

CHARACTER AREA – 10

“The area is defined by highly irregular blocks comprising a patchwork of densely set, low-medium rise dwellings of various typologies and styles; streetscapes of varying materiality, limited landscaping and garages; coastline and ocean views; headland parks and gully that contribute to an important corridor of coastal open space”.

The study area is generally bound by Bondi Road and Hunter Park to the north, the Pacific Ocean to the east, Tamarama Gully and Park to the south and Denham Street to Tamarama Street to the west.



Figure 10-1 - Local character area #10 map



Figure 10-4 - Character area viewed from Birrell Street



Figure 10-2 - Dwellings fronting Pacific Avenue



Figure 10-5 - Marks Park, looking east



Figure 10-3 - Semi-detached dwellings, Dellview Street

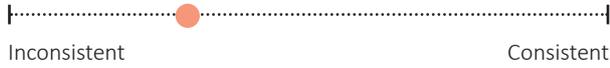


Figure 10-6 - Semi-detached dwellings, Rowland Street

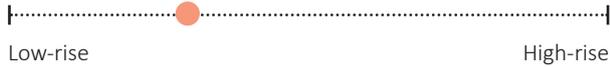
Existing character attributes



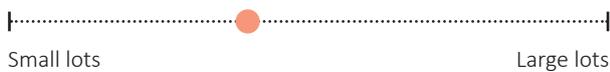
Built form



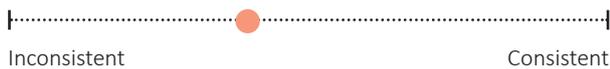
Height of buildings



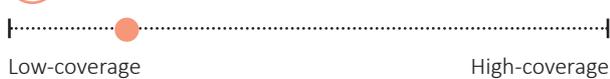
Subdivision pattern



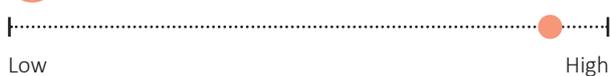
Public and private domain interface



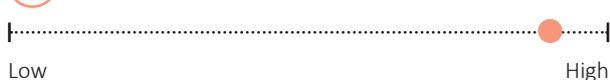
Vegetation coverage



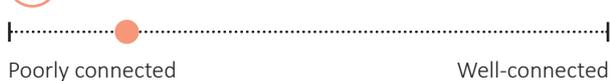
Open space and landscape features



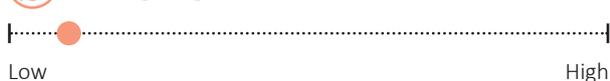
Views



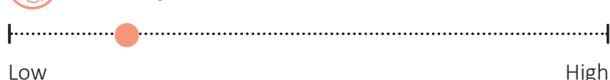
Access and connectivity



Heritage significance



Diversity of uses



Desired future character

Vision

The desired future character of the area celebrates the iconic coastline, with a diverse range of residential development integrated with the natural sloping topography, buffered by vegetation that enhances the natural setting.

Objectives

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

- To encourage a diversity of dwelling styles and typologies, including semi-detached dwellings and low-rise RFBs (where compatible with adjacent built form),
- To ensure high-quality design of new contemporary detached and semi-detached dwellings, with well-articulated form and materiality. Flat roofs are supported for view sharing,
- To ensure alterations and additions read as a cohesive part of the existing dwelling and extension of historic form and materiality, particularly for existing semi-detached dwellings,
- To maintain the predominant 2-4 storey height character of the area, noting that buildings on sloping sites should adjust the relative level and height to follow the natural topography,
- To ensure that carparking structures do not dominate or adversely impact upon the streetscape. Integrate carparking within new dwellings,
- To promote the reduction of hard surfaces and an increase of public and private landscaping,
- To maintain views and vistas from the public domain,
- To minimise the impact on existing views and vistas from the private domain and maintain residential amenity in terms of overlooking and noise.

Existing character description

History

Development of the area has evolved from an early land holding of 10 acres, covering Tamarama bay, purchased by John Roby Hatfield in 1839. In addition to early housing, the land was used for grazing, dairy herding, market gardens and entertainment / leisure venues until the early 1900s. The Tamarama Aquarium was opened in 1887 and was a destination for dancing, bowling, skating and a shooting gallery. It closed in 1889. Wonderland City, an antipodean Coney Island later opened on the abandoned aquarium site in 1906. It closed in 1911. Popularity of the area for housing grew, driven by access to public transport, with the Sydney tram service reaching the Aquarium in 1887 and Bondi Beach in 1894, as well as the rising popularity of seaside daytrips and bathing. Tamarama Surf Life Saving Club (SLSC) was opened in 1906. Today, the area comprises predominantly residential uses, with supporting retail and commercial uses along Bondi Road and within the Fletcher Street village centre.



Figure 10-7 - Built form and uses area #10

Configuration and connectivity

Progressive subdivision and development of the area, combined with topographical constraints, tramline alignment, environmental damage from the former Aquarium and Wonderland City and neglect of Tamarama Gully, has resulted in a highly irregular block and street configuration. Lots are predominantly aligned east-west or north-south. The street hierarchy is unclear and hard to define, made up of multiple connected street segments, which impede clear navigation and circulation. The pattern of curved streets reflects the tramline alignment along Fletcher Street, responding to the tram's inability to take tight corners, as well as the poor road formation through the gully and coastline. The primary east-west connection through the area is Fletcher Street, with other east-west streets limited to no-through roads and laneways. Multiple north-south streets link Bondi Road and Pacific Avenue, which provide the primary access to and from the area. Multiple bus routes service the area providing connections to surrounding suburbs, Bondi Junction and Sydney CBD. Pedestrian connectivity is maintained along the street network, coastline and through-block links, for example Silva Street to Pacific Avenue.

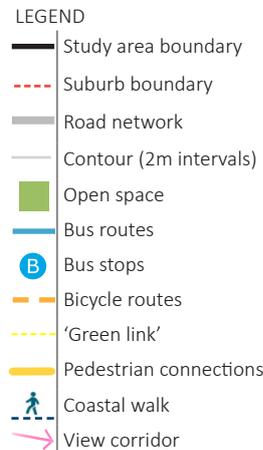


Figure 10-8 - Road network and movement area #10

Built form

The area is characterised by patchwork of dwelling typologies and styles, from detached and semi-detached Federation and Inter-War style bungalows, Inter-War and Mid-century Modern style RFBs, to late 20th century and 21st style detached, semi-detached dwellings and residential flat buildings (RFBs). This variety is reflective of the area’s progressive development. Notable clusters of Federation and Inter-War style bungalows are located on Dudley Street, Sandridge Street and Rowland Avenue. Bungalows of these styles are characterised by brick construction, low gabled terracotta tiled roofs, with thick masonry or timber verandah posts and decorated timber gable trim. Notable examples of Inter-War style RFBs are located on Fletcher Street and Wonderland Avenue. Modifications to early dwellings are common including second-storey, garage and balcony additions. Mid-century RFBs are interspersed throughout the area. RFBs of this style are typically red or blonde brick, raised above ground-level parking. Contemporary detached, semi-detached and RFB development is interspersed throughout the area, but is particularly evident on sites with views to the coast or gully, for example Kenneth Street. Modern dwellings are typically flat-roofed cascading buildings with wider modulation, wide integrated garages, large balconies and areas of transparent glass for doors, windows and balcony balustrades. These dwellings seek to maximise floor space, height and capture available views. The population density of the area is approximately 81 persons/ha. The dominant tenure type is private rental.



Figure 10-9 - RFB, Dellview Street



Figure 10-10 - Architectural styles area #10



Figure 10-11 - Dwelling typologies area #10

Existing character description cont.

Dwellings are predominantly 2-4 storeys in height. Sloping topography has resulted in the modulation of built form, with the dwelling base (retaining wall, fence or garage) at street level and floors stacked above on upper sites or behind and below for lower sites. The height of the building can appear increased due to the raised topography above street level. Dwellings of 5+ storeys are evident within the area, including the 8-storey tower on Illawong Avenue, but are inconsistent with the prevailing height character.



LEGEND

	Study area boundary		6-storey
	Cadastral boundary		7-storey
	1-storey		8-storey
	2-storey		9-storey
	3-storey		10-storey
	4-storey		
	5-storey		

Figure 10-12 - Building height in storeys area #10

Public and private domain interface

The interface between the public and private domains differs due to street configuration, topographical changes, and dwelling typology. Inconsistent street corridor, verge and footpath widths vary the physical and visual transition between the domains, for example Sandridge Street versus Carlisle Street. The varying capacity of the verge to accommodate trees also influences the visual transition, altering the level of visibility between the street and dwelling. Laneways provide rear access and off-street parking, typically with high fence lines and enclosed garages at the boundary. Topographical changes result in a lower and upper side of the street. Dwellings on the upper sites are raised above the public domain, with built retaining walls, high fences and

/ or garage doors of varying materials and finishes, fronting the street. A solid wall presenting to the street is common, for example Kenneth Street. Front landscaping also varies, with deep soil often limited due to garage construction, for example Pacific Avenue. Upper balconies typically overlook the public domain. Dwellings on the lower sites often have their ground level partially or completely obscured from the street as a result of the sloping topography, vegetation, fencing and / or garages at the boundary, for example Carlisle Street (see Figure 10-14). Again, materiality and finishes vary, contributing to the area's inconsistent character. Front setbacks are generally consistent, however are difficult to read due to encroachment by parking structures. Inter-War RFBs also typically comprise narrow setbacks and limited landscaping, with a solid brick façade (facades vary), small window openings and entry presenting to the street (see Figure 10-9). Mid-late 20th century RFBs are raised above street level incorporating ground-floor carparking. Upper balconies overlook the public domain. Viewed from the coastline the area presents as a dense wall of layered built form (see Figure 10-4).



Figure 10-13 - Dwellings fronting Pacific Avenue



Figure 10-14 - Partially obscured dwellings, Carlisle Street

Natural environment

The headland parks and adjoining gully contribute to an important corridor of coastal public open space, having significant aesthetic, landscape and recreational value. Heritage-listed for their significance, the areas comprise European and Indigenous archaeological sites, remnant vegetation and a striking natural landscape that has drawn the attention of many artists. Vegetation coverage is predominantly low across the area, due to sparse street trees and high site coverage. Coverage improves along the coastline, with the area supporting a biodiversity corridor. These factors contribute to a generally low heat vulnerability. The area’s elevated coastal location offers views to the ocean and surrounding areas from Fletcher Street, the headland parks and private domain. The iconic beaches, parks and Bondi-Coogee coastal walk (see Figure 10-16) offer passive and active recreation opportunities and support public gathering and events.



Figure 10-16 - Coastline and coastal walk, looking north-east



Figure 10-15 - Open space and vegetation area #10

Recent development

Recent development comprises alterations and additions to existing detached and semi-detached dwellings and RFBs, including second-storey additions, attic extensions, garage extensions; construction of new detached and semi-detached dwellings; and limited consolidation of semi-detached and apartment dwellings. This indicates a demand for more floor space. It is also noted that at a suburb level, Tamarama has the highest percentage of dwellings listed on Airbnb in Australia, with one in five dwellings listed, indicating a trend of use of private dwellings for short-term rental accommodation.



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?