct 21)

Map of precinct



9.21.1 Existing character

This precinct is located in the western part of the suburb of Marrickville, with a small section located in Dulwich Hill. The precinct is bounded by the Bankstown Railway line, Livingstone Road, Marrickville Road and Wardell Road.

The precinct is predominantly residential in nature, though it also contains some commercial uses in the form of medical and other health care related services along Marrickville Road, and a number of commercial buildings are scattered throughout the precinct.

Major roads on the edge of the precinct consist of Livingstone Road, Wardell Road and Marrickville Road. Both Wardell Road and Livingstone Road provide access over the railway line.

The subdivision pattern is characterised by a mix of small and medium sized allotments. Streets of medium sized allotments are particularly evident in the south-western area of the precinct. The streets in the southern section of the precinct are generally wide and aligned from north-west to the south-east. The northern section of the precinct generally contains wide streets, though they are aligned from north to south or south-east. Generally access through the precinct is restricted by the railway line.

Several of the streets, such as Marrickville Avenue, Robert Street and Harney Street, contain large tree plantings within the road carriageway, which is a distinctive part of

the character of those streets. Some of the streets, such as Darley Street, Harney Street, Pine Street and South Street, contain Depression-era brick footpaths. The footpaths which are constructed of brick do not contain nature strips. Some of the streets contain traffic calming devices such as speed humps, such as Robert Street which provides a short cut between Livingstone Road and Marrickville Road.

The main areas of open space in the precinct are Ness Park, which contains a children's' play area on Hollands Avenue, and the Gilbert Barry Reserve on Wardell Road which contains several seats and is only suitable for passive recreation.

The precinct contains the St Maronite College along Wardell Road. This school is part of larger complex run by the Maronite Sisters of the Holy Family, which also includes a retirement complex with access to Marrickville Avenue. Other public buildings in the precinct include a State Emergency Services building located on Livingstone Road.

The land-use pattern of the precinct consists mainly of low density residential development. There are a few medium density residential developments scattered throughout the precinct.

Dwellings consist mainly of a mix of Federation and Inter-War dwelling houses. Whilst the majority of those dwellings are detached, semi-detached dwellings are also located within this precinct. The majority of buildings maintain a single storey appearance from the street. A collection of intact, Inter-War semi detached dwellings can be found in Jocelyn Avenue. Generally setbacks are consistent and front yards are consistently soft landscaped. The majority of the buildings are constructed from face brick, and this is also commonly present in front fencing.

The precinct contains three Heritage Conservation Areas being the David Street Heritage Conservation Area, the Inter War Group Heritage Conservation Area (including two of the three areas comprising the group, being Hollands Avenue and Jocelyn Avenue) and part of the South Dulwich Hill Heritage Conservation Area.

Off street parking is generally provided on both sides of streets within the precinct. Most streets are able to accommodate off street parking without restricting vehicular access, with the exception of Jocelyn Avenue.

9.21.2 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. To protect the identified values of the David Street Heritage Conservation Area, the Inter War Group Heritage Conservation Area and the South Dulwich Hill Heritage Conservation Area.

9.21.3 Heritage Conservation Areas (HCAs)

The precinct contains three Heritage Conservation Areas; being HCA 31 David Street Heritage Conservation Area, HCA 35 Inter-War Group Heritage Conservation Area (including two of the three areas comprising the group, being Hollands Avenue and Jocelyn Avenue) and part of HCA 29 South Dulwich Hill Heritage Conservation Area.

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.

9.21.3.1 HCA 31: David Street Heritage Conservation Area (C31)

The David Street Heritage Conservation Area is locally rare within the area as a distinctive enclave of substantial Federation period detached houses, gardens and street plantings. It is a representative area of Federation period housing which was designed and detailed to be attractive to local industrialists, businessmen and other wealthy members of the community.

The David Street Heritage Conservation Area is of historical significance as an area developed within a short timeframe within the Federation period (1890-1915), and features many houses built for entrepreneurs of the period such as “Gateshead” at 400 Marrickville Road built for James Wall, master builder; “Marsden” at 14 David Street, built for William Thornley, railway and tramway equipment manufacturer; and “Chandos” at 9 David Street, built for Reginald Marcus Clark (one of the Marcus Clark retailing family).

The David Street Heritage Conservation Area is of aesthetic significance for its substantial Federation period detached housing in David Street within generous gardens and mature brush box street planting planted early (shown as fully grown in 1943 aerial photos), giving the appearance of a Federation period “Garden Suburb” (though built on more than one subdivision). The Robert Street Federation period semi-detached housing, with asymmetrical frontages designed to resemble single houses are also of aesthetic significance, for the adaptation of fashionable Federation period designs to provide more modest housing and their continuation of the Brush Box planting into this more modest streetscape.

The key period of significance for the David Street Heritage Conservation Area is 1890-1915.

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

The Inter-War Heritage Group Heritage Conservation Area (HCA 35) is comprised of 3 separate Inter-War Groups referred to as Hollands Avenue, Marrickville; Jocelyn Avenue, Marrickville; and Woodbury Street, Marrickville respectively. This precinct contains two of those Inter-War Groups being Hollands Avenue, Marrickville; and Jocelyn Avenue, Marrickville.

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 of the Inter-War Groups within this precinct demonstrate the principles 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 of Inter-War semi-detached bungalows and adjacent residential flat buildings in the Area is consistent throughout the areas. It is high in 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 Jocelyn Avenue precinct includes two Inter-War residential flat buildings in a pattern representative of that used by the Inter War speculative builder.

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

9.21.3.3 *HCA 29: South Dulwich Hill Heritage Conservation Area (C29)*

The South Dulwich Hill Heritage Conservation Area is of historical significance as an area developed in the Federation period as a series of subdivisions in the vicinity of Wardell Road (now Dulwich Hill) Railway Station which opened in 1889. The Area is of aesthetic significance for its many good quality individual examples and small groups of Federation bungalows that retain original timber joinery, window hoods and detailing to gables and verandas to a quality and consistency rare in the area. The Area includes excellent examples of the Iron Palisade fence.

The Area contains a good collection of a locally significance variation of the 'standard' Federation bungalow design with a low ridgeline set parallel to the street alignment. The Area also includes streetscapes of high quality. This quality is derived from the consistency of the subdivision pattern, setbacks, built forms, roof volumes, materials, detailing, and garden spaces. The built forms of the Area are representative of the area in the early years of the 20th Century as it transformed from a dense urban to detached suburban cultural landscape which includes detached late Federation bungalows and wide lots allowing asymmetrical siting of houses to provide for side driveways (later development).

The extensive evidence of bricks used as pavers to the footpath demonstrates the works carried out by Employment Relief Schemes in the 1930s during the Great Depression. They also contribute strongly to the textural and aesthetic qualities of the Area.

The key period of significance for the South Dulwich Hill Heritage Conservation Area is 1901-1920.



9.21.4 Precinct-specific planning controls

- C1** HCA 31 David Street Heritage Conservation Area has been identified as containing the following streetscapes:
- 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 31 David Street Heritage Conservation Area include:
- Federation styles. Refer to Section 8.5.2 of this DCP for relevant controls.
 - Inter-War Styles (particularly the Inter War Californian bungalow). Refer to Section 8.5.3 of this DCP for relevant controls.
- C2** HCA 35 Inter-War Group Heritage Conservation Area has been identified as containing the following streetscapes:
- 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:
- Inter-War Styles. Refer to Section 8.5.3 and 8.5.4 of this DCP for relevant controls.
- C3** HCA 29 South Dulwich Hill Heritage Conservation Area has been identified as containing the following streetscapes:
- 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 29 South Dulwich Hill Heritage Conservation Area include:
- Federation styles. Refer to Section 8.5.2 of this DCP for relevant controls.
 - Inter-War Styles (in particular the Californian bungalow). Refer to Section 8.5.3 of this DCP for relevant controls.

9.21.5 Site-specific planning controls

Nil