

9.29

STRATEGIC CONTEXT SOUTH WESTERN MARRICKVILLE







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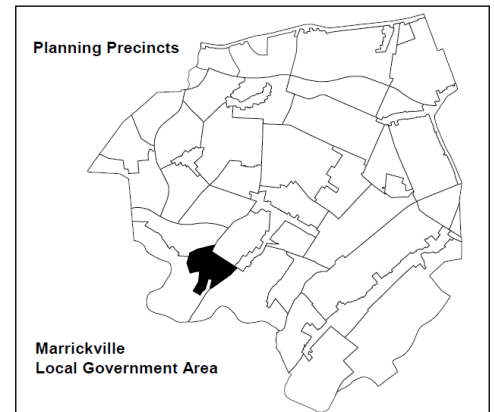
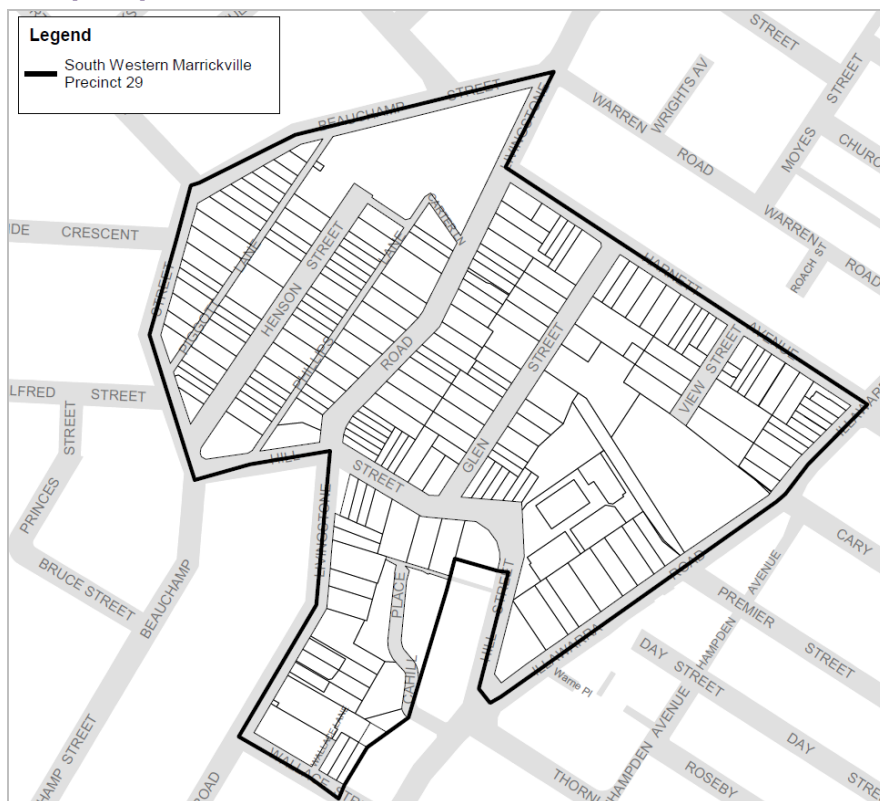




Part 9 Strategic Context

9.29 South Western Marrickville (Precinct 29)

Map of precinct



9.29.1 Existing character

This precinct is located towards the south western section of the suburb of Marrickville. It is bounded by Illawarra Road, Hill Street, Livingstone Road and Harnett Avenue. Major roads on the edge of the precinct include Livingstone Road and Illawarra Road. The precinct is a predominantly medium to high density residential area interspersed with collections of dwelling houses, and does not contain any dedicated commercial centres, though a service station and small café are located within the precinct.

The subdivision pattern is irregular and reflects the large number of residential flat buildings within the precinct. The subdivision pattern of the area bounded by Harnett Avenue, Illawarra Road, Hill Street and Glen Street contains larger, consolidated allotments interspersed between smaller allotments. The area bounded by Livingstone Road, Glen Street, Harnett Avenue and Hill Street generally contains smaller allotments. The major streets in the precinct predominantly run in a north-east to south-west alignment and follow a gently slope towards Illawarra Road and the Cooks River. Several other streets follow a north-west to south-east alignment and are generally much steeper.

The streets are fairly wide in width, and are characterised by predominantly native and medium sized street trees. Footpaths and nature strips are available on both sides of the streets. Some of the kerbs within the precinct are constructed of sandstone.

The topography of the area is characterised by relatively steep and winding streets sloping from a ridgeline on Livingstone Road (between Harnett Avenue and Hill Street) towards Illawarra Road and the Cooks River. This slope is particularly pronounced on Hill Street, Cahill Place and Wallace Street. Other streets have a more modest slope such as Glen Street and View Street.

From the ridgeline along Livingstone Road, regional views of the Cooks River and Port Botany are available. Certain properties within the precinct also have local views to Steel Park and the open space areas fronting the Cooks River.

The main areas of open space that service the precinct lie outside its boundaries, including Steel Park and open space fronting the Cooks River. Those areas are characterised by sporting fields in Steel Park and open space areas fronting the Cooks River, including the Marrickville Golf Club.

Areas within parts of the precinct have been identified as having high biodiversity values within the LGA. It is essential that development within those areas considers the potential impacts to biodiversity including native fauna (including Threatened Species and Endangered Populations); native vegetation (including Endangered Ecological Communities); and habitat elements (including their condition, structure, function, connectivity and disturbance).

Dwellings consist mainly of Post-War residential flat building developments, interspersed with older, period dwelling houses. The dwelling houses in the precinct are predominantly Federation era dwelling houses. There are also several contemporary multi dwelling housing developments within the precinct. The building setbacks are predominantly medium in size, and some of the residential flat buildings provide car parking hardstands within this area. Therefore, only some of the building setbacks are soft landscaped. The predominant building material is brick and the majority of the buildings have not been rendered. The fence material is also predominantly brick in keeping with the dominant building material. Generally, off street parking is also available within the precinct.

There are no Heritage Conservation Areas contained within the precinct.

Private open space is characterised by soft landscaped front yards, however this is not a feature of all buildings as often the front of a building is used for car parking purposes. Approximately half of all properties within this precinct contain soft landscaped front yards. Some properties also contain sandstone fences and retaining walls.

9.29.2 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 medium to high density residential character of the precinct.
7. To ensure that new development considers all potential impacts to biodiversity.
8. To support pedestrian and cyclist access, activity and amenity including maintaining and enhancing the public domain quality.
9. To ensure that new residential development responds to its setting and makes a positive contribution to the streetscape.
10. To encourage additional landscaping to developments to improve the visual amenity of this precinct, particularly the presentation to the street.
11. To ensure that the provision and location of off-street car parking does not adversely impact the amenity of the precinct.
12. To ensure that high density development demonstrates good quality urban design and environmental sustainability and provides suitable amenity for occupants of those developments.
13. To ensure that the design of higher density development protects the residential amenity of adjoining and surrounding properties.

9.29.3 Heritage Conservation Areas (HCAs)

There are no Heritage Conservation Areas contained within the precinct.

9.29.4 Precinct-specific planning controls

Nil

9.29.5 Site-specific planning controls

Nil