



NSW State Heritage Inventory form

ITEM DETAILS						
Name of Item	Bondi Beach Urban Conservation Area					
Other Name/s Former Name/s	Bondi, Bondi North					
Item type	Built Conservation Area					
Item group	Residential buildings Retail Urban Area					
Item category	Streetscape Beach Urban Park					
Area, Group, or Collection Name	Bondi Beach Urban Conservation Area					
Street number	Multiple					
Street name	Bounded generally by Notts Avenue, Lamrock Place, Gould Lane, Gould Street, Warners Avenue, Wairoa Avenue, Ramsgate Avenue East, Bondi Beach Sea Level					
Suburb/town	Bondi Beach				Postcode	2022
Local Government Area/s	Waverley					
Property description	Various					
Location - Lat/long	Latitude				Longitude	
Location - AMG (if no street address)	Zone	MGA Zone 56	Easting	33.8910	Northing	1551.2777
Owner	Various					
Current use	Residential, retail, cultural, recreation					
Former Use	Indigenous habitation, tool manufacture (Bondi Points), cattle grazing, farming, residential, retail, recreation					
Statement of significance	The Bondi Beach Urban Conservation Area (UCA Area) has historic, social and aesthetic significance as a cohesive and well detailed streetscape in a beachside setting. The UCA originally occupied by the Gadigal people incorporates land grants of the 1810's (the earliest in the Waverley LGA) with some of the land grant boundaries still evident in the current street pattern today. The Inter-War streetscape along Campbell Parade is largely intact and is unique for a beach setting. The international identity enhancement of the area as a place of recreation supported by cultural uses is also noteworthy.					
Level of Significance	National <input type="checkbox"/>		State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>	

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DESCRIPTION	
Designer	Various
Builder/ maker	Various
Physical Description	<p>The Bondi Beach Conservation Area includes the crescent of Bondi Beach, the majority of Campbell Parade, part of Military Road and the buildings located on these streets. The Conservation Area also extends past the beach incorporating part of the north and south headlands to the beach.</p> <p>The Beach itself is orientated to the south east and is approximately 1 kilometre long. There is a slight increase in ground level at either end of the beach with vantage points from the headlands providing views of the beach, park and the streetscape of Campbell Parade.</p> <p>Access to the area is primarily via Campbell Parade, which separates Bondi Beach, Bondi Park and the Bondi Pavilion and, the streetscape behind. Campbell Parade, a primary street in the area, connects to Bondi Road to the south and Military Road to the north, key conduits to Bondi and the broader Eastern Suburbs. Campbell Parade includes a medium strip with palm trees. Pedestrian paths lead from Campbell Parade through the park to the beach.</p> <p>Queen Elizabeth Drive is connected to Campbell Parade to the north and the south, providing access to the Bondi Pavilion from the east, and the beach. Access is also provided to the headlands to either end of the beach. Nott Street provides access from Campbell Parade to Hunter Park to the south and to the Bondi Baths. Ramsgate Avenue provides access from Campbell Parade to Biddigal Reserve, Ray O'Keefe Reserve and Sam Fiszman Park to the north.</p> <p>Campbell Parade as the principle street frontage to Bondi Beach is defined by a near continuous wall of buildings pivoted around the centrally located grounds and setback structures of Bondi Park and Beach. The asymmetrical street form serves to emphasise the facades of buildings lining the Parade.</p> <p>The broad carriageway retains a substantial median, the legacy of a previous tramline and wide footpaths. Awnings and outdoor dining areas incorporating shade structures, project forward of shop fronts. The historic pattern of transport has concentrated mixed use buildings with shop fronts and restaurants to the south, buildings here have retained the forms and detail of late Federation and early War revival styles. Later development at the northern end of Campbell Parade has limited retail shop fronts and is dominated by apartment buildings of later Inter War Art Deco and Functionalist Styles. More recent apartments are of later 20th Century Style and have replaced former entertainment buildings including the Bondi Kings Picture Theatre and Bondi Diggers Club.</p>
Physical condition and Archaeological potential	<p>There are four archaeological sites included in the Bondi Beach Urban conservation area as listed in the Waverley LEP 2012.</p> <ul style="list-style-type: none"> i) Open campsite and burial(s) (Item No AH558) (AHIMS# 45-6-2169) ii) Natural Drain included in Hunters Park (to the south) (Item No A524) iii) Lookout Marks Park (Item No A525) iv) Bondi Baths (Item No A526) <p>The potential for uncovering archaeological remnants should be considered when carrying out any works in the Bondi Beach Conservation Area.</p>

Construction years	Start year	Late 1800s	Finish year	Ongoing	Circa	<input type="checkbox"/>
Modifications and dates	Ongoing					

HISTORY

Historical notes

Bondi has a rich pre and post European settlement history. It is understood that the Waverley area was occupied by the Gadigal people, the traditional Aboriginal owners, and that Bondi Beach was the location of an open campsite(s) and burial place. Middens and engravings in sandstone shelters and caves have been found on the north and south headlands and 'backed-artefacts', a range of relatively small and finely made tools, were discovered at Bondi Beach, supporting the presence of aboriginal 'workshops'.

The Bondi Beach that we are familiar with today evolved gradually over time. The area initially noted as 'barren sands' (1791 survey) remained largely undeveloped until the 20th Century. Land grants were allocated to William Roberts (200 acres) and Hurd (30 acres including the Ben Buckler Headland) in 1809. Hurd's land appears to have remained unsettled for a considerable time, while Roberts' land was used for agricultural purposes.



Parish Map c.1830

Source: NSW Land and Property Information

Bondi Beach and most of what is now Campbell Parade are located on land encompassed by the original grant to William Roberts. From the middle of the nineteenth century Bondi Beach, although on private land, started to become popular with the public for picnics and other recreational activities. As a result of community agitation an area of just over 10 hectares was resumed by the NSW Government and dedicated as a public reserve in 1882.



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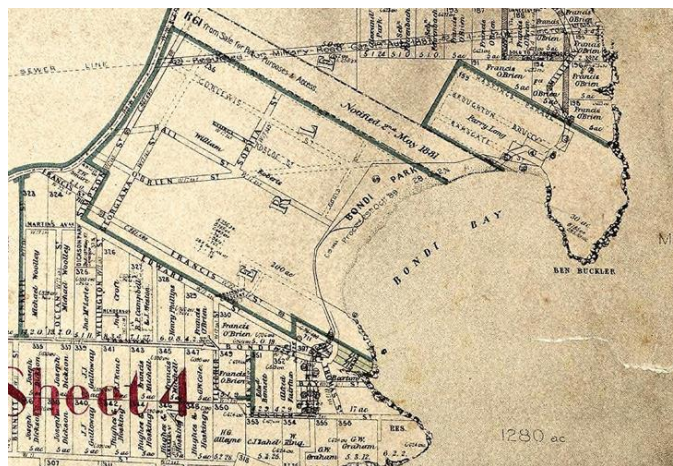
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Bondi Beach 1875 – looking south to Ben Buckler
Source: Waverley Library

The southern and the majority of the northern end of Campbell Parade is located on Roberts' land with part of the northern end within the original grant to William Hurd. The southern end of Campbell Parade was previously called Waverley Street and Bondi Road, while the northern end was originally called Military Road. Campbell Parade was initially contemplated in a 1866 Reuss subdivision plan, and survey plan dated 1884.

In 1880, the Cliff House Hotel opened at the southern end of Campbell Parade to serve day trippers to the beach. The opening of the Hotel and the construction of the Bondi Baths in 1888-89 began a pattern of beach orientated buildings along the landward side of Campbell Parade. Despite this, even by the late 1800s the area was dominated by sand dunes and vegetation, with development slowly increasing in the early 1900s, as people were attracted to the area as swimming became accepted and more common with the legalisation of swimming in 1902.



Parish Map 1900 showing early streets in Roberts' and Hurd's grants.
Source: NSW Land and Property Information

A tram service was provided to Bondi Beach terminating near Hall Street in 1884. In 1911, the tram line was extended along Campbell Parade to a new terminus at North Bondi (the location of the present day bus terminus). The initial provision of transport to the southern end of Campbell Parade provided the growth of tea houses, hotels and shops fronting Campbell Parade.

It was during the Inter-War period between 1915 and 1940 when the Bondi Beach area underwent considerable growth. Buildings sprung up along the length of Campbell Parade. The buildings

located to the south of Campbell Parade were generally built between 1914 and 1929, with the buildings to the north generally built between 1930 and 1940, and with the Bondi Pavilion completed in 1929. It was largely during this period that the Bondi Beach area became characterized as a lively and popular beach side community still evident today. This active beachside character continues to evolve.

Summary History

- < 1809 Occupied by the Gadigal people, the traditional Aboriginal owners.
- 1809 Grant given to John Hurd under Governor William Paterson for thirty acres in the area around and including Ben Buckler but was not later confirmed under Governor Macquarie.
- 1810 Grant of 200 acres to William Roberts under Governor William Paterson (originally granted in 1809) confirmed under Governor Macquarie. Grant received in recognition of Robert's services in constructing South Head Road (later Oxford Street and Old South Head Road). Roberts resides in Sydney and uses the land as a cattle farm.
- 1811 Road to South Head lighthouse finalised providing greater access to the area.
- 1819 Roberts dies and passes land to his family.
- 1831 New regulations for disposal of Crown Land introduced through purchasing rather than through grants.
- 1838 17 acres sold by the Crown to William Barton, (a stock and share broker) on land now called 'the Boot'. (William Barton was father to Edmund Barton, the first Prime Minister of Australia).
- 1851 200 acres transferred undeveloped to William James Robert's daughter Georgiana & son-in-law Francis O'Brien via Trustee Edward Smith Hall. O'Brien plans to subdivide Bondi Estate in 1852.
- 1855 Crown reserved 100 feet strip above high water mark along beach for public use.
- 1856 'Homestead' (O'Brien family residence) evident.
- 1855-77 O'Brien permits general public to use the beach and the sandhills behind it. The area becomes a popular picnic ground but becomes too rowdy so O'Brien closes it in 1877.
- 1859 Waverley Municipal Council is established and seeks to establish the beach as a reserve.
- 1877 O'Brien declared bankrupt. 51 acres transferred to his 2nd wife's family, Curlewis.
- 1879 > Subdivision of Bondi Estate becomes extensive.
- 1880s Rock pools were used for swimming at Bondi from the 1880s.
- 1881 Government surveys an area of the beach for public recreation.
- 1882 State Government resumed 25+ acres & dedicated as a public reserve.
- 1884 Tramway brings people within walking distance of the beach.
- 1885 Waverley Council made Trustee of Bondi Park.
- 1888-89 Bondi Baths constructed to the south of Bondi Beach (home to the Icebergs Club since 1929).
- 1900 A gale at Bondi Beach displaces sand dunes and exposes extensive Aboriginal artefacts.
- 1902 First regular tram service from Circular Quay to Bondi Beach.
- 1907 A tent was erected, where Biddigal Reserve is now, as a clubhouse for what would become the Bondi Surf Life Saving Club. A little later a simple shed was built adjacent to the home of the Club Captain, Wally Weekes, who owned land at the northern end of the beach. (A tidal pool is dedicated to Wally Weekes to the north of Bondi Beach.)
- 1911 The tram line is extended along Campbell Parade to a new terminus at North Bondi (the location of the present day bus terminus).
- 1914 World War I begins.

1920	'Bondi Homestead' building still present.
1922	Record (SMH 1922) of Wally Weekes, a North Bondi resident, enlarging the tidal pool located to the north of Bondi Beach. (The date that the pool was originally used was not noted). The pool is noted as being 'alive with youngsters learning to swim.'
1924	Lagoons present.
1928	Construction of Bondi Pavilion commences.
1929	Bondi Pavilion opens.
1939	World War II begins.
1942	Demolition of groynes projecting onto the beach (connected to tunnels providing access to the Bondi Pavilion)
1945	End of World War II.
1954	Queen Elizabeth II attends a 'Royal Command Surf Carnival'. Marine Drive renamed Queen Elizabeth Drive in her honour.
1960	The Bondi tram line closes.
1963	Children's swimming pool completed at North Bondi alongside Wally Weekes tidal pool.
1975	The Pavilion becomes a centre piece of Waverley Council's Community Cultural Program.
1980s	Construction of a stormwater outfall (in the late 1980's) to the south of the beach with the stormwater system discharging onto rock, mitigating stormwater scour improving the condition of the beach. Prior to that two large stormwater pipes discharged onto the beach.
2000	Olympic Games Beach Volley Ball hosted.

THEMES

National historical theme	1. Environment 2. Peopling 4. Settlement 8. Culture
State historical theme	Environment – cultural landscape Towns, suburbs and villages

APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	<p>Evidence of the Roberts Grant, one of the earliest in the Waverley, remains in the current street pattern, defining the former boundaries of the Estate. Similarly there are remnants of the 1809 Hurd grant that embraced the headland of Bondi (known as 'Ben Buckler') and extended from the coastline to the present day Wairoa Avenue to the line of present day Hastings Parade to the north.</p> <p>The area retains examples of Inter-War architecture and some of the earliest examples of apartment buildings in the area. To the south of Campbell Parade there are several buildings built between 1914 and 1929. To the north of Campbell Parade buildings between 1930 and 1940 are more common. As a means to achieve an historical context for the development at Bondi Beach it should be noted that the first purpose built apartment building was built in Sydney in 1905 and in 1914 the City Council built Strickland Flats in Chippendale, the first large scale public housing building in Australia.</p> <p>Improvements at Bondi Beach are also noteworthy. During the 1920s Waverley Municipal Council undertook a range of improvements at Bondi Beach, the most significant being the construction of the Bondi Pavilion, opened in 1929. These works increased the popularity of Bondi in the 1930s, with the beach drawing not only Sydneysiders but also people from elsewhere in Australia and overseas. By the late 1930's a wall of hotels, guest houses and flats extended the length of Campbell Parade. The</p>
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	buildings displayed a variety of architectural styles, the largely uninterrupted street frontages forming a backdrop to Bondi Beach.
Historical association significance SHR criteria (b)	<p>The area has historical association with William Roberts (grant recipient in 1809), who was involved in the construction of Old South Head Road. The grant encompassing what is now the majority of Bondi Beach was received in compensation for construction of the road.</p> <p>The area is associated with the beginning of the Surf Life Saving movement established in 1907.</p> <p>In 1954 Queen Elizabeth II attended a 'Royal Command Surf Carnival' at Bondi Beach. Queen Elizabeth Drive is named after the Queen to commemorate the event.</p>
Aesthetic significance SHR criteria (c)	<p>Australian architecture in the Inter-War period was highly eclectic. The period was characterised by a profusion of styles which drew their influence from a wide range of sources. Of particular significance was the cultural influence of the United States of America which supplemented the continuing influences from England. Buildings often did not display a clear expression of a single style and it is common for buildings of the Inter-War period to display features from more than one style.</p> <p>The buildings along Campbell Parade display a range of Inter-War architectural styles. The buildings at the southern end of Campbell Parade were generally built between 1915 and 1928, earlier than the buildings at the northern end of Campbell Parade which were generally built in the 1930s and early 1940s.</p> <p>Some of the earlier buildings, built around 1914, are more typical of the Arts and Crafts style continuing from the Federation period. It may be that some buildings were designed some time prior to when they were built and so could reflect the fashions of an earlier time. The Arts and Crafts style was unpretentious and informal, and employing traditional materials and details which evoke a feeling of comfortable familiarity. Australiana themes are sometimes incorporated, and the use of the verandah and larger window openings in response to setting and the climate are utilised.</p>
Social significance SHR criteria (d)	<p>It is understood that the area was occupied by the Gadigal people. The name Bondi is based on an Aboriginal name (Boondi Aboriginal Name) and means 'noise made by the sea waves breaking on the beach'. A registered Aboriginal place located at Bondi Beach, an open campsite and burial site, is still a place of significance today.</p> <p>The area retains significance as an area that evolved in response to the usage of the beach as a place of recreation. The involvement of Waverley Council to support and enhance the use of the area as a recreational and cultural precinct is important, for example through the construction of the Bondi Pavilion and improvements to the park in 1929, adaptive reuse of the Pavilion as the Waverley Community Centre in 1977, and preparation of the Bondi Park, Beach and Pavilion Plan of Management in 1913. The beach as a place of public recreation is also supported through the establishment of swim and surf clubs in the early 20th Century.</p>
Technical/Research significance SHR criteria (e)	Examples of buildings from the early 20 th Century provide examples of construction techniques and trade skills employed in construction of the period.
Rarity SHR criteria (f)	The Conservation Area includes a rare 20 th Century Inter-War streetscape in a beach side setting in Sydney.
Representativeness SHR criteria (g)	The Conservation Area includes representative examples of buildings from the early to mid 1900s.

Integrity	Despite later alterations the area remains intact as a interpretable example of an historic streetscape and setting.
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HERITAGE LISTINGS

Heritage listing/s	Waverley Local Environmental Plan 2012 Bondi Beach Urban Conservation Area Item No. C.2 Numerous individual listings Bondi Beach was listed on the Register of the National Estate in 1979 and the National Heritage List in 2008
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INFORMATION SOURCES

Type	Author/Client	Title	Year	Repository
Fact sheet	Australian Historical Society fact sheet	Reminiscences of Bondi by Thomas Ormond O'Brien	1923	Australian Historical Society
Book	B T Dowd (ed.) for Council of the Municipality of Waverley	The History of the Waverley Municipality	1959	Waverley Council library
Research	Wilson and Associates	Bondi Park and Pavilion a History	2013	Waverley Council
Council research	Shaping Waverley Team Waverley Council	N/A	2014	Council files and Local History Library
Research	Dominic Steele Consulting Archaeology	Waverley Aboriginal Cultural Heritage Study	2009	Waverley Council

RECOMMENDATIONS

Recommendations	<p>Recommendations</p> <ol style="list-style-type: none"> 1. New work should be of a high quality design emphasising the unique Bondi Beach identity, respecting the heritage values of the area and of individual buildings. 2. Enhance Campbell Parade as a streetscape of warmth, colour and vibrancy providing a strong built backdrop for Bondi Beach. 3. Maintain the medium height scale of any infill development and additions. Any additions to existing heritage buildings should be subservient to the main structure. 4. Retain all historic face brick facades without painting or rendering. 5. Preserve or reinstate face brick facades when supported by heritage values. 6. Where historic surfaces have been previously painted, paint the main wall colour a lighter colour, allowing shadows to be more easily read, increasing visual interest. 7. Draw attention to decorative areas through the use of different colours and/or tones. 8. Use polychromatic colour schemes for more decorative buildings, rather not a single colour. 9. Ensure colours schemes are individual for each building. 10. Ensure a proposed colour scheme is compatible with its neighbours. 11. Use richer colours to highlight architectural features. 12. Consider reinstating architectural elements where there is historical documentary evidence to support proposals. 13. Preserve the view of the historic streetscape along Campbell Parade from key vantage points and when walking along the street.
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SOURCE OF THIS INFORMATION			
Name of study or report	Various	Year of study or report	
Item number in study or report	N/A		
Author of study or report	Shaping Waverley team (Waverley Council)		
Inspected by	Colin Brady		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Fleur Mellor & Colin Brady	Date	December 2014

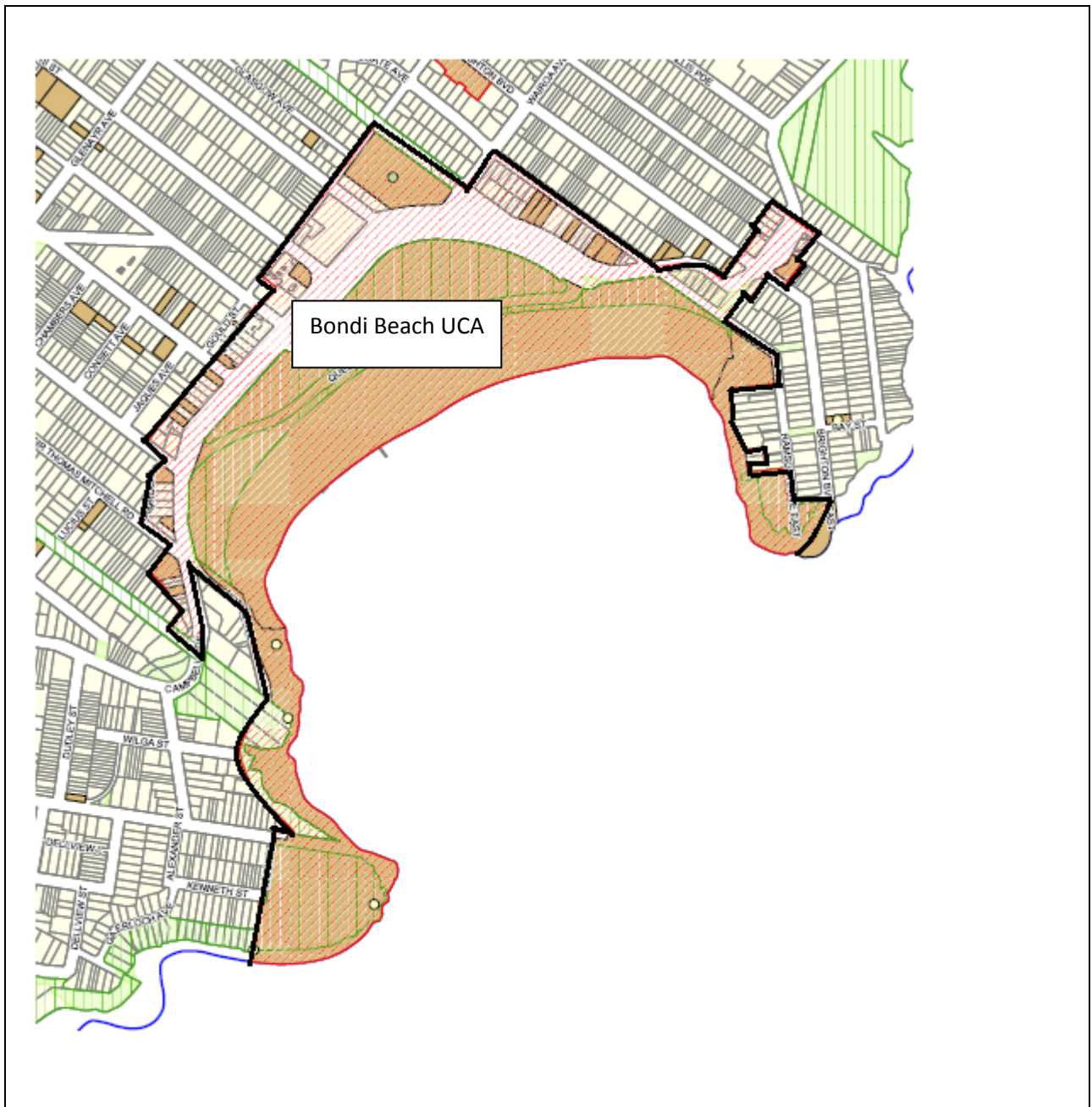


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IMAGES

Image caption	Bondi Beach Urban Conservation Area				
Image year	2014	Image by	Waverley Council	Image copyright holder	Waverley Council



IMAGES

Image caption	Bondi Beach Urban Conservation Area in foreground and in context - Aerial				
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IMAGES

Image caption	Bondi Beach Urban Conservation Area – sample Campbell Parade streetscape				
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