

CHARACTER AREA - 2

“The area is defined by its historic streetscapes, arranged in a linear north-south grid, comprising predominantly low-rise, Federation-style terraces, detached and semi-detached dwellings; limited driveway cross-overs; avenues of green, leafy tree, contrasting the openness of adjacent Queens Park and Centennial Park”.

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



Figure 2-1 - Local character area #02 map



Figure 2-4 - Newland Street streetscape



Figure 2-2 - Detached Federation-style dwellings, Alt Street



Figure 2-5 - Terrace dwellings, Cuthbert Street



Figure 2-3 - Rear garages, Newland Lane

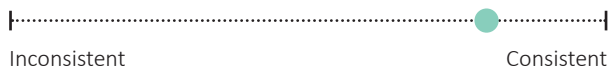


Figure 2-6 - Rawson Avenue streetscape

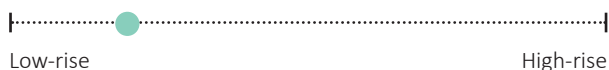
Existing character attributes



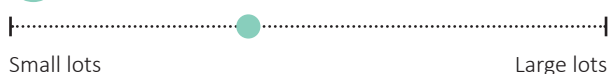
Built form



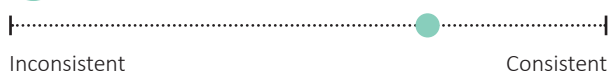
Height of buildings



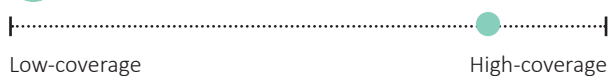
Subdivision pattern



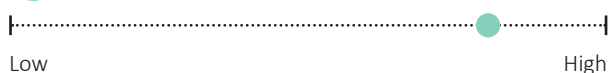
Public and private domain interface



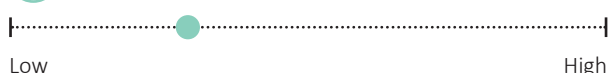
Vegetation coverage



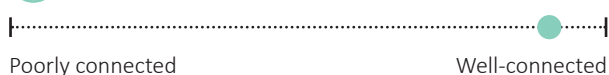
Open space and landscape features



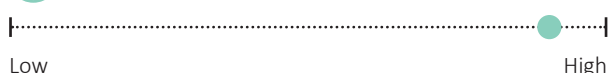
Views



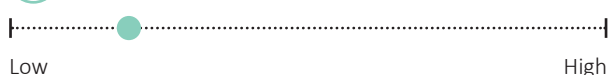
Access and connectivity



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 pattern of subdivision and associated terrace, semi-detached and detached dwelling typologies,
- To maintain the predominant 1-2 storey height character of the area,
- To reinforce the consistent and unified Federation-style dwelling elevations and frontages to the streets, including pitched roofscape and front setbacks,
- To promote sympathetic additions and new development that respects the historic patterns, architectural styles, heights, materials and details of existing dwellings,
- To ensure secondary dwellings and ancillary development enhance rear laneways and maintain a high standard of residential amenity for surrounding dwellings,
- 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 promote landscaping at the rear of dwellings, to soften transition to rear laneways,
- To maintain and enhance the significant landscape features of the area, including the large street tree canopy,
- To limit new driveway crossovers and car parking within the front setback, by retaining vehicle access from rear lanes.

Existing character description

History

The area has evolved from the subdivision and development of 1840s land grants located at the edge of two early service villages, being Tea Gardens, now known as Bondi Junction and Maddens Corner, now known as Charing Cross. Early estates within the area included the Fitzgerald and Pearce estates. Improvements in transport and the rapid expansion of suburban Sydney between 1880-1915 saw the consolidation of these villages and the area developed for housing. The grid pattern of the early grants and initial streets established along their boundaries and remanent built form are reflected in the configuration of the area today. The area remains predominantly residential with limited commercial, retail and educational uses.

Configuration and connectivity

Blocks are arranged in a linear north-south alignment, across the prevailing slope, which falls from the north and north-east. The natural topography formed the upper catchment of the Lachlan / Botany Aquifer. Extensive sand deposits set above sandstone and shaped by former stream flows underlie the current built environment. A well-defined and connected street network comprises primary through streets, inner streets and rear laneways, extending north-south, with limited east-west connections. Birrell Street, York Road and Queens Park Road provide the primary access to and from the area. The area benefits from its close proximity to Bondi Junction and Bronte Road, where heavy rail and bus services provide access to the coast, Sydney CBD and surrounding areas.

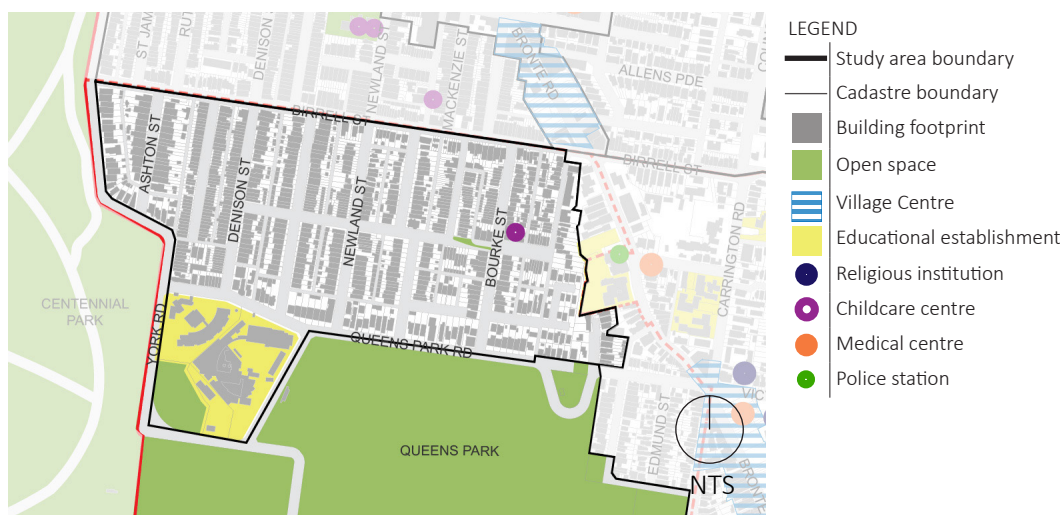


Figure 2-7 - Built form and uses area #02

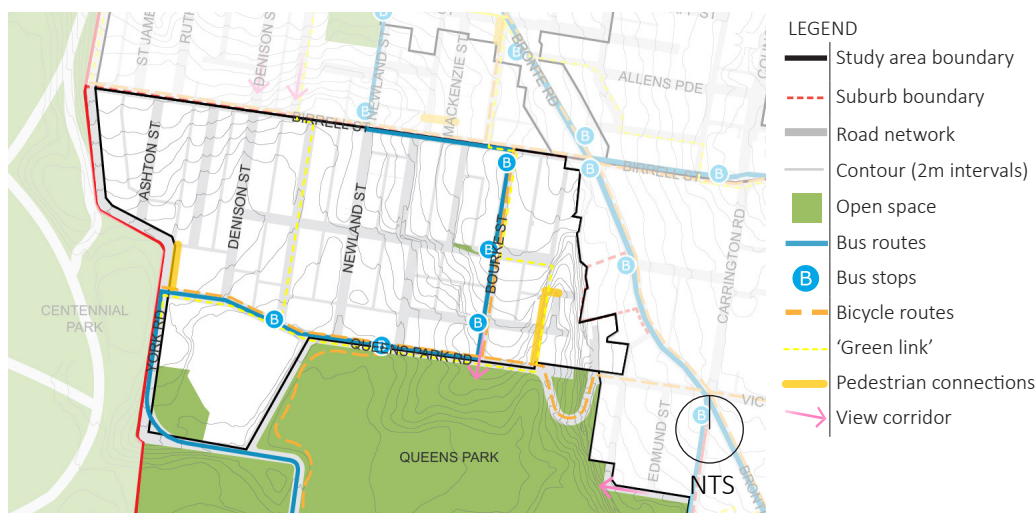


Figure 2-8 - Road network and movement area #02

Built form

Progressive subdivision and development of the area has resulted in three categories of lot size, reflecting the dominant dwelling typologies in the area. Small sized lots (typically 100m² to 250m²) dominate the north-eastern part of the area. These lots typically contain 1-2 storey terrace dwellings. In the central and southern parts of the area, lots tend to be larger (typically 200m²-400m²) comprising 1-2 storey semi-detached or detached style dwellings. The largest lots (500m²-800m²) located on the western and southern edges of the area, fronting York and Queens Park roads, comprise 1-2 storey detached dwellings and a small number of 3-4 storey residential flat buildings (RFBs). These larger lots are a result of the Centennial Parklands sales in 1904-1905 and the influence of the Garden Suburb Movement. Lots are typically aligned east-west.

The area is characterised by a variety of architectural styles reflective of the periods of development, including the predominant Federation period (1890-1915), with early-late Victorian terraces, Federation terraces and semi-detached dwellings as well as larger Federation and later Inter-War bungalows evident in the area. Exemplar dwellings include the late 19th century stone terraces at 1-2 Fitzgerald Street, workers cottages at 93 Birrell Street, Victorian Italianate semi-detached dwellings at 2-8 Fitzgerald Street, Federation terraces at 164-166 Denison Street, Federation bungalows at 41 York Road, 55 and 63 Alt Street and Inter-War bungalows at 1-7 and 2-12 Yenda Avenue. Building design was largely speculative with builder rather than architects designed dwellings, which resulted in streetscapes characterised by consistent groupings of styles and typologies. Distinctive property features that contribute to the

character of the area include tuck-point face brick, terra cotta Marseilles tile, timber fretwork, casement windows, gable fronted bays, rough cast chimneys and low fence lines.

Heritage listing of the area as the Queens Park and Yenda Avenue conservation areas has retained the character of these early streetscapes, however alterations including second-storey additions, as well as later infill development, has increased the vocabulary of the area. Later development of Mid-century, late 20th century and 21st century styles, can be seen along York Road, Queens Park Road, Rawson Avenue, Denison Street and Blenheim Street. These dwelling typologies result in a population density of approximately 64 persons/ha.



Figure 2-10 - Heritage-listed workers cottage, Blenheim Street

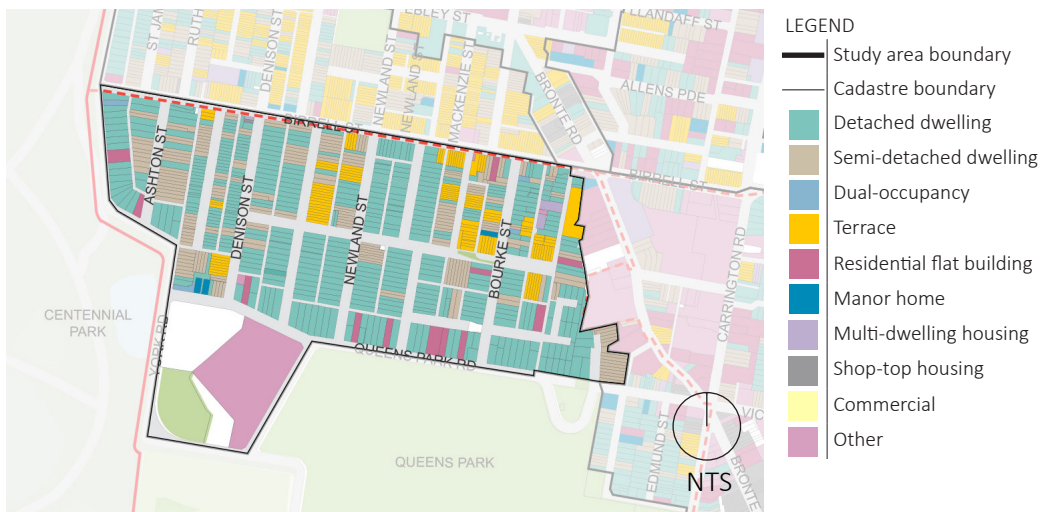


Figure 2-9 - Dwelling typologies area #02

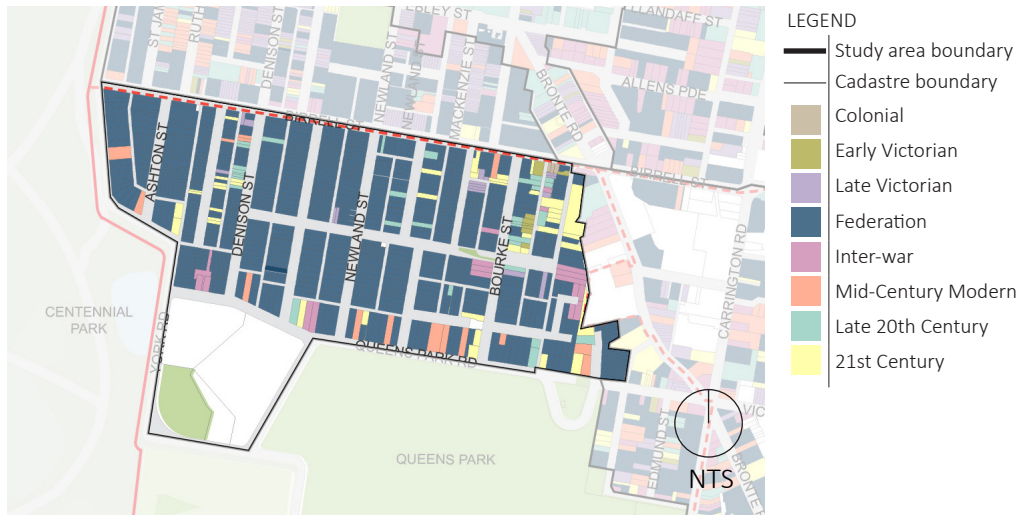


Figure 2-11 - Architectural styles area #02



Figure 2-12 - Heritage area #02

Public and private domain interface

The interface between the public and private domains varies across the area, dependent on street and dwelling typology. 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. The narrow, corridor-like rear lanes are dominated by garage doors, high fences and walls and landscape screening (see Figure 2-3). Shallow setbacks and low cast iron fences are characteristics of terrace dwellings, resulting in high visibility of the dwellings from the public domain. In some cases, higher brick fences reduce visibility. Front landscaping is generally limited. Semi-detached and detached dwellings typically have deeper front setbacks, with low brick or timber picket fences (see Figure 2-2). Visibility of the

dwelling remains high, however screening by front landscaping is common. Nil to narrow side setbacks result in continuous built form which creates a sense of enclosure.

Most dwellings within the area are serviced by off-street parking due to the prevalence of rear lanes, originally conceived for garbage collection, with later additions of hard-stand, carport or garage parking. This results in a consistent streetscape uninterrupted by driveway crossovers (see Figure 2-4). Whilst not common, 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.

Natural environment

The area benefits from access to significant public open space including the adjoining Centennial and Queens parks. The parks are of landscape and archaeological significance. Distinctive natural sandstone outcrops form part of the eastern edge of Queens Park and also appear in Cuthbert and Arnold streets. Former quarry workings are also evident in Arnold, Cuthbert and Stanley streets. North-south view axes provide views south through the area to Queens Park. The upper-eastern area benefits from views west over the parklands to the city.

Vegetation is an important element, giving the area an attractive, cool, green and leafy character. Formal plantings of mature figs are a distinguishing characteristic of the inner streets, for example Newland, Manning and Cuthbert (see Figure 2-13). Many of these streets are heritage-listed Landscape Conservation Areas. The avenues of mature trees create a sense of enclosure. Remnant heath vegetation is in Queens Park and the Moriah College grounds. Vegetation coverage reduces in the private domain due to narrow setbacks and high site coverage. 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; 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, however increasing floor space and car parking, whilst respecting the character of the Queens Park Conservation Area.



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?



Figure 2-13 - Tree canopy, Newland Street



Figure 2-14 - Open space and vegetation area #02