

CHARACTER AREA - 5

"The area is characterised by distinct pockets of development, set in an irregular grid pattern; predominantly low-rise detached and semi-detached dwellings with medium-rise residential flat buildings fronting primary roads; irregularly placed street-trees and driveway cross overs; and views to the coast and surrounding areas".

The study area is generally bound by Bronte Road and Murray Street to the north, St Thomas Street to the east, Boundary and Varna Street to the south and Leichhardt Street to the west.



Figure 5-1 - Local character area #05 map



Figure 5-4 - Detached dwellings, Evans Street



Figure 5-2 - Detached / semi-detached dwellings, Yanko Avenue



Figure 5-5 - Detached dwellings, Barclay Street



Figure 5-3 - RFBs, Macpherson Street

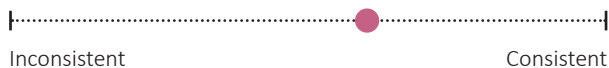


Figure 5-6 - RFB, Lugar Street

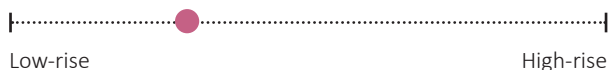
Existing character attributes



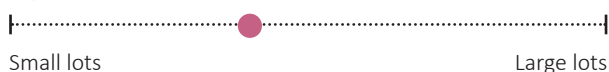
Built form



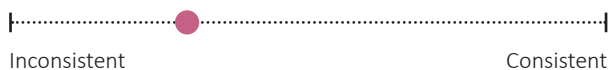
Height of buildings



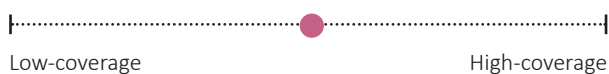
Subdivision pattern



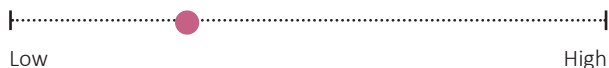
Public and private domain interface



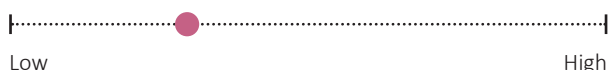
Vegetation coverage



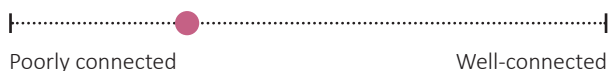
Open space and landscape features



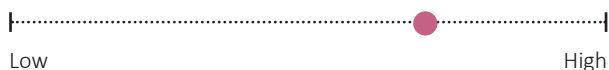
Views



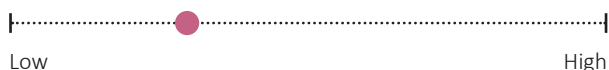
Access and connectivity



Heritage significance



Diversity of uses



Desired future character

Vision

The desired future character of the area is a diverse residential area that is safe and walkable with access to attractive boutique neighbourhood shops.

Objectives

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

- To recognise Macpherson Street as a neighbourhood shopping street, and maintain a low scale built form with regular shopfronts,
- To recognise and maintain the diversity of uses within the Macpherson Street local centres,
- To maintain the historically distinctive pattern of subdivision and associated dwelling typologies,
- To maintain the predominant 2-3 storey height character of the area, noting that buildings on sloping sites should adjust the relative level and height to follow the natural topography and avoid excessive excavation,
- To preserve the diversity of dwelling typologies, architectural periods and heights in the area by retaining buildings from the Late Victorian, Federation and Inter-war periods,
- To promote sympathetic additions and new development that respects the historic patterns, architectural styles, heights, materials and details of existing dwellings,
- To ensure the roofscape maintains the streetscape character of the area. Flat roof forms are permitted to minimise bulk and where the visual impact to the street and adjoining dwelling is minimised,
- To ensure secondary dwellings and ancillary development enhance rear laneways and maintain a high standard of residential amenity for surrounding dwellings,
- To maintain the large street tree canopy over Chesterfield Parade,
- To reduce vehicle conflicts on Chesterfield Parade and Chesterfield Lane, and improve pedestrian safety,
- To retain and increase street tree plantings on all streets to enhance the streetscape character,
- To maintain views and vistas from the public domain.

Existing character description

History

Development of the area evolved from a setting of large Marine Villas, with established grounds in the 1850-1880s, Prominent estates included Lugar Brae, Yanko and Chesterfield. Subdivisions during the land boom of 1875-1890 saw the grounds of the Villas reduced, with most Villas demolished by the 1920s and the land further subdivided for new housing. Introduction of tram services via Charing Cross to Waverley Cemetery in 1890 and Bronte Beach in 1911 saw village centres develop around tram stops along Macpherson Street, and further supported the delivery of housing. The prevailing character of the area can still be traced to the extant subdivision patterns, street names and built form of these periods.

Configuration and connectivity

Following the natural ridgeline, Macpherson Street provides the primary east-west connection through the study area. Bronte Road and Arden Street provide the primary north-south connection to and from, however internal north-south connections are limited. Buses service these routes. Local streets and laneways extend from the through-roads creating distinct pockets of development, set in an irregular grid pattern. No-through streets result in varying inter-block connectivity. North of Macpherson Street an elevated plateau offers easterly views to the coast. The topography slopes to the south of Macpherson Street. View openings and vistas exist from the public and private domains including St Thomas Street, Marroo Street, Busby Parade, Macpherson and Simpson Parks.

The area is characterised by residential development with supporting clusters of retail and commercial uses along Macpherson Street, childcare centres, Clovelly Public School and aged care provider St Vincents Care Services Bronte. The Macpherson Street village centres are characterised by a diversity of uses, independent businesses, community services and retail offerings catering to local and visitor needs.

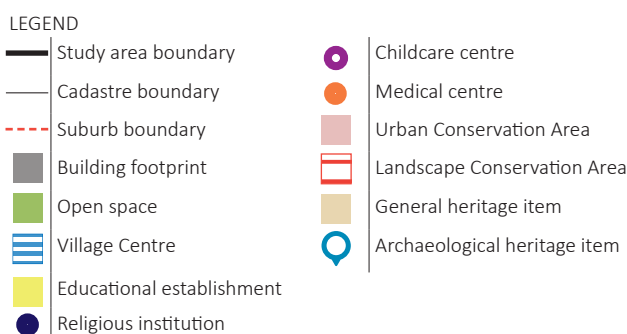
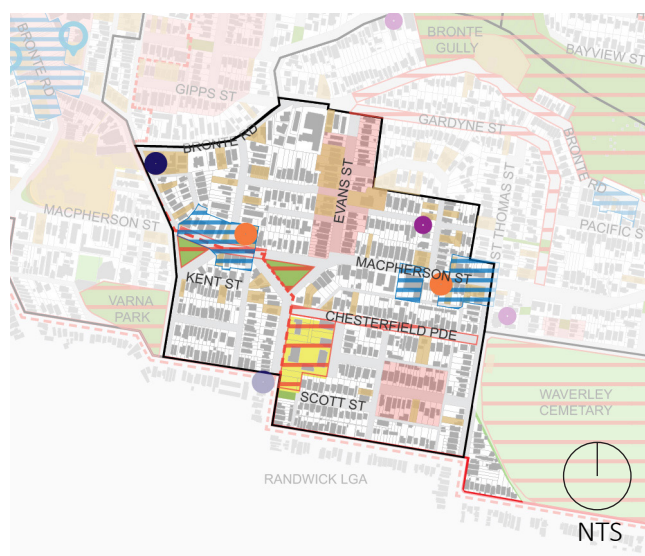


Figure 5-7 - Built form, uses and heritage area #05

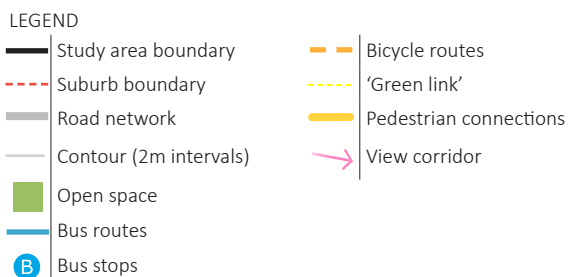
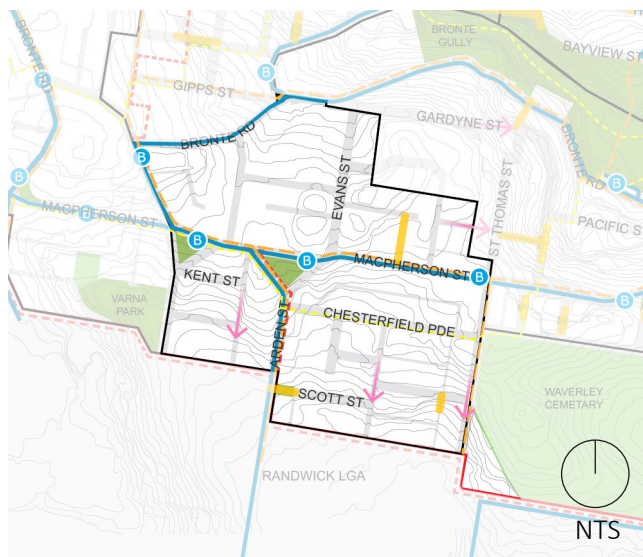


Figure 5-8 - Road network and movement area #05

Built form

The area exhibits a predominantly 1-2 storey character with detached or semi-detached dwellings of Victorian, Federation or Inter-War styles, reflecting the prominent periods of development. The styles are interspersed, resulting in a general lack of consistency across the area, however notable groupings and small consistent streetscapes remain evident. To the north streetscapes of Victorian villas and cottages influenced by the Victorian Italianate and Gothic styles and Federation bungalows are evident on Evans Street, Brae Street and Violet Street, located within the draft Yanko-Lugar Brae Urban Conservation Area. A notable grouping of Victorian Classical-style terraces is located at 6-24 Brae Street. Buildings are typically of face brick, stone and rendered masonry with decorative plaster, timber and iron filigree detailing. Inter-War bungalows are prominent throughout the area with notable clusters fronting Lugar Brae Avenue, Barclay Street, Macpherson Street, Inverness Street, Scott Street and Boundary Street. Bungalows of this period are characterised by low gabled roofs, thick masonry verandah posts and timber decorated gable trim. Alterations to early dwellings including second-storey and car-parking additions, are common. Mid-late 20th century and 21st century 3-4 storey residential flat buildings (RFBs), on large lots, replaced earlier construction and are predominantly located fronting Bronte Road, Lugar Street and Macpherson Street. Buildings of four or more storeys are outliers and are inconsistent with the prevailing height character of the area, for example the Oceanview tower on Macpherson Street. These dwelling typologies account for a low-medium density, with approx. 70 persons/ha.



Figure 5-9 - RFBs, Brae Street

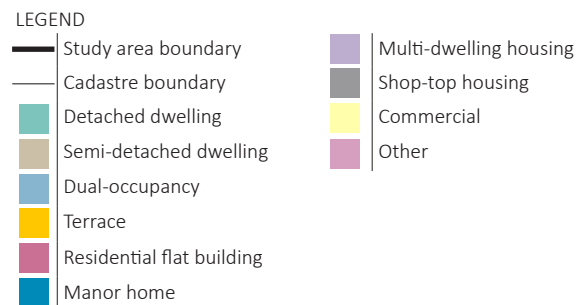
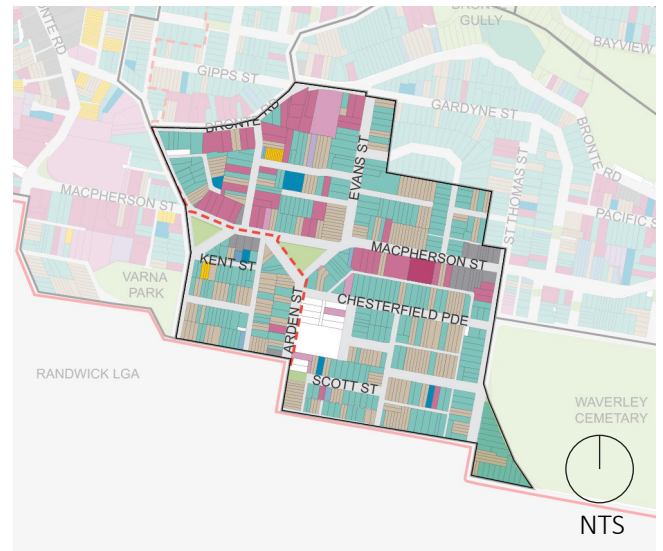


Figure 5-10 - Dwelling typologies area #05

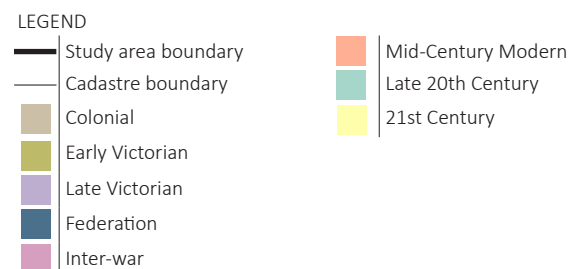
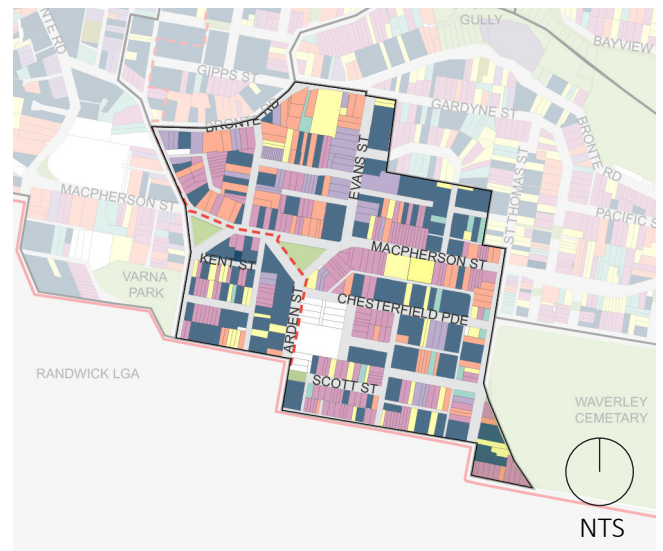


Figure 5-11 - Architectural styles area #05

Existing character description cont.

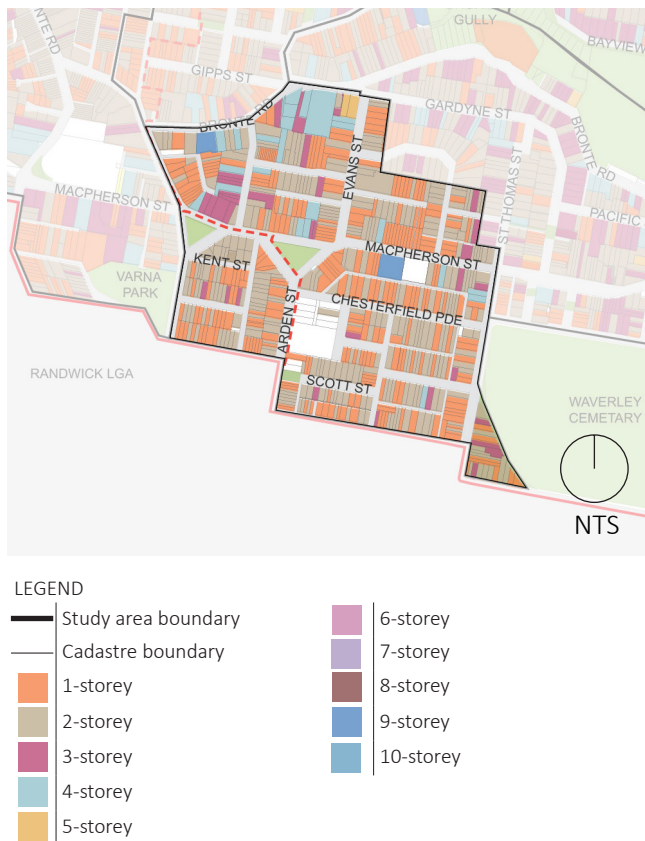


Figure 5-12 - Building height in storeys area #05

Public and private interface

The public and private interface differs considerably throughout the area as a result of varying street widths and depths of front setbacks, for example Lugal Brae Avenue compared to Evans Street. Lots typically have a narrow front setback resulting in proximity of the dwelling to the public domain. Varying fence height and materiality, for example low iron or high brick and front landscaping, creates a varying streetscape character and alters the visibility of the dwelling façade, for example Brae Street. Sloping topography south of Macpherson Street typically results in a high and low side of street. Dwellings on the high side are typically raised overlooking the public domain, with integrated garages at street level, for example Scott Street. Dwellings on the low side are partially obscured, for example Kent Street. Mid-late 20th century RFBs are raised above street level incorporating ground-floor carparking, for example Evans Street (see Figure 5-16). Upper balconies overlook the public domain. The topography and built form bring a sense of enclosure to the streets. At the time of construction, many dwellings would not have comprised on-site parking, a result of the dwelling typology, style and the close proximity to tram stops. Later additions of off-street parking in the form of rear laneway garages and hard-stand carport or enclosed garage within the front setback now result in the majority of dwellings in the study area having off-street parking.



Figure 5-13 - Semi-detached dwellings, Brae Street



Figure 5-15 - Carlton Street, looking south



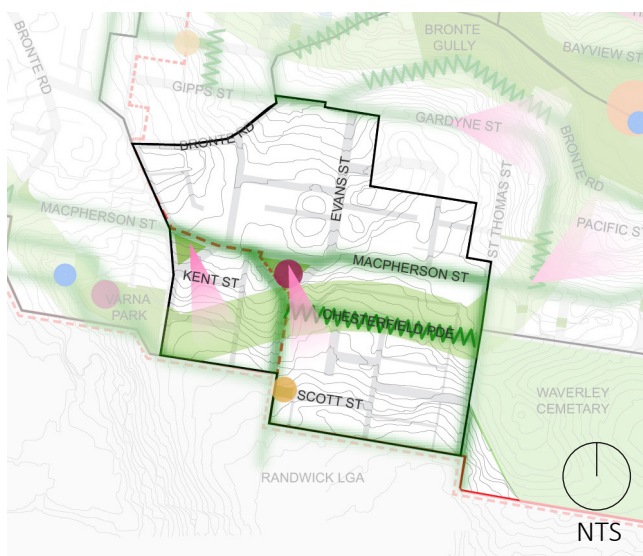
Figure 5-14 - Detached dwelling, Evans Street



Figure 5-16 - RFB, Evans Street

Natural environment

The study area comprises limited open space, the triangular Simpson and Macpherson Parks (both heritage-listed Landscape Conservation Areas) and Scott Street Reserve, however benefits from surrounding local and regional open space including Queens Park to the west and Bronte Park and Beach to the north-east. 'Green Links' aid with connectivity. Vegetation coverage is typically low-medium across the study area, contributing to a medium heat vulnerability. Cover is particularly low along Macpherson Street, however, improves in surrounding streets dependent on the varying capacity of the street verge to accommodate planting, for example Busby Parade compared to Brae Street. Chesterfield Parade (see Figure 5-18), a Landscape Conservation Area, is distinguished by a colonnade of fig trees and supports a biodiversity habitat corridor. Private open space and landscaping varies depending of lot size, dwelling positioning, inclusion of rear parking, pool etc.



LEGEND

- Study area boundary
- Suburb boundary
- Contour (2m intervals)
- Open space
- ~ Significant street-tree canopy
- Remnant vegetation
- Green Grid (TfNSW + GANSW)
- Biodiversity habitat corridor
- Recreation facility
- District playspace
- Neighbourhood playspace
- Pocket playspace
- ▲ Key view

Figure 5-17 - Open space and vegetation area #05



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?

Recent development

Recent development includes alterations and additions to existing detached and semi-detached dwellings, such as second-storey additions, double garages; demolition of existing dwellings and construction of new 2-3 storey detached or semi-detached dwellings (including dual occupancy), with integrated garages; limited secondary dwellings including studios above rear garage; limited construction of new RFBs, particularly along Macpherson Street. This indicates a demand for additional floor space and car-parking within the area. It is also observed that Bronte has the fourth highest proportion of dwellings by suburb listed on Airbnb within Australia, indicating a trend of use of private dwellings for short-term rental accommodation.



Figure 5-18 - Tree canopy, Chesterfield Parade