

# 9.16

## STRATEGIC CONTEXT ABERGELDIE ESTATE







# Contents

---

<b>Part 9</b>	<b>Strategic Context.....</b>	<b>1</b>
<b>9.16</b>	<b>Abergeldie Estate (Precinct 16).....</b>	<b>1</b>
<b>9.16.1</b>	<b>Existing character.....</b>	<b>1</b>
<b>9.16.2</b>	<b>Desired future character.....</b>	<b>3</b>
<b>9.16.3</b>	<b>Heritage Conservation Areas (HCAs).....</b>	<b>3</b>
9.16.3.1	HCA 1: The Abergeldie Estate Heritage Conservation Area (C1).....	3
<b>9.16.4</b>	<b>Precinct-specific planning controls.....</b>	<b>4</b>
<b>9.16.5</b>	<b>Site-specific planning controls.....</b>	<b>5</b>

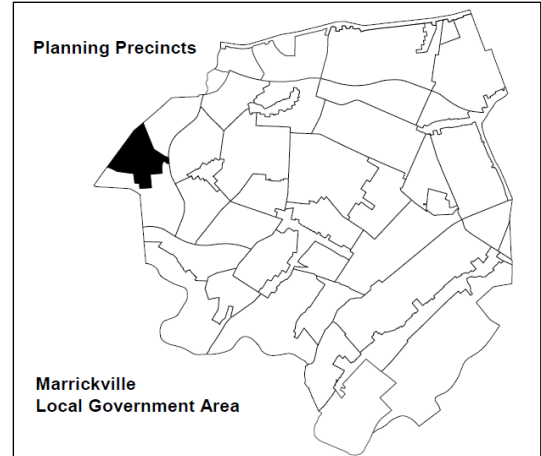
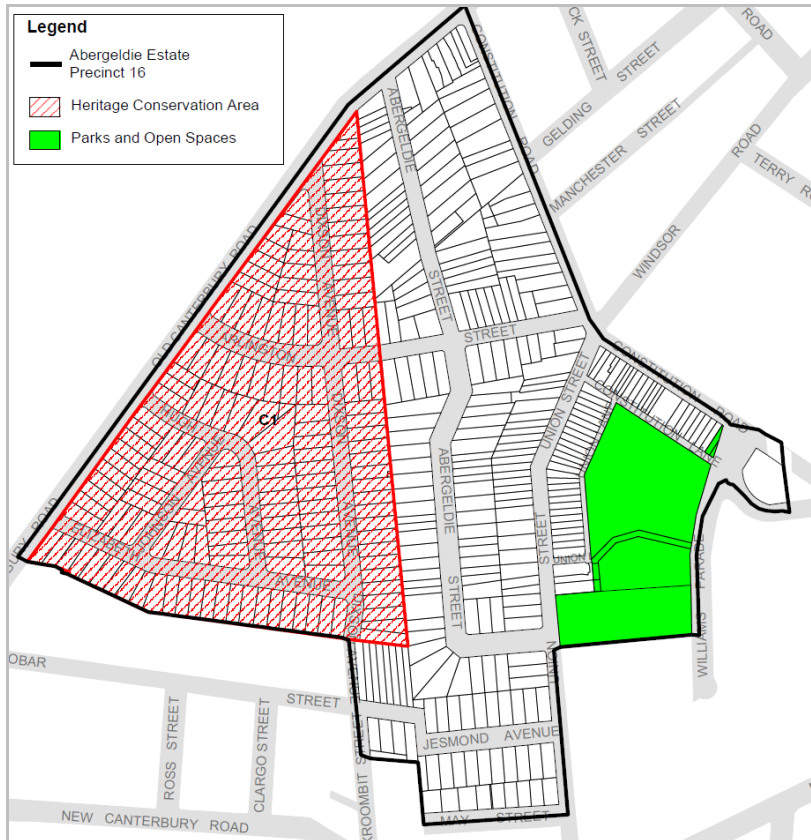




# Part 9 Strategic Context

## 9.16 Abergeldie Estate (Precinct 16)

### Map of precinct



### 9.16.1 Existing character

This precinct is located on the western edge of the suburb of Dulwich Hill. The precinct contains predominantly low density residential development, with some commercial premises operating on Constitution Road at its intersection with Union Street, Windsor Road and Arlington Road which comprises of a café and a hair dressing salon. There are also some vacant buildings which were formerly used for commercial purposes.

Major roads within the precinct include Constitution Road and the southern side of Old Canterbury Road. The topography of the precinct is characterised by a consistent, gentle slope from Old Canterbury Road to the south east. This slope becomes more pronounced towards the southern end of the precinct.

The subdivision pattern is fairly consistent for much of the precinct with medium sized allotments without rear lanes. The subdivision pattern for Union Street and the southern end of Constitution Road varies slightly from the remainder of the precinct, with smaller sized allotments being more common.

The streets are generally fairly wide and easily accommodate on street parking on both sides of the road. The streets are characterised by plantings which are predominantly native and footpaths and nature strips are present on both sides of each street. The

majority of the streets in the precinct are aligned from north to south. Arlington Street acts as a divide for the longer streets of Dixon Avenue, Abergeldie Street and Constitution Road. Much of the kerb and guttering in the precinct is constructed from sandstone.

From certain streets within the northern part of the precinct, regional views of the Sydney city skyline are available. Some views to the Sydney city skyline are also afforded from Old Canterbury Road between Abergeldie Street and Constitution Road. Local views in the precinct include the view to St Paul of the Cross Church located on New Canterbury Road. Another local view within the precinct is from Johnston Park to the Waratah Mills development on Terry Road in Dulwich Hill.

The main areas of open space in the precinct are Laxton Reserve, Arlington Recreation Reserve. Johnston Park is located to the immediate north-east of the precinct. The Arlington Recreation Reserve is characterised by formal plantings and sports fields. Adjoining Arlington Reserve is Laxton Reserve, which contains formal plantings and both passive and active recreation areas.

Part of the GreenWay, a proposed regional cycling and walking trail, traverses this precinct. The GreenWay is an urban green corridor in Sydney's Inner West connecting the Cooks River to Iron Cove. The GreenWay follows the route of the disused Rozelle freight rail corridor, which has been converted to light rail, and also incorporates the Hawthorne Canal. The vision for the GreenWay is for a "recognisable environmental, cultural and sustainable transport corridor linking two of Sydney's most important waterways".

Areas within parts of the precinct have been identified as having high biodiversity values within the LGA. It is essential that development within those areas considers the potential impacts to biodiversity including native fauna (including Threatened Species and Endangered Populations); native vegetation (including Endangered Ecological Communities); and habitat elements (including their condition, structure, function, connectivity and disturbance).

The land use pattern is dominated by low density, detached, residential dwellings on medium sized allotments of land. The streets in the precinct are characterized by single storey dwellings, with uniform roofs particularly notable in Union Street, Dixon Avenue and Elizabeth Avenue. The occasional two storey dwelling does occur as either an early period dwelling or an incompatible first floor addition or recent infill development.

Dwellings consist mainly of Inter-War, single storey, detached houses. The eastern edge of the precinct contains more of a mix of building styles, including Victorian, Federation and post-war dwellings. The southern edge of the precinct contains a group of detached Federation cottages.

There are a few residential flat buildings within the precinct. Most of buildings in the precinct have medium sized front setbacks from the road. The building materials predominantly used in the precinct are brick for both building facades and front fences, and terracotta roof tiles. Sandstone is also used for detailing on many building facades and front fences. The roof style is typically a low pitched roof. Private open space is characterised by predominantly landscaped and well maintained front yards.

The precinct contains The Abergeldie Estate Heritage Conservation Area.

Off street parking is typically a side driveway except where lots are too small and on-street parking prevails (for example, parts of Union, Arlington and Abergeldie Streets).



Sometimes this side driveway includes a garage at the rear of the property. Car parking is also provided through the provision of hardstands and carports, and less frequently by garages forward of the front building alignment.

### 9.16.2 Desired future character

The desired future character of the area is:

1. To protect and preserve the identified period buildings within the precinct and encourage their sympathetic alteration or restoration.
2. To protect the identified Heritage Items within the precinct.
3. To maintain distinctly single storey streetscapes that exist within the precinct.
4. To protect groups or runs of buildings which retain their original form including roof forms, original detailing and finishes.
5. 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.
6. To preserve the predominantly low density residential character of the precinct.
7. To support pedestrian and cyclist access, activity and amenity including maintaining and enhancing the public domain quality.
8. To ensure that new development considers all potential impacts to biodiversity.
9. To ensure that new development respects local fauna by minimising lighting impacts on nocturnal fauna; reinforcing the permeability of the GreenWay Corridor to the surrounding built environment for local fauna; and providing a minimum 3 metre native vegetation buffer between the GreenWay Corridor and any new development.
10. To ensure that the provision and location of off-street car parking does not adversely impact the amenity of the precinct.
11. To protect the identified values of The Abergeldie Estate Heritage Conservation Area.

### 9.16.3 Heritage Conservation Areas (HCAs)

The precinct contains HCA 1 The Abergeldie Estate Heritage Conservation Area. Refer to Part 8 (Heritage) of this DCP for detailed controls and guidelines.

#### ***9.16.3.1 HCA 1: The Abergeldie Estate Heritage Conservation Area (C1)***

The Abergeldie Estate is a fine example of a late 1920s and 1930s suburban subdivision development. The majority of the early purchasers were builders such as 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 1929-30s.

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 later 1933-1937 homes which show some signs of Art Deco, Moderne, Neo Georgian and the English Norman influence albeit in a restrained manner.

The uniformity of scale, form, setback, density, height and materials belies 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. The character of the area relies on a collection of original single storey free-standing houses on medium allotments which are fine examples of late 1920s–1930s suburban subdivision development.

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 scale, form, setback, density and materials which give the area a tremendous sense of regularity and integrity. The variety of detailing expressed in fencing, verandahs, gable ends, windows and door joinery, stain glass work, contrasting materials and use of multi-coloured bricks, roof tiling, veranda tiling and decorative features is outstanding and representative of the fashion at the time.

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 auctioned off in 1928.

### 9.16.4 Precinct-specific planning controls

- C1** New development should address the GreenWay Corridor, recognising the space as an active frontage with substantial visual and environmental benefits; as well as an active transport corridor, and provide opportunities for street activation and/or public art and animation.
- C2** New development along the GreenWay Corridor should provide new and/or enhanced links to the GreenWay Corridor and Light Rail stops for new and existing bicycle and pedestrian networks, including appropriate signage and lighting.
- C3** New development should provide permeability across the GreenWay and Light Rail Corridor where possible; and ensure that all public access is safe and permanently accessible.
- C4** New development should be designed to link or integrate areas of open space and landscaping with the GreenWay Corridor; and materials used in any part of the development should complement the GreenWay's visual amenity and should be sourced from verifiable sustainable sources and/or recycled products.
- C5** New development should avoid the creation of a 'tunnel' effect along the GreenWay Corridor and be stepped back to ensure a 'human scale' is maintained immediately adjacent to the GreenWay Corridor, and should create new and/or enhance existing view corridors both to and through the GreenWay.
- C6** New development should respect local fauna by minimising lighting impacts on nocturnal fauna; reinforcing the permeability of the GreenWay Corridor to the surrounding built environment for local fauna; and providing a minimum 3 metre native vegetation buffer between the GreenWay Corridor and any new development.
- C7** HCA 1 The Abergeldie Estate Heritage Conservation Area has been identified as containing the following streetscapes:
  - a. Residential detached and semi-detached streetscapes (Type A). Refer to Section 8.3 of this DCP for relevant controls.  
Relevant Architectural Style Sheets for HCA 1 The Abergeldie Estate Heritage Conservation Area include:
  - b. Inter-War styles. Refer to Section 8.5.3 of this DCP for relevant controls.





### 9.16.5 Site-specific planning controls

Nil