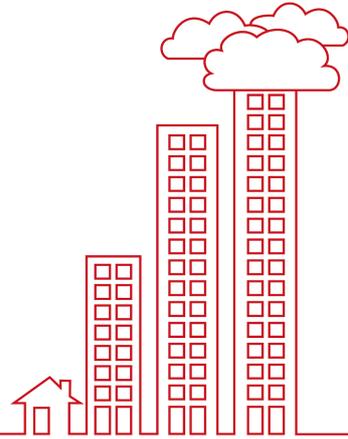


SAVE MARRICKVILLE

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Inner West Council

Re: DA2020/0578 – 2-18 Station Street Marrickville - Objection

Dear Councillors and staff,

The Save Marrickville resident group appreciates the opportunity to provide a submission/objection regarding the development application which is with Inner West Council regarding the site located at 2-18 Station Street Marrickville. Save Marrickville is constructive in its approach to development proposals, and seeks to achieve good planning and a positive built environment in the interests of current and future residents. Our group has a membership of over 600 local residents and households.

It is clear that the Station Street site needs improvement and appropriate development is desirable. Save Marrickville has some concerns with the current DA, in particular the following:

Height & bulk – 33% over existing height limits & 66% over floor space ratio

The proposed building height of 10 storeys and 34 metres is well above the allowed limit under the Council's current LEP, and much higher than buildings nearby in that area. Nearby comparable shop top residential developments are typically 3 to 5 storeys in height. The bulk of the proposed building would completely dominate the streetscape and buildings nearby, particularly as the proposal is to build to the edge of the property. Save Marrickville's position is that buildings should be no more than five storeys high in the Marrickville Town Centre and the area near Marrickville Station.

The proponent's suggestion that the additional height is justified through the Sydenham to Bankstown Urban Renewal Strategy is not supportable. The relevant planning controls for this DA fall under the Inner West Council's LEP, administered by that Council. The Urban Renewal Strategy is a guideline for Councils in development of their LEP and planning controls, but it does not replace those planning controls or the role of Council.

Set backs, shadowing and privacy

The proposed building does not have set backs or transition to adjacent properties, which are 1 and 2 storeys high. As the result of the excessive height and lack of set backs, the proposed building would create major overshadowing and loss of privacy for buildings and residents nearby. Save Marrickville recommends appropriate set backs and transition to lower building heights, in addition to lowering the overall building height.

Parking – completely inadequate for proposed resident numbers and business needs

The DA proposes 46 parking spaces for the 130 rooms (potentially 244 residents). This is totally inadequate and would lead to residents parking in surrounding streets, where parking is already difficult. The proponent proposes that most residents will not have cars, but there is no evidence to support this proposal and is counter to the level of car ownership in Sydney where the majority of commuter transport remains dominated by private vehicles. Save Marrickville recommends that the number of car spaces be increased to 110, to more realistically reflect current needs for parking. In the future should car usage decline, these parking spaces could be re-purposed.

Character and heritage

The current proposal due to its height, bulk, lack of transition and design, is completely out of character with the surrounding historic streetscape. Adjacent commercial buildings typically have 2 storey Edwardian shop fronts where they face Illawarra Road, and nearby residential buildings on streets such as Leofrene Avenue are single storey inter-war buildings. The building as proposed would also dominate and detract from the historic Marrickville Station buildings and platforms, which date from the late 1800's. There appears to be no effort made in the building design and form to be sympathetic to the area's character and heritage. The proposal is therefore inconsistent with the NSW Planning Circular which seeks to preserve the local character of areas where development occurs. Save Marrickville recommends that the DA be amended to address these issues regarding character and heritage.

No guarantee of affordable housing

The development application suggests that this development will provide significant affordable housing, with 80% occupied by key workers or students. However there is no evidence to support these suggestions, which should be given no weight in consideration of this DA.

The proposal is for 114 double and 16 single boarding rooms or studio apartments, with only 15% affordable. For the remaining 85%, there is no mechanism proposed (such as a social housing or affordable housing program and provider) to deliver housing that is affordable or targeted to key workers, students, or people on lower incomes. Without such guarantees or mechanisms, the view of Save Marrickville is that the studio apartments when developed will be rented out at a market rental unaffordable to carers, teachers, retail, hospitality and other low-income workers. We would be happy to discuss appropriate social and affordable housing programs that the developer may wish to incorporate into an amended proposal.

Loss of amenity

Overshadowing, loss of privacy and city views are serious concerns for local residents, as are likely impacts on parking and traffic congestion, as well as destruction of heritage streetscape and potential wind tunnel on adjacent streets and train station platforms.

Future residents of the proposed building face overcrowding, poor health and hygiene standards (the results of which are being seen currently in Melbourne), potential behaviour and noise problems. To support diversity, dwellings should be more varied in size and a greater provision should be made for true social housing.

Thank you for considering our objections and recommended changes to the development application. We can be contacted at hello@savemarrickville.com.au

Yours sincerely,
Save Marrickville