

CHARACTER AREA - 23

"The area is characterised by natural landscape setting, of coastal reserves and cliffscapes; panoramic views; two defined areas of low-rise to medium-rise development comprising predominantly detached, semi-detached and residential flat buildings of various styles; uniform setbacks; street-level carparking; limited vegetation coverage".

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



Figure 23-1 - Local character area #23 map



Figure 23-2 - Residential flat buildings, Diamond Bay Road



Figure 23-3 - Southern coastline from Chris Bang Crescent



Figure 23-4 - Semi-detached dwellings, Marne Street

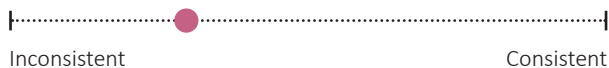


Figure 23-5 - Residential flat building, Diamond Bay Road

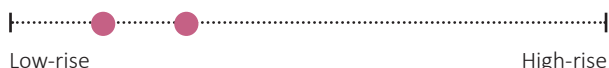
Existing character attributes



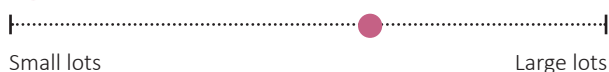
Built form



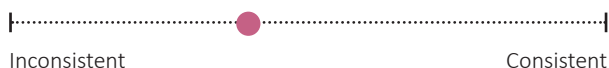
Height of buildings



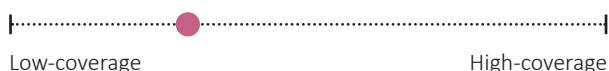
Subdivision pattern



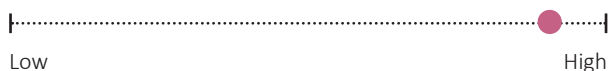
Public and private domain interface



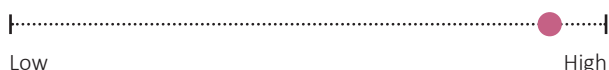
Vegetation coverage



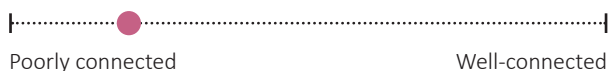
Open space and landscape features



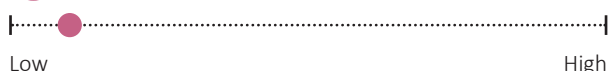
Views



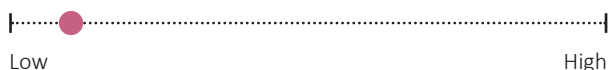
Access and connectivity



Heritage significance



Diversity of uses



Desired future character

Vision

The desired future character of the area is defined by the coastal cliffscape and panoramic views to the ocean, a diversity of residential development with limited vegetation coverage.

Objectives

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

- To maintain the predominant 1-3 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 new contemporary detached, semi-detached dwellings and RFB, with appropriate façade and material articulation. Flat roofs are supported for view sharing,
- To prevent the intensification of development along the coastal fringe,
- To ensure that carparking structures do not dominate or adversely impact upon the streetscape. Integrate carparking within new dwellings,
- To maintain views and vistas from the public domain,
- To minimise the impact on existing views and vistas from the private domain,
- To retain and enhance public and private recreation areas,
- To retain and protect the visibility of sandstone cliffs and edges by integrating the landscaping of the adjoining public and private areas,
- 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

Population and development of the area was minimal until the 1900s, with only isolated residences on early land grants constructed 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 during the Inter-War and Post-War periods. The area remains predominantly residential with limited commercial uses within the Vaucluse village centre and substantial public and private open space, including the heritage-listed South Head Cemetery.

Configuration and connectivity

The area is defined by its natural landscape setting. Situated on a coastal plateau, the topography slopes from the natural ridgeline along OSHR, south and south-east towards Diamond Bay Reserve and the coastal cliffs. The area's elevated position offers panoramic views from the public and private domain to the Pacific Ocean, coastline and surrounding areas. Constrained by the natural topography and areas of open space, progressive subdivision of the

area has resulted in an irregular block and street network, creating two confined areas of development. These areas comprise circuit and no-through streets accessed by OSHR, which provides the primary connection to and from the area. Wide street corridors frame views and provide a sense of direction and orientation. Diamond Bay Reserve restricts north-south vehicle movements between the two areas. Pedestrian access and connectivity are maintained by multiple through-block links, for example Mons Street to MacDonald Street, Chris Bang Crescent to Craig Avenue and Isabel Avenue to Military Road as well as the coastal cliff walk. Public transport is limited to bus services along OSHR and Military Road.

Built form

The area is characterised by predominantly detached, semi-detached and residential flat buildings (RFBs) dwelling typologies, of Inter-War, Mid-century Modern to 21st century styles. Clusters of early Federation and Inter-War style detached, and semi-detached bungalows are evident throughout the area, for example Jenson Street. These early dwellings have been significantly modified overtime. Modifications include, second-storey and garage additions.



Figure 23-6 - Diamond Bay Reserve from Chris Bang Crescent



Figure 23-7 - Young Street, looking south



LEGEND

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

Figure 23-8 - Road network and movement area #23

The dominance of Mid-century Modern-style dwellings across the area reflects the primary period of development, post-WWII. Features of this style typically include, rendered or un-rendered red or light-coloured brick, flat or single-angled rooflines, floor-to-ceiling windows, integrated ground level parking and upper balconies for RFBs. The prominent apartment block on Kimberley Street, designed by Modernist architect Harry Seidler is a key example of this style. The area to the north, bound by Young Street, Chris Bang Crescent to Clarke Street, has a prevailing low-to-medium density character with detached and semi-detached Mid-century-style dwellings, and a significant cluster of Mid-century-style RFBs on Clarke and Tower streets. The area to the west, bound by Diamond Bay Road and Isabel Avenue, has a prevailing medium density character, comprising predominantly Mid-century Modern to 21st century-style RFBs and multi-dwelling housing. This area has also seen more recent multi-dwelling and RFB development, of late 20th and 21st century styles. Less than 10% of dwellings in this area are detached and are largely located on Craig Avenue. Redevelopment of peripheral lots, for example along Chris Bang Crescent, results in late 20th century and 21st style dwellings. Dwelling heights reflect the diversity of typologies and styles. Detached and semi-detached dwellings are typically 1-2 storeys in height, increasing to 3-storeys where the topography provides for a ground-level garage, for example Chris Bang Crescent. RFBs are typically 3-4 storeys. RFBs of 7+ storeys are also evident within the area, however, are inconsistent with the prevailing height character.



Figure 23-9 - Mid-Century Modern RFBs, Isabel Avenue

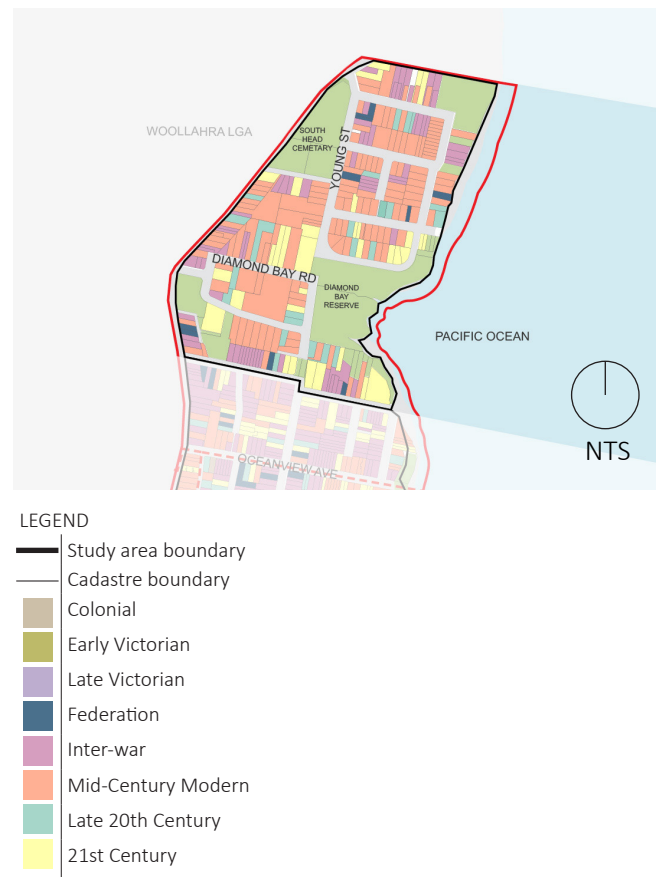


Figure 23-10 - Architectural styles area #23

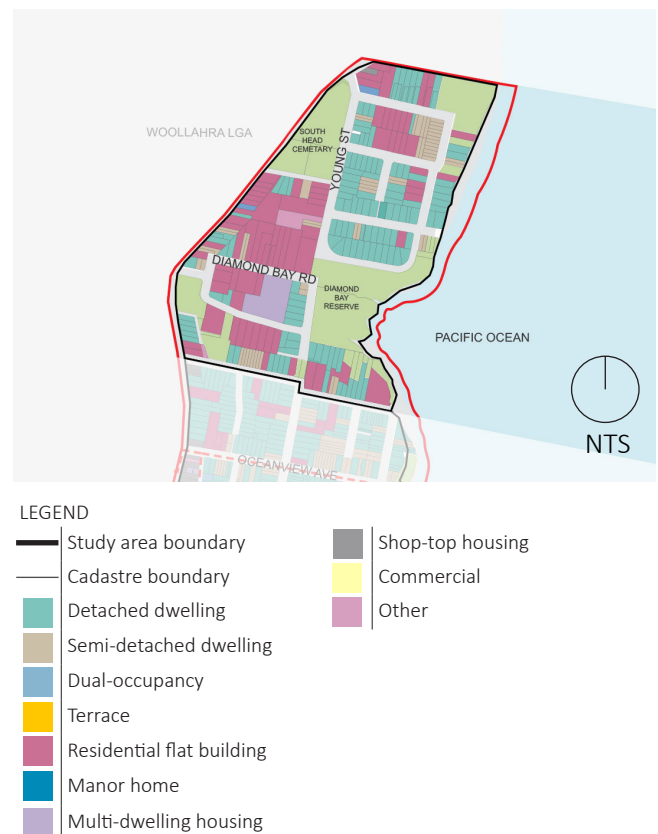


Figure 23-11 - Dwelling typologies area #23

Existing character description cont.

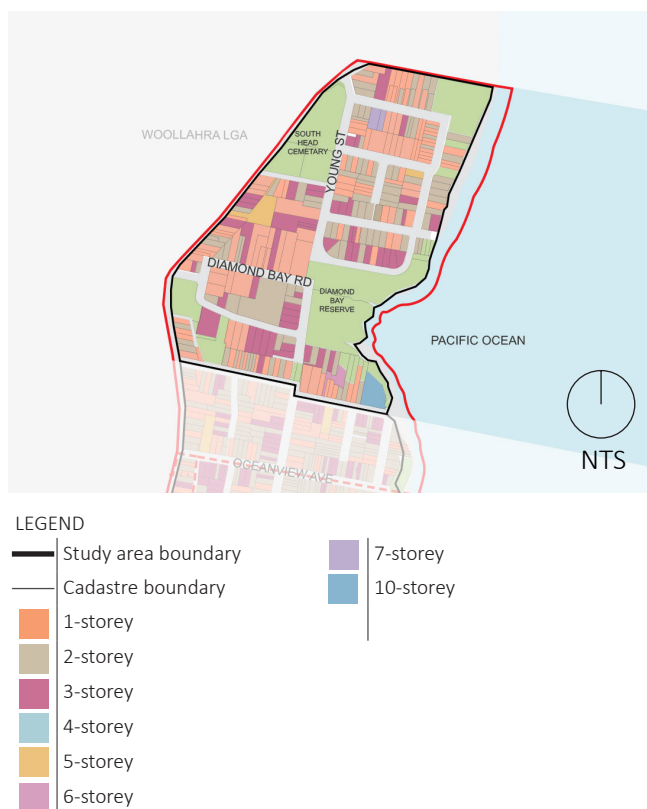


Figure 23-12 - Building heights in storeys area #23

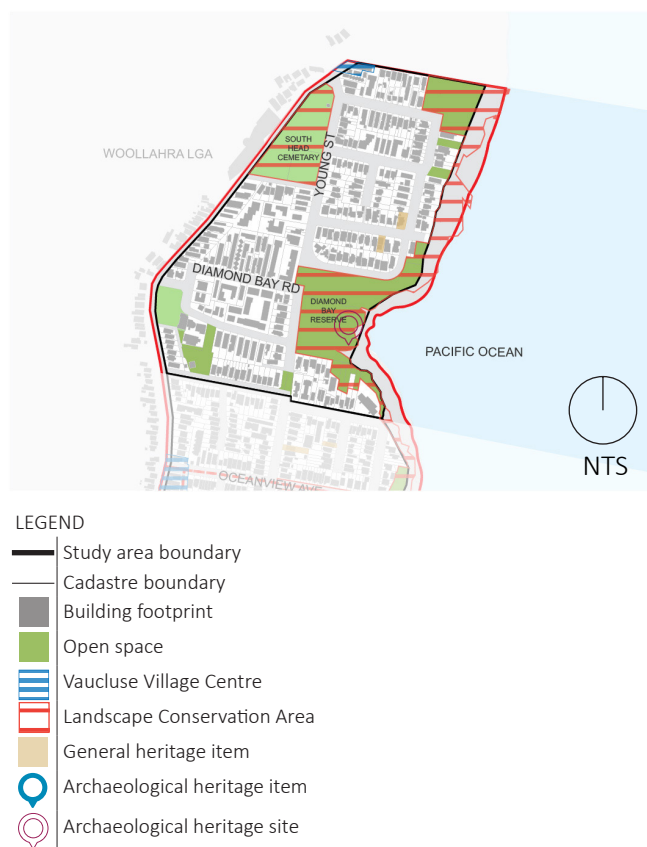


Figure 23-13 - Built form, uses and heritage area #23

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, influencing the visibility of the dwelling from the public domain, for example Clarke Street. Later additions of a carport or enclosed garage at the boundary encroach on the front setback and can further obscure the dwelling, for example Marne Street and Jensen Avenue. RFBs are typically raised above street level, with ground-level carparking and upper balconies overlooking the public domain. As a result, the streetscape is characterised by wide verges with limited street trees, punctuated by driveway cross overs and adjacent carparking structures.



Figure 23-14 - Clarke Street, looking east



Figure 23-15 - MacDonald Street, looking east



Figure 23-16 - Marne Street, looking south-west

Natural environment

The area benefits from access to significant public open space including Diamond Bay Reserve and Clarke Reserve, which form part of the continuous coastal open space network and offer passive and active recreation opportunities. The coastal reserves and cliffscapes are of significant landscape and archaeological value. Diamond Bay Reserve comprises remnant native vegetation and Aboriginal carvings. The area supports a biodiversity habitat corridor. Kimberley Reserve includes a community hall available for hire. Landscaping in the public and private domains is generally low, characteristic of the elevated and exposed coastal location and the need to maintain views. These factors result in low-medium heat vulnerability across the area.



Figure 23-17 - Clarke Reserve and playground



Figure 23-18 - Open space and vegetation area #23



Figure 23-19 - Diamond Bay Reserve and coastal walk

Recent development

Recent development history comprises alterations and additions to existing dwellings, including second-storey additions and garage structures; demolition of existing dwellings and construction of two-three storey dwellings of contemporary forms, including dual occupancy; consolidation and demolition of existing dwellings and construction of RFBs (particularly to the west of Diamond Bay); and some limited secondary dwellings (studios). Indicating an anecdotal demand for intensification of valuable land, 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?