

## **Responses from Marrickville Submissions**

### **Sydenham to Bankstown Urban Renewal Strategy 2017**

Information from the 255 submissions reviewed from Marrickville, Sydenham & Earlwood which pertained to Marrickville Station Precinct & Sydenham:

1 states "Well done planning" -name withheld

1 supports revitalisation and higher density unconditionally

2 submissions supported increased heights unconditionally

1 submission argued that many people want the strategy.

Total of 5 were unconditionally supportive

10 submissions requested that height of their house block be increased saying that they wanted their street/block higher so that they could get a better price.

1 submission supported increased heights on Carrington Rd.

All other submissions were against the Renewal Strategy and included many varied reasons. Many submissions accepted that there would be revitalisation, development and higher density, however they were not pleased with the strategy as proposed. They asked that there be "considered planning", "intelligent development within reason" & "renewal to respect character". They expressed a "desire to get development right", a "desire for good urban development", to see "a proposition that embraces intelligent, visionary planning on a human scale that enhances the quality of living, improves our environment, encourages connectedness and community.". There were so many carefully researched, thought provoking and well written submissions. People in our community care so much for the sense of community and the love for Marrickville comes through very strongly in so many submissions.

Submissions read were from broad range of people, from National Trust, academics, property owners but mostly from passionate local residents. Some had lived here a long time (50 years) others have moved in last 20 years and came here because they love the old house and character of Marrickville.

Youngest was 9 who was worried about overshadowing of McNeilly park, eldest 80 (lived here 50 years) was worried about overshadowing of his well established garden and grape vines.

All of following were covered by many submissions

Please note that some submissions were signed by more than one resident and a Fletcher St submission had table of individual concerns from 24 residents. All of these opinions were counted. Group submissions were counted once. 4 duplicate submissions were submitted with same name provided. The second submission opinions were not double counted.

### **Concerns Regarding the Strategy – Number indicates mentions**

Character & Heritage Loss, Need to Retain Historical Houses - 256

Need to Preserve Streetscape and wider Heritage survey conducted - 88

Streets /areas/buildings mentioned included Ivanhoe St, Grove St, High St, Myrtle St, Esk St, Cary St, The Warren area, Petersham Rd, Anne St, Warburton, St Greenbank, St Church St, Moyes St, Warren Rd and any Street to be redeveloped.

Multicultural History – 20

Overpopulating with 6,000 new units in 800 metre circles – 92

Inequitable burden of growth on Marrickville - 16

Overdevelopment – 94

Bulk, Scale & Reach – 105

Higher density & desire for lower densities – 77

Excessive/unprecedented building heights.- 113

Carrington Rd West 6-26 storeys, Carrington Rd East 8 storeys, Byrnes St 12 or 18 storeys?, Myrtle St 12 storeys, Illawarra Rd 12 storeys, Station St 12 storeys , Leofrene 12 storeys, Anne St 12. storeys, Frances St 2-12 stories with 5 different building zones N.B Developers are talking about higher levels for some of these streets. Many submissions recommended 5 storeys maximum and 3 where transitions.

Overshadowing – 93

Loss of Solar Access - 55

Loss of Privacy – 31

Devaluing properties - 17

Loss of views 58 (1 submission representing 50 Schwebel St residents)

Creation of Wind Tunnels – 8

Concern heights, densities with 25 – 30 ANEF & aircraft & airport security -10

Poor examples of current new buildings – 33

Concern Strategy does not encourage design excellence 54

Concern future slums/ghettos will be created - 21

Lack of infrastructure for current and future population – 76

Need to plan for Infrastructure before Heights set - 76

Schools – 173

Child Care – 48

Hospitals – 102

Health Care – 46

Aged Care – 16

Community Services – 35

Emergency Services – 6

NBN Inadequacy – 3

Utilities – 21

Storm Water – 33

Public Transport Upgrade of current services includes problems of bus privatisation 59

Road Congestion, Traffic & Parking Provision - 307

Current & Future Lack of Open Space & Playing Fields – 154

Macky Park & McNeilly Park overuse & concern for overshadowing - 69

Paucity of Green Space & Planning – 110

Inadequacy of pocket parks, school use & linear parks along Metro & storm water drains – 48

Support for Golf Course to stay – 10

Safe Cycleways and walkways -10

Carrington Rd Concerns - Suitability for Development & Heights - 67

Loss of employment land -118

Need to retain Industrial Zoning – 69

Concern that Marrickville/Carrington Rd not be another Wolli Creek – 12

Flooding - 184

Poor Planning & desire for good urban renewal to respect character - 66

Lack of consideration of topography - 34 (Ruby & Anne St high & Carrington Rd, Gerald St low)

Transition height problems - 106

8 storeyed West Carrington Rd backing onto Premier, Cary, Renwick, Warren, Ruby, Schwebel & Harriet Streets, Ruby St & Ivanhoe St, Greenbank St & Church St, Warburton St, Cavey St & O'Hara St, Fletcher St & Jersey St, Byrnes St & Central Avenue, O'Hara St & Central Avenue

Desire for no higher than 3 storeys next to single storeys as in other areas of Marrickville -48

Lack of planning for affordable & social housing - 65

Loss of affordable housing, boarding houses – 30

Need for Mandated Targets – 19

Strategy outcome - damage to local business, employment & economy - 27

Environmental issues and lack of planning for climate change – 33

Need for sustainable development - 37

Concerns for sea level rises & tidal surges – 15

Threats to wildlife and biodiversity – 24

Loss of trees and gardens – 21

Cooks River degradation – 16

Need for Environmental Impact Study – 5

Metro disapproval and problems building after development - 64

Metro Waste of money & privatisation concerns – 51

Poor Consultation – 46

Poor consultation- submissions closing before council elected – 17

Planning had not really listened to the community and needed to – 70

Local Council & Community need to be involved in planning – 27

MLEP 2011 (developed after wide consultation) should be used – 20

Concern Strategy changing social fabric & loss of diversity – 35

Loss of “ heart & soul” of Marrickville, & character that attracted people to suburb – 35

Loss of community, problems of social isolation in High Rise – 89

Loss of Amenity/Concern Quality of life & liveability – 65

Concerns re Developer input, developer led ad-hoc initiated planning - 91

**Sample Comments reflect many widely held opinions  
Number indicates submission number**

**Heritage & Character**

222853 Marrickville has a strong local community, gritty urban grain and areas of consistent heritage that all contribute to its sense of place. This would be destroyed by the proposed changes to zoning contained in the Sydenham/Bankstown Urban Renewal Corridor Strategy.

223121 The plans indifference to the heritage value of Victorian, Federation & Edwardian housing is problematic. This shows contempt for local community preferences, demonstrates minimal foresight about what will be valued by future generations. Transparent heritage assessment of housing earmarked for destruction must occur as a precondition for any development.

223135 The current proposal would involve large scale demolition of our current housing stock, history & character.

221871 Marrickville has a rich heritage we can never get this heritage & beauty back again. Apartment blocks 8 storeys high will be an eyesore in a landscape that is currently dominated by single dwellings and low rise buildings.

223089 In reference to single dwelling houses of historic value. While these do not meet the (overt strict) requirements for heritage listing they are part of the infrastructure of the local built community. The State Government would never allow the degree of destruction in the Northern or Eastern suburbs where Victorian homes are treasured.

222979 While piecemeal heritage studies have been undertaken across the precincts, a holistic heritage study is urgently required to rectify the significant heritage and conservation impacts of this proposal. This should be done as a matter of priority.

222171 Our current industrial areas, industrial heritage & all categories of employment must be maintained with Marrickville’s streetscape, character, icons & existing communities.

221605 National Trust Submission. The Marrickville LEP 2011 has 36 Heritage Conservation Areas in Station Precincts listed on Schedule 5 (Environmental Heritage) of its plan. Deep community concern has been expressed to the Trust on the impacts of proposed rezoning.

221945 This proposal (to rezone Harriet St to medium-high rise) contradicts the strategy’s statement that “the station precincts are already great places to live and have their own unique qualities” and the stated aim of “enhancing precincts by valuing neighbourhood character.”

**Overdevelopment/ Overpopulated**

223311 I understand that urban growth around rail corridors is inevitable, however the current plans for Marrickville Station Precinct are unsupportable. The revised draft strategy has

increased the number of dwellings in the Inner West by 2,500 to 8,500 and proposed 6,000 new homes in the Marrickville Station precinct. If the strategy as exhibited were adopted the character of Marrickville would be lost and the quality of life for existing residents would diminish significantly.

220216 Proposal to construct 6,000 residences in Marrickville alone is excessive and extremely unfair to the people who already live here. Marrickville is being forced to accept the lions share of this crazy proposal.

Green Square was purpose built as a high density area, something Marrickville wasn't. The people of Green Square moved willingly into apartment developments however the people of Marrickville are having it thrust upon them in an area that was never conceived with proposed density in mind.

222675 Though I understand the need for Urban growth, particularly around transport centres, the proposed property development around the area of Greenbank St, Church St, Illawarra Rd & Warburten St in Marrickville is unreasonable and unnecessary.

### **Density**

223253 Census data provided to show that Marrickville population already growing -claimed by 25% from 2011 but no 25% increase in provision of infrastructure and that in 2016 there were 2.5 people per household with 1.2 cars per dwelling

223043 Paris has huge amenity and highly desirable city communities that have 20,000 people per sq. Km at 6-7 storeys.

222857 Warren Community Group Recommendations to Maintain the valued low density neighbourhood of The Warren as outlined in Strategy Vision 6.1 & do not zone any areas for high rise in Marrickville

223383 Cordell Connect conducted an analysis as part of Marrickville hospital development and discovered that in 2016 there were over 770 apartments proposed for development in the next 3 years. It appears the Inner West is already addressing urban development...& an increase in [population].

223059 Density increases not included for Parramatta Rd Precinct, Carrington Rd, Victoria Rd Precinct, current shop top developments and Old Hospital site. MLEP 2011 Target was for 4,150 dwellings & 500 jobs by 2031 – not just around the station. Widespread demolition of houses should not be needed.

222983 Research shows good urban design increases viability & delivers social and environmental benefits. Good design can deliver densities to meet targets without the need for high rise. It can create well connected, inclusive & accessible communities with a low carbon footprint. Importantly it can also deliver development that is sensitive to its context.

### **Transitions**

222715 A reduced density & scale of the plans is needed along with a greater transition for medium/high to single storey heritage buildings.

222377 The plan posts an ill defined edge between quality old building stock and new development with 7 storey buildings on 1 side of the street and early 20<sup>th</sup> Century houses on the other side.

222909 Carrington Road West in Marrickville should be no higher than 3 storeys from the front of the road all the way back to single dwelling homes in various streets in The Warren precinct -

The Carrington Road 'Precinct' on the East side of Carrington Road should be no higher than 5 storeys

### **Inequitable burden of growth**

223247 ABS & Planning Department Data shows that development in Sydney is extremely uneven. Marrickville community is bearing an unnecessary load with 6,000 plus apartments.

222925 The Department of Planning & Environment has made arbitrary decisions on where the estimated future population should reside without detailed explorations of the alternatives. To accommodate an extra 1million people over the next 10 years writer considers with 717 suburbs (Sydney & Blue Mountains), 1395 additional people per suburb in 517 new dwellings per suburb over 10 years would mean about 52 new dwellings per suburb each year and deduces that "Increasing development of the Sydenham to Bankstown area is gross negligence."

### **Overshadowing/ Lack of Solar access**

223043 Emerging Solar Rights legislation around the world recognises the seriousness of "stealing the sun" as well as breeze from adjacent properties, public places, deep soil areas & water bodies.

### **Road Congestion, Traffic & Parking**

223361 Inner West traffic is already unmanageable, with weekends often worse than weekdays. The addition of the West Connex over the next couple of years is likely to make local congestion even more problematic. There has been no address of traffic congestion in the revised rezoning plan or the Carrington Rd Precinct plan.

222671 It is unacceptable for these important issues to be left to developers and the Development Application process. We request a traffic management plan be completed as part of the strategy.

2223279 According to 2016 census the cars per dwelling (for Marrickville) of 1.2 cars has remained constant for a number of years. Lack of parking is also an issue.

221578 Already it is impossible to turn right onto Livingstone Rd from our street between 8am & 9am. Clearly not everyone is catching the train.

223377 Despite reduced parking controls for new developments (to encourage less car ownership) & access to public transport, we are still essentially a car focussed society and many people require personal transport for their business, work or family commitments. Provision must be made with any new developments to include sufficient on-site parking to avoid further impact on street parking.

### **Flooding**

221945 Carrington Rd is categorized as a high hazard area in terms of flooding.

222122 Since the draining of the Gumbramorra Swamp in the 1890's Carrington Rd and the adjacent light industrial area has regularly been inundated with flood waters. Carrington Rd is impassable during periods of intense rainfall. SES flood warnings indicate the depth of the problem. With impending global warming & the likelihood of more intense weather events this problem is likely to worsen in the future,

Quote from "Marrickville Rural Outpost to Inner City" by Richard Cashman & Chrys Meader: "After 5 days of heavy rain in May 1885, large sections of Marrickville were flooded...The floods created a public outcry because they underlined the unsuitability of the Tramville estate for residential development... These dramatic floods demonstrated the dangers of unbridled

development without proper concern for environmental consequences. Questions were raised about the ethics of developers who sold to the working class cheap land, which was both unhealthy and subject to regular flooding. There was no more residential development in the former swamp after 1889 when it was recognised that this low-lying land was more appropriate to industry”

222739 Any increase in population density is going to further enhance the flooding problems.

### **Infrastructure**

218098 most concerned to put equivalent of population of Darwin around 11 railway stations without any consideration of infrastructure.

### **Schools**

222977 City of Bankstown reports that up to 36 new Primary Schools and 12 High Schools would be needed to meet the extra demands of proposed 100,000 people along the corridor.

222145 No new schools are proposed however reports indicate that primary school enrolments are predicted to increase by 37% and secondary school enrolments by 56% by 2036

221630 With Ferncourt Primary School at capacity, Tempe Primary School increasing its student numbers each year and Tempe High School already at capacity & utilising classrooms in Tempe High School...Where would the children of the residents of the proposed apartments go to school?

### **Health Services**

223291 What is the plan for increased health care services that will be needed along the corridor? There will be a large increase in the population generally and it has been suggested that higher densities development can lead to adverse mental and physical health outcomes, creating even greater demands on health services

222975 In last quarter alone more than 1,000 people are waiting for elective surgery at Canterbury Hospital, 670 at RPA Hospital.

223059 Royal Prince Alfred Hospital (precincts closest) already services one of the largest catchments in Metropolitan Sydney. The queues of ambulances, the long list for elective surgery and emergency care on any day indicate that the provision of health care is inadequate before addition of tens of thousands of more residents.

### **Open Space/ Green space**

222575 Where are the green spaces that research shows are vital for health and well being?

222315 The Former Marrickville LGA has the least green space in Australia, already at capacity. Piecemeal concrete plazas & bits of lawn inside developments is not green space that offers much in the way of amenity. Green Space with big trees is known to have a positive impact on the mental, physical & spiritual health of human beings of all ages. There is less heart & respiratory disease, less depression & other mental health issues and fewer behaviour problems with children. What the plan offers is poor indeed.

222532 Cooks River Environment & Landscape Design Report on Cooks River Project 1976 makes the point about inadequate open space and should have been consulted. Provision of open space was even then considered inadequate by international standards.

223377 The provision of new open space cannot be left to the whims of developers (agreements in kind are too often not honoured or fulfilled satisfactorily)- it must be planned in the public domain for the greatest possible ease of access and benefit for all.

223175 Department Planning staff said that “ open space will be accommodated at DA stages - very poor planning to rely on developers to build quality open space and parklands. Government needs to acquire lands.

221713 Worried that “Your strategy says open space will be “improved” but not “created”.

### **Environment**

220230 There is not a mention of how the development could improve the energy efficiency of the area or foster sustainable development practices. The word “environment” is not mentioned at all in all the “Key Actions” Any development that goes ahead must include plans for energy efficient buildings, which utilise the most up to date green technology to reduce our impact on our environment.

222145 There appears to be a paucity of planning considering the future impacts of climate change & the massive increase in population densities on the local environment.

### **Metro**

222145 Without the Metro 4,000 homes would not need to be demolished & overdevelopment along the corridor would not be necessary,

223121 Investing in the current railway network & enhancement of public bus services would better reflect community values.

221839 The Metro is not aimed at facilitating public transport but rather than facilitating property development along the Sydenham Bankstown corridor – enabling property developers.

### **Employment/Economy**

223497 The revised draft strategy has 1,200 fewer jobs with no explanation.

221626 I see it as essential that we keep light industrial areas available in the area to provide workplaces for those living in the area.

### **Planning**

223222 I am bitterly disappointed with the lack of good urban design in this proposal. It goes against many years of best practice in other cities and fails to deliver human centred urban density.

223267 The Inner West Council with more local knowledge should be engaged to coordinate built density and infrastructure at a higher level of contextual detail.

223491 I accept that planning for the future is necessary. I even accept that greater population density is inevitable but I refuse to accept that the only way to do this is to simply dump thousands of new inappropriate badly designed & shoddily built dwellings on top of an already straining infrastructure complex will achieve anything more than the desecration of our suburbs.

242677 Dear Mr Anthony Roberts, I ask that the NSW government return control of local planning decisions to our local governments, which have greater understanding of local communities and their planning for our city’s future and to develop the best possible city and neighbourhoods for ourselves and future generations.

222695 The MLEP responds to population growth through identified areas and medium densities along shopping strips. Provision for developer initiated zoning rides roughshod over democratic process of local government.

23199 What sort of suburbs are being created? Certainly not the types that the politicians, planners and developers are likely to want to live in

221839 It is a misnomer to call the strategy an “Urban Renewal Strategy” as it provides no plan for making the affected suburbs liveable let alone more liveable than they are now. There is no “renewal” going on.

222359 We object to the plan on many levels and believe it has been poorly conceived, poorly presented for consultation, lacking in detail and has shown scant regard for the community on which it is being imposed & will have a major negative impact.

222575 If this is truly a once in a lifetime opportunity to revitalise the area then smart sustainable planning is the key to success, not shoving up towers that steal the sun & stamp out a sense of community. Quality planning & additional community facilities are vital for ensuring that the plan enhance rather than destroys the area.

### **Affordable Housing**

22145 An inventory of current availability of affordable housing should be made to ensure there is no net loss.

223377 Affordable & social housing needs to be included in any new planning proposal. This is a traditionally working class area and though the demographics are changing there is still great need for housing for low income earners, essential service workers and for the many disadvantaged people who live in boarding houses and the sadly increasing number of homeless people.

### **Community**

222528 Where we live has a great community feel & everyone in our street knows and looks out for each other. Current plan would change this forever. Marrickville will just become an extension of the CBD and would completely destroy the area as we know it. I love the suburb I live in and would hate to see it grow into an apartment city.

222709 These plans are a developer’s dream and a local communities’ nightmare. There is no care for the sense of community.

222789 Increasing population by 30% will kill “village feel”. This suburb prides itself on its being community connected to one another and this cannot be achieved with high rise development.

220216 Through several waves of immigration, the culture of the suburb has become one of diversity, i.e food, social, socio-economic etc, It is all these factors that contribute to a close knit, almost village feel. The people who live here feel proud of the area and many people are connected socially. There is a good mix of people with varying wealth status. I am concerned that lower cost housing has not been included in the draft plan forcing those on lower incomes out of the area hence destroying the fabric of the suburb.

### **Loss of amenity, “heart & soul of Marrickville” character & diversity**

The proposed change cannot but drastically corrode the areas social fabric & amenity- already fragile in critical respects. At the same time the changes obliterate a crucial part of Sydney’s history & attractiveness as a city.

### **Airport Controls**

222145 The strategy mentions the ANEF (Aircraft Noise Exposure Forecast) of 24-30 and the fact that heights need to be restricted however some developers think that this does not need to apply to their development.

221839 Long accepted standard is that rezoning to increase residential densities is not acceptable within the 25 ANEF (30 in Sydenham) Reasons: a) Noise of over flights b) pollution from over flights c) aircraft crash risk  
Sydney Airport Air Space –Obstacle Limitations Surface Report needs to be conducted before rezoning Carrington Rd.

### **Developer influence.**

222437 Why are our homes, our lifestyles & our community being handed over to developers? Developers' only interest is in profit & taking advantage of what our communities have built in social capital & the physical environment.

2223777 Please do not leave the outcomes of our suburbs to a small cabal of fast moving developers.

222739 Good planning is the key to managing community expectations & providing the necessary infrastructure as population grows, however any strategy that allows for medium to high rise housing immediately adjacent to single dwellings is not good planning. It ignores the existing neighbourhood character & actually devalues communities. It places developer expectations above those in the community.

### **Quality of new developments**

221531 I am also concerned about the quality of the new development judging by the standard of some of the new developments in Marrickville. The current state-wide standards for high rise residential construction are inadequate and seemingly unregulated.

223059 Many flats being built although described as “luxury apartments” are just “investor grade market” & concern has been expressed regarding poor design, build quality, defective materials & fire compliance & fail to meet community expectations for architectural excellence.

### **Consultation**

222412 Yes some changes in densities may be necessary but we need much more nuanced & thoughtful population policy – not a Hong Kong development solution imposed without any PRIOR consultation with communities.

220391 This is our place, we do collectively own it so therefore must have a say in our future here, the reason many of us moved here in the first place.

222909 Proposal requires major changes to ensure that increase in population density is measured & done well through extensive community consultation & integrated planning to preserve heritage & character of suburbs along the line, that high density buildings are well designed architecturally & sympathetic to environment in order to maintain liveable, sustainable city environments & to preserve diversity with healthy & well connected communities.

### **Comments concerns re Maps**

- \* Poor explanations heights Low/Medium/ Rise High
- \* Map wrong for Sydenham Precinct
- \* Map wrong for-Rivendale St which is not there, depicts Leofrene intersecting with Charlotte Ave
- \* “Private Recreation” spaces not so – one an Aged Care Centre and another St Brigit’s church and school not for recreation. Information poorly researched and misleading
- \* Misleading population forecasts and timeline
- \* Heights increased Rather than decreased as claimed in O’Hara St & Myrtle St
- \* Private submissions published
- \* Problems re pedestrian thoroughfare across existing property
- \* “There are a great many “considerations” listed and an equally large gap in details they require to be realised additions to the plan.”

Suggestions for affordable housing mentioned “Nightingale project” in Melbourne