

CHARACTER AREA - 22

“The area is defined by its elevated coastal location with panoramic views; irregular block pattern comprising low-rise predominantly detached and semi-detached dwellings interspersed with residential flat buildings; uniform front setbacks, enhancing wide street corridors; street-level garages and low landscaping; coastal open space”.

The study area is generally bound by Military Road and Kimberley Street to the north, the Pacific Ocean to the east, Lancaster Road to the south and Old South Head Road (OSHR) to the west.



Figure 22-1 - Local character area #22 map



Figure 22-4 - Residential flat buildings, Military Road



Figure 22-2 - Oceanview Avenue, looking east



Figure 22-5 - Military Road street frontage, looking south-west



Figure 22-3 - Ethel Street, looking south

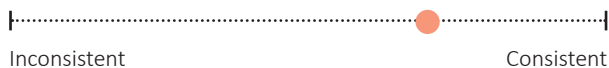


Figure 22-6 - Eastern Avenue Reserve, looking south

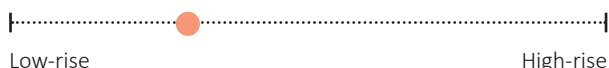
Existing character attributes



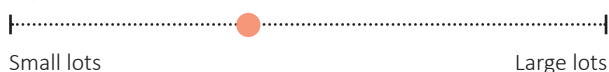
Built form



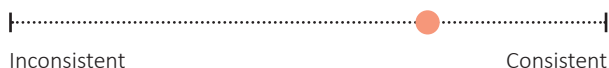
Height of buildings



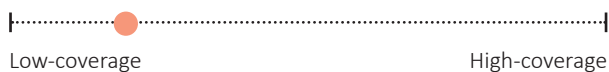
Subdivision pattern



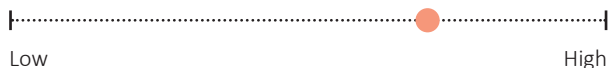
Public and private domain interface



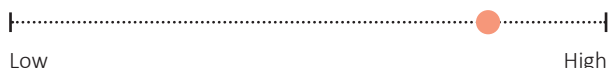
Vegetation coverage



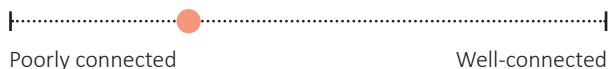
Open space and landscape features



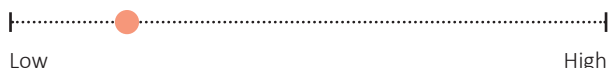
Views



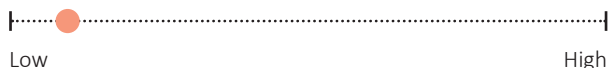
Access and connectivity



Heritage significance



Diversity of uses



Desired future character

Vision

The desired future character of the area is defined by wide street corridors with panoramic ocean and Sydney CBD skyline views and is within walking access to local shops and services along Old South Head Road.

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, particularly along OSHR,
- 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 and avoid excessive excavation,
- To ensure alterations and additions read as a cohesive part of the existing dwelling and extension of historic form and materiality,
- To ensure high-quality design of contemporary detached and semi-detached dwellings (including dual occupancy), with appropriate façade and material articulation. Flat roofs are supported for view sharing,
- To encourage high-quality, contemporary, low rise RFB development at the western edges of the area, fronting OSHR. Consider site amalgamation where appropriate,
- To maintain a consistent front setback (including upper floors) to preserve the wide street corridors, reinforce views to coastline and allow for landscaping to soften the transition from public to private domains,
- To ensure that carparking structures do not dominate or adversely impact upon the streetscape,
- To maintain views and vistas from the public domain,
- To minimise the impact on existing views and vistas from the private domain,
- To minimise development density along the cliff-front to reduce risk from coastal processes and climate change,
- To ensure the safety of pedestrians along the coastal cliff,
- To promote the reduction of hard surfaces and an increase of public and private landscaping.

Existing character description

History

The area's isolated location resulted in limited population and development until the 1900s, during the Federation period. Transport improvements, including introduction of bus services to supplement tram services along OSHR and the rise of private vehicle ownership, spurred development of the area for housing during the Inter-War and Post-War periods. The area remains predominantly residential with supporting commercial and retail uses within the North Rose Bay village centre and coastal open space.

Configuration, connectivity and built form

Subdivision of the area has resulted in an irregular block pattern. Wide east-west streets typically extend from OSHR, following the area's prevailing east-west slope traversing the natural north-south ridgeline along Military Road, and terminating at the coastline. These corridors are important view axes, framing ocean views and providing a sense of direction and orientation. OSHR and Military Road provide the primary north-south connection to, from and through the area. Pedestrian access and connectivity are increased with through-block links, for example Wilfield Avenue to Oceanview Avenue and Bulga Road to Military Road as well as the coastal cliff walk. Public transport is limited to bus services along OSHR and Military Road.

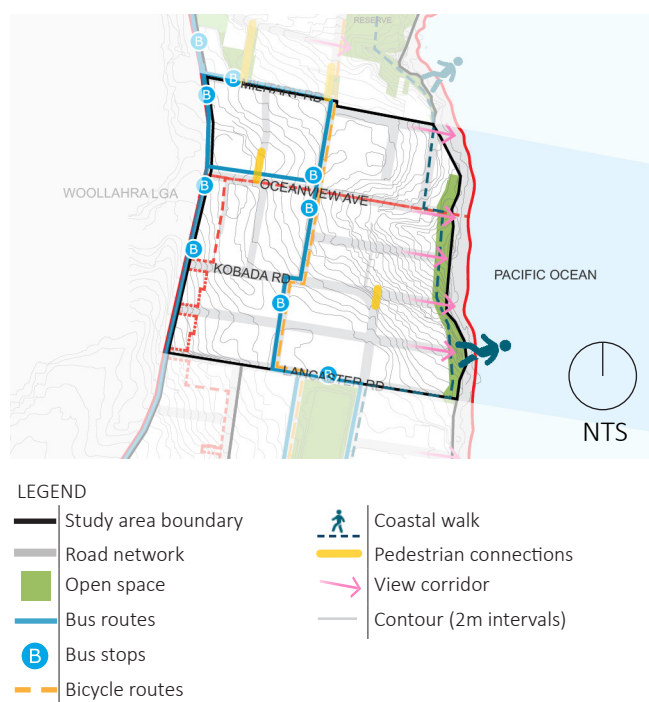


Figure 22-7 - Road network and movement area #22



Figure 22-8 - Eastern Avenue, looking east



Figure 22-9 - Kobada Road, looking west

The area is characterised by predominantly detached and semi-detached (including dual occupancy) dwellings, interspersed with residential flat buildings (RFBs). The dominant architectural styles are Inter-War and Mid-century styles reflective of the primary periods of development. These styles are defined by simple geometry, rendered or un-rendered red or light-coloured brick, terracotta pitched roofs or flat roofs on RFBs, large windows and generally have integrated street-level garages. Early detached and semi-detached dwellings have been significantly modified overtime. Modifications include, second-storey, balcony and garage additions. Redevelopment of older dwellings is occurring throughout the area. Newer, late 20th century and 21st century-style detached, and semi-detached dwellings are defined by flat-roofed, contemporary forms with wider modulation, wide integrated garages, large balconies and areas of transparent glass for doors, windows and balcony balustrades. Some newer dwellings comprise complex and curvilinear forms. Dwellings are typically 1-3 storeys in height. RFBs are typically 3-5 storeys. The bulk and scale of dwellings throughout the area varies, due to the different forms, façade modulation / articulation and roof types. Character is created through the lack of uniformity in the built form.

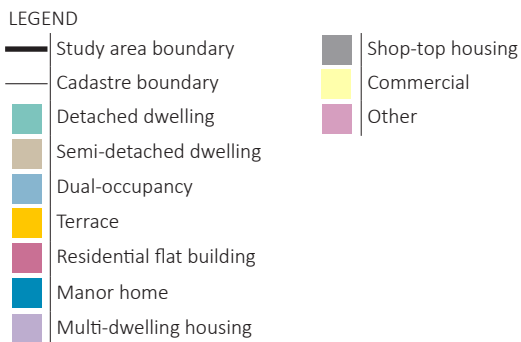
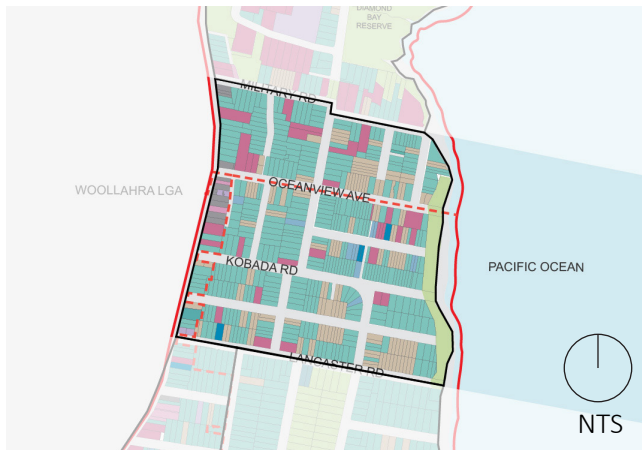


Figure 22-10 - Dwelling typologies area #22

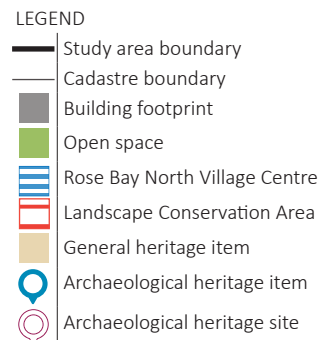
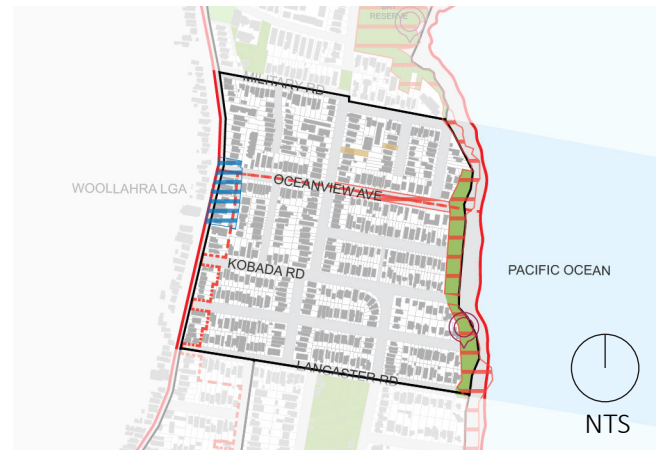


Figure 22-12 - Built form, uses and heritage area #22

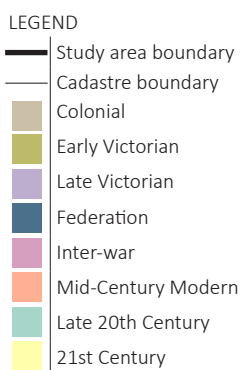
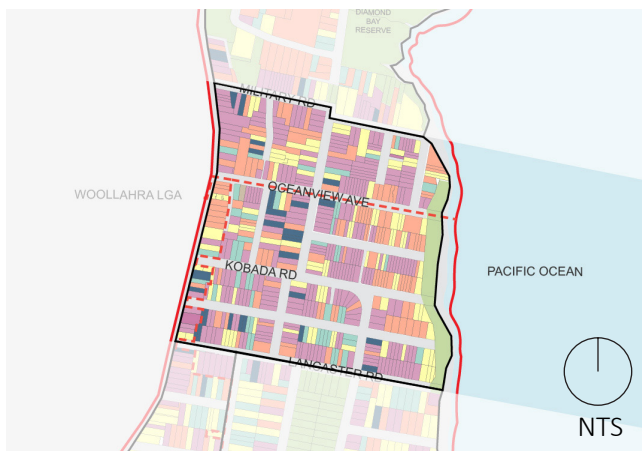


Figure 22-11 - Dwelling typologies area #22



Figure 22-13 - Semi-detached dwellings, George Street



Figure 22-14 - Detached dwellings, Elvina Street

Public and private domain interface

Dwellings tend to have a uniform front setback, enhancing the wider street corridor and open landscape character. Front landscaping, fence materiality and height varies throughout the area influencing the visibility of the dwelling from the public domain. On sloping sites dwellings on the high side can be raised above street level, with built retaining walls, high fences or garage doors fronting the street, for example OSHR and Oceanview Avenue. Dwellings on the low side, for example those fronting the coast on Ray Street, can be partially or completely obscured from street level as a result of the sloping topography, vegetation and carports and garages at the boundary. RFBs are typically raised above street level, with ground-level carparking and upper balconies overlooking the public domain. Overall, the streetscape is characterised by wide verges with limited street trees, punctuated by driveway cross-overs and car-parking structures typically located at the boundary.



Figure 22-15 - Military Road, looking east



Figure 22-16 - Oceanview Avenue street frontage



Figure 22-17 - Obscured dwellings, Ray Street



Figure 22-18 - Garage frontages, Oceanview Street

Natural environment

The area benefits from access to public open space including Eastern Avenue Reserve and Lancaster Road Reserve, which form part of the continuous coastal open space network (including the southern beaches) and offer passive and active recreation opportunities. The coastal reserves and cliffscapes are of significance landscape and archaeological value. The area comprises remnant native vegetation and supports a biodiversity habitat corridor. The natural sandstone bedrock is exposed along the coastal escarpment. The area's elevated position offers panoramic views from the public and private domain to the Pacific Ocean, coastline and surrounding areas. Landscaping in the public and private domains is generally low, characteristic of the elevated and exposed coastal location and to need to maintain views. These factors result in low-medium heat vulnerability across the area.



Figure 22-19 - Open space and vegetation area #22



Figure 22-20 - Detached dwelling, Elvina Street



Figure 22-21 - Semi-detached dwellings, Oceanview Avenue



Figure 22-22 - Eastern Avenue Reserve, looking south

Recent development

Recent development history includes alterations and additions to existing dwellings, including second-storey additions and garage structures; property amalgamation; demolition of existing dwellings and construction of two-three storey dwellings of contemporary forms, with large integrated garages, balconies and minimal landscaping. Indicating an anecdotal demand for more floor space and more on-site parking in the area.



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?