



Marrickville

SAVE
Marrickville

We would like to acknowledge the Gadigal-
Wangal people of the Eora Nation, the
traditional custodians of this land and pay my
respects to the Elders both past and present.



Save Marrickville – Launch of Character Study

- Introduction
- Overview of the character study – Ian Hoskins
- Launch by Anthony Albanese, MP and Federal Member for Grayndler
- Save Marrickville update



The challenge of planning for 'local character' in Marrickville





* 'Local character' is the reflection of the unique social, cultural and physical development of an area

* Marrickville's 'local character' reflects its social and physical diversity

View of Marrickville and city from the old quarry site Schwebel St, Marrickville

The beginning of local action and the Save Marrickville campaign. The stated Government target is for 5,900 new local medium and high rise dwellings

Artist's impression of Carrington Road residential development as part of NSW Government Metro Southwest strategy, 2017

TUESDAY, JULY 18, 2017 | INNERWESTCOURIER.COM.AU

MARRICKVILLE

Residents get heavy over

Government told proj

Jim O'Rourke

RESIDENTS opposed to the Sydney Metro rail line planned for the inner west have called on the State Government to scrap the project and build it somewhere else.

A packed public meeting at Marrickville (pictured) last week moved a motion attacking the Government for wasting taxpayers' money by replacing the heavy rail service between Sydenham and Bankstown with the single-decker Metro trains.

It also opposed "over-development" of precincts surrounding Sydenham, Marrickville and Dulwich Hill stations.

About 8500 new homes, including apartment

blocks u
are prop
within 80
There i
dwelling
around M
and 2000
Last w
ported th
cil pre
schools
after the
After
nised by
Banksto
spokesm
the Govt
the proj
money o
where it
"We've
ernment
payers' i
an effici
port pr

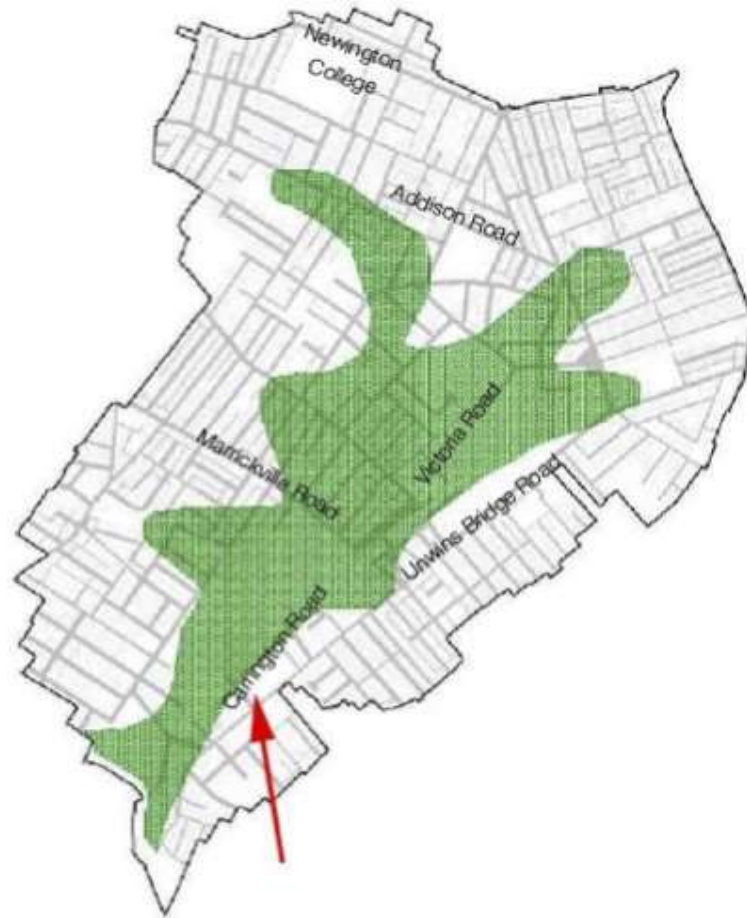


An artist's impression of high-density residential development proposed around Marrickville station on the planned Sydney Metro Southwest rail line from Sydenham to Bankstown.

Gumbramorra Swamp
shown in green.

The arrow marks north
and the location of
proposed Carrington
Road redevelopment

From Paul Davies, *Marrickville
Local Government Area
Southern Area Heritage
Review, Final Report, 2015*





Objective1:

Better Fit

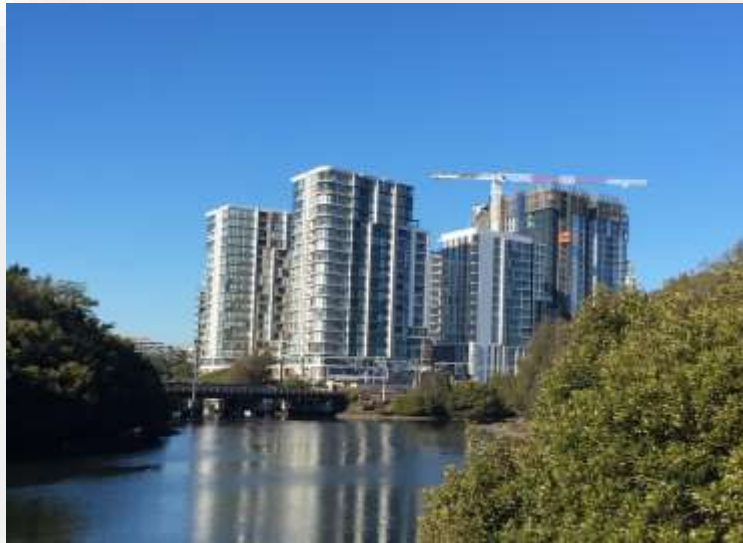
Contextual, local and of its place

‘Good design in the built environment is informed by and derived from its location, context and social setting. It is place-based and relevant to and resonant with local character, heritage and communal aspirations. It also contributes to evolving and future character and setting’

Better Placed: an integrated design policy for the built environment of NSW, 2017, p.37

‘Respecting and enhancing local character in the planning system’,
Planning Circular PS 18-001, Issued 16 January 2018

Below: Wolli Creek development, 5 July 2018



However...

‘The Department will prepare amendments to the Standard Instrument LEP for consultation to establish overlays for additional consideration of local character in areas of significance. Character overlays will only be permitted in exceptional areas as part of LEPs where the council has:

- demonstrated the character of a local area is significant in accordance with guidelines to be issued by the Department; and
- ensured that the local government area will meet the dwelling targets for future growth as established by the relevant regional or district plan’

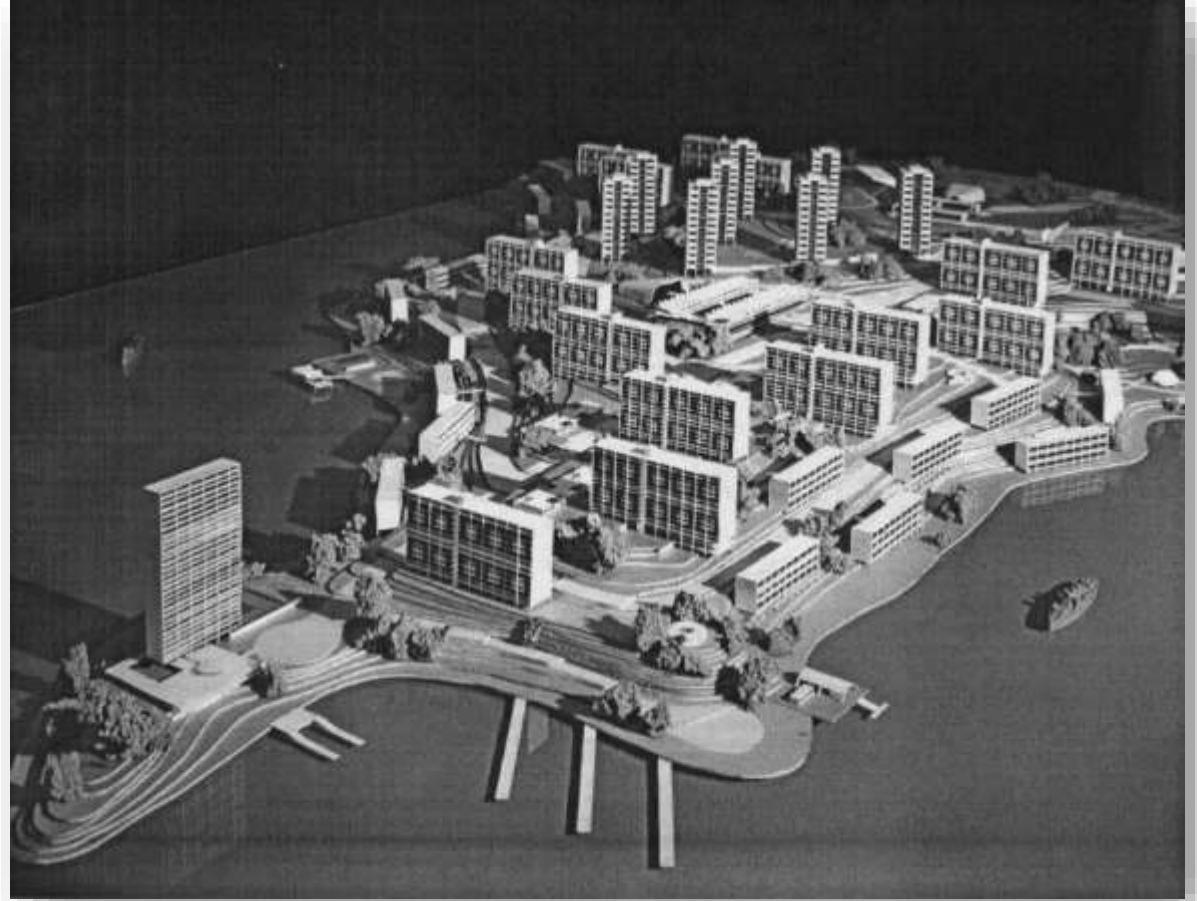


Master planning, place making and the suburban ideal: Daceyville, c.1915 – serpentine streets, trees, gardens and Arts and Craft- influenced low-rise architecture reinforce a uniform Anglo-celtic heritage and history



Master planning,
place making
and the
Modernist urban
ideal

*McMahons Point
scheme, Harry
Seidler et al, 1958*





Master planning entailed

Order and uniformity

Deference to the master planner

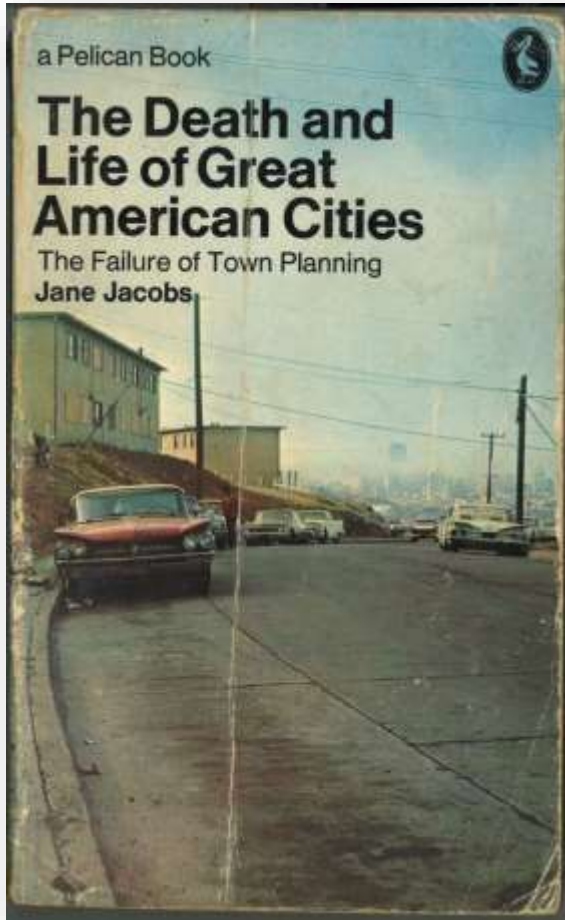
Demolishing existing streetscapes to allow a place for everything and everything in its place

Harry Seidler and the McMahon's Point scheme

Master planning had little regard for the past

*Scheme for redevelopment of the Rocks by Harry Seidler and Associates,
1963*





A challenge to the master planners:

‘Cities need old buildings so badly it is probably impossible for vigorous streets and districts to grow without them...Large swatches of construction built at one time are inherently inefficient for sheltering wide ranges of cultural, population, and business diversity’

Jane Jacobs, *The Death and Life of Great American Cities: The Failure of Town Planning*, p.200



Marrickville's local character

Things that can't be instantly created

1) The glimpse into the past

Victorian and Edwardian chimneys in Carey Street, 2017

Marrickville's
local character

Things that can't
be instantly
created

2) Architectural
exuberance and
the celebration of
past skills

*1922 shop dwelling
façade Marrickville
Rd*



Marrickville's local character

Things that will never be replaced

1) The materiality of local character:
brick, stone, filigree iron, timber and terracotta tiles

Early 20th century bungalow, Ivanhoe St, Marrickville



Marrickville's local character

Things that will never be replaced

2) Detailing and design

Arts and Crafts bungalow featuring polychromatic brick, rough cast and leaded oriel window, Schwebel St



Marrickville's
local character

Topographic
variation and
surprising
places

*Pocket park and
sandstone
retaining walls,
Ruby St*



Marrickville local
character

Flood prone river front
land used as parkland



*Sulphur
crested
cockatoos
and dog
walking in HJ
Mahoney
Memorial
Park, 2015*





Marrickville's local character

Interwar and post war walk
up flats were the affordable
housing of their day

Oberon Flats in Ivanhoe Street

Marrickville's local
character

Stand alone new
buildings provide
density near rail
hub

*Revolution Apartments on
old Returned Services
Club site, Illawarra Road*



Marrickville's local
character

The industrial heritage of
Carrington Road is
remarkable. It includes the
oldest surviving Holden
plant in Australia.

*Rega Products Building, designed by
Aaron Bolot, Carrington Rd, 1937*





Marrickville's local character

Industrial heritage adaptively reused, and accommodating some of the 1800 people working in the Carrington Road Precinct

*Rega Products Building
now New Dimensions
Building, Carrington Rd,
2018*

Marrickville's local
character

A diversity of building
types fosters diversity
in the community

Shop dwellings on Illawarra Rd



Marrickville's local character

A diversity of building types
fosters diversity in the
community

Residents and street plantings on Leofrene Ave





Marrickville's local character

A diversity of building types fosters diversity in the community

Vietnamese fruit market under shop front awning, Illawarra Rd

Marrickville's local
character

A diversity of
building types
fosters diversity in
the community

*Vietnamese fishmonger,
Marrickville Rd*





Marrickville's local
character

A diversity of building
types fosters diversity in
the community

Marrickville Pork Roll, Illawarra Rd

Marrickville's local character

A diversity of building types fosters diversity in the community

Elderly resident tending front garden, Meek St. The early 20th century bungalow has been modified with a Corinthian column



Marrickville's local
character

A diversity of building
types fosters diversity
in the community

*Chicken run in backyard,
Ruby St*





Marrickville local character

As real estate
marketing commodity
– selling authenticity

‘Just 7km from the CBD, Marrickville is fast becoming one of Sydney’s most iconic suburbs - a melting pot of cuisines, creative arts and characters founded on a rich multicultural heritage’,
Mirvac website

*The Burrow Café Cnr Illawarra and
Grove St*

Does large
scale
development
cater for people
or the
investment
market?

Can it respect
local character
and the
diversity that
makes
Marrickville
special?

*Meriton development,
Mascot, 2018*



Is this part of Marrickville's future?

Below. Taste Gallery Restaurant, Meriton Retail Precinct, Mascot Central, 2018. Right: Wolli Creek streetscape





In the spirit of Marrickville's 'Winged Victory', it is possible to embrace renewal while respecting that which has been created over generations.

The Marrickville Heritage and Local Character Study is one step in achieving that aim

Timeline of Save Marrickville activities in 2018

22 Jan – met with the **Greater Sydney Commission**

30 Jan - submission to the Department of Planning's SEPP 70 Affordable Housing

8 Feb – met with **Anthony Roberts MP**, NSW Minister for Planning

8 Feb – met with **Michael Daley**, NSW Shadow Minister for Planning

24 Feb – rally and march from Marrickville Town Hall to Alex Trevallion Plaza

30 May – community panel member at the NSW Department of Planning Character Symposium

8 June 2018 – participated in Frontyard Projects Field Trip on Carrington Rd

Timeline of Save Marrickville activities in 2018

Ongoing

Member of the Carrington Rd Community Reference Group convened by Ethos Urban

Community survey on Carrington Rd

Meet with local politicians and members of their teams

Media releases with several articles in local papers

Carolyn Smith, Save Marrickville

Carrington Rd Community
Reference Group



Results of Community Survey

Ten questions related to the Mirvac development on Carrington Rd.

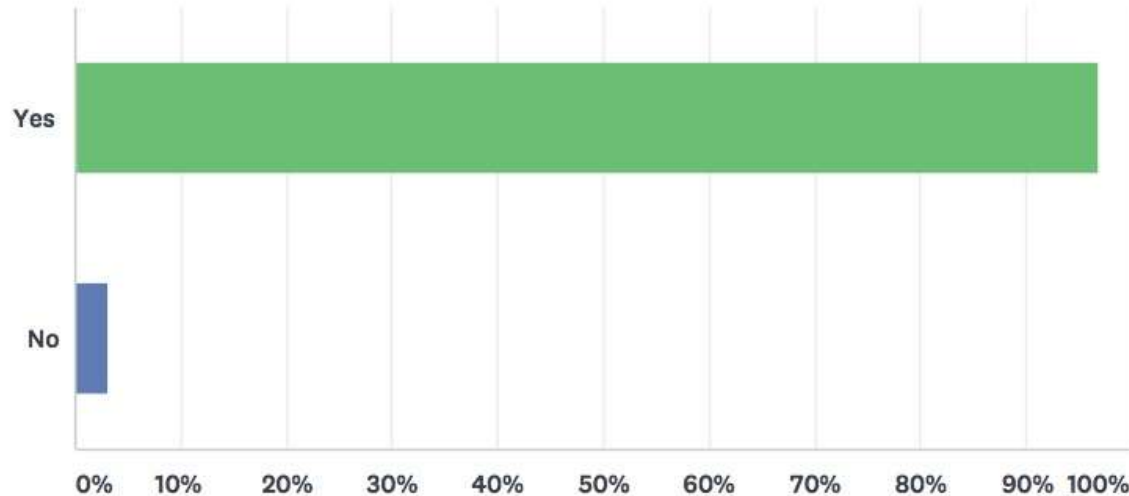
351 responses



Results of Community Survey

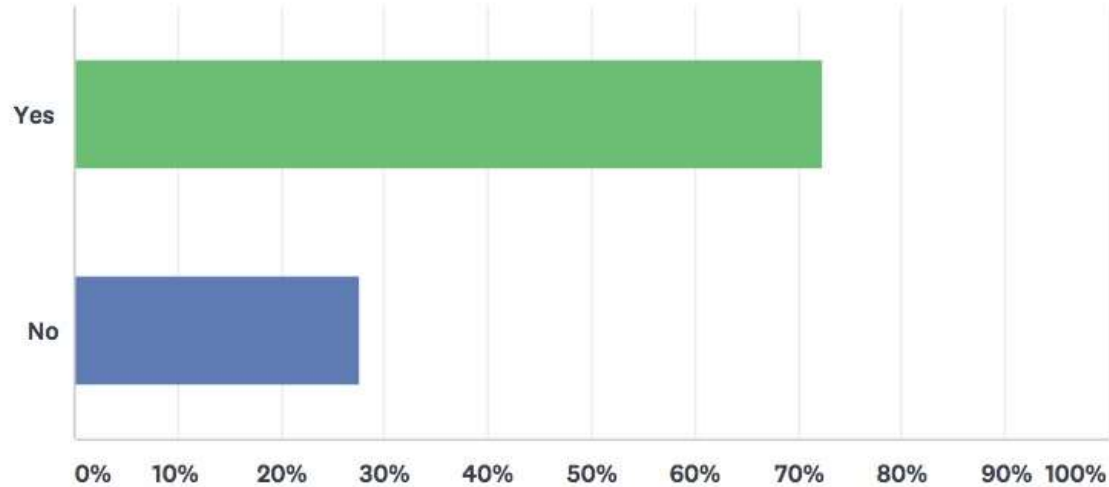
Q1 Are you aware of the proposed changes to the Carrington Road industrial precinct?

Answered: 350 Skipped: 1



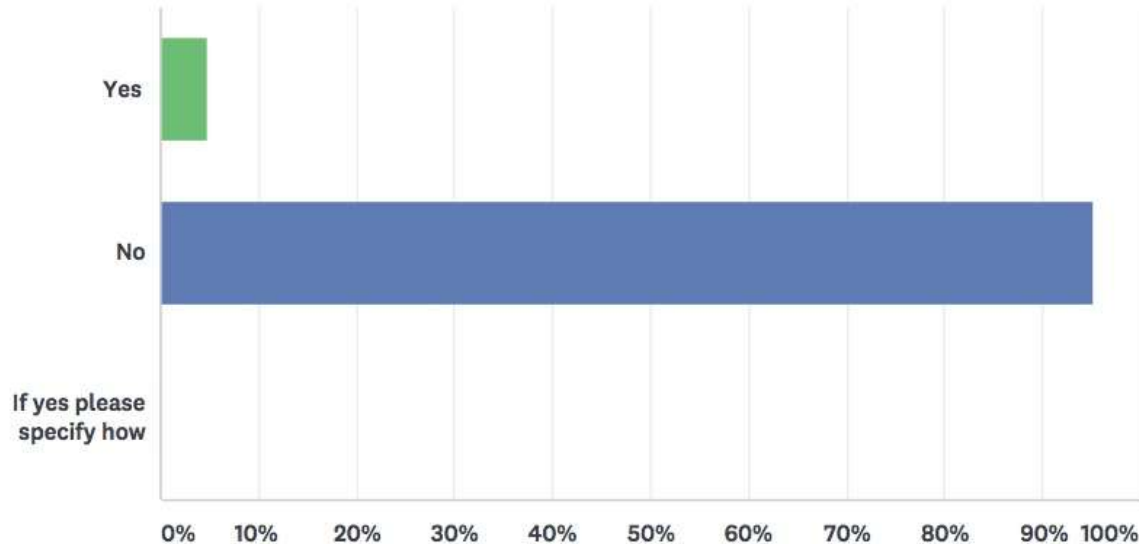
Q3 Are you aware of Carrington Road's industrial heritage buildings?

Answered: 344 Skipped: 7



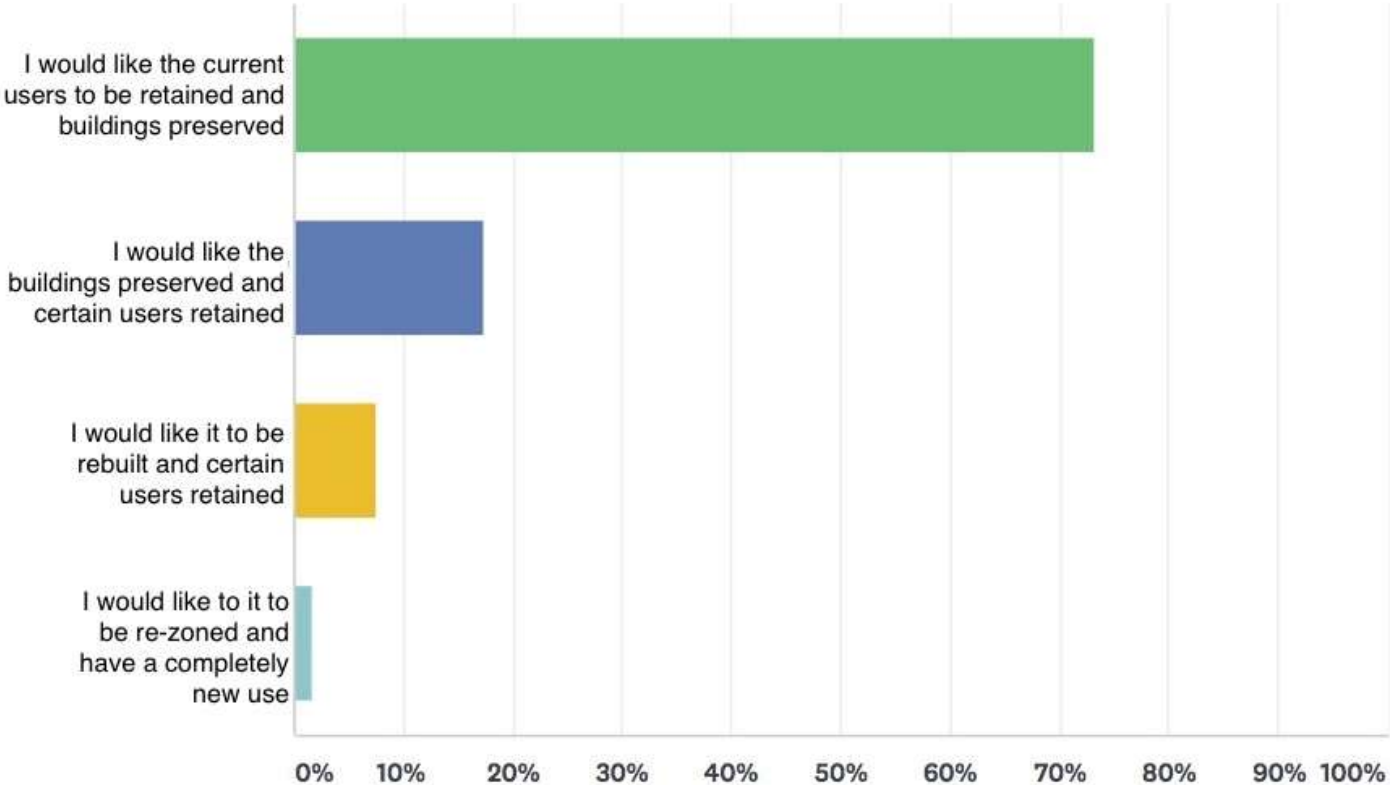
Q4 Carrington Road is home to over 200 enterprises, 15 functional clusters (eg. theatre, circus & performance art / micro-makers / food & beverages) providing approx 1800 jobs. Would you like to see this use change?

Answered: 349 Skipped: 2



Q8 How would you like Carrington Road to be used in the future?

Answered: 341 Skipped: 10



Q10 Please add any further comments regarding the Carrington Road precinct, proposed re-zoning for high-rise and development.

Answered: 255 Skipped: 96

Concern	Times mentioned	Comments on this topic
against high rise development	80	The increased population density will put terrible strain on infrastructure - roads, recreation schools. The proposed high rise will destroy the heritage values of the area. Traffic will be gridlocked. Local creative hubs will be destroyed.
traffic congestion	76	Current proposal is a ridiculous over development of the site. Traffic will be permanently gridlocked, basement car parking will flood up to 6 times per year based on recent weather events, there is insufficient active and passive open space, the towers are too high and will be within the airports flight path and radar zones- in short go elsewhere
community	71	Mirvac is a company that DOES NOT understand the needs of the local community or the heritage of the location.
		Developing Carrington Road as MIRVAC is proposing will destroy the healthy community we have here for our children
		Just an attempt by developers to shove as much in and maximise profits without any concern for the ongoing impact on the community
insufficient infrastructure	63	The increased population density will put terrible strain on infrastructure - roads, recreation, schools.
loss of character	32	Carrington Road and the streets off it have character and life. I believe the suggested development will kill the character of the area, rob it of life, be both an eye sore and soul-less.
loss of industrial lands/ employment	28	The availability of industrial land in the inner city is declining and can't be re-created once rezoned to housing.
greed/profit/ money	26	The proposal is appalling - it would destroy the heritage, culture and community of the area - all to satisfy the greed of developers and the misguided agenda of the state government.
heritage/history	24	This area has one of the most architecturally coherent industrial heritage series of buildings in the entire inner west. This gives the precinct a strong cultural identity and charming atmosphere that draws people, participants consumers clients and workers to pass through interact with and visit
producing another Wollri Creek	11	Don't turn Marrickville into Wollri Creek high rise. There is no street life in Wollri Creek, and it's cut off from the rest of Sydney. I am worried that this keeps happening all over Sydney, with no mechanism for the community to propose realistic alternatives.
flooding issues	11	Developers will use the cost of rectifying the flooding to create a very dense residential development in an area that has only single roads in and out, above and beneath a railway line. These access points will not be widened with this development and will cause a bottle neck which will affect all side roads leading onto Carrington including Unwin's Bridge Rd Tempe and Bayview Ave Earlwood while destroying the jobs and cultural area that exists now. I completely disagree with the rezoning of Carrington Rd.

against high rise development

traffic congestion

community

insufficient infrastructure

loss of character

loss of industrial lands/employment

greed/profits/money

www.savemarrickville.com.au