



WAVERLEY  
COUNCIL

# WAVERLEY COUNCIL HERITAGE POLICY VOLUME I

FINAL DRAFT REPORT MAY 2022





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## **PART 1: OVERVIEW OF HERITAGE ASSESSMENT**



## EXECUTIVE SUMMARY

It has been over 15 years since the last Waverley Heritage Policy was prepared. Over the past two years, Council's heritage officers have conducted a comprehensive and holistic review of the municipality's heritage with a view to updating the 2012 Heritage Policy and Waverley's Local Environment Plan Schedule 5 Environmental Heritage list. The 2012 Heritage Policy and Schedule 5 have been reviewed using field investigation, historical research, the growing amount of archival information available via improved digital resources and based on the increased appreciation of Inter-War architecture. Much insight and a wealth of stories about Waverley's development history, architecture and people have been revealed.

Applying the assessment criteria for determining cultural significance established by the NSW Heritage Council, the draft Heritage Assessment proposed and placed on public exhibition for 13 weeks until 25 October 2020. The draft list was then peer reviewed by an independent expert panel in March 2021 and all feedback was reported to Council as a draft Heritage Policy on June 8, 2021. The Heritage Policy was approved with the exception of three matters relating to the curtilage of two Heritage Conservation Areas (HCAs) and a group listing proposed on Campbell Parade Bondi. A resolution regarding these matters was resolved at a Council Meeting held in March 2022 with the Council approving the submission of the Heritage Planning Proposal to the Department of Planning and Environment.

The following list includes all of the HCAs and items included in the updated Heritage Policy.

### **4 New Urban Conservation Areas (UCAs)**

- Bondi O'Brien Estate
- Bondi Basin
- Avoca Estate
- Bondi Road

### **3 Amended UCAs**

- Yanko-Lugar Brae (formerly Evans St)
- Charing Cross
- Grafton St

### **1 reduced UCA**

- Palmerston

### **1 new Landscape Conservation Area**

- Dickson Estate (King St, Stephen St, Ewell St)

### **1 amended LCA**

- South Bronte-Calga Headland Reserve

### **44 new individually listed items including 1 heritage tree**

The proposed update to Schedule 5 endorsed by Council in June 2021 emphasised the use of Heritage Conservation Areas (HCAs). HCA is an overarching term that includes both Urban Conservation Areas (typically built form) and Landscape Conservation Areas (including landscape structures such as sandstone walls, streetscapes of established trees or other significant plantings). Identification of significant items worthy of inclusion in HCAs has limited the increase in individual listings. Past experience in Waverley of managing change within HCAs has shown that they achieve more cohesive integration of new works across neighbourhoods. This reduces the erosion of established character that is of historic and cultural significance.

The current review considered more than 750 sites identified by Precinct Committees and Council survey. That number was reduced significantly after detailed assessment of the sites' heritage significance. Of the items not included for individual listing, many are within existing or proposed UCAs. As an outcome of the assessment, a series of recommendations that aim to highlight Waverley's rich and varied history were proposed and subsequently endorsed by Council. These include updating the municipality's Schedule 5 list and creating educational initiatives to reveal stories that communicate the importance of heritage to the local community.

## **Background**

Feedback from 13 weeks on public exhibition of the draft Heritage Assessment 2020 revealed that a majority (70 per cent) of the community hold the established historical character of Waverley in high esteem and are strongly supportive of its conservation. The challenge now is how to acknowledge heritage as an integral and defining part of Waverley's character so that what is significant is conserved for future generations.

To encourage this, the value of conserving heritage should continue to be communicated to the community. The LGA's stories can be told, and heritage protected, in a number of ways. One way is ongoing heritage interpretation, telling the stories of the people who lived in, worked in and visited the area. Establishing effective guidelines to manage change in historic streetscapes is also key. Another way is to create HCAs for inclusion on Schedule 5. Queens Park's much-loved streetscapes – protected by community action that resulted in a new HCA – are a testament to the value of conservation strategies. Identifying individual heritage items for listing also helps conserve Waverley's architectural history and character and the stories of its people. If these tasks are done well, the area's heritage will be embraced, celebrated and conserved. In highlighting Waverley's rich history, heritage should be seen as making a positive contribution to and a necessary element of the retention of the area's character and significance.



Among the things that have changed since the last heritage review is the way some styles of architecture have become more celebrated. Inter-War flat buildings – most of which are nearing 100 years old – are one such example of an architectural type and style now being viewed with significant affection. There is also a greater understanding of the role particular types of architecture have played in the area's evolution, what that built form tells us about the evolution of Sydney's urban form over time and how their history connects with the wider social context.

Inter-War flat buildings played an important role in the formation of Waverley. Federation of the Australian colonies at nearby Centennial Park in 1901 awoke a profound and newfound national pride that sought a unique identity. Part of that identity was Federation architecture, featuring Australian motifs and wide verandas that acknowledged the native landscape and the intensity of the climate. As a result, we no longer built houses – Victorian terraces – for the British climate. Waverley had many elements that helped to define that emerging national character: a population of colonial leaders and artists who had made the LGA its home (including Robert Lowe, Henry Parkes, Julian Ashton and Raynor Hoff); the emerging beach culture; space to build, particularly at Bondi; proximity to transport and the city and, as the century wore on, a new type of building stock – the Inter-War residential flat building. It became a cornerstone of the prolific growth of Sydney in the Inter-War period, especially in the eastern beaches and in particular at Waverley. Coupled with the advent of Company land titles, this building type widened the opportunity for home ownership. Labour law reforms, which reduced working hours especially on weekends, created more leisure time and beach-going tourism boomed (thanks to the iconic “off like a” Bondi tram and the legalization of ocean swimming in 1902).

These social and economic reforms, at that time in history, impacted significantly on the character of Waverley. In some areas the change was dramatic – most significantly in the Bondi basin. Much of the central and northern part of the basin remained protected from early development because of massive sand dunes that remained untouched into the early 20<sup>th</sup> century. During the first two decades of the 20th century the sand hills were progressively levelled, initially for Federation housing and then for residential flat buildings and semi-detached housing in the years between the two World Wars. The Inter-War flat buildings became the new face of Bondi as development tamed the powerful forces of nature. Inter-War flats, of which the Art Deco style is the best known, continue to make an important contribution to the distinctive character of Waverley.

For these reasons, ongoing change and development in Waverley must be well-considered to ensure that what is historically significant is thoughtfully conserved. In some parts of the municipality, there has been a loss of particular architectural styles over time, making the

surviving examples rare and even more important. Hence, a new UCA was proposed in Bondi's Avoca Street area to conserve the late 19th and early 20th century streetscapes that remain largely intact. Many such streetscapes have suffered from poorly resolved additions and been altered to their detriment in other parts of Waverley. The advent of private vehicles has also degraded streetscapes with the addition of front carports.

This Heritage Policy highlights areas and items that are considered significant to Waverley. The Policy has a two-fold purpose: envisioning and providing statutory protection. It will inform an update of Schedule 5-Environmental Heritage list, as part of a comprehensive review of the LEP. Schedule 5, which lists all heritage items, HCAs and places or items of Aboriginal or archaeological significance identified in the LGA, is required to undergo ongoing updates.

This Policy has focused on utilizing HCAs where possible. This helps preserve items and streetscapes of heritage significance, maintains the character of an area, conserves the architectural history and historic tree canopies and allows for change in a managed way that protects what is significant. Items of individual heritage significance have also been recommended, selected through a strict application of the Heritage Council's criteria for listing. It resulted in a list of 59 items (reduced from 750 potential items), which was further reduced after peer review by a panel of external heritage experts, with some items removed from the list and other included in joint listings. Council endorsed removal of other items based on owners' objections. Other heritage items were included in conservation areas, which will help guide their future development.

The Policy's additional conservation areas and individual items will add to Waverley's 17 existing UCAs, 52 LCAs and about 500 individual items included in the 2012 LEP's Schedule 5. The existing HCAs (which include UCAs and LCAs, both of which can co-exist in the same area - for example at Queens Park and Grafton Street) are good precedents for understanding the value of the heritage protection measures in this Policy. For example, the Queens Park and Mill Hill HCAs have over time become highly valued for their heritage character while still enabling adaptive change and development in a considered way that protects what is significant. Many independent studies, including those noted by the NSW Heritage Council in its factsheet *Heritage Listing Explained: What It Means for You*, have found that heritage-listed properties with well-maintained features attract premium prices. Period features and other heritage attributes often feature prominently in advertising because of the appeal they hold for the public.

The preparation of the draft Heritage Assessment began two years ago, and was endorsed by Council for public exhibition in May 2020. It was opened to public feedback from community and

other stakeholders on Council's Have Your Say website for 13 weeks, closing on 25 October 2020. Of the feedback received by Council, 70 per cent were in support of the Assessment's recommendations. All recommendations – including those that attracted objections during public feedback – were presented for peer review by a panel of independent heritage experts with a community and a First Nations' representative that was endorsed by Council in December 2020. The expert panel convened over three meetings in March 2021 and assessed and deliberated on the final individual items and HCAs for inclusion in an updated Schedule 5 list. Their comments have been incorporated into this updated Assessment, which forms the Council-endorsed Waverley Heritage Policy, for the purposes of informing a Planning Proposal with the intention of amending the LEP. The proposed heritage list embraces history, character and context – the cornerstones of what makes Waverley unique.

## 1 INTRODUCTION

Waverley Council is required to maintain a list of heritage items and HCAs that are significant to the local area on the WLEP 2012 - Schedule 5. The last full Waverley heritage assessment began 15 years ago and informed the current Waverley Heritage Policy 2012. An updated draft Heritage Assessment has now been prepared, publicly exhibited and endorsed by Council become the new Waverley Heritage Policy when gazetted.

The map below shows the study area, which includes all of the Waverley Local Government Area, which is Sydney's second oldest municipality and is now over 160 years old.



**Study Area: Waverley LGA**



## 1.1 Study Aims

The aims of the Waverley Heritage Assessment were to:

- Identify, analyse and assess the cultural heritage of the Waverley LGA;
- Conduct ongoing research to help guide conservation of Waverley's heritage character;
- Recommend heritage publicity ; and
- Educate and inform Waverley's residents about the municipality's heritage and explain why and how it needs protection.

The study identified and assessed previously unidentified individual items and HCAs of notable heritage significance not included in the 2012 LEP Schedule 5-Environmental Heritage.

## 1.2 Methodology

The Assessment was informed by best-practice standards and guidelines used for determining heritage significance established by the NSW Heritage Council, Heritage Office and NSW Department of Planning, Industry and Environment, as set out in the NSW Heritage Manual. It has also been prepared in accordance with the national best-practice standards for assessment contained in the Burra Charter (Australia ICOMOS, 2013).

The **Burra Charter** defines significance as being of:

*“... aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.”*

To determine whether sites have heritage significance, and therefore warrant conservation or heritage listing, each site has been assessed against the seven NSW criteria of heritage significance as set out in the NSW Heritage Manual:

**Criterion (a):** An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area);

**Criterion (b):** An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW cultural or natural history (or the cultural or natural history of the local area);

**Criterion (c):** An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);

**Criterion (d):** An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;

**Criterion (e):** An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the culture or natural history of the local area);

**Criterion (f):** An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area);

**Criterion (g):** An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or environments.

Using Heritage Office guidelines, data provided by the Waverley Architectural Mapping Project (WAMP), historical research and submissions from Waverley Precinct Committees, Council's Heritage Officers developed a systematic approach to identifying and assessing heritage. The WAMP, which began in 2018, highlighted items of potential heritage significance. These items were reviewed through site visits, desktop assessment or a combination of both. Consideration with comparable precincts was also reviewed. This visual assessment was supported by research using newly digitized archival information, maps and Dowd's *History of Waverley*.

A detailed history and inventory sheet was prepared for each proposed UCA or LCA. The inventory sheets include a history, a statement of significance and the reasons for each listing. A summary of each proposed UCA, LCA and individual item was included in the draft Heritage Assessment to help emphasize what is important about the area or item proposed for inclusion on Schedule 5. However, it is highly recommended that the full inventory sheets, contained in Volume 2 of the Policy document, be reviewed to understand the historical and architectural complexity of each of the proposed conservation areas. All of the inventory sheets were available to the public in the 13-week exhibition of the draft Assessment and prompted much positive comment about the depth of the study.

### 1.3 Heritage and Sustainability

Heritage and sustainability have a strong connection in relation to the future of the LGA, yet heritage is often overlooked as a tool for achieving more sustainable development. The built

environment contributes heavily to global greenhouse gases, with figures from the World Green Building Council revealing that 45% of carbon dioxide emissions are related directly or indirectly to construction and building. Taking better care of heritage buildings and extending their life expectancy significantly reduces the demand that new development makes for energy, land and materials. It also helps communities ensure continuity between past, present and future. Cultural heritage is not renewable: new items can be added to it, but it cannot be reproduced once destroyed.

Conservation of heritage buildings, including strategies for their adaptive reuse, represents a more sustainable alternative to demolition and reconstruction. It offers the opportunity to recycle resources in place, reduce energy use, decrease waste and the possibility of designing for change that results in improved community resilience including, for example, the use of solar panels and shared community batteries utilizing the typical higher-density neighbourhoods that heritage streetscapes often produce. Research by Sydney's Total Environment Centre has found that upgrading existing buildings to achieve substantial cuts in greenhouse gases is more climate-friendly than producing new energy-efficient buildings.

## 2 FRAMEWORK

### 2.1 Structure of this Report

The assessment has identified, described and analyzed the environmental heritage of the Waverley LGA. The document is made up of three parts in two volumes:

- **Volume 1, Part 1** includes an 'Executive Summary' and 'Introduction', which establishes the aims and methodology. The 'Background' contains a discussion of the historical context that produced Waverley's built character. It describes the story of Waverley's development and the underlying importance for listing items and areas.
- **Volume 1, Part 2** provides detailed information on the Schedule 5 items recommended in the draft Heritage Assessment 2020. It also includes summary descriptions of each draft new and amended HCA. The individual listing recommendations include Section 170 items (heritage items managed by state agencies) and trees with heritage significance. Some items are recommended for inclusion in Schedule 5; other items have been reviewed but are not recommended for listing; others fall within a proposed or existing HCA. Part 2 also contains recommendations and next steps.

- **Volume 2 (a separate document), Appendix 1** contains an undated Waverley Thematic History.
- **Volume 2, Appendix 2** contains the detailed Heritage Inventory Forms for all proposed and amended HCAs.
- **Volume 2, Appendix 3** contains detailed Heritage Inventory forms for all of Waverley's HCAs that have not been amended in this review.

## 2.2 Limitations

The draft Heritage Assessment did not include an assessment of Aboriginal heritage. A Waverley Aboriginal Cultural Heritage Study was prepared in 2009 and includes a comprehensive background to Aboriginal heritage in the Waverley LGA. Any item of Aboriginal significance that is uncovered has immediate protection in place, mainly under the *NSW National Parks and Wildlife Service Act (1974)*.

Notwithstanding the above, Council has recommended that further research be carried out to further identify and understand how Aboriginal people connected to Waverley as a place. Such a study would inform an updated history of Waverley, which can be included as part of future LEP Housekeeping amendments and separate discrete studies. The Aboriginal historical study has not yet commenced.

Other limitations of the study were recognized during the preparation of the heritage study, including movable heritage and archaeological items, and these have not been addressed.

## 2.3 Public Consultation

The draft Heritage Assessment included extended periods of public consultation, both before and after the recommendations were presented to Council in May 2020. As part of the Waverley Architectural Mapping Project (WAMP), which began in 2018, presentations were made to Waverley's Precinct Committees to gain their input into identifying items of heritage significance in their areas. The WAMP aimed to map all of Waverley's architectural styles and urban typologies by systematically reviewing every lot in the LGA according to architectural style, dwelling type, evidence of modifications to architectural styles, land use, on-site car parking, number of storeys, items of heritage interest and distinctive property features.

As part of the WAMP process, Precinct Committees were asked to contribute information on historic buildings and sites in their areas. They were also provided with guidance on the



identification of potential heritage items. By the time the consultation process concluded in April 2019, a large number of nominations for potential heritage listing had been submitted. The precinct nominations were publicly exhibited on Council's Have Your Say website over the period December 2018 to January 2019.

The primary objectives of the WAMP project were to uncover patterns of land use across the LGA since colonial settlement, and to develop a comprehensive database of attributes relating to the built form. The WAMP was also used to help inform this review to update Schedule 5. The WAMP data will continue to contribute to Council's land use knowledge base and be used to inform local strategic planning decisions.

## **2.4 Interim Protection**

After the draft Assessment was exhibited publicly some legal protection existed for the proposed heritage items. This was in the form of an Interim Heritage Order (IHO), which can be applied to a building of significance if there is the threat of demolition, as outlined in the *NSW Heritage Act 1977*. The purpose of an IHO is to provide a "breathing space" of no more than 12 months, during which a full heritage assessment can be completed. This would confirm whether or not an item should be listed as a heritage item as part of Schedule 5.

Once the draft Heritage Assessment was endorsed by Council for public exhibition and the expert panel convened, the Assessment was updated to become the draft Waverley Heritage Policy, which was endorsed by Council in June 2021 with some amendments. A draft Planning Proposal has now been prepared for Department of Planning input. Once the department places it on exhibition, the listed heritage items and HCAs then have status under the *Environmental Planning and Assessment Act* and weight can be given to their significance as part of any future development assessment. Full heritage status is claimed upon gazettal of a future LEP update.

## **3 BACKGROUND TO HERITAGE ASSESSMENT**

### **3.1 Introduction**

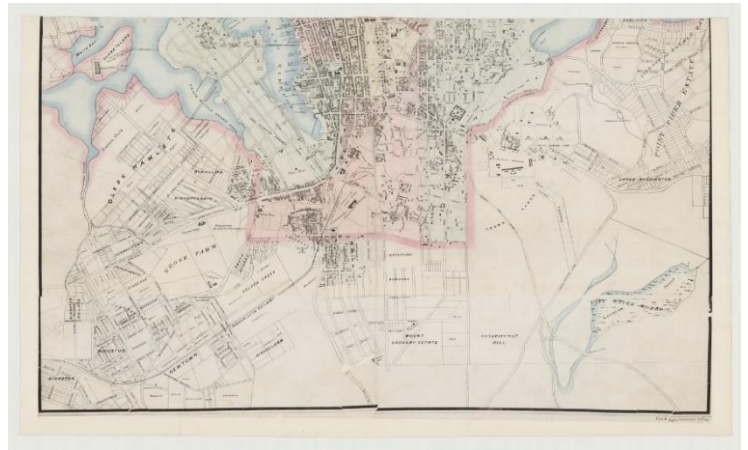
Heritage best-practice was applied to assessing items submitted for inclusion in Waverley's updated Schedule 5 list. Documentary and physical evidence relating to subject sites was reviewed under Categories of Cultural Significance identified by NSW Heritage Office *Guidelines for Assessment of Significance*. Grounds for exclusion from listing have also been acknowledged in the assessment. The following is an overview of historical, aesthetic and architectural research, discoveries and stories that informed decision-making for this study.

### 3.2 Historic and Architectural Overview

For more than a thousand generations, Aboriginal people occupied the area now known as Waverley in the period before and after European settlement. The Bidjigal and Gadigal people of Sydney's east used the high ridgelines to travel, overlook and manage their lands. They developed sophisticated food husbandry techniques that involved a spiritual relationship with the land to ensure food, animal and plant reproduction. Their legacy is embedded in sites across the area. Further research has been endorsed to provide a more detailed insight into how First Nation people connected to the area now known as Waverley.

Waverley became a municipality – Australia's second – in 1859. It remains a small LGA, at just 9.2 square kilometres. Over the past 160-odd years, economic boom and bust have shaped Waverley's streetscapes. Despite its size, the municipality has a big history, with connections to many of the landmark events in colonial Australia's evolution to nationhood. The story has a cast of colourful characters; leaders who helped form a country and a surf culture that became a permanent part of Australia's national identity. Telling such stories will help establish a bond between Waverley, its people and the heritage contained within it.

From the ridgeline at Charing Cross, Waverley's first commercial centre overlooks the great Centennial Parklands. It is an extraordinary neighbourhood asset, bequeathed to future generations by Governor Lachlan Macquarie. Macquarie established the Sydney Common and later Centennial Park to prevent development, providing the early colony with a fresh water supply (from Lachlan Swamp and Busby's Bore), replacing the polluted Tank Stream that ran along what today is Pitt Street.



**1858 Centennial Swamps Sands & Kenny's map of Sydney and its Environs.** Source: State Library

Standing in Centennial Park, near the Paddington Gates, is a statue of Sir Henry Parkes, a towering figure in the push towards Federation and self-government of the Australian colonies. Several times Premier of NSW in the run-up to Federation, Parkes (right, painted by Julian Ashton) stood for the NSW seat of Waverley at the last election he contested. Much is owed to the drive and momentum Parkes provided in federating the Australian colonies. Not more than 100m away from the Parkes statue in Centennial Park is the Federation memorial dome, which now stands on the spot Lord Hopetoun proclaimed the Commonwealth of Australia on January 1, 1901, watched by tens of thousands of people. He swore in Edmund Barton as the nation's first Prime Minister. Barton now lies at Waverley's South Head Cemetery.



Source: Parliamentary Education Office

The newly federated nation needed a range of architecture to establish national government. Up on the ridgeline at Charing Cross, John Smith Murdoch dictated the design of a building as the new nation's first Commonwealth Architect. That building is the now-heritage-listed former Post Office. It is Stripped Classical in style and still stands wedged between Bronte and Carrington roads. While overseeing the Post Office design and many other civic buildings, Murdoch was part of a selection panel that chose Walter and Marion Burley Griffin as winners of the design competition for the layout of the nation's new capital, Canberra. Murdoch designed another key civic building in Stripped Classical style – Canberra's "temporary" Parliament House, which remained the centre of federal government until 1988. The architect also helped choose winning designs for two Stripped Classical Australian war memorials: one on the Western Front at Viller-Bretonneux in France, the other in Canberra.



Sources: Waverley Library, National Museum of Australia

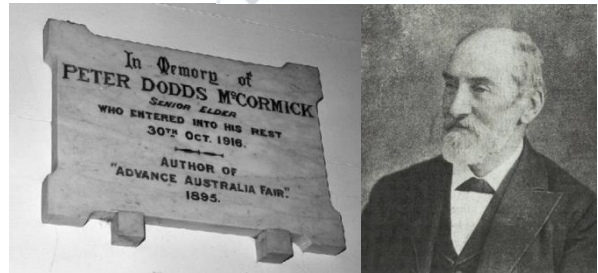




At the inauguration of the Commonwealth of Australia in Centennial Park in 1901, a 10,000-voice choir sang an authentic piece of music composed by a noted resident of Waverley, Peter Dodds McCormick. That anthem was *Advance Australia Fair*.

McCormick, a Scotsman, was an elder of the Grahame Memorial Uniting Church, still extant on Victoria St at Charing Cross. McCormick's Victorian terrace home at 20 Yanko Ave, Bronte, still stands much as it was when he lived there. He composed the anthem in 1878. It was played by massed bands at celebrations for the naming of the federal capital in Canberra and at important national events thereafter, but was not officially named the national anthem until 1984. McCormick died in Waverley in

Sources: Waverley Library



1916. His home at Yanko Ave remains within the proposed extension to the **Evans St HCA at Bronte**. The area's colonial evolution began in the 1840s, when demand for villas in Waverley grew. *Bronte House* was the first to be built, in 1845, as a romantic retreat from formal city life and is now considered one of only a small group of exemplary Regency-style villas in Australia. It is the oldest extant residence in Waverley. The proposed extended HCA nearby would include a significant number of late Victorian and early Federation buildings and streetscapes still remaining from 1880s subdivisions of Bronte's grand Marine Villa estates – *Yanko*, *Lugar Brae*, *Bleak House* and *Ocean View* estate – all on the slopes above *Bronte House*. The late Victorian-era building boom left a legacy of often-grand terrace houses in notable groups, also conserved in the proposed extension to the **Charing Cross HCA**.



Source: Domain

The proximity and extension of tramways throughout Waverley hastened the pace of change, leaving a legacy of consistent Federation streetscapes, such as those identified in the proposed **Bondi O'Brien Estate HCA**. A similar story of late Victorian and early Federation development is recorded in the proposed new **Avoca Estate HCA**, on the southern side of Bondi Road. Consistent Federation streetscapes of established character and cultural significance



Source: Waverley Library

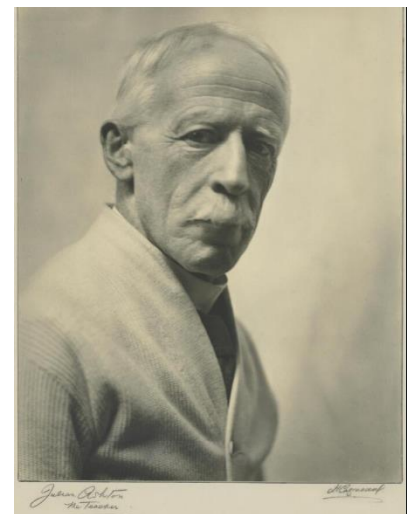


remain today from the speculative subdivision of the 19<sup>th</sup>-century grand villas, including *Avoca*, *Baylesford* and *Boonara*, build along Bondi Road on purchase grants issued in the 1840s-60s.

At nearby Tamarama, amid the Federation-era development boom that consumed the *Avoca* estate, an artists' colony began to form around the home of the man whose work included portraits of Sir Henry Parkes dating back to 1891 (and now held in the National Portrait Gallery, London). The pair, each hugely influential in the newly federated country, were friends and confidantes. Julian Rossi Ashton, illustrator for *The Bulletin* and founder of the art school bearing his name, took up residence in a house on what is now Illawong Ave, Tamarama. It overlooked Fletcher's Glen, which he first saw while producing engravings, including the one at right, for the monumental publication *The Picturesque Atlas of Australasia* in 1886. In the 1890s he became a Trustee of the Art Gallery of NSW, in which capacity he encouraged the collection of Australian art. Through the gallery and his school, he created strong connections with many of Australia's most notable artists – including Norman Lindsay, Charles Condor, Arthur Streeton, Tom Roberts, Elioth Gruner, Jesse Hilder, George Lambert, Thea Proctor, Sydney Long, Sydney Ure Smith and William Dobell. They orbited Ashton's home at Tamarama for 50-odd years. Their collective body of work includes many paintings of Bondi, Tamarama and Bronte beaches, now held in Australia's state galleries.



Sources: *The Picturesque Atlas of Australasia*. Art Gallery of NSW



Norman Lindsay



Charles Condor



Elioth Gruner (self portrait)



Arthur Streeton



Tom Robert

Sources: *50 Years of Art*; Art Gallery of NSW (below)

In 2019, paintings of Waverley's coastline began to attract the attention of the National Gallery in London, in particular the painting by Sir Arthur Streeton, *Blue Pacific (right)*, depicting cliffs north of Coogee Beach. The gallery hung the painting next to one of Monet's *Water Lilies* masterpieces as part of

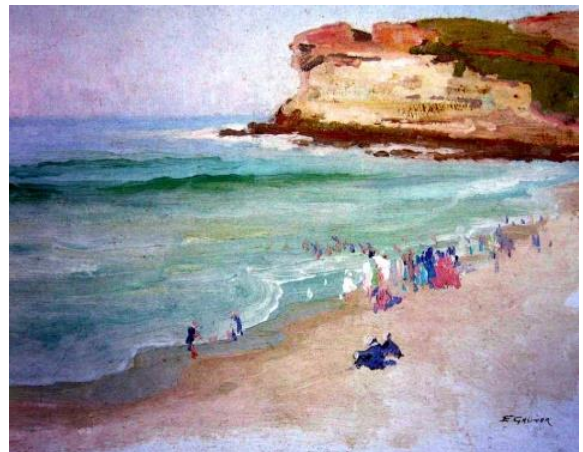


its recognition that the Impressionist art movement of the late 19th century was thriving well beyond Europe, having filtered to far-flung corners of the globe via artists who had connections to the European avant garde. Bondi's lost post-Impressionist artists include



Jesse Jewhurst (J.J) Hilder (Bondi resident and Waverley bank employee) and Elioth Gruner (who lived at 12 Ashley St, Tamarama).

Waverley was the home of other significant artists at the time of Federation and on into the Inter-War period. Their work played an unrivalled role in defining and shaping Australia's emerging national identity.



Photographer Henry King, who lived at 22 Wellington Street and is buried at Waverley Cemetery, took a famous photograph (right) in 1907 of Ashton with his fellow Society of Artists members, which includes some of the most significant Australian artists of that generation, notably Norman and Rose Lindsay, Harry Weston, Will Dyson, Sydney Long and D.H Souter. All had strong connections with turn-of-the-century Bondi.

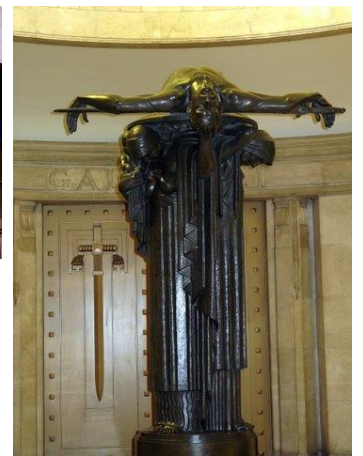




Many of photographer Max Dupain's most celebrated images (right) were taken at Bondi. Noted photographers Harold Cazneaux (known as the father of modern Australian photography) and Frank Hurley (regarded as the most powerful force to shape Australian documentary film before World War II) also documented life at Bondi.



Other important Waverley artists included the architect of the Anzac War Memorial at Hyde Park (right), Bruce Dellit, who was educated at the Christian Brother College, now Waverley College. His collaborator on the memorial, Rayner Hoff, was the original "sculptor by the sea" - having purchased a small cottage called *Rosamond*, at 23 Kenneth St, Tamarama, in 1928. Hoff taught sculpture at East Sydney Technical College and produced all the sculpture for Dellit's acclaimed memorial. Hoff also designed the Lion logo for the Holden motor company, won the Wynne Prize in 1927 and designed the Sulman Award medal for architecture. He collapsed surfing at Bondi in 1937 and died two days later.

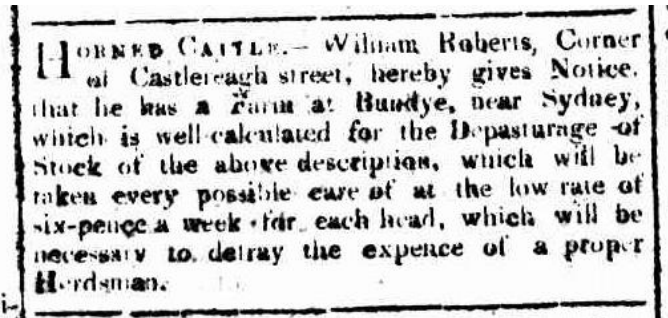


Another significant Bondi resident was Henry Souter, writer, poet, playwright, graphic satirist on *The Bulletin* and arts editor for *Arts and Architecture* magazine. His largest surviving work is the allegorical mural painting depicting the emergence of the lifesaver as an icon of Australian manhood, painted for the Bondi Surf Bathers Life Saving Club, of which he was president in 1920-21. The mural is now on display in the National Maritime Museum's permanent collection. Along with the "digger" and the "bushman, the lifesaver achieved an iconic place in Australia's cultural imagery and the beach emerged as



an alternative mythological landscape to the Australian interior. The interior represented toil and hardship against unforgiving landscapes; the coast evoked images of health and leisure in the equally unforgiving environment of the sea. Bondi became the place Australians met nature's challenge in the surf - and the Bronzed Aussie image emerged.

What attracted the artists to Waverley's coast? Research reveals Bondi was a suburb that emerged only at Federation, despite the first land grants having been made in the early colonial period. Governor Lachlan Macquarie signed a grant of 200 acres - from Bondi's beachfront to Old South Head Rd and Edward St in the south to Beach Rd in the north - to William

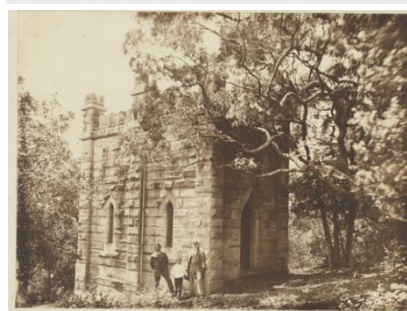


Roberts as early as 1810. Roberts, a noted colonial road builder, Sydney innkeeper and emancipated convict, leased his land at "Bundye" for cattle grazing.

Macquarie made another large grant at this time, to Captain John Piper. It covered 1500 acres between Point Piper and Bondi Junction. Piper, a gambler, soon lost his estate to debt. It was purchased by Daniel Cooper and Solomon Levey (emancipated convict brother of Barnett Levey, who built Waverley House). Solomon Levey was married to Ann Roberts, daughter of Bondi Beach grantee William Roberts. The Cooper/Levey lands included the current **Grafton St HCA**, which, if extended, would preserve the last remnant of the original Victorian and Federation shopping strip at west Oxford Street.

The land at Bondi remained in Roberts family hands, undeveloped, until 1848 when it was sold to E.S. (Monitor) Hall in trust for his daughter Georgiana. She was married to Francis O'Brien (far right). Their home, known as The Homestead (right), was built on the ridge of the south side of the Bondi Valley, and was set among leafy grounds that featured a family mausoleum (right), today marked by Forest Knoll Avenue.

Over time, they sold off land because of





financial difficulties. At the same time, the tramway's arrival and extension drove interest in development at Bondi. The estate lands that O'Brien sold off to clear debt provided sites for rapid Federation-era speculative subdivision on the southern ridge and slope of Bondi basin, which created the consistent Federation streetscapes which remain today and are identified in the proposed **Bondi O'Brien Estate UCA**.

It took another decade for the floor of the Bondi basin to begin to develop. Tramway maps from that period reveal there were few roads in the Bondi valley before 1890 and a limited number on the southern slope. Geology and geomorphology dictated the evolution of the Bondi basin we see today. High sand dunes (pictured right by photographer Frank Hurley) and the crescent beach formed the present-day Bondi embayment over the course of 6000 years. Early photos of Bondi from 1870 reveal the evolution of a highly volatile landscape of sand dunes and hinterland lagoons (right) surrounded by windswept vegetation on higher ground. Extensive mobile sand drifts are recorded well into the 20th century between Bondi Beach and Rose Bay.



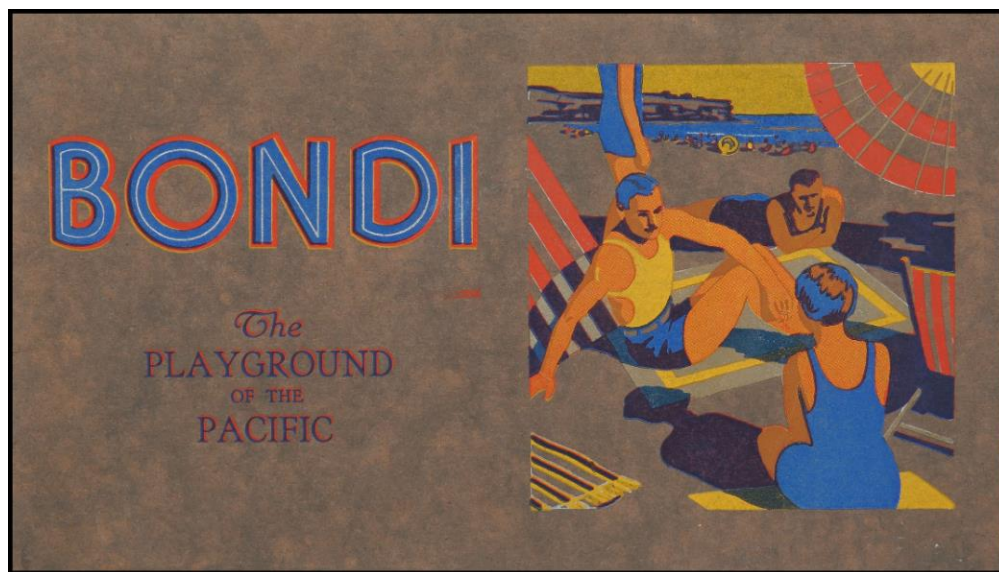
The dunes kept the area free of development in the 19th century (below). Only in the early 20th century did engineers, funded by the state government, begin to work out ways of removing hundreds of tonnes of sand from the Bondi basin. Wicker fences and marram grass were employed to stabilise the dunes at the beachfront. Horses were also used (seen in the





photo above from 1916) to speed-up the removal of 180 acres of sand dunes at Bondi. When it was sufficiently cleared, by about 1920, so began the massive Inter-War building boom in the Bondi basin that still shapes Bondi's streetscapes today.

The Inter-War boom had a remarkable impact on the character of Waverley. Sydney's population grew enormously during this era and the demand for housing grew with it. Bondi basin provided the one missing ingredient for growth – undeveloped land. By 1920, the sand dune remediation created a stage for the rapid transformation of the suburb. The speed of development resulted in a consistency of streetscapes, with a predominant aesthetic of face-brick exteriors with terra cotta tile roofs. This historically, socially, aesthetically and architecturally important era would be conserved in the proposed **Bondi Basin Inter-War UCA**.



- Detailed Waverley Thematic History – Volume 2

## **PART 2: HERITAGE CONSERVATION AREAS AND HERITAGE ITEMS**



## 1 SCHEDULE 5 CHANGES

### 1.1 Overview

The rigorous Heritage Assessment research and analysis outlined above was endorsed by Council and publicly exhibited for 13 weeks in 2020. It was then peer reviewed in March 2021. The following discussion, maps and tables outline the recommendations, feedback received and proposed changes resulting from the extensive consultation and include:

#### 4 New UCAs:

- Avoca Estate
- Bondi O'Brien Estate
- Bondi Basin Inter-War
- Bondi Road

#### 3 Amended UCAs:

- Yanko-Lugar Brae – formerly Evans St
- Charing Cross
- Grafton Street

#### 1 reduced UCA:

- Palmerston

#### 1 new LCA:

- Dickson Estate (King St, Stephen St and Ewell St, Bondi)

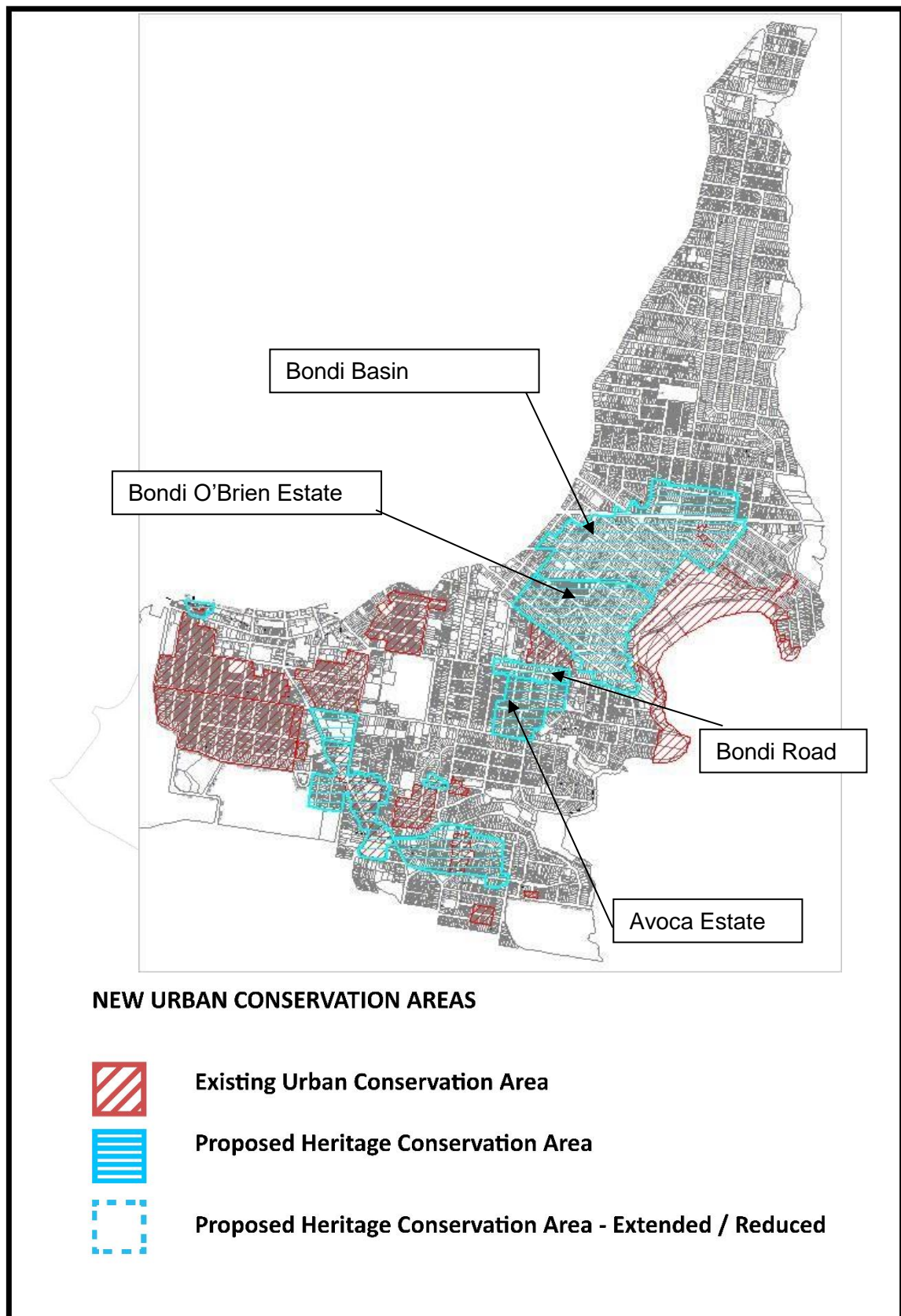
#### 1 amended LCA:

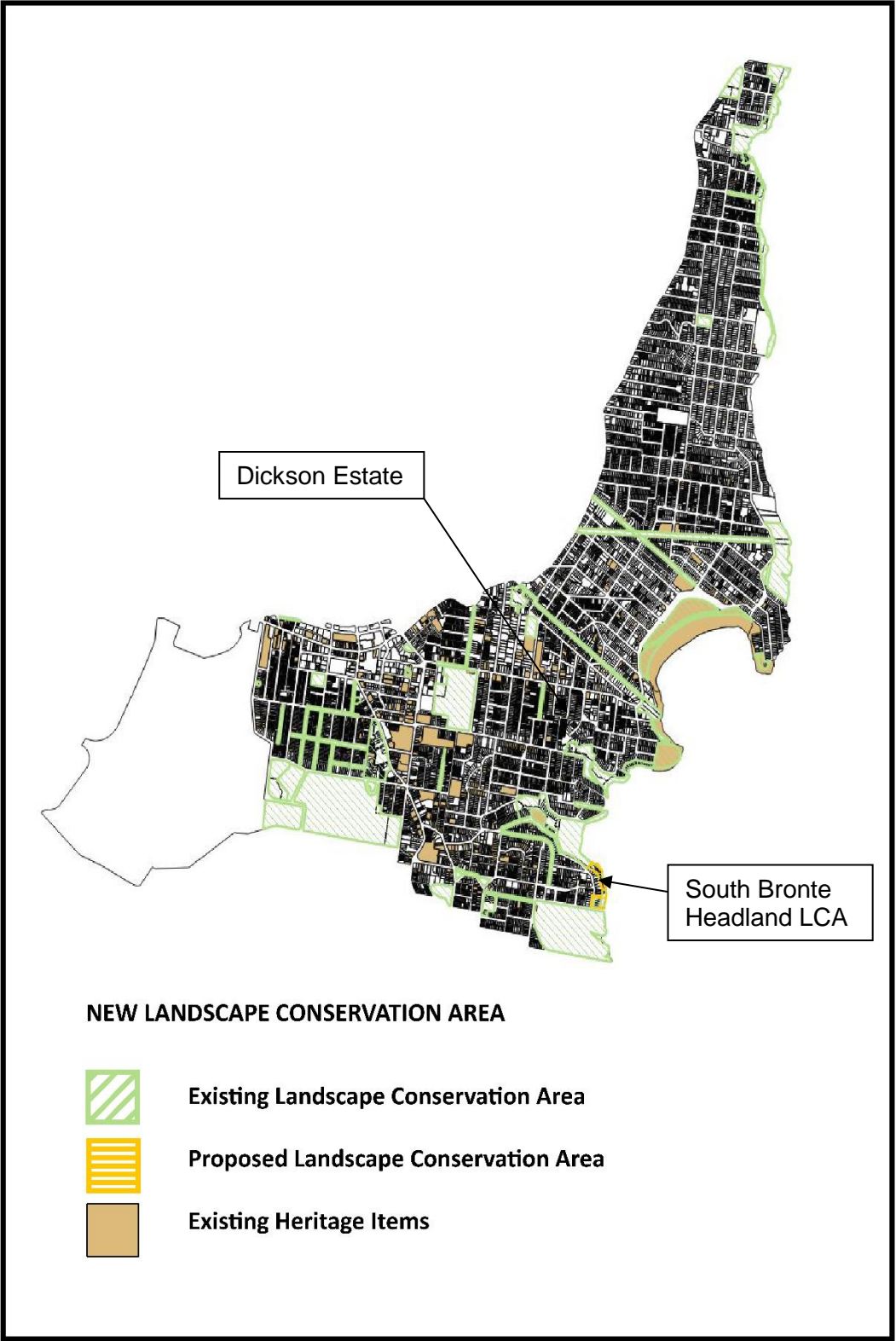
- South Bronte Headland-Calga Reserve

**43 new individually listed items** not currently captured in any heritage register.

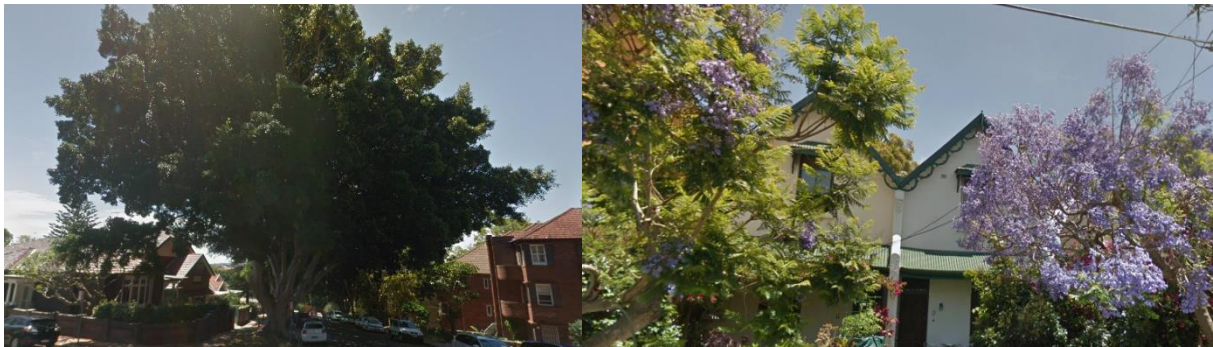
**1 Heritage Tree** site.





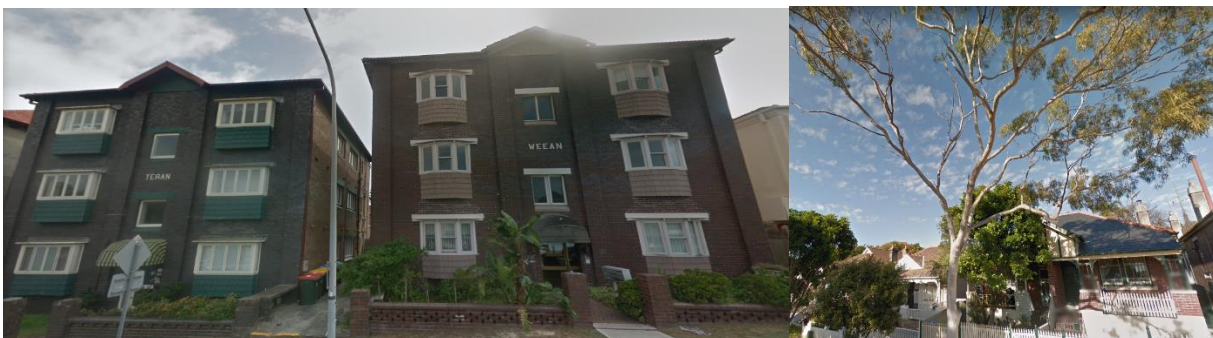


## 2 NEW CONSERVATION AREAS



The following pages include a summary of each of the proposed new or amended HCAs, a brief history and an explanation of their significance to Waverley - all of which were publicly exhibited and considered by the expert review panel. The summaries include maps and curtilage of proposed changes and heritage items already listed in the area. Also included are early subdivision posters and photographs highlighting local character and development history.

The summaries are in addition to more detailed histories revealing the ways in which proposed areas contribute to the cultural heritage of Waverley, contained in Volume 2 of the Heritage Policy). It is strongly recommended that the full Heritage Inventory Sheet for each HCA be reviewed in detail to appreciate their significance. An overview of each UCA, both those already listed on Schedule 5 and those recommended for listing, are provided for review.

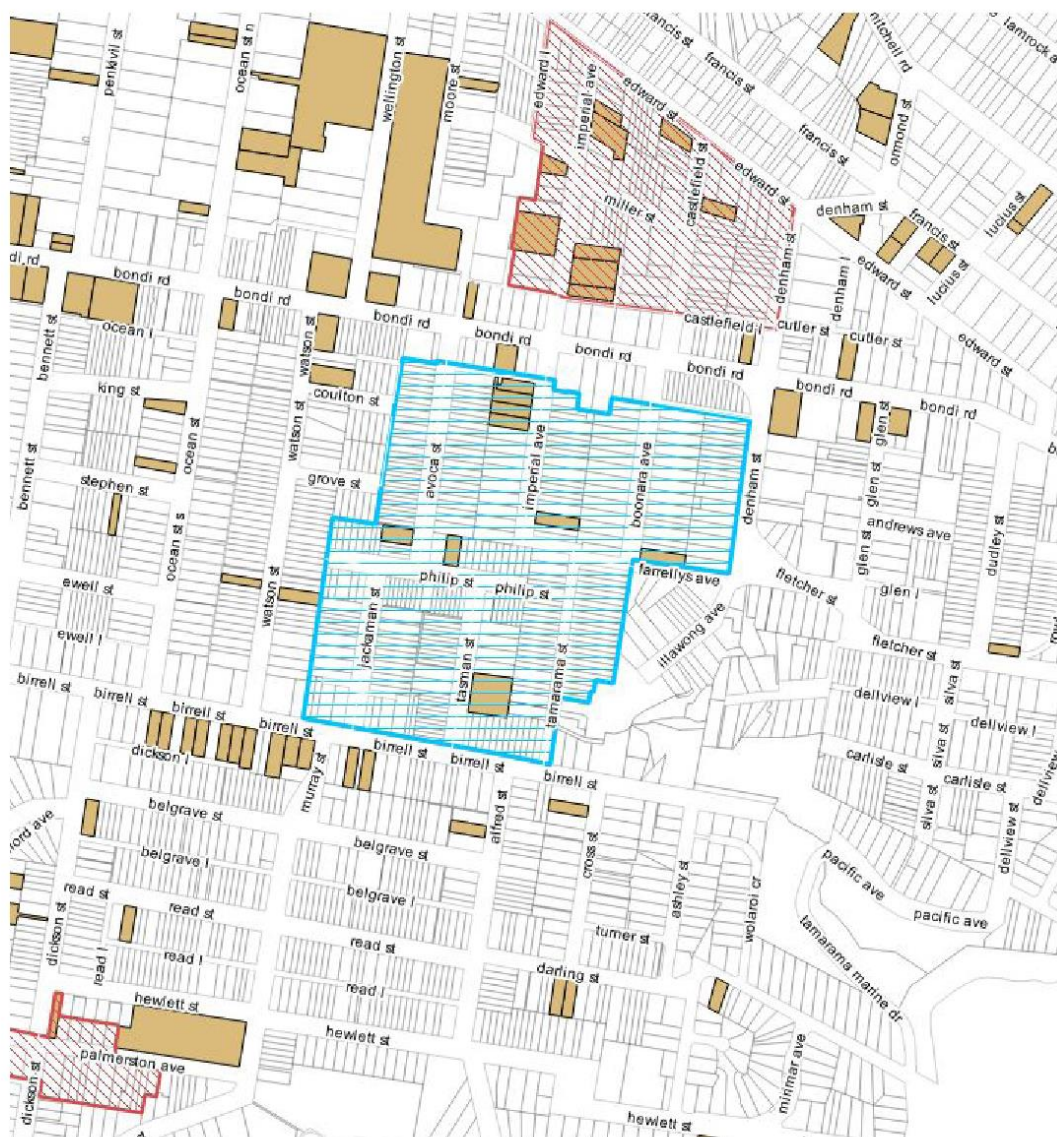




## 2.1 New Urban Conservation Areas

### 2.1.1 Avoca Estate UCA

<p><b>History</b></p>  	<p>The draft Avoca Estate UCA aims to conserve the consistent Federation-era streetscapes that emerged from the sell-off of large gentlemen's estates whose grounds extended south from Bondi Road around present-day Avoca Street. It resulted from the speculative subdivision of the estate in the later 19<sup>th</sup> century. It provided suburban freestanding and semi-detached housing lots in an area of growing demand, driven by access to public tram transport and the growing popularity of ocean bathing. The streetscapes were established by the progressive subdivision of the grounds to the large residences <i>Avoca</i>, <i>Braylesford</i>, <i>Boonara</i>, <i>Greganhurst</i> and <i>Gaerlock</i> originally constructed facing Bondi Road in the mid- to late-19<sup>th</sup> century.</p>
<p><b>Character</b></p> 	<p>Cohesive groupings of Federation and Inter-War residences forming streetscapes of cohesive scale, form, consistent building types and alignment.</p>
<p><b>Statement of Significance</b></p> 	<p>Demonstrates the forms and streetscapes of commuter-based housing resulting from subdivision of mid-19<sup>th</sup> century villa residences. The area has historic, aesthetic and social significance as a demonstration of Waverley's evolution from isolated gentleman's residences to close-set suburban housing. Aesthetically significance streetscapes of cohesive form and scale.</p>



## AVOCA URBAN CONSERVATION AREA - NEW



**Existing Urban Conservation Area**






**Proposed Urban Conservation Area**

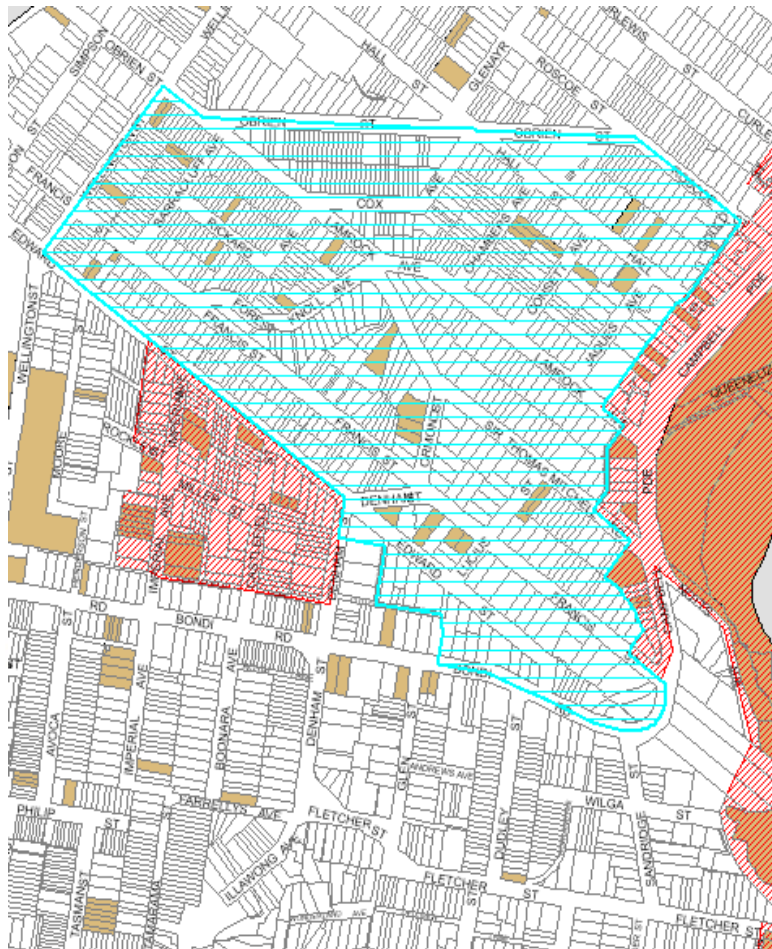


**Existing Heritage Items**




## 2.1.2 Bondi O'Brien Estate UCA

<p><b>History</b></p> 	<p>The draft UCA substantially occupies the south-west portion of what was the O'Brien Estate. The estate covered a large portion of the original 200-acre land grant made to noted colonial road builder William Roberts by Governor Lachlan Macquarie in 1810. It was purchased by E. S. "Monitor" Hall in 1851 in trust for his daughter Georgiana, who was married to Francis O'Brien. The family stayed in residence at "The Homestead" near Lucius St until 1911, after selling land to Frederick Curlewis in 1873 to avoid bankruptcy. Remaining O'Brien land included a mausoleum on an old quarry at Sir Thomas Mitchell Rd, which was a tourist attraction until demolished in 1928 (bodies reinterred at Waverley Cemetery). The area evolved between 1890 and 1919 (when the last O'Brien land was sold) as a location for Federation, and later Inter-War, dwellings.</p>
<p><b>Character</b></p> 	<p>The setting contains mixed Federation and Inter-War building types notable for dominant face-brick and tile-roof construction. The resulting streetscapes retain much of the original diverse yet cohesive housing, and later infill of Inter-War flat buildings.</p>
<p><b>Statement of Significance</b></p> 	<p>The area is defined by the built forms and streetscapes resulting from initial subdivisions of open lands within the estate nearest to the formed roads of South Head Road and Bondi Road. The subdivision in the Federation period 1890-1919 saw construction of semi-detached and freestanding residences on the south side of the valley in response to improved tram transport and the emerging aquatic recreation at Bondi Beach. Resulting streetscapes show continued influence of the O'Brien Homestead and grounds, which remained a feature valley to the 1920s. The subsequent Inter-War period, 1919-1939, saw the emergence of the residential flat building, employed in new subdivisions of the O'Brien Homestead and sites of opportunity.</p>



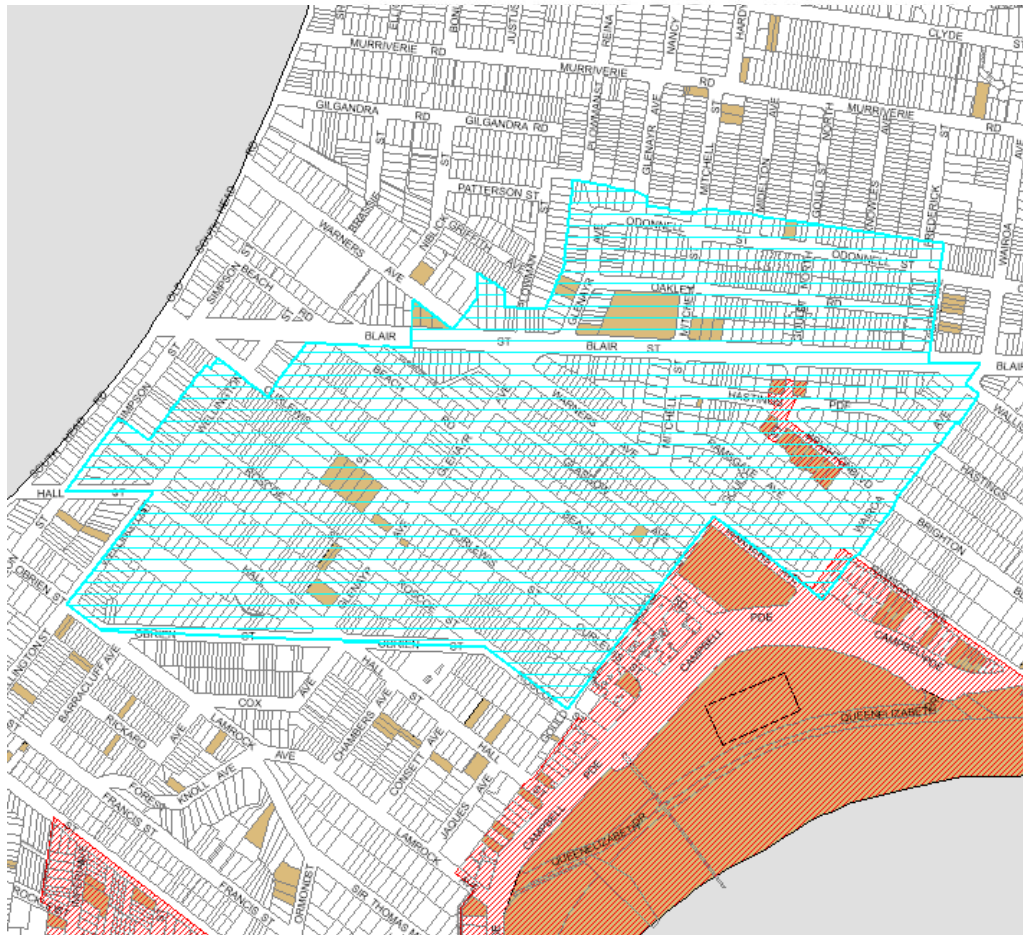


**BONDI O'BRIEN URBAN CONSERVATION AREA - NEW**

-  Existing Urban Conservation Area
-  Proposed Urban Conservation Area
-  Existing Heritage Items

### 2.1.3 Bondi Basin UCA

<p><b>History</b></p> 	<p>Geology and geomorphology dictated the evolution of Bondi Beach. The crescent-shaped embayment formed over 6000 years and resulted in vast high sand dunes across the basin floor. Early photos reveal mobile dunes interspersed with hinterland lagoons. Extensive sand drifts were recorded into the 20th century between the beach and Rose Bay. Sand to the middle and north side of the basin restricted development until removal began with the allocation of state funding between 1900 and 1920 - the year the Bondi Basin Inter-War building boom began.</p>
<p><b>Character</b></p> 	<p>Street planning reflected the Garden Suburb philosophy evident in the concurrent planning of Bondi Park and Bondi Pavilion. The rapid infill of the resulting streets with Inter-War flats and semi-detached bungalows provided a distinctive setting of Inter-War styles largely of brick and terra cotta tile. Development by common owners further added to the consistency of the location. The resulting streetscapes - now approaching 100 years of age - retain much original construction.</p>
<p><b>Statement of Significance</b></p> 	<p>Occupying the north-east areas of the Bondi basin, the draft UCA demonstrates town planning principles of Inter-War suburban planning, combining broad planted avenues with the emerging residential flat building form. Contiguous rows of speculative semi-detached residences and focal intersections of mixed-use buildings provide visual balance and amenity despite the density. Comparison with development of coastal lands at Merewether in NSW and Sydney harbour-side suburbs demonstrates cohesion of varied forms achieved in the Bondi Basin through the combined factors of town planning, variation of building types, consistency of materials and condensed period of construction. The resulting setting retains an ongoing identity in Australian culture.</p>



### BONDI BASIN URBAN CONSERVATION AREA - NEW



Existing Urban Conservation Area



Proposed Urban Conservation Area

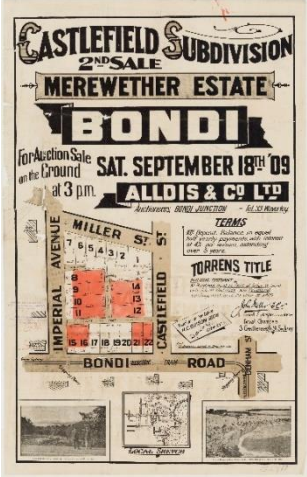




Existing Heritage Items

**BONDI BASIN**



## 2.1.4 Bondi Road UCA

<p><b>History</b></p> 	<p>The extension of the Sydney tram service to Bondi around 1894 resulted in a residential and shopping strip along Bondi Road (formerly Waverley Street), which became a key transport route. Coupled with the growing interest in surf bathing (legalised in 1902), this created conditions for businesses servicing the growing local population and tourist trade. Shops began to appear in the UCA area in the Federation era as land tied up in earlier grants featuring large gentlemen's estates with substantial grounds began to be sold for speculative sub-division. The buildings retain substantial detailing from the original phase of construction.</p>
<p><b>Character</b></p> 	<p>Commercial strip featuring shopfronts with residences above, built at the turn of the 20<sup>th</sup> century. Some integrity has been lost due to painting of brick and other alterations, but retain good historical detail. The groups are a good example of the architecture and aesthetics of the eras of their construction. The streetscapes show integrity and consistency with the shop rows strong defining elements of that represent the history of development of Bondi Rd. The top-floor detailing is articulated with projecting gables with terra cotta tiles (Federation) and Inter-War parapets.</p>
<p><b>Statement of Significance</b></p> 	<p>The commercial and residential Bondi Road streetscape demonstrates the historic subdivision of early gentry estates in response to improved tram transport and speculative land booms of 1881-1939, producing a setting of Federation and Inter-War styles cohesive in scale, massing and alignment. Later replacement of remaining early structures has eroded the cohesion of the setting, which remains notable for its detail, extended groupings and demonstration of the early- to mid-20<sup>th</sup> century history of building and Waverly society.</p>

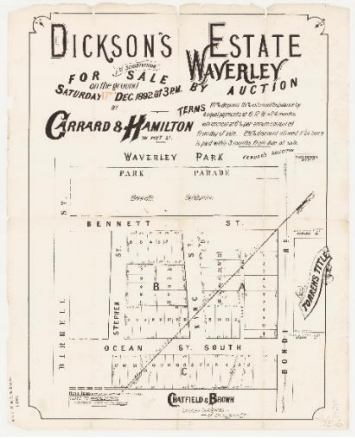



### BONDI ROAD URBAN CONSERVATION AREA - NEW

-  Existing Urban Conservation Area
-  Proposed Urban Conservation Area
-  Existing Heritage Items

## 2.2 New Landscape Conservation Areas

### 2.2.1 Dickson Estate LCA - (King, Ewell and Stephen Streets, Bondi)

<p><b>History</b></p> 	<p>The proposed LCA protects consistent streetscapes of <i>Ficus macrocarpa</i> var 'Hillii' (Fig) trees typical of those created along with the speculative subdivision of later 19th century estates in Waverley. The streetscapes of the short cross streets were established by the subdivision of the Dickson's family estate occupied by the residence of James Dickson and the associated timber yard. Dickson's Estate was subdivided for sale on December 3, 1892, with frontages to King, Stephen and Ewell streets. A further sale of unsold lots took place on November 10, 1907, in Ewell and Stephen streets.</p>
<p><b>Character</b></p> 	<p>The plantings created distinctive secondary streets with avenues of street trees that now support built heritage streetscapes of Federation and Inter-War residences resulting from the subdivision of the Dickson family residence and timber mill.</p>
<p><b>Statement of Significance</b></p> 	<p>Cohesive groupings of heritage fig street trees, most dating back to Great Depression unemployment relief tree planning programs of the 1930s. The Landscape Conservation Area has historic, aesthetic and social significance as a demonstration of the evolution of Waverley from isolated gentleman's residences to close-set suburban housing of the Federation and Inter-War periods. The streetscapes also have social significance as a demonstration of Depression-era work schemes. Aesthetic significance includes streetscapes of cohesive planting, type, scale form and alignment.</p>





## DICKSON ESTATE LANDSCAPE CONSERVATION AREA



Existing Landscape Conservation Area



Proposed Landscape Conservation Area



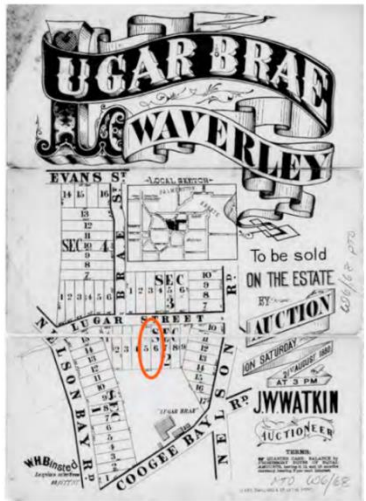


Existing Heritage Items



### 3 AMENDED CONSERVATION AREAS

#### 3.1 Amended Urban Conservation Areas

##### 3.1.1 Yanko-Lugar Brae - Evans St UCA extension

<p><b>History</b></p> 	<p>Bronte's early architectural history begins with the construction of Bronte House and its extensive gardens by the aristocratic MLA Robert Lowe (who later became Britain's Chancellor of the Exchequer) and his wife Georgiana in the 1840s. The house set a precedent in the area for gentlemen's marine villa estates, constructed away from the polluted city on high point and ridgelines that captured ocean views. Within a decade, Bronte House was joined by other marine villas. These included Ocean view, Yanko, Lugar Brae and Bleak House. Land from these three grand estates was progressively sold off from 1880. The street grid within the proposed HCA extension was formed around this time and still carries the names of the marine villas.</p>
<p><b>Character</b></p> 	<p>The streetscapes retain the character of the speculative subdivision of three mid-19th century Marine Villa estates that created predominantly Victorian and Federation freestanding and semi-detached suburban housing lots. Construction in the Victorian and Federation periods created consistent heritage streetscapes now enhanced by mature trees.</p>
<p><b>Statement of Significance</b></p> 	<p>The HCA extension demonstrates Waverley's early colonial history of marine villa land grants at Bronte which can still be traced in the extant subdivision patterns, street names and built forms. Subdivision of the estates was emblematic of and served to shape the set-out of streets and built pattern within the area and provided a legacy of house (Lugar St, Brae St, Lugar Brae Ave, Yanko Ave) and family names (Macpherson St, Evans St).</p>



**YANKO - LUGAR BRAE URBAN CONSERVATION AREA - EXTENSION**  
**(Formerly Evans St HCA)**



**Existing Urban Conservation Area**

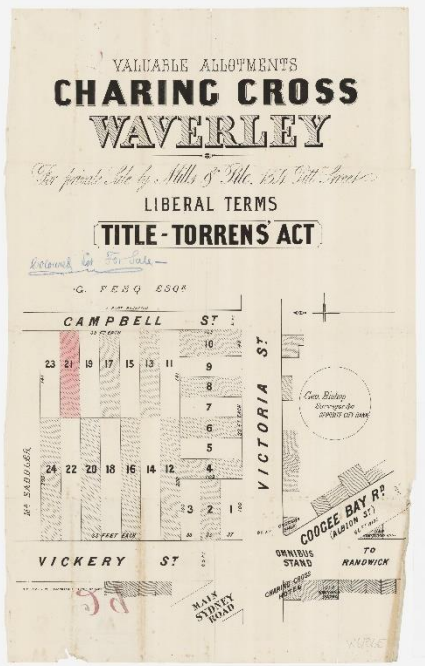




**Proposed Heritage Conservation Area - Extended**



**Existing Heritage Items**

### 3.1.2 Charing Cross UCA - extension

<p><b>History</b></p> 	<p>The existing Charing Cross HCA covers Waverley's oldest and most intact commercial centre, dating from its days as a small service village on the road to Coogee and on to Governor Lachlan Macquarie's watchtower at La Perouse, erected in 1822. The centre pre-dates Bondi Junction as Waverley's commercial hub and was established from land grants made in the 1830s. Waverley was inaugurated as a municipality at Charing Cross (known then as Maddens Corner) in 1859. Its Victorian history remains visible in the streetscapes, characterised by rare, mid-Victorian shops interspersed with two-storey retail facades of late-Victorian, Federation and Inter-War styles, and Post-War infill. The proposed HCA extension aims to include a small number of significant buildings of those eras that contribute to and further preserve the heritage streetscapes, which contain two buildings (including Mary Immaculate Church) significant enough to warrant State Heritage listing.</p>
<p><b>Character</b></p> 	<p>The existing HCA exhibits a two-storey character with near-complete rows of late Victorian and Federation-style terraces and some Inter-War apartments. The peripheral streets contain a number of large freestanding Victorian residences which remain generally unaltered.</p>
<p><b>Statement of Significance</b></p> 	<p>The streetscapes retain notable 19th and early 20th buildings of both state and local heritage significance. The high integrity of the built form in the area records the historic evolution of a place from a village east of Sydney. The slowing of growth in post-World War 2 ensured the preservation of the historic fabric of Charing Cross.</p>





## CHARING CROSS URBAN CONSERVATION AREA - EXTENSION



Existing Urban Conservation Area






Proposed Heritage Conservation Area - Extended



Existing Heritage Items

### 3.1.3 Grafton Street HCA - extension

<p><b>History</b></p> 	<p>Grafton Street was identified as a conservation area in 2012 after the land south of Syd Einfeld Drive was transferred from Woollahra Council, which had listed the precinct in its West Woollahra Conservation Area in 2002. The draft HCA extension aims to include and preserve the last remnant of the late Victorian streetscape along Oxford Street that grew along the tramline. It is an important remnant of the visual presentation of Bondi Junction in the late 19th and early 20th century, now abutted by high-rise towers of the modern era.</p>
<p><b>Character</b></p> 	<p>The proposed HCA extension includes the historic streetscape of Victorian terraces on Leswell St and Victorian and Federation shops on Oxford St. Residential and retail buildings from the period 1880-1915 remain substantially intact and maintain their low-density character, despite intense pressure for redevelopment in the area.</p>
<p><b>Statement of Significance</b></p> 	<p>The HCA is a remnant of the historic Grafton Estate, now bisected by Syd Einfeld Drive, and the late-Victorian and Federation commercial streetscape of Oxford St. The Oxford St streetscape is the last commercial remnant in west Oxford St and remains historically consistent in character and form. The HCA's surviving built and natural fabric demonstrates important historical phases of the area's development, including late-19th and early 20th century speculative subdivision and commercial development responding to the growth of public transport (tramways) in mid-19th century Sydney. The area is also significant for its association with the growth of the heritage conservation movement in the 1960s. It was an early example of an area that received recognition by the National Trust and the Australian Heritage Commission through local community efforts.</p>



## GRAFTON STREET URBAN CONSERVATION AREA - EXTENSION



**Existing Urban Conservation Area**



**Proposed Heritage Conservation Area - Extended / Reduced**

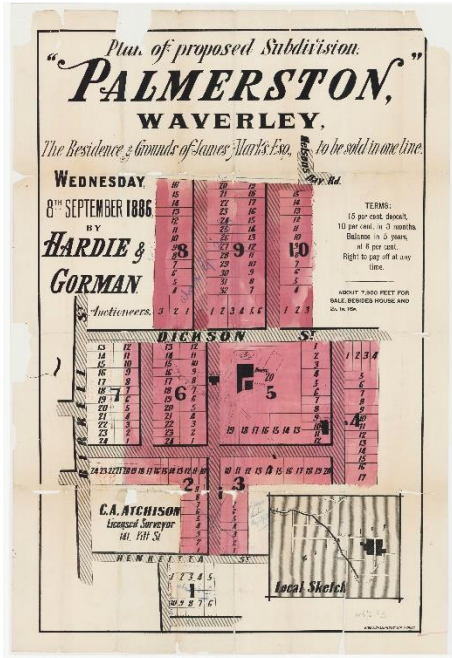


**Existing Heritage Items**



### 3.1.4 Palmerston Street UCA - reduction

#### History



The conservation area covers part of the original grounds of Palmerston House, erected for William Spain to the design of Edmund Blackett in the 1860s. Current boundaries of the conservation area exceed the area of heritage significance. The Palmerston Estate of 15 acres was marketed in 1865 and in 1872 was purchased by the Sydney merchant John De Villiers Lamb for 6250 pounds. The estate was bounded to the south by Gipps Street and to the east by Dickens Street. Progressive subdivision of the estate saw the establishment of Palmerston Avenue from Murray Street to Dickson Street, enabling residential construction and the southern side of Bronte Public School. Vacant land to the west was utilized as a quarry until the 1940s. The post-war extension of Palmerston Avenue to the west provided land for subdivision and construction of residential flat buildings in the immediate post-WWII period.

#### Character



Cohesive grouping of early post-war residential flat buildings demonstrating the transition from Inter-War to Post-War aesthetic styles.

#### Statement of Significance



Inter-War flat buildings to the corner of Palmerston Avenue and Dickens Street provide a benchmark for the beginnings of stylistic change of the residential flat building from Inter-War to Post-War periods.



## PALMERSTON URBAN CONSERVATION AREA - REDUCTION



**Existing Urban Conservation Area**





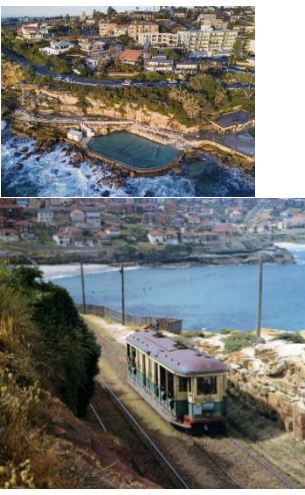
**Proposed Heritage Conservation Area - Reduced**



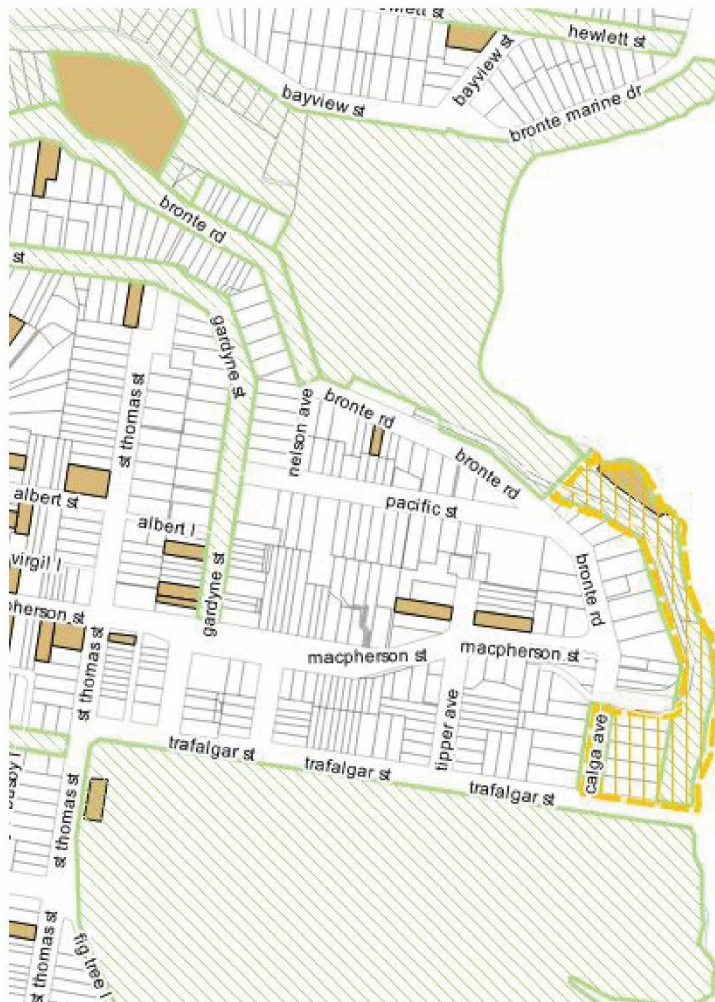
**Existing Heritage Items**

## 3.2 Amended Landscape Conservation Areas

### 3.2.1 South Bronte-Calga Headland LCA - extension

<p><b>History</b></p> 	<p>The proposed extension to the South Bronte Headland LCA aims to bring the adjacent Calga Reserve into the existing LCA. The LCA already includes Calga Cutting - the former tram corridor that connected Macpherson Street to Bronte Beach - but did not include Calga Reserve parkland. More than 1 million people use the Coastal Walk from Bronte to Bondi every year. Calga Reserve is aesthetically significant as part of that much greater cliff-scape along the highly esteemed coastal walk.</p>
<p><b>Character</b></p> 	<p>The headland, including the Calga Cutting, is well-known and esteemed as a prominent corridor of coastal public land, with dramatic topographical and geological attributes combined with sweeping ocean views.</p>
<p><b>Statement of Significance</b></p> 	<p>The LCA has significant natural heritage values as a cultural landscape. The location has a long history of seaside bathing and is associated with the beginnings of the surf lifesaving movement, the soon-to-be state heritage-listed Bronte Ocean Pool and the c.1911 Bronte tram cutting. The area's scenic features are held in high esteem by locals and tourists who utilise Calga Cutting and the adjoining Calga Reserve to traverse the Coogee-Bronte-Bondi coastal walk. The headland also has local historic significance as part of the Bronte arrival experience for tram travellers from the early 1910s. It is associated with civic consciousness, modern municipal conveniences and the setting of Waverley Cemetery.</p>





## SOUTH BRONTE HEADLAND LANDSCAPE CONSERVATION AREA - EXTENSION



Existing Landscape Conservation Area



Proposed Landscape Conservation Area



Existing Heritage Items



## 4 INDIVIDUAL LISTINGS

### 4.1 Overview of process

Like the UCAs and LCAs, individual heritage items were recommended for listing for various reasons, including changing values and because a loss of good examples of a particular style of architecture makes the remaining one rarer and more significant. The Assessment proposed 59 individual items.

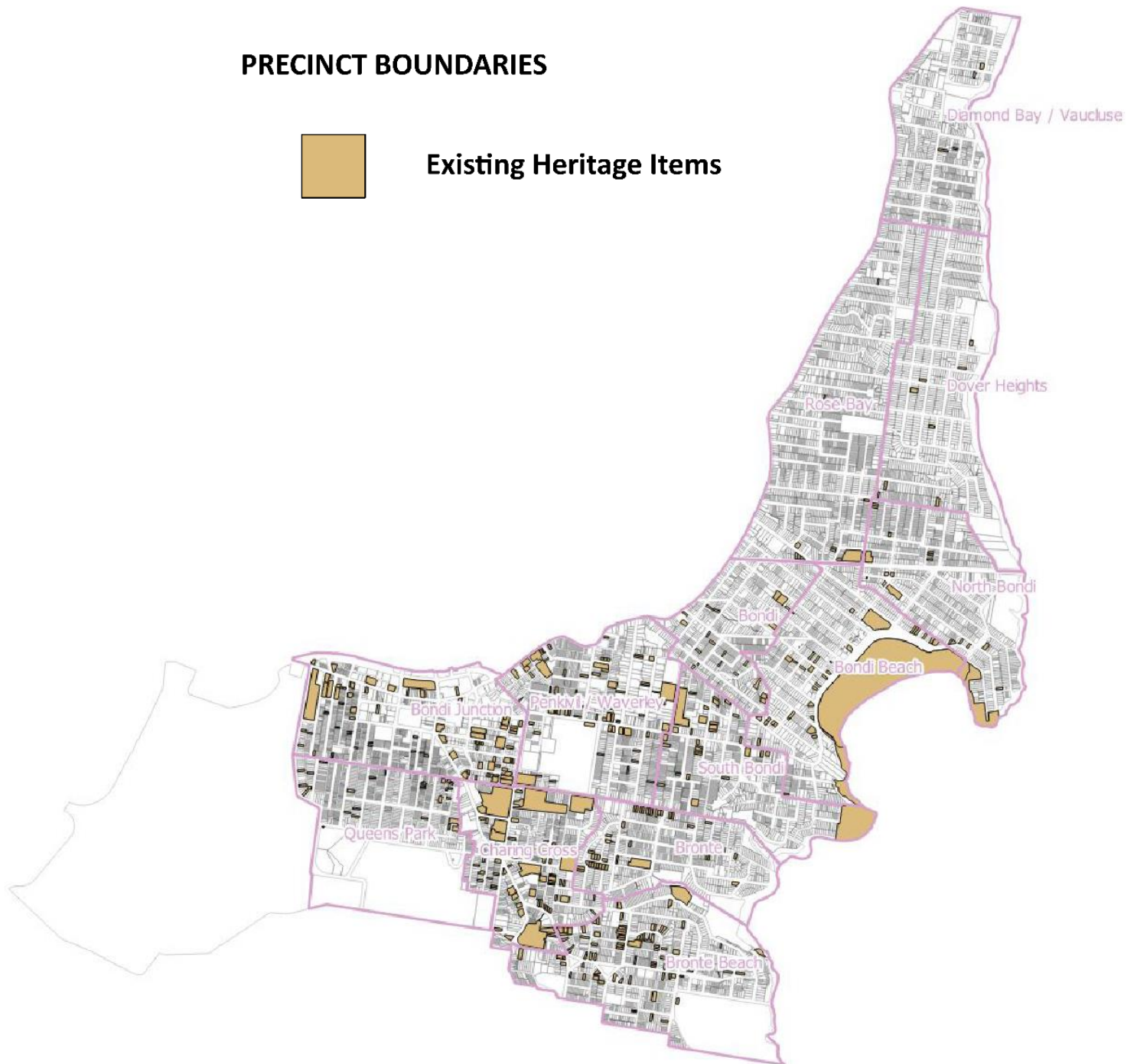
All draft items went on public exhibition and 7000 letters were sent notifying owners affected by inclusion in UCAs or individual listing. All listings were reviewed by the Expert Panel and Council. As a result, the number of items proposed for individual listing was reduced to 44. The proposed changes are documented in the discussion below:

Precincts	Victorian	Federation	Inter-war	Post-war	Total
<b>Bondi</b>	-	3	11	-	14
<b>Bronte</b>	2	-	3	-	5
<b>Penkivil-Waverley</b>	4	2	6	-	12
<b>Rose Bay</b>	-	-	2	-	2
<b>North Bondi</b>	-	-	6		6
<b>Dover Heights</b>	-	-	-	4	4
<b>Charing Cross</b>	2	-	1	-	3
<b>South Bondi</b>	-	1	5	-	6
<b>Total</b>	9	12	34	4	*
<p>* <b>Note:</b> Of the original 59 items proposed for listing in the draft Heritage Assessment, some items have been removed at the recommendation of the Independent Expert Panel. Others were removed by Council. Some items became joint listings. The total included in this Planning Proposal is 44. Each item is detailed in the following pages.</p>					




## PRECINCT BOUNDARIES





**Existing Heritage Items**





## Individual Items: Individual Description and Feedback


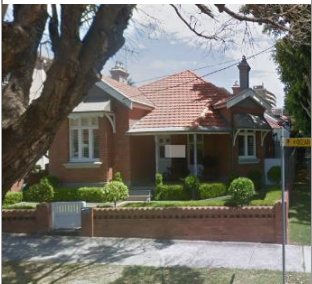
No	Address	Rationale for listing
	<b>Bondi</b>	
1	22 Bennett St Bondi 	<p><b>Victorian</b> Freestanding double-storey Italianate terrace, arched entrance on right with Classical detail, arched window above. Iron lace on veranda, Classical door detail mirrored on three-bay window</p> <p>Part of the early grand estate subdivision along the top half of Bondi Road.</p> <p><b>History:</b> The land on which Bennett St was constructed was purchased by Edward Bennett in March 1853. He paid the high price of £5 per acre for his 10-acre lot. It ran along Bondi Road and extended to Birrell and Bennett streets and Park Parade. Bennett's estate was subdivided for sale on May 16, 1881, and contained 66 allotments. This house dates from that period.</p> <p><b>Significance:</b> The double-storey Victorian Italianate terrace retains extensive original detailing and provides a streetscape element of historical quality. The building retains aesthetic significance of upper-middle class housing in Waverley.</p> <p><b>Level of Significance:</b> Local</p> <p><b>Integrity:</b> Substantially intact</p>
2	27 Bennett St Bondi 	<p><b>Victorian</b> Freestanding double-storey Victorian Italianate terrace; central tower with classical detail. Palisade fencing with decorative sandstone posts.</p> <p><b>History:</b> The land on which Bennett St was constructed was purchased by Edward Bennett in March 1853, who paid the high price of £5 per acre for his 10-acre lot. It ran along Bondi Road and extended to Birrell and Bennett streets and Park Parade. Bennett's estate was subdivided for sale on May 16, 1881, and contained 66 allotments. This house dates from that period.</p> <p><b>Significance:</b> The double-storey Victorian Italianate residence retains original detailing and provides a streetscape element of landmark quality. The building suffers from later unsympathetic work, but could be restored.</p> <p><b>Level of Significance:</b> Local</p> <p><b>Integrity:</b> Altered unsympathetically, reversible</p>
3	160 Bondi Road Bondi 	<p><b>Inter-War:</b> Constructed in the 1930s in a simple Classical style with Chicago School influences rendered frieze and cornice and upper level window architraves.</p> <p><b>History:</b> Victorian, Federation and Inter-War shop-top housing buildings are a feature of Waverley. Bondi Road has some fine examples of such architecture, which makes an important contribution to its distinctive character. It is a strong defining element of the corner site and the streetscape.</p> <p>Few shop-top housing buildings display Classical Revival architectural styles, as the majority are Edwardian, Arts &amp;</p>

		<p>Crafts or Federation built in 1910s to 1920s, while those constructed in the 1930s to 1940s tend to be Art Deco in style.</p> <p><b>Significance:</b> The building records and marks the corner block that once housed one of Bondi Road's early Marine Villa gentleman's estates. Its presence records the area's pattern of subdivision. It also records the scale, fabric and humanity of the original streetscape. Its strong cubic form is part of its strength. Demolition would see the removal of quality and texture from streetscape.</p> <p><b>Level of Significance:</b> Local</p> <p><b>Integrity:</b> Substantially intact</p>
4	<p>25 Denham St, Bondi</p> 	<p><b>Inter-War</b> Landmark two-storey Spanish Mission-style house on corner of Bondi Rd. Rainbow terra cotta roof tiles. Paired window arches on ground floor separated by barley columns and featuring sunrise motif above windows. Paned double-hung windows on upper floor. Barley columns at entry. Detailed heavy stucco overlap render. Masonry fence characteristic of predominant style of the era.</p> <p><b>History:</b> Development along Bondi Rd was integrally linked with extension of the Bondi tram, which helped to drive the Inter-War building boom in the Bondi Valley. The associated break-up of old land grant estates provided sites for speculative building to meet rapidly increasing population growth. This site once formed part of the O'Brien estate and its carriage-way entrance.</p> <p><b>Reasons for listing:</b> Historical; architectural; aesthetic; streetscape</p> <p><b>Significance</b> Good example of an Inter-War Spanish Mission-style flat building. Typical of the style. Landmark building on Bondi Road.</p> <p><b>Level of Significance:</b> Local</p> <p><b>Integrity:</b> Substantially intact</p>
5	<p>33 Denham St Bondi</p> 	<p><b>Inter-War, 1930</b> Double-storey Mediterranean-style residential building. Original face brick with contrasting soldier course brickwork and shutters. Mosaic detail above portico. Unusual house-form apartment shaped in response to a corner site.</p> <p><b>History:</b> Architectural firm noted on the original approval documents is L and G. McCredie and D Forsyth-Evans. The latter designed other significant buildings including a Georgian Revival cottage in Gordon (1926) for sister Annie Forsyth Wyatt OBE, National Trust movement founder (1945). George McCredie, Scottish architect and engineer, oversaw cleansing, lime washing and demolition in The Rocks after plague outbreak in 1900. His photographic record of housing and poverty an extraordinary reminder of 1900s Sydney. He was also a NSW MLA (<i>Dictionary of Sydney</i>).</p> <p><b>Significance:</b> Further research on the building includes locating the original approval documents from January 1930 for H. C. Cutler, proprietor for "proposed flats to be erected at Denham Street, Waverley". Architectural firm noted on the plans is L and G. McCredie and D Forsyth-Evans. RAIA lists buildings associated with the firm including Burn Philp (Bridge</p>



		<p>St), University of Sydney, Mark Foys / Downing St Courts. George McCredie's son Leith is noted for his design of Bondi Surf Club in 1930 (noted in <i>Bondi Pavilion CMP</i>), Sydney Boys High and, later, as a partner in the noted firm Robertson, Marks &amp; McCredie (designer of state-listed AWA Tower). It is likely Leith served his apprenticeship in his father's firm. <b>Level of Significance:</b> Local <b>Integrity:</b> Substantially intact</p>
6	<p>8 Fletcher St, Bondi</p> 	<p><b>Inter-War</b> Spanish Mission-style freestanding, two-storey residential flats building. Elevated coast views. Detailed render in seashell pattern stucco-overlap. Paned double-hung windows in pairs with faux fanlight windows on lower floor. Stained glass arched leadlight window over entry portico with scrolled decorative parapet above. Masonry fence characteristic of the predominant local style.</p> <p><b>History:</b> Elevated building captures ocean views to the south, built on original tram route to Bondi terminating near Wonderland and the Aquarium before the line was extended to the beach. Street pattern curve responded to the trams' inability to take tight corners.</p> <p><b>Reasons for listing:</b> Historical; architectural; aesthetic; streetscape</p> <p><b>Significance:</b> Good example of an Inter-War Spanish Mission-style flat building. Built in response to the population and building boom in Bondi in the Inter-War years along the tram line, reflected in the curved street alignments.</p> <p><b>Level of Significance:</b> Local <b>Integrity:</b> Substantially intact</p>
7	<p>40 Flood St, Bondi</p> 	<p><b>Inter-War</b> Freestanding three-storey Art Deco-style residential flats building. Symmetrical street façade arrangement in vertical bays. Double-hung windows. Rounded cantilevered balconies on building corners. Original face brick. Forms part of a cohesive Inter-War residential streetscape group.</p> <p><b>History:</b> Inter-War Art Deco-style demonstrated the dynamic progress of and confidence in modern technology. The building reflects Bondi's Inter-War building boom, responding to the post-World War I population boom, access to public transport on Bondi Road and the availability of land from the subdivision of early land grant estates. Similar rounded balcony design evident in heritage-listed flats on 69-71 Curlewis St, Bondi.</p> <p><b>Significance:</b> Well-preserved Inter-War flat building. Part of a good streetscape group of apartment blocks of a similar age. Has survived in hardly altered condition.</p> <p><b>Level of Significance:</b> Local <b>Integrity:</b> Substantially intact</p>

8	<p>2-14 King St Bondi</p> 	<p><b>Federation</b> Row of single-storey terraces; terra cotta tile roofs, timber balcony fretwork; pitched portico.</p> <p><b>History:</b> The Federation semi-detached residences formed part of the speculative subdivision of later 19th century estates in Waverley. The streetscapes were established by the progressive subdivision of the grounds of the large gentlemen's residences constructed between Bondi Rd and Bronte in the mid- to late-19th century, with building continuing into the early 20th century. Dickson's Estate was subdivided for sale on December 3, 1892, with frontages to King, Stephen and Ewell streets. A further sale of unsold lots, took place on November 10, 1907, in Ewell and Stephen streets.</p> <p><b>Significance:</b> Cohesive row of Federation semi-detached dwellings within a streetscape of mature fig trees, most dating back to Great Depression unemployment relief tree planning programs of the 1930s. The pair has historic, aesthetic and social significance as a demonstration of the evolution of Waverley from isolated gentleman's residences to close-set suburban housing of the Federation and Inter-War periods. The streetscapes have social significance as a demonstration of Depression-era work schemes. Aesthetic significance includes streetscapes of cohesive planting, type, scale form and alignment.</p> <p><b>Level of Significance:</b> Local</p> <p><b>Integrity:</b> Unsympathetically altered</p>
9	<p>17 – 17a Ocean St North, Bondi</p> <p>17a</p> 	<p>17 – 17a Ocean Street proposed as a group listing because they are a significant streetscape element.</p> <p><b>Inter-War</b> Early Functionalist freestanding flats, elevated from street. Symmetrical design. Good decorative dark-band brickwork against lighter-colour original face brick colour. Bow-fronted paired central portion with decorative parapets. Low pitched, hipped, tile roof, largely hidden by parapets. Double-hung timber windows, side entrance. Garages to street level, offset to right. Original brick fence creates front-lawn terrace.</p> <p><b>History:</b> Inter-War flats reflected Bondi's building boom, responding to a post-war population boom. Distinctive unmatched flat-group streetscape.</p> <p><b>Significance:</b> Good, intact example of an Inter-War, Functionalist-style flat building. Original brickwork with decorative parapets over unusual paired central curved bays. Interesting streetscape group</p> <p><b>Level of Significance:</b> Local</p> <p><b>Integrity:</b> Substantially intact</p>

17		<p><b>Inter-War</b> Freestanding Free Classical flats building. Asymmetrical façade, 3 vertical bays, central bay with Art Deco-style vertical fin on a stepped pediment. Original face brick in chequered pattern. Sandstone garages at street. Left-hand bay features extruded balconies with triangulated pediment concealing a low pitched, hipped, tile roof. Balconies in original condition with none enclosed. Double-hung timber windows.</p> <p><b>History:</b> Ocean St became available for speculative subdivision for flats after the sale of early, large land-grant estates and the development of Company Title for property ownership.</p> <p><b>Significance:</b> Good, intact example of an Inter-War, Free Classical-style residential flat building with Chicago School elements. Original face-brick with decorative brick parapets elements. Unusual asymmetrical façade in good original condition. Historical; architectural; aesthetic; streetscape significance.</p> <p><b>Level of Significance:</b> Local</p> <p><b>Integrity:</b> Substantially intact</p>
10	<p>97 Ocean St, Bondi</p> 	<p><b>Federation</b> Well-detailed freestanding single-storey bungalow, red brick. Complex and dominant terra cotta tiled roof broken with splayed corner gables. Lowered entry roof supported on turned timber veranda posts. Original brick fence castellated pattern. Entry porch recessed. All gables decorated with hoods. Original chimneys.</p> <p><b>History:</b> Land began to be sold off along the unnamed Government Road, later Waverley Street and now Bondi Road in the 1830s. In 1839, Michael Woolley purchased 11.5 acres from Old South Head Road and Bondi Road and Anglesea Street to Flood St for £161. The land was subdivided under the name of Anglesea Estate before 1887. Soon after, Woolley purchased two more land parcels on Bondi Road of 141 and 131 acres each for £123 and £67. This area was subdivided into allotments before 1887. In 1845, four portions were secured by Joseph Dickson for £25 each. Two of the portions faced Bondi Road and two Birrell Street, from Bennett Street to between Ocean and Watson streets. Dickson was one of Waverley's first councillors. By the 1870s, the grant was known as Dickson's Paddock, stretching to McKenzie's dairy at Denham Street. Before 1859, Dickson ran a soap factory and a boiling works fronting Bondi Road. It closed after complaints. The Dicksons then built a timber yard and the family lived in a two-storey house flanked by two landmark Norfolk pines on Ewell Street, (felled in 1929). The estate was subdivided in December 1892. A Federation estate that contained No 97 was then constructed, including the Bondi Road Post Office in 1907.</p> <p><b>Significance:</b> Good example of a Federation residence, intact. Historical, architectural, aesthetic; streetscape significance.</p> <p><b>Level of Significance:</b> Local</p> <p><b>Integrity:</b> Substantially intact</p>

11	2b Penkivil St, Bondi	<p><b>Inter-War</b> Freestanding three-storey Art Deco-style Inter-War flats building, named <i>Roland Gardens</i>. Original textured multi-coloured face brick of red-brown colours. Symmetrical facade with 5 stepped bays. Second and fourth bays projecting and capped with Art Deco-style stepped decorative brick parapets. Façade also features decorative contrasting brick banding introduced into an otherwise simple exterior. Windows are clear-glazed double-hung sashes.</p> <p><b>History:</b> The Art-Deco-style building overlooked Schneider's Garden (now Thomas Hogan Reserve). The land formed part of the early Mamhead estate, and was built on a street named after George Penkivil Slade. The land was owned by Edward Flood and J. B. Jones, who had previously bought two 10-acre portions on Bondi Road. They also purchased 14 acres for £210, between Anglesea Street and Penkivil Street, extending north to Old South Head Road. The grant was issued on February 27, 1839. This land was subdivided before 1885 by J. Newman, of <i>Mamhead Lodge</i>. A portion of the south end of the early subdivision between Penkivil and Anglesea streets and Bondi Road became Slade's subdivision in the 1880s. The land was later sold and developed in the Inter-War building boom at Bondi.</p> <p><b>Level of Significance:</b> Local  <b>Integrity:</b> Substantially intact</p>
12	Palm Trees on Rowland Avenue, Bondi (refer to Section 4.3 'Heritage Significant Trees')	Palm Trees on Rowland Avenue
<b>Bondi Beach</b>		
13	28-30 Campbell Parade, Bondi Beach	<p><b>Inter-War: <i>Cenira Mansions</i> – 1924</b></p> <p>Paired with <i>Remola Mansions</i> (1923) at 20-26 Campbell Parade, which together form a defining element of the Campbell Parade UCA. The buildings demonstrate the stylistic influences that dominated the beach frontage during the Inter-War years. <i>Cenira Mansions</i>, now finished in rendered masonry comprises an asymmetrical façade with canted bay on the right, continuing the pattern of its paired neighbour. Balconies now enclosed and projecting over a suspended street awning. Some windows within the canted bays retain original double-hung glazed sashes. Elongated openings to the recessed balconies now enclosed with metal-framed glazing. Moulded render banding above and below window openings and about the upper raised triangulated parapet providing horizontal emphasis to the façade. Later shopfronts beneath the street awning are not contributory.</p> <p><b>History:</b> The legalisation of sea bathing in daylight hours on NSW beaches in 1902 and the extension of electric tram</p>



		<p>services to Bondi's south in 1907 spurred popularity of the beach as a holiday and residential destination. Campbell Parade is dominated by Inter-War shop-top housing buildings, which make a key contribution to the distinctive character of the locality. The land, between Lamrock Avenue, Campbell Parade and Sir Thomas Mitchell Road, was part of the O'Brien Estate. It was offered for sale on January 25, 1919.</p> <p><b>Significance:</b> A fine example of the Inter-War Free Classical style, despite some loss of integrity. One of the original buildings on Campbell Parade to retain its original character and streetscape appeal. <i>Cenira Mansions</i> has aesthetic and historical significance as an Inter-War flat building defining the Campbell Parade Conservation Area.</p> <p><b>Level of Significance:</b> Local</p> <p><b>Integrity:</b> Substantially intact</p>
14	<p>32 Campbell Parade Bondi Beach</p> 	<p><b>Inter-War:</b> <i>Arnotts Flats 1923</i> (Sands 1924) Two-storey Classical Revival-style residential building with shopfronts to ground floor. Features pilastered columns above awning, with moulded capitals. Bracketed cornice to parapet. Upper windows unsympathetically altered. Façade remains essentially intact. Reversible unsympathetic changes.</p> <p><b>History:</b> The Inter-War years in Waverley were marked by a building boom, driven by post-war housing shortages, ready availability of public transport and development opportunities. Flats became increasingly popular with the advent of Company title and led to a rapid increase in numbers. Flats at Campbell Parade and in the Bondi basin serviced the growing number of tourists as well as a booming residential population.</p> <p><b>Significance:</b> An essentially intact Inter-War Classical Revival-style shop and residential flat building. Some loss of integrity but continues to make an important streetscape contribution. Arnotts Flats has aesthetic and historical significance as an Inter-War flat building within the Campbell Parade Conservation Area.</p> <p><b>Level of Significance:</b> Local</p> <p><b>Integrity:</b> Substantially intact</p>
15	<p>50-58 Campbell Parade Bondi Beach</p>	<p>Listed as a group because they are a significant streetscape element.</p> <p><b>Inter-War:</b> <i>Walhalla Court 1930s (50-54)</i> The building has elements of both Inter-War Stripped Classical and Inter-War Art Deco style. Symmetrical composition, simplified classical motifs reflect the Stripped Classical style. Columns and capitals provide strong vertical emphasis and a streamlined modern effect with clean, geometric lines. Inter-War Art Deco doorway. Horizontal stripped recesses of the façade show Inter-War Art Deco influence.</p> <p><b>History:</b> Six lots of land along Campbell Parade and Beach Road were offered for sale on January 26, 1929, as part of the Esplanade Estate. Municipal improvements at Bondi beach,</p>



50-54

including construction of the Bondi Pavilion in 1929, catered for the growth in aquatic recreation. Its popularity continued to grow in the 1930s. Guest and boarding houses two- and three-storey flats clustered close to the beach. By the 1930s a wall of hotels, and flats extended along Campbell Parade.

**Significance:** *Walhalla Court* has aesthetic and historical significance as an Inter-War flat building defining the Campbell Parade UCA.

**Level of Significance:** Local

**Integrity:** Substantially intact

**Inter-War: 1930s (56)** Two-storey Art Deco-style Inter-War shop-top housing building. Upper level original brick in four regular bays with two end bay extruded narrowly. Original windows removed. Decorative parapet with central detail of Egyptian style. Parapet steps down to the sides. Rendered brick at street level.

**History:** The building contributed to a wall of hotels, guest houses and flats that extended the length of Campbell Parade by the 1930s. The Inter-War style is reflective of the building boom in the Bondi basin to meet the population explosion after WWI.

**Significance:** The building has aesthetic and historical significance as an Inter-War flat building defining the Campbell Parade Conservation Area.

**Level of Significance:** Local

**Integrity:** Substantially intact



56

#### **Inter-War: 1938 Functionalist (58)**

Four-storey Inter-War residential flat building in late Art Deco style. Original face brick with central vertical raised decorative element. Side bays with window pairs on either side.

**History:** The building's late Art Deco style has transitional elements of Functionalist architecture emerging at the end of the Inter-War era as the building boom in the Bondi basin continued and took up sites of opportunity remaining from the Federation subdivision of the O'Brien Estate on the southern side.

**Significance:** The building by the significant Inter-War architect Percy Gordon Craig represents the final stage of the Inter-War architecture story, before post-war Modernism took hold. The façade represents a dropping of affectations of the past as architects responded to changes flowing from Europe.



Of architectural, streetscape, aesthetic and historical significance at a local level as an Inter-War flat building helping to defining the Campbell Parade Conservation Area.

**Level of Significance:** Local

**Integrity:** Substantially intact






58

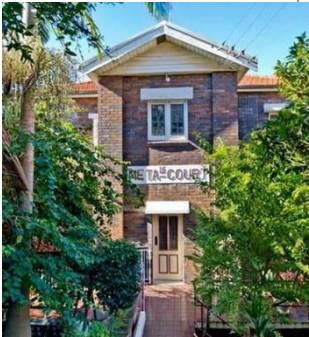
16	<p>72-76 Campbell Parade Bondi Beach</p> 	<p><b>Federation:</b>  <i>Grenfell Court, Majestic Mansions 1916</i> (Sands 1917)  Four-storey residential flat building with commercial at ground floor. Typical of the Arts and Crafts style continuing from the Federation period – an informal style that employed traditional materials and details.</p> <p><b>History:</b> Photographs from 1929 show the original building had light wall colours with features highlighted in a dark colour.</p> <p><b>Significance:</b> Historical, aesthetic landmark, long a part of the Bondi Beach townscape. Architectural integrity lost but continues to make an important streetscape contribution. Good example of the Commercial Palazzo style. <i>Grenfell Court, Majestic Mansions</i> has aesthetic and historical significance as an Inter-War flat building defining the Campbell Parade Conservation Area.</p> <p><b>Level of Significance:</b> Local  <b>Integrity:</b> Substantially intact</p>
17	<p>80 Campbell Parade, Bondi Beach</p> 	<p><b>Federation</b> <i>Oceanic Mansions 1918</i> (Sands 1919)  Four-storey late Federation residential flat building with shopfronts at ground floor. Good Stripped Classical-style with Arts and Crafts influences. Fifth-storey is a modern addition. Features rendered masonry comprising a symmetrical façade with canted bays on both sides of a narrow central tower with porthole window feature in centre above a raised social panel identifying <i>Oceanic Mansions</i> in rendered lettering. Windows within the canted bays retain original double-hung glazed sashes. Render banding above and below window openings and about the upper raised triangulated parapet. Later shopfronts beneath the street awning are not in keeping with the elevation's quality and character.</p> <p><b>History:</b> The consolidation of the residential flat building as a form of housing proliferated after World War I particularly along the eastern suburbs tram routes and beach frontages. The flats provided both holiday accommodation and permanent residences and were constructed in an amalgam of popular revival styles, frequently combined with the emerging Inter-War architectural styles.</p> <p><b>Significance:</b> <i>Oceanic, Majestic Mansions</i> has aesthetic and historical significance as an Inter-War flat building defining the Campbell Parade HCA. A fine example of the Inter-War Stripped Classical style. One of the original buildings on Campbell Parade to retain its character and streetscape appeal.</p> <p><b>Level of Significance:</b> Local  <b>Integrity:</b> Substantially intact</p>
18	<p>96 Campbell Parade, Bondi Beach</p>	<p><b>Inter-War</b> <i>Ozone Flats 1921</i> (Sands)  Three-storey Inter-War Chicago School influences. Three-storey residential building with shopfronts to ground floor.</p>




		<p>Features pilastered columns above awning, with moulded capitals. Bracketed cornice to parapet. Original windows removed. Rendered brick. Shopfronts substantially altered.</p> <p><b>History:</b> The flats provided both holiday accommodation and permanent residences and were constructed in an amalgam of popular revival styles.</p> <p><b>Significance:</b> <i>Ozone Flats</i> has aesthetic and historical significance as an Inter-War flat building defining the Campbell Parade Conservation Area.</p> <p><b>Level of Significance:</b> Local</p> <p><b>Integrity:</b> Substantially intact</p>
19	<p>102-106 Campbell Parade, Bondi Beach</p> 	<p><b>Inter-War Biltmore Private Hotel 1915-1928</b> (Sands)</p> <p>Four-storey residential building with shopfronts to ground floor. Good Classical Revival style. Features pilastered columns above awning, with elaborately moulded capitals. Bracketed cornice to parapet of special note. Some good leadlight survives in some windows. Probably face brick originally but above awning façade remains essentially intact. Shopfronts substantially altered.</p> <p><b>History:</b> The flats provided both holiday accommodation and permanent residences and were constructed in an amalgam of popular revival styles.</p> <p><b>Significance:</b> <i>Biltmore Private Hotel</i> has aesthetic and historical significance as an Inter-War flat building defining the Campbell Parade Conservation Area.</p> <p><b>Level of Significance:</b> Local</p> <p><b>Integrity:</b> Substantially intact</p>
20	<p>140-142 Campbell Parade Bondi Beach</p> 	<p><b>Late Federation: Hazel Flats 1920</b> (Sands 1921)</p> <p>Three-storey Inter-War residential flat building with shopfronts at ground floor. Stripped Classical-style in three bays, canted on the right and left bays. Twinned windows in the central bay on each of the first and second floors. Hazel Flats in raised lettering on the parapet with raised Classical framing detail. Features rendered masonry on the symmetrical façade. Windows within the canted bays retain original double-hung glazed sashes. Render banding above and below window openings and about the upper raised parapet. Later shopfronts beneath the street awning are not in keeping with the elevation's quality and character.</p> <p><b>History:</b> The consolidation of the residential flat building as a form of housing proliferated after World War I particularly along the eastern suburbs tram routes and beach frontages. The flats provided both holiday accommodation and permanent residences and were constructed in an amalgam of popular revival styles, frequently combined with the emerging Inter-War architectural styles.</p> <p><b>Significance:</b> <i>Hazel Flats</i> has aesthetic and historical significance as an Inter-War flat building defining the Campbell Parade HCA. A fine example of the Inter-War Stripped</p>





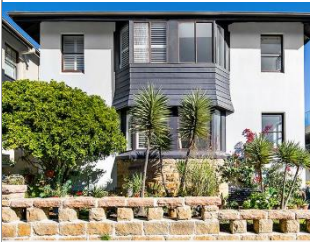
		<p>Classical style. One of the original buildings on Campbell Parade to retain its character and streetscape appeal.</p> <p><b>Level of Significance:</b> Local</p> <p><b>Integrity:</b> Substantially intact</p>
21	<p>10 Francis St Bondi Beach</p> 	<p><b>Inter-War</b> <i>Cecil</i>, 1919</p> <p>Four-storey residential flat building containing 11 flats of 1-3 bedrooms constructed in late Federation Arts and Crafts Style with flat roof and originally with extensive grounds intended as play areas for children of residents.</p> <p>The building is a rendered masonry Inter-War flat building set into the prevailing slope resulting in a two-storey presentation to Edward Street and four to the northern rear elevation to Francis St behind street garages.</p> <p><b>Reasons for listing:</b> Historical; architectural; aesthetic; social</p> <p><b>Significance:</b> The four-level residential flat building, is a significant variation of the residential flat building type, being specifically designed for families at a time when residential flat building was focused on adult occupation. The building, financed and occupied by local Waverley businessman A. M. Loewenthal, employed the late Federation Arts and Crafts style in a building of generous one- to three-bedroom apartments with sleep-outs based on those in large family residences of the time. Extensive grounds included playgrounds, shade pergolas and a tennis court. <i>Cecil</i> remains an exceptional example of innovative design utilizing the evolving residential flat building and combines high social significance with notable aesthetic qualities.</p> <p><b>Level of Significance:</b> Local</p> <p><b>Integrity:</b> Intact</p>
	<b>Bronte precinct</b>	
22	<p>2 Bayview St, Bronte</p> 	<p><b>Inter-War</b> residential flat building. Landmark double-fronted 2 and 3-storey apartment block overlooking Bronte Beach. Original face-brick with contrasting brick lintels over windows. Projecting entrance portico with central parapet obscuring tile roof. Front elevation Portico with Old English-style brick detailing.</p> <p><b>History:</b> Proposed subdivision plans for Bayview St, on the edges of the Bronte Estate, were drawn up from 1861, by Reuss &amp; Browne, for J.J. Falconer, the Superintendent of the Bank of Australasia who was a Bronte landowner and developer. Bay View St appears on Parish Maps in the 1890s and became a formal roadway in the 1920s when it was connected to Bronte parklands via walking paths built by Waverley Council. Marine Drive was constructed as a formal roadway 1931-32, connecting to Bayview St. The building at 2 Bayview St appears in the 1943 Sydney aerial survey with unimpeded beach views. The building supports the growing appreciation of beachside recreation and living.</p>


		<p><b>Reasons for listing:</b> Historical; architectural; aesthetic; streetscape</p> <p><b>Significance:</b> Unusually large Inter-War flat building with landmark proportions with well detailed entrance brickwork a feature.</p> <p><b>Level of Significance:</b> Local</p> <p><b>Integrity:</b> Substantially intact</p>
23	<p>209 Birrell St</p> 	<p><b>Federation</b> Early single-storey Federation freestanding bungalow on corner. Dominant roof form. Double-fronted symmetrical design. Extruded curved 3-window front bay. Iron veranda posts.</p> <p><b>History:</b> The early settlement of Waverley's coastal areas began along roads constructed on ridgelines, leaving the lower gully areas at Bronte and Tamarama (Fletcher's Glen) undeveloped and overlooked by freestanding villas. The roads provided the location of early suburban subdivisions, initially occupied in the later 19<sup>th</sup> century freestanding residences.</p> <p><b>Significance:</b> Historical, aesthetic</p> <p><b>Level of Significance:</b> Local</p> <p><b>Integrity:</b> Substantially intact</p>
24	<p>213 Birrell St</p> 	<p><b>Federation</b> Single-storey bungalow. Dominant roof form. Double-fronted symmetrical design. Extruded 3-window curved bay front of street façade. Iron veranda posts. Stone posts, palisade fence. Original modest Federation freestanding bungalow.</p> <p><b>History:</b> The early settlement of Waverley's coastal areas began along roads constructed on ridgelines, leaving the lower gully areas at Bronte and Tamarama (Fletcher's Glen) undeveloped and overlooked by freestanding villas. The roads provided the location of early suburban subdivisions, initially occupied in the later 19<sup>th</sup> century by freestanding residences.</p> <p><b>Significance:</b> Historical, aesthetic</p> <p><b>Level of Significance:</b> Local</p> <p><b>Integrity:</b> Substantially intact</p>
25	<p>3 Blandford Ave, Bronte</p> 	<p><b>Inter-War</b> Freestanding Californian bungalow, elevated off street for ocean views. Painted brickwork on sandstone foundations. Street-facing gable of timberwork. Substantial sandstone terracing with mature garden canopy to street. Locally quarried sandstone stairs up to house from street. Unaltered; last of an original group built in prominent position remaining Californian bungalow in street. Rare example of type left in the area</p> <p><b>History:</b> While Californian Bungalows first appeared in the 1920s and was reinterpreted by Australian architects and speculative builders. Its popularity soared until the Depression in 1929.</p> <p>Blandford Ave was formed from a large land sale in 1855 on the south side of Birrell Street, extending from Seaview Street to Tamarama and Hewlett and Murray streets to the south.</p>


		<p>Sixteen blocks, between 4 and 7 acres, were sold. Among the purchasers were Edward Bennett (Bennett Street), who bought 4 lots, and Dugald Macpherson (Macpherson Street) who purchased one lot. The resulting Marlborough Estate subdivision had frontages to Dickson, Brown and Palmerston streets, Blandford and Langlee avenues.</p> <p><b>Significance:</b> Good and last remaining example of a 1920s Californian Bungalow in this location in Bronte with mature gardens and landscaping across prominent sandstone terraces stepping down steep site.</p> <p><b>Level of Significance:</b> Local</p> <p><b>Integrity:</b> Substantially intact</p>
26	<p>16 St Thomas St Bronte</p> 	<p><b>Inter-War 1927</b></p> <p><i>Meta-Court</i> is a Georgian Revival-style Inter-War residential flat building. Its symmetrical façade with extruded central entry bay with gables roof appears as a two-storey building at street level. The building is of four stories from its rear elevation in response to the sloping topography. The building's name appears above the front entrance in raised lettering on a contrasting concrete band across original face brick of differing red colours. The side bays on the front façade contain recessed balconies with contrasting lintels above. The entrance is accessed across a bridge as the land slopes away from the street. Good leadlight survives in the upper floor windows in the central bay.</p> <p><b>History:</b> <i>Meta-Court</i> was built by the property developer Philip Nicholas Renouf, who purchased sites of opportunity around Waverley in the Inter-War period. He is noted for a development approval court case with Waverley Council. It is a court case still cited in planning disputes. The land on which <i>Meta-Court</i> was built became available as a result of the subdivision of lands from Bronte's colonial marine villas.</p> <p><b>Significance:</b> historical, aesthetic and association. The residential flat building <i>Meta-Court</i> is a good example of Inter-War building developed to meet the population boom that occurred after World War I.</p> <p>It is associated with a person whose development of sites of opportunity had an impact on the character of Waverley. The building is an example of the evolution of housing in 20<sup>th</sup> century Waverley as the area changed from a district of rural worker housing to a setting of close subdivisions.</p> <p><b>Level of Significance:</b> Local</p> <p><b>Integrity:</b> Substantially intact</p>



27	17 Douglas Parade 	<p><b>Functionalism</b></p> <p>Single-storey Functionalism style home. Plain render, contrast banding, irregular element arrangement; curved entry; ribbon windows; flat roof concealed by parapet.</p> <p>Rare unaltered example of Functionalism style house. Local aesthetic, historical importance.</p> <p><b>History:</b> A derivation of earlier Ocean Liner/Functionalism forms</p> <p><b>Significance:</b> Historical and aesthetic significance. Intact example of a 1950s house displaying features typical of the period. Of note is the thoughtful integration of the garage into the house, a new concept at the time.</p> <p><b>Level of Significance:</b> Local</p> <p><b>Integrity:</b> Substantially intact</p>
28	57 Hardy St 	<p><b>Functionalism, 1939</b></p> <p>Double-storey Functionalism style. Original face brick, double-fronted irregular arrangement of building elements; curved left half of facade; timber ribbon windows; pitched roof with terra cotta tiles. Functionalism style homes becoming rare in Waverley.</p> <p><b>History:</b> A derivation of earlier Ocean Liner/Functionalism forms.</p> <p><b>Significance:</b> Historical, architectural and aesthetic significance.</p> <p>Intact example of an early Functionalism house dating from 1939. Interiors may be original. Designed by F. G. Leslie Allen, the noted Inter-War architect and winner of the 1945 Wynne Prize for landscape painting.</p> <p>Built for S. H. Sheedy. Last resident was his son Sidney David Sheedy, honorary life member of National Trust, heritage architect, expert on the preservation of NSW railway heritage. He completed many CMPs for rail conservation projects including Carriageworks. His work was basis for heritage colour schemes at NSW stations. Drawings collection in State Library. Functionalism design now rare in Waverley.</p> <p><b>Level of Significance:</b> Local</p> <p><b>Integrity:</b> Substantially intact</p>
29	14 Lyons Street, Dover Heights 	<p><b>Modernist</b></p> <p>Designed by celebrated architect Harry Seidler. Irregular of elements, simple curved geometry with intersecting shapes, white rendered face brick, flat roof concealed by parapet.</p> <p><b>History:</b> A derivation of earlier Ocean Liner/Functionalism forms</p> <p><b>Significance:</b> Rare surviving example of Modernist house. Aesthetic and historical importance.</p> <p><b>Level of Significance:</b> Local</p> <p><b>Integrity:</b> Substantially intact</p>
30	144 Military Road	<p><b>Functionalism</b></p> <p>Good double-storey house dating from 1938. Original face brick. All hipped tile roof. Irregular arrangement of building</p>



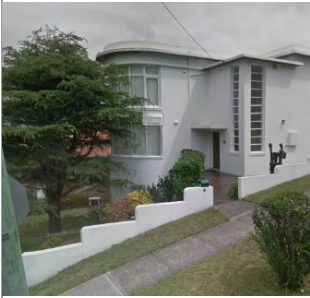


		<p>elements. Rounded two-storey front projection on right side. Timber double-hung windows.</p> <p><b>History:</b> A derivation of earlier Ocean Liner/Functionalist forms</p> <p><b>Significance:</b> Historical, architectural and aesthetic significance. Rare intact Functionalist house dating from 1938. Of note is the provision of the garage, a new concept at the time.</p> <p><b>Level of Significance:</b> Local</p> <p><b>Integrity:</b> Substantially intact</p>
31	<p>7 Napier Street</p> 	<p><b>Inter-War</b></p> <p>Double-storey Functionalist style. Original face brick, double-fronted irregular arrangement of building elements; curved left half of facade; timber ribbon windows; pitched roof with terra cotta tiles. Functionalist style homes becoming rare in Waverley.</p> <p><b>History:</b> A derivation of earlier Ocean Liner/Functionalist forms</p> <p><b>Significance:</b> Historical and aesthetic significance. Rare example of an intact Functionalist house displaying features typical of the period. Of note is the thoughtful integration of the garage into the house, a new concept at the time.</p> <p><b>Level of Significance:</b> Local</p> <p><b>Integrity:</b> Substantially intact</p>
	<b>North Bondi precinct</b>	
32	<p>127-129 Hastings Parade</p> 	<p><b>Inter-War</b></p> <p>The paired residential flat buildings demonstrate the later Arts &amp; Crafts style employed in speculative residential flat buildings of the 1920s. The paired two-storey buildings were originally of face brick with hipped Marseilles tile roofs, broad eaves with exposed rafters and projecting, canted central bays to the street front with quarry-faced sandstone spandrels to ground floor and shingle-clad spandrels to first floor. Double-hung timber sash windows typically in single openings originally incorporated multi-paned upper sashes. Detailed quarry-faced low sandstone fences address the street frontage. The paired flat buildings retain substantial original detail with later changes including render and painting of face brick to roof tile profiles and removal of some window sashes.</p> <p><b>History:</b> Following initial development as the Queenscliff Estate in the 1880s, Hastings Parade at Ben Buckler became a sought-after site for Inter- War residential flat buildings due to exceptional views of the ocean and Bondi Beach. Many replaced earlier Federation cottages, others occupying vacant sites on the rocky slopes looking south over Bondi Beach.</p> <p><b>Significance:</b> The paired Inter- War Arts and Crafts-style residential flat buildings are substantially intact examples of the speculative development of Ben Buckler in the Inter-War</p>




		<p>period. The new housing form capitalised on the scenic outlook, the growing popularity of Bondi was a residential location aided by improved tram transport.</p> <p>The grouped buildings demonstrate the initial aesthetic approach to the new housing type adapting articulation and detail previously employed in Federation Arts and Crafts residences.</p> <p>Construction in matching pairs with sandstone fences associated with the established use of locally quarried material further enhanced the evolving streetscape in Hastings Parade of the Inter-War years.</p> <p><b>Level of Significance:</b> Local  <b>Integrity:</b> Substantially intact, reversible changes</p>
33	<p>131 Hastings Parade</p> 	<p><b>Inter-War</b>  The residential flat building at 131 Hastings Parade, North Bondi, demonstrates Art Deco Moorish-style detailing employed in speculative residential flat buildings of the later Inter-War years. The two-storey building incorporates a projected break-front elevation articulated as a Moorish screen to the front of a conventional hip-roofed face-brick building.</p> <p>The street elevation incorporates vertically emphasised pointed arched Moorish-style windows between expressed pilasters tapered into a raised parapet. Outer corners of the front elevation have return pilasters rising above the parapet. Curved balconies are set in the returns to each side of the centre bay, these finished in rendered masonry. Now rendered and painted, the building is likely to have been initially constructed in face brick.</p> <p><b>History:</b> Following initial development as the Queenscliff Estate in the 1880s, Hastings Parade at Ben Buckler became a sought-after site for Inter- War residential flat buildings due to exceptional views of the ocean and Bondi Beach. Many replaced earlier Federation cottages, others occupying vacant sites on the rocky slopes looking south over Bondi Beach.</p> <p><b>Significance:</b> The residential flat building at 131 Hastings Parade is a notable example of the Art Deco-style incorporating elements of Moorish style in a speculative residential flat building of the later Inter-War years. Reflecting the influence of French Art Deco and in turn its North African colonies particularly Casablanca, on the evolution of the Art Deco style, the building demonstrates the attention to detail and contemporary taste of later residential flat construction in a competitive market prior to World War 2.</p> <p><b>Significance:</b> Historical, aesthetic  <b>Level of Significance:</b> Local  <b>Integrity:</b> Substantially intact</p>
34	<p>133-135 Hastings Parade</p>	<p><b>Inter-War</b> The paired residential flat buildings demonstrate the later Arts &amp; Crafts style employed in speculative residential flat buildings of the 1920s.</p>




		<p>The paired two-storey buildings were originally of face brick with hipped Marseilles tile roofs, broad eaves with exposed rafters and projecting, canted central bays to the street front with quarry-faced sandstone spandrels to ground floor and shingle-clad spandrels to first floor. Double-hung timber sash windows typically in single openings originally incorporated multi-paned upper sashes. Detailed quarry-faced low sandstone fences addressed the main street frontage. The paired residential flat building retain substantial original detail with later changes including render and painting of face brick change to roof tile profiles and removal of some original window sashes.</p> <p><b>History:</b> Following initial development as the Queenscliff Estate in the 1880s, Hastings Parade at Ben Buckler became a sought-after site for Inter-War residential flat buildings due to exceptional views of the ocean and Bondi Beach. Many replaced earlier Federation cottages, others occupying vacant sites on the rocky slopes looking south over Bondi Beach.</p> <p><b>Significance:</b> The paired Inter- War Arts and Crafts-style residential flat buildings are substantially intact examples of the speculative development of Ben Buckler during the Inter War period. The new housing form capitalised on the scenic outlook, the growing popularity of Bondi was a residential location aided by improved tram transport. The grouped buildings demonstrate the initial aesthetic approach to the new housing type adapting articulation and detail previously employed in Federation Arts and Crafts residences.</p> <p>Construction in matching pairs with sandstone fences associated with the established use of locally quarried material further enhanced the evolving streetscape in Hastings Parade of the Inter-War years.</p> <p><b>Level of Significance:</b> Local</p> <p><b>Integrity:</b> Substantially intact</p>
35	<p>165-171 Hastings Parade</p> 	<p><b>Inter-War:</b> Part of a group of Spanish Mission-style, freestanding residences and residential flat buildings in varied states of intactness. Characterised by front portico feature supporting stepped-up terraces to main façade. Paired window arches separated by barley sugar columns. Combination of cartouche, garland and patina features on scrolled parapet. Detailed render in seashell pattern. Evidence that front windows were originally in stained glass. Masonry fence characteristic of area's predominant style.</p> <p><b>History:</b> Following initial development as the Queenscliff Estate in the 1880s, Hasting Parade at Ben Buckler became a sought-after site for Inter- War residential flat buildings due to exceptional views of the ocean and Bondi Beach. Many replaced earlier Federation cottages, others occupying vacant sites on the rocky slopes looking south over Bondi Beach.</p> <p><b>Significance:</b> The buildings form a grouping of similarly styled residential flat buildings. All were constructed at about the same time. Fine examples of the American influence based on the Spanish Mission style of Mission Valley, California.</p>

		<p>Popularised in other parts of the world that also have a warm, temperate climate similar to California's. Especially popular in beach environments due to their white colour and brightness. Most are reasonably intact and characterise the built form of this locality. Good example of an Inter-War Spanish Mission style flat building. Typical of an Inter-War Spanish Mission style flat building. Typical of this area and part of a good group.</p> <p><b>Level of Significance:</b> Local</p> <p><b>Integrity:</b> Varied states of intactness</p>
36	181 Hastings 	<p><b>Inter-War</b> Two-storey Inter-War residential flat buildings of Art Deco style. Original red face brick with contrasting red brick beside paired upper windows. Decorative brickwork on parapet with vertical central Art Deco parapet detail. Original timber double-hung windows. Original ground-floor windows now replaced by double doors.</p> <p><b>History:</b> Following initial development as the Queenscliff Estate in the 1880s, Hasting Parade at Ben Buckler became a sought-after site for Inter-War residential flat buildings due to exceptional views of the ocean and Bondi Beach. Many replaced earlier Federation cottages, others occupying vacant sites on the rocky slopes looking south over Bondi Beach.</p> <p><b>Significance:</b> The Inter-War residential flat building with Art-Deco-style parapet is of historical, aesthetic and streetscape significance.</p> <p><b>Level of Significance:</b> Local</p> <p><b>Integrity:</b> Altered but remains of streetscape value.</p>
37	1-3 Warners Ave 	<p><b>Inter-War, 1935</b> The Bondi Lawn Bowling Club was established in 1935. The clubhouse is an important streetscape feature of Warners Ave's parkland entry off the original South Head Rd. It is a good example of an Inter-War building with Old English influences. Features an unusual roof with hipped gable feature set asymmetrically, with terra cotta roof, face brick and original roof form still intact. Non-original windows detract from façade. Despite later extensions, the building's original design is still clearly read as Inter-War architecture. Curtilage and later alterations could be reversed.</p> <p><b>History:</b> Comparable bowling clubs of a 1920s-1950s already on local heritage lists include: Willoughby (1953); Kyle Bay (1950s); Mona Vale (1954); Mosman (1927); South Hurstville (1950s). This site was originally leased from the Lands Board.</p> <p><b>Significance:</b> The Bondi Bowling Club has historical, aesthetic and social significance. The building has a long history of association with the local community. Its use as a recreation facility for the community is ongoing.</p> <p>The building demonstrate the growth of community facilities in Bondi's years of expansion. Current use demonstrates and continues ongoing community recreation use of the site as a</p>



		<p>lawn bowling club since 1935, and of a sport imported to Australia in 1845. (The first inter-colonial game was played in 1880. The NSW Bowling Association formed the same year.) The collection of memorabilia contained within the clubhouse reaches back to the inception of the club in the 1930s.</p> <p><b>Level of Significance:</b> Local  <b>Integrity:</b> Substantially intact</p>
	<b>Rose Bay</b>	
38	<p>70 Liverpool Street</p> 	<p><b>Inter-War</b> Double-storey residence designed in the Ocean-liner style. Irregular arrangement of elements, simple curved geometry, white rendered face brick, flat roof concealed by raised parapet. Linear window patterns. Cantilevered entrance hood. Stepped, rendered masonry fence, probably original. Functionalist-Ocean-liner style house. Local aesthetic, historical importance. Rare surviving example.</p> <p><b>Significance:</b> Historical and aesthetic significance. The bungalow is an intact mid-20<sup>th</sup> century residence constructed in the Ocean Liner style. It records the detail and quality of construction employed in consolidation of outer suburbs of Waverley during the Inter-War period.</p> <p><b>Level of Significance:</b> Local  <b>Integrity:</b> Substantially intact</p>
	<b>Tamarama</b>	
39	<p>1 Alexander</p> 	<p><b>Inter-War, 1938.</b> Art Deco style residential flat building that presents to Fletcher Street as two-storey, three/four storeys on Dellview Street based on the site's sloping topography. Built around a central courtyard. Integrated garage at lower ground.</p> <p><b>History:</b> Has a longer history of providing accommodation associated with the 19<sup>th</sup> and early 20<sup>th</sup> century tourist attractions of Bondi Aquarium and Wonderland. Built around a central courtyard. Current iteration of the building dates from 1938, when additions and alterations were approved to designs by architect Harold W. Reilly, of 10 Togo St, Penshurst for F. B. Shenstone.</p> <p><b>Significance:</b> Aesthetic significance for its Art Deco presentation to Fletcher Street. Historical significance for its links with accommodation at Bondi early tourist attractions.</p> <p><b>Level of Significance:</b> Local</p>
40	<p>69 Fletcher</p> 	<p><b>Inter-War, 1938</b> Art Deco-style three-storey flats. Painted brick. Façade broken into 4 bays, middle 2 projected. Vertical decorative pier and centre of both street facades. Curved corner brickwork. Parapet conceals terracotta roof. Double-hung timber windows. Original face brick painted.</p> <p><b>History:</b> Approval documents from 1938 included drawings from Australian Reinforced Concrete (A.R.C) Engineering Pty Ltd for L. Gordon, builder G. Rowles.</p>

		<p><b>Significance:</b> Historical, architectural and aesthetic significance. Strong corner and landmark streetscape presence at southern entry to Bondi.</p> <p><b>Level of Significance:</b> Local</p> <p><b>Integrity:</b> Substantially intact</p>
41	<p>1 Silva Street</p> 	<p><b>Inter-War</b> Art Deco flats. Three and 4-storey reflecting typography. Original face brick. Façade in 3 bays. Side bays feature projecting curved elements. Middle contains entrance, central front door featuring brick arch with orders. Middle parapet conceals roof. Side bays recessed with front rounded balconies. Double-hung timber windows. Intact garages.</p> <p><b>History:</b></p> <p><b>Significance:</b> Historical and aesthetic significance as a rare example Art Deco Inter-War residential flats building with unusual front rounded bay window balconies. Strong streetscape presence.</p> <p><b>Level of Significance:</b> Local</p> <p><b>Integrity:</b> Substantially intact</p>
42	<p>7-9 Wonderland Street</p> 	<p><b>Inter-War:</b> Three-storey residential flat building in Spanish Mission style, characterised by front portico feature supporting stepped-up terraces to main façade with barley sugar columns marking entry. Centralised decorative parapet. Roughly applied stucco. Paired window arches. Combination of cartouche, garland and patina features on scrolled parapet. Detailed render in seashell pattern. Evidence that front windows were originally in stained glass. Masonry fence characteristic of predominant style in the locality.</p> <p><b>History:</b> Designed in 1933 for Wonderland City Estate for a Mrs A. Darley. Architect not noted on approval documents.</p> <p><b>Significance:</b> Historical, architectural, aesthetic and streetscape significance as a matching pair of Inter-War high-quality Spanish Mission-style residential flat buildings associated with the growth of tourist attractions at Bondi Beach. Landmark buildings on the former entrance to Wonderland theme park.</p> <p><b>Level of Significance:</b> Local</p> <p><b>Integrity:</b> Substantially intact</p>
<b>Waverley</b>		
43	<p>65-67 Albion Street</p>  <p>65 Albion Street</p>	<p><b>Listed as a pair –</b> Victorian free-standing paired terraces</p> <p><b>Late Victorian</b> Freestanding terrace in good condition. Slab-sided projecting blade-like walls. Filigree-style detail on front façade appears little altered. Original cast iron columns and lacework decoration. Elaborate stucco mouldings and original chimney. Similar detailing as No 67.</p> <p><b>History:</b> Era of construction associated with sale of Bronte's early land grant marine villa gentleman's residences for speculative subdivision.</p>

	 <p>67 Albion Street</p> 	<p><b>Significance:</b> Good example of a Victorian terrace-style house, with most of its original fabric intact. Adjacent to and contributory streetscape element related to the evolution of the Charing Cross townscape over the past 130 years. Aesthetic, architectural, historical significance. Historical; architectural; aesthetic; streetscape significance.</p> <p><b>Level of Significance:</b> Local</p> <p><b>Integrity:</b> Substantially intact</p> <p><b>Late Victorian</b> Freestanding terrace in good condition. Slab-sided projecting blade-like walls. Filigree-style detail on front façade appears little altered. Original cast iron columns and lacework decoration. Elaborate stucco mouldings and original chimney. Similar detailing as No 67.</p> <p><b>History:</b> Era of construction associated with sale of Bronte's early land grant marine villa gentleman's residences for speculative subdivision.</p> <p><b>Significance:</b> Good example of a Victorian terrace-style house, with most of its original fabric intact. Adjacent to and contributory streetscape element related to the evolution of the Charing Cross townscape over the past 130 years. Aesthetic, architectural, historical significance. Historical; architectural; aesthetic; streetscape significance.</p> <p><b>Level of Significance:</b> Local</p> <p><b>Integrity:</b> Substantially intact</p>
44	<p>223-227 Bronte Rd / 94 Carrington Road</p> <p>Lots A and B DP 332733</p> 	<p><b>Late Victorian <i>Bolingbroke</i></b> Freestanding Filigree-style terrace. Slab-sided blade walls. Original cast iron columns and lacework decoration on façade. Original chimneys. Coach house remains at rear.</p> <p><b>History:</b> Associated with the subdivision of the marine villas at Bronte. First mentioned in Sands Directory in 1886, Lieutenant George S. Bosanquet R.N. in residence. Era of building associated with sale of the early land grant marine villa gentleman's residences at Bronte.</p> <p><b>Significance:</b> Good example of a Victorian terrace style house, with most of its original fabric intact. Adjacent to and contributory streetscape element related to the evolution of the Charing Cross townscape over the past 130 years. Historical; architectural; aesthetic; streetscape significance.</p> <p><b>Level of Significance:</b> Local.</p> <p><b>Integrity:</b> Substantially intact</p>

## 4.2 Section 170 buildings

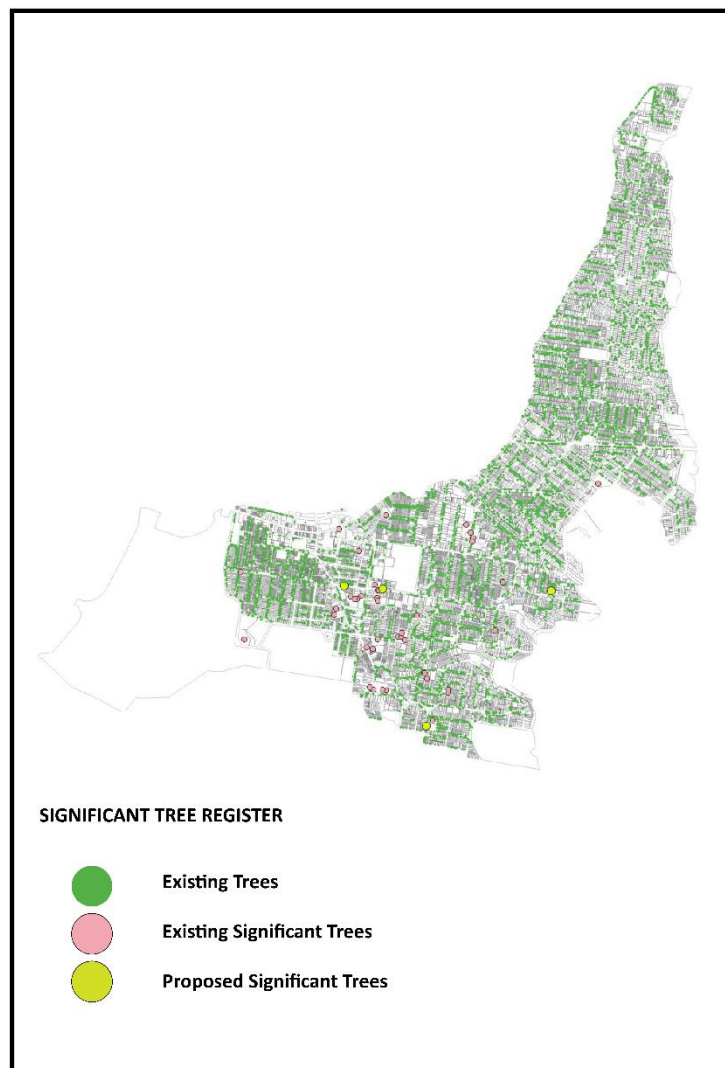
The *Heritage Act 1977* requires government agencies to keep a register of heritage items under their care. This is called a Heritage and Conservation Register or more commonly, a Section 170 Register. Agencies that hold such registers are required to conserve and manage these items. The following items within the Waverley LGA are listed on the Section 170 Register have been assessed as being of local heritage significance to Waverley and will be included on the updated Schedule 5 list on the WLEP.

No	Address	Description
1	359 Old South Head Road	Bondi Fire Station
2	Bondi Road	Bondi Road Tram Overbridge
3	Blair Street	Bondi Sewage Treatment Plant
4	80 Gould Street	Electricity Substation No 183
5	Leichhardt Lane	Electricity Substation No 184
6	26 Anglesea Street	Electricity Substation No 269
7	1S Gordon Street	Electricity Substation No 301
8	Glenayr Avenue	Electricity Substation No 339
9	2 Lucius Street	Electricity Substation No 344
10	46-47 Murriverie Road	Electricity Substation No 345
11	108A Francis Street	Electricity Substation No 346
12	46A Murray Street	Electricity Substation No 347
14	1 Hastings Parade	Electricity Substation No 354
15	15 Pindari Road	Electricity Substation No 594
16	Campbell Parade	Electricity Substation No 84
17	Bronte Beach	Sewage Pumping Station No 56
18	Military Road	Sewer Vent (Ben Buckler)
19	Paul Street	Waverley Reservoir (Elevated) WS 0136
20	Paul Street	Waverley Reservoir No 1 (Covered)
21	Paul Street	Waverley Reservoir No 2 (Covered)
22	Council Street	Waverley Reservoir No 3



### 4.3 Heritage Significant Trees

Trees with identified heritage values can be listed in Schedule 5 of the Waverley LEP. Listing can include individual trees or groups of trees, such as those that form part of a landscape or garden of a listed heritage property. Such trees are assessed for their significance using the Heritage Office criteria rather than for their landscape qualities. Waverley Council can also lists such items on its Significant Tree Register (below). They are protected by the Waverley Development Control Plan - Part B5 Tree Preservation. This tree register defines significant trees as “those trees that make a major contribution to the everyday landscape and are therefore of special value to the community”. At present there are 52 trees on the register. It is proposed that trees on one site be included on Schedule 5 as trees with heritage significance.



***Significant Tree Register***

### Trees of Heritage Significance:

The following trees have been assessed as also having heritage significance and will be included in an update of the WLEP:

No	Address	Description
1	Rowland St, Bondi	<p><i>Phoenix canariensis</i></p> <p><b>Significance: Historic, aesthetic and streetscape significance</b></p> <p>The avenue of palm trees are linked to the earliest iteration of the tramline to Bondi and its initial terminus at Rowland St. The tramline assisted the early development of Bondi as a tourist destination in the 19<sup>th</sup> century, before sea bathing, with attractions including the Bondi Aquarium and, later, Wonderland City. The tram detour off Bondi Rd via Fletcher St and Rowland St is reflected in the curved elements of the buildings along its route. The detour was required because of the steepness of Bondi Rd at its lowest point.</p>

## 5 CONSIDERED FOR LISTING BUT NOT RECOMMENDED

NO.	STREET NAME	SUBURB	LAND USE	DWELLING TYPE	ARCH STYLE	NOTE (2018 WAMP)	2019 ASSESSMENT OUTCOME
4	Coulton Street	BONDI	Residential	Semi-detached	Federation	Part of a group 2 - 12 but some modification	Representative rather than notable
18	Dudley Street	BONDI	Residential	Semi-detached	Federation	Detailed decorative timber to verandas inc surrounding buildings - possible precinct	Representative rather than notable
8	Edward Street	BONDI	Residential	Residential flat building	Federation		In a conservation area
11	Ewell Street	BONDI	Residential	Semi-detached	Federation	Small cottage, with street trees	Representative rather than notable
11	Ewell Street	BONDI	Residential	Semi-detached	Federation	Small cottage, with street trees	Residences have lost integrity - no further assessment. Ewell Street trees require further assessment.
11	Beach Road	BONDI	Residential	Detached	Federation	Consistent flat buildings (some modifications)	In a conservation area.
22	Beach Road	BONDI	Residential	Detached	Federation		In a conservation area.
24	Beach Road	BONDI	Residential	Detached	Federation		In a conservation area
26	Beach Road	BONDI	Residential	Semi-detached	Federation		In a conservation area
28	Beach Road	BONDI	Residential	Semi-detached	Federation		In a conservation area
41	Beach Road	BONDI	Residential	Detached	Federation		In a conservation area
43	Beach Road	BONDI	Residential	Detached	Federation		In a conservation area.

45	Beach Road	BONDI	Residential	Detached	Federation		In a conservation area
47	Beach Road	BONDI	Residential	Detached	Federation		In a conservation area
51	Beach Road	BONDI	Residential	Detached	Federation		In a conservation area
53	Beach Road	BONDI	Residential	Manor home	Federation		In a conservation area
55	Beach Road	BONDI	Residential	Manor home	Federation		In a conservation area
94	Beach Road	BONDI	Residential	Semi-detached	Federation		In a conservation area
96	Beach Road	BONDI	Residential	Semi-detached	Federation		In a conservation area
98	Beach Road	BONDI	Residential	Semi-detached	Federation		In a conservation area
100	Beach Road	BONDI	Residential	Semi-detached	Federation		In a conservation area
12	Consett Avenue	BONDI	Residential	Detached	Federation		In a conservation area
38	Francis Street	BONDI	Residential	Semi-detached	Federation	Stone retaining wall	In a conservation area
45	Cox Avenue	BONDI	Residential	Detached	Colonial	Good detailing	In a conservation area
8	Bennett Street	BONDI	Residential	Semi-detached	Federation		Representative rather than notable
18	Belgrave Street	Bondi Beach	Residential	Detached	Federation		Representative rather than notable
160	Blair Street	Bondi Beach	Residential	Detached	Federation	Good detailing and proportions	In a conservation area.
18	Edward Street	Bondi Beach	Residential	Residential flat building	Inter-war	Good proportions	In a conservation area
631	Old South Head Road	Bondi Beach	Residential	Detached	Federation	Good proportions and detailing	Representative rather than notable
5	Clarke Street	Vaucluse	Residential	Detached	Federation	Modified and extended	Earlier than 1943 (aerial) but high wall and garage obstructs views to property. Unclear architectural value.



18	Clarke Street	Vaucluse	Residential	Detached	Federation	Modified and extended	Representative rather than notable
1	Wallace Street	Waverley	Residential	Detached	Federation	Weatherboard cottage	Demolished 2018
15	Bennett Street	Bondi	Residential	Manor home	Inter-war	Pair 15-17	Representative rather than notable
17	Bennett Street	Bondi	Residential	Manor home	Inter-war	Pair 15-17	Representative rather than notable
19	Bennett Street	Bondi	Residential	Residential flat building	Inter-war	Pair 19-21	Representative rather than notable
21	Bennett Street	Bondi	Residential	Residential flat building	Inter-war	Pair 19-21	Representative rather than notable
15	Bennett Street	Bondi	Residential	Manor home	Inter-war	Pair 15-17	Representative rather than notable
17	Bennett Street	Bondi	Residential	Manor home	Inter-war	Pair 15-17	Representative rather than notable façade
19	Bennett Street	Bondi	Residential	Residential flat building	Inter-war	Pair 19-21	Representative rather than notable
21	Bennett Street	Bondi	Residential	Residential flat building	Inter-war	Pair 19-21	Representative rather than notable
33	Bennett Street	Bondi	Residential	Manor home	Inter-war	Good brick detailing	Representative rather than notable
631	Old South Head Road	Bondi Beach	Residential	Detached	Federation	Good proportions and detailing	Representative rather than notable
5	Clarke Street	Vaucluse	Residential	Detached	Federation	Modified and extended	Representative rather than notable
18	Clarke Street	Vaucluse	Residential	Detached	Federation	Modified and extended	Representative rather than notable
338	Bondi Road	Bondi Beach	Residential	Residential flat building	Inter-war	Good detailing, massing and frontage to	Representative rather than notable

						Bondi Rd and Edward St	
38	Flood Street	Bondi Beach	Residential	Residential flat building	Inter-war	Brick detailing	Representative rather than notable
164	Wellington Street	Bondi Beach	Residential	Residential flat building		Small brick apartments	In a conservation area
	Dave Brown Place, Bronte Park	Bronte Beach	Recreation	Square courtyard in front of Bronte Surf Club	1970s	Face-brick courtyard recreation space with plaque	Built fabric of little importance. Plaque commemorating Dave Brown's achievements and presented by Waverley's first female mayor should be incorporated into new surf club or other facility.
22	Belgrave Street	Bronte	Residential	Detached	Inter-war	Extensive additions	Representative rather than notable
4	Boundary Street	Bronte	Residential	Semi-detached	Inter-war	Detailing	Representative rather than notable
6	Boundary Street	Bronte	Residential	Semi-detached	Inter-war	Detailing, modifications (extension)	Representative rather than notable
11	Arthur Street	Dover Heights	Residential	Detached	Inter-war	Considered as group	Representative rather than notable
157	Dover Road	Rose Bay	Residential	Detached	Inter-war	Historic character, minor modification	Representative rather than notable
70	Hardy Street	Rose Bay	Residential	Detached	Inter-war	Interesting form and massing on sloping lot	Representative rather than notable
230	Military Road	DOVER HEIGHTS	Residential	Detached	Inter-war	Modified extension	Representative rather than notable
94	Clyde Street	North Bondi	Residential	Semi-detached	Inter-war	Good brickwork, detailing	Representative rather than notable

96	Clyde Street	North Bondi	Residential	Semi-detached	Inter-war	Good brickwork, detailing, modified with second storey	Representative rather than notable
36	Hardy Street	DOVER HEIGHTS	Residential	Dual occupancy	Post-war	nil	No further research. No presence to the street; internal modifications.
11	Arthur Street	DOVER HEIGHTS	Residential	Detached	Inter-war	Consider group of Inter-war	No further assessment. No. 11 modified (rendered/painted brick) )
157	Dover Road	DOVER HEIGHTS	Residential	Detached	Inter-war	Historic character, minor modification	Appears to be a modest architectural example
70	Hardy Street	DOVER HEIGHTS	Residential	Detached	Inter-war	Interesting form and massing on sloping lot	No further assessment. Modest example.
230	Military Road	DOVER HEIGHTS	Residential	Detached	Inter-war	Good detailing, modified extension?	Pre 1943, modest building. 1977 addition.
109	Carrington Road	Queens Park	Residential	Semi-detached	Federation	Earlier terrace?	No further assessment. Part of a pair with low integrity likely.
4	Victoria Street	Queens Park	Residential	Semi-detached	Federation	Early cottage	Originally part of a group, modified
6	Victoria Street	Queens Park	Residential	Semi-detached	Federation	Early cottage	Originally part of a group, modified
16	Queens Park Rd	Queens Park	Good detailing	Good detailing	Good detailing	Good detailing	Substantial modification
4	Victoria Street	Queens Park	Residential	Semi-detached	Federation	Early cottage	Originally part of a group,

6	Victoria Street	Queens Park	Residential	Semi-detached	Federation	Early cottage	Originally part of a group, modified
7	Lombah Road	WAVERLEY	Residential	Detached	Post-war	Some modification but similarities to 7 Ethel St	Similar to other buildings in the area; rendered and painted, c. 1960s



## 6 NEXT STEPS

The detailed Heritage Policy outlined above highlights Waverley's rich and varied history, stretching back to the earliest days of European settlement. Understanding that history is key to preserving and maintaining Waverley's heritage significance into the future. Using strict application of best-practice heritage assessment criteria, the Assessment process proposed the inclusion of additional individual items and new and amended urban conservation areas on Schedule 5 of the LEP. These were endorsed by Council for public exhibition and were later peer reviewed by an independent expert panel. On completion of this process the draft Assessment became the draft Heritage Policy, which was endorsed by Council in June 2021 to progress to a Planning Proposal with some amendments.

The assessment considered Waverley's natural and built fabric as a product of its layered history. The Thematic History (outlined in Appendix 1 of Volume 2) – together with previous histories prepared in 1959, 1993 and 2012 – provided a basis for understanding and interpreting the significance of items within the assessment. The HCAs that were recommended for listing reflected significant eras of Waverley's past. They contain a consistent and identifiable character that, if lost, would diminish the community's ability to understand its past and potentially rob it of neighbourhoods that over time will become more valued and highly prized.

The increased availability of historical material, much of which has now been digitised, has enhance the understanding of Waverley as a place and the architectural pockets within it. This newly revealed information gave fresh insight into what features of Waverley and the buildings and landscapes within it are significant and why, and how this is reflected in Waverley's unique urban environment of today. The assessment came at a time when the community's esteem for and understanding of heritage continues to grow in response to the loss of items of significance over time as the pressures of development continue to increase. The assessment also aimed to help stem the increasing need for Interim Heritage Orders. (Refer to Section 2.2.4 Interim Protection for further detail.)

Once the draft Heritage Assessment was exhibited and peer reviewed, it become the draft Waverley Heritage Policy. The Council requested that further consideration be given to three components which are now resolved.

At the April 2022 Strategic Planning and Development Committee meeting Council endorsed the submission of the Heritage Planning Proposal to the Department of Planning and Environment with detailed minutes included below. It should be noted that the document is now called the Final Draft Waverley Heritage Policy.

That Council:

1. Notes that the Waverley Heritage Policy was first adopted by Council on 8 June 2021.
2. Notes that Council requested further consideration of the following matters:
  - (a) Western boundary for the O'Brien Estate Urban Conservation Area (UCA).
  - (b) Western boundary for the Bondi Basin UCA (formerly named the Inter-War UCA).
  - (c) Group local listing for 50–58 Campbell Parade.
3. Adopts the amended Heritage Policy with the inclusion of the following amendments:
  - (a) Add a group local listing for 50–58 Campbell Parade.
  - (b) Amend the western boundaries of the O'Brien Urban Conservation Area and the Bondi Basin Urban Conservation Area.
4. Endorses the inclusion of the entire Waverley War Memorial Hospital site bounded by Birrell, Bronte, Church and Carrington Road as a local Heritage Conservation Area for inclusion as part of the planning proposal. Minutes of Strategic Planning and Development Committee Meeting 5 April 2022. This is page 5 of the minutes of the Strategic Planning and Development Committee meeting held on 5 April 2022
5. Notes the Waverley Local Planning Panel's advice on the Waverley Heritage Policy Implementation planning proposal attached to the report.
6. Supports the Waverley Heritage Policy Implementation planning proposal attached to the report being forwarded to the Department of Planning and Environment (DPE) for Gateway Determination.
7. Notes that the planning proposal will implement the changes in the amended Waverley Heritage Policy, as well as the new proposed Waverley War Memorial Hospital Conservation Area. The planning proposal will also update existing item number A541 to rectify a housekeeping error.
8. Publicly exhibits the planning proposal in accordance with any conditions of the Gateway Determination that may be issued by the DPE.
9. Requests the role of local plan-making authority from the DPE to exercise the delegations issued by the Minister under section 3.36 of the Environmental Planning and Assessment Act 1979.

## 7 ENDORSED RECOMMENDATIONS FROM DRAFT HERITAGE POLICY:

**Recommendations flowing from the Heritage Policy endorsed by Council are:**

That Council:

1. Prepares Inter-War Design Guidelines to guide future development in Urban Conservation Areas and Inter-War buildings in the LGA. The Guidelines should:
  - a) Encourage the retention of core (internal and external), original and early fabric and streetscapes.
  - b) Provide appropriate colour palettes to help reinforce the heritage nature of the UCAs;
  - c) Provide guidance regarding appropriate modifications.
2. Supports raising the profile of heritage in the LGA to reflect its status as Australia's second oldest municipality (at 162 years) and in acknowledgement of the significant levels of support for heritage expressed during the public exhibition of the draft Heritage Assessment. Initiatives could include:
  - a) Waverley's Thematic History be updated regularly and detailed histories of each of Waverley's heritage conservation areas be updated and published on Council's website;
  - b) Events, heritage walks and open days be held involving items and places of heritage significance.
3. Supports further research on matters arising from the public exhibition of the draft Heritage Assessment as part of a future body of work, including:
  - a) Investigate obligations or incentives for owners to maintain heritage buildings to prevent demolition by neglect;
  - b) Renewed dialogue with the Heritage Office on how the insurance industry responds to conservation areas to reduce premiums for owners;
  - c) Assessing future listing as individual heritage items.

- d) Preparing State Heritage Inventory (SHI) Sheets for new Schedule 5 list items and updating SHI sheets where they exist, and the preparation of new ones where not prepared for the Schedule 5 heritage list to reflect new research.
  - e) Assessing selected mature trees for inclusion on the significant trees register to preserve the character of the area and act as a heat sink against climate change.
- 4. Supports further investigation of ways to mitigate the negative impact the Codes State Environmental Planning Policy has on heritage fabric across the LGA.
  - 5. Notes the requirement to prepare the next phase of historical research on how the First Nations people have interacted with the area now known as Waverley.

#### **ADDITIONAL ACTIONS:**

Council Officers' comments regarding feedback from Precinct Committees:

- 1 Discussions with Council's Fast Track Team to consider an amendment to the existing system so that Fast Track approvals do not apply to any Development Applications in the commercial strips.
- 2 Discussion with Building Department to consider whether all applications for DAs within UCAs and for Heritage Items be reviewed by Heritage Officers.
- 3 Many applications for shop fitouts by business owners do not involve alterations to facades. As a consequence, DA conditions do not address façade restoration. Consider what options may exist to require more extensive work or to trigger restoring and conserving commercial building facades (such as window openings, window frames, moulding, verandas, parapets, paint colours, awnings with posts, shopfronts etc). This could include design guidelines or other triggers to require such work when DAs for shop fitouts are submitted in the future.
- 4 Private certification does not apply to heritage items. Consider how or whether this can be extended to apply to all works to pre-1950s buildings in commercial centres and to conservation areas.



- 5 Explore initiatives by other Councils to assist owners with restoration and conservation of heritage items e.g. Canterbury Council heritage incentive fund:  
<https://www.cbccity.nsw.gov.au/development/planning-for-the-city/heritage>
- 6 Investigate the location of an old well in Macpherson St between Carrington Rd and Albion Street, north side.
- 7 Support identification of additional individual heritage items in the Queens Park UCA.
- 8 Consideration of further regulation or incentives to prevent “demolition by neglect of heritage buildings.
- 9 Recommends the role of Council’s Heritage Architect be expanded to full-time.
- 10 Consideration of more trees being listed as heritage items.

#### **HCA RECOMMENDATIONS CONTAINED IN EXISTING STATE INVENTORY SHEETS:**

All existing and proposed HCAs in Waverley have State Heritage Inventory sheets containing a history of the area and a Statement of Significance. They also contain recommendations for the ongoing Conservation of the HCA, which help guide sympathetic development in the area.

#### **The recommendations for each are:**

##### **Charing Cross:**

- 1 All existing construction prior to 1950 in the Conservation Area should be considered contributory to the Conservation Area.
- 2 Contributory buildings and their original features should be retained, any unsympathetic elements should be removed and original features restored.
- 3 Neutral buildings may be replaced or altered, so that the property is made compatible with the significance of the area.
- 4 Intrusive buildings should be replaced or altered so that the property is made compatible with the significance of the area.
- 5 Where applicable, the pattern of shop fronts with street awnings should be retained.
- 6 Where documentary evidence exists first floor post supported or cantilevered balconies should be reinstated to street frontages.

- 7 Historic building forms should remain clearly identifiable within any redevelopment and or extension of existing structures.
- 8 The original built form should remain as the dominant aspect of any new works to contributory buildings.
- 9 Original shopfronts including openings and related detailing and signage locations should be retained and restored in any works to existing Contributory Buildings.
- 10 The pattern of small service lanes and walkways should remain.
- 11 Original external finishes should be retained and reinstated. Original face brick and sandstone walls and fences should not be rendered and/or painted. Slate and terra cotta tiling to roofs should be maintained and matched in new works to the core building.
- 12 Sandstone retaining walls and boundary walls should be retained and repaired.
- 13 A heritage impact report should be prepared for proposed work to all contributory elements in the Conservation Area and to sites adjacent to or in the visual curtilage of contributory fabric.

**Evans Street UCA – to become Yanko-Lugar Brae UCA:**

- 1 A statement of heritage impacts is to be prepared for proposed development in the conservation area.
- 2 All residences contributing to the heritage urban conservation area be conserved in a cohesive relationship.
- 3 All new works should maintain the scale, detail and alignment of existing built forms and landscaping relative to the street.
- 4 New works should be of a secondary nature and generally visually screened from the street.
- 5 The single-storey Victorian residences should retain existing bulk and height to the street frontage with any upward addition, being restricted to rear areas of the residences and/or provided within existing roof voids and related localised projections of roof slopes not facing the street.
- 6 All roof additions are to retain and enhance existing traditional roof detailing in particular chimneys, ridge and barge detailing.
- 7 Development applications for dual occupancy development should not be approved unless provided within the established volumes of existing residences and utilising existing single vehicle entries.
- 8 No subdivision of existing sites should be approved without provision of compatible infill development in conjunction with the application for subdivision.

- 9 Existing traditional iron palisade fencing should be maintained in conjunction with established planting.
- 10 No masonry or other screen walling or fencing should be introduced to the street frontages. Vehicle entries and parking should closely follow the established pattern of fencing and any new vehicle entry should be of single width only.
- 11 The current roof cladding is predominantly of tile or slate. The replacement of roofing material, with the exception of verandah roofing, should be of appropriate profile colour and flashing. Thick edged concrete 'slate' tiles should not be used in the conservation area.

#### **Grafton Street HCA:**

- 1 A Heritage Impact Report is to accompany applications for works to all sites within the Conservation Area.
- 2 All buildings erected prior to 1939 are to be considered contributory elements and are to be retained with limited and sympathetic additions maintaining the core form, materials, details, finishes and streetscape contribution of the building.
- 3 Streetscape elements including fences, retaining walls and planting are to be retained in any works within the Conservation Area.
- 4 All demolitions are to be accompanied by a photographic archival record.

#### **Palmerston UCA:**

- 1 A Statement of heritage impacts is to be prepared for proposed development in the conservation area.
- 2 To conserve the character of the proposed Palmerston Avenue heritage urban conservation area, it is recommended that all items contributing to the conservation area be retained.
- 3 All works should be consistent to the scale, detail and alignment of existing forms.
- 4 New construction should retain and enhance the relationship of built form to the topography and street frontage.
- 5 New construction should also respond to the topography and hard and soft landscape. It should adopt the established face brick and tile character of the setting with decks, balconies and verandahs set into the building and not cantilevered over open space.
- 6 New works should also maintain existing open space around residential flat

- buildings and associated tree planting.
- 7 Additional construction should only be of secondary nature to the established building forms and landscape features.
  - 8 New vehicle entries should be limited and of single vehicle width, constructed in close response to the established topography.
  - 9 In case of balcony additions or alteration, metal or face brick balustrades should be preferred to glazed balustrading. Preference should also be given to pitched roof forms, while all new roofs should respond to and defer to the established terra cotta tile roofscape.
  - 10 Any upward addition to existing buildings should be provided within existing roof voids and related localised projections of roof forms.
  - 11 Exposure of 'in roof' additions to the street is to be minimal. All roof additions are to retain and enhance existing traditional roof detailing in particular lined eaves, ridge hip and barge detailing.
  - 12 Traditional finishes and detailing of existing Inter War and Post-War flats is to be retained and enhanced.
  - 13 External face brick should not be rendered while roof tiles are only to be replaced with terra cotta tiles of like colour finish and profile.
  - 14 Painted timber window frames and sashes should be retained in existing patterns including secondary horizontal glazing bars.
  - 15 Lobbies stairways and entry doors are significant elements of original design in Inter-War flats. Detailing to these areas should be maintained and enhanced by appropriate lighting, colour finishes and floor coverings.
  - 16 Original finishes including etched or leadlight glazing, floor tiling, architectural terra cotta (faience) mouldings, timber panelling and moulded plaster ceilings should be maintained and conserved.
  - 17 Externally sandstone paving and planter beds, low rendered or stone fence lines, wrought metal railings and established planting should be maintained.
  - 18 No vehicle parking or garage/carport structures should be constructed forward of the established building lines.



### **Bondi Beach UCA:**

- 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.

### **Queens Park UCA:**

- 1 All construction prior to 1950 existing on the Conservation Area should be considered contributory to the Conservation Area.
- 2 Contributory buildings and their original features should be retained, any unsympathetic elements should be removed and original features restored.
- 3 Neutral buildings may be replaced or altered, so that the property is made compatible with the significance of the area.
- 4 Intrusive buildings should be replaced or altered so that the property is made compatible with the significance of the area.
- 5 A heritage impact report is to be prepared for proposed work to all contributory elements in the Conservation Area and to sites adjacent to or in the visual curtilage

- of Contributory fabric. 6. The existing subdivision pattern should be retained.
- 6 The pattern of single free-standing and semi-detached housing should remain.
  - 7 Where row housing of single and two-storey terraced housing exists the pattern and streetscape should be retained.
  - 8 Historic building forms should remain clearly identifiable at corner sites where the interface of new and existing fabric is to provide a cohesive interface retaining the original built form as the dominant aspect of both street elevations.
  - 9 Existing front setbacks should be retained.
  - 10 The pattern of small front gardens and larger backyards with rear lane access should remain.
  - 11 Site coverage with Pergolas, awnings or shade structures should not extensively cover rear yard areas or be used to link rear garage/studios with the main residence.
  - 12 Original garden elements should be retained and restored.
  - 13 Original front fences should be retained and repaired. Unsympathetic fences should be replaced. New fences should reflect the design, material, finishes and scale of original fences in the streetscape.
  - 14 Contributory building forms should be retained with alterations and additions secondary to and cohesive with the contributory building.
  - 15 Original external architectural details should be retained, repaired, and/or reinstated, especially with regard to the front facade.
  - 16 Extensions to contributory buildings should be compatible with the character of the existing building and retain the streetscape form and scale of the building. Contemporary design is acceptable but should exhibit cohesive form, finish and scale to existing contributory buildings.
  - 17 In order to retain the significant character of specific streets within the Conservation Area new construction should acknowledged the precedent of historic form and fabric in scale, material and relationship to topography and building lines.
  - 18 The original roof form over the main body of contributory residences should be retained in additions to contributory buildings.
  - 19 Original external finishes should be retained and reinstated. Original face brick and sandstone walls and fences should not be rendered and/or painted. Slate and terra cotta tiling to roofs should be maintained and matched in new works to the core residence.
  - 20 Parking structures should be set to rear of sites, should be accessed by rear laneways and should be secondary in scale to existing residences, the overall

scale of rear lanes and the setting of rear yards.

- 21 Parking structures should only be accessed from the front of residences where no rear lane exists and in such locations are to be located behind the front building line of the existing residence.
- 22 Sandstone retaining walls and boundary walls should be retained and repaired.
- 23 Vehicle entry ways should not be permitted through stone retaining walls, former quarry workings or cuttings in live stone.
- 24 The street tree plantings to verge and median areas should be retained.
- 25 Median and verge planter beds and associated paving, stairs and fencing should be retained.

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