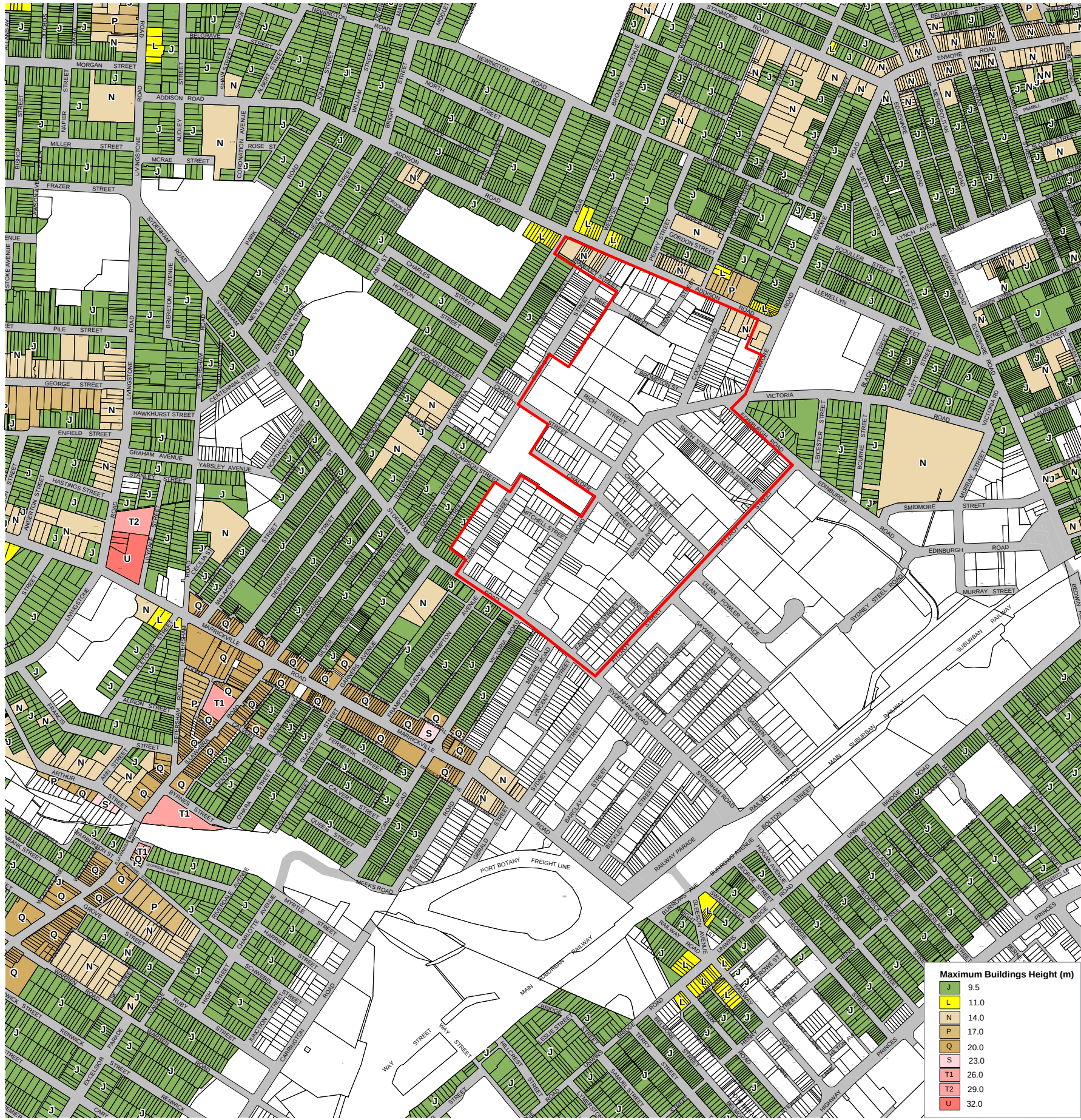




SITE ANALYSIS_CURRENT MAX. BUILDING HEIGHTS
Scale 1:10000

SITE ANALYSIS

CURRENT MAXIMUM BUILDING HEIGHT

The majority of the precinct is not subject to maximum building height controls apart from a very small number of properties on Addison Road near the intersections with Enmore Road, Cook Road, Shepherd Street and Illawarra Road which are subject to a maximum building height limit of 14m.

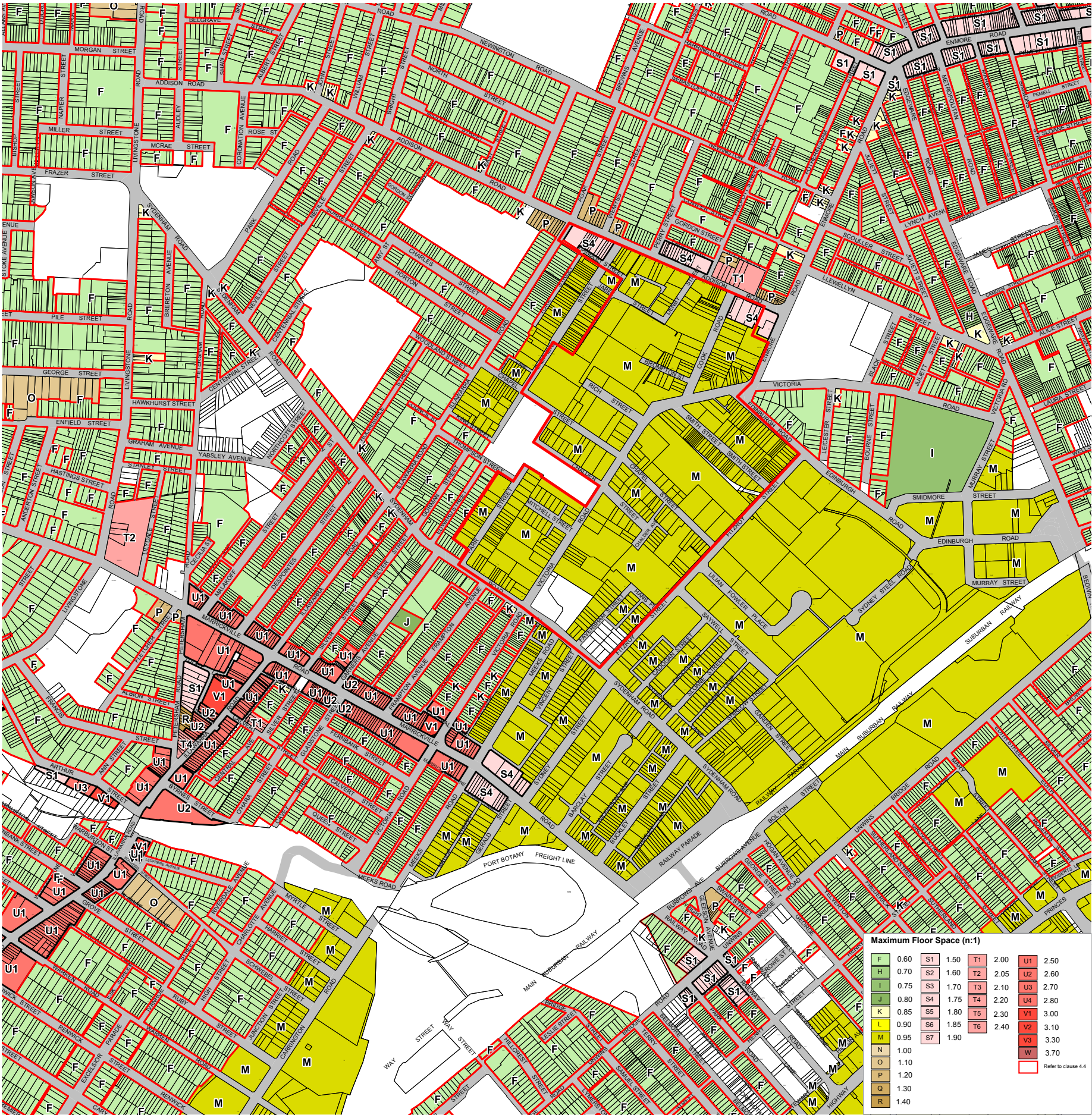
MASTERPLAN DESIGN CONSIDERATIONS
Building heights should have an appropriate transition from the surrounding context, in particular from existing residential areas, to proposed taller building heights within the precinct.
There's an opportunity for higher buildings in the central area where increased density is desirable to support the viability of different uses.
Victoria Road, a commercial corridor, public transport route, and link between existing retail precincts, is an opportunity for higher buildings appropriate for a significant urban road.



1 Majority of buildings 1 to 2 storeys



2 Highest building in the precinct:
Kennards Storage @ approx. 15m



SITE ANALYSIS_CURRENT FSR
Scale 1:10000

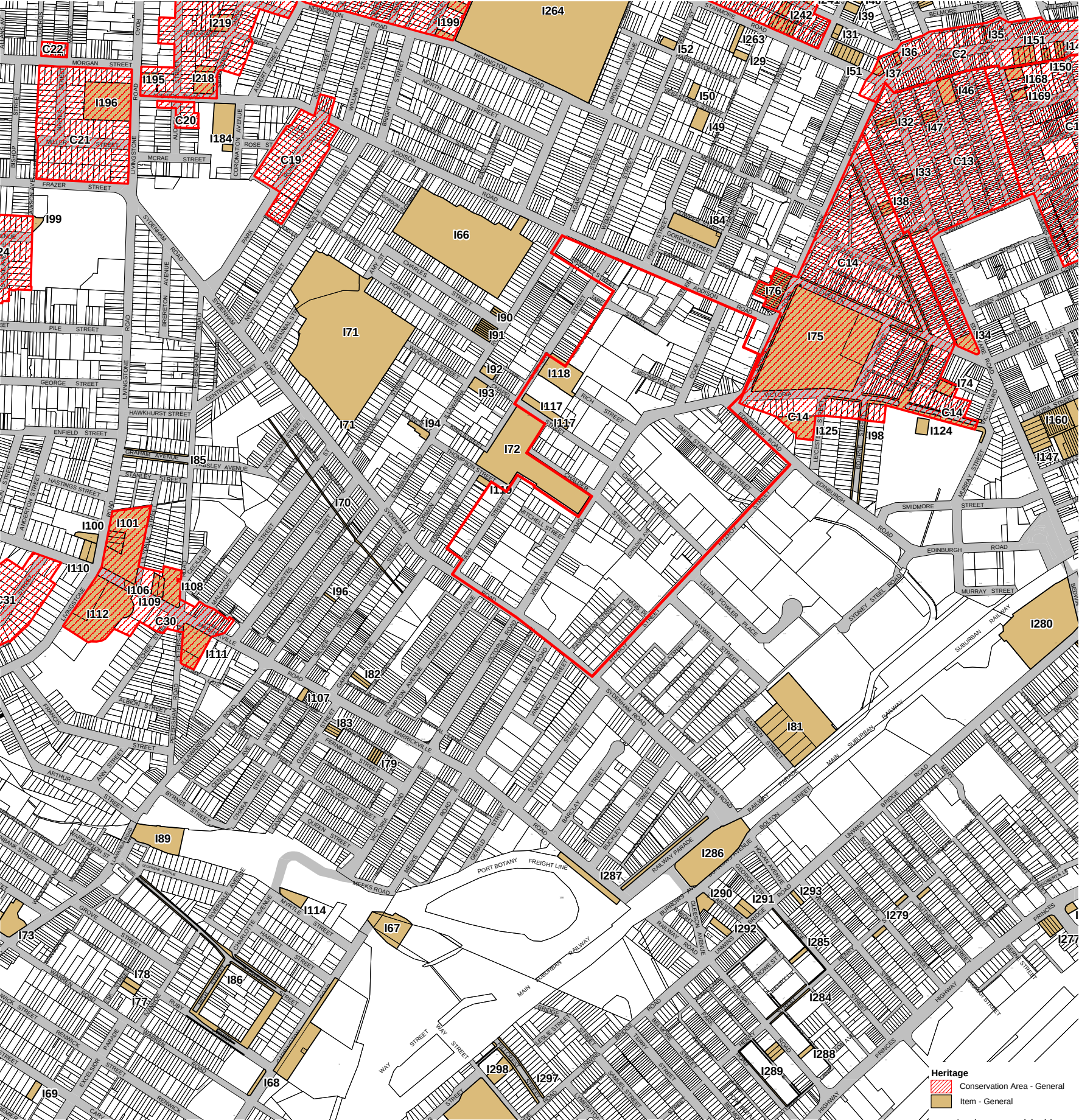
SITE ANALYSIS

CURRENT FSR

The majority of the precinct is subject to a Floor Space Ratio (FSR) of 0.95:1 with the exception of some properties on Addison Road near the intersections with Enmore Road, Cook Road, Shepherd Street and Illawarra Road which are subject to a higher FSR of 1.75:1.

MASTERPLAN DESIGN CONSIDERATIONS

The Floor Space Ratios will be a result of the desired building envelopes and so a range is anticipated specific to its adjacent context.
An increase in development density provides the opportunity for an increase and diversity of employment opportunities, increased housing supply and subsequent improvements in provision of new streets, paths and public domain.



SITE ANALYSIS_HERITAGE
Scale 1:10000

SITE ANALYSIS

HERITAGE

There are two listed heritage items within the precinct:

- I117 Industrial façade -14 Rich Street (Local).
- I118 Sims Metal Factory, including interiors – 61-65 Shepherd Street (Local).

There are also significant heritage items directly adjacent to the precinct:

- I72 Marrickville Public School
- I75 Enmore Park
- I119 Lauraville - Victorian Italianate Residence

MASTERPLAN DESIGN CONSIDERATIONS

Heritage items make the precinct diverse and distinctive.
Sims Metal Factory could be converted into a 'rain, hail & shine' venue (village markets, exhibitions, community events, functions) and become an important gathering place for the existing and new community.
Support retention of character buildings.



1 Heritage Item: I72 Marrickville Public School



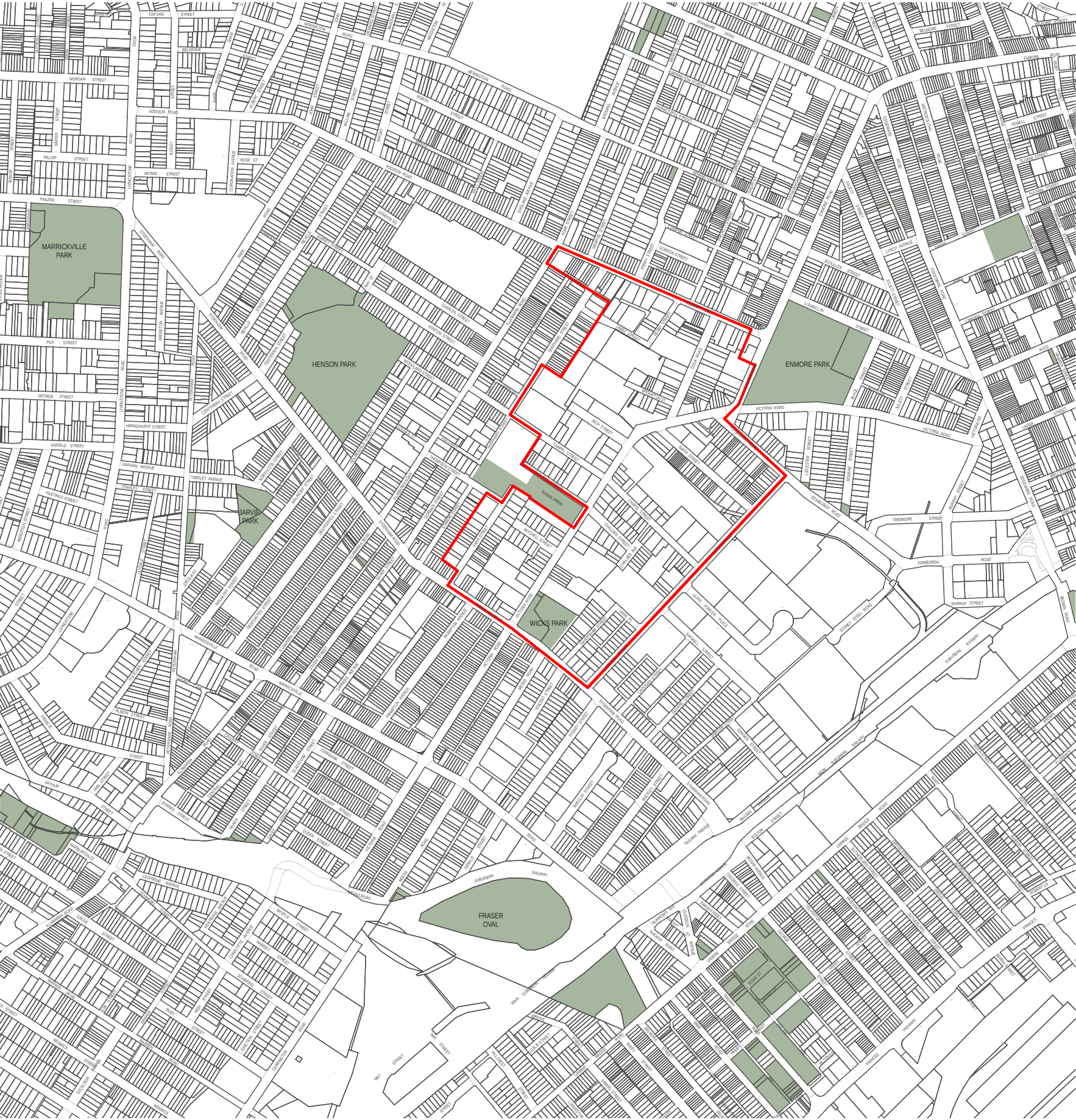
2 Heritage Item: I117 Industrial Facade



3 Heritage Item: I118 Sims Metal Factory



4 Heritage Item: I117 Industrial Facade



SITE ANALYSIS_PARKS
Scale 1:10000

SITE ANALYSIS

PUBLIC PARKS/ OPEN SPACES

The precinct has good access to open space assets with Wicks Park being at the South East perimeter and Enmore Park to the North East. However, a green network that allows for connections between these two parks does not exist.

Although some mature vegetation exists (in the form of formal street plantings) the precinct generally lacks streets trees and planting.

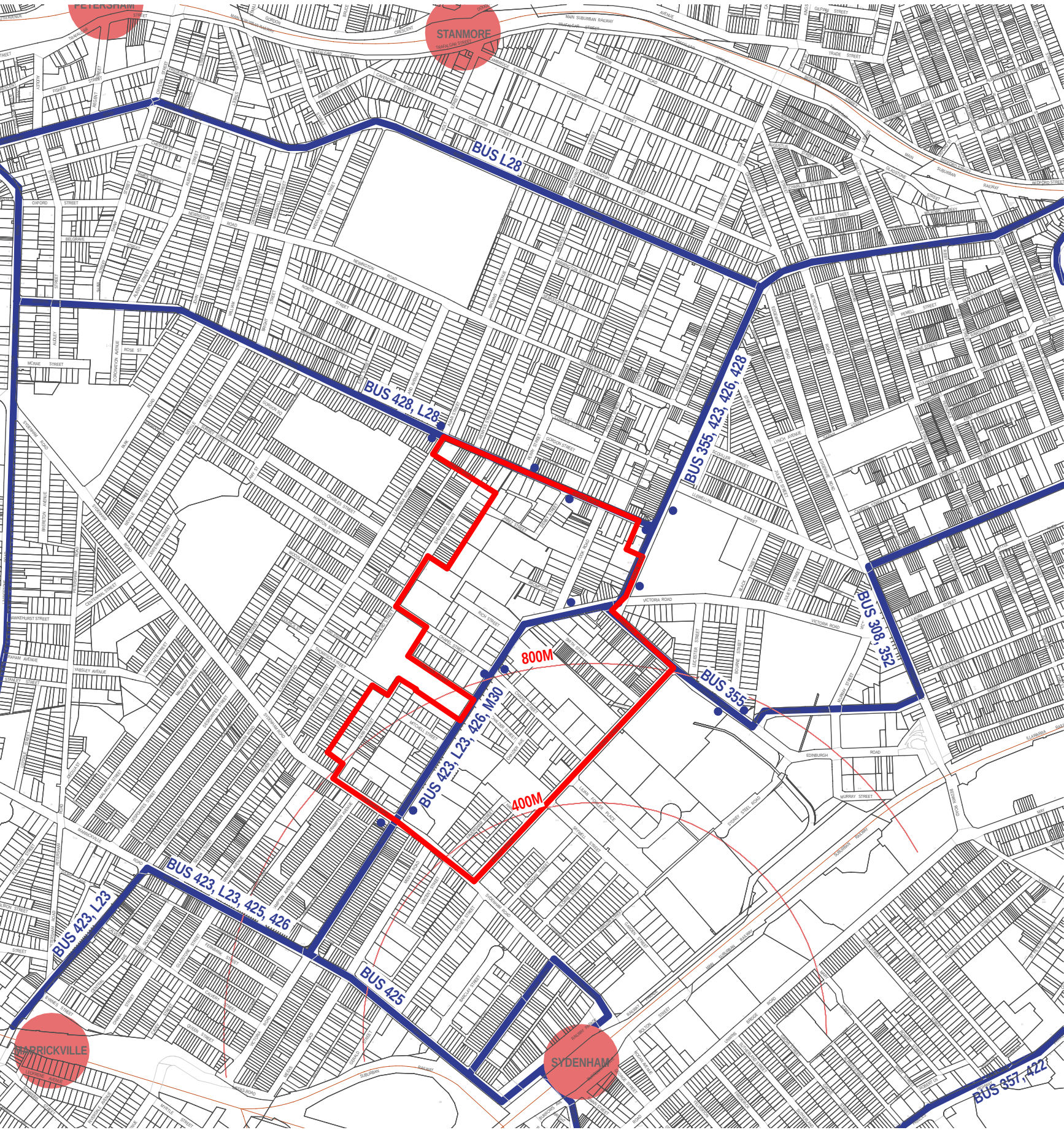
MASTERPLAN DESIGN CONSIDERATIONS
Parks, pocket parks, significant trees and street planting need to be incorporated into any future development.
Establish an extensive green network that encourages access to the Victoria Road precinct and connects the significant green spaces within and around the precinct.



1 Enmore Park just north of Victoria Road Precinct



2 Wicks Park: on the southern perimeter of Victoria Road Precinct



SITE ANALYSIS_PUBLIC TRANSPORT
Scale 1:10000

● BUS STOP
● TRAIN STATION

SITE ANALYSIS

PUBLIC TRANSPORT

The area has good access to public transport being served by both bus and rail services.

Train
Walking distances to local train stations from the nearest precinct boundaries are detailed below:

- Sydenham Station –500m
- Marrickville Station – 1.1km
- Stanmore Station – 1.2km
- Newtown Station – 1.5km

Sydenham and Marrickville Station are set to form part of the new CBD and South-Sydney Metro rail service, which connects through the CBD to North Sydney, Macquarie Park and Sydney’s north-west. Sydenham Station is within walking distance of Precinct 47, and is expected to be a major interchange station between the existing Sydney Trains network and the new Metro. This improved accessibility will support higher densities and more intense utilization of land around this improved infrastructure.

Bus
Victoria Road is identified by the NSW government as a priority bus corridor, and a significant number of bus services run regularly through the precinct along Victoria Road or along Addison Road and Sydenham Road with stops at these train stations, including:

- M30 Metrobus (Sydenham – Mosman)	- 426 (Dulwich-Sydney CBD)
- 423 (Kingsgrove – Sydney CBD)	- 428 (Canterbury –Sydney CBD)
- 426 (Dulwich Hill -Sydney CBD)	- 308 (Marrickville Metro – Sydney CBD)
- L23 (Kingsgrove – Sydney CBD express)	- 352 (Marrickville – Bondi Junction)
- 418 (Burwood – Bondi Junction)	- 353 (Eastgardens – Bondi Junction)

MASTERPLAN DESIGN CONSIDERATIONS
The precinct is close to public transport options, particularly at the southern end, which benefits increased densities.
Decrease current travel distances to public transport options with a more permeable block structure and pedestrian path network.



1 M30 bus route along Victoria Road



2 423 bus route along Victoria Road