

# BACKGROUND

The West Oxford Street precinct is in need of an upgrade. An integrated approach to planning for the precinct is timely, as Council has been advised of potential planning proposals for the redevelopment of several sites at the Western end of Oxford Street, Bondi Junction.

This project forms part of a broader strategic approach to planning in Bondi Junction, which the State Government has identified as one of the key sub-regional centres across Sydney. Further to the West Oxford Street Precinct Plan, Council has committed to meeting its strong environmental targets via the preparation of a Green Infrastructure Masterplan for Bondi Junction aimed at reducing greenhouse gas emissions, improving water management and potentially providing efficient and effective integrated waste disposal systems.

This is an opportune time to commence the precinct plan as it will align with a suite of other projects Council and State Government agencies are already doing in Bondi Junction. These projects include:

- Bondi Junction Complete Streets project,
- Bondi Junction Urban Design Review,
- Waverley Bike Plan,
- Centennial Park Master Plan,
- Investigations into possible future light rail connections.

More information can be found on Council's website at the following link:

[http://www.waverley.nsw.gov.au/building/current\\_projects/west\\_oxford\\_street\\_precinct\\_plan](http://www.waverley.nsw.gov.au/building/current_projects/west_oxford_street_precinct_plan)

## Objectives of the Precinct Plan

The key objectives of the West Oxford Street Precinct Plan are to:

- Celebrate the western entry to Bondi Junction
- Consider the existing and future character of the precinct
- Consider the existing and future character of the adjacent areas within Woollahra and Centennial Park when formulating the desired character of the area
- Better connect West Oxford Street with Centennial Park and Woollahra and the Bondi Junction town centre
- Test current LEP and DCP controls in this part of Bondi Junction
- Achieve and reinforce a sense of place
- Integrate the various transport modes
- Reinforce the importance of the public domain and
- Improve the quality of the public domain
- Engage government agencies and the community in a conversation about the future of this part of the community.



Figure 1: Study area shown in colour



## ABOUT THE CHARETTE

Three sessions will be held over a 3 week period to engage stakeholders and design professionals in a collaborative visioning process for West Oxford Street .

The purpose of the charette is:

- To collectively draw out the compelling narrative that defines West Oxford Street and provide a vision for the future;
- To incorporate the views of the residents and stakeholders in the exploration of ideas for the Precinct;
- To collectively develop up to 3 concept designs to explore ideas and opportunities for the precincts future which enable connectivity, vitality, activation and amenity.

The collective vision will be incorporated into a draft report prepared by others which will be released for public exhibition and community consultation once it has been endorsed by Waverley Council.

### Charette Dates and Location

The charette will be held at the Waverley Library Theatre, Denison Street, Bondi Junction

Session One: 1 May, 2014 9.30 am - 1.00 pm  
 Session Two: 13 May, 2014, 9.30 am - 5.00 pm  
 Session Three: 22 May, 2014, 9.30 am - 4.00 pm

A representative from each team will be required to discuss the concepts at a two hour community drop in session on Tuesday 13 May, 2014 between 5.30 and 7.30pm.

### Key objectives and scope of works for each workshop

The vision and concepts forthcoming from the charette should:

- be guided by your expertise in urban renewal and public place enhancement;
- benefit the West Oxford Street area and Waverley in general with no adverse impact on the surrounding existing heritage conservation areas;
- be based on an understanding that the existing Local Environment Plan (WLEP2012) and Development Control Plan (WDCP 2012) controls will be used as a test case for the evaluation of the appropriateness of each concept.

|                                                  | Key charette objectives                                                                                                                                                                                                                                                                                                                                                                               | Deliverables by consultant                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Session 1:<br/>Introduction</b>               | <p>To ensure that teams are properly briefed</p> <p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>• Define design principles for the precinct as a group</li> </ul> <p><b>Outcomes</b></p> <ul style="list-style-type: none"> <li>• Definition of project approach</li> </ul> <p>Tasks: Expectation that each team would have visited the site prior to attendance at session one.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Session 2:<br/>Concepts</b>                   | <p><b>Objectives</b></p> <p>Built form and public domain concept for the precinct</p>                                                                                                                                                                                                                                                                                                                 | <ul style="list-style-type: none"> <li>• analysis as related to specific design approach</li> <li>• articulated vision and approach statement,</li> <li>• opportunities and constraints</li> <li>• design principles and precedent images</li> <li>• concept design including but not limited to: <ul style="list-style-type: none"> <li>• plans, sections, 3D visualisations</li> <li>• new intersection treatment of Syd Einfeld drive and oxford street</li> <li>• appropriate entry statement to Bondi Junction</li> <li>• improvements to the appearance of Syd Einfeld drive</li> <li>• creation of any new or upgraded public spaces within the study area</li> <li>• integration of movement systems in the study area</li> <li>• built form options on any key site that may be worth consideration subject to the constraints defined in the study brief.</li> <li>• all other drawings and concepts required to meet the objectives of the study brief.</li> </ul> </li> </ul>            |
| <b>Session 3:<br/>Finalise<br/>&amp; wrap up</b> | <p><b>Objectives</b></p> <p>Presentation of preliminary design response - design review</p>                                                                                                                                                                                                                                                                                                           | <p>Final concepts including:</p> <ul style="list-style-type: none"> <li>• articulated vision and approach statement</li> <li>• a 300 word description of the scheme (to include statement of character and desired future physical form of the area),</li> <li>• concept design including but not limited to: <ul style="list-style-type: none"> <li>• plans, sections, 3D visualisations</li> <li>• new intersection treatment of Syd Einfeld drive and oxford street</li> <li>• appropriate entry statement to Bondi Junction</li> <li>• improvements to the appearance of Syd Einfeld drive</li> <li>• creation of any new or upgraded public spaces within the study area</li> <li>• integration of movement systems in the study area</li> <li>• built form options on any key site that may be worth consideration subject to the constraints defined in the study brief.</li> <li>• all other drawings and concepts required to meet the objectives of the study brief</li> </ul> </li> </ul> |



# WEST OXFORD STREET PLANS AND SECTIONS



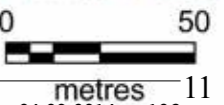
# WEST OXFORD STREET PLANS

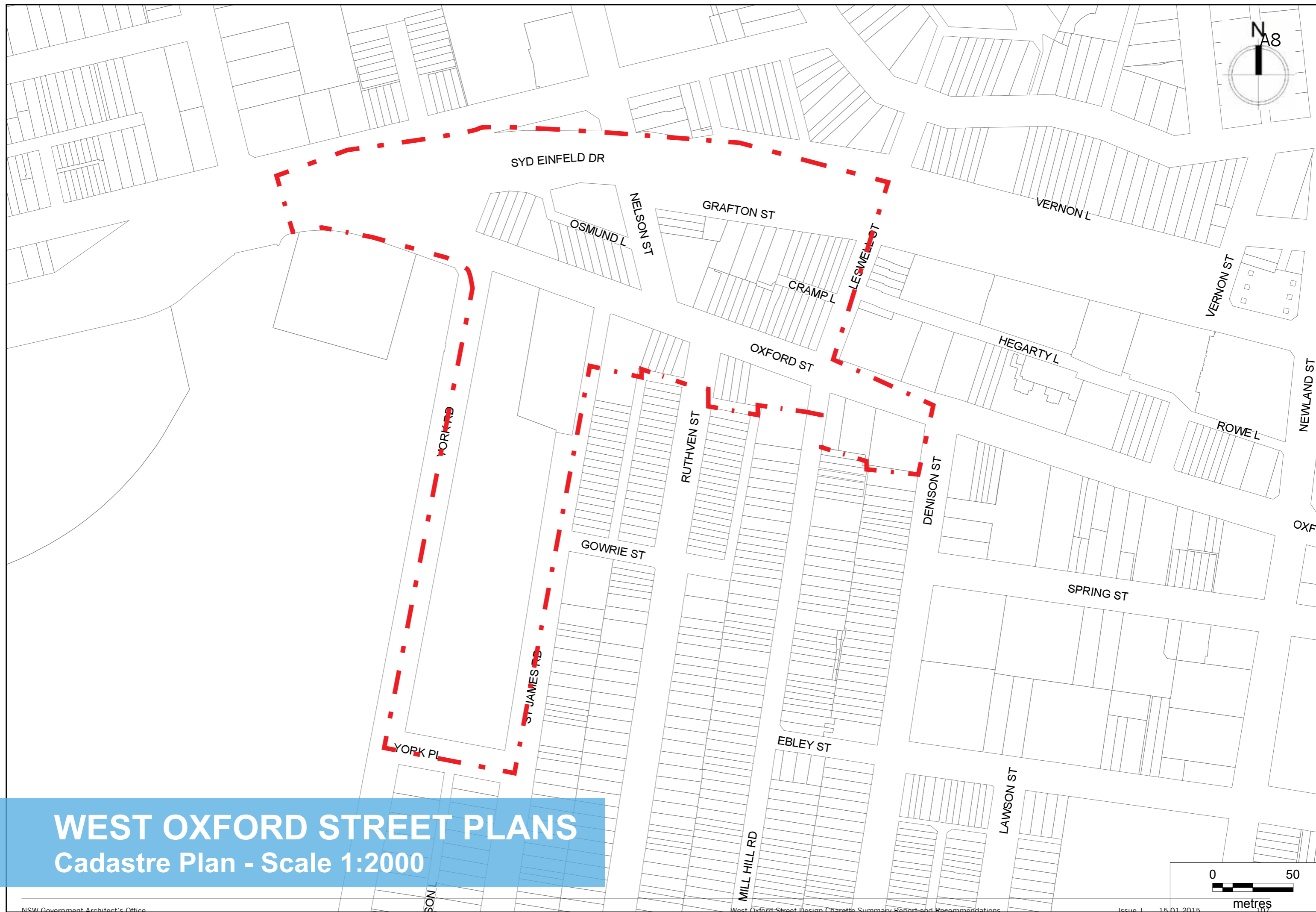
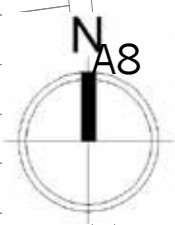
## Aerial Plan - Scale 1:5000



# WEST OXFORD STREET PLANS

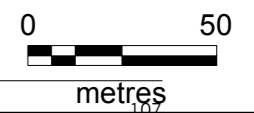
Aerial Plan - Scale 1:2000

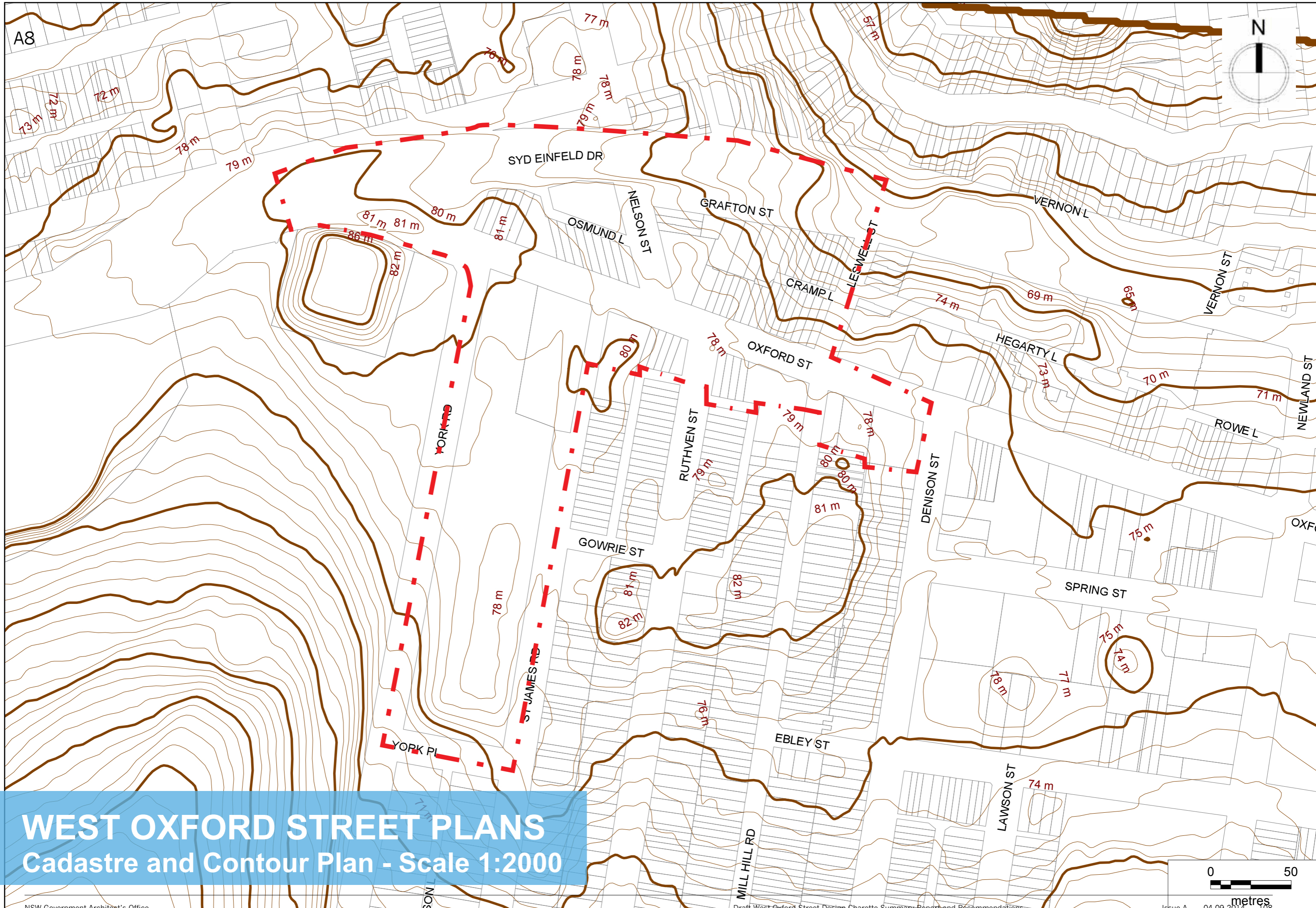




# WEST OXFORD STREET PLANS

Cadastre Plan - Scale 1:2000







# WEST OXFORD STREET PLANS

## Section Montages - (not to scale)



# WEST OXFORD STREET PLANS

## Section Montages Continued - (not to scale)



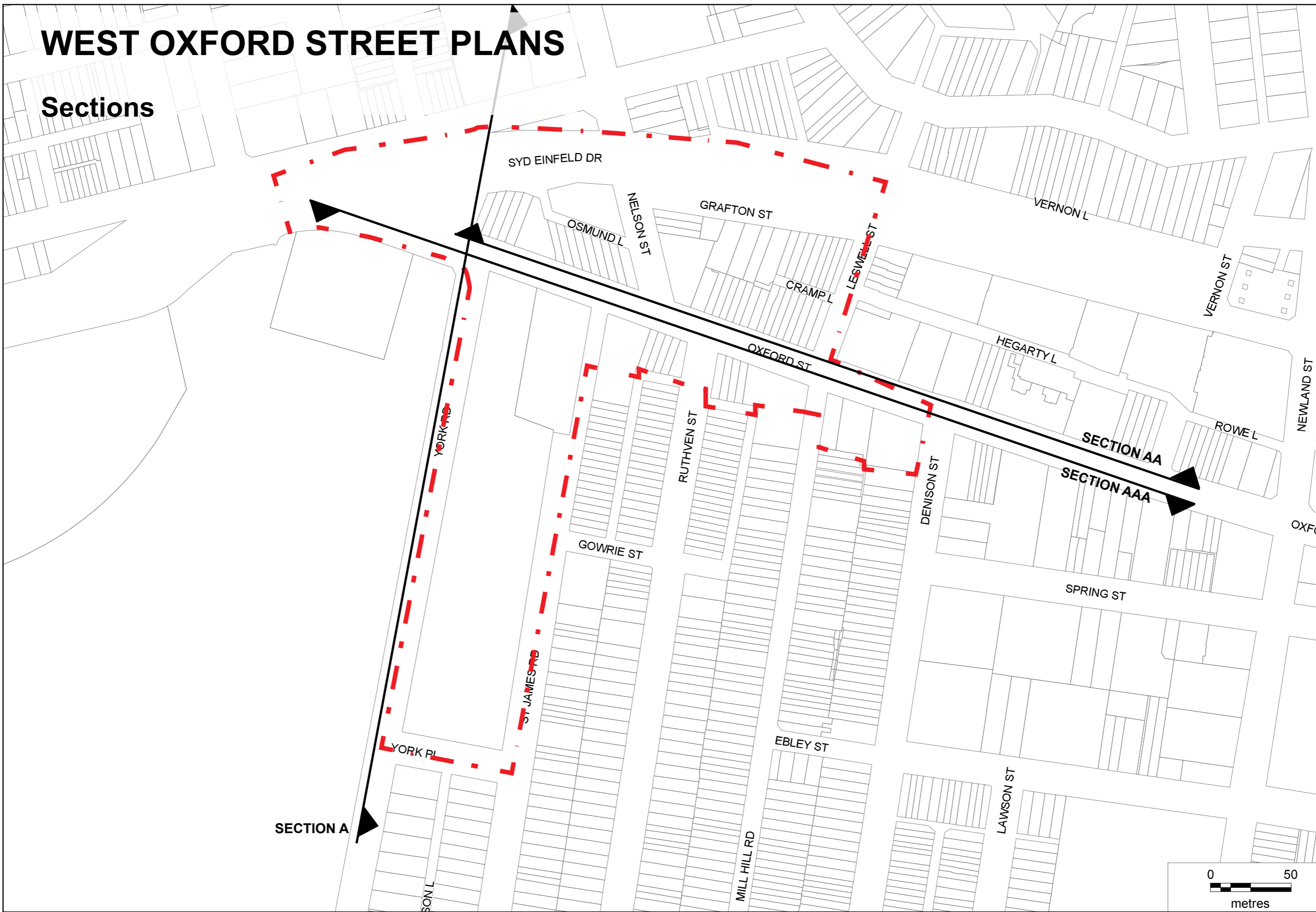
Section Montage looking North along Oxford Street



Section Montage looking South along Oxford Street

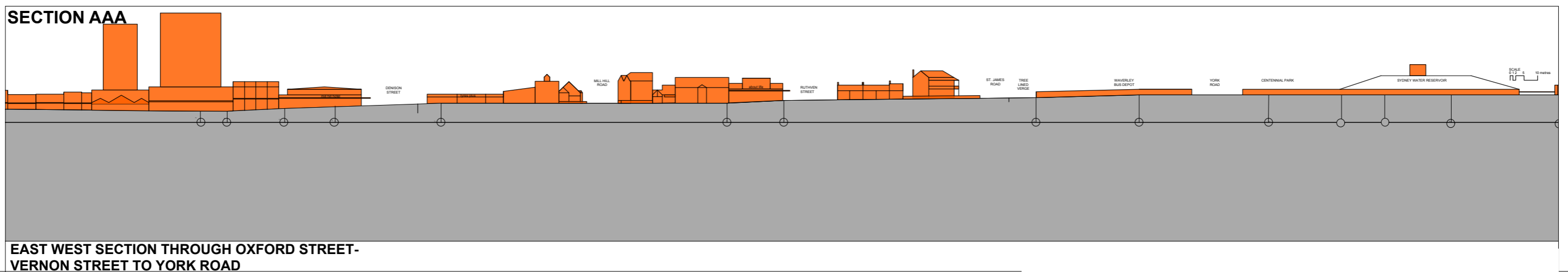
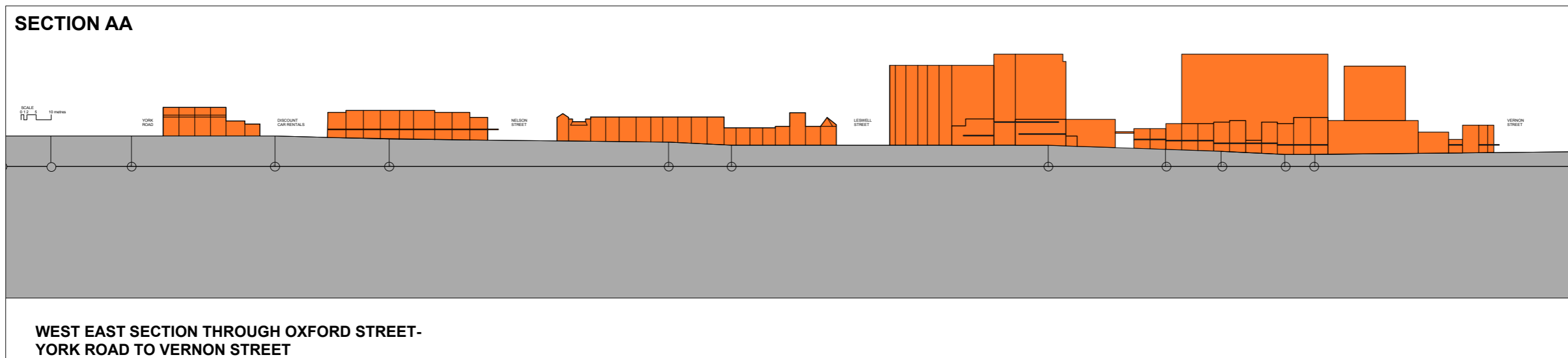
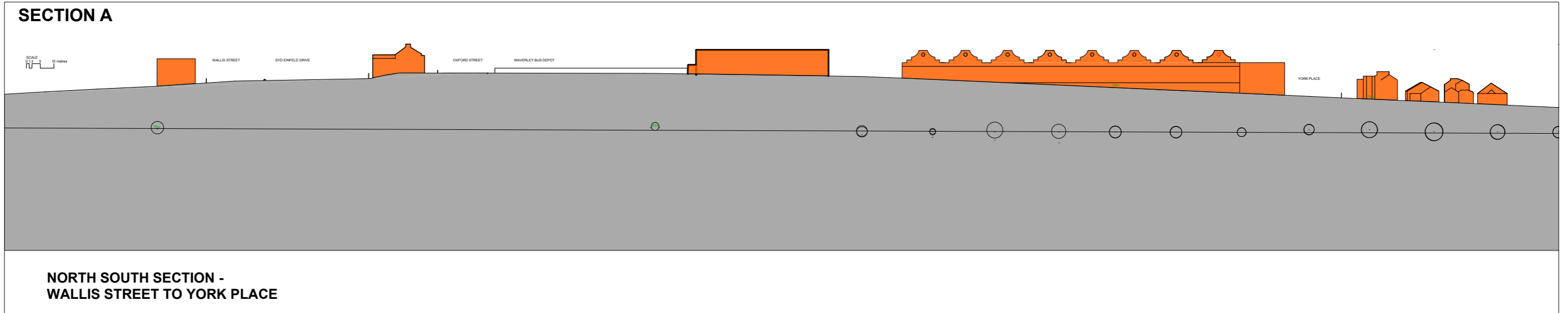


Section Montage looking west along Nelson Street



# WEST OXFORD STREET SECTIONS

## Sections (sections available in dwg format if required)



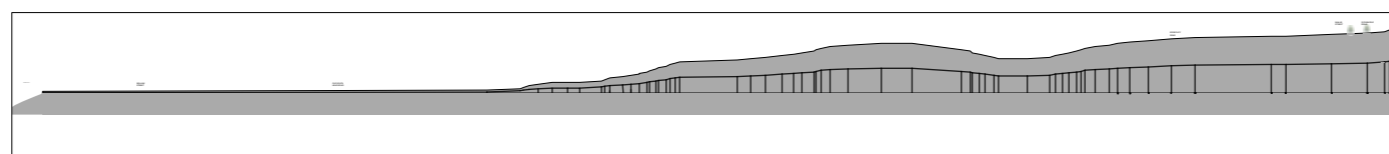
# WEST OXFORD STREET SECTIONS

## Sections (sections available in dwg format if required)

### SECTION B



SECTION: OXFORD STREET (HOPEWELL STREET TO VERNON STREET) - Scale 1:10,000



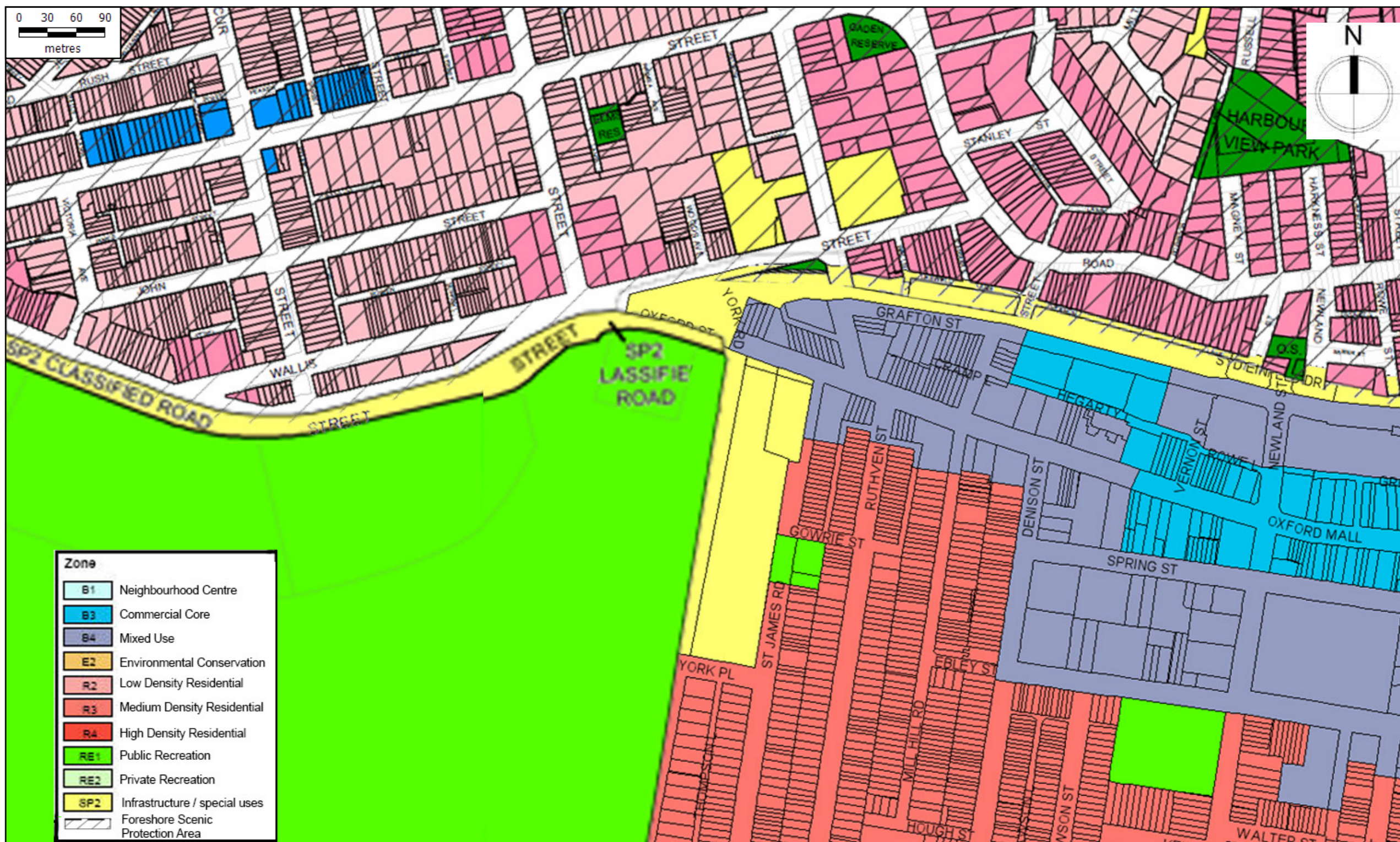
SECTION: DOUBLE BAY TO YORK ROAD INTERSECTION - Scale 1:10,000 at A3 size



WEST OXFORD STREET  
EXISTING CONTROLS

# EXISTING CONTROLS

## LEP 2012 - Zoning Map: Waverley / Randwick / Woollahra



# EXISTING CONTROLS

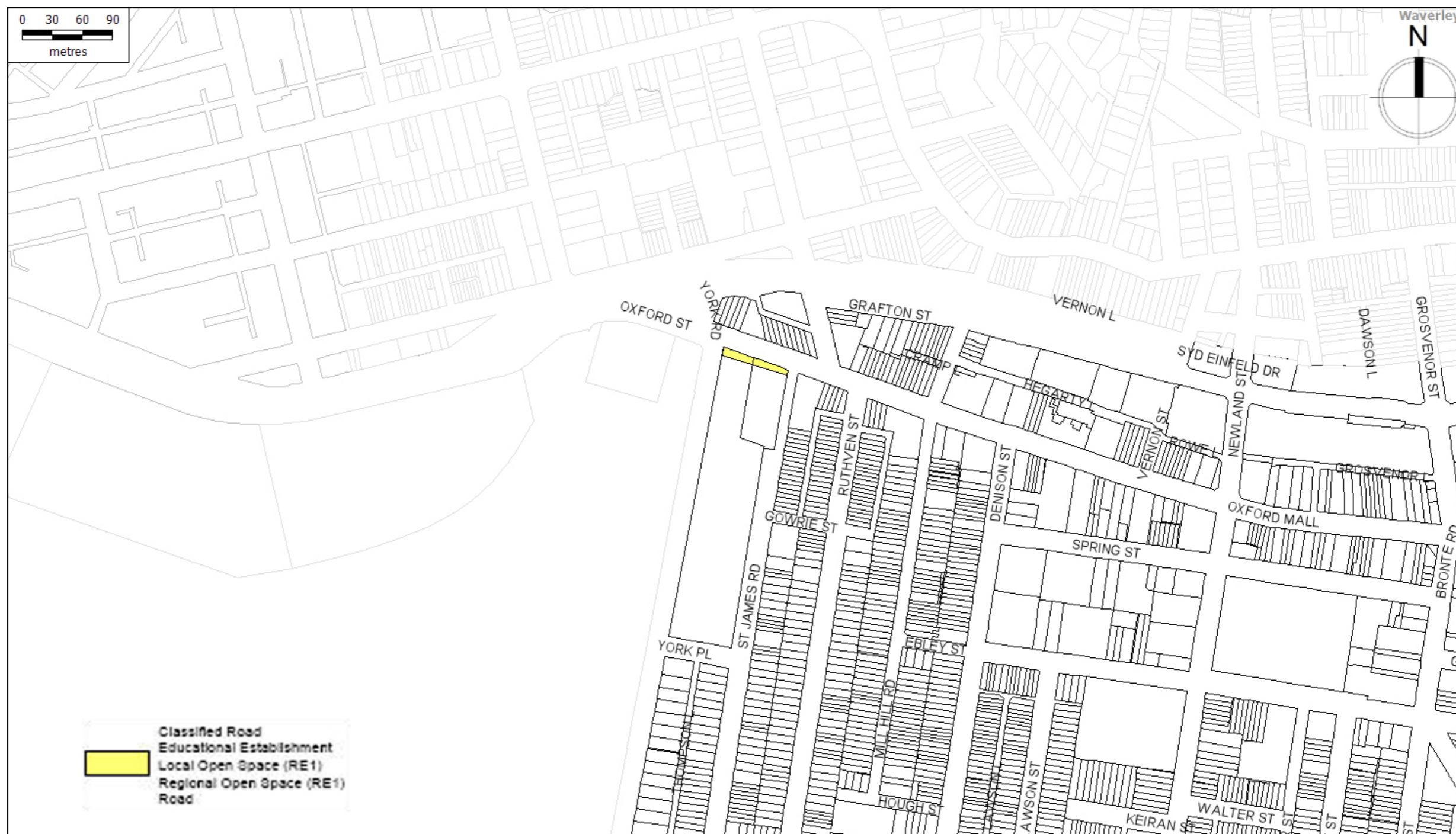
## LEP 2012 - Heritage: Waverley / Randwick / Woollahra





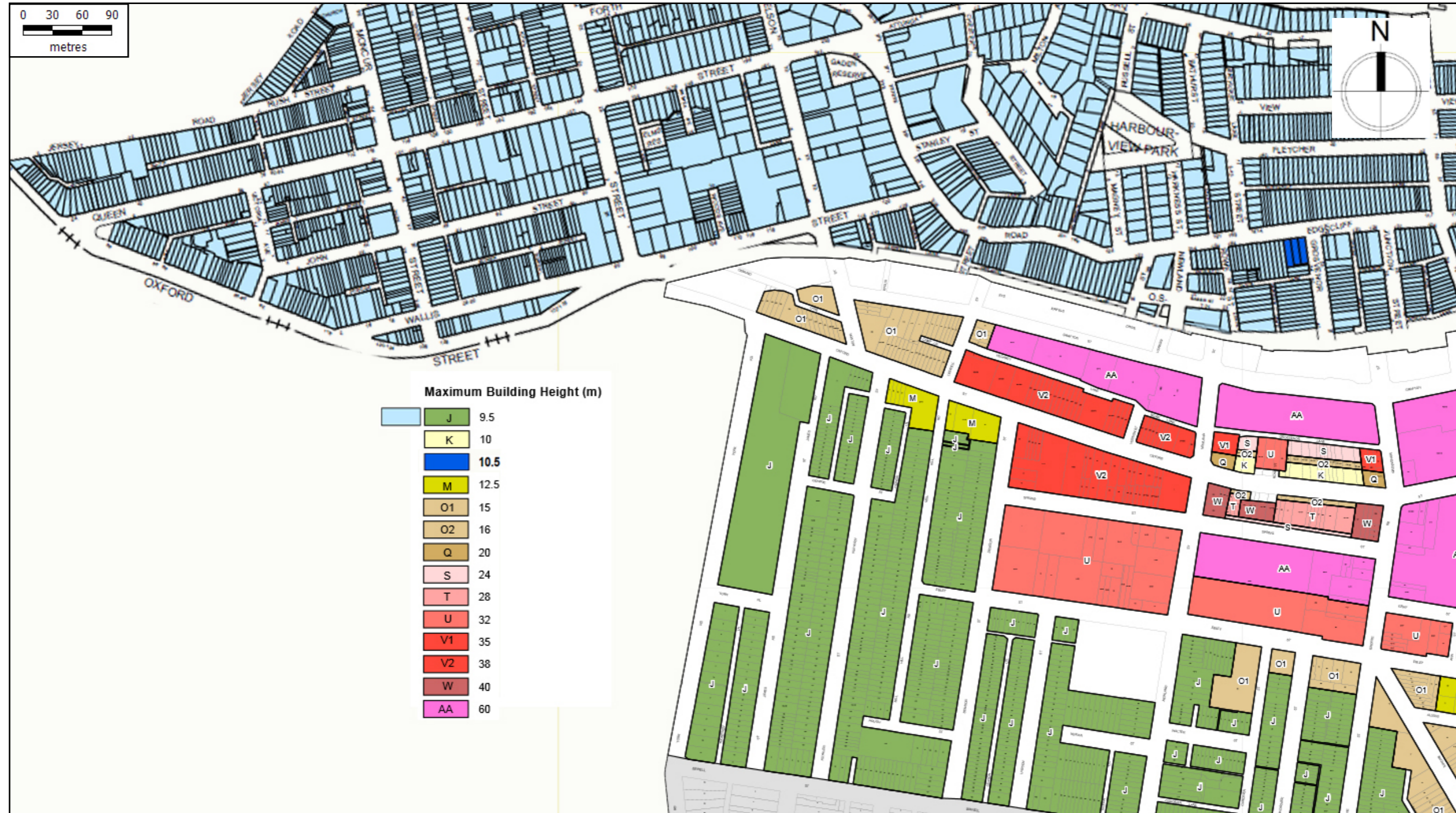
# EXISTING CONTROLS

## Waverley LEP 2012 - Land Aquisition



# EXISTING CONTROLS

## LEP 2012 - Height Limits: Waverley / Randwick / Woollahra

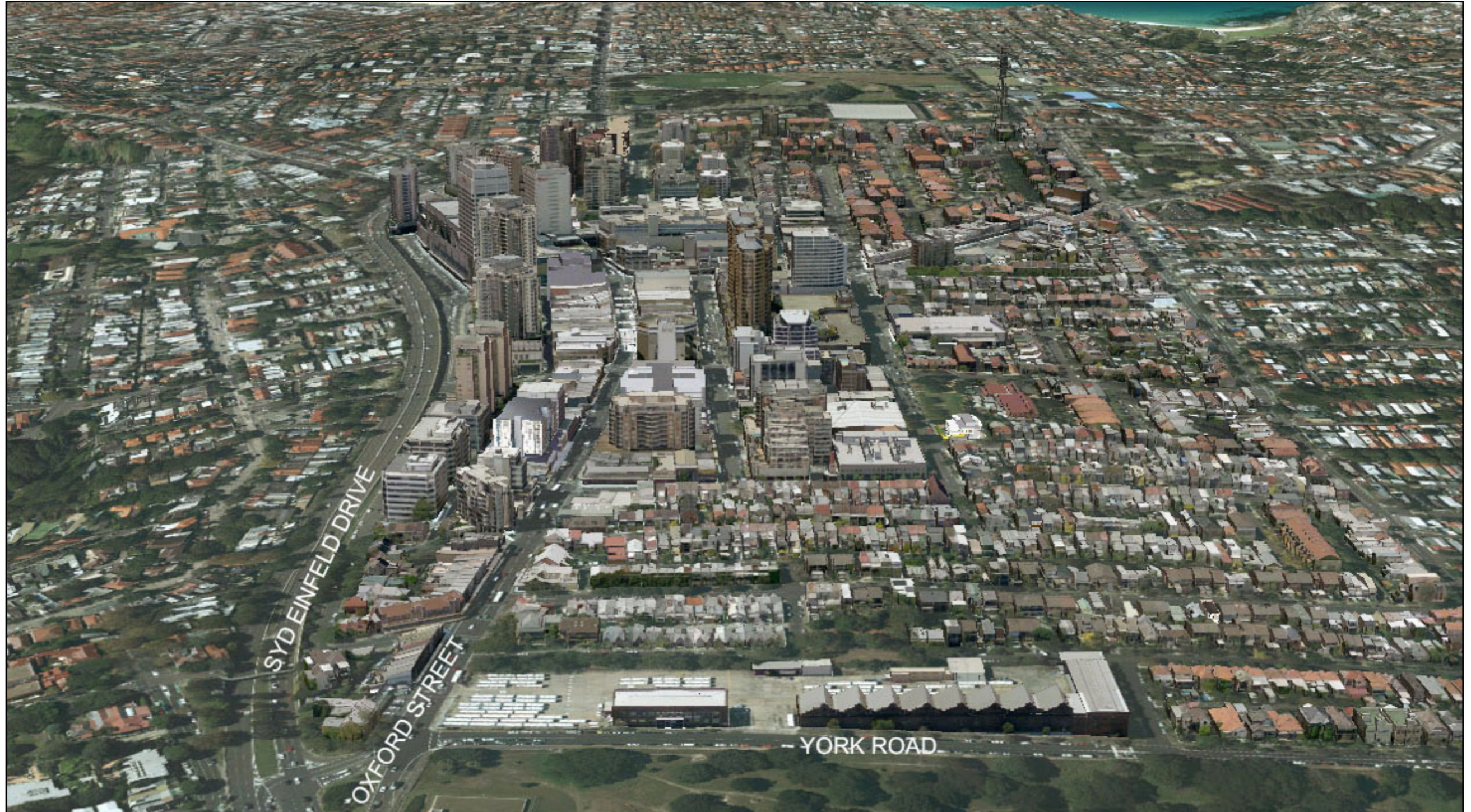




WEST OXFORD STREET  
EXISTING CONTROLS -  
3d DIGITAL MODEL

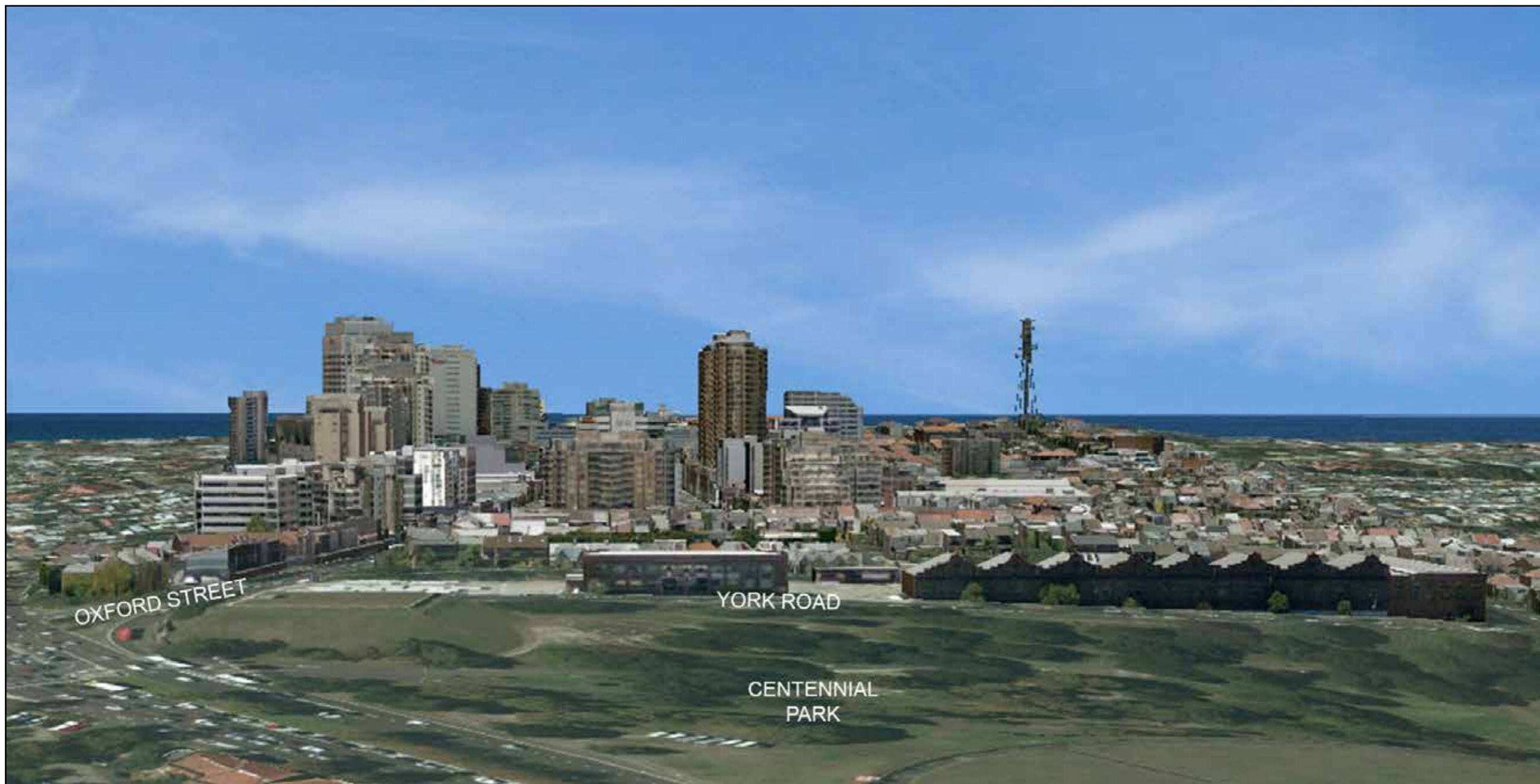
# EXISTING CONTROLS - 3d DIGITAL MODEL

## Existing Buildings - View 1



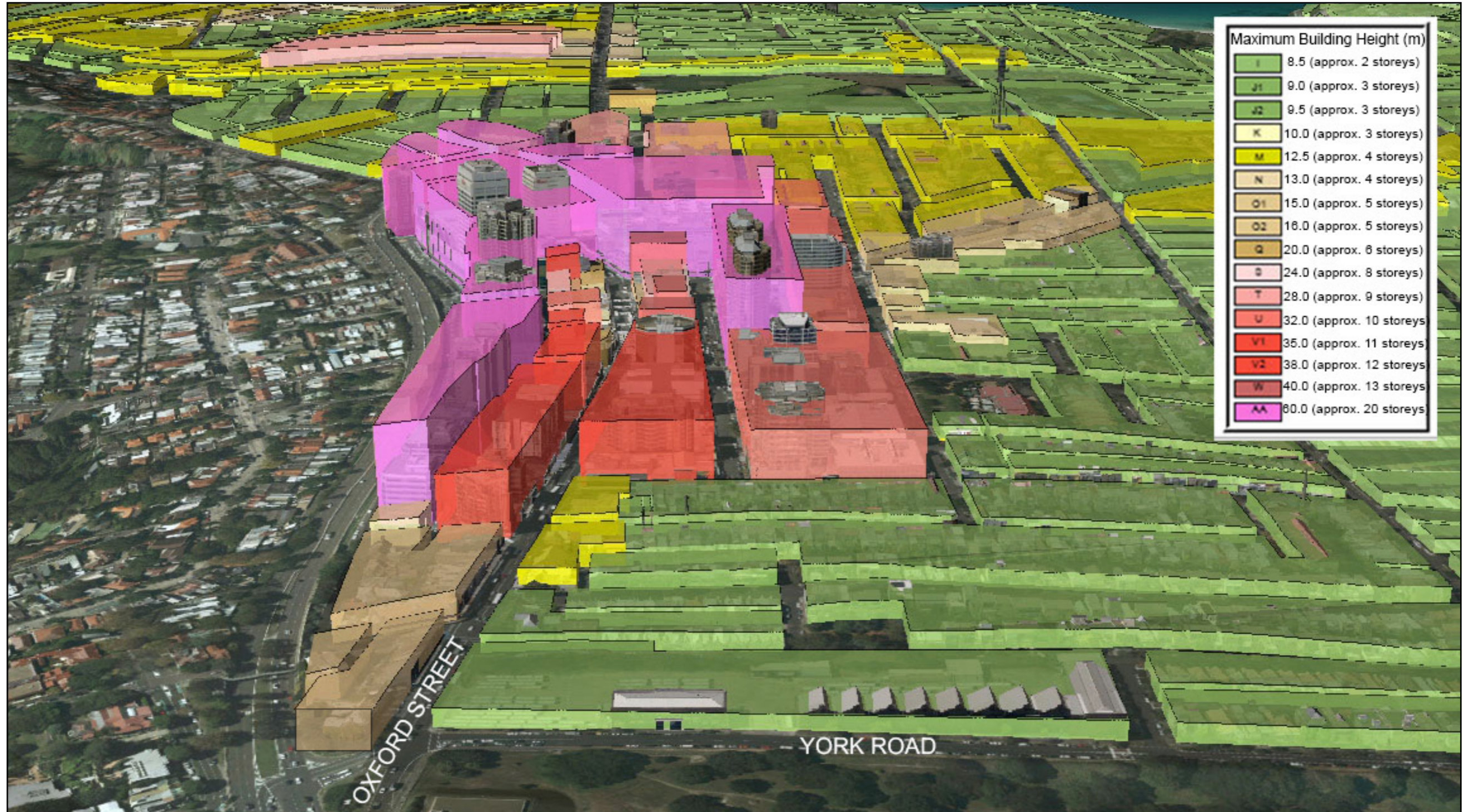
# EXISTING CONTROLS - 3d DIGITAL MODEL

## Existing Buildings - View 2



# A8 EXISTING CONTROLS - 3d DIGITAL MODEL

## Waverley LEP - Height Planes View 1



# EXISTING CONTROLS - 3d DIGITAL MODEL

## Waverley LEP - Height Planes View 2



# EXISTING CONTROLS - 3d DIGITAL MODEL

## Existing Shadow Diagrams - 9am, 21 June





# EXISTING CONTROLS - 3d DIGITAL MODEL

## Existing Shadow Diagrams - 12pm, 21 June



A8 **EXISTING CONTROLS - 3d DIGITAL MODEL**

**Existing Shadow Diagrams - 3pm, 21 June**



# CHECKLIST FOR DIGITAL MODEL SUBMISSIONS

Please adhere to the following criteria for submission:

- Saved as SketchUp 8 file;
- Units in metres;
- Enough detail for accurate shadow casting;
- All surfaces are facing outwards  
(use the monochrome tool to check that all faces are white);
- Either textured or coloured surfaces – not both;
- Simplified model;
- Correct file name (team name and Design Charette number);

At the end of Design Charette 01 please let us know if you would like us to test any changes to the area in 3D including overshadowing and view loss. We will look at the impacts of these possible changes in Design Charette 02.

If you have any questions regarding 3D modelling please contact Waverley's 3D Modelling Officer directly.

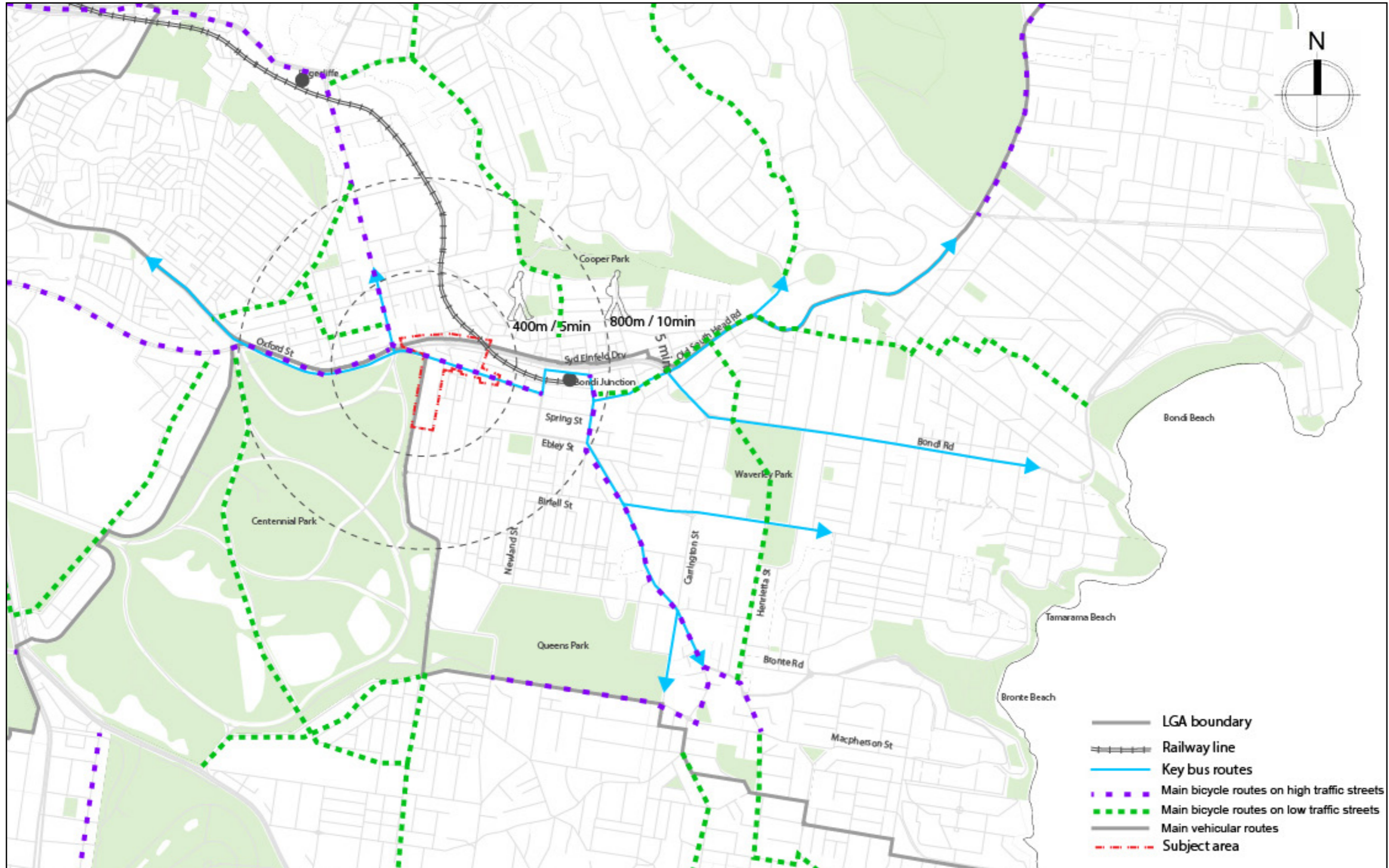
Julia Wilson  
julia.wilson@waverley.nsw.gov.au  
02 9369 8102



WEST OXFORD STREET  
EXISTING CONDITIONS!  
SITE ANALYSIS DRAWINGS

# EXISTING CONDITIONS / SITE ANALYSIS DRAWINGS

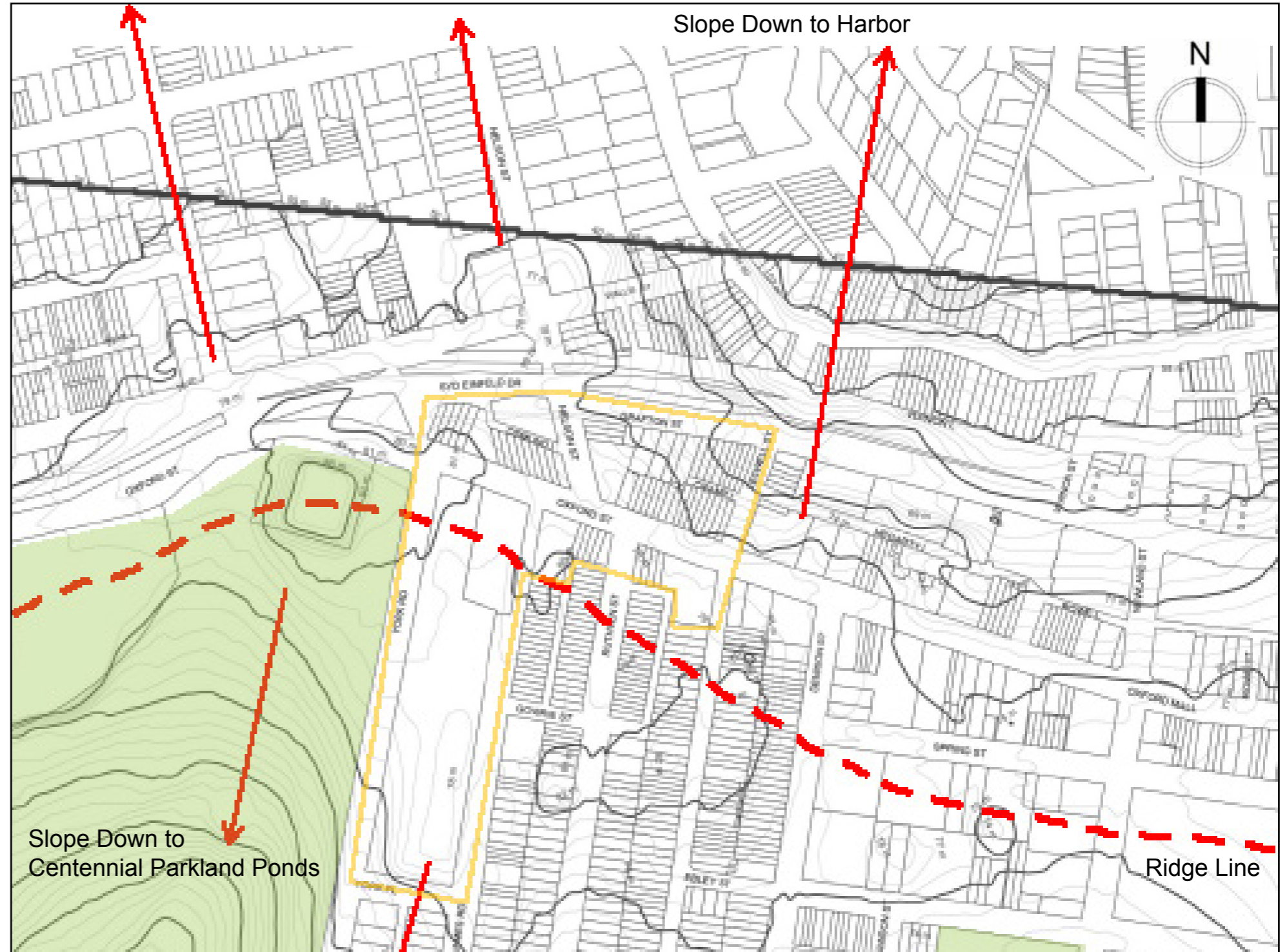
## CONTEXT PLAN (not to scale)



# EXISTING CONDITIONS / SITE ANALYSIS DRAWINGS

## Topography (not to scale)

Precinct sits on ridge falling into centennial park and Woollahra / harbour



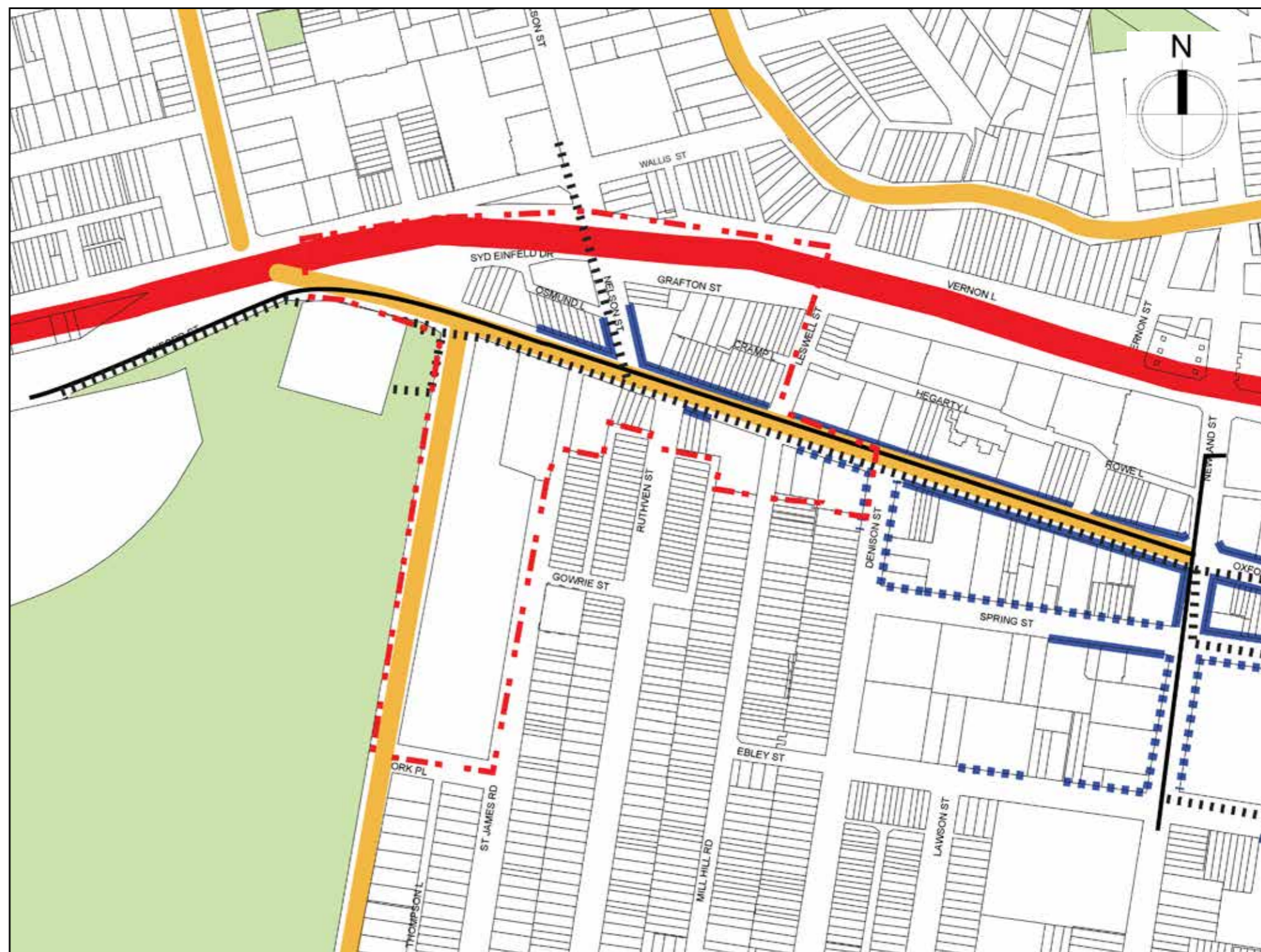
# EXISTING CONDITIONS / SITE ANALYSIS DRAWINGS

## Circulation map (not to scale)

Precinct sits on ridge falling into centennial park and Woollahra / harbour

### Legend

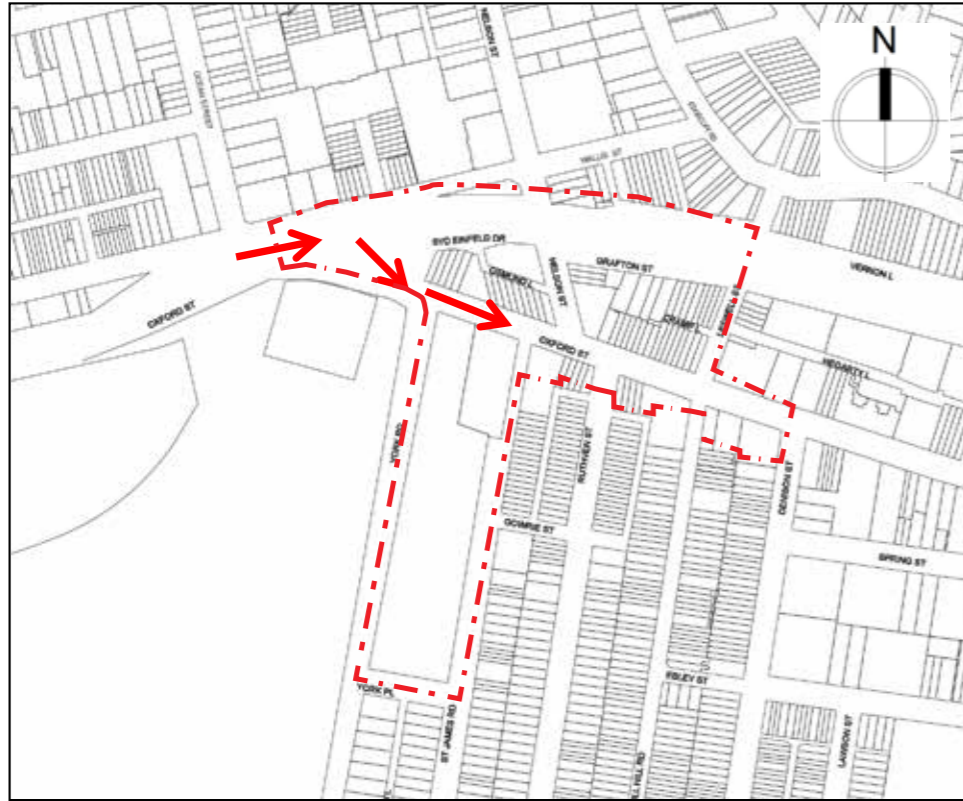
- Open Space
- Active frontages
- Semi active frontages
- Arterial road
- Significant local street
- Bus route
- Key pedestrian routes
- Study area



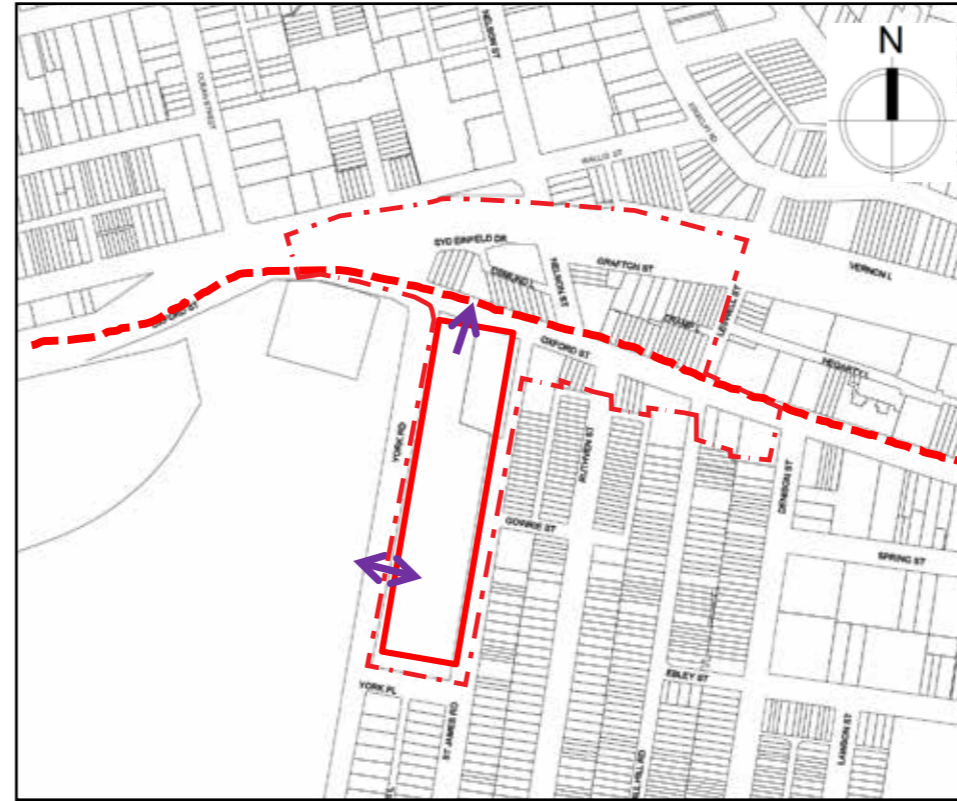
# A8 EXISTING CONDITIONS / SITE ANALYSIS DRAWINGS

## Circulation diagrams

Gateway



Buses/ Cyclists/ Pedestrian Conflicts



Buses routes:  
88 buses per hour in  
weekday pm peak on  
Oxford St.

Express buses on  
Syd Einfield Drive





# EXISTING CONDITIONS / SITE ANALYSIS DRAWINGS

## Circulation diagrams

Rear Laneway Opportunities



Pedestrian Connections



Legend

- Woollahra
- Centennial Parklands
- Absent signalised crossings



# EXISTING CONDITIONS / SITE ANALYSIS DRAWINGS

## Existing Building Heights

- Legend
- 1-3 Storey
  - 6-9 Storey
  - 9+ Storey
  - Study Area

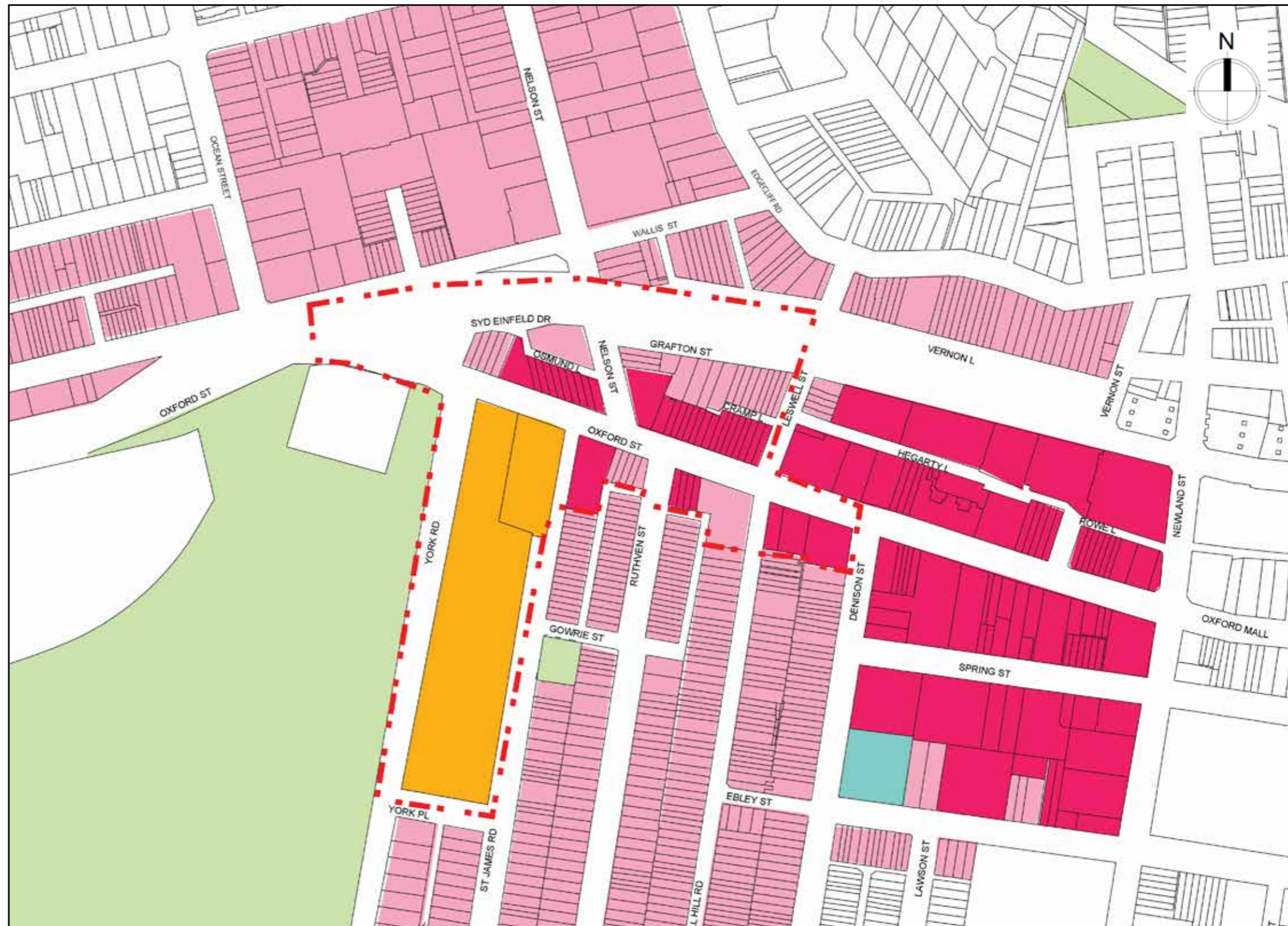


# EXISTING CONDITIONS / SITE ANALYSIS DRAWINGS

## Existing Land Use - Ground Floor

### Legend

- Ground level commercial
- Ground level residential
- Special uses
- Open space
- Study area

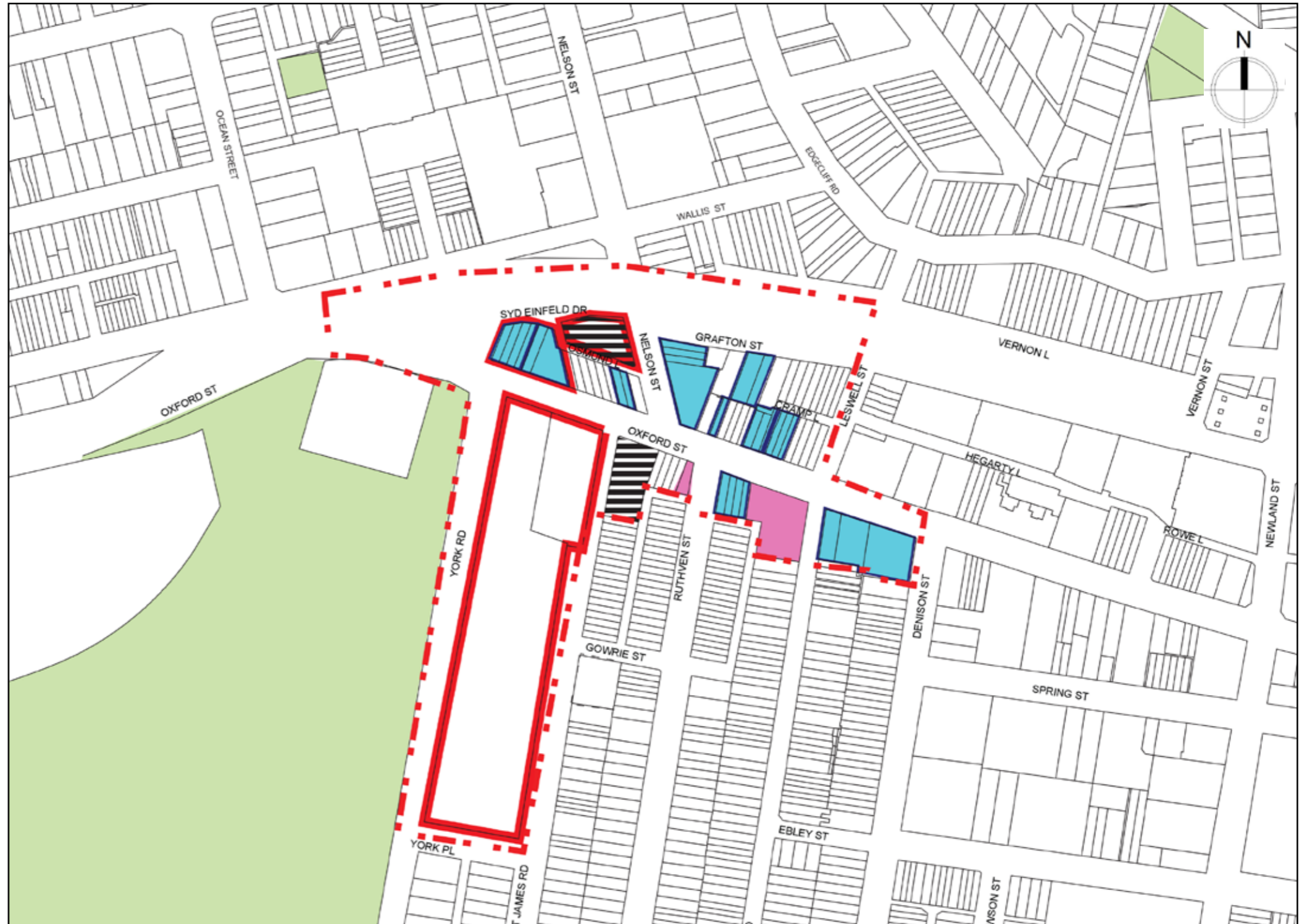


# EXISTING CONDITIONS / SITE ANALYSIS DRAWINGS

## Land Holdings

### Legend

-  Large sites
-  Strata title
-  Multiple ownership
-  Department of housing
-  Study area



# EXISTING CONDITIONS / SITE ANALYSIS DRAWINGS

## Land Holdings

### Legend

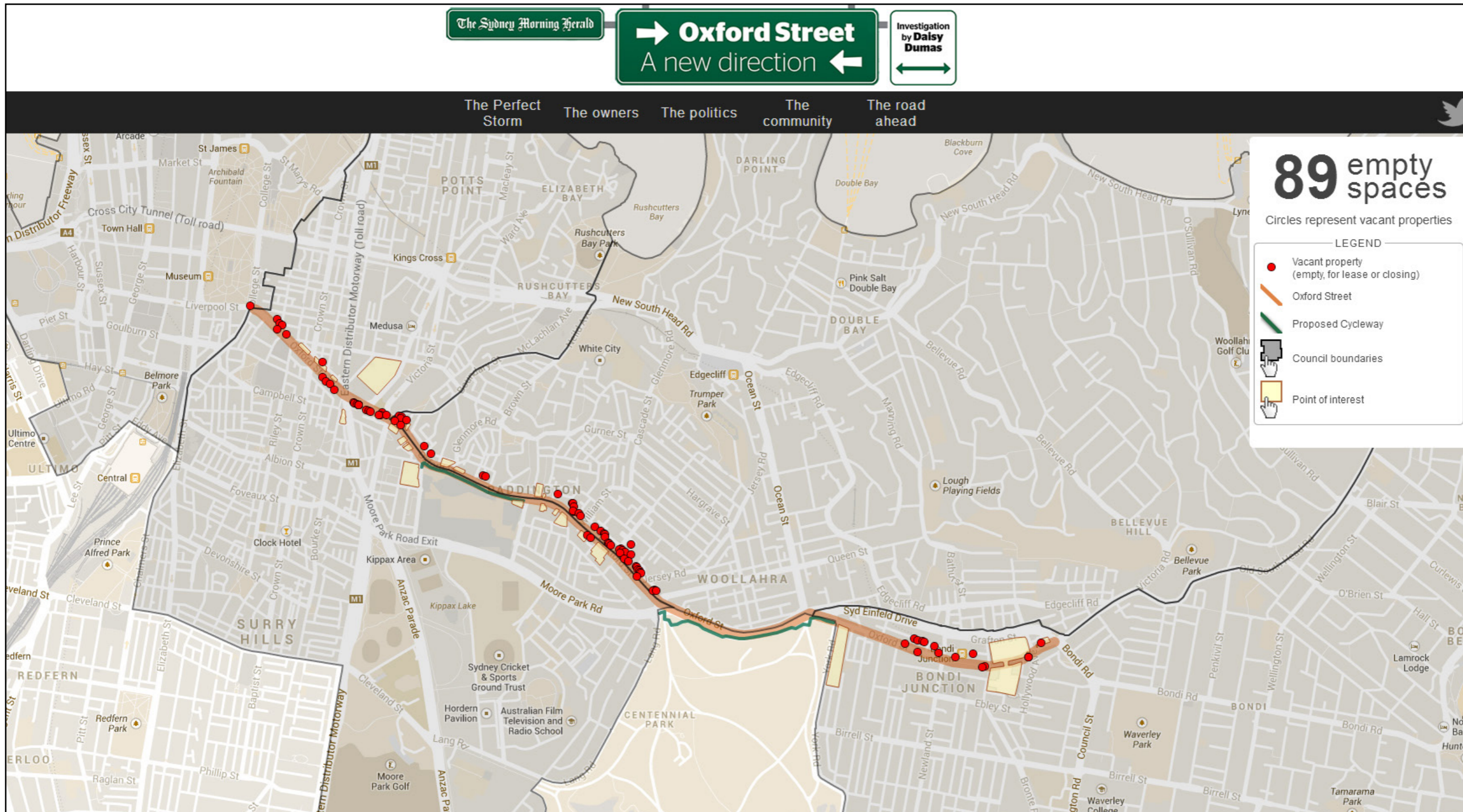
- State transit authority
- Managed and operated by RMS
- Government agency
- Sydney water
- Centennial Parklands
- Waverley council
- Study area



# EXISTING CONDITIONS / SITE ANALYSIS DRAWINGS

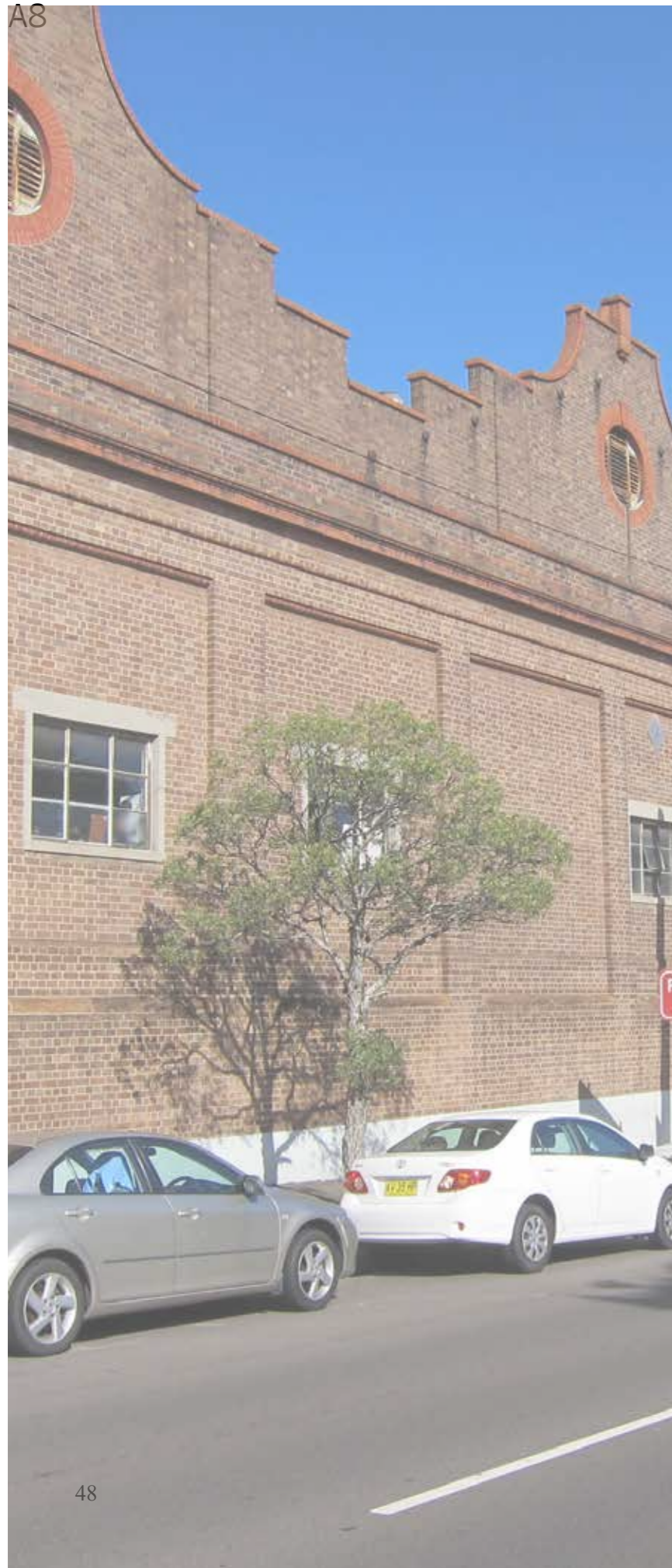
## Sydney Morning Herald - Oxford Street A new Direction (plan showing Oxford Street, City to Bondi Junction)

Please visit: <http://www.smh.com.au/interactive/2014/oxford-street/> AND





# WEST OXFORD STREET HERITAGE CONSIDERATIONS



# HERITAGE CONSIDERATIONS

## 1. Key Dates

**Pre European Settlement**

East west ridgeline forms topographical divide between water flow to Port Jackson/Sydney Harbour and Botany Bay.

Indigenous settlement utilises flora and fauna prevalent in the Botany aquifer. Movement of small groups accesses seasonal food sources linking areas about the harbour and the Botany Aquifer with foot tracks along main east west ridge and down spurs.

**1788**

Arrival of First Fleet settlers utilise established foot tracks to link Sydney Cove Settlement with outlying points in particular the South Head Signal Flag est. 1790, LaPerouse, the Banksmeadow Farms on Botany Bay. The dominant ridgeline route later to become South Head Road provides relatively stable track on solid ground.

**1809-1811**

South Head track is improved to form South Head Road. Movement beyond Bellevue Hill is often difficult due to sand drifts from Bondi Bay and the steep descent. These limitations and distance favour establishment of early farms west of the descent into Bondi Valley.

**Dec 1811**

Gov Macquarie dedicates Sydney Common to preserve war reserves and control land speculation... Common is 490 acres ( 198 Hectares) extending south from South Head Road to later route of King Street Randwick and east from Riley/Redfern Estates to the rise of topography providing the upper reaches of the Botany aquifer and later to form Waverley.

**1825**

Captain John Piper amasses Estate of some 1500 acres to the north of South Head Road and including lands north east of Sydney Common. Piper's default the same year sees his lenders Solomon Levey and Daniel Cooper assume control of the vast Estate which in turn is fully acquired by Cooper prior to his return to England in 1839.

**1826**

Barnett Levey acquires 60 acres on South Head Road east of the Common and erects Waverley House.

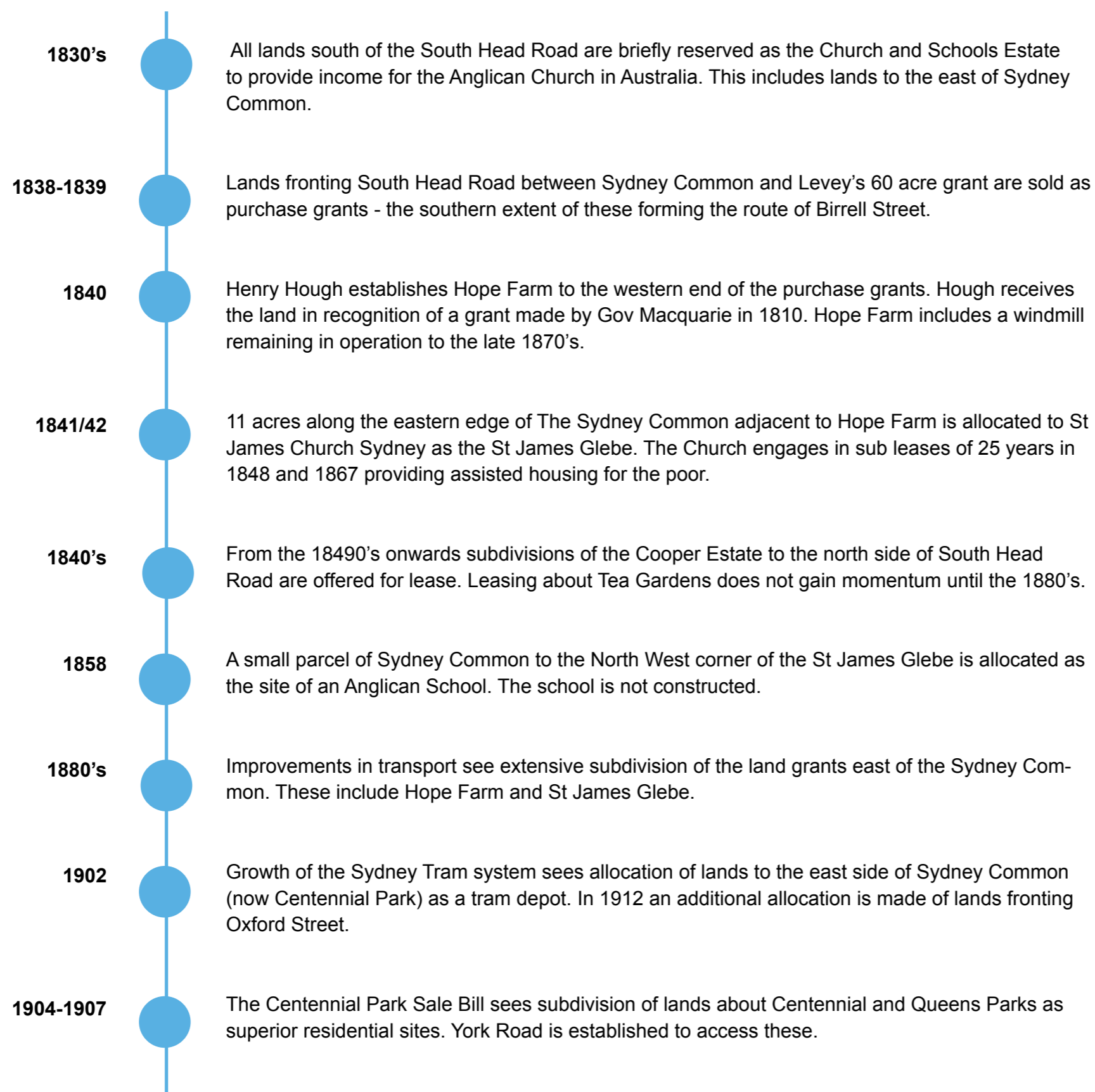
**1827-1837**

Busby's Bore under construction conveying water from Sydney Common to Hyde Park. The importance of the water source limits development about the Common.



# HERITAGE CONSIDERATIONS

## 1. Key Dates





# HERITAGE CONSIDERATIONS

## 1. Key Dates

- 1920's**

Terrace residences to the northern side of Oxford Street are partially replaced by retail shops to the corner of Nelson Street, and by The Olympic Picture Theatre at the western end of Bondi Junction. The later forms a distinctive entry point to 'The Junction'
- 1930's**

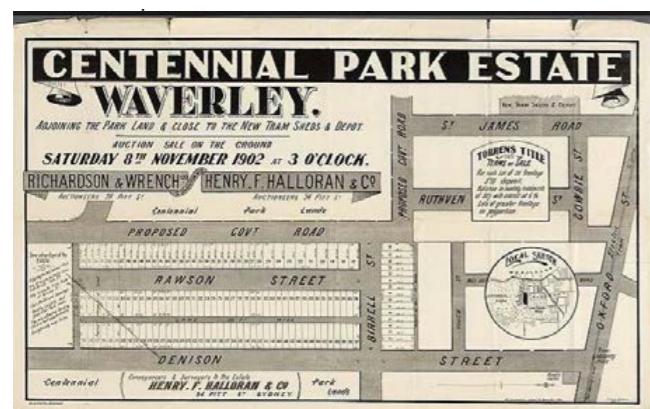
The Nelson Hotel is constructed at the eastern corner of Oxford and Nelson Streets
- 1979**

Syd Enfield opened in January  
Eastern suburbs railway opened in June
- 2002**

Alignment between boundaries – between Waverley and Woollahra

# HERITAGE CONSIDERATIONS

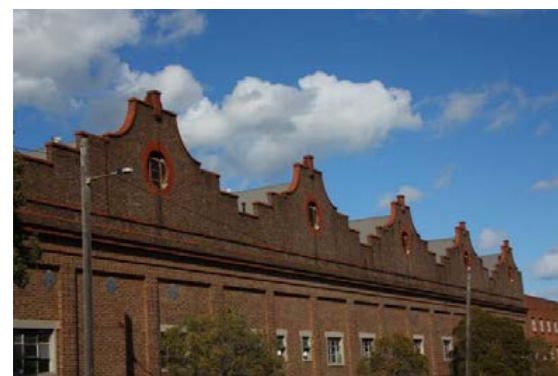
## 1. Key Dates - Photographs



Sale of peripheral lands in the early 1900's and allocation of land for Waverley Tram Depot at top right provides funding for development of Centennial Park but further reduces the extent of parklands.



Erosion of Sydney Common by St James Glebe 1841, Anglican Church reservation 1858 and Waverley Reservoir - all seen at top left.



Indigenous foot tracks formed the route of initial roads to south head



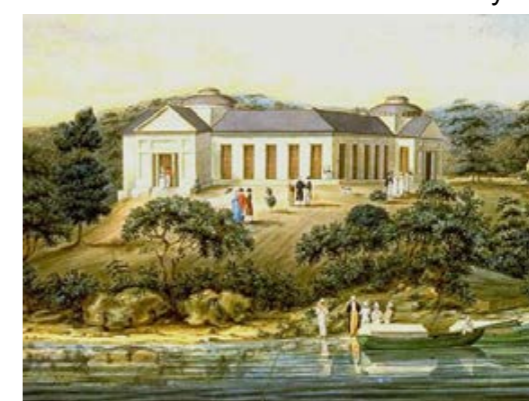
Sydney Common seen after 1869



1920's - Waverly Tram Depot expands to street frontage of Oxford Street by early 1920's. Construction of the Woollahra Olympic Theatre to the opposite side of Oxford Street consolidates the western entry to Bondi Junction.



Captain Pipers Henrietta Villa stood at the tip of his 1500 acre grant incorporating the northern side of South Head Road, Busbys Bore was constructed to conduct water from Sydney Common to Hyde Park





# HERITAGE CONSIDERATIONS

## 1. Key Dates - Photographs



1826 Waverley House constructed on the South Head Road by Barnett Levey emphasises the preference for ridgeline construction along the South Head Road.



1840 Henry Hough's Hope Farm includes a windmill on the south side of the South Head Road. Subdivision of Hope Farm in the 1880's establishes the Mil Hill Precinct of Bondi Junction.



1879 Completion of Woollahra Reservoir as part of the Botany Swamps Water System frees Sydney Common for adaptation as Centennial Park prior to the 1888 Centennial Celebrations



# HERITAGE CONSIDERATIONS

## 2. Heritage Listing (in study area)





# HERITAGE CONSIDERATIONS

## 2. Heritage Listing (in study area)

| Item – Built Heritage                                                                              | Statement of Significance + History                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Image                                                                                |
|----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <p><b>1</b> Residential Terraces at 194-200 Oxford Street</p> <p>(Waverly LEP 2012 - Item 212)</p> | <p><i>Statement of Significance:</i></p> <p>The terrace group together with Westgate House to the opposite side of Oxford Street provides rare examples of the 19th Century streetscape leading into Bondi Junction.</p> <p><i>History:</i></p> <p>The residential terraces form a cohesive group of late 19th Century residential terraces circa 1888 to 1895. Despite removal of original external fabric, the terraces retain rendered moulding to window and door surrounds together with iron filigree to balconies, iron palisade fencing and prominent moulded render fence posts.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |   |
| <p><b>2</b> The Nelson Hotel, 232 Oxford Street</p> <p>(Waverly LEP 2012 - Item 213)</p>           | <p><i>Statement of Significance:</i></p> <p>The Nelson Hotel is a notable example of the Inter War hotel, recording the style and form of hotels constructed in response to restrictive drinking hours of the Inter War years. The building has notable architectural qualities both externally and internally the interior being a widely referenced example of Art deco design. The building has strong streetscape value responding to the corner site and the scale and horizontal emphasis of Oxford Street during the Inter War period.</p> <p><i>History:</i></p> <p>The Nelson Hotel opened on September 1938 under licensee Victor Toohey. The Hotel was one of many reconstructed by the major breweries Tothos and Tooheys through the Inter War period in response to the restrictive drinking hours. Introduced in 1916. Such Hotels included extensive bar frontages enabling rapid sales of beer during the notorious 'six o'clock swill'. Prior to utilisation of the Inter War Functionalist Style of the late 1930's -40's new hotels utilised the revival styles favoured between the wars frequently with Art Deco style interiors. The Nelson Hotel retains notable interiors in this style complete with its original bar layout. The building is detailed externally in Inter-War Classical Freestyle with raised pediments to the return corner and western elevations. Exteriors have original tiling with timber and chromed metal door and window framing beneath a metal suspended awning. Exteriors to the first floor are of mottled face brick with moulded render detailing including giant order pilasters cartouches and quoined returns. Timber framed windows have six pane double hung sashes.</p> |  |

# HERITAGE CONSIDERATIONS

## 2. Heritage Listing (in study area)

| Item – Built Heritage                                                                                                | Statement of Significance + History                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Image                                                                                 |
|----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <p><b>3</b> <b>Bus Depot/ Waverley Tram Depot at 1-15 Oxford Street</b></p> <p>(Tram Shed/ Former)<br/>York Road</p> | <p><i>Statement of Significance:</i><br/>York Road façade has continuing architectural interest in addition to the building's historical and archaeological interest. Special townscape value on the boundary of Centennial Park. Local significance.</p> <p><i>History:</i><br/>Waverley Tram Depot opened in 1902 to house the new electric cars. Converted to a bus depot. Interiors extensively altered but York Road façade remains more or less intact.</p> <p><i>History (strategic):</i><br/>After World War I, the tram system was placed under increasing pressure. Waverley was trying to cope with growing problems in motor traffic along beach routes and cars and trams were competing on narrow roads. The number of private vehicles on Waverley roads continued to increase as society became more committed to private motor transport.</p> <p>The establishment of a government-owned bus service in 1933 also generated problems in maintaining an ageing tramway system. The NSW Government finally decided to concentrate on the motor bus for public transport as the predominant form of transport in the area. The Waverley tram depot was finally converted to a bus depot in June 1959. Importantly, the tramway system had been the main reason for growth in medium and high density housing in the Waverley LGA and Sydney metropolitan areas.</p> |   |
| <p><b>4</b> <b>Westgate House and Landscape (17-19 Oxford Street)</b></p> <p>(Waverly LEP 2012 - Item 507, 208)</p>  | <p><i>Statement of Significance:</i><br/>Impressive Late Victorian villa. One of the few in the area to survive with its essential curtilage more or less intact. Remains essentially unaltered. Local significance.</p> <p><i>History:</i><br/>1890-1890<br/>Believed to incorporate an earlier cottage. Said to be occupied by TW Wilshire as early as 1871. Building took its present form in the 1880's when occupied by Lt Col RP Raymond. Land to the rear subdivided at this time.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |

# HERITAGE CONSIDERATIONS

## 2. Heritage Listing (in study area)

### Item – Built Heritage

### Statement of Significance + History

### Image

5

#### Dwelling House, 'The Rectory' at 45 Oxford Street

(Waverly LEP 2012 - Item 209)

#### Statement of Significance:

Good example of a Federation house, with some individual interest. One of the few relatively intact examples in this area. Special historical interest for its association with St Barnabas Church. Local significance.

#### History:

Built c. 1900. Acquired by the Church of England c. 1915. Used as a rectory for the minister of nearby St Barnabas Church. Now in use as a medical centre.



6

#### Timber yard and light industrial sheds at 47-49 Oxford Street. (Also comprising early industrial archaeological potential.)

(Waverly LEP 2012 - Item 210)

#### Statement of Significance:

Façade retains some architectural interest in addition to the site's historical and archaeological interest. Local significance.

This timber yard extends quite far back into the area between Mill Hill Road and Denison Street. It appears to occupy the site used by Smiths Foundry in the 1860's and 1870's, which was originally the site of the workshops built by Hough to service his mill (1840's-1881). The site may have archaeological potential and should be properly investigated before any development takes place there. The current buildings are light industrial sheds and a turn-of-the-century commercial two-storey building with rising sun motif on the gable and crouching lions on the parapet corners. This building (47) post-dates the Smith foundry, but the light industrial sheds may be on early foundations. The Bondi Junction Heritage Study identifies the commercial premises as belonging originally to W.V.H. Biddell & Co., manufacturers of Dr Lee's baking powder in 1903. In the 1910's the property was a garage, also owned by Biddell, who must have used some part of the yard area. In the 1920's the Dairy Farmers Co-op Milk Co. expanded into this site from the adjoining property. The sequence of uses on this site is of considerable interest, illustrating as it does a farming phase (Hough's), a light industry (foundry), suburban commerce (Biddell), large-scale marketing of primary produce (Dairy Co-op) and downscaling back to local supply.

#### History:

Construction 1890-1915

Late nineteenth century commercial building. Retains good façade to upper level with excellent parapet. Elaborately decorated in stucco. (See also archaeological inventory form).





# HERITAGE CONSIDERATIONS

## 2. Heritage Listing (in study area)

Item – Conservation Area    Statement of Significance + History

Image

7

### Grafton Street Heritage Conservation Area & Landscape Area

The Grafton Street Heritage Conservation Area comprises streetscapes and residential structures recording the aesthetic character and qualities of late 19th subdivisions of the Cooper Estate and early 20th Century consolidation of Bondi Junction as a commuter suburb based upon improvements in transport and the rapid expansion of suburban Sydney between 1880 and 1915. The Grafton Street Heritage Conservation Area street and subdivision patterns are derived from later subdivisions of the Cooper Estate initially amalgamated by Captain John Piper and reverting to his underwriters Cooper and Levey on his default in 1826. The grant has historic association with established members of colonial society, Captain John Piper, Daniel Cooper and his nephew Daniel Cooper III and Solomon Levey cousin of impresario and builder of Waverley House Barnett Levey.

The deep subdivision pattern of existing sites reflects the efforts of the Australian Land Development Company to maximise returns on late subdivisions of the Cooper Estate and to capitalise on harbour views then available from the north facing topography. The resulting development of quality Federation and late Victorian housing records the aspirations of an emerging professional class in the period. Established landscaping both on properties and road reserves records the patterns of planting established in the garden suburb movement of the late 19th Century.



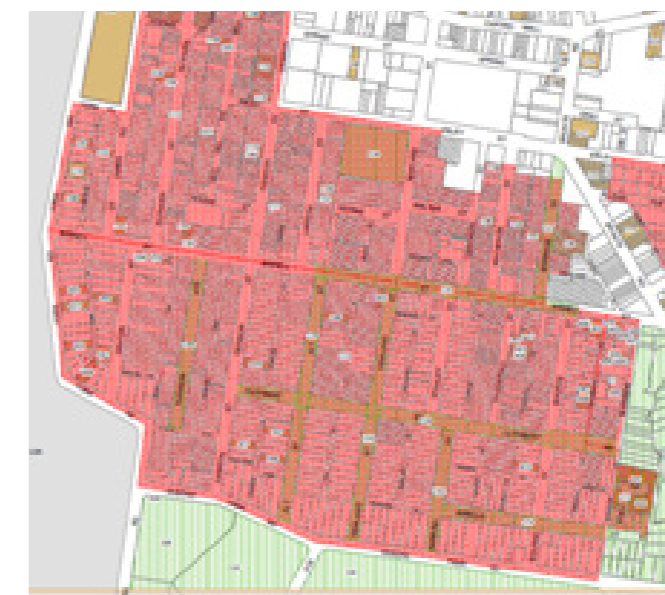
8

### Mill Hill Conservation Area

#### Significance


The Mill Hill Heritage Conservation Area comprises streetscapes, residential and retail structures recording the aesthetic character and qualities of late 19th and early 20th Century consolidation of Bondi Junction as a commuter suburb based upon improvements in transport and the rapid expansion of suburban Sydney between 1880 and 1915. The Mill Hill Heritage Conservation area street and subdivision patterns are derived from initial land grants of the 1830's-40's. The grants have historic association with established colonial society, early owners and settlers including Henry Hough mill operator at Hope Farm from the 1840's – 1880; the Anglican Church, initial owner of the St James Glebe to the western side of the Conservation Area; Jacob Josephson emancipist father in law of Barnett Levey builder of Waverley House (1827); Sydney retailer Samuel Peek; William Lawson (1774-1850) explorer and politician and Thomas Ware Smart (1810-1881) magistrate, grazier, business leader and politician. The grid pattern of these grants and initial streets established along the boundaries provided the basis for later subdivisions forming the existing pattern of residential and retail buildings and related outbuildings. The 19th Century subdivisions of the initial grants and the related construction - provide significant examples of late 19th and early 20th Century residential streetscapes.

Narrow fronted deep allotments are occupied by one and two storey terrace rows of late Victorian styles interspersed with grouped and single examples of worker cottages these appearing as the earliest forms of remaining residential construction. Later semi detached and single storey attached houses of Federation style combined with retail shops featuring post supported and cantilevered awnings and ecclesiastical buildings complete the streetscapes. The compositions provide significant demonstration of the forms, styles and settings of residential development in Waverley Municipality resulting from improved transport and population demands of the late 19th and early 20th Centuries.



# HERITAGE CONSIDERATIONS

## 2. Heritage Listing (in study area)

| Item – Landscape                                                                                                                                           | Statement of Significance + History                                                                                                                                 | Image                                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <p><b>9</b> <b>Street names to footpaths and gutters at the corner of Grafton with Leswell and Nelson Streets</b></p> <p>(Waverly LEP 2012 - Item 189)</p> | <p>On the northern side of Oxford Street the change in municipal area is highlighted by the use of street names set in concrete to the footpath and/ or gutter.</p> | no image                                                                              |
| <p><b>10</b> <b>Norfolk Pine at 2 Nelson Street</b></p> <p>(Waverly LEP 2012 - Item 506)</p>                                                               | <p>This mature Norfolk Island Pine within the grounds of 'Osmund Court' forms an important landmark.</p>                                                            |  |