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Part 9  Strategic Context

9.47  Victoria Road (Precinct 47)

Map of precinct

9.47.1 Existing character

This precinct is centrally located within the Marrickville local government area. The area is bounded by Addison Road to the north, Fitzroy Street to the east, Sydenham Road to the south and generally by the rear of properties facing Shepherd Street to the west. Victoria Road is the main north to south link through the precinct linking to Cook Road. A number of east west links exist, though many are cul-de-sacs used for access and loading bays for industrial sites.

The precinct contains a mixed character, though overall the precinct is dominated by industrial land uses. Residential dwelling houses are interspersed between industrial factory units. Business and local retail uses are also located along some of the main roads in the precinct such as Addison Road and Enmore Road. Light industrial uses are located along the northern side of Farr Street that create a buffer for the adjoining residential properties. Other land uses within the precinct include the Marrickville Bowling and Recreation Club and Wicks Park.
The precinct has a very irregular subdivision pattern. Whilst there are some large industrial sites, many of them have been fragmented into smaller individual industrial sites. Access to many of the industrial sites is provided through rear lanes and cul-de-sacs.

The building stock within the precinct is mixed. It contains a number of old industrial buildings, some of which have been adapted for modern industrial uses and some of which remain in their original state. Those original buildings are predominantly brick constructions built to the boundary with small openings for vehicles. Some have been rendered and painted with their opening expanded to accommodate modern industrial requirements. There are also some examples of new, modern industrial developments containing a number of tenancies utilising the same access point and providing on-site parking and loading facilities. However, the majority of industrial buildings are older, relatively small and limited in size.

The large number of small industrial sites has led to traffic issues for the precinct. This is less of an issue on sites backing onto cul-de-sacs as it does not impede the flow of traffic. However, traffic conflicts occur between large vehicles accessing industrial sites on streets also catering for through traffic. This is particularly the case where sites are unable to cater for loading and unloading on-site due to their size or configurations. This problem is particularly acute for older industrial sites which tend to be less able to cater for modern vehicles such as large trucks and other delivery vehicles. As a result, large trucks are often forced to stop in the middle of the road for loading and unloading rather than being able to accommodate this function on-site.

The nature of the industrial sites also affects on-street parking availability within the precinct. The large number of small industrial sites has resulted in a large number of laybacks on each street. As a result, many on-street parking spaces have been removed, and as a consequence on-street parking is very limited. This is particularly noticeable in streets such as Chapel Street where parking has been provided as a hard stand in front of individual tenancies along the length of the street. This also leads to increased conflict between pedestrians and traffic as vehicles must cross pedestrian footpaths to access parking.

Amenity for pedestrians and cyclists in the precinct is poor. There is limited landscaping or public domain improvements in this precinct. Traffic is generally heavy and conflicts can arise between vehicles, pedestrians and cyclists. Footpaths are narrow and often interrupted by laybacks. Some efforts towards public domain improvement have been made along Addison Road.

The precinct contains one open space area known as Wicks Park located on the eastern corner of Victoria Road and Sydenham Road. It contains passive and active recreational facilities such as seating, children’s play equipment and tennis courts. Other recreational facilities contained within this precinct include the Marrickville Bowling and Recreation Club located on the western corner of Sydenham Road and Fitzroy Street.

The precinct does not contain any Heritage Conservation Areas, though one industrial facade and one industrial building are identified as heritage items. The range of industrial buildings in the precinct illustrates how industrial requirements have changed over time.

The majority of the precinct located on the eastern side of Victoria Road is flood affected, as is the case with the majority of industrial land throughout the Marrickville
local government area. The precinct is also heavily affected by aircraft noise due to its proximity to Sydney Airport, making it generally unsuitable for residential development.

### 9.47.2 Desired future character

The desired future character of the area is:

1. To protect the identified Heritage Items within the precinct.
2. To protect and preserve contributory and period buildings within the precinct and require their sympathetic alteration or restoration.
3. To protect the integrity and on-going retention of the existing industrial zoned land, particularly those identified as being of state significance.
4. To encourage new employment generating land uses to improve the amenity of this area whilst retaining employment opportunities.
5. To protect the viability of existing businesses by prohibiting residential development within the precinct.
6. To ensure new development is compatible with the operations of Sydney Airport.
7. To encourage the consolidation and redevelopment of smaller industrial sites to reduce the number of existing footpath crossing and increase on-street parking opportunities.
8. To continually monitor the operation of traffic in this area.
9. To ensure ground floor uses, where appropriate, have active fronts facing onto street frontages to contribute to a vibrant and safe streetscape.
10. To reactive existing laneways where possible to improve amenity and safety for all users.
11. To protect significant streetscapes and/or public domain elements within the precinct including landscaping, fencing, open space, sandstone kerbing and guttering, views and vistas and prevailing subdivision patterns.
12. To enhance existing streets and encourage pedestrian activity, where appropriate, through improvements to road infrastructure and landscaping.
13. To support pedestrian and cyclist access, activity and amenity including maintaining and enhancing the public domain quality.
14. To facilitate efficient parking, loading and access for vehicles that minimises impact to streetscape appearance, commercial viability and vitality and pedestrian safety and amenity.

### 9.47.3 Heritage Conservation Areas (HCAs)

There are no Heritage Conservation Areas contained within the precinct.

### 9.47.4 Precinct-specific planning controls

Nil

### 9.47.5 Site-specific planning controls

Nil
Definitions

**Australian Rainfall & Runoff (AR&R)** means a technical publication from the Institution of Engineers Australia providing guidance on current drainage design practice.

**Average Recurrence Interval (ARI)** means a statistical likelihood of a storm event of at least a designated average rainfall intensity occurring. The probability is a long term average, and not a period between events (e.g. 10 years ARI indicates 10 events over 100 years).

**Boundary Adjustment** means the realignment of an existing Torrens lot boundary. While not creating an additional number of lots, it is considered subdivision for the purposes of assessment where a development application is required.

**Building Envelope Depth** means the horizontal cross-section dimension of a building which generally includes the articulation zone (balconies, bay windows, shading devices, roof elements) measured from the outside extremity of any applicable element on one side of a building to the outside extremity of any applicable element on the other side of the building. In the commercial centres it is generally measured from street front to the back. Where buildings or parts of buildings are oriented differently, the depth will be measured on that orientation. Where buildings or parts of building are a tower type, with windows on multiple sides, the building envelope depth will be measured on the shorter axis.

**Build To Line (BTL)** means a vertical plane at the street frontage of a property where a building can be constructed to. BTL controls are described as a percentage of the building street frontage that is constructed to this vertical plane, apart from private open space and windows located behind street frontage framing walls. For example a 100% BTL requires the building to be completely built to the street frontage vertical plane. An 80% BTL requires 80% of the building to be built to the street frontage vertical plane (e.g. 4 out of 5 levels or 2 bays 8m wide between a 4m recessed panel). A 50% BTL requires half of the building to be built to the street frontage vertical plane (e.g. In the case of a two-storey building, the ground floor could be built to the street alignment and the upper level set back from the street).

**Communal Open Space** means usable community open space for the recreation and relaxation of residents which is under the control of a body corporate.

**Contemporary Buildings** mean those that are generally (but not exclusively) post 1950 dwellings or infill development and may comprise buildings so altered over time that they are not characteristic of any particular building period.

**Contributory buildings** are buildings, not listed as heritage items, that are located within a heritage conservation area that make an important and significant contribution to the character and significance of that heritage.
conservation area. They are buildings that have a reasonable to high degree of integrity and date from a key development period of significance of the heritage conservation area. Contributory buildings are buildings from a key period of development that are either:

- highly or substantially intact; or
- altered, yet recognisable.

**Development Application (DA)** means an application made under the Environmental Planning and Assessment Act 1979 for consent or permission to carry out development.

**Engineer** means a qualified civil or hydraulic engineer who is listed under the Institution of Engineers, Australia “National Professional Engineers Register” (NPER).

**Hydrology & Hydraulic hydrology** is the estimation of the runoff and flow rates of rainfall once on the ground. The term hydraulic refers to calculating the capacity or characteristics of flow control devices and conduits (pipes).

**Internal Plan Depth** means the horizontal cross-section dimension of a building or part of a building measured from the glass line on one side of a building to the glass line on the other side of a building. In the commercial centres it is generally measured from street front to the back. Where buildings or parts of buildings are oriented differently, the depth will be measured on that orientation. Where buildings or parts of building are a tower type, with windows on multiple sides, the internal plan depth will be measured on the shorter axis.

**Landscaped Area** means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

**On-site Detention (OSD)** means restricting the outflow of stormwater runoff from a site by draining collected surface flows from paved and roof areas through a storage detention system with an outflow control device.

**Period buildings** are buildings, not listed as heritage items, which are not located within a heritage conservation area, which are generally intact that make a positive and valuable contribution to the character of the streetscape and broader townscape.

**Principal Living Area** means rooms with a high use including a lounge room, living room, dining room, kitchen, but not including bedrooms and non-habitable rooms such as laundries and bathrooms.

**Principal Open Space Area** means that potion of level open space utilised by, or most likely to be utilised by, occupants for rest and recreation. NB For the assessment of overshadowing impacts, if this area is not readily identifiable, an area adjacent to the dwelling with a minimum width of 3 metres, will be used for assessment purposes.
**Private Domain** refers to areas of the LGA which are owned and/or controlled by a private body, where public access and use may not be available. Public domain includes residential, commercial, industrial, private recreation and cultural buildings and areas, as well as through-site-links (e.g. private lanes and arcades). While access may be made open to the public, it can be denied to public.

**Probable Maximum Flood (PMF)** is calculated to be the maximum flood likely to occur.

**Public Domain** refers to areas of the LGA which are available for any member of the public. Public domain typically includes parks, public reserves, plazas, footpaths, streets, lanes and public right-of-ways. Public domain areas are typically owned and/or controlled by Marrickville Council, but can include private owned land with legal rights of access for the public.

**Stormwater Drainage Concept Plan (SDCP)** means a site plan of a development demonstrating the feasibility of the proposed drainage systems within the site and connection to Council’s system. The plan must include existing and proposed ground and floor levels, show surface flow path treatment, any easements required, on-site detention storages as well as details and sizes of internal piped systems. All levels shown on the plan must be to Australian Height Datum (AHD).

**Streetscape** means street attributes being the combination of elements within a street which create the urban form of that street. It includes building forms and styles, landscaping, street furniture, street trees, pavements and fencing; and properties adjoining and adjacent on either side of the subject site, fronting the same street, and the corresponding range of properties opposite. In most instances it is appropriate to consider up to ten allotments on either side of the subject site. In effect, properties located in the immediate vicinity of the subject site form part of the streetscape context.

**Tree** means a perennial plant not less than 1 metre high with at least one self-supporting woody stem which is a plant of a species, variety or cultivar, any of the members of which, if permitted to grow to maturity, would generally have a height in excess of 3 metres.

**Window** includes a roof skylight, glass panel, glass brick, glass louvre, glazed sash, glazed door, translucent sheeting or other device which transmits natural light directly from outside a building to the room concerned.