

NSW State Heritage Inventory form

ITEM DETAILS						
Name of Item	Imperial Avenue Urban Conservation Area					
Other Name/s Former Name/s						
Item type	Conservation Area					
Item group	Residential buildings (private)					
Item category	Free-standing and semi-detached residences, residential flat buildings Streetscape					
Area, Group, or Collection Name	Imperial Avenue Urban Conservation Area					
Street number	All addresses					
Street name						
Suburb/town	Bondi				Postcode	2026
Local Government Area/s	Waverley Council					
Property description						
Location - Lat/long	Latitude				Longitude	
Location - AMG	Zone	MGA Zone 56 (GDA 94)	Easting			Northing
Owner	Multiple					
Current use	Residential					
Former Use						
Statement of significance	The character of Imperial Avenue was formed by development patterns which laid down over the last century. Imperial Avenue provides a streetscape of considerable aesthetic quality and is also of local and aesthetic significance.					
Level of Significance	National <input type="checkbox"/>		State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>	

DESCRIPTION	
Designer	Various
Builder/ maker	Various
Physical Description	<p>The Imperial Avenue urban conservation area is bounded by Edward Street in the north, Denham Street in the east, Castlefield Lane in the south and Imperial Avenue in the east.</p> <p>The character of Imperial Avenue has been formed by the development patterns laid down over the last century. The remaining earliest housing types date from 1907 to 1915, and demonstrate characteristics of the Federation style which is an important period of development for the area. Residences range from one and two storey detached Federation houses to single-storey semi detached Federation style residences. Development between 1915 and 1940 includes detached houses and Inter War residential flat buildings. Residences built between 1960 and 1970 were mostly three storey residential flat buildings on amalgamated sites.</p> <p>The Imperial Avenue heritage urban conservation area is characterised by freestanding and semi detached late Federation and Inter War residences as well as Inter War residential flat buildings.</p>

NSW State Heritage Inventory form

	<p>These residential flat buildings were of common street front alignment and formed a cohesive group. The varied forms of residences are linked by response to the sloping topography and street frontage, the later enhanced by sandstone detailing and established avenue planting. Extensive on site planting provides background treelines to many residences, while the general quality of established planting is pervading the setting. Planted species reflect the maritime location of the area with sandy soils and high sun exposure. The residences provide consistent street setback and are further enhanced by cohesive use of sandstone retaining walls, sandstone foundations, inset verandahs and pitched terra cotta tile roofs with generous eaves.</p> <p>Vehicle access is limited to residential sites and traditionally achieved through rear lanes or single vehicle entries within traditional fences. The air of spaciousness is enhanced by setbacks both from the street and from side boundaries which is maintained in later residential flat development where narrow frontages and generous side setbacks ensure solar access to adjacent buildings.</p> <p>The established plantings in the streets and private gardens make an important contribution to the character of the area.</p>					
Physical condition and Archaeological potential						
Construction years	Start year		Finish year		Circa	<input type="checkbox"/>
Modifications and dates						
Further comments						

HISTORY

Historical notes	<p>A crown land sale in 1858 offered five portions (4-8 acres) in the area between Bondi Road, Wellington and Edward streets. Around 1880 a villa was built on the estate which was first named 'Glendarrah' and then renamed 'Castlefield'. The first subdivision of the Castlefield Estate in 1907 established the street pattern and grain of narrow long allotments. In 1911 Sands Directory listed 14 properties in Imperial Avenue. The first residential flat buildings were constructed in 1920 and were the antithesis to the Federation garden villas. Further red or blonde brick three storey flat buildings were built in the 1960s and 70s on the larger allotments.</p>
-------------------------	--

THEMES

National historical theme	4. Building settlements and towns
State historical theme	Towns, suburbs and villages: activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages; Land tenure: activities and processes for identifying forms of ownership and occupancy of land and water.

APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	
Historical association	

NSW State Heritage Inventory form

significance SHR criteria (b)	
Aesthetic significance SHR criteria (c)	
Social significance SHR criteria (d)	
Technical/Research significance SHR criteria (e)	
Rarity SHR criteria (f)	
Representativeness SHR criteria (g)	
Integrity	

HERITAGE LISTINGS

Heritage listing/s	Waverley Local Environmental Plan 1996 (Amendment No. 33)
	Waverley Local Environmental Plan 2012, Schedule 5 Conservation Area C6

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Heritage Study	Perumal Murphy	Waverley Heritage Study	1990	Waverley Council
Heritage Study	Ines Meyer and Colin Brady	Waverley Heritage Assessment	2007	Waverley Council
Planning policy	Waverley Council	Waverley Development Control Plan 2010	2010	Waverley Council

RECOMMENDATIONS

Recommendations	<p>All new works should be consistent in scale, detail and alignment of the existing built forms. New works should also retain and enhance the relationship of built form to the topography and street frontage and maintain the spatial character of the setting.</p> <p>New vehicle entries should be only of single vehicle width. Where rear lanes exist, all new vehicle access should be from the laneway.</p> <p>New construction should adopt the characteristic of the setting with decks, balconies and</p>
------------------------	---

NSW State Heritage Inventory form

	<p>verandahs set into buildings and not cantilevered. Preference should be given to pitched roof forms and all new roofs should respond to and defer to the established roofscape.</p> <p>Any upward addition to existing residential flat buildings should be provided within existing roof voids and related localised projections of roof forms. All roof additions are to retain and enhance existing roof detailing in particular chimneys, ridge and barge detailing.</p> <p>A development application for a dual occupancy development should not be approved, unless provided within the established volumes of existing residences and utilising existing single vehicle entries. No subdivision of existing sites should be approved without provision of compatible infill development in conjunction with the application for subdivision.</p> <p>Subdivision should not be approved where removal of existing rock faces, sandstone retaining walls or established tree planting are required.</p> <p>Remnant sandstone outcrops should be retained.</p> <p>The green leafy character of the area should be maintained.</p>
--	--

SOURCE OF THIS INFORMATION			
Name of study or report		Year of study or report	
Item number in study or report			
Author of study or report			
Inspected by			
NSW Heritage Manual guidelines used?		Yes <input type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Rosanne Paskin, Colin Brady and Kate Higgins	Date	2012 to 2013

NSW State Heritage Inventory form

IMAGES

Image caption	Imperial Avenue streetscape				
Image year	2007	Image by	Meyer + Brady	Image copyright holder	Waverley Council



NSW State Heritage Inventory form

IMAGES - 1 per page

Image caption					
Image year		Image by		Image copyright holder	

NSW State Heritage Inventory form

IMAGES - 1 per page

Image caption					
Image year		Image by		Image copyright holder	