

# 9.30

## STRATEGIC CONTEXT THE WARREN







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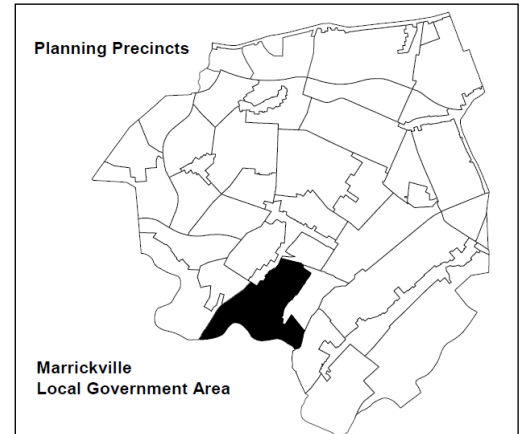




## Part 9 Strategic Context

### 9.30 The Warren (Precinct 30)

#### Map of precinct



#### 9.30.1 Existing character

This precinct is roughly bounded by railway land to the north, Illawarra Road to the west, Cooks River to the south and Carrington Road industrial area to the east. It includes the open space areas of Steel Park (located on Illawarra Road) and Mackey Park (Richardsons Crescent) located at the southern end of the Carrington Road industrial precinct.

The entire precinct sits on a ridge with the crest located roughly at the intersection of Renwick Street and Excelsior Parade. Land generally slopes away from the ridge towards Carrington Road and the Cooks River, though the land also falls away towards Illawarra Road and the railway line. Consequently, the majority of the precinct has been developed on sloping land and very few streets within the precinct are level. Divided roads and retaining walls are used throughout the precinct to terrace the sloping land. Due to its topography, the precinct affords a variety of views including towards the Sydney CBD, Port Botany and to the adjacent shore of the Cooks River in the Rockdale local government area.

Cary Street, Renwick Street, Warren Road and Schwebel Street run through the precinct in an east west direction connecting Illawarra Road with the Carrington Road industrial area. The streets in the southern section of the precinct are generally wide and provide for on street parking. Excelsior Parade, which runs in a north south direction, is particularly wide and provides for angled parking within the road reserve. However, streets in the northern part of the precinct are much narrower. On street parking in those streets essentially reduces many of those streets to one lane,

despite being a two way street. The majority of streets contain street trees and footpaths on both sides. Laneways are not common in the precinct.

The precinct is predominantly characterised by low density residential development, with the exception of clusters of residential flat buildings located along sections of Warren Road, Schwebel Street and Esk Street. The housing stock is very mixed and includes examples from Victorian, Federation, Inter-War, Post-War and modern developments. The building mix provides for an eclectic character within this precinct. Generally, the building stock is in good condition and shows high levels of modification, though not all modifications are sympathetic. In certain areas, it is evident that buildings have been designed to capture the area's expansive views.

The precinct contains a number of heritage items including 'Richardsons Lookout' and 'Ferncourt Public School'. Other heritage items within the precinct include the Cooks River Sewerage Aqueduct (listed on the State Heritage Register), Sewer Ventilation Stack located along Premier Street and several good examples of intact Federation and Victorian style dwelling houses.

The precinct's public domain is characterised by the consistent use of sandstone, particularly relating to road infrastructure such as divided roads, retaining walls and kerbs and guttering. It is also used in private properties predominantly as a fencing/retaining wall material. The substantial rock faced stone walling located in many streets within the precinct are heritage listed and provide a direct link to the area's quarrying history. The historical use of sandstone is highly significant and should be retained and maintained.

Open space areas along the banks of Cooks River are generally designated for public recreation purposes and used for active and passive recreation. Steel Park provides sporting fields, shaded play equipments and exercise equipment, as well as a large indoor sports facility. Mackey Park also provides active recreation areas.

It is considered appropriate to retain the predominantly low density residential character of the precinct. The exceptions to this include the Warne Place development (located on the corner of Illawarra Road and Thornley Street), the northern sections of Warren Road and Grove Street (between Stinson Lane and Esk Street) and the southern section of Schwebel Street (between Stinson Lane and Esk Street). Those areas contain pre-existing groups of older residential flat buildings. The latter areas are also well located close to Marrickville railway station.

The precinct also contains a development site formerly known as Warne Place. This site was previously masterplanned and a range of development controls developed for the site. The majority of the land contains a residential flat complex containing 106 dwellings with basement car parking for 140 vehicles. Warne Place is dominated by a sandstone escarpment quarried in the late nineteenth century. A fine sandstone retaining wall constructed as Depression Relief Works in the period 1931-37 tops the exposed quarry face on the north east and west boundaries of the site.

There are no Heritage Conservation Areas contained within the precinct. However this area maintains links to its history as a quarry, including remnant buildings, quarry sites and street names. It is essential that all remnant sandstone elements including retaining walls, sandstone cutting, divided roads and kerb and guttering be retained. New developments are encouraged to utilise sandstone within their design.



Many of the building modifications which have occurred to date are unsympathetic with their heritage values. Reversal of unsympathetic alterations and modifications is encouraged. The precinct also contains several examples of timber cottages which are considered rare for the area and should be retained.

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).

Thornley Street has been identified as a scenic protection area for its unique environmental features and landscape, cultural and scenic qualities including lookouts, rocky outcrops, cliff faces, remnant bushlands, steep slopes, natural watercourses and escarpments (as outlined in MDCP 2011 Section 2.14 Unique Environmental Features). Development within this area is to be managed to ensure that it does not adversely impact on any of its unique environmental features.

### 9.30.2 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 new development considers all potential impacts to biodiversity.
9. To ensure that development in the foreshore area will not impact on natural foreshore processes or affect the significance and amenity of the area.
10. To ensure compatible development within the Thornley Street scenic protection area.
11. To ensure that new residential development responds to its setting and makes a positive contribution to the streetscape.
12. To encourage additional landscaping to developments to improve the visual amenity of this precinct, particularly the presentation to the street.
13. To ensure that the provision and location of off-street car parking does not adversely impact the amenity of the precinct.
14. To retain and interpret evidence relating to the history of quarrying and Depression Relief Works in the precinct.

### 9.30.3 Heritage Conservation Areas (HCAs)

There are no Heritage Conservation Areas contained within the precinct.

### 9.30.4 Precinct-specific planning controls

Nil

### 9.30.5 Site-specific planning controls

- C1** The rear of properties at 16 to 66A Thornley Street, Marrickville, are identified as being contained within the Thornley Street scenic protection area and the following controls apply:  
Development within the scenic protection area must be:
- i. Designed and located to minimise potential adverse environmental impacts. This is particularly important where properties are within a foreshore area or where the land is flood affected (see maps in Section 2.22 – Flood Management of this DCP);
  - ii. Of a scale compatible with the character, landscape and scenic qualities of the area;
  - iii. Of minimal visual impact when viewed from any adjoining public open space; and
  - iv. Where adjoining public open space provides a visual transition between open space and avoids abutting public open space with high, blank or solid fences (such as timber paling fences without openings or corrugated fencing).
- C2** Sandstone cliffs, outcrops and overhangs must be retained in situ and integrated into the design of new development.
- C3** Any plantings are to enhance fauna habitat and to be local species endemic to the area.
- C4** See Sections 2.14.2 and 2.14.5 of MDCP 2011 for additional relevant controls.