



Figure 7. Existing Images - Marrickville

# 5.0 Marrickville



## 5.1 Overview

Marrickville is a mid-sized well-established Inner West Centre, with a strong sense of community, currently undergoing a significant change in scale and character, as evidenced by a series of new developments completed at prominent sites in the Centre.

## 5.2 Opportunities

Additional opportunities include allowing controlled development above the 'Main Street', some additional height on some sites close to the station, refinements in built form transition to adjoining residential areas, a series of new pedestrian and cyclist linkages and a potential linear park 'green link' along the existing canal.



Figure 8. Combined Constraints Plan (Urban Design Analysis Report - May 2016, JBA)

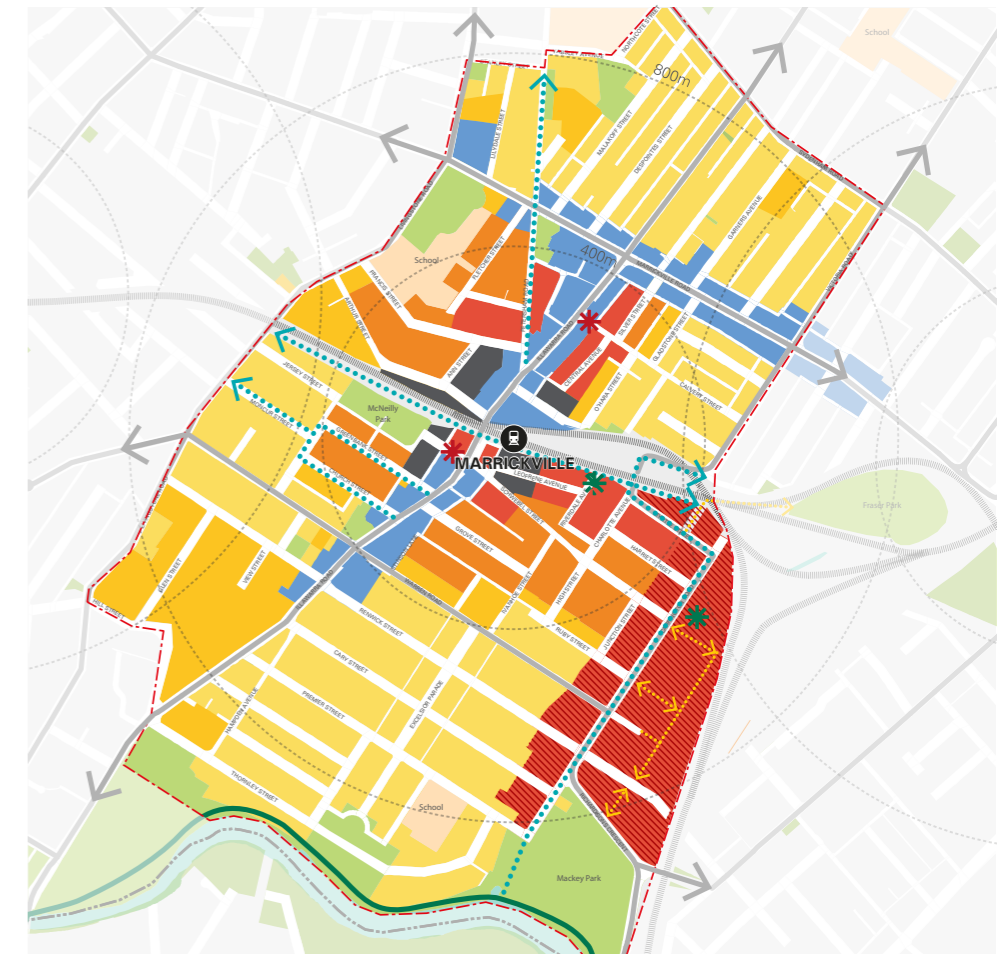
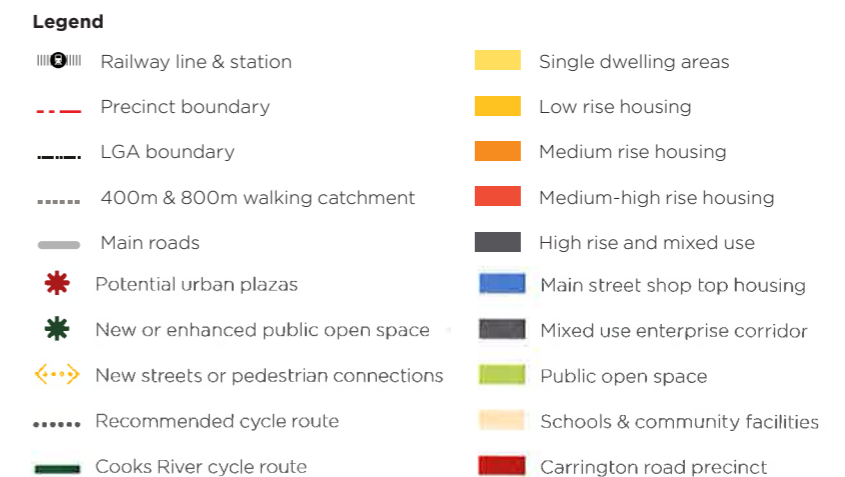


Figure 9. Land Use and Infrastructure Plan (Urban Design Analysis Report - May 2016, JBA)



## 5.0 Marrickville

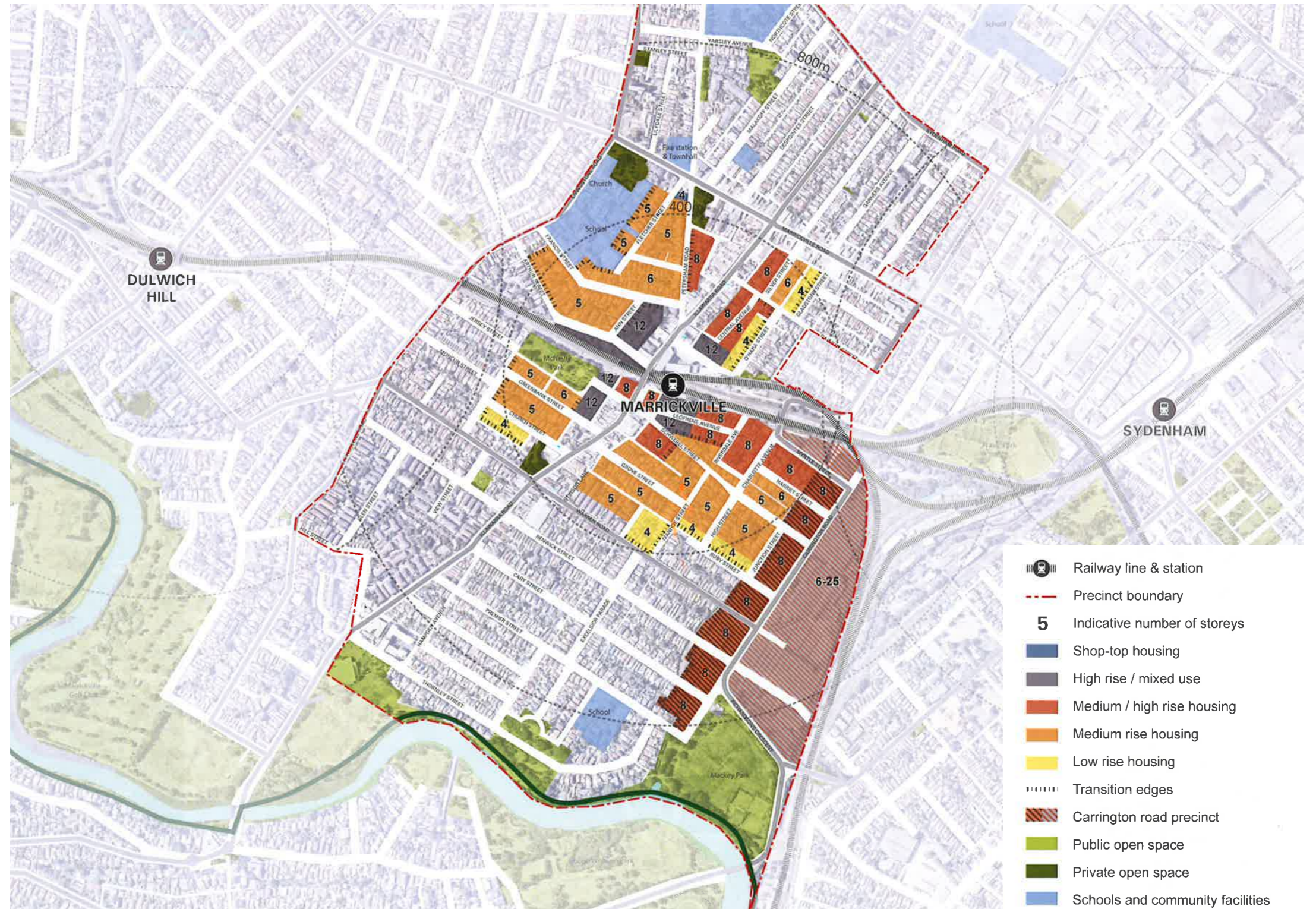
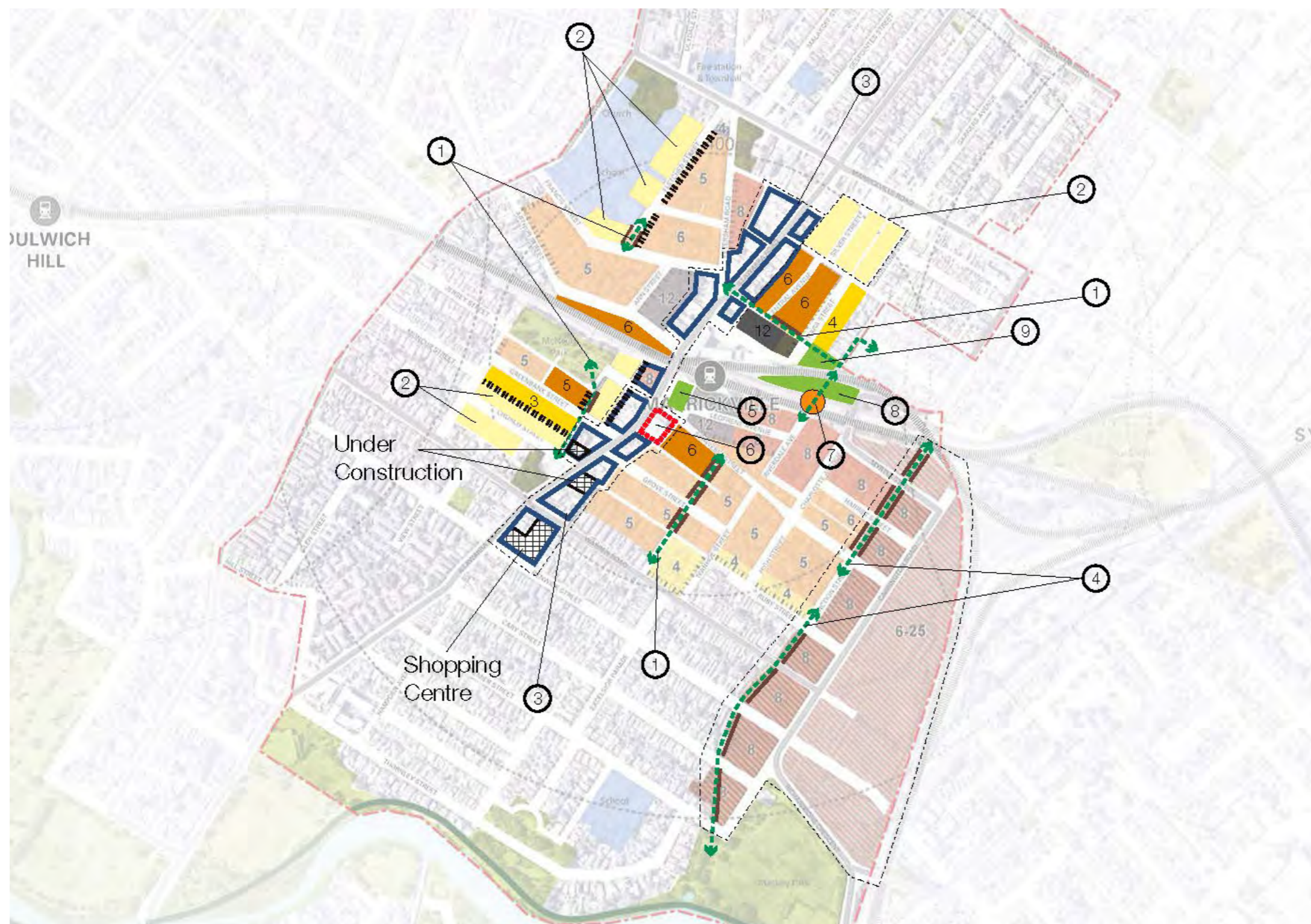


Figure 10. Urban Renewal Strategy Plan (Urban Design Analysis Report - May 2016, JBA)

# 5.0 Marrickville



- ① The strategy should provide new pedestrian links.
- ② Maintain low density housing area.
- ③ 3-6 stories retail street with upper setback from the street to protect street character and solar access.
- ④ Provide setbacks to the east of the concrete drainage canal to rehabilitate it and provide buffer between low and high rise. Opportunity for linear park.
- ⑤ Potential new civic plaza.
- ⑥ Potential for taller building subject to detail study.
- ⑦ Opportunity for improved connectivity.
- ⑧ Opportunity for new open space.
- ⑨ Consider acquiring private land to expand existing park.

Figure 11. CM<sup>+</sup> Recommendations Plan



Figure 12. Existing Images - Dulwich Hill

# 6.0 Dulwich Hill



## 6.1 Overview

Dulwich Hill is comprised of three sub-precincts, each with a distinct character – Dulwich Hill, Dulwich Grove and Terrace Road. Dulwich Hill, south of the station, has recent, contemporary apartments, stepping down the steep topography, with established houses along busy Wardell Road leading to the golf course and Cooks River. North of the station is a small corner of shops and houses.

Dulwich Grove is a mixed precinct consisting of light industrial, residential and traditional 'Main Street' retail; whilst the Terrace Road precinct is a quiet residential enclave set within the curve of the railway corridor.

## 6.2 Opportunities

Opportunities include allowing additional height on some sites close to Dulwich Hill and Dulwich Grove stations, 'fine tuning' the built form transition to adjoining residential areas, new pedestrian links and a potential 'green link' along the existing curved railway alignment.

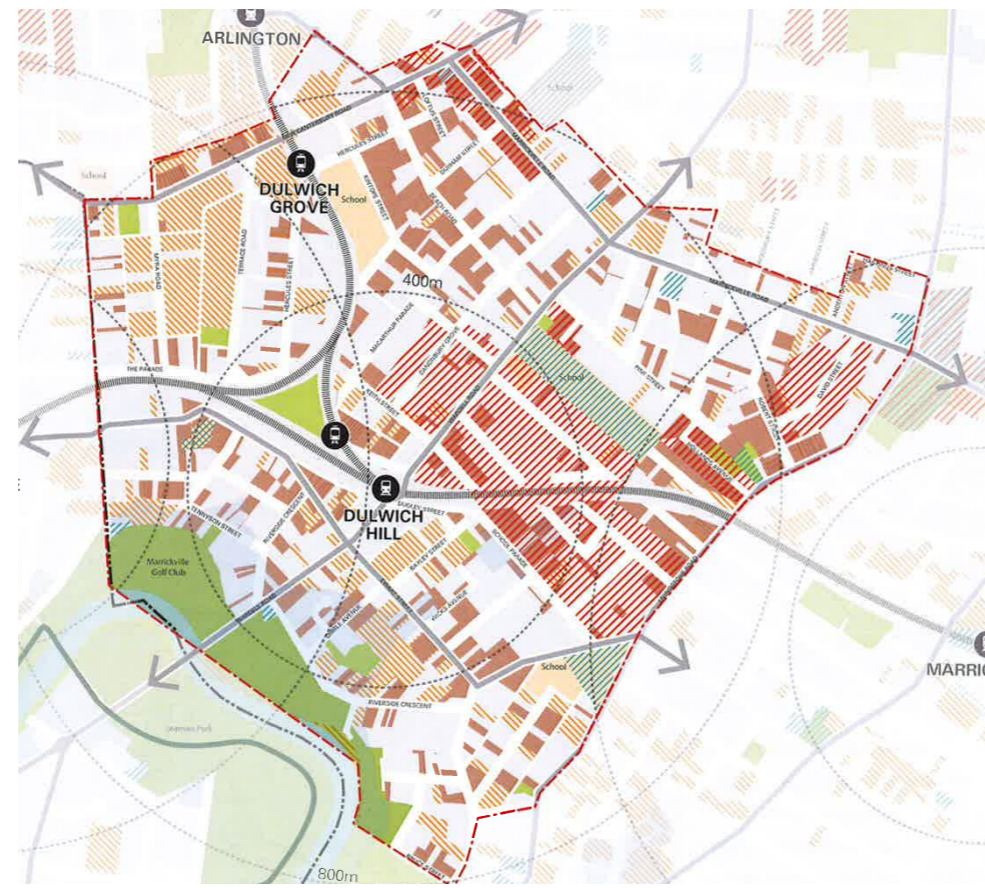


Figure 13. Combined Constraints Plan (Urban Design Analysis Report - May 2016, JBA)

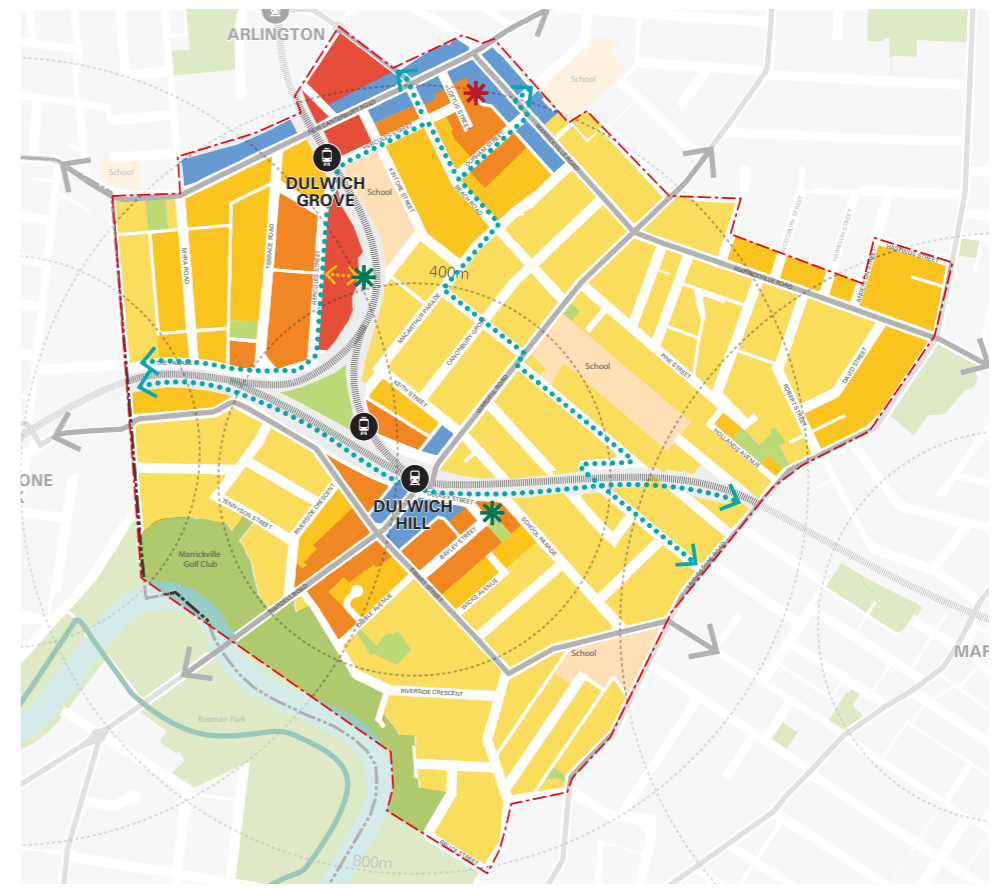
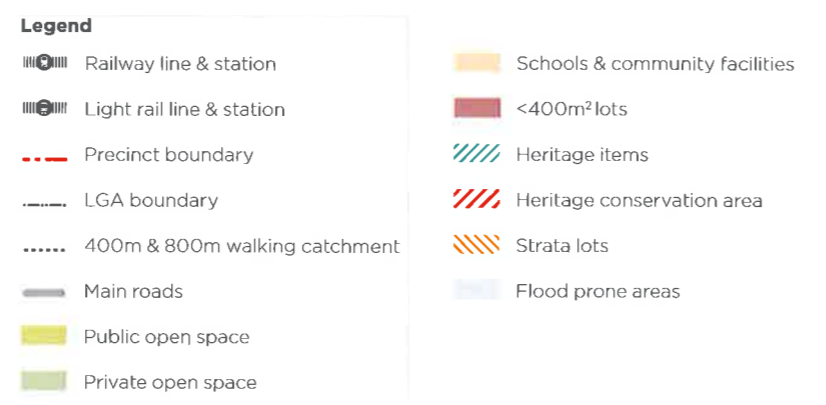
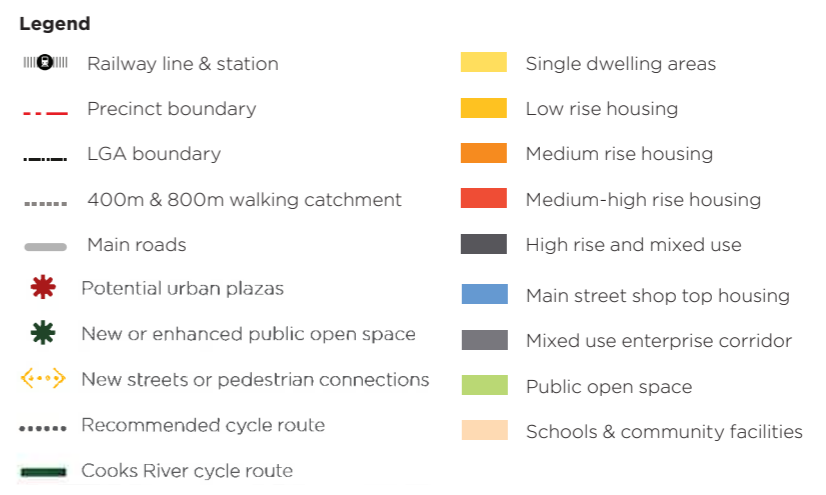


Figure 14. Land Use and Infrastructure Plan (Urban Design Analysis Report - May 2016, JBA)



## 6.0 Dulwich Hill

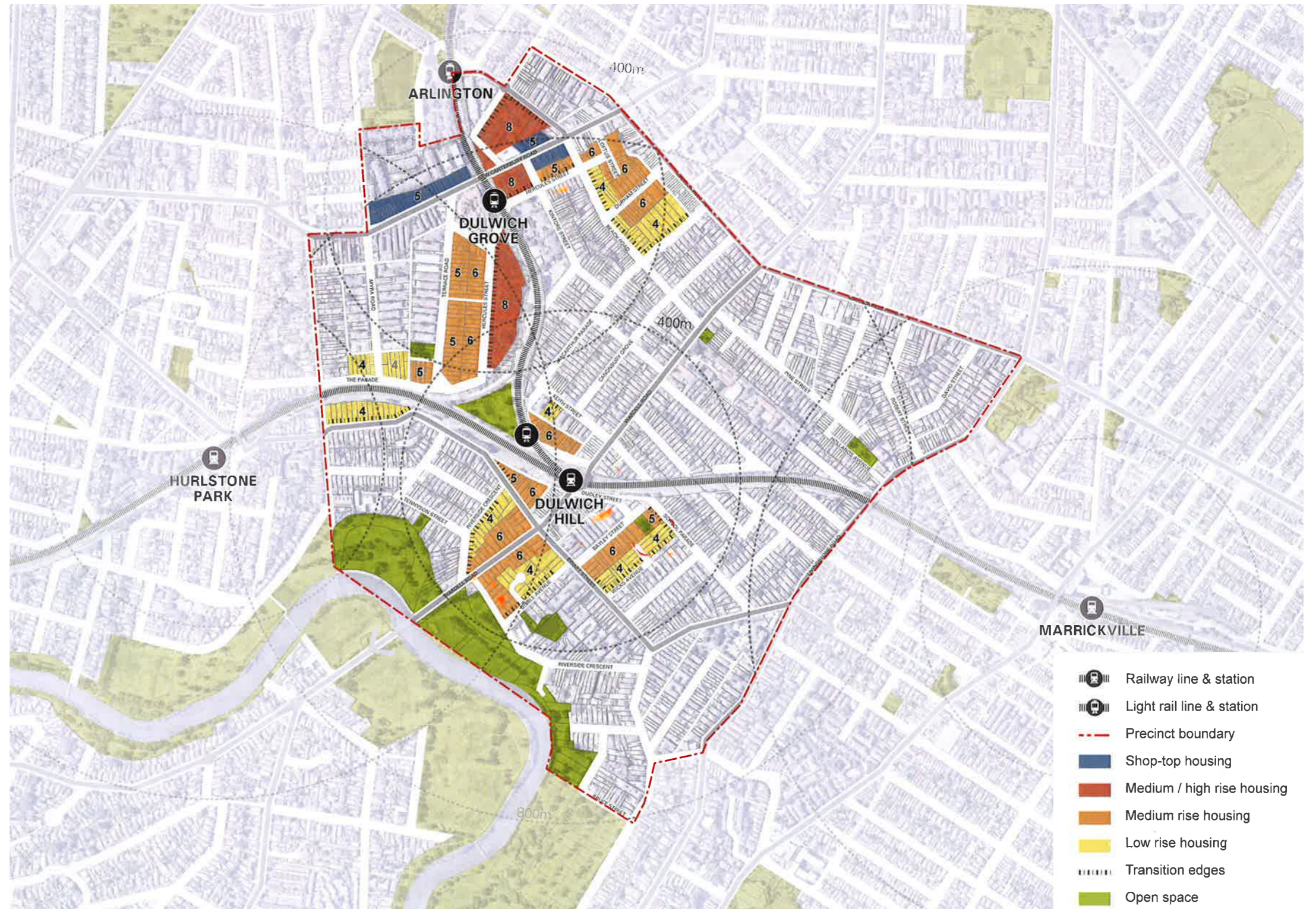


Figure 15. Urban Renewal Strategy Plan (Urban Design Analysis Report - May 2016, JBA)

# 6.0 Dulwich Hill



- ① Provide for medium density housing within close proximity to the stations.
- ② Provide new pedestrian links as sites redevelop.
- ③ Provide new pedestrian access as part of Sydney Metro station design.
- ④ Greenway along railway corridor.

Figure 16. CM<sup>+</sup> Recommendations Plan





Figure 17. Existing Images - Hurlstone Park

# 7.0 Hurlstone Park



## 7.1 Overview

Hurlstone Park is a contained, small scaled local Centre, located to either side of the station, set within an established residential neighbourhood.

## 7.2 Opportunities

Opportunities include allowing controlled development above the 'Main Street' buildings, some additional height on some sites close to the station, refinements in built form transition to adjoining residential areas, and new pedestrian links that would be implemented as sites redevelop.

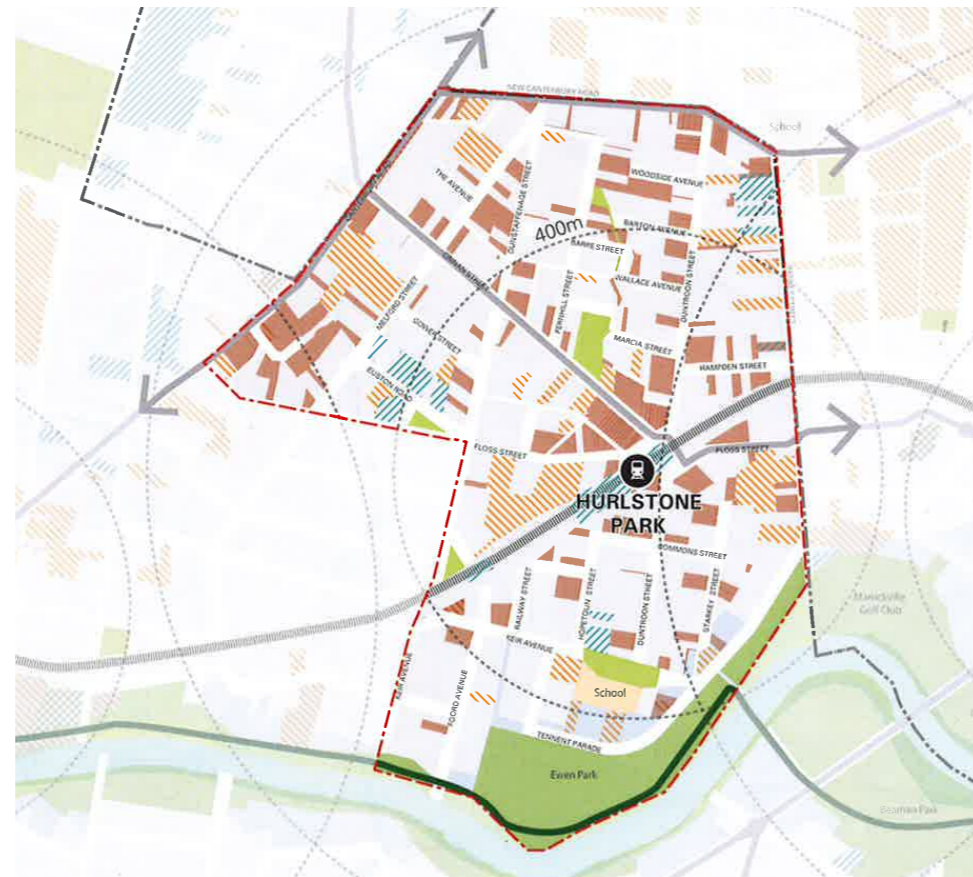


Figure 18. Combined Constraints Plan (Urban Design Analysis Report - May 2016, JBA)

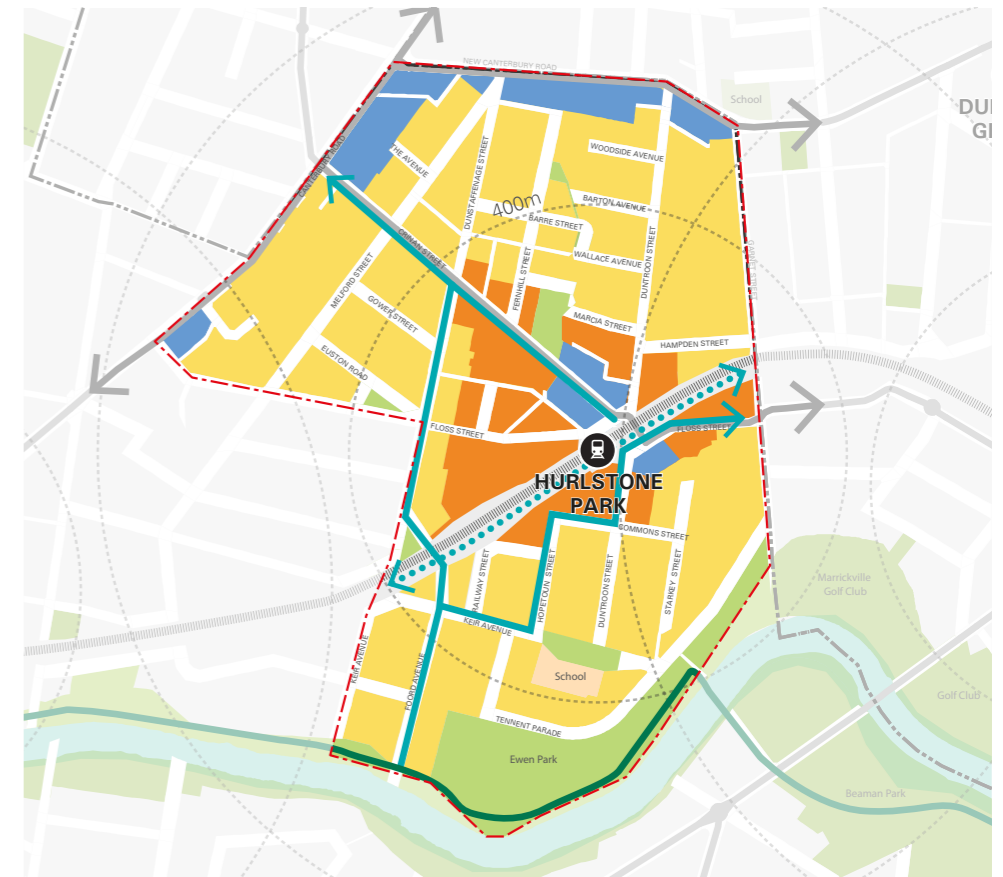
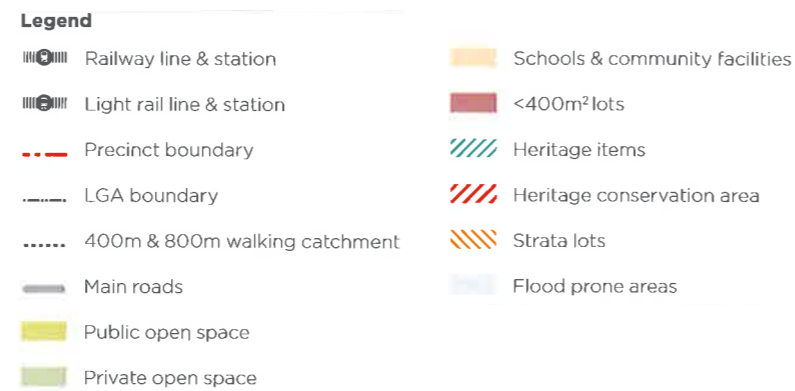
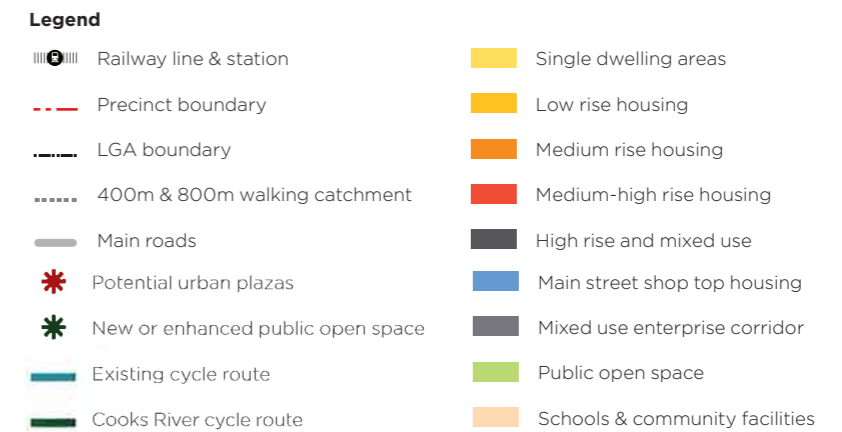


Figure 19. Land Use and Infrastructure Plan (Urban Design Analysis Report - May 2016, JBA)

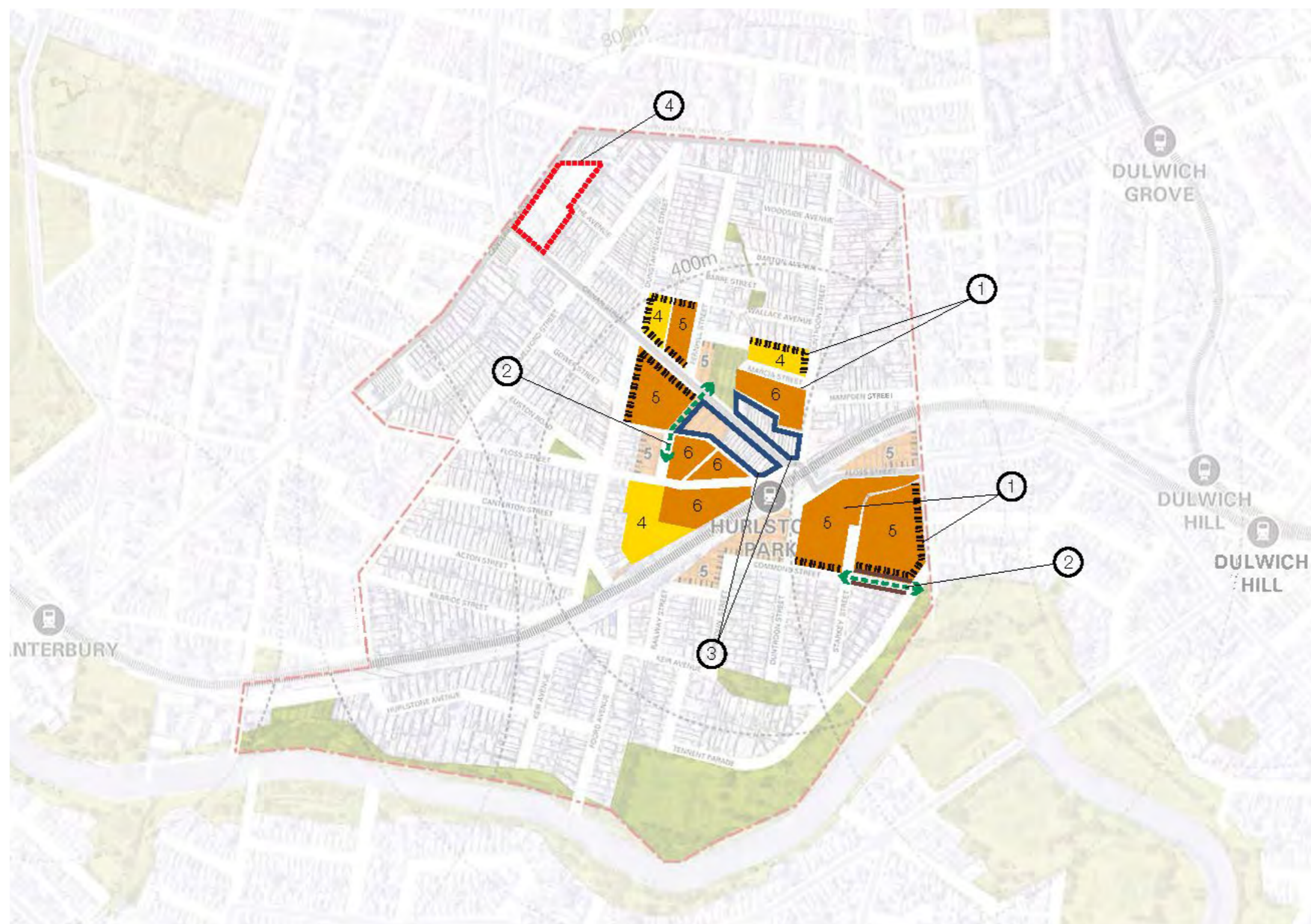


## 7.0 Hurlstone Park



Figure 20. Urban Renewal Strategy Plan (Urban Design Analysis Report - May 2016, JBA)

# 7.0 Hurlstone Park



- ① Provide for high density housing within close proximity to the stations (subject to the outcome of Canterbury-Bankstown's heritage study).
- ② Provide new pedestrian links as sites redevelop.
- ③ 3-5 stories retail street with upper setback from the street.
- ④ Potential opportunity for mixed use development.

Figure 21. CM<sup>+</sup> Recommendations Plan