

## CHARACTER AREA – 15

“The area is defined by its coastal setting, with the headland parks and beach forming an iconic corridor of open space, a strong local centre along Campbell Parade and Hall Street, cohesive streetscapes of predominantly low-medium rise dwellings of the Federation and Inter-War styles, varying vegetation coverage”.

The study area is bound by O’Brien and Roscoe streets to the north, Campbell Parade and Notts Avenue to the east, Edward Street to the south and Simpson Street and Old South Head Road (OSHR) to the west.



Figure 15-1 - Local character area #15 map

Figure 15-4 - RFB, Edward Street



Figure 15-2 - RFBs, Francis Street



Figure 15-5 - Semi-detached dwellings, Francis Street



Figure 15-3 - RFBs, Denham Street

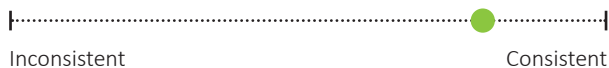


Figure 15-6 - Tree canopy, Ormond Street

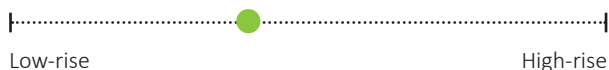
## Existing character attributes



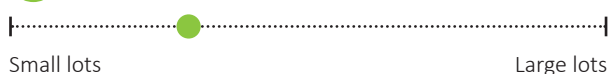
### Built form



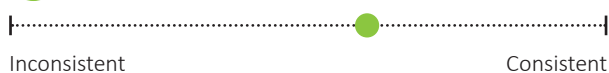
### Height of buildings



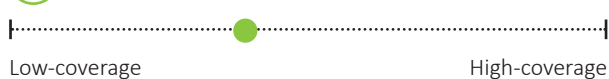
### Subdivision pattern



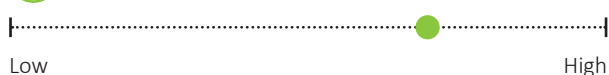
### Public and private domain interface



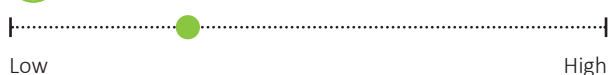
### Vegetation coverage



### Open space and landscape features



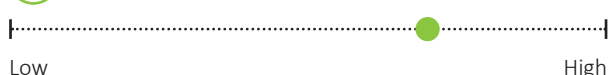
### Views



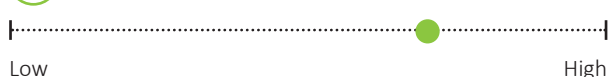
### Access and connectivity



### Heritage significance



### Diversity of uses



## Desired future character

### Vision

The desired future character of the area is defined by the iconic coastline and Bondi Beach Centre. Surrounding the centre is a historic residential area with cohesive and attractive streetscapes.

### Objectives

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

- To recognise and maintain the diversity of uses in the area,
- To effectively manage the retail / commercial and residential interface,
- To reinforce the consistent and unified Federation and Inter-war-style detached and semi-detached dwellings and RFBs, including consistent elevations, pitched roofscapes and front setbacks,
- To promote sympathetic alterations and additions that respect the form, architectural style, height, materials and details of existing buildings,
- To ensure alterations and additions to the rear of dwellings retain the scale and massing of front elevations and to retain the original roof form,
- To ensure additions to the rear of dwellings maintain a high-level of amenity for surrounding properties,
- To ensure new development responds to the historic patterns, original built form, architectural styles, materials and details of the area,
- 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 maintain and enhance the significant street tree canopy,
- To ensure that carparking structures do not dominate or adversely impact upon the streetscape,
- To discourage new driveway crossovers,
- To reduce pedestrian, cyclist and vehicle conflicts.



## History

The area has a rich pre-and post-European settlement history. The Waverley area was occupied by the Bidjigal and Gadigal people, with Bondi Beach the location of an open campsite(s), midden(s) and burial place. Development of the area has evolved from the first land grant in the Waverley municipality, being 200 acres between OSHR and Bondi Beach granted to William Roberts in 1810. The land was used for grazing, quarries, brickworks etc. In 1851 the land was sold, undeveloped, to E.S (Monitor) Hall in trust for his daughter, Georgiana, who was married to Francis O'Brien. O'Brien attempted to subdivide part of the property in 1852 but was unsuccessful. In 1854-1856 negotiations saw a 21-acre reserve established at the southern end of the Beach. A further 25 acres was resumed in 1882 for public use.

The Bondi Beach commercial area evolved from a setting of small tea houses catering to day excursions to a flourishing tourist destination by the early 1990s, driven by the construction of the Bondi Baths (1886), rising popularity of sea bathing and the extension of the Sydney tram service to Bondi Beach by 1894. Progressive sale of the O'Brien estate provided sites for rapid Federation-era speculative subdivision on the southern ridge and slope of the basin. The O'Brien family remained in residence at "The Homestead" near Lucius Street until 1911, when it was sold and subdivided for housing during the Inter-War period. By 1939 Campbell Parade was a completed setting of hotels and shopfronts. Today, the area comprises predominantly residential uses supported by a strong retail and commercial centre, tourist and visitor accommodation and iconic coastal open space.

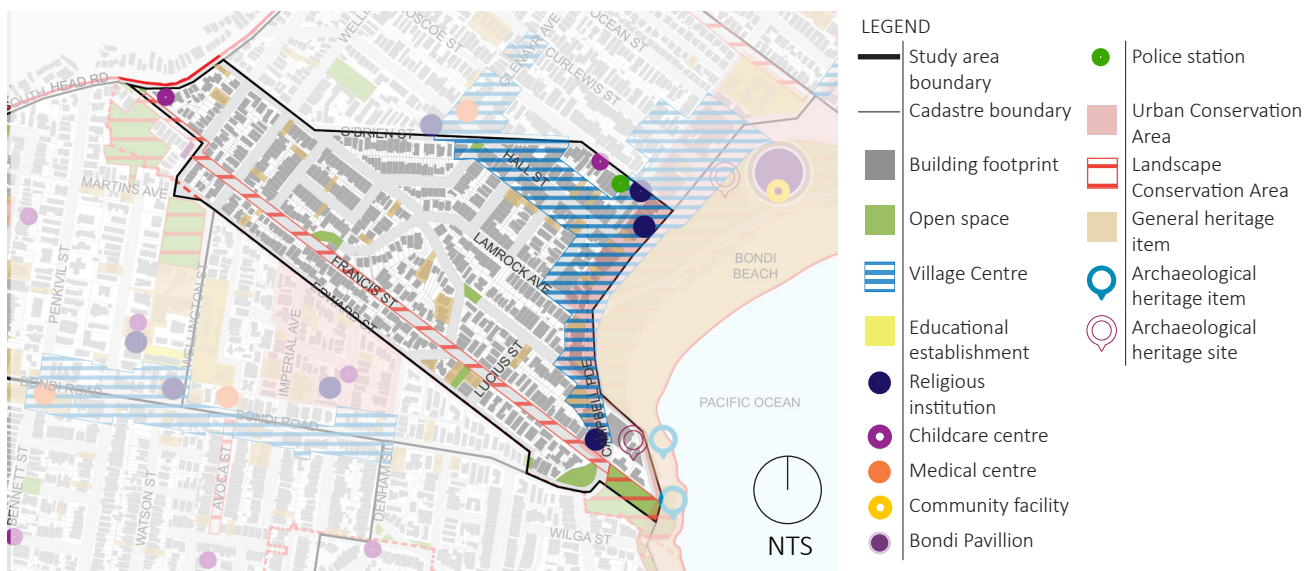


Figure 15-7 - Built form, uses and heritage area #15

## Configuration and connectivity

The prevailing block and street pattern of the area reflects the 1852 subdivision plan instigated by O'Brien and early streets that appeared from 1878. Long north-west / south-east streets, with short cross streets, follow the steeply sloping topography from Edward Street into the basin and out to the coastline. The street alignment alters around Francis Street, Forest Knoll Avenue and Sir Thomas Mitchell Road, due to a localised gully. Topographical limitations result in no-through streets, which combined with multiple 1-way-only streets reduce access and circulation within the area. Pedestrian connectivity is

maintained along the coastal walk, 'Green links' and through-block connections, for example Edward Street to Frances Street, Cox Avenue to O'Brien Street and Ormond Street to Sir Thomas Mitchell Road. Lamrock Avenue includes a dedicated on-street bicycle lane. Campbell Parade, Bondi Road and OSHR provide the primary access to and from the area. Multiple bus services along Campbell Parade, O'Brien Street and OSHR connect the area to the northern and southern suburbs of the LGA, Bondi Junction and Sydney CBD.

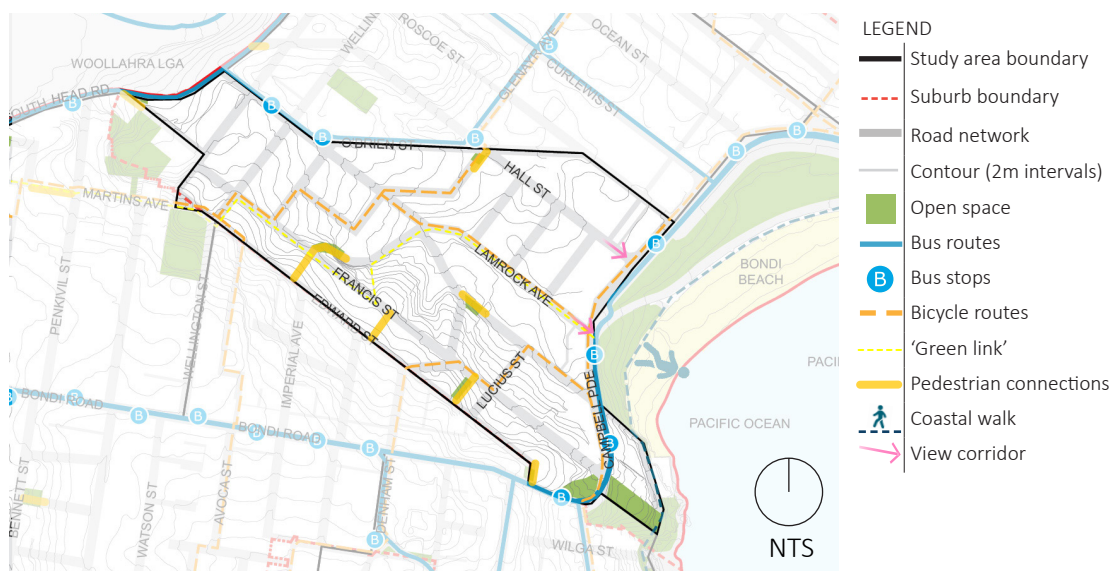


Figure 15-8 - Road network and movement area #15

## Built form

The area is characterised by streetscapes of predominantly 1-2 storey semi-detached and detached dwellings and 3-5 storey residential flat buildings (RFBs), of the Federation and Inter-War styles. The Federation period (1890-1919) saw housing construction begin on the south-west slopes of the basin, fuelled by the partial sale of the O'Brien Estate in 1910. Generous freestanding dwellings on the upper slopes, for example Edward and Francis streets, and more close-set semi-detached dwellings to the lower slopes, for example Barracluff, Rickard (see Figure 15-9) and Lamrock avenues, reflect the relative amenity of the subdivisions. These streetscapes comprise cohesive styles and materials, namely brick construction, low gabled terracotta tiled roofs, with thick masonry or timber verandah posts and decorated timber gable trim. The subsequent Inter-War period (1919-1939) saw the emergence of the RFB, employed within new subdivisions of the O'Brien Estate around Lucius Street and on opportunity sites on the southern slopes, for example Edward Street and Sir Thomas Mitchell Road. Campbell Parade and Hall Street reflect an Inter-War commercial streetscape. Inter-War RFBs are typically characterised by a solid rendered or unrendered brick façade (facades vary in style), terracotta tiled roof, small window openings and entry presenting to the street. Alterations including second-storey and street-front carparking additions, as well as later infill development, has impacted the integrity of the early streetscapes. Later insertions of Mid-century Modern, 20th century and 21st century dwellings are evident throughout the area, for example Notts Avenue, OSHR and within the Bondi Beach local centre. The population density is approximately 107 persons/ha.



Figure 15-9 - Semi-detached dwellings, Rickard Avenue



Figure 15-10 - Inter-War RFB, Francis Street



Figure 15-11 - RFB, Rickard Avenue



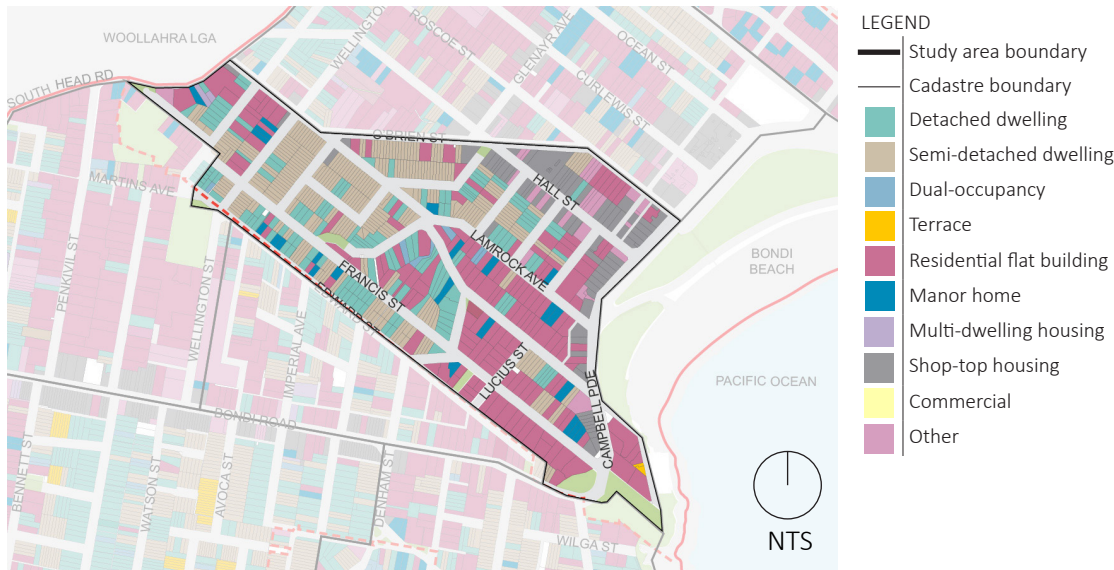


Figure 15-12 - Dwelling typologies area #15

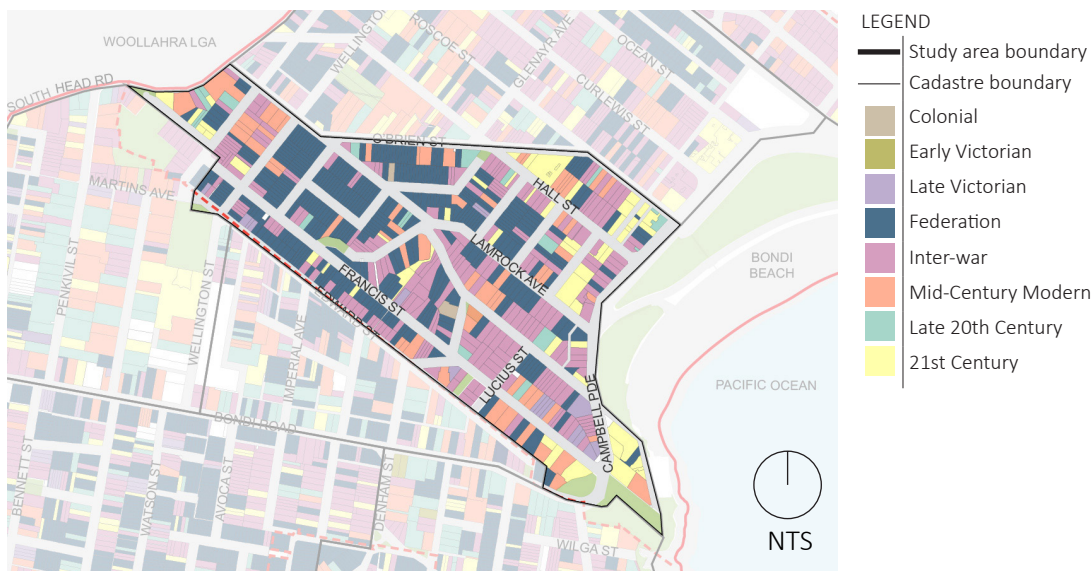


Figure 15-13 - Architectural styles area #15

### Public and private domain interface

The interface between the public and private domain varies across the area in response to dwelling typology and topography changes. Detached and semi-detached dwellings typically have consistent front setbacks of shallow depth. Fence lines vary from low solid or picket fence to higher solid fence, for example Rickard Street (see Figure 15-9). Front landscaping is typically limited. This results in physical and visual proximity between the public and private domains. Front setbacks for RFBs vary; at times the dwelling abuts the boundary, for example Lamrock Avenue, or is setback further, providing for additional front landscaping, for example Francis Street (see

Figure 15-2). Buildings remain closely set. Mid-late 20th century RFBs are raised above street level with ground-level parking and upper balconies overlooking the public domain (see Figure 15-11). On-street planting also creates a varied visual transition between the domains. Sloping topography creates an upper and lower side of some streets. Dwellings on upper sites are raised above the public domain, with built retaining walls, high fences and / or garage doors of varying materials and finishes at street-level, for example Francis Street (east) and Notts Avenue. Dwellings on lower sites are often partially or completely obscured from the street, for example Edward Street (west). The later addition of street

level hard-stand parking, carports and garages where the topography or front setbacks allow can further obscure the dwelling. However, due to these factors many dwellings are not serviced by off-street parking. Topographical changes and clustering of dwellings in irregular blocks, for example Ormond Street to Forest Knoll Avenue, can result in overlooking. Along Campbell Parade and Hall Street, fine-grain shopfronts and dwellings abut the public domain, creating a highly visible, active frontage.

### Natural environment

The area is characterised by its coastal setting and long history of seaside leisure and recreation. The heritage-listed, Bondi Beach, Biddigal Reserve and Hunter Park contribute to an iconic corridor of public open space of significant aesthetic, landscape and recreational value. The areas comprise Aboriginal archaeological sites and European built form including the current Bondi Baths (1931) and Bondi Park design (1923). Vegetation coverage is predominantly low-medium across the area. Coverage reduces to very low over the beach, Notts Avenue and through the local centre, however, improves to medium-high in the gully around Forest Knoll Avenue and surrounding streets including Ormond Street (see Figure 15-6) and Consett, Jacques and Cox Avenues. On-street avenue planting contributes to a sense of enclosure. The corridor supports and biodiversity corridor. The beach, parks and Bondi-Coogee coastal walk offer passive and active recreation opportunities and support public gathering and events.



### 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 comprises alterations and additions to existing detached and semi-detached dwellings, including second-storey additions; alterations and additions to older RFBs, including additional apartments, balcony additions or materiality changes; construction of new 2-3 storey detached and semi-detached dwellings (including dual occupancy) and RFBs, particularly along OSHR and within the local centres. It is also noted that Bondi has the second highest proportion of dwellings by suburb listed on Airbnb within Australia, indicating a trend of use of private dwellings for short-term rental accommodation.

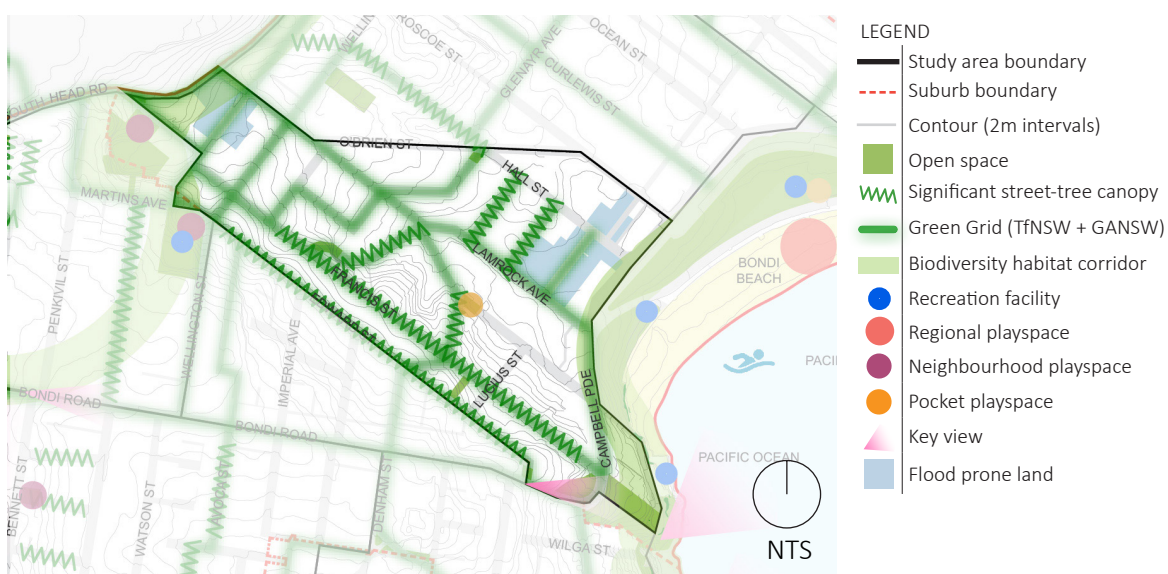


Figure 15-14 - Open space and vegetation area #15