

9.40

STRATEGIC CONTEXT MARRICKVILLE TOWN CENTRE (COMMERCIAL)







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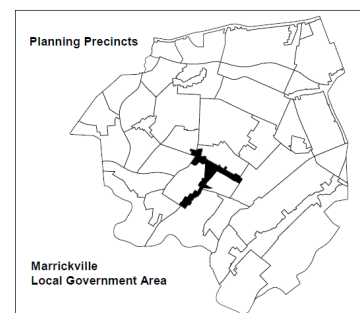
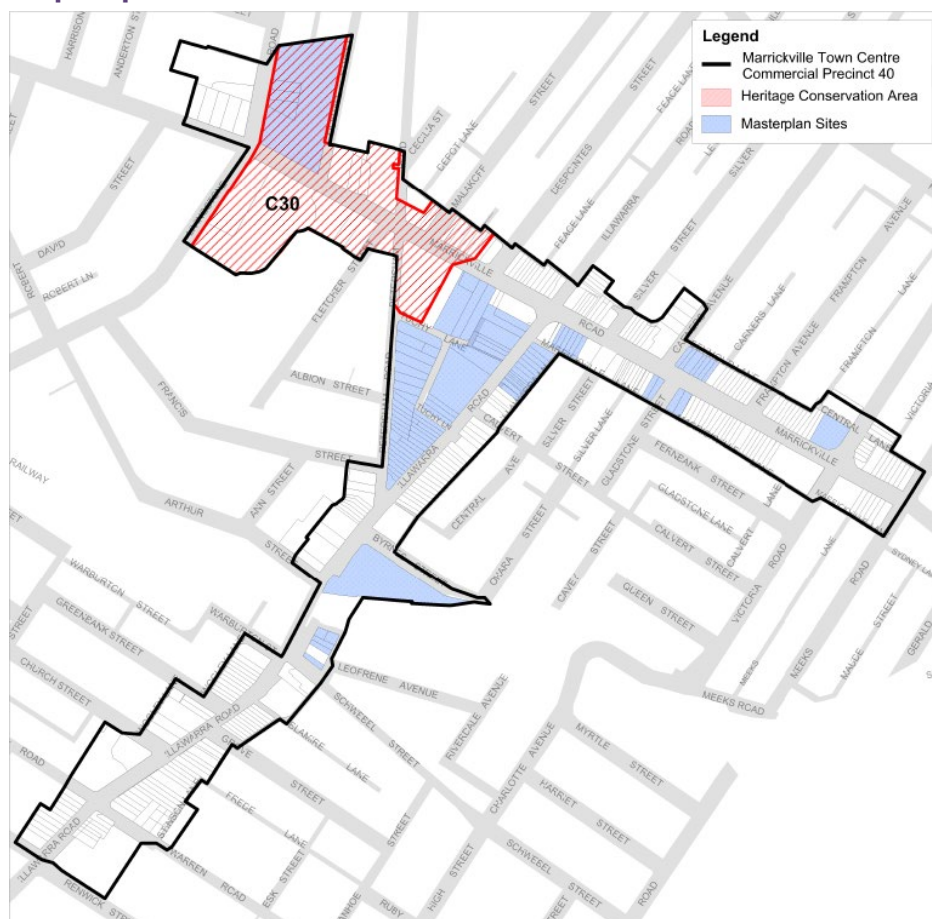




Part 9 Strategic Context

9.40 Marrickville Town Centre (Commercial Precinct 40)

Map of precinct



9.40.1 Existing character

This precinct consists of commercial development along Marrickville Road and Illawarra Road, Marrickville. Marrickville Road is an east-west route and originally featured market gardens. Gradually, it became an important route for local traffic. The area became a retail and commercial precinct following the introduction of a tram line in the early 1880s. It was further aided through the opening of Marrickville Rail Station in 1895. A collection of civic buildings were developed at the western end of Marrickville Road near its intersection with Livingstone Road, including the Marrickville Town Hall, Marrickville Fire Station and the former Marrickville Hospital site. Other civic buildings within or near the precinct include the Marrickville Post Office and Marrickville Police Station.

Rows of two storey shops were erected along the length of Marrickville Road and Illawarra Road from the 1880s. The original buildings are consistently built to the footpath alignment, with awnings and parapets providing architectural and aesthetic detailing. The buildings along both streets have been modified and both streets contain infill development. The result of modifications has been the loss of most of the original

detailing from both of the streets, particularly at the street level. However, they still retain some of their original character through their predominantly consistent building form. This character is particularly evident on the eastern end of Marrickville Road, towards its intersection with Victoria Road, though less evident along Illawarra Road with modern infill development such as the redevelopment of the former Marrickville RSL site on the southern corner of Illawarra Road and Byrnes Street.

9.40.2 Desired future character

The desired future character for this precinct is:

1. To retain, as a minimum, the front portion of contributory buildings where they are contributory to the heritage conservation area (HCA) and/or streetscapes.
2. To protect the identified heritage values of the Civic Precinct Heritage Conservation Area.
3. To allow and encourage a greater scale of development within the commercial centre, including the provision of new dwellings near local shops, services and public transport to meet market demand, create the opportunity for high access housing choice and support sustainable living.
4. To support excellence in contemporary design.
5. To ensure the street building frontage of infill development complements the siting (location and orientation), scale, form (height, massing and setback), proportion (height to width and solid to void), rhythm, pattern, detail, material, colour, texture, style and general character in the design of the existing predominantly traditional two storey commercial streetscape, without being imitative.
6. To ensure new development at rear upper levels is a maximum of five storeys and is designed to be subservient to retained portions of contributory buildings or infill development to the street building front.
7. Where required, to ensure there are active commercial fronts to new buildings facing onto streets to create a vibrant and safe streetscape.
8. To support pedestrian access, activity and amenity including maintaining and enhancing the public domain quality.
9. To build on the eat street and cultural character of the commercial centre.
10. To ensure that higher density demonstrates good urban design and environmental sustainability and provides suitable amenity for occupants of those developments.
11. To ensure that the design of higher density development protects the residential amenity of adjoining and surrounding properties.
12. 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.
13. To facilitate efficient parking, loading and access for vehicles that minimises impact to streetscape appearance, commercial viability and vitality and pedestrian safety and amenity.
14. To renew the former Marrickville Hospital site to accommodate a range of civic and commercial land uses and a public square that fronts Marrickville Road and Livingstone Road, with mixed use and residential uses to the north that transition to the adjoining lower density residential areas.



9.40.3 Heritage Conservation Areas (HCAs)

The precinct contains the HCA 30: Civic Precinct Heritage Conservation Area. See Part 8 (Heritage) of this DCP for detailed controls and guidelines.

9.40.3.1 HCA 30: Civic Precinct Heritage Conservation Area (C30)

The Civic Precinct Heritage Conservation Area is a high quality and substantially intact example of the local civic precinct.

It is of historical significance as the traditional centre of the land where this DCP applies, defined by its strongly expressed and imposing civic and community buildings including the former town hall, one of the most substantial fire stations in NSW, two major churches, a former local hospital and many ancillary buildings. It also extends into the adjacent Marrickville Road shopping centre streetscape as the two functions developed concurrently.

The HCA is a largely intact civic precinct with important buildings from 1895 to 1940. The two church groups provide excellent examples of the Inter-War Romanesque and Victorian/Federation Gothic styles; the fire station and main ward block of Marrickville Hospital of Federation Free Classical; the town hall the Inter-War Free Classical styles; and the modest medical centre at 342 Marrickville Road the Inter War Georgian Revival style. The generous setting of each allows most of the main buildings to be viewed in the round, reflecting their important role in the historic development of the local area.

The HCA carries social significance for its rich range of community services and functions, including spiritual and social (St Brigid's Catholic and St Clement's Anglican Church groups); medical/social (the former Marrickville Hospital as well as the medical consulting rooms); community governance and facilities (the former town hall and current library); and community safety (the fire station).

The retail section of the HCA contributes to the setting and integrity of the civic streetscape through its continuing use as a retail and commercial area and through its consistent parapet heights. These contribute to the precinct's aesthetic values by directing the eye to the churches and focal points at the western end. The retail precinct also contains good examples of late 19th and early 20th century retail shops with residential accommodation above. Other individual shops contribute minimal aesthetic value to the HCA and are significant primarily for their ongoing retail or commercial role.

- C1** HCA 30 Civic Precinct Heritage Conservation Area has been identified as containing the following streetscapes:
- a. Retail Streetscapes (for the retail area at the eastern end of the HCA). Refer to Section 8.4 of this DCP for relevant controls.
Relevant Architectural Style Sheet for HCA 30 Civic Precinct Heritage Conservation Area include:
 - b. Contributory Buildings Map – Marrickville. Refer to Section 8.4.2 of this DCP for relevant controls.
- C2** The core of the Civic Precinct HCA is of a heritage and urban design significance that requires a site-specific DCP which must respond to the identified heritage values and the urban design qualities of the individual buildings, their settings and the significance of the group as a whole.

9.40.4 Precinct-specific planning controls

9.40.4.1 *Contributory and period buildings map for HCAs and streetscapes*

A contributory and period buildings map applies within the Marrickville commercial precinct for the HCA and streetscapes. Refer to Part 8.4.2 of this DCP. The maps provide guidance to applicants and Council officers on which buildings require retention (under Part 5 of the DCP) and, in some instances, the applicable building height and floor space ratio controls contained within this section.

- C3** Where building façades are required to be retained with new development behind, the new development must align with existing floor levels and fenestration to the retained façade.

9.40.4.2 *Reduced height, reduced floor space ratio and building envelope controls*

Inner West Local Environmental Plan 2022 (Inner West LEP 2022) in combination with the Inner West LEP 2022 Height of Buildings Map and the Inner West LEP 2022 Floor Space Ratio Map sets the development standards for height (in metres) and floor space ratio (FSR) on properties within the precinct.

The following controls apply to land zoned B2 – Local Centre in the Precinct, reduce the permitted height (in metres) and FSR if specific site conditions are not met and sets building envelope controls relating to height (in storeys), massing, depth, setback and roof projections.

- C4** Despite Clause 4.3(2) of Inner West LEP 2022, for a development site, the building height shown on the Height of Buildings Map on land zoned B2 – Local Centre within this precinct only applies where the following site conditions are met:
- i. the boundary length, at the street frontage of the development site, is 12 metres or greater, and
 - ii. the site area of the development site is 325 square metres or greater.
- C5** Where the site conditions under C2 are not met, despite Clause 4.3(2) of Inner West LEP 2022, the building height for a development site within this precinct is not to exceed 14 metres.
- C6** Despite Clause 4.4(2) of Inner West LEP 2022, for a land parcel within a development site within this precinct, the floor space ratio shown on the Floor Space Ratio Map on land zoned B2 – Local Centre only applies where the following site conditions are met:
- i. the boundary length, at the street frontage of the development site, is 12 metres or greater, and
 - ii. the site area of the development site is 325 square metres or greater, and
 - iii. Council determines that the street fronting portion of an existing building within the land parcel is not required to be retained.
- C7** Where the site conditions under C4 are not met, despite Clause 4.4(2) of Inner West LEP 2022, the floor space ratio for a land parcel within a development site within this precinct is not to exceed that specified in accordance with the site conditions in the following table:



Site Conditions	Maximum Floor Space Ratio Permitted
(a) the boundary length, at the street frontage of the development site, is 12 metres or greater, and (b) the site area of the development site is 325 square metres or greater, and (c) Council determines that the street fronting portion of an existing building within the land parcel is required to be retained.	2.4:1
(a) the boundary length, at the street frontage of the development site, is less than 12 metres, and/or (b) the site area of the development site is less than 325 square metres, and (c) Council determines that the street fronting portion of an existing building within the land parcel is not required to be retained.	1.75:1
(a) the boundary length, at the street frontage of the development site, is less than 12 metres, and/or (b) the site area of the development site is less than 325 square metres, and (c) Council determines that the street fronting portion of an existing building within the land parcel is required to be retained.	1.5:1

NB *The effect of control C5 on a development site comprising more than 1 land parcel may result in a different FSR being permitted for each separate land parcel.*

C8 Within land zoned B2 Local Centre in the precinct the:

- i. Height (in storeys);
- ii. Massing;
- iii. Maximum building depth;
- iv. Minimum setback; and
- v. Maximum roof projection

for a redevelopment must be in accordance with the control diagrams in the following figures for the respective scenario(s).

NB *The effect of control C6 may result in a combination of scenarios 1 and 3 or a combination of scenarios 2 and 4, where the development site comprises a mix of buildings where some buildings do need to have the street fronting portion retained and other buildings don't need to have the street fronting portion retained.*

9.40.4.3 Scenario 1

- i. Height 20 metres
- ii. Floor space ratio 2.5:1
- iii. Street frontage of land Greater than 12 metres
- iv. Site area of land Greater than 325m²
- v. Street fronting retention Not required by Council to be retained

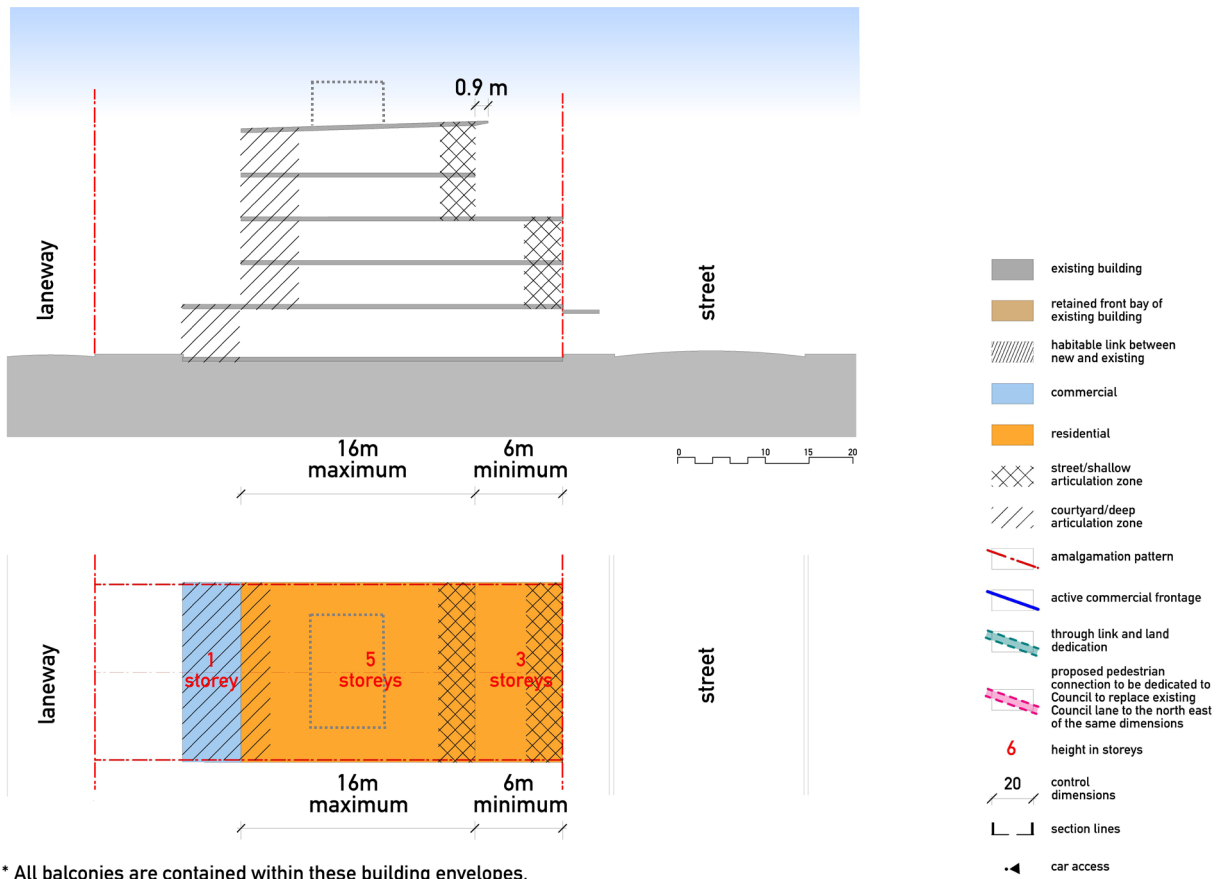


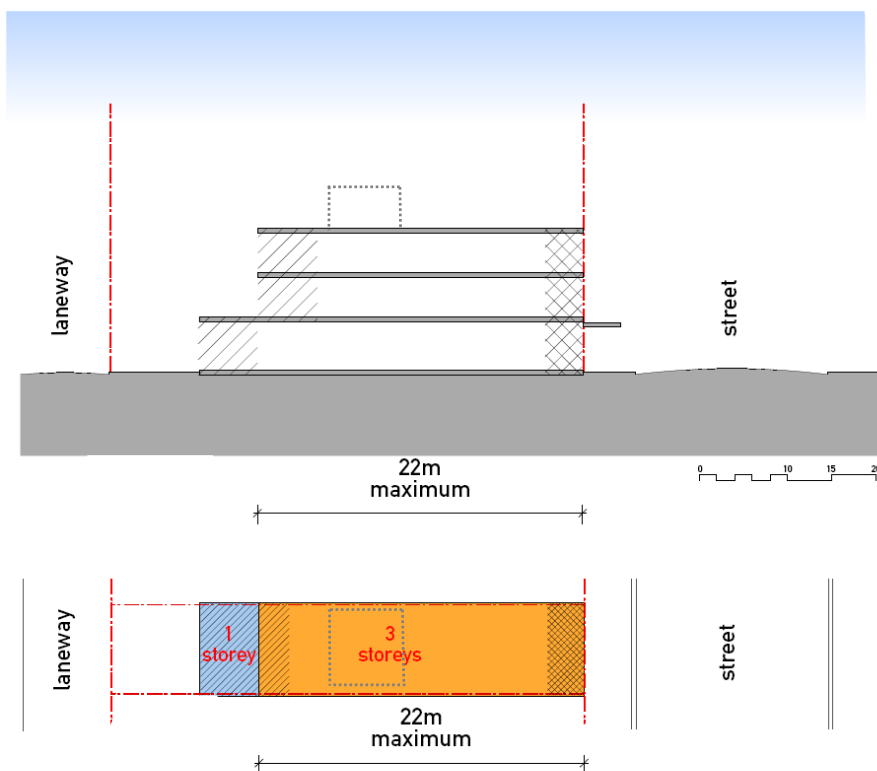
Figure 40a Control diagram – five storey - infill development

Legend



9.40.4.4 Scenario 2

- i. Height 14 metres
- ii. Floor space ratio 1.75:1
- iii. Street frontage of land Less than 12 metres
- iv. Site area of land Less than 325m²
- v. Street fronting retention Not required by Council to be retained

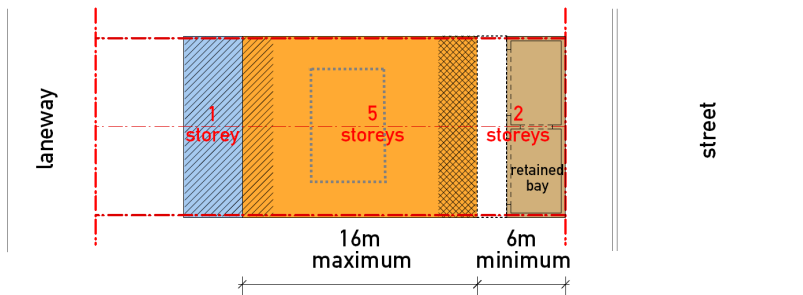
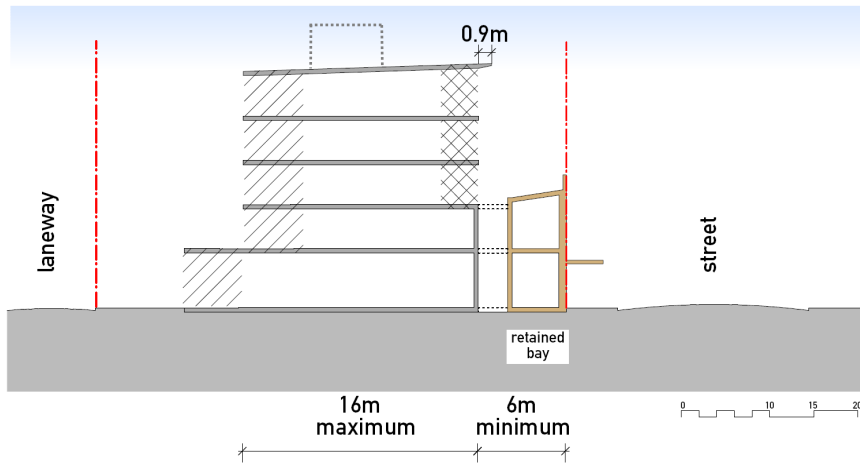


* All balconies are contained within these building envelopes.

Figure 40b Control diagram – three storey - infill development

9.40.4.5 Scenario 3

- i. Height 20 metres
- ii. Floor space ratio 2.4:1
- iii. Street frontage of land Greater than 12 metres
- iv. Site area of land Greater than 325m²
- v. Street fronting retention Required by Council to be retained

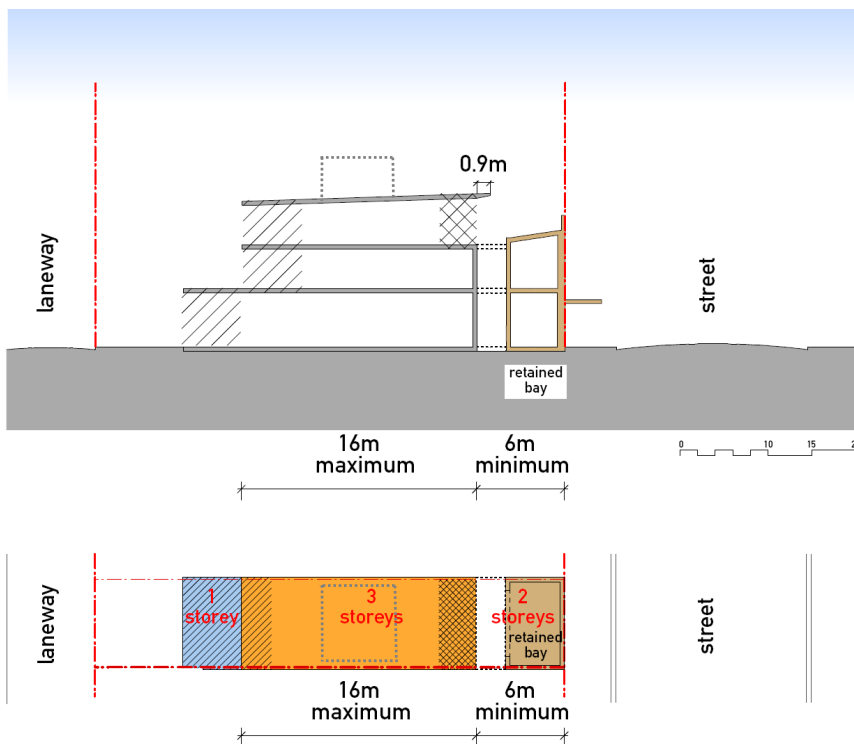


* All balconies are contained within these building envelopes.



9.40.4.6 Scenario 4

- i. Height 14 metres
- ii. Floor space ratio 1.5:1
- iii. Street frontage of land Less than 12 metres
- iv. Site area of land Less than 325m²
- v. Street fronting retention Required by Council to be retained



* All balconies are contained within these building envelopes.

Figure 40d Control diagram – three storey - retain street fronting portion

9.40.4.7 Contributory buildings map for the HCA and/or streetscapes

- C9** A contributory buildings map applies within the Marrickville commercial centre for the HCA and/or streetscapes. Refer to Part 8.4.2 (Heritage) of the DCP for the contributory buildings map.

9.40.5 Site-specific planning controls

9.40.5.1 Masterplan Area (MA 40.1)

Masterplan location

C10 Masterplan Area 40.1 relates to the land shaded in Figure (40.1a).

Building height

C11 The height of proposed buildings on the land shaded in Figure (40.1a) must conform to the control diagram(s) in Figures (40.1b) and (40.1c). The height is expressed in number of storeys.

Boundary setbacks

C12 The boundary setbacks of proposed buildings on the land shaded in Figure (40.1a) must conform to the control diagrams in Figures (40.1b) and (40.1c). The setbacks are expressed in metres.

Sustainable envelopes and occupant amenity

C13 The siting, orientation, depth and separation of proposed buildings on the land shaded in Figure (40.1a) must conform to the control diagram(s) in Figures (40.1b) and (40.1c). The dimensions are expressed in metres.

Upper floor and roof setbacks

C14 The upper dwelling floor level(s) and roof (including any open pergolas) of proposed buildings on the land shaded in Figure (40.1a) must be set back from the external wall of the floor level below in accordance with the control diagram(s) in Figures (40.1b) and (40.1c). The setbacks are expressed in metres.

Articulation zones

C15 The envelope of buildings on the land shaded in Figure (40.1a), where indicated as a street/shallow articulation zone within the control diagram(s) in Figures (40.1b) and (40.1c), must predominantly express a street fronting building edge, with shallow articulations to the building edge adding visual richness.

C16 The envelope of buildings on the land shaded in Figure (40.1a), where indicated as courtyard/deep articulation zone within the control diagram(s) in Figures (40.1b) and (40.1c), may include deep articulations to the building form to break up the massing.

Domain interface and structure

C17 The redevelopment of the land shaded in Figure (40.1a) must conform to the control diagram in Figure (40.1b) in regards to:

- i. The location of active land uses and frontages at ground level;
- ii. The location of vehicular entries;
- iii. The location of publicly accessible and dedicated pedestrian links; and
- iv. The location and extent of public domain infrastructure.



Landmarks and gateways

- C18** The redevelopment of the land shaded in Figure (40.1a) must incorporate landmark features at the corner facing the intersection of Marrickville Road and Victoria Road, to emphasise the gateway to the precinct.
- 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 40.1a Location Diagram



Figure 40.1b Plan Diagram

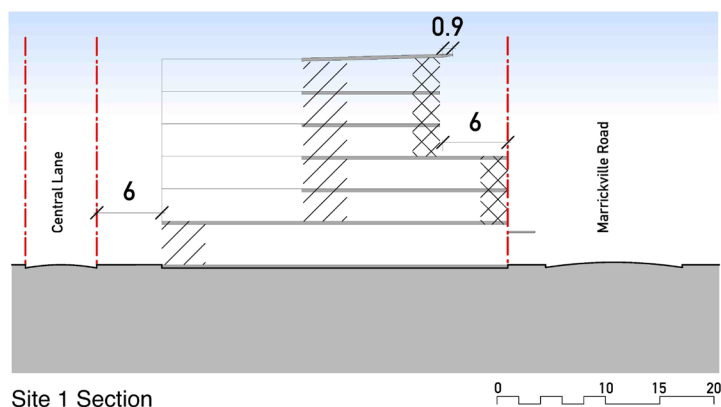


Figure 40.1c Section Diagram

9.40.5.2 Masterplan Area (MA 40.2)

Masterplan Location

C19 Masterplan Area 40.2 relates to the land shaded in Figure (40.2a).

Site amalgamation

C20 The redevelopment of allotments shaded in Figure (40.2a) must wherever possible conform to the amalgamation pattern in the control diagram in Figure (40.2b).

C21 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

C22 The height of proposed buildings on the land shaded in Figure (40.2a) must conform to the control diagram(s) in Figures (40.2b) and (40.2c). The height is expressed in number of storeys.

Boundary setbacks

C23 The boundary setbacks of proposed buildings on the land shaded in Figure (40.2a) must conform to the control diagram(s) in Figures (40.2b) and (40.2c). The setbacks are expressed in metres.

Sustainable envelopes and occupant amenity

C24 The siting, orientation, depth and separation of proposed buildings on the land shaded in Figure (40.2a) must conform to the control diagram(s) in Figures (40.2b) and (40.2c). The dimensions are expressed in metres.

Upper floor and roof setbacks

C25 The upper dwelling floor level(s) and roof (including any open pergolas) of proposed buildings on the land shaded in Figure (40.2a) must be set back from the external wall of the floor level below in accordance with the control diagram(s) in Figures (40.2b) and (40.2c). The setbacks are expressed in metres.

Articulation zones

- C26** The envelope of buildings on the land shaded in Figure (40.2a), where indicated as a street/shallow articulation zone within the control diagram(s) in Figures (40.2b) and (40.2c), must be predominantly expressed as a building edge, with shallow articulations to the building edge adding visual richness.
- C27** The envelope of buildings on the land shaded in Figure (40.2a), where indicated as courtyard/deep articulation zone within the control diagram(s) in Figures (40.2b) and (40.2c), may include deep articulations to the building form to break up the massing.

Domain interface and structure

- C28** The redevelopment of the land shaded in Figure (40.2a) must conform to the control diagram in Figure (40.2b) in regards to:
- i. The location of active land uses and frontages at ground level;
 - ii. The location of vehicular entries;
 - iii. The location of publicly accessible and dedicated pedestrian links; and
 - iv. The location and extent of public domain infrastructure.

Landmarks and gateways

- C29** The redevelopment of the land shaded in Figure (40.2a) must incorporate landmark features on the street intersection corners and be designed to emphasize the termination of the viewing axis of Garners Avenue and Gladstone Street.

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 40.2a 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 40.2b Plan Diagram

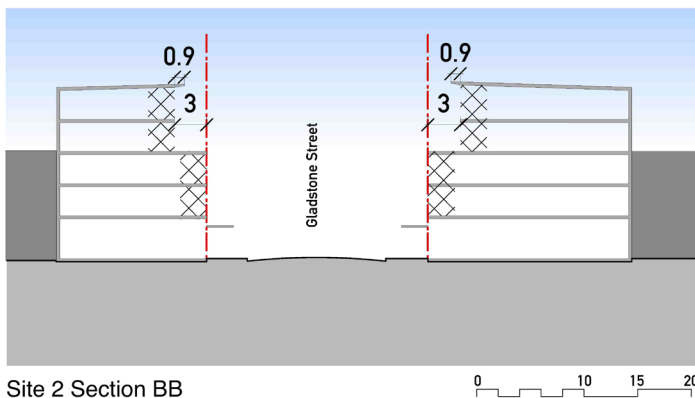
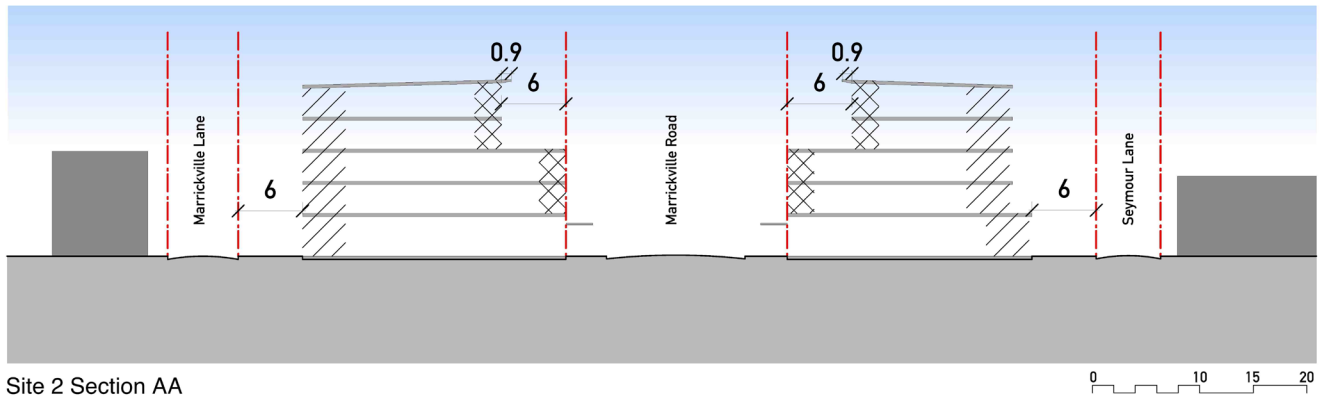


Figure 40.2c Section Diagrams

9.40.5.3 Masterplan Area (MA 40.3)

Masterplan location

C30 Masterplan Area 40.3 relates to the land shaded in Figure (40.3a).

Site amalgamation

- C31** The redevelopment of allotments shaded in Figure (40.3a) must wherever possible conform to the amalgamation pattern in the control diagram in Figure (40.3b).
- C32** 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

C33 The height of proposed buildings on the land shaded in Figure (40.3a) must conform to the control diagram(s) in Figures (40.3b) and (40.3c). The height is expressed in number of storeys.

Boundary setbacks

C34 The boundary setbacks of proposed buildings on the land shaded in Figure (40.3a) must conform to the control diagram(s) in Figures (40.3b) and (40.3c). The setbacks are expressed in metres.



Sustainable envelopes and occupant amenity

- C35** The siting, orientation, depth and separation of proposed buildings within the allotments shaded in Figure (40.3a) must conform to the control diagram(s) in Figures (40.3b) and (40.3c). The dimensions are expressed in metres.

Upper floor and roof setbacks

- C36** The upper dwelling floor level(s) and roof (including any open pergolas) of proposed buildings on the land shaded in Figure (40.3a) must be set back from the external wall of the floor level below in accordance with the control diagram(s) in Figures (40.3b) and (40.3c). The setbacks are expressed in metres.

Articulation zones

- C37** The envelope of buildings on the land shaded in Figure (40.3a), where indicated as a street/shallow articulation zone within the control diagram(s) in Figures (40.3b) and (40.3c), must be predominantly expressed as a building edge, with shallow articulations to the building edge adding visual richness.
- C38** The envelope of buildings on the land shaded in Figure (40.3a), where indicated as courtyard/deep articulation zone within the control diagram(s) in Figures (40.3b) and (40.3c), may include deep articulations to the building form to break up the massing.

Domain interface and structure

- C39** The redevelopment of the land shaded in Figure (40.3a) must conform to the control diagram in Figure (40.3b) in regards to:
- i. The location of active land uses and frontages at ground level;
 - ii. The location of vehicular entries;
 - iii. The location of publicly accessible and dedicated pedestrian links;
 - iv. The location and extent of public domain infrastructure; and
 - v. The location and extent of road widening dedication.

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 40.3a 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 40.3b Plan Diagram

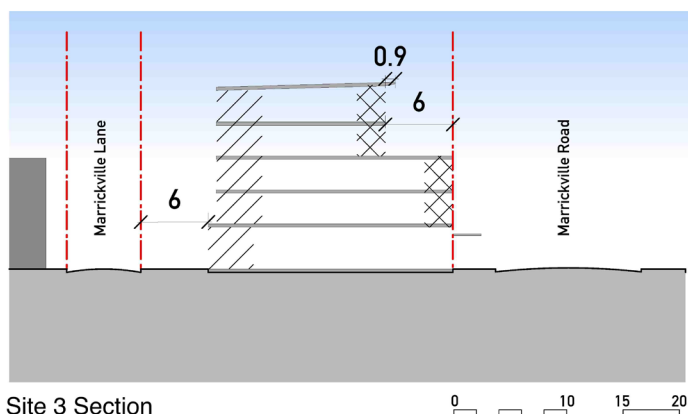


Figure 40.3c Section Diagram

9.40.5.4 Masterplan Area (MA 40.4)

Masterplan Location

C40 Masterplan Area 40.4 relates to the land shaded in Figure (40.4a).

Site amalgamation

C41 The redevelopment of allotments shaded in Figure (40.4a) must wherever possible conform to the amalgamation pattern in the control diagram in Figure (40.4b).

C42 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

C43 The height of proposed buildings on the land shaded in Figure (40.4a) must conform to the control diagram(s) in Figures (40.4b) and (40.4c). The height is expressed in number of storeys.

Boundary setbacks

C44 The boundary setbacks of proposed buildings on the land shaded in Figure (40.4a) must conform to the control diagram(s) in Figures (40.4b) and (40.4c). The setbacks are expressed in metres.

Sustainable envelopes and occupant amenity

C45 The siting, orientation, depth and separation of proposed buildings on the land shaded in Figure (40.4a) must conform to the control diagram(s) in Figures (40.4b) and (40.4c). The dimensions are expressed in metres.

Upper floor and roof setbacks

C46 The upper dwelling floor level(s) and roof (including any open pergolas) of proposed buildings on the land shaded in Figure (40.4a) must be set back from the external wall of the floor level below in accordance with the control diagram(s) in Figures (40.4b) and (40.4c). The setbacks are expressed in metres.

Articulation zones

- C47** The envelope of buildings on the land shaded in Figure (40.4a), where indicated as a street/shallow articulation zone within the control diagram(s) in Figures (40.4b) and (40.4c), must be predominantly expressed as a building edge, with shallow articulations to the building edge adding visual richness.
- C48** The envelope of buildings on the land shaded in Figure (40.4a), where indicated as courtyard/deep articulation zone within the control diagram(s) in Figures (40.4b) and (40.4c), may include deep articulations to the building form to break up the massing.

Domain interface and structure

- C49** The redevelopment of the land shaded in Figure (40.4a) must conform to the control diagram in Figure (40.4b) in regards to:
- The location of active land uses and frontages at ground level;
 - The location of vehicular entries;
 - The location of publicly accessible and dedicated pedestrian links;
 - The location and extent of public domain infrastructure; and
 - The location and extent of road widening dedication.

Landmarks and gateways

- C50** The redevelopment of the land shaded in Figure (40.4a) must incorporate landmark features on the corner of Illawarra Road and the Calvert Street car park and be designed to emphasise the termination of the viewing axis of the pedestrian link to the west in Masterplan Area 40.5.

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 40.4a Location Diagram



Figure 40.4b Plan Diagram

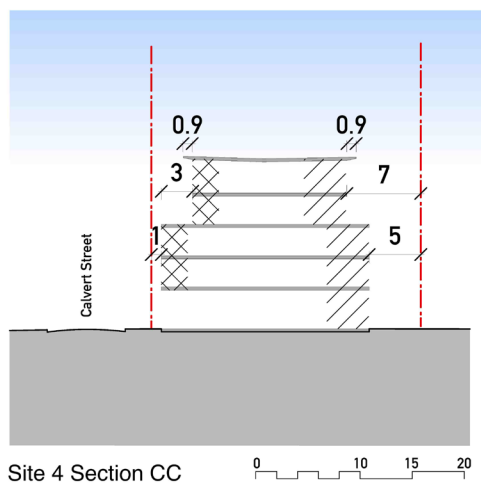
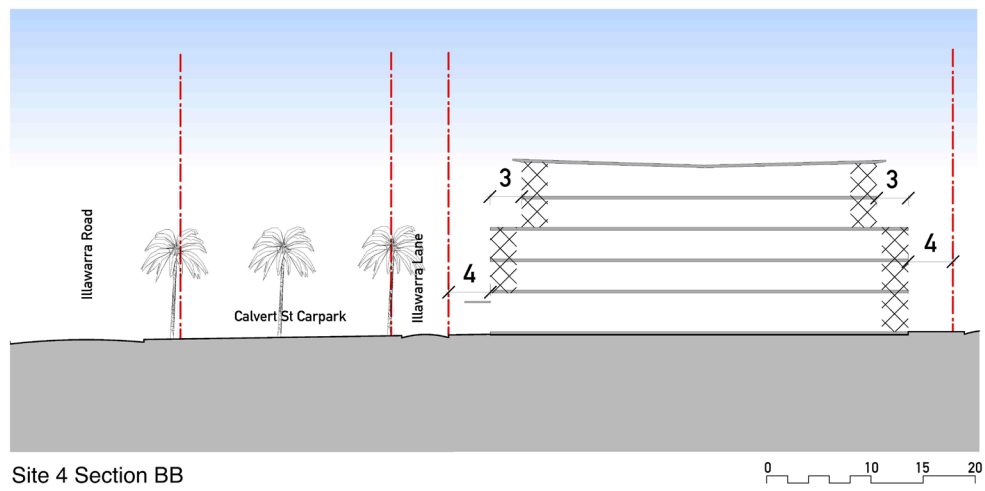
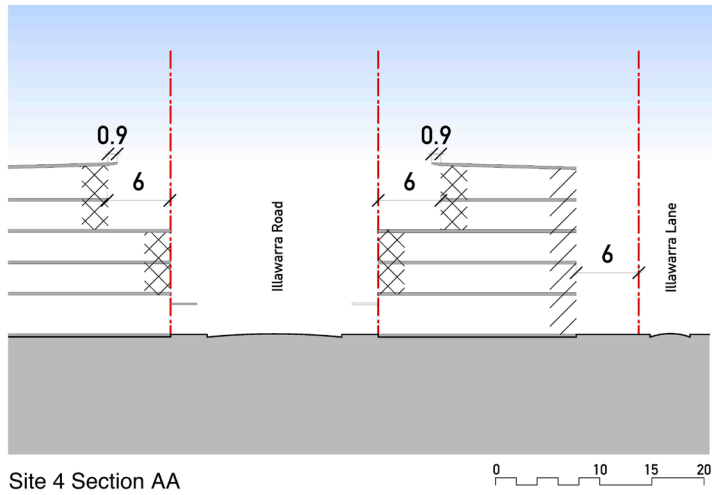


Figure 40.4c Section Diagrams



9.40.5.5 Masterplan Area (MA 40.5)

Masterplan location

C51 Masterplan Area 40.5 relates to the land shaded in Figure (40.5a).

Site amalgamation

C52 The redevelopment of allotments shaded in Figure (40.5a) must wherever possible conform to the amalgamation pattern in the control diagram in Figure (40.5b).

C53 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

C54 The height of proposed buildings on the land shaded in Figure (40.5a) must conform to the control diagram(s) in Figures (40.5b) and (40.5c). The height is expressed in number of storeys.

Boundary setbacks

C55 The boundary setbacks of proposed buildings on the land shaded in Figure (40.5a) must conform to the control diagram(s) in Figures (40.5b) and (40.5c). The setbacks are expressed in metres.

Sustainable envelopes and occupant amenity

C56 The siting, orientation, depth and separation of proposed buildings on the land shaded in Figure (40.5a) must conform to the control diagram(s) in Figures (40.5b) and (40.5c). The dimensions are expressed in metres.

Upper floor and roof setbacks

C57 The upper dwelling floor level(s) and roof (including any open pergolas) of proposed buildings on the land shaded in Figure (40.5a) must be set back from the external wall of the floor level below in accordance with the control diagram(s) in Figures (40.5b) and (40.5c). The setbacks are expressed in metres.

Articulation zones

C58 The envelope of buildings on the land shaded in Figure (40.5a), where indicated as a street/shallow articulation zone within the control diagram(s) in Figures (40.5b) and (40.5c), must be predominantly expressed as a building edge, with shallow articulations to the building edge adding visual richness.

C59 The envelope of buildings on the land shaded in Figure (40.5a), where indicated as courtyard/deep articulation zone within the control diagram(s) in Figures (40.5b) and (40.5c), may include deep articulations to the building form to break up the massing.

Domain interface and structure

C60 The redevelopment of the land shaded in Figure (40.5a) must conform to the control diagram in Figure (40.5b) in regards to:

- i. The location of active land uses and frontages at ground level;
- ii. The location of vehicular entries;
- iii. The location of publicly accessible and dedicated pedestrian links;

- iv. The location and extent of public domain infrastructure; and
- v. The location and extent of road widening dedication.

Landmarks and gateways

- C61** The redevelopment of the land shaded in Figure (40.5a) must incorporate landmark features at:
- i. The corner of Illawarra Road and the Petersham Road at the upper level (five storey component) and be designed to emphasise the termination of the viewing axis of Francis Street; and
 - ii. Along Illawarra Road, opposite Calvert Street, to emphasise the termination of the viewing axis of Calvert Street.

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.*

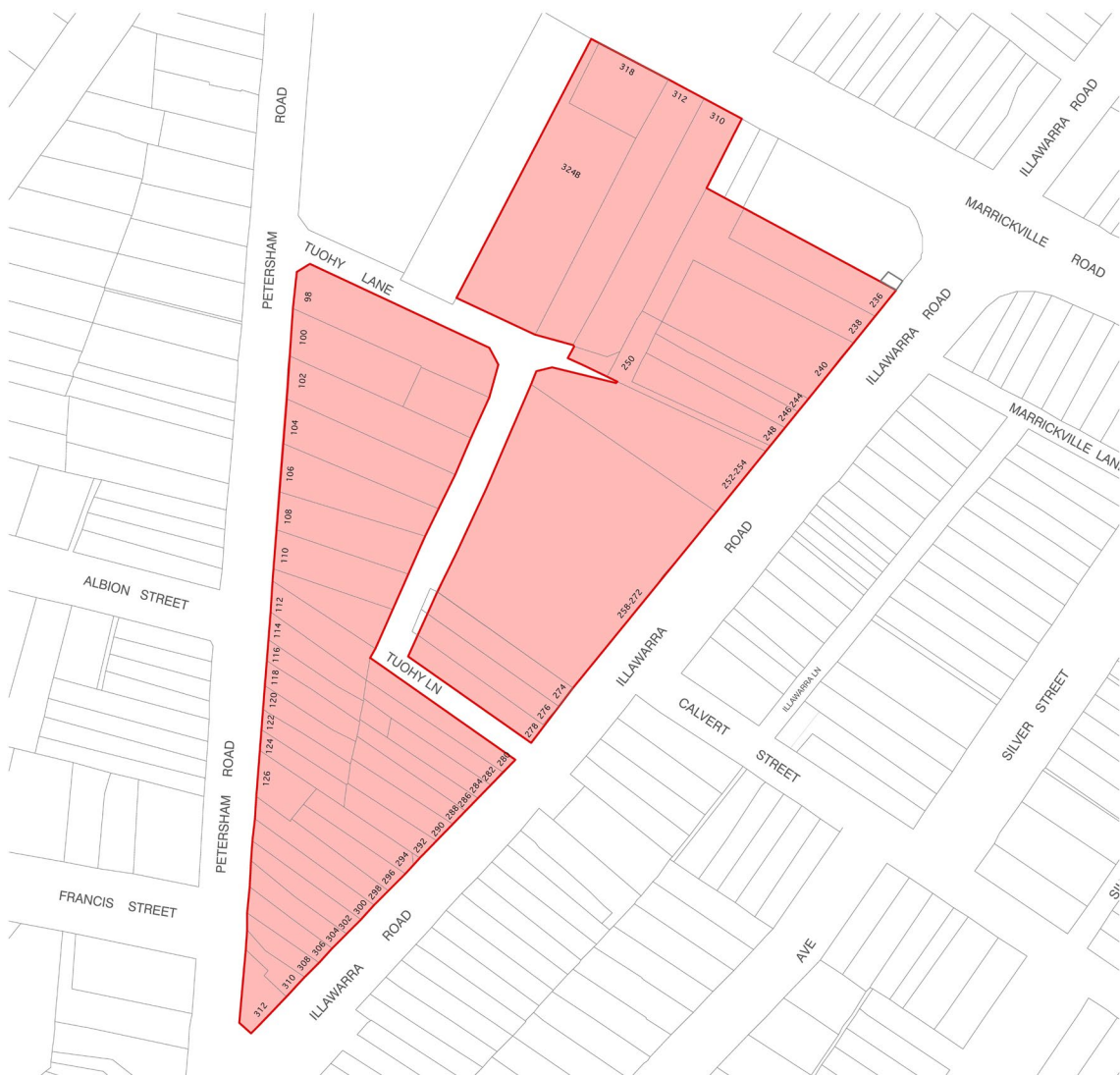


Figure 40.5a Location Diagram



- existing building
- retained front bay of existing building
- habitable link between new and existing
- commercial
- residential
- street/shallow articulation zone
- courtyard/deep articulation zone
- amalgamation pattern
- active commercial frontage
- through link and land dedication
- proposed pedestrian connection to be dedicated to Council to replace existing Council lane to the north east of the same dimensions
- 6 height in storeys
- 20 control dimensions
- section lines
- car access

Legend

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



Figure 40.5b Plan Diagram

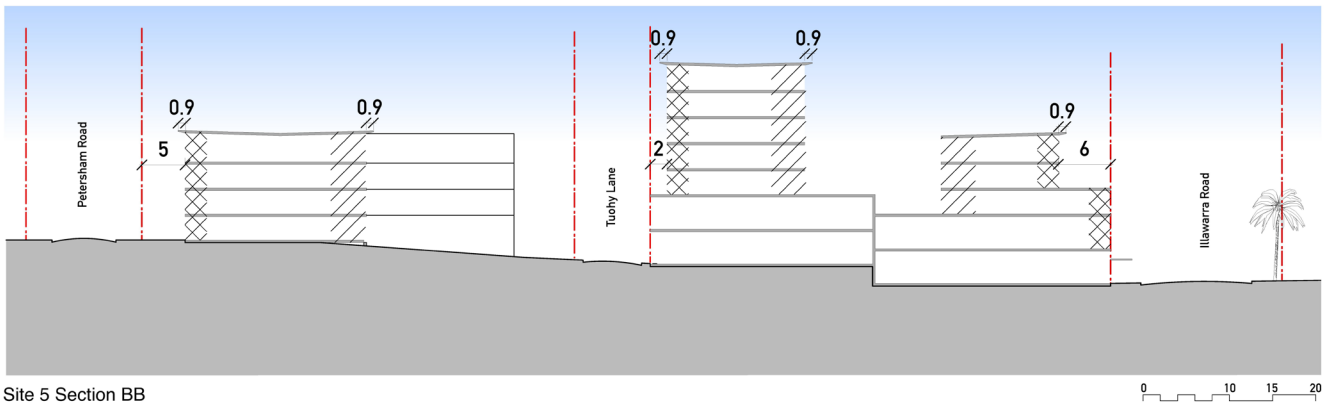
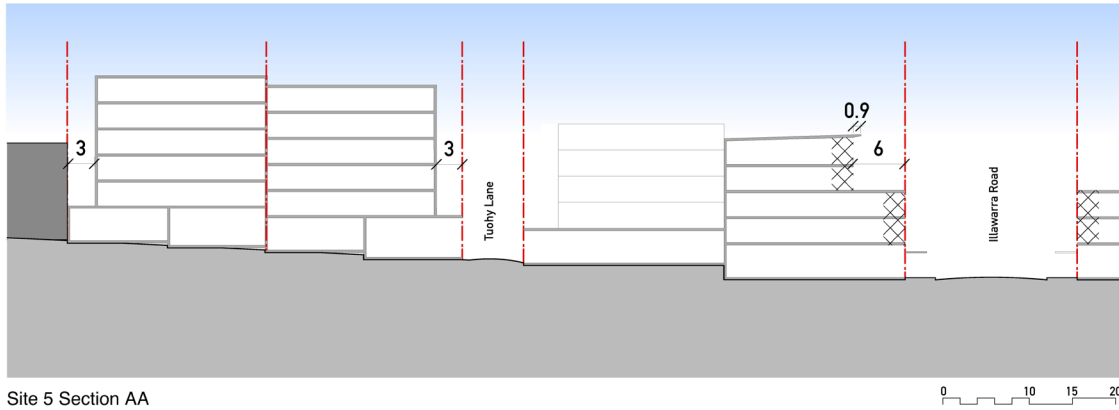


Figure 40.5c Section Diagrams

9.40.5.6 Masterplan Area (MA 40.6)

Masterplan location

C62 Masterplan Area 40.6 relates to the land shaded in Figure (40.6a).

Building height

C63 The height of proposed buildings on the land shaded in Figure (40.6a) must conform to the control diagram(s) in Figures (40.6b) and (40.6c). The height is expressed in number of storeys.

Boundary setbacks

C64 The boundary setbacks of proposed buildings on the land shaded in Figure (40.6a) must conform to the control diagram(s) in Figures (40.6b) and (40.6c). The setbacks are expressed in metres.

Sustainable envelopes and occupant amenity

C65 The siting, orientation, depth and separation of proposed buildings on the land shaded in Figure (40.6a) must conform to the control diagram(s) in Figures (40.6b) and (40.6c). The dimensions are expressed in metres.



Upper floor and roof setbacks

- C66** The upper dwelling floor level(s) and roof (including any open pergolas) of proposed buildings on the land shaded in Figure (40.6a) must be set back from the external wall of the floor level below in accordance with the control diagram(s) in Figures (40.6b) and (40.6c). The setbacks are expressed in metres.

Articulation zones

- C67** The envelope of buildings on the land shaded in Figure (40.6a), where indicated as a street/shallow articulation zone within the control diagram(s) in Figures (40.6b) and (40.6c), must be predominantly expressed as a building edge, with shallow articulations to the building edge adding visual richness.
- C68** The envelope of buildings on the land shaded in Figure (40.6a), where indicated as courtyard/deep articulation zone within the control diagram(s) in Figures (40.6b) and (40.6c), may include deep articulations to the building form to break up the massing.

Domain interface and structure

- C69** The redevelopment of the land shaded in Figure (40.6a) must conform to the control diagram in Figure (40.6b) in regards to:
- i. The location of active land uses and frontages at ground level;
 - ii. The location of vehicular entries;
 - iii. The location of publicly accessible and dedicated pedestrian links; and
 - iv. The location and extent of public domain infrastructure.

Landmarks and gateways

- C70** The redevelopment of the land shaded in Figure (40.6a) must incorporate landmark features at the following locations:
- i. On the corner of Illawarra Road and Byrnes Street; and
 - ii. On the corner of Illawarra Road and the Bankstown Rail Line.

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.*

PART 9: STRATEGIC CONTEXT



Figure 40.6a Location Diagram

Legend

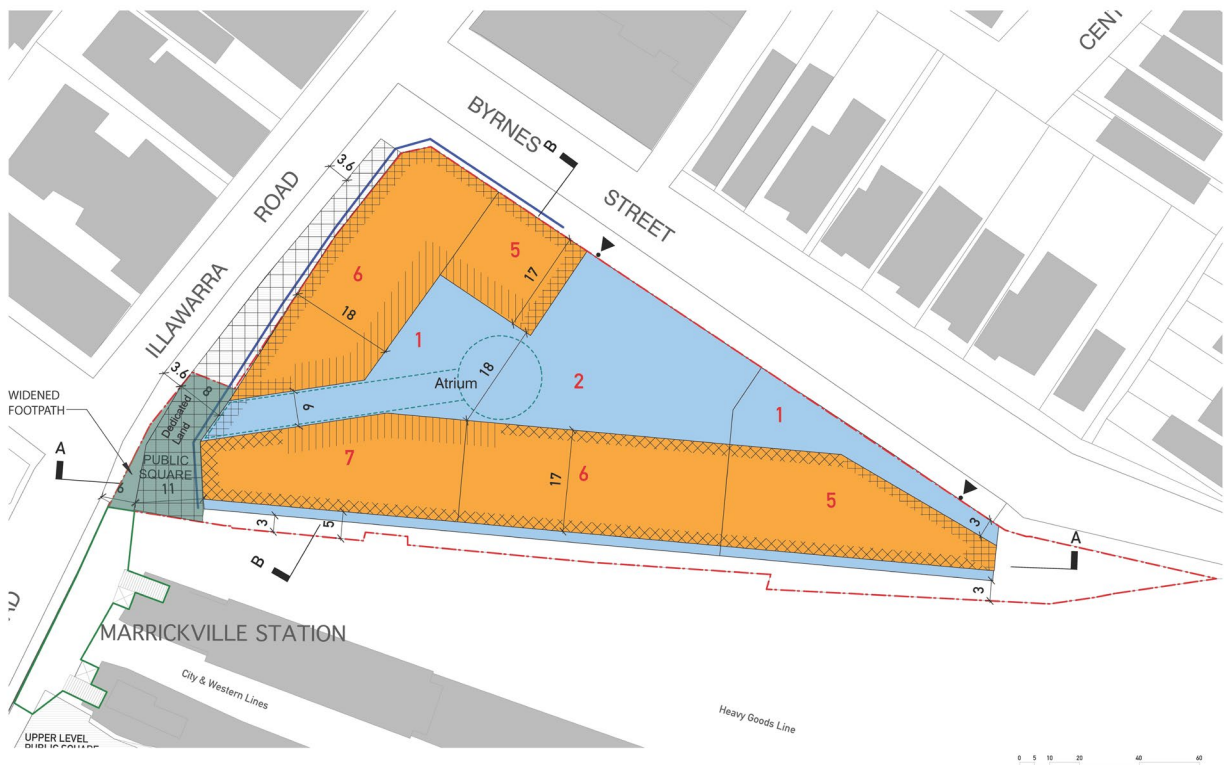
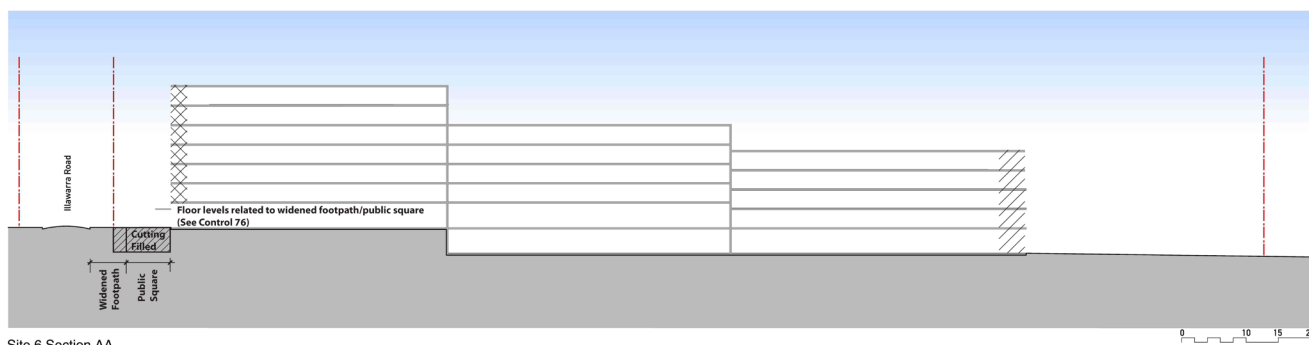
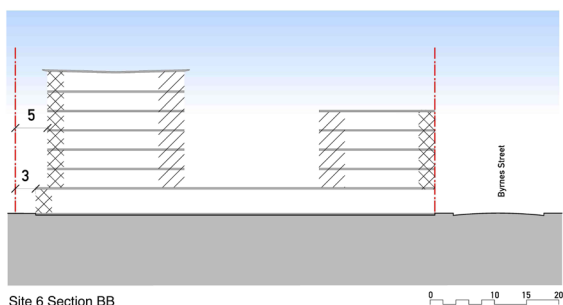


Figure 40.6b Plan Diagram



Site 6 Section AA



Site 6 Section BB

Figure 40.6c Section Diagrams

9.40.5.7 Masterplan Area (MA 40.7)

Masterplan location

C71 Masterplan Area 40.7 relates to the land shaded in Figure (40.7a).

Building height

C72 The height of proposed buildings on the land shaded in Figure (40.7a) must conform to the control diagram(s) in Figures (40.7b) and (40.7c). The height is expressed in number of storeys.

Boundary setbacks

C73 The boundary setbacks of proposed buildings on the land shaded in Figure (40.7a) must conform to the control diagram(s) in Figures (40.7b) and (40.7c). The setbacks are expressed in metres.

Sustainable envelopes and occupant amenity

C74 The siting, orientation, depth and separation of proposed buildings on the land shaded in Figure (40.7a) must conform to the control diagram(s) in Figures (40.7b) and (40.7c). The dimensions are expressed in metres.

Upper floor and roof setbacks

C75 The upper dwelling floor level(s) and roof (including any open pergolas) of proposed buildings on the land shaded in Figure (40.7a) must be set back from the external wall of the floor level below in accordance with the control diagram(s) in Figures (40.7b) and (40.7c). The setbacks are expressed in metres.

Articulation zones

- C76** The envelope of buildings on the land shaded in Figure (40.7a), where indicated as a street/shallow articulation zone within the control diagram(s) in Figures (40.7b) and (40.7c), must be predominantly expressed as a building edge, with shallow articulations to the building edge adding visual richness.
- C77** The envelope of buildings on the land shaded in Figure (40.7a), where indicated as courtyard/deep articulation zone within the control diagram(s) in Figures (40.7b) and (40.7c), may include deep articulations to the building form to break up the massing.

Domain interface and structure

- C78** The redevelopment of the land shaded in Figure (40.7a) must conform to the control diagram in Figure (40.7b) in regards to:
- The location of active land uses and frontages at ground level;
 - The location of vehicular entries;
 - The location of publicly accessible and dedicated pedestrian links;
 - The location and extent of public domain infrastructure; and
 - The location and extent of road widening dedication.

Landmarks and gateways

- C79** The redevelopment of the land shaded in Figure (40.7a) must incorporate landmark features on the corner of Illawarra Road and the Bankstown Rail Line (seven storey component).

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 40.7b Plan Diagram

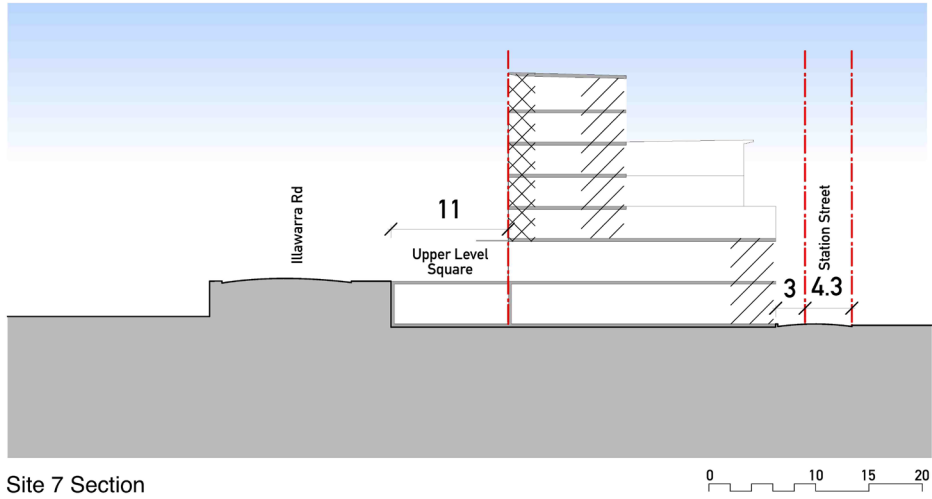


Figure 40.7c Section Diagram

9.40.5.8 Former Marrickville Hospital site – Masterplan Area (MA 40.8)

Masterplan location

C80 Masterplan Area 40.8 contains 4 Precincts as shown in Figure 40.8b.



Figure 40.8a Location Diagram



C81 Masterplan Area 40.8 contains 4 Precincts as shown in Figure 40.8b.

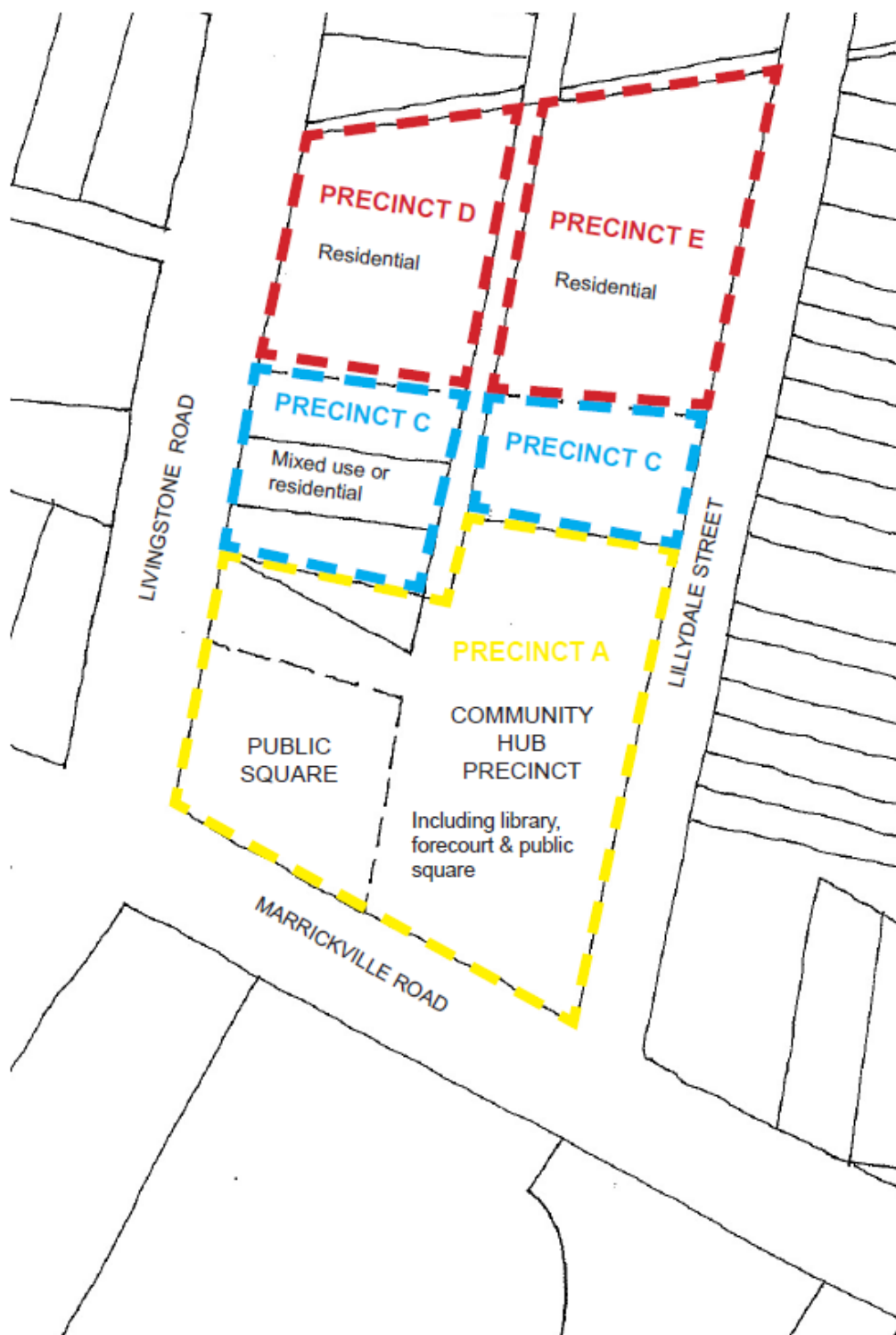


Figure 40.8b Precincts within Masterplan Area MA 40.8

Objectives

- O1** To create a distinctive, environmentally sensitive and inviting new civic heart for Marrickville.
- O2** To guide the redevelopment of the former Marrickville Hospital site to accommodate a range of civic and commercial land uses and a public square that fronts Marrickville and Livingstone Roads, with mixed use and residential uses to the north and east that respond to the adjoining lower density residential areas.

Controls

Heritage

C82

Heritage:

- i. New development must respect the heritage significance of the site and be designed to respond positively to those buildings and elements and the public domain.
- ii. New development should be contemporary in design with sensitivity to the heritage buildings and elements that are retained through the proportions, alignments, colours and materials used in the new development.
- iii. Any conservation work should generally comply with the recommendations made in the Marrickville Hospital Site Conservation Management Plan prepared by Graham Brooks and Associates dated June 2011.
- iv. Any alterations or additions to the heritage buildings retained must be clearly discernible from the heritage fabric.
- v. The landscape strategy must be developed to highlight the Hospital Lane heritage axis.
- vi. A heritage interpretation plan must be prepared and submitted as part of any development application.
- vii. Adaptation of heritage significant building interiors must aim for maximum retention of original spaces and fabric while allowing for the adequate adaptation to new uses.
- viii. New uses in heritage buildings retained must be appropriate to the scale and location of spaces within the heritage buildings.
- ix. An archaeological assessment must be undertaken prior to excavation works.

Hospital Lane

C83

Hospital Lane:

- i. Must have its role as the historic axis through the site recognised as part of future development.
- ii. Should be prioritised as a pedestrian and cycle path with the possibility of acting as a shared-way in the mixed use precinct and as an access road in the residential precinct.
- iii. Is to be landscaped to a high quality with street tree planting to at least one side of the Lane and preferably both sides.

Building height

C84

The height of proposed buildings must:



- i. Appropriately respond to the desired future scale and character of the area and surrounding locality and the heritage significance of the site.
- ii. Enhance and respond to the axial views to the site.
- iii. Respond to the lower scale of development of the former Marrickville Hospital Main Wards building and Old Nurses Home building fronting Lilydale Street.
- iv. Ensure adequate daylight and solar access is provided to the public domain, new dwellings, common open space and existing residential uses within the surrounding neighbourhood.

Siting and Design

C85 Library forecourt and public square:

- i. The library forecourt must provide a high quality urban plaza space that encourages pedestrians into the site and the public square.
- ii. The public square must provide flexibility for civic and community gatherings and must highlight the history of the site and the axis of Hospital Lane.
- iii. Outdoor seating areas must be provided in the public square for meeting and gathering.
- iv. The existing heritage palms should be retained, or appropriately transplanted and incorporated into the landscape design in suitable locations, with an appropriate on going management strategy for the Australian White Ibis, to minimise impacts on the functioning of the public square and people's enjoyment of the square.
- v. New deciduous trees and planting in the public square should be provided for shade in summer and solar access in winter.
- vi. Appropriate night time use lighting should be used to improve safety.
- vii. Directional signage and public art in the library forecourt and public square, and special provisions for children in the civic precinct such as an abstract play sculpture or outdoor focus for reading groups, are encouraged.

C86 Site design must:

- i. Ensure street setbacks establish the desired spatial proportions of the street and define the street edge with new development being setback a minimum of 3 metres from the Livingstone Road and Lilydale Street alignments.
- ii. Ensure street setbacks create a clear threshold by providing a transition between public and private space, assist in achieving visual privacy to apartments from the street, create good quality entry spaces to lobbies, foyers or individual dwelling entrances, allow an outlook to and surveillance of the street and allow for street landscape character.
- iii. Ensure side setbacks minimise the impact of development on light, air, sun, privacy, views and outlook for neighbouring properties, including future buildings.
- iv. Use the design of facades to reflect the use, orientation, prominence and context of the frontage.
- v. Ensure entries are clearly visible and accessible.

- vi. Ensure that the built form is well designed and articulated using a variety of materials, colours and textures to create a balanced composition of elements, reflecting internal layout and structure and distinguishing between commercial and residential components.
- vii. Where buildings are additions to retained heritage buildings, have a complementary scale and facade sensitive to that heritage building.
- viii. Use setbacks to promote appropriate building mass and separation to provide adequate amenity and privacy to all uses on site.
- ix. Encourage appropriate solar access to public and communal open spaces.

C87

Streetscape design must:

- i. Reinforce the existing landscape character of Lilydale Street.
- ii. Provide additional street trees to Livingstone Road in character with the existing street trees and Council's Street Tree Master Plan.
- iii. Extend the public domain improvements and landscape treatment along the Marrickville Road main street up to the intersection with Livingstone Road, including paving, street trees, lighting, signage and flag poles.
- iv. For Marrickville Road, reflect the character of the town centre and civic importance of this site and precinct, with an attractive street frontage, wide pedestrian footpath, street lighting and street trees.
- v. For Livingstone Road, provide a transition between the character of the town centre and that of residential precincts north of the site with strong active edges.
- vi. For Lilydale Street, retain its residential character and fine grain, ensuring garden and streetscape scale and treatments to the former hospital buildings, and new buildings to the north are consistent with the character of the buildings and landscape style of the period and with the residential scale and character of Lilydale Street.

C88

The built form of proposals must:

- i. Encourage a variety of complementary building styles within the site including adaptive re-use of retained heritage buildings.
- ii. Offer high quality contemporary architecture that responds to, but does not mimic, the existing architectural character of the site with appropriate proportions and articulation to the building massing.
- iii. Have a distinct base and middle with high quality roof treatments that are integrated with the architecture of the buildings.
- iv. Treat facades as front elevations to all sides of the building.
- v. Use high quality materials throughout.
- vi. Ensure that the architectural expression of residential buildings offers a balance of solid to void without depending on continuous balconies to create articulation and interest.
- vii. Ensure that the residential components of proposed buildings comply with State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development.



- viii. Treat materials accessible at ground level for graffiti resistance.
- ix. Address Hospital Lane as well as the surrounding streets with active frontages and entry to the ground floor.
- x. Create a distinctive streetscape character.
- xi. Incorporate environmentally appropriate facade treatments according to orientation.
- xii. Provide shading and good internal amenity including cross ventilation, solar access, adjoining indoor and outdoor living spaces and generously sized rooms.

Open Space and landscaping

C89

Open space:

- i. A high quality public space must be provided in the southern section of the site adjacent to the intersection of Marrickville and Livingstone Roads extending to the alignment of Hospital Lane as the major open space and heritage axis through the site.
- ii. A minimum of 30% of the level area of open space (excluding the terraced embankments adjacent to Marrickville and Livingstone Roads) must receive a minimum of 2 hours sunlight between 9.00am and 3.00pm on 21 June.
- iii. The Hospital Lane axis must be revitalised as a public space and circulation spine for the length of the site connecting to Marrickville Road.
- iv. The character of the open space areas must respond to the immediate precinct character, whether residential, civic or commercial.

C90

Landscaping and public open spaces:

- i. Formal planting must be provided to the public square incorporating the palm trees fronting Marrickville Road. A less formalised landscape design should be provided for the residential precinct.
- ii. Planting for shade in summer and sunlight penetration in winter must be provided in open public spaces.
- iii. Landscape design must promote screening between different building uses for the privacy of occupants.
- iv. Where landscaping is provided on podium structures, a minimum of 1 metre depth and sufficient soil volume to allow trees to reach maturity is required.
- v. A minimum of 25% of the landscaped areas within the residential precinct should be provided as a deep soil zone.

Traffic, access and parking

C91

Vehicular access and parking:

- i. Must ensure that the location and design of driveways, parking spaces and other areas used for the movement of motor vehicles are efficient, safe, convenient and are integrated into the design of the development to minimise their visual impact.
- ii. Must ensure that parking and service/delivery areas and vehicular access points are located to minimise conflict between

pedestrians and vehicles and to minimise impact on residential amenity.

- iii. No vehicular access is permitted from Marrickville Road or Lilydale Street.
- iv. The primary vehicular access to the civic precinct must be from Livingstone Road.

C92 Vehicular access points must be:

- i. Easily accessible and recognisable to motorists.
- ii. Undisruptive to pedestrian flow and safety.
- iii. Located to minimise traffic hazard and the potential for vehicles to queue on public roads.
- iv. Located to minimise the loss of on street car parking, and to minimise the number of access points.
- v. Located to minimise impacts on heritage buildings and elements retained.

C93 Must ensure that adequate off-street parking is provided to serve the needs of the development.

Masterplan Planning Principles

C94 The planning principles for Masterplan Area MA 40.8 are detailed in Figure 40.8c.



Figure 40.8c Planning Principles for Masterplan Area MA 40.8

9.40.5.9 380-382 Illawarra Road, Marrickville

C95 Any redevelopment of 380-382 Illawarra Road, Marrickville, must include the amalgamation of these sites into a single allotment.

9.40.5.10 376 Illawarra Road, Marrickville

C96 Any development on 376 Illawarra Road, Marrickville, must be built to the front site boundary.