

CHARACTER AREA – 16

“The area is characterised by its basin topography; streetscapes of predominantly low-medium rise dwellings of Federation and Inter-War styles; strong local centres which create a highly active public domain; limited vegetation coverage; its coastal setting, with the beach forming an iconic corridor of open space”.

The study area is bound by Blair Street and Warners Avenue to the north, Campbell Parade to the east, Roscoe and O’Brien streets to the south and Old South Head Road to the west.



Figure 16-1 - Local character area #16 map



Figure 16-4 - RFBs, Beach Road (Source: Google Images)



Figure 16-2 - Curlewis Street centre



Figure 16-5 - RFBs, O'Brien Street (Source: Google Images)



Figure 16-3 - Semi-detached dwellings and RFB, Beach Road (Source: Google Images)

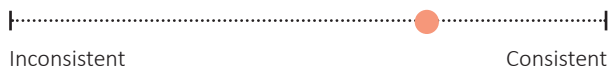


Figure 16-6 - Semi-detached dwellings, Roscoe Street (Source: Google Images)

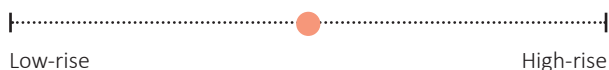
Existing character attributes



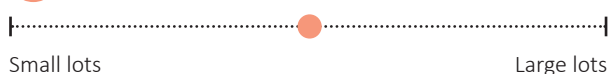
Built form



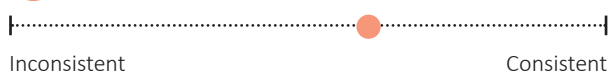
Height of buildings



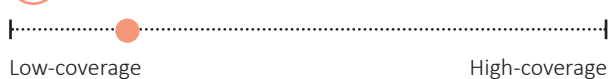
Subdivision pattern



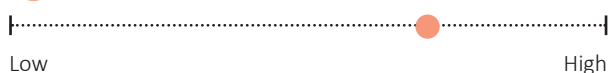
Public and private domain interface



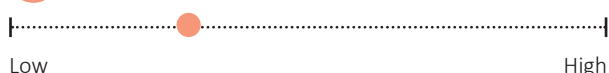
Vegetation coverage



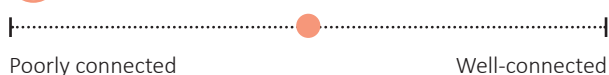
Open space and landscape features



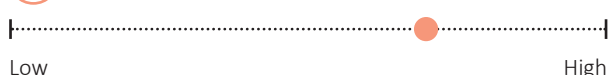
Views



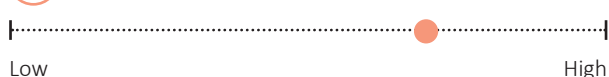
Access and connectivity



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 promote the retention of urban services in the area and manage the interface between urban services and residential development,
- To effectively manage the retail / commercial and residential interface,
- To maintain the predominant 2-4 storey height character of the area,
- To preserve the diversity of dwelling typologies, architectural periods and heights in the area by retaining buildings from the Federation and Inter-war periods,
- To ensure alterations and additions read as a cohesive part of the existing dwelling and extension of historic form and materiality, particularly semi-detached dwellings,
- To ensure high-quality design of contemporary development with well-articulated forms, rooflines and materiality,
- To encourage high-quality, contemporary, low rise development at the western edges of the area, fronting OSHR. Consider site amalgamation where appropriate,
- 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 the reduction of hard surfaces and an increase of landscaping in the front, rear and side of properties,
- To retain and increase street tree plantings on all streets to enhance the streetscape character,
- To ensure that carparking structures do not dominate or adversely impact upon the streetscape. Discourage carparking structures in front setback unless the predominant,
- To reduce new vehicle crossings on key roads.

Existing character description

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. The area initially noted as ‘barren lands’ (1791 survey), characterised by mobile sand dunes interspersed with hinterland lagoons surrounded by windswept vegetation on higher ground, remained largely undeveloped until the 20th century. Development of the area evolved from the first land grant in the Waverley municipality, being 200 acres between OSHR and Bondi Beach, granted to William Roberts in 1810. 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. Reclamation of beach front land and progressive sale of the O’Brien Estate saw the southern end of the basin grow by the early 1900s. However, the sand formations in the middle and north side of the basin restricted development of the area. Remediation and removal of sand occurred, with the allocation of State funding, between 1900 and 1920, providing land for the Inter-War housing boom. Development was supported by the extension of the Bondi tramline to North Bondi in 1911 and the Bellevue Hill to Bondi Beach line in 1914. The Bondi Beach Public School opened in 1926. 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, educational establishments and adjacent coastal open space.



Figure 16-8 - Semi-detached dwellings, Curlew Street (Source: Google Images)



Figure 16-9 - RFBs, Beach Road (Source: Google Images)



Figure 16-10 - RFB, Curlew Street (Source: Google Images)

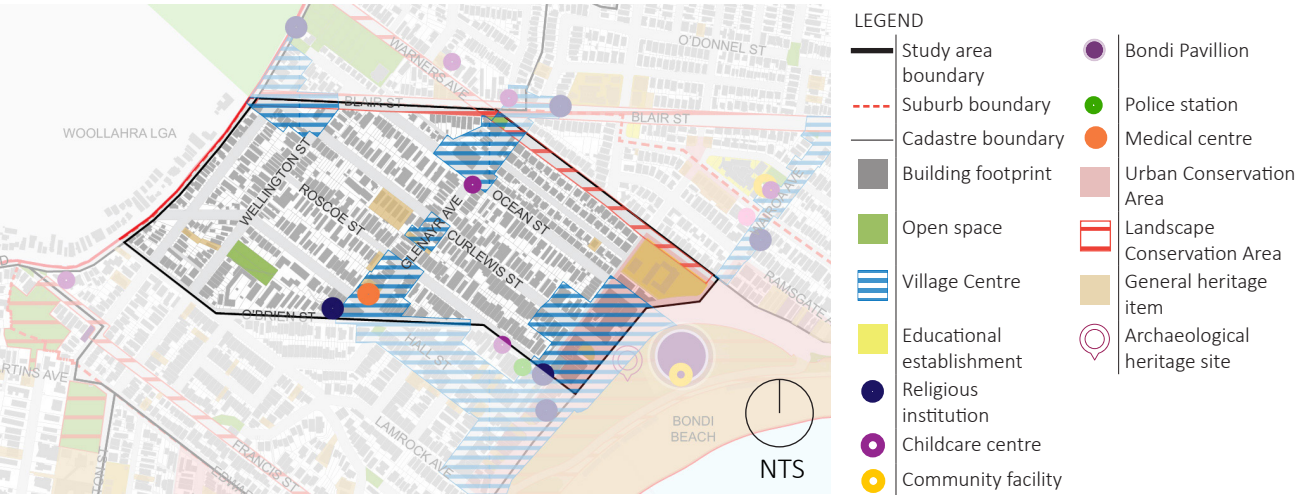


Figure 16-7 - Built form and uses area #16

Configuration, connectivity and built form

The prevailing block and street pattern of the area reflects the 1852 subdivision plan instigated by O'Brien. Street planning, including the wide avenue of Blair Street and the cross route of Warners Avenue, reflect the Garden Suburb philosophy. Long north-west / south-east streets, and limited north-east / south-west cross streets, are arranged in an irregular grid pattern across the area's relatively flat topography. Multiple 1-way-only streets reduce internal vehicle access and circulation. Campbell Parade, OSHR, O'Brien and Curlewist streets provide the primary access to and from the area. Pedestrian connectivity remains high, assisted by the defined street network, flat topography and continuous coastal open space. Dedicated on-street bicycle lanes are located on Glenayr Avenue, Curlewist Street and Blair Street. Multiple buses service the area providing connections to the northern and southern suburbs of the LGA, Bondi Junction and Sydney CBD.

The area is characterised by cohesive groups of 1-2 storey detached and semi-detached dwellings and 3-4 storey residential flat buildings (RFBs), of predominantly Federation and Inter-War styles, interspersed with later interventions of Mid-century Modern, late 20th century and 21st century style dwellings. The local centres along Glenayr Avenue, Curlewist Street and Campbell Parade are characterised by shop-top housing of various styles. Rapid development of the area during the late-Federation and Inter-War periods, following the sand dune remediation, resulted in consistency of streetscapes of housing with a predominant aesthetic of face-brick exteriors with terra cotta tile roofs. Inter-War style RFBs make an important contribution to the distinctive character of the LGA. Clusters of Federation and Inter-War styles are evident along Curlewist Street, Wellington Street, Beach Road, Glasgow Avenue and Warner Avenue. Alterations including second-storey and street-front carparking additions, as well as later infill development of up to 8-storeys.

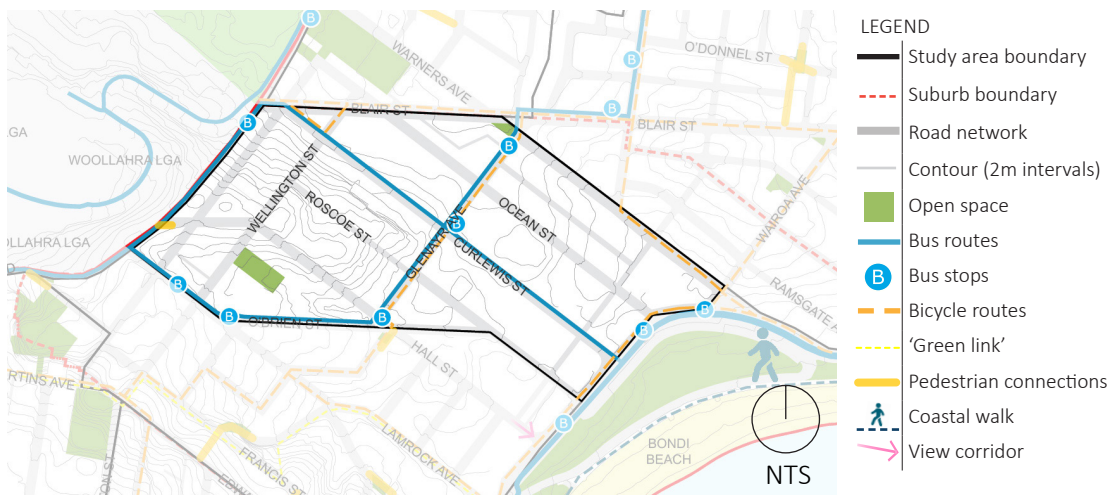


Figure 16-11 - Road network and movement area #16

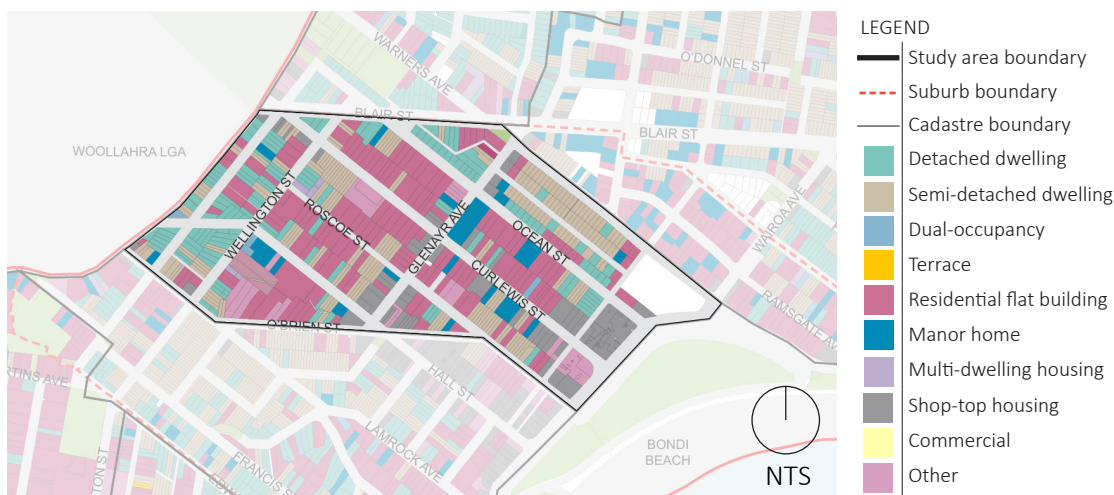


Figure 16-12 - Dwelling typologies area #16

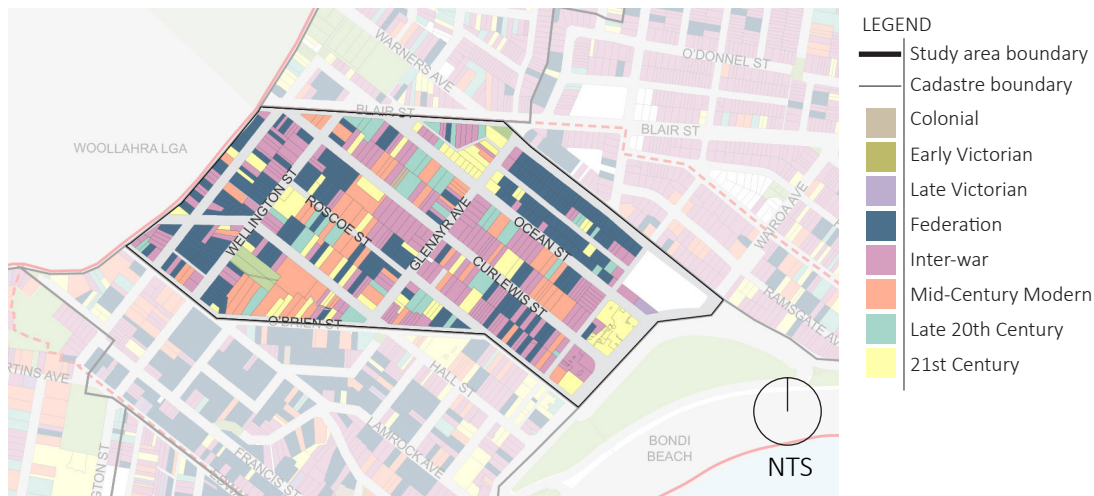


Figure 16-13 - Architectural styles area #16

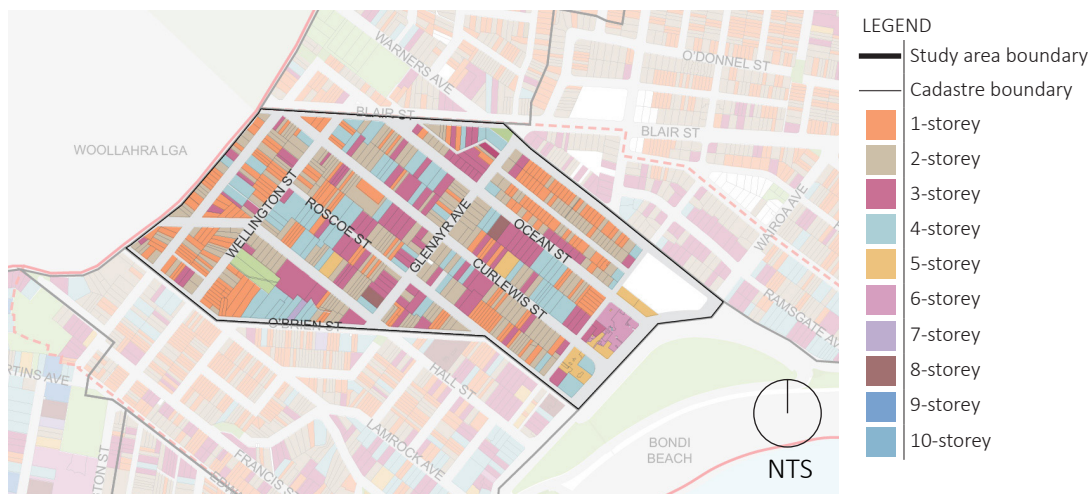


Figure 16-14 - Building height in storeys area #16

Later insertions of Mid-century Modern to 21st century dwellings are evident along O'Brien, Curlewis (see Figure 16-10), Roscoe and Glenayr (north) streets. The population density is approximately 129 persons/ha. The dominant tenure is private rental.

Public and private domain interface

The interface between the public and private domains varies significantly across the area, as a result of differing dwelling typologies, front setback depths, front landscaping, fence treatment and parking structures. Federation and Inter-War style dwellings typically have consistent front setbacks of shallow depth. This results in physical and visual proximity between the public and private domains. The visibility of the dwelling varies due to fence treatment and front landscaping, for example Warners Avenue, Curlewis Street and Simpson Street. The addition of street-level hard-stand parking, carports and garages within the front setback of detached and

semi-detached dwellings can further obscure the dwelling. Excavation to accommodate parking has also occurred in early semi-detached dwellings fronting Curlewis Street (west). Mid-late 20th century RFBs typically comprise greater front setbacks and are raised above street level with ground-level parking and upper balconies overlooking the public domain, for example Roscoe (see Figure 16-15) and O'Brien streets. Inter-War style RFBs can also comprise street-level garages, for example Gould Street, creating a solid inactive wall. Along Glenayr Street, Curlewis Street and Campbell Parade, commercial and retail uses abut the public domain, creating a highly visible, active frontage. Vegetation coverage is predominantly low-medium across the area, as a result of closely set development which limits the opportunity for significant private open space in the front or rear yards as well as the varying capacity of the street verge to accommodate planting. On-street planting also varies the visual transition between the domains.



Figure 16-15 - RFB, Roscoe Street (Source: Google Images)

Natural environment

The area is recognised for its long history of seaside bathing and leisure. In 1903, Bondi Beach was provided with its first daytime bathing facilities and in 1911 the first bathing shed opened. The North Bondi Surf Life Saving Club (SLSC) and the Bondi SLSC club opened in 1906 and 1907. The heritage-listed, Bondi Beach and 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 Bondi Pavilion (1929) and Bondi Park design (1923). 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 history includes 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 towards the use of private dwellings for short-term rental accommodation.

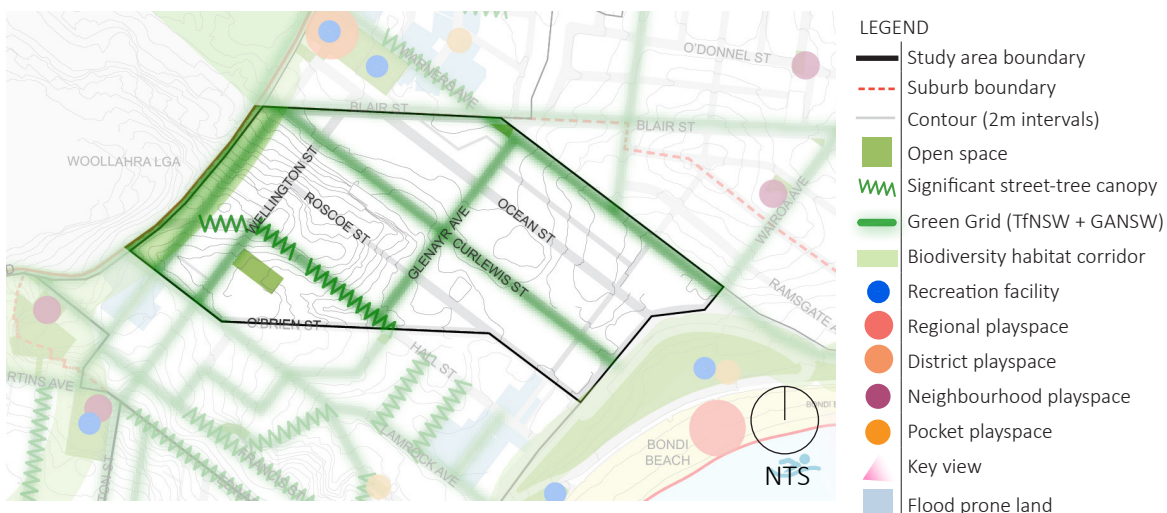


Figure 16-16 - Open space and vegetation area #16