

9.23

STRATEGIC CONTEXT MARRICKVILLE STATION WEST







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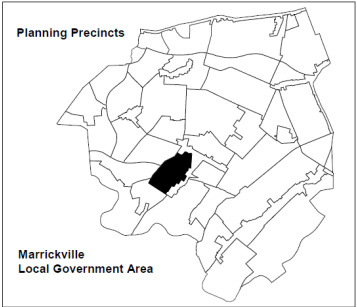
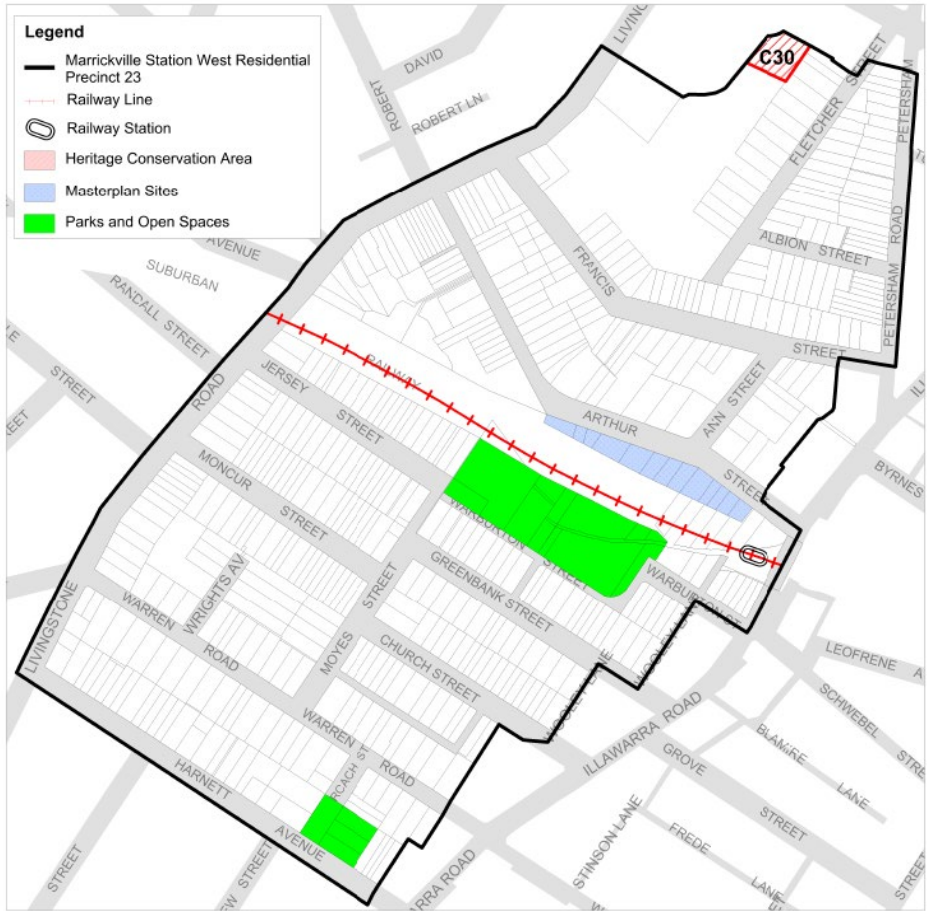




Part 9 Strategic Context

9.23 Marrickville Station West (Precinct 23)

Map of precinct



9.23.1 Existing character

This precinct is located in the central western part of the suburb of Marrickville within the trade and transport catchments of the Marrickville town centre and Marrickville Rail Station. The precinct is bounded by Livingstone Road to the west, the rear of commercial properties fronting Marrickville Road to the north, Petersham Road and the rear boundary of commercial properties on Illawarra Road to the east and Harnett Avenue to the south. The northern end of the precinct comprises the Casimir Catholic College and St Brigid's Primary School.

There are two distinct localities within the precinct located to the north and south of the rail line, which bisects the precinct. In both localities allotments are generally oriented north south and front streets running east west that link Livingstone and Illawarra Roads which bound the precinct. In the northern locality there is a high point on Francis Street with the land dropping steeply in points towards the rail corridor. Dwellings on the southern side of Francis Street are orientated to capture views to the north-east over Marrickville. In the southern locality, the land slopes gently upwards from the rail corridor to a high point at the eastern end of Harnett Avenue.

The main area of open space in the precinct is McNeilly Park, a manicured park containing active and passive recreation opportunities, and the similar but smaller Louisa Lawson Reserve.

The precinct's land use pattern consists mainly of low density residential areas, with residential flat buildings centred around Arthur and Ann Streets and isolated examples to the south of the precinct. There are a number of Federation shop top buildings within the precinct some of which are still operating as neighbourhood shops.

Dwellings consist mainly of a combination of Federation and Victorian dwellings, with some Inter-War houses and a small number of residential flat buildings constructed since the 1960s, as well as a number of Inter-War residential flat buildings on Warren Road. A number of streets in the south of the precinct are characterised by a single storey dwelling form, particularly Moncur, Greenbank, Fletcher and Church Streets. Road reserve plantings are a feature and create avenue atmospheres. Particularly advanced landscaping is present in Harnett Avenue and Fletcher Street and Warburton Street.

Front setbacks are generally varied reflecting the range of housing periods. A number of streets, including Church, Moncur and Jersey Streets, contain consistent but minimal setbacks. Most front setbacks within the precinct are soft landscaped. Front fences are inconsistent throughout the precinct with the style and materials reflecting the range of periods; predominant materials are brick, rendered brick, metal and Iron Palisade.

In areas of the precinct where off-street parking is provided it is most frequently at the rear of the property accessed by a rear lane or via a side driveway to rear garages.

The precinct is within the Malakoff Tunnel and Western Channel sub-catchments which drain to the Cooks River.

The precinct contains a very small portion of the Civic Precinct Heritage Conservation Area.

9.23.2 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 values of the Civic Precinct Heritage Conservation Area.
3. To maintain distinctly single storey streetscapes within the precinct.
4. 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.
5. To preserve the predominantly low density residential character of the precinct.
6. To ensure that the provision and location of off-street car parking does not adversely impact the amenity of the precinct.
7. To ensure orderly development on masterplan sites in accordance with the principles of the masterplan vision, including allotment amalgamations, where required, that are not detrimental to achieving the overall masterplan structure and achieve an efficient and high quality built outcome.
8. To encourage complementary medium density and residential flat building development in the Ann Street and Arthur Street area.



9. To promote high density redevelopment on the land bounded by Arthur Street and the rail corridor.
10. To accommodate new residential flat building development to reflect the existing development at the western end of the precinct bounded by Livingstone Road, Arthur Street and the rail corridor.
11. To ensure that higher density development demonstrates good urban design and environmental sustainability and provides suitable amenity for occupants of those developments.
12. To ensure that the design of higher density development protects the residential amenity of adjoining and surrounding properties.

9.23.3 Heritage Conservation Areas (HCAs)

Part of HCA 30 Civic Precinct Heritage Conservation Area is located within the precinct. Refer to Section 8.2.32 Heritage for a description of its significance and relevant controls.

9.23.4 Precinct-specific planning controls

- C1** A perceived single storey streetscape must be maintained on Moncur, Church, Greenbank, Warburton and Fletcher Streets.

9.23.5 Site-specific planning controls

9.23.5.1 Masterplan Area (MA 23.1)

Masterplan location

- C2** Masterplan Area 23.1 relates to the allotments shaded in Figure (23.1a).

Site amalgamation

- C3** The redevelopment of the land shaded in Figure (23.1a) must wherever possible conform to the amalgamation pattern in the control diagram in Figure (23.1b).
- C4** Amalgamation of allotments must not result in any adjoining sites being isolated to the extent that it is not possible for development to occur in accordance with the urban design vision for the Masterplan Area.

Building height

- C5** The height of proposed buildings on the land shaded in Figure (23.1a) must conform to the control diagram(s) in Figures (23.1b) and (23.1c). The height is expressed in number of storeys.

Boundary setbacks

- C6** The boundary setbacks of proposed buildings on the land shaded in Figure (23.1a) must conform to the control diagram(s) in Figures (23.1b) and (23.1c). The setbacks are expressed in metres.

Sustainable envelopes and occupant amenity

- C7** The siting, orientation, depth and separation of proposed buildings on the land shaded in Figure (23.1a) must conform to the control diagram(s) in Figures (23.1b) and (23.1c). The dimensions are expressed in metres.

Articulation zones

C8 The envelope of buildings on the land shaded in Figure (23.1a), where indicated as a street/shallow articulation zone within the control diagram(s) in Figures (23.1b) and (23.1c), must predominantly express a building edge, with shallow articulations to the building edge adding visual richness.

NB *If there is any inconsistency between the plan diagram and section diagram(s) the plan diagram will prevail to the extent of the inconsistency.*



Figure 23.1a Location Diagram

* Balconies are to be included within the building envelope. The glass to glass dimension is to be a maximum of 18 metres.



Figure 23.1b Plan Diagram

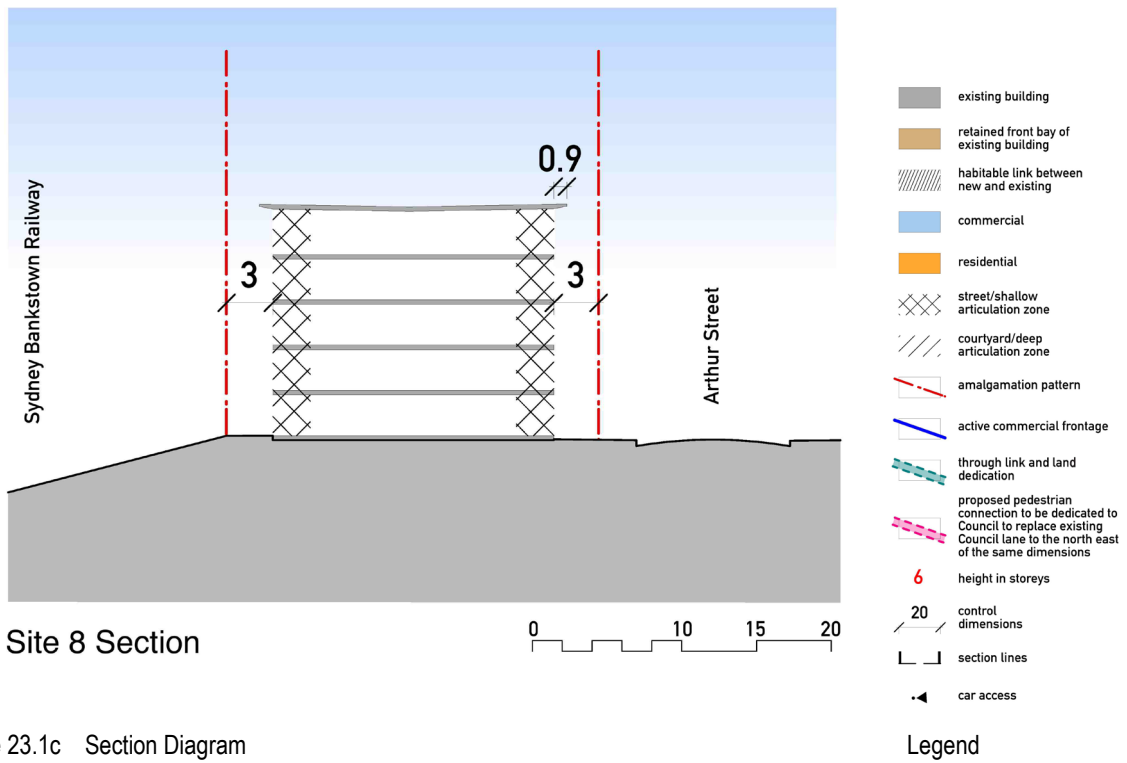


Figure 23.1c Section Diagram