

## CHARACTER AREA 18 - NORTH BONDI

“The area is characterised by blocks set in two irregular grids comprising predominantly low-rise detached, semi-detached dwellings and residential flat buildings, tiled roofscapes, varying front setback depths, front landscaping, fences and parking structures, and low vegetation coverage”.

The study area is generally bound by Murrivier Road to the north, the Pacific Ocean and Campbell Parade to the east, Campbell Parade and Warners Avenue to the south and Plowman Street to the west.



Figure 18-1 - Local character area #18 map



Figure 18-4 - Inter-War RFB, O'Donnell Street



Figure 18-2 - Semi-detached dwellings, O'Donnell Street



Figure 18-5 - RFB, Blair Street



Figure 18-3 - Semi-detached dwellings, Mitchell Street

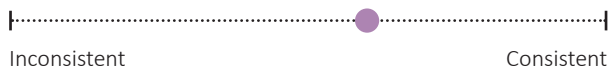


Figure 18-6 - Inter-War RFB, Ramsgate Avenue

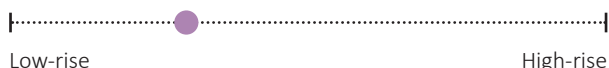
## Existing character attributes



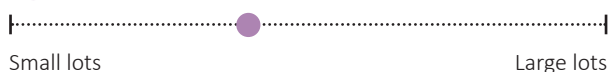
### Built form



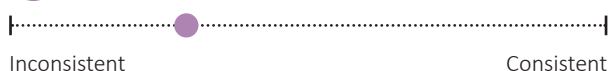
### Height of buildings



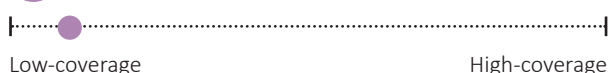
### Subdivision pattern



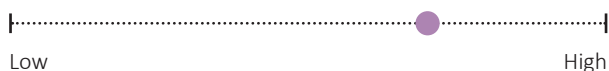
### Public and private domain interface



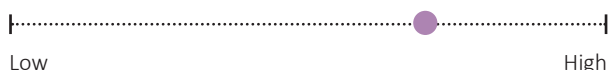
### Vegetation coverage



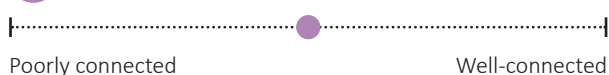
### Open space and landscape features



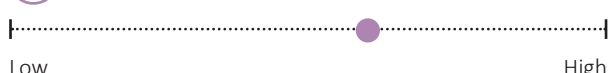
### Views



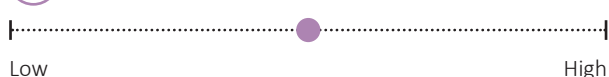
### Access and connectivity



### Heritage significance



### Diversity of uses



## Desired future character

### Vision

The desired future character for the area is defined by low-rise residential development within easy walking distance of neighbourhood shops and services, the iconic coastline and Bondi Beach.

### 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 diversity of dwelling typologies in the area, including semi-detached (dual occupancy),
- To ensure Inter-War-style dwellings are retained and conserved,
- To ensure alterations and additions read as a cohesive part of the existing dwelling and extension of historic form and materiality,
- To maintain the appearance of semi-detached development as one of a pair, demonstrating consistent scale, style and materiality,
- To ensure new development respects the historic patterns, original built form, architectural styles, materials and details of the area,
- To reinforce the existing pitched roofscape and promote consistency in roofing materials,
- To retain and extend street tree plantings on all streets to enhance the streetscape character,
- To promote the reduction of hard surfaces and an increase of landscaping in the front, rear and side of properties,
- To ensure that carparking structures do not dominate or adversely impact upon the streetscape. Integrate carparking within new dwellings,
- To discourage new driveway crossovers,
- To ensure the safety of pedestrians along the coastal cliffscape.



# Existing character description

## History

The area encompasses lands originally within and adjacent to the first two land grants within the Waverley municipality, being 200-acres between OSHR and Bondi Beach, granted to William Roberts in 1810 and 30-acres extending from the coastline to Wairoa Avenue granted to John Hurd in 1809. The area, characterised by mobile sand dunes interspersed with hinterland lagoons surrounded by windswept vegetation on higher ground, was used for agricultural purposes and remained largely undeveloped until the 20th century. Remediation and removal of sand occurred, with the allocation of State funding, between 1900 and 1920, providing land for the subsequent Inter-War housing boom. The 1920s saw rapid expansion of housing across the area driven by population growth, a post-war economic boom, speculative building of residential flat buildings (RFBs) in response to housing shortages, the new Company Title land title system (providing separate ownership of apartments) and the extensive tram transport network (the Bondi tramline was extended to North Bondi in 1926). The speed of subdivision and construction saw consistent streetscapes emerge. Today, the area comprises predominantly residential uses with supporting community-focused commercial and retail centres at Murriverie Road (east), Glenayr Avenue (Seven Ways), Wairoa Road and Campbell Parade, clusters of educational institutions and coastal open space.



Figure 18-8 - Inter-War RFB with addition, Ramsgate Avenue



Figure 18-9 - Inter-War RFB, Ramsgate Avenue

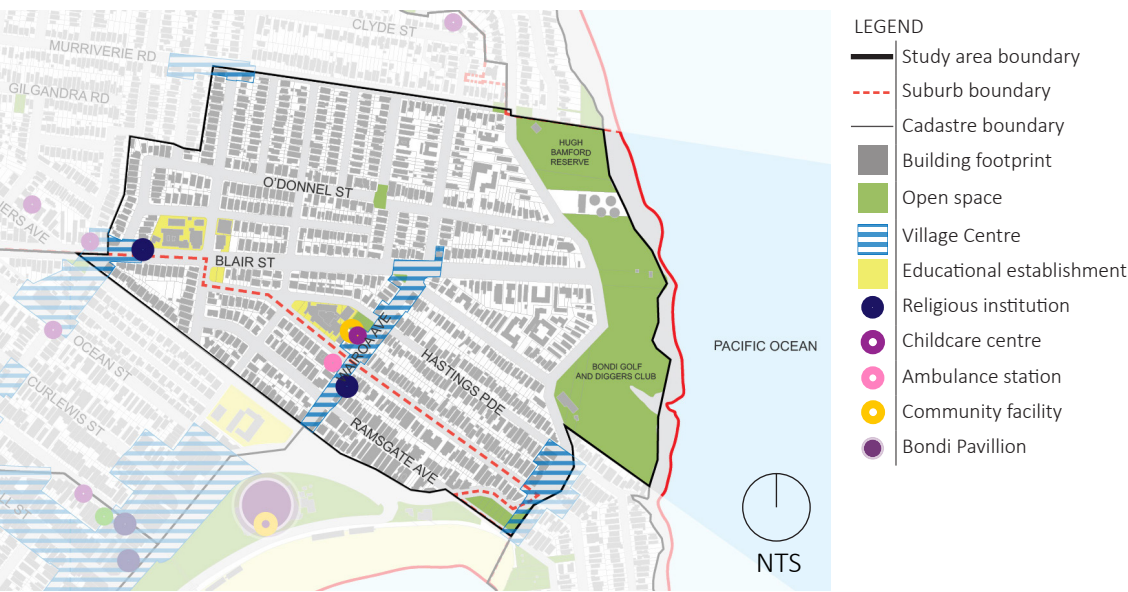


Figure 18-7 - Built form and uses area #18

## Configuration and connectivity

The prevailing block and street pattern comprise two irregular grids separated by Blair Street. To the south of Blair Street, long streets extend north-west / south-east, with limited north-east / south-west cross streets. To the north of Blair Street block sizes reduce, with parallel north-south streets and east-west cross streets. The wide avenue of Blair Street and the cross route of Warners Avenue and Wairoa Avenue reflect the Garden Suburb philosophy. The street grid increases permeability of the area, however, multiple 1-way-only streets reduce internal vehicle access and circulation, particularly in the south-west corner. Campbell Parade, Military Road and Blair Street provide to primary connection to and from the area. Pedestrian connectivity remains high, however access to the coastline is limited. Dedicated on-street bicycle lanes are located on Campbell Parade, Wairoa Avenue and Blair Street. Multiple buses service the area providing connections to the northern and southern suburbs of the LGA, Bondi Junction and Sydney CBD.

## Built form

The area is characterised by a variety of dwelling typologies, including detached dwellings clustered to the east of Wairoa Avenue, semi-detached dwellings clustered to the north of Blair Street and manor homes and RFBs clustered in the north-east and south-west of the area. Dwellings are predominantly 1-4 storeys in height. The predominant architectural style is the Inter-War style, reflective of the area's rapid development during the 1920s. Inter-War sub-styles include California Bungalows, Old English 'Tudor' and Mediterranean/ Mission Style detached

and semi-detached dwellings, Art-Deco, Inter-War Georgian and Mediterranean (see Figure 18-9) style RFBs. Streetscapes of Inter-War dwellings are evident along Campbell Parade (forming part of the Bondi Beach Conservation Area), Ramsgate Avenue (see Figure 18-6 and Figure 18-8), Brighton Boulevard west (forming the Brighton Boulevard Conservation Area), Knowles Avenue, Middleton Avenue and O'Donnell Street (see Figure 18-4) and Oakley Road. Dominance of this style creates an aesthetic of face-brick exteriors with terra cotta tile roofs. Dwellings have been modified overtime. Modifications include, second-storey and garage additions. Inter-War styles are interspersed with earlier Federation-style dwellings and later Mid-century Modern, late 20th century and 21st century style dwellings. Prominent clusters of Mid-century and late 20th century RFBs are located along Military Road and the block bound by Blair Street (see Figure 18-5), Military Road and Wallis Parade (a former quarry). The area has a population density of approximately 103 persons/ha.



Figure 18-11 - Semi-detached dwellings, Glenayr Avenue

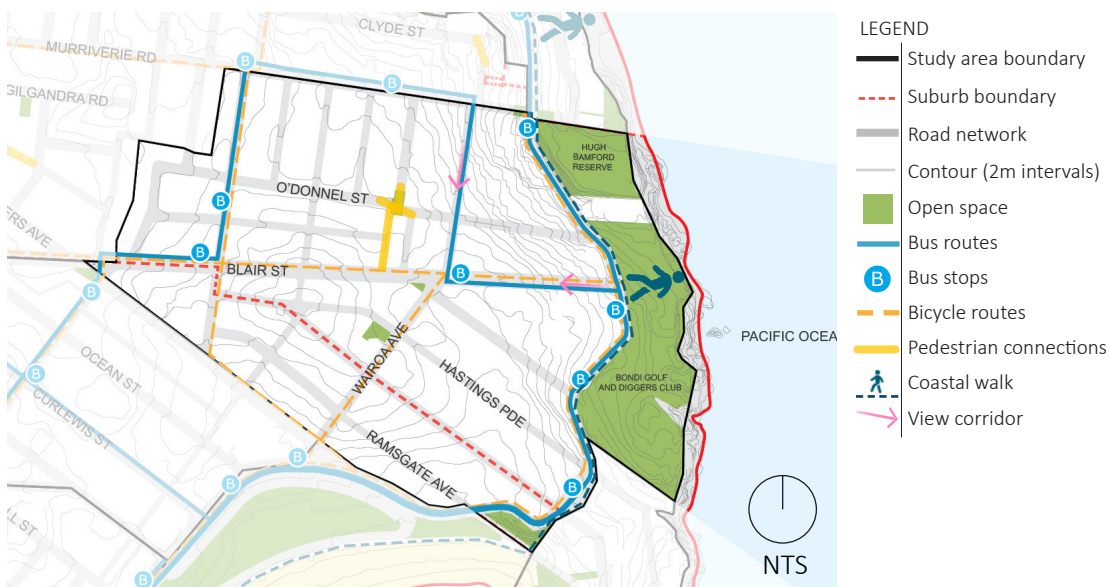


Figure 18-10 - Road network and movement #18



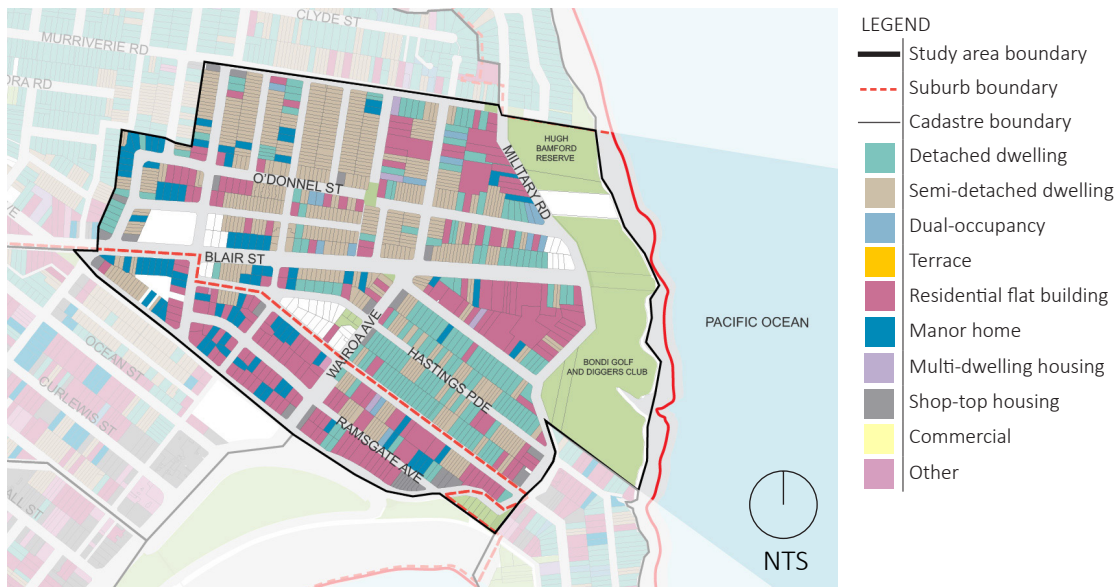


Figure 18-12 - Dwelling typologies area #18



Figure 18-13 - Architectural styles area #18

### Public and private domain interface

Varying street corridor and verge widths change the physical and visual transition between the public and private domains. Limited on-street planting also influences this transition, increasing visibility of the private domain. The interface between the domains varies across the area, as a result of differing dwelling typologies, front setback depths, front landscaping, fence treatment and parking structures. Detached and semi-detached dwellings typically comprise a consistent front setback of narrow-average depth. The visibility of the dwelling varies, however, due to differing fence treatment (low, high, solid, picket or

railing, brick, stone, vegetation) and front landscaping, for example Mitchell and Gould streets. Hard-stand parking, carports or enclosed garages at the boundary further obscure the private domain and detract from the generally consistent building alignment, for example Middleton Avenue and Hastings Parade (east). Inter-War manor homes and RFBs typically comprise narrow-front setbacks and limited landscaping, with a solid brick façade (facades types vary), small window openings and entry presenting to the street. Closely set RFBs can result in a continuous wall of built form, for example Ramsgate Avenue. Mid-late 20th century RFBs typically comprise greater front

setbacks and are raised above street level with upper balconies overlooking the public domain, for example Wallis Parade. Hard-stand parking areas, enclosed garages and limited planting characterise street level. Through local centres varying uses (community, retail, commercial, cafes) about the public domain, creating a highly visible, active frontage.

### Natural environment

Open space is limited within the area comprising pocket parks O'Donnell Street Reserve and Wairoa Reserve. On the area's eastern boundary Hugh Bamford Reserve and the Bondi Golf and Diggers Club (Williams Park) contribute to the coastal open space network, which is of significant aesthetic, landscape and recreational value. The heritage-listed area's comprise Aboriginal and European archaeological sites, remnant vegetation and a striking natural coastal cliffscape, for example Meriverie Pass. The coastal open space network, including Bondi Beach supports passive and active recreation opportunities and support public gathering and events. The area is recognised for its long history of seaside bathing and leisure. Vegetation coverage is low across the area due to its sandy soil composition and prevailing coastal winds. The street verge typically comprises sporadic low planting. Private planting is typically restricted to the rear yard, however, and is limited due to closely set development. These factors result in a high heat vulnerability across the area.

### Recent development

Recent development comprises alterations and additions to detached and semi-detached dwellings, including second-storey and attic additions, materiality



## 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?

changes, hard-stand parking space, car ports, garages (with or without associated drive-way crossover); alterations and additions to older RFBs; construction of 2-3 storey detached or semi-detached dwellings (including dual occupancy); and limited amalgamation, demolition of existing dwellings and construction of RFBs. Suggesting a desire to maintain existing dwellings and a demand for more floor space and carparking. It is also noted that North Bondi has the third 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 18-14 - Open space, vegetation and heritage area #18