

17

Development Control Plan No.



# Abergeldie Estate Heritage Conservation Area



*Abergeldie House, 1909  
Reproduced with the kind permission of the Dixon Trust.  
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# Foreword

This Development Control Plan relates to any proposed alterations, additions, or demolition which would have an impact on the streetscape of the proposed Abergeldie Estate Heritage Conservation Area. The Plan outlines preferred design guidelines and standards for such development. It should be read in conjunction with the development standards contained in the Marrickville Planning Scheme Ordinance.

You will need to submit an application to Council and obtain Council approval prior to carrying out any works.

It is recommended that the services of an Architect be used in the design of any proposal.

Prior to the preparation of an application, you are strongly advised to consult with Council's Development & Environmental Services staff to discuss preliminary plans in order that any problems can be resolved at an early stage. Council's Heritage Architect is available for further advice by appointment.

**Note:** Apart from heritage and streetscape concerns, issues in relation to bulk, overshadowing and overlooking, and other matters under Section 90 of the Environmental Planning and Assessment Act and Clause 12 of the Local Government (Approval) Regulation NSW 1993 will be taken into consideration. Sympathetic development will be allowed up to a maximum of 66% of site coverage, in line with the Local Government (Approvals) Regulations NSW 1993.

Marrickville Council  
Development and Environmental Services Division  
1 st Floor, Administrative Building  
2-14 Fisher Street  
Petersham NSW 2049

## Citation

This Development Control Plan may be cited as “Marrickville Development Control Plan No. 16—Abergeldie Estate Heritage Conservation Area” made under Section 72 of the Environmental Planning and Assessment Act, 1979.

This Plan applies to land situated in the area of Marrickville Council, as shown edged heavy black and marked “Abergeldie Estate Heritage Conservation Area” on the map attached to this plan under Location (Area to which this plan applies).

This Plan comes into force on 25th October, 1995 in accordance with clause 20(4) of the Environmental Planning and Assessment Regulation, 1994.

## Location (Area to which this plan applies)

“Abergeldie Estate Heritage Conservation Area” and known heritage items in the vicinity

### Heritage Item 1.45

A group of late Victorian houses and a landmark tree

### Heritage Item 1.47

Gate house and part of Garden to Abergeldie Estate

25 Abergeldie Street

279 Old Canterbury Road

1 Abergeldie Street

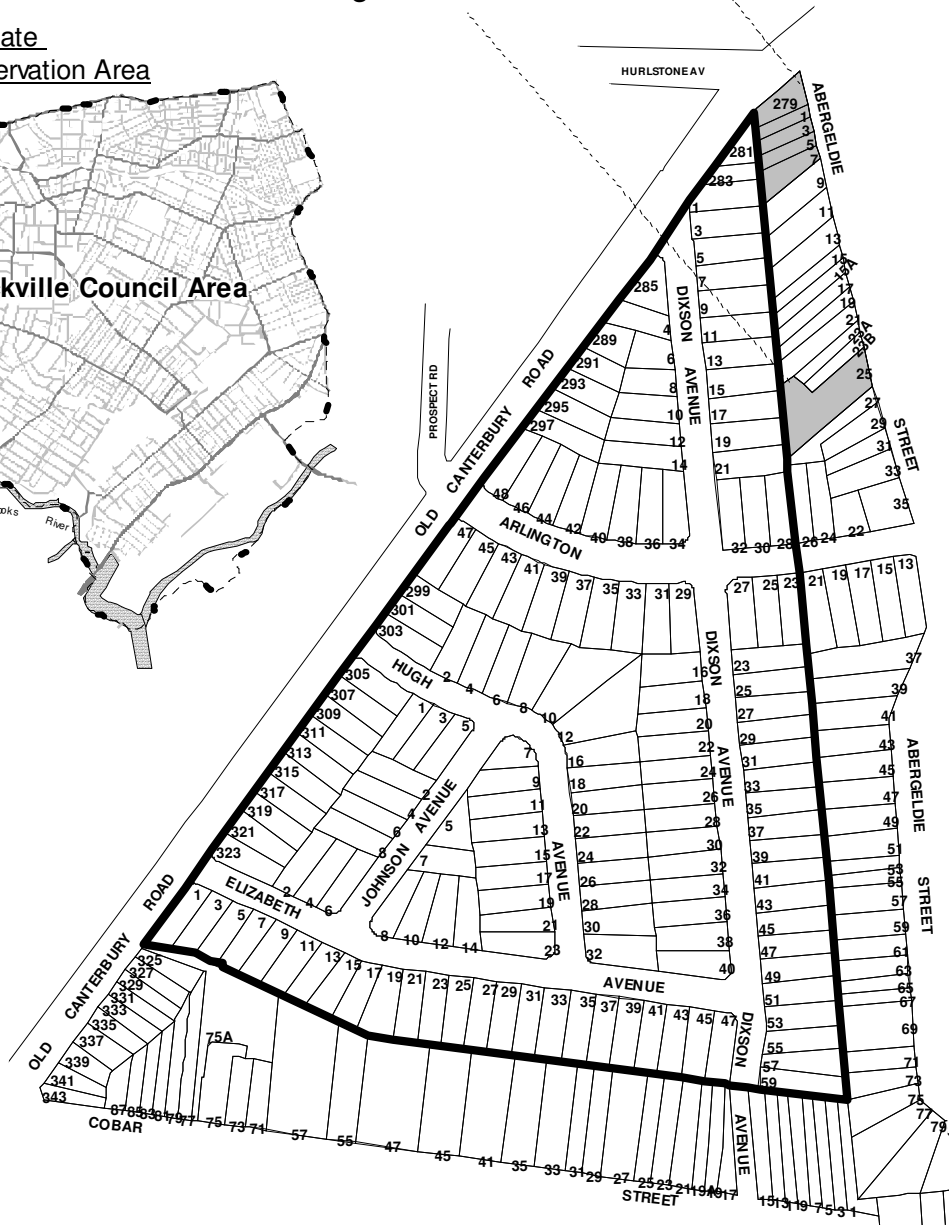
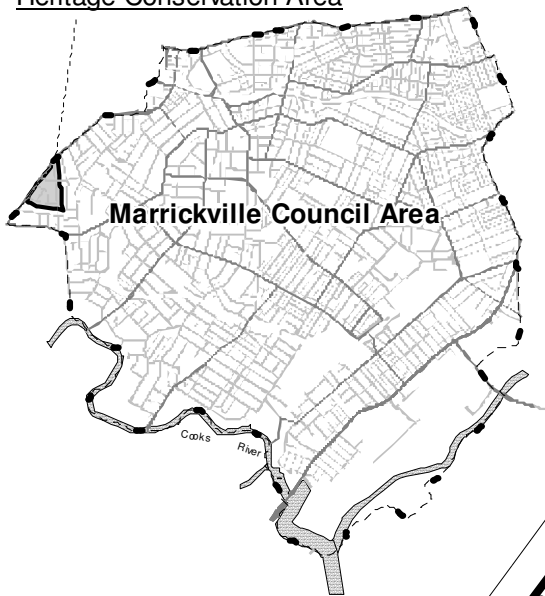
3 Abergeldie Street

5 Abergeldie Street

7 Abergeldie Street



Abergeldie Estate  
Heritage Conservation Area







## 1.0 Objectives

The objectives of this Plan are to:

- ensure the conservation of the existing character and heritage significance of the Abergeldie Estate Heritage Conservation Area (HCA);
- provide guidelines for any alterations and additions to the buildings and their settings which would have an impact on the streetscapes of the Abergeldie Estate HCA;
- ensure that changes are carefully designed and sympathetic to the original character of the Abergeldie Estate HCA and have no adverse impacts on adjoining development, the buildings and their settings; and
- promote an understanding of the importance of conserving the fabric of existing buildings and halting the progressive loss of original fabric which collectively contributes to the impact on the integrity of the area.

## 2.0 Description

### 2.1 Boundary

The area is bounded on the west by Old Canterbury Road, and then proceeds to the rear of the properties facing Elizabeth Avenue, following the low lying area of a former creek bed to the east side of the properties facing Dixon Avenue. The boundary follows the rear of the properties on the east side of Dixon Avenue following the slope up the hill to meet Old Canterbury Road.

### 2.2 Topography

The area forms a wedge shape on the south side of the gently undulating area to the west of Marrickville.

### 2.3 History

Abergeldie Estate was purchased by Dr. Edwin Chisholm from Dr. Renwick in 1879 at which time he built an imposing Italianate two storey mansion.

The property was later purchased by Sir Hugh Dixon, a tobacco manufacturer and philanthropist in 1885. Abergeldie House became the family home until he died in 1926. The house was set in 22.5 acres of fine gardens laid out at by Sir Hugh, which containing exotic botanical species, conservatory, a small piggery, dairy and garages so large that it was proposed in 1926 they could form the basis of a local fever hospital. Sir Hugh was a noted horticulturalist who contributed to such journals as the Agricultural Gazette of NSW.

In 1926 when Sir Hugh Dixon died, the property and spectacular collection of objet d'art, furniture and collectibles were left to his children. They proposed to demolish the building, subdivide the land and eventually auction the house contents.

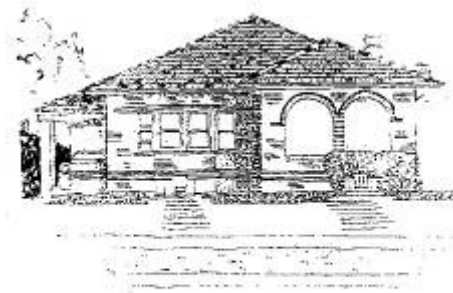
There was an outcry among local representatives of the community who formed the Abergeldie Garden Campaign Committee. Together with the local Municipal Councils of Marrickville, Petersham, Ashfield and Canterbury, leaders of the local church and Federal and State local members of parliament, a presentation was made to the then Premier R.S. Lang, requesting the government to resume the property as a National Park.

The Premier refused the request and on October 20th and 27th, 1928 Richardson and Wrench offered 127 lots of land for auction. Over the next ten years with the exception of two properties, the lots were purchased and double brick residences constructed. An advertisement from this period follows.





*An example of 1928-1929 housing*



*An example of 1933-1937 housing*

## **2.4 Statement of character**

Abergeldie Estate is a fine example of a late nineteen twenties and thirties suburban subdivision development. The majority of the early purchasers were builders like Thomas B. Lumb, Sydney H. Brightman, Oswald Addis, and the Jones Brothers. Although many of the homes were built for the builders and their colleagues, a number of builders had a substantial investment in the area and were forced to sell during the depression of the 1929/30.

This had a marked effect on the character of the Estate which can roughly be divided into two periods, the early 1928 and 1929 houses which are of an earlier traditional bungalow design and the later 1933-1937 homes which show some influences of Art Deco, Moderne, Neo Georgian and the English Norman styles.

The uniformity of scale, form, set back, density, height and materials is offset by a great variety of detailing and mixture of brick colours and textures. The housing is substantially intact with a remarkable diversity in detailing representative of the fashion at the time.

## **2.5 Statement of significance**

The significance of a heritage conservation area is the special value that such an area, building, work, relic or place should have for past, present and future generations. This value represents the historic links, aesthetic or technical achievements, scientific potential or community esteem. That significance is embodied in the remaining physical fabric of a building or place and in its relationship with its setting and with the historical documentation which tells its story.

The Abergeldie Estate Heritage Conservation Area is significant for the following reasons:

- 1 The character of the area relies on a collection of original single storey free standing houses on medium sized allotments which are fine examples of late 1920s-1930s suburban subdivision development.
- 2 The housing stock exhibits a variety of approaches to design, the identity and individuality of each house being a major priority within quite rigid constraints of regularity and integrity.
- 3 The variety of detailing expressed in fencing, verandahs, gable ends, windows and door joinery, stained glass work, leadlights, contrasting materials and use of multi-coloured bricks, roof tiling, verandah tiling and other decorative features is outstanding and representative of the fashion at the time.
- 4 The area is well defined being built on the site of the former Abergeldie house and its 22.5 acres of exotic gardens, conservatory, garages, piggery and dairy which was all subdivided and sold at auction in 1928.

# Part B

# Guidelines

## 3.0 Context—The Streetscape

### 3.1 Objectives

To encourage applicants to take into consideration the visual and environmental context of the setting of the HCA (and immediate surrounds) by understanding the likely impact of the proposed works on the streetscape.

To assist in the design of alterations and additions which ‘fit in’ to the established character which makes this residential heritage conservation area so distinctive.

### 3.2 Guidelines

Abergeldie Estate is distinctive because of the relative intactness of its streetscape: the spatial hierarchy within the public domain formed by the verges, pavements, street planting, fences, front setbacks and gardens, verandahs and porches, front facades and roof silhouettes.

The existing pattern and rhythm of the built up edge to the street formed by those fences, gardens, front facade and roofs is to be maintained without the introduction of other elements such as carports which might reduce the view of those facades. Retention of all original fabric is encouraged through regular maintenance. Reinstatement of lost detail is encouraged.



*An example of a streetscape with original front facade detailing to the dwellings and set back alignment.*



*An example of a dwelling with original front facade*

## 4.0 Additions

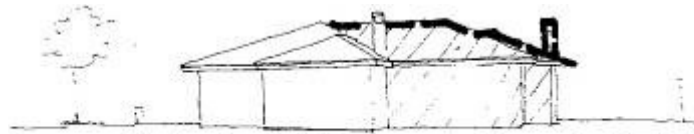
### 4.1 Objective

To retain the original design of the front elevations of buildings and their settings when viewed from the street.

### 4.2 Guidelines

#### (i) Additions generally

In general, all additions are to be single storey, and to be located to the rear of the property. However, Council may consider an application on merit for an additional floor where it is possible to design a proposal which can comply with Council's stated objectives for additions.



*Recommended : Location of additions proposed at the rear of existing buildings*

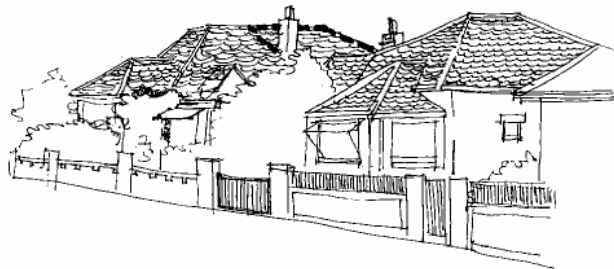
The limited headroom in the roof space of the lower pitched 'standard' Californian bungalow and the later 1930's bungalow generally precludes additions within the existing roof envelope. Roof additions should generally be confined to the rear of the existing building and should not alter the essential form and character of the existing single storey building.



*Comment : Generally this type of addition is only successful when the ground slopes away from the front of the property or where the floor to ceiling height is reduced from the original.*

#### (ii) Rear Addition

Proposals for additions to an existing building should generally be designed to be located at the rear of properties in order to maintain the original front set back alignment.



*Recommended : A preferred rear addition set at or below the existing ridge line using matching tiles and eaves details.*

**(iii) Side Addition**

Additions to the side of buildings should be designed so that they set back as far as possible from the front building line, with a minimum setback of 900mm from the side boundary. Proposals should be designed in sympathy with the original architectural style of buildings maintaining original roof pitch, eaves detail and width.



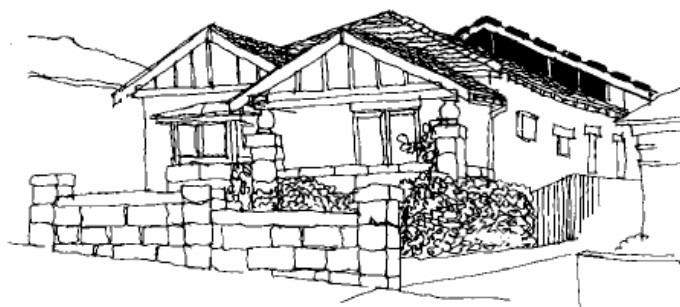
**Recommended :** *A side addition visible from the street which is designed sympathetically to the original dwelling*



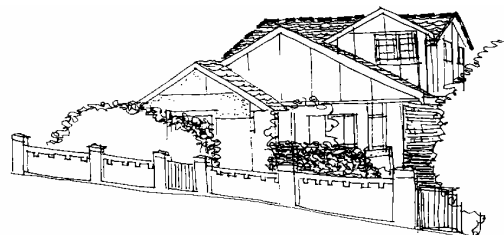
**Recommended :** *A side addition and bay window which is visible from the street and is designed sympathetically with the original dwelling*

**(iv) Roof line**

Proposals are to retain the original main roof line of buildings.



**Recommended :** *Only where the addition is not visible from the street.*



**Not Recommended :** *'Piggy back' style of additions which copy the main gables detract from the original character of the building by bringing the bulk too far forward.*



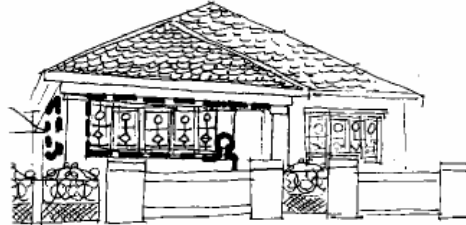
**Not Recommended** : An example of a first floor addition rising above the original roof line

**(v) Enclosure of verandahs**

Partial enclosure of the end walls to an open verandah by traditional glazing panels may be considered if the design is sympathetic with the original details.



**Recommended** : Retention of original details, e.g. verandah columns, balustrading is encouraged.



**Not Recommended** : The infill of all open walls to a verandah, especially that facing the street is not recommended.

## 5.0 Garages and Carports

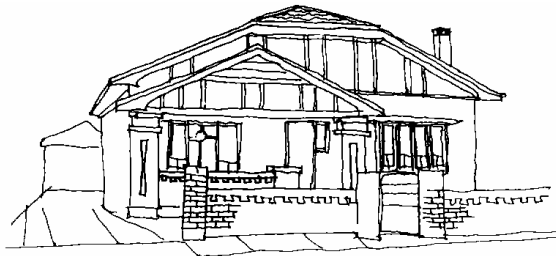
### 5.1 Objective

To encourage garage and carport development which does not detract from the original architectural style of buildings.

### 5.2 Guidelines

#### (i) Location / Siting

Garages and carports should be located only in traditional areas, that is at the side, rear or basement of the dwelling. New garages and carports located at the side of the dwelling should be set back as far as possible from the existing front building line. Garages and carports located front of the building line are not acceptable.



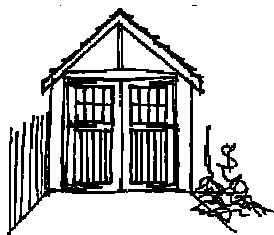
*Original location of garages was at the rear of properties designed as a detached brick structure with similar roof design as the main dwelling*



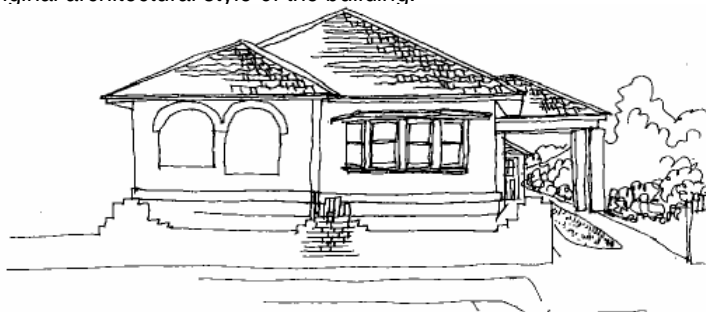
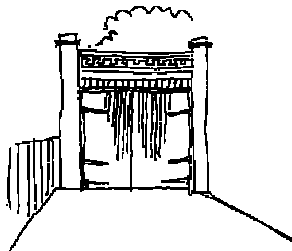
*Original location of garages at the rear of the property at the end of a long side driveway behind two side gates*

#### (ii) Style / Design

New garages and carports should be designed in sympathy with the original architectural style of the building.



*Other traditional garage styles*

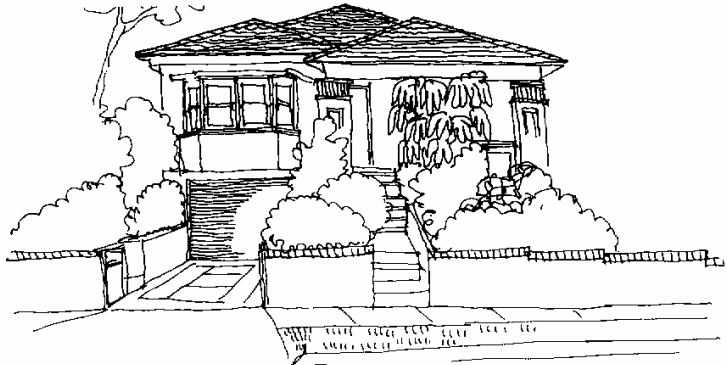


**Recommended :** *Original design of a garage and a side entry "porte cochere" - carport adjoining the main entrance door which is located at the side of the dwelling*



**(iii) Basement**

Council may consider applications for basement garages where they are designed to complement the architectural features of the building and site constraints allow for such development.



***Recommended : Example of an original basement garage***

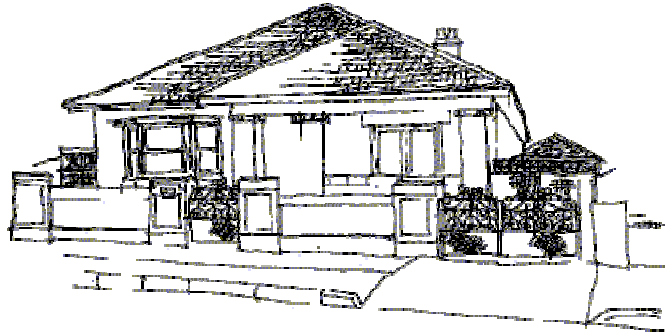
## 6.0 Gardens and Front Fences

### 6.1 Objective

To ensure that all dwellings have boundary fences that reflect the style of the dwelling.

### 6.2 Guidelines

#### (i) Location



*An example of an original low front fence and gate and side boundary fences and gates. Corner blocks traditionally had timber paling fences increasing in height from behind the front building line.*

#### (ii) Style

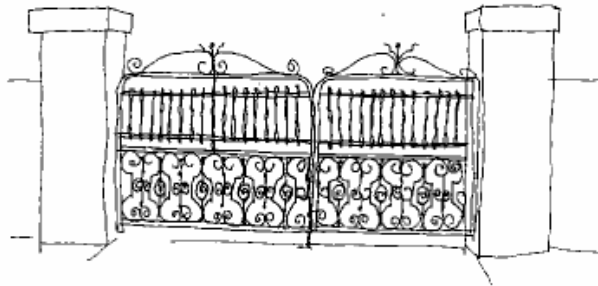
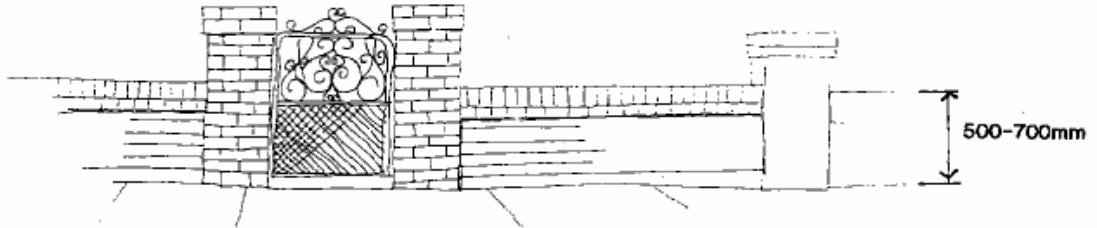
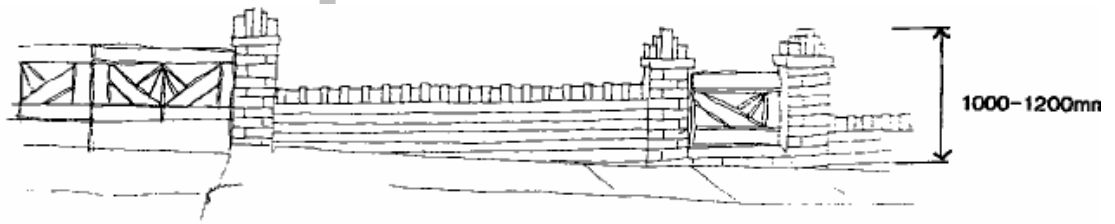
Proposals for front fences should be designed in face brick to complement the original fencing and housing within the Heritage Conservation Area and should be designed with brick piers no more than 1200mm high set at regular intervals.



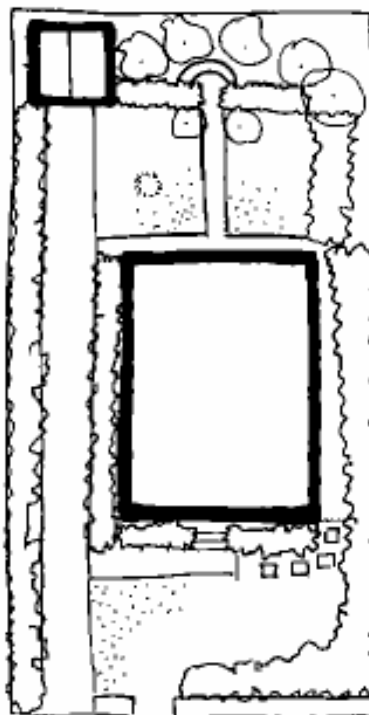
*View of streetscape showing original brick front fence design*

**(iii) Design**

Front fences should not be less than 600 mm and no more than 1.2 metres in height.

**(iv) Gardens**

Front gardens shall retain original design elements and should be predominantly landscaped. Traditional gardens were lawns with centralised or curved front pathways with shaped garden beds, often lined with feature plantings of roses under planted with annuals.



## 7.0 Repairs, Maintenance and Restoration

### 7.1 Objectives

- To encourage the conservation of original materials and design details in relation to the built environment within the Heritage Conservation Area by promoting an understanding of the importance of maintenance;
- To encourage the reconstruction of original details based on accurate evidence;
- To identify the different concepts of conservation as being:
  - › *preservation*—maintaining the existing fabric of a place in its existing state and retarding deterioration;
  - › *restoration*—returning the existing fabric to a known earlier state by removing accretions or by reassembling the existing components without the introduction of new materials;
 

**Note:** accretions are usually small lean to additions to the original building, often in a different style.
  - › *reconstruction*—reinstating missing elements based on documentary or physical evidence by introducing new or old materials.

### 7.2 Guidelines

#### (i) Retention of original fabric

The following original details should all be conserved

- face brickwork, sandstone and patterned brickwork;
- roof pitch, form, tiles, ridge capping and eaves;
- timber joinery, windows, doors, barge boards and gables;
- stained glass panes, or lead light windows;
- traditional paint colours;
- verandahs including tessellated tiles;
- front window design, especially original metal windows;
- entrance steps and pathway tiling;
- chimneys;
- fences and gates;
- gardens; and
- traditional garages including doors.

#### (ii) Irreversible changes

Irreversible changes to the external finish or appearance of the building should not be carried out.

These changes include, but are not limited to the following:

- the removal of the outer skin of brickwork;
- the removal of original stucco (or render) on brickwork;
- the removal of decorative plaster detailing to the visible elevations;

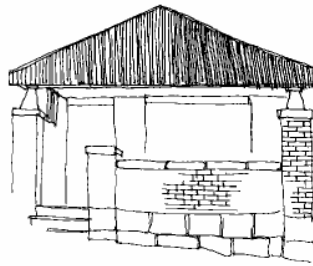
- the application of cement render or paint to unrendered or unpainted surfaces;
- the removal of original timber windows, doors or decorative joinery or replacement with aluminium or modern timber or steel profile sections.
- the removal of original metal windows or replacement with aluminium or modern steel profiles;
- the removal of front bay windows, verandahs, decorative glass or roof elements and replacement with modern design elements.

**(iii) Brickwork repairs**

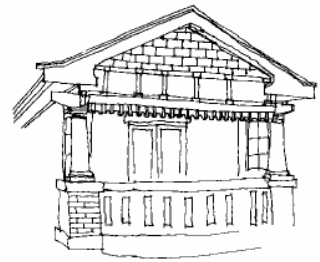
Proposals which involve face brick work should ensure that re-pointing materials, colours and design are compatible.

Elements that can be proven to be structurally unsound, should be rebuilt according to the original design, with the approval of Council.

Original bricks are to be cleaned and re-used wherever possible, and especially in all face brickwork.



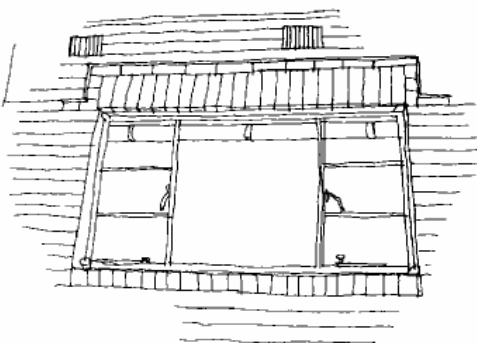
*Not recommended : Modernising original details and introduction of new modern materials*



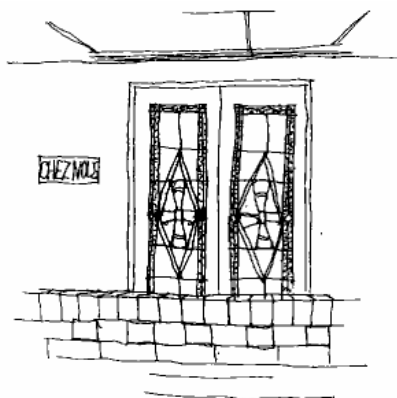
*Recommended : Retention of existing materials and detailing*

**(iv) Original windows**

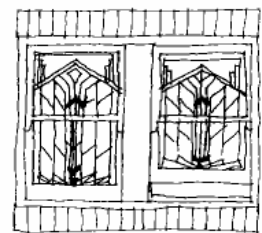
Proposals are to retain the original front window and door design.



*Original metal windows should be retained*



*Original stained glass or leadlight windows should be retained*



**Note:** Please contact Council's Development and Environmental Services section to discuss whether development consent or building approval is required for proposed works.



## 8.0 General Information: Submission of Applications

Where a building application or development application is required to be submitted to Council, the application should generally be accompanied by the information listed below. Prior to submission, requirements in respect to your application should be discussed with staff from Council's Development & Environmental Services Section.

### 8.1 *Heritage Conservation Areas*

Applications within HCAs should be accompanied by:

### 8.2 *Heritage Assessment Statement*

which establishes:

- the heritage significance of the item and of its setting within the whole site;
- the extent to which the proposal may affect the heritage significance of the item, setting and its site;
- whether any stylistic, horticultural or archaeological features or relics of the item, setting or its site should be retained; and

### 8.3 *Statement of environmental effects*

indicating:

- the extent to which the proposal might affect the amenity of the area, including changes to overshadowing.

### 8.4 *Drawings and/or photographs required*

A photograph of the building as seen from each street frontage showing the position of any adjoining building, to be taken from immediately in front of the building.

**Drawings** are to be at the appropriate scales and dimensioned as necessary so that Council officers can check calculations. All materials must be indicated and all alterations should be shown by shading.

#### 1 **Site plan at 1:200 indicating**

- the north point, street name(s), street number(s)
- the outline of the existing building, trees, external paving and the extensions;
- the outline of the side of the adjoining buildings indicating the position of windows, doors and trees;
- for major alterations or new buildings, levels are to be shown at each corner of the site and adjacent to main exit points from the works and the relative levels of each floor.

- 2 **Landscape plan at 1:200 or 1:100** indicating the scale and type of trees, shrubs, ground covers, paving types.
- 3 **Existing and proposed floor plans at 1:100** indicating all existing or changed room uses.
- 4 **Existing and proposed elevations at 1:100** including the street frontage elevation indicating the outline of the next door building and the types of materials existing and proposed.
- 5 **Sections** sufficient to explain all level changes.
- 6 **Calculations** as required by the relevant codes but including a minimum of.
  - total site area;
  - total floor plan areas
  - setbacks



## 9.0 Further References

Cashman, R and Meader, C, Marrickville Rural outpost to inner city, Hale & Iremonger, Sydney, 1990, available from Marrickville Council library.

Cuffley, P, Australian Houses of the Twenties and Thirties, the Five Mile Press, Victorian, 1993.

Cuffley, P, Cottage Gardens in Australia,

Evans, I, Lucas, C, and Stapleton, I, Colour Schemes for Old Australian Houses, The Flannel Flower Press, Sydney, 1992

Evans, I, Lucas, C, and Stapleton, I, More Colour Schemes for Old Australian Houses, The Flannel Flower Press, Sydney, 1992

Stapleton, I, How to Restore the Old Aussie House, The Flannel Flower Press, Sydney, 1991.