

## CHARACTER AREA - 17

“The area is defined by its prominent headland location with exposed rock platforms and steep sandstone cliffs; panoramic views of the ocean; uniform subdivisions aligned along parallel streets, comprising densely set, largely boxy proportioned low-medium rise detached and residential flat buildings of various styles and colours”.

The study area is generally bound by the Bondi Golf and Diggers Club to the north, the Pacific Ocean to east and south, Bondi Beach to the west, and Campbell Parade to the north-west.



Figure 17-1 - Local character area #17 map



Figure 17-4 - Sam Fiszman Park, looking west



Figure 17-2 - RFBs, Ramsgate Avenue



Figure 17-5 - Ramsgate Avenue streetscape



Figure 17-3 - RFBs, Hastings Parade

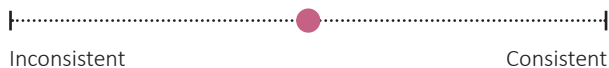


Figure 17-6 - Ramsgate Avenue centre and beach frontage

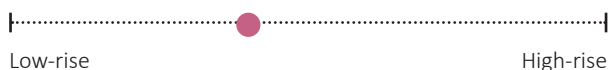
## Existing character attributes



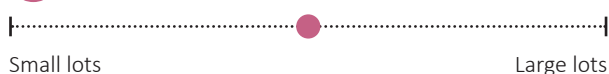
### Built form



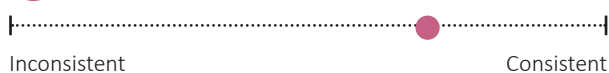
### Height of buildings



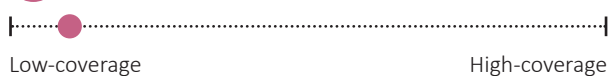
### Subdivision pattern



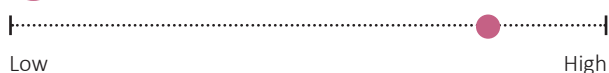
### Public and private domain interface



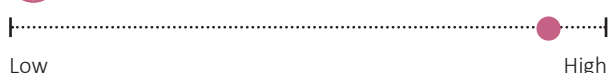
### Vegetation coverage



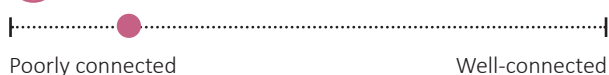
### Open space and landscape features



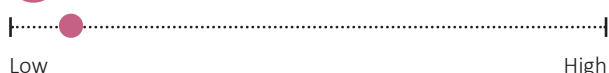
### Views



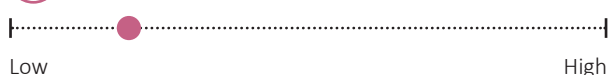
### Access and connectivity



### Heritage significance



### Diversity of uses



## Desired future character

### Vision

The desired future character for the area is defined by its prominent headland location forming a key part of the iconic view of Bondi Beach. Development is characterised by design excellence and vegetation that is appropriate to the natural setting. Key views from the public domain and retained and celebrated.

### Objectives

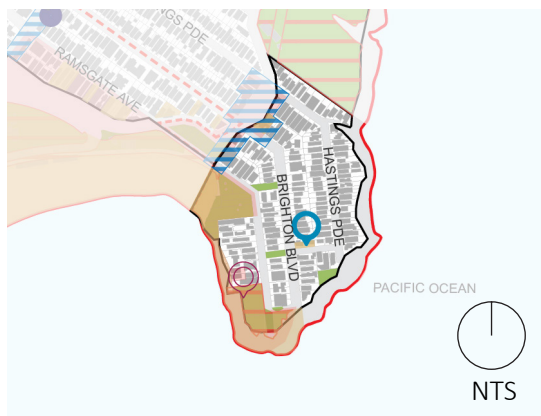
The objectives for development on land identified within the character area are as follows:

- To maintain the headland character of Ben Buckler through the landscaping of front setbacks and street verges,
- To retain and protect the visibility of sandstone cliffs and outcrops by integrating the landscaping of the adjoining public and private areas,
- To retain the current lot sizes as an import feature of this area. Lot amalgamations are discouraged,
- To reinforce the prevailing street pattern of rectilinear, boxy proportioned building forms, architectural elements and range of materials and finishes,
- To ensure side setbacks maintain glimpses of the beach or ocean,
- To ensure high-quality design of new contemporary development with well-articulated forms, rooflines and materiality. Flat roofs are supported for view sharing,
- To promote sympathetic alterations and additions that respect the form, architectural style, height, materials and details of existing dwellings,
- 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,
- To ensure that carparking structures do not dominate or adversely impact upon the streetscape. Integrate carparking within new dwellings.

## Existing character description

### History

Development of the area has evolved from the second land grant within the Waverley municipality. In 1809, 30 acres, extending from the coastline to Wairoa Avenue was granted to John Hurd. However, the grant was not confirmed and legal confusion over the claim for ownership resulted in the land remaining undeveloped. In 1841, a lease was finally re-granted to Parry Long, who retained the land as an investment. Subdivision of the early grant for estate development, including the Queenscliff Estate, occurred around the 1880s. The Federation period saw the subdivision of the estates and housing construction begin, albeit slowly. The popularity of Bondi Beach in the early 1900s and transport improvements, including the extension of the tramline to the North Bondi terminus in 1929, spurred development of the area during the late-Federation and Inter-War periods. The area remains predominantly residential with supporting retail and commercial businesses within the North Bondi neighbourhood centre and Ramsgate Avenue (east).



#### LEGEND

- Study area boundary
- Suburb boundary
- Cadastral boundary
- Building footprint
- Open space
- Village Centre
- Urban Conservation Area
- Landscape Conservation Area
- General heritage item
- Archaeological heritage item
- Archaeological heritage site

Figure 17-7 - Built form, uses and heritage area #17

### Configuration, connectivity and built form

The character of the area is defined by its prominent headland location. Exposed rock platforms and steep sandstone cliffs rise from the ocean, forming a rocky plateau which slopes gently to the west. The area's elevated location offers panoramic views of the coastline, ocean and surrounding areas. Topped with densely set built form, the area provides a distinctive backdrop to the iconic Bondi Beach.

Uniform subdivisions are aligned along parallel streets extending from Campbell Parade and terminating at the coast. These street corridors are important view axes, revealing and framing vistas of the coastline and beach. Lots are predominantly orientated east-west. The configuration of internal north-south streets varies, providing for 1 and / or 2-way traffic along loop and no-through streets, which reduces access and circulation. East-west access is limited to Bay Street, which provides for 1-way traffic only. Pedestrian connectivity is maintained along the street network and through-block links between Brighton Boulevard and Ramsgate Avenue. Campbell Parade provides the primary access to and from the area and supports an on-street cycleway and bus route. Bus services connect the area to the northern suburbs of the LGA, Bondi Road, Bondi Junction and Sydney CBD.



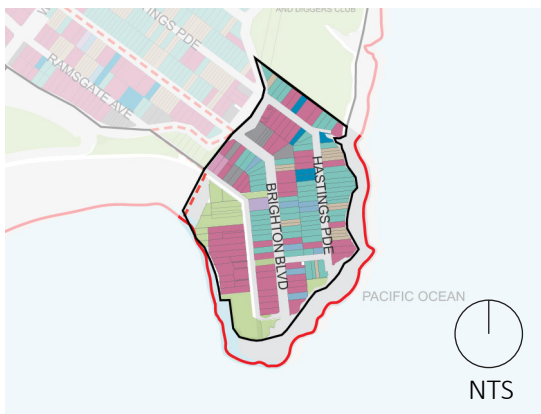
#### LEGEND

- Study area boundary
- Suburb boundary
- Road network
- Contour (2m intervals)
- Open space
- Bus routes
- Bus stops
- Bicycle routes
- Pedestrian connections
- Coastal walk
- View corridor

Figure 17-8 - Road network and movement area #17



The area is characterised by a variety of dwelling typologies and styles. The dominant typologies are detached dwellings and residential flat buildings (RFBs) of Inter-War, Mid-century Modern and 21st century styles. These typologies are interspersed with semi-detached dwellings (including dual occupancy) and shop-top housing, of the same predominant styles. Dwellings are predominantly 2-4 storeys in height. Inter-War and Mid-century Modern style RFBs responded to the rising popularity of the area for housing from the 1920s. Many replaced earlier Federation cottages, others occupied vacant sites on the periphery of the area overlooking the beach. These styles are characterised by largely boxy proportioned buildings of brick and painted masonry punctuated by glazed openings and hipped tile roofs (see Figure 17-2). Façade articulation varies, for example Art Deco brickwork. The dominance of 21st century-style dwellings reflects the ongoing redevelopment of the area. Contemporary dwellings retain the largely boxy form, with painted masonry, floor-to-ceiling glass windows, linear elements, incorporating natural materials e.g. timber battens, and a combination of pitched, flat or architectural roofscapes (see Figure 17-13). Varied styles are unified by the orientation of balconies, decks and windows towards the coastline. The area has a population density of approximately 66 persons/ha (density increases to the east). Private rental is the dominant tenure type.



#### LEGEND

Study area boundary	Shop-top housing
Cadastral boundary	Commercial
Detached dwelling	Other
Semi-detached dwelling	
Dual-occupancy	
Terrace	
Residential flat building	
Manor home	
Multi-dwelling housing	

Figure 17-9 - Dwelling typologies area #17



Figure 17-10 - RFBs, Ramsgate Avenue



Figure 17-11 - RFBs, Brighton Boulevard



Figure 17-12 - RFBs, Hastings Parade



Figure 17-13 - Detached dwellings, Hastings Parade

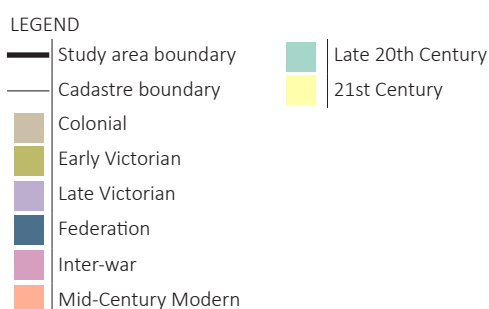


Figure 17-14 - Architectural styles area #17

### Public and private domain interface

The public and private domain interface varies across the area. Wider (Brighton Boulevard) versus narrower (Hastings Parade and Ramsgate Avenue (see Figure 17-5)) street carriageways, verges and footpaths influence the physical distance and visual transition between the domains. The varying width of the street verge and the prevalence of wide driveway crossovers results in sparse street trees. On-street parking and parking on driveway crossovers creates visual clutter in the streetscape. Cross-falls to the west result in a high and low side of the street. Dwellings on the high sides are typically highly visible, raised above the public domain, with built retaining walls, high fences and / or garage doors of varying materials and finishes, fronting the street, for example Hastings Parade (see Figure 17-13). Front landscaping also varies. Upper balconies typically overlook the public domain and are oriented to provide expansive views to the ocean. Dwellings on the low sides 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 Brighton Boulevard. Front setbacks are inconsistent across the area, however encroachment into the front setback by parking structures including car ports and enclosed garages is common. Dwellings are closely set, with

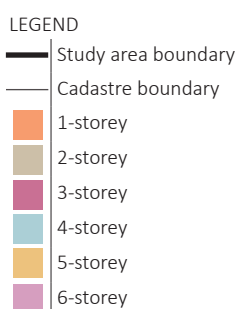
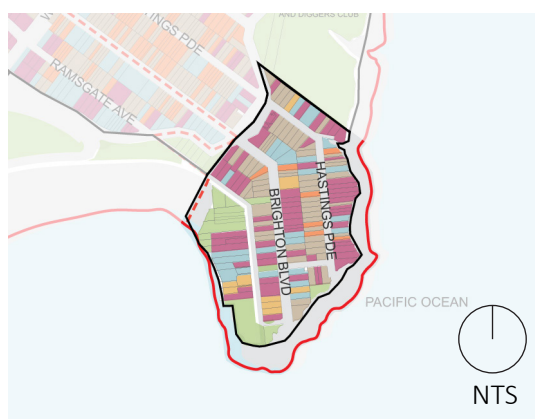


Figure 17-15 - Building heights in storeys area #17

glimpses out to the ocean and sky available through narrow side setbacks (see Figure 17-2 and Figure 17-10). This contributes to a sense of enclosure. Viewed from Bondi Beach, the area presents as a dense wall of layered built form.

### Natural environment

The area benefits from access to substantial public open space including Ray O'Keefe Reserve, Sam Fiszman Park (see Figure 17-19), Biddigal Reserve and Bondi Beach, which form part of the continuous coastal open space network and offer passive and active recreational opportunities. 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 headland has significant aesthetic, landscape and archaeological value. These areas support a biodiversity corridor. Vegetation coverage across the area is low, characteristic of the elevated and exposed coastal location and the need to maintain views. The elevated location provides for prevailing coastal winds from the east, which combined with the open character results in low-medium heat vulnerability.



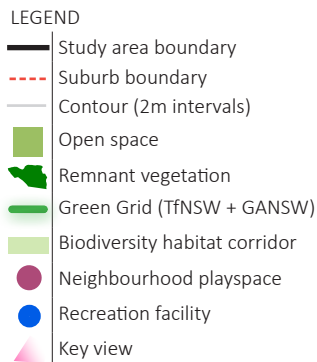
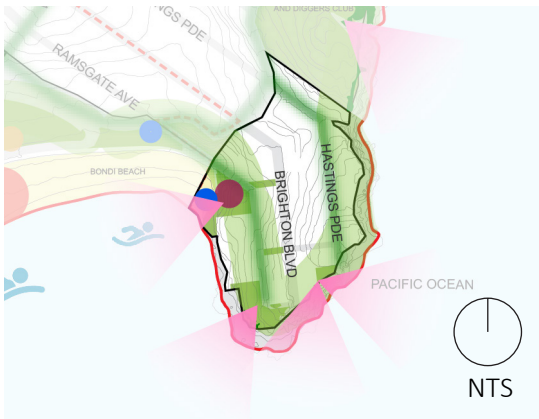


Figure 17-16 - Open space and vegetation #17



Figure 17-17 - Ramsgate Avenue to Brighton Boulevard link



Figure 17-18 - Sam Fiszman Park, looking west to Bondi Beach

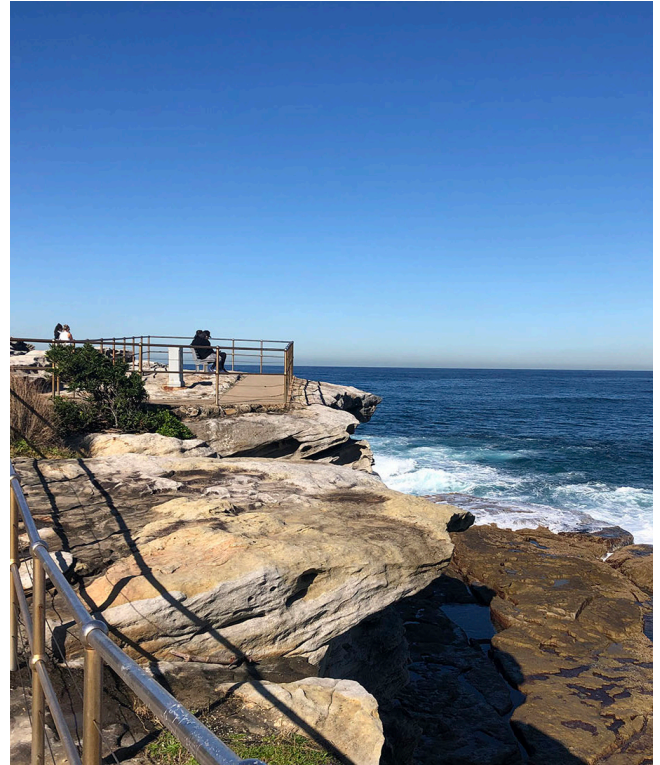


Figure 17-19 - Coastal lookout, Sam Fiszman Park

### Recent development

Recent development history includes alterations and additions to existing dwellings, including older RFBs such as materiality changes and balcony additions; construction of 2-3 storey detached or semi-detached dwellings of contemporary forms, with integrated garages. Indicating an anecdotal desire to maintain existing dwellings and a demand for more floor space and carparking.



### 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?