

## CHARACTER AREA – 1

“The area is defined by its historic streetscapes, arranged in a linear north-south grid, comprising predominantly low-rise, closely-set, late-Victorian and Federation-style terraces, detached and semi-detached dwellings; limited driveways, regular street trees; proximity to Bondi Junction and significant public open space”.

The study area is generally bound by the rear of properties fronting Oxford and Ebbley streets to the north, the rear of properties fronting Bronte Road to the east, Birrell Street to the south and York Road to the west.



Figure 1-1 - Local character area #01 map



Figure 1-2 - Heritage-listed terrace dwellings, St James Road



Figure 1-4 - Heritage-listed terrace dwellings, Ruthven Street



Figure 1-3 - Modern terrace dwellings, Hough Street

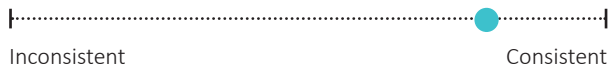


Figure 1-5 - Clemenston Park

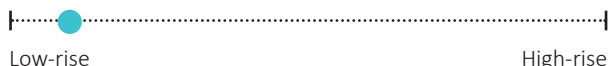
## Existing character attributes



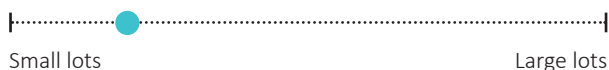
### Built form



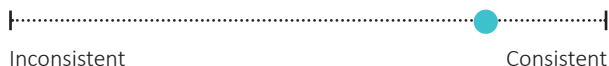
### Height of buildings



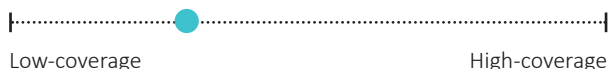
### Subdivision pattern



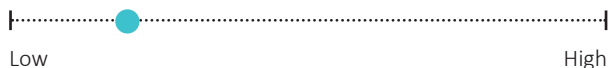
### Public and private domain interface



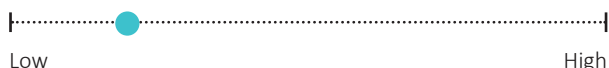
### Vegetation coverage



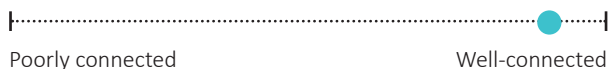
### Open space and landscape features



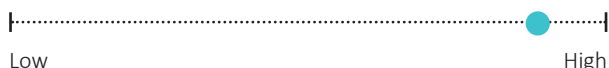
### Views



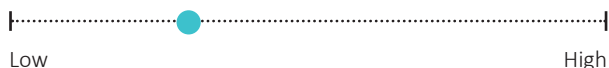
### Access and connectivity



### Heritage significance



### Diversity of uses



## Desired future character

### Vision

The desired future character of the area is defined by well-maintained historic streetscapes of Federation-style dwellings, amidst avenues of leafy trees and vegetation.

### Objectives

The objectives for development on land identified within the character area are as follows:

- To ensure an appropriate physical and visual curtilage is provided for Centennial Park, including its skyline, and nearby historic streetscapes / areas,
- To preserve the heritage items and the integrity of the Urban Conservation Area,
- To maintain the historically distinctive fine-grain pattern of subdivision and associated terrace housing typology,
- To maintain the predominant 1-2 storey height character of the area,
- To discourage demolition and promote sympathetic additions that retain the scale and massing of front elevations and the original roof form as viewed from the primary street frontage,
- To ensure new development respects the historic patterns, original built form, architectural styles, materials and details of the area,
- To ensure a transition between the Bondi Junction commercial core and residential dwellings within the area, for example Denison Street,
- To ensure front fences and landscaping relate to the period and architectural style of the dwelling, and maintain visual connection between the dwelling and street,
- To limit new driveway crossovers and car parking within the front setback, by retaining vehicle access from rear lanes,
- To maintain and enhance the quality of urban plazas and parks, particularly solar access,
- To maintain and grow the canopy and provide increased opportunities for urban greening.



## History

The area's character is derived from the forms, streetscapes and social relationship of industry, worker housing and commerce in the early years of the Waverley municipality. Initial land grants of the 1830s-1840s were used for dairying, animal husbandry, quarrying and flour milling. The grid pattern of the early grants and initial streets established along their boundaries provided the basis for later subdivisions, which are reflected in the configuration of the area today. Improvements in transport and the rapid expansion of suburban Sydney between 1880-1915 saw the consolidation of Bondi Junction as a commuter suburb resulting in the development of the area for worker housing. Linear blocks were divided into deep, narrow-fronted allotments. The area remains predominantly residential with limited commercial, retail, educational and transport uses throughout.

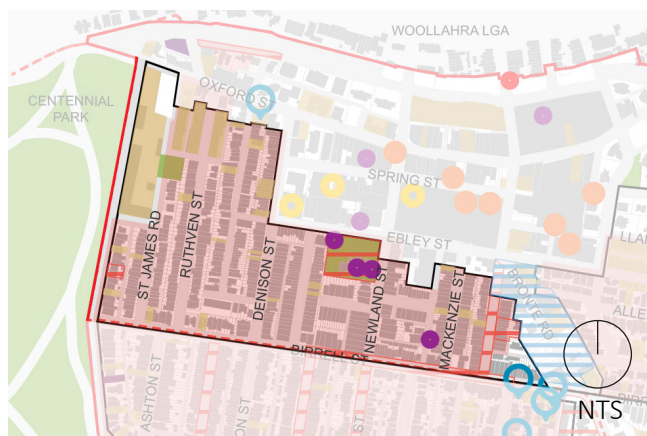
## Key uses / landmarks

Clemenston Park forms part of an important local community hub, which includes the Mill Hill Early

Education Centre, The GRACE Child Care Centre and Waverley Community Garden. The area also benefits from close proximity to Waverley Library and Mill Hill Centre in Bondi Junction. These places provide social and cultural programs and services supporting the wider Waverley community.

## Configuration and connectivity

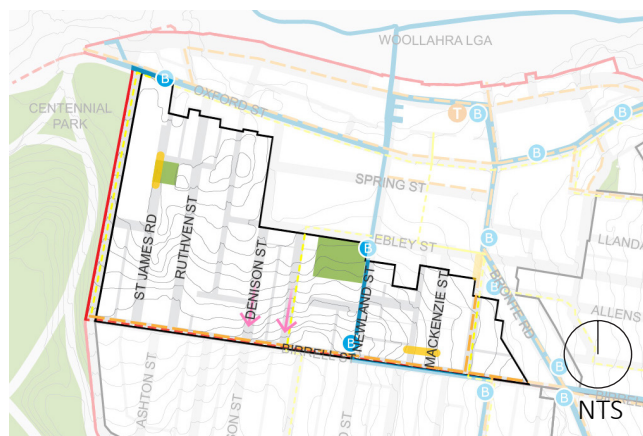
Blocks are typically arranged in a linear north-south alignment, across the area's topography which slopes from the natural ridgeline along Oxford Street, south towards Queens Park. A well-defined and connected street network comprises primary through-streets, inner streets and rear laneways. York Road, Birrell, Newland, Denison and Ruthven streets provide access to, from and through the area. The area benefits from its close proximity to Bondi Junction, where heavy rail and bus services provide access to the coast, Sydney CBD and surrounding areas.



### LEGEND

- |                       |                              |
|-----------------------|------------------------------|
| — Study area boundary | Urban Conservation Area      |
| - - - Suburb boundary | Landscape Conservation Area  |
| — Cadastre boundary   | General heritage item        |
| ■ Building footprint  | Archaeological heritage item |
| ■ Open space          |                              |
| ▨ Village Centre      |                              |
| ● Medical centre      |                              |
| ● Community facility  |                              |
| ● Childcare centre    |                              |
| ● Fire station        |                              |

Figure 1-6 - Built form and uses area #01



### LEGEND

- |                          |                        |
|--------------------------|------------------------|
| — Study area boundary    | Bicycle routes         |
| - - - Suburb boundary    | 'Green link'           |
| — Road network           | Pedestrian connections |
| — Contour (2m intervals) | View corridor          |
| ■ Open space             |                        |
| — Bus routes             |                        |
| ● Bus stops              |                        |
| ● Train station          |                        |

Figure 1-7 - Road network and movement area #01

## Built form

Substantial development of the area between 1880-1915 has resulted in consistent streetscapes characterised by predominantly Late-Victorian and Federation-style terraces, semi-detached and detached dwellings of 1-2 storeys. Terraces are typically of face brick, stone and rendered masonry with chimneys, decorative plaster, timber and iron filigree detailing. Upper balconies are common. Notable terrace groupings include heritage listed 2-36 St James Road, 12-42 Ruthven Street and 43-55 Denison Street (see Figure 1-2, Figure 1-4 and Figure 1-8). Federation-style detached, and semi-detached bungalows are characterised by low gabled terracotta tiled roofs, with timber verandah posts, decorated timber or ironwork gable trim, window awnings and chimneys. An example is the western side of St James Road. Grander detached Federation dwellings characterise the western edge of the area, fronting York Road, overlooking Centennial Park. Historical shopfronts are set at street corners and within housing rows with post-supported and cantilevered verandahs. Ecclesiastical buildings including churches and manses are also evident throughout the area. Heritage listing of the area as the Mill Hill Conservation Area has retained the character of these early streetscapes, however alterations including second-storey additions, as well as later infill development, has impacted their integrity. Later development of Mid-century, late 20th century and 21st century styles, is prominent along St James Road, Ruthven Street and Hough Street. These dwelling typologies result in a population density of approximately 87 persons/ha.



Figure 1-8 - Heritage-listed terrace dwellings, Ruthven Street

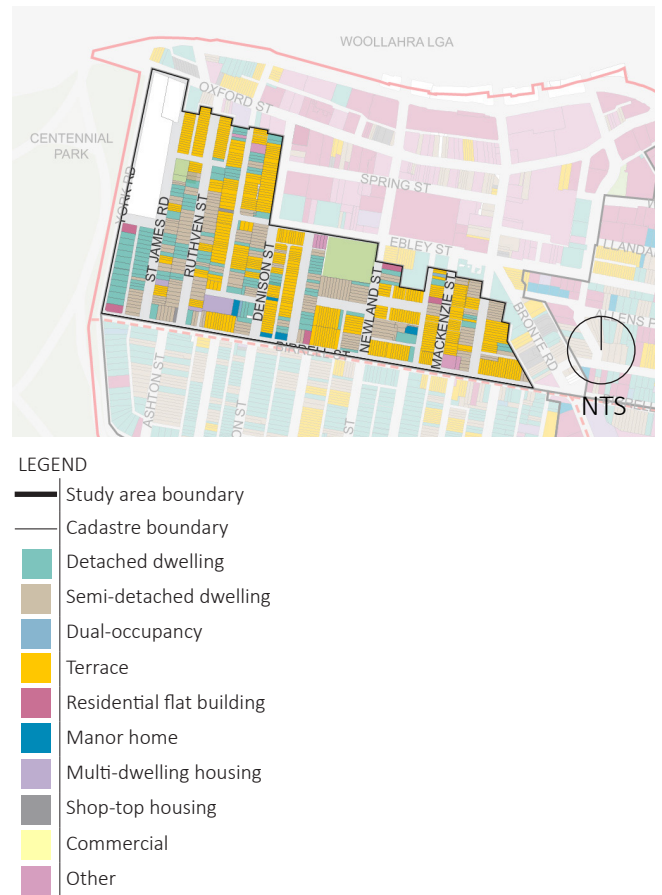


Figure 1-9 - Dwelling typologies area #01

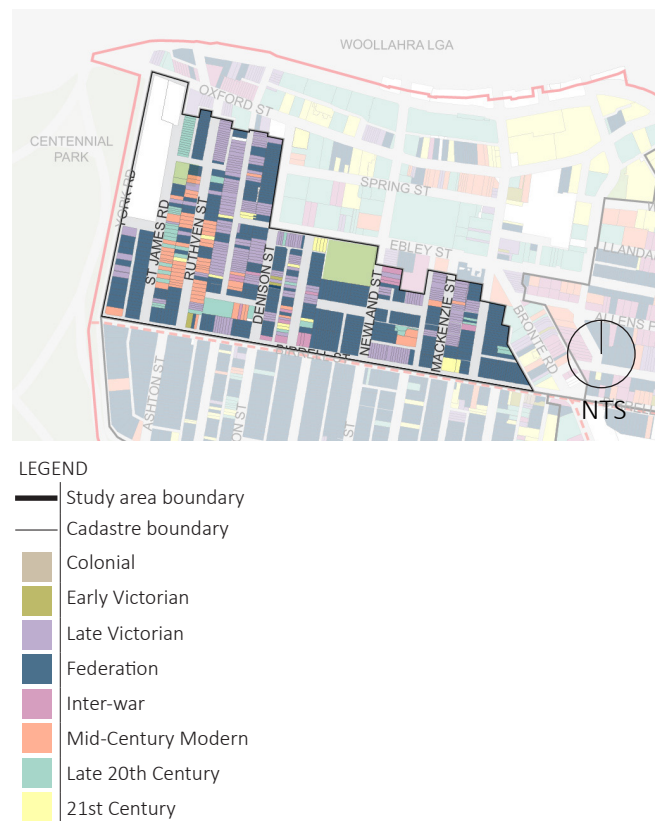


Figure 1-10 - Architectural styles area #01



### Public and private domain interface

The interface between the public and private domains varies across the area, dependent on street and dwelling typologies. Through-streets are characterised by a wider carriageway, relatively narrow verges and smaller, less dense street plantings. Inner streets typically have wider verges, accommodating more street trees. Brisbane Street is characterised by an avenue of significant fig trees. The narrow, corridor-like rear lanes are dominated by garage doors, high fences and walls, landscape screening and a variety of building setbacks. Shallow setbacks and low cast iron or timber fences, result in dwellings being highly visible from the public domain. In some cases, higher rendered brick fences reduce visibility. Front landscaping is generally limited. Continuous built form creates a sense of enclosure. Setbacks and landscaping increase on larger lots.

Most dwellings within the area are not serviced by off-street parking due to the prevalence of narrow front setbacks and limited rear lanes. This creates a consistent streetscape not interrupted by driveway crossovers, for example Walter and Kieran streets (see Figure 1-14). Where deeper front setbacks or sloping topography allows, car-parking is integrated within the dwelling or accommodated within hard-stand, carports or garages at the boundary. This occurs predominantly in newer infill development, for example Ruthven Street (see Figure 1-15).



Figure 1-11 - Terrace dwellings, Ruthven Street



Figure 1-12 - Rear garages and fences, Thompson Lane



Figure 1-13 - Garage frontages, Birrell Street



Figure 1-14 - Wide-grassed verges, Kieran Street



Figure 1-15 - Semi-detached dwellings, Ruthven Street



## Natural environment

Open space is limited within the study area comprising of St James Reserve and Clemenston Park (see Figure 1-16 and Figure 1-5). Notwithstanding, the area adjoins regionally significant Centennial Park and benefits from easy access to nearby Queens Park, which offer passive and active recreation opportunities. Green links aid connectivity. Private open space is also limited due to narrow allotments with built form extending almost the full length. Vegetation coverage is predominantly low across the area due to densely set built form, narrow setbacks and varying street tree planting. These conditions result in a low-medium heat vulnerability.

## Recent development

Recent development history comprises alterations and additions to existing dwellings, including second-storey additions, carports / garages, attic conversions; limited construction of secondary dwellings, such as loft / studio over rear garages; and limited construction of new 2-storey detached dwellings. Indicative of a trend toward maintaining the existing built form, increasing floor space and car-parking, whilst respecting the character of the Mill Hill Conservation Area.



Figure 1-16 - St James Reserve



Figure 1-17 - Kieran Street, looking west

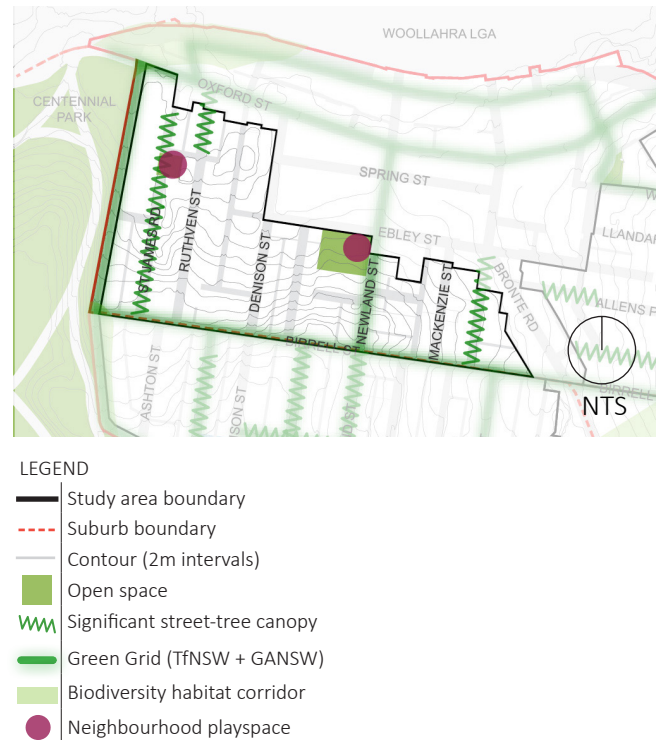


Figure 1-18 - Open space and vegetation area #01



## Have Your Say!

1. Is the boundary of the area accurate?
2. Do you think this is an accurate description of the areas existing character?
3. What characteristics of the area do you value most?
4. Are the desired future character objectives listed above helpful in maintaining and enhancing the areas valued characteristics?