

WAVERLEY COUNCIL

WAVERLEY HERITAGE POLICY



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1. Introduction

In December 2007 Council resolved to change the name of the Waverley Heritage Assessment to Waverley Heritage Policy.

The past twenty years have seen a significant increase in the effort to conserve buildings, heritage conservation groups and areas of cultural and heritage significance in New South Wales (NSW). Built heritage can include privately owned residences and society relies on home owners to preserve these houses for enjoyment of both present and future generations.

Waverley Council manages built heritage by promoting conservation through mechanisms such as identifying potential heritage sites, groups and areas, raising community awareness about heritage, and offering free heritage advisory services to home owners. A more fundamental initiative which assists with the protection of heritage items comes from the State government framework in the form of regulation. This framework allows heritage houses within the Waverley local government area to be protected by 'listing' them in the Waverley Local Environmental Plan (LEP) 1996. This means that proposed renovations or demolitions to listed houses require approval.

The Bondi Junction Heritage Assessment formed a part of the Bondi Junction Strategic Plan, which was adopted by Council in October 2004. The Heritage Assessment for the Bondi Junction commercial centre was prepared and exhibited in 2004. The proposed heritage items and heritage conservation areas included in the Bondi Junction Heritage Assessment will be implemented in the future Bondi Junction Centre LEP 2007. As a follow-on from the Bondi Junction Strategic Plan, a Strategic Plan for Waverley has been prepared and emerging from this will be the Waverley LEP 2011. Two proposed heritage items, namely numbers 22 and 24 Birrell Street, Queens Park, were identified in the Draft Waverley Heritage Assessment but are in fact located in the Bondi Junction Centre area. These two items have therefore been removed from this study and will be implemented into the Bondi Junction Centre LEP 2007. All proposed heritage items, groups and conservation areas included in this Waverley Heritage Assessment will be implemented by an amendment to the Waverley LEP 1996.

This heritage assessment has involved historical research, field investigation and documentation of the significance and character of proposed heritage items, groups and potential conservation areas.

1.1 Structure of this Report

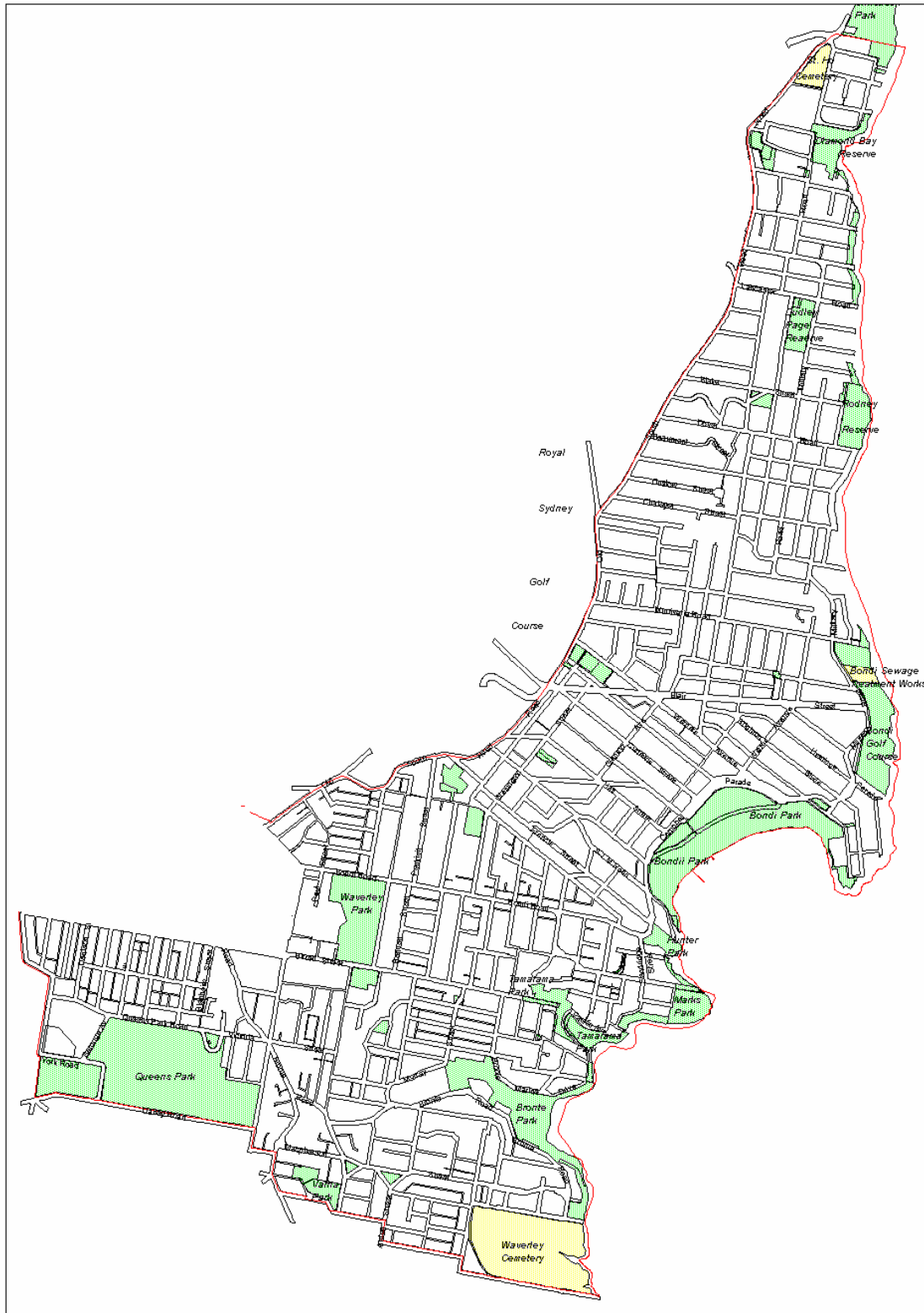
The Waverley Heritage Assessment has identified and analysed the environmental heritage of the Waverley local government area (LGA), excluding the Bondi Junction centre. The document is made up of seven sections. Section 1 provides an introduction; establishes the aims; sets the limitations; and explains the consultation process for the study. Section 2 discusses the historical context of the Waverley local government area from pre-European settlement to the late 20th century. Section 3 lists all proposed heritage items, heritage groups and heritage conservation areas identified in this study. Sections 4 and 5 highlight recommendations how Council can preserve its heritage, how to educate and inform its residents. These sections also list detailed recommendations for the proposed heritage conservation groups and areas. Section 6 provides a conclusion, while Section 7 establishes an action plan.

The appendices (Appendix I to Appendix IV) are provided from page 74 onwards. Appendix I comprises the identification sheets for all proposed heritage items identified in Section 3, while Appendix II lists proposed heritage conservation groups and areas. Appendix III lists all nominated items that are of insufficient heritage significance. This document concludes with Appendix IV 'Bibliography'.

1.2 Study Area

The following map shows the study area of the Waverley Heritage Assessment, excluding Bondi Junction commercial centre area.

Figure I: Waverley local government area (excluding the Bondi Junction centre)



1.3 Study Aims

The aims of the Waverley Heritage Assessment are to:

- identify, analyse and assess the environmental heritage of the Waverley local government area;
- make practical recommendations for its conservation;
- recommend existing and ongoing heritage promotions; and
- educate and inform Waverley's residents about heritage protection.

This study identifies and assesses individual items, heritage conservation groups and conservation areas that are of notable heritage significance and value. This study also encourages the sympathetic retention of original (and perhaps, at times, less intact) buildings and attempts to improve the streetscape context of surviving pre-war elements.

1.4 Methodology

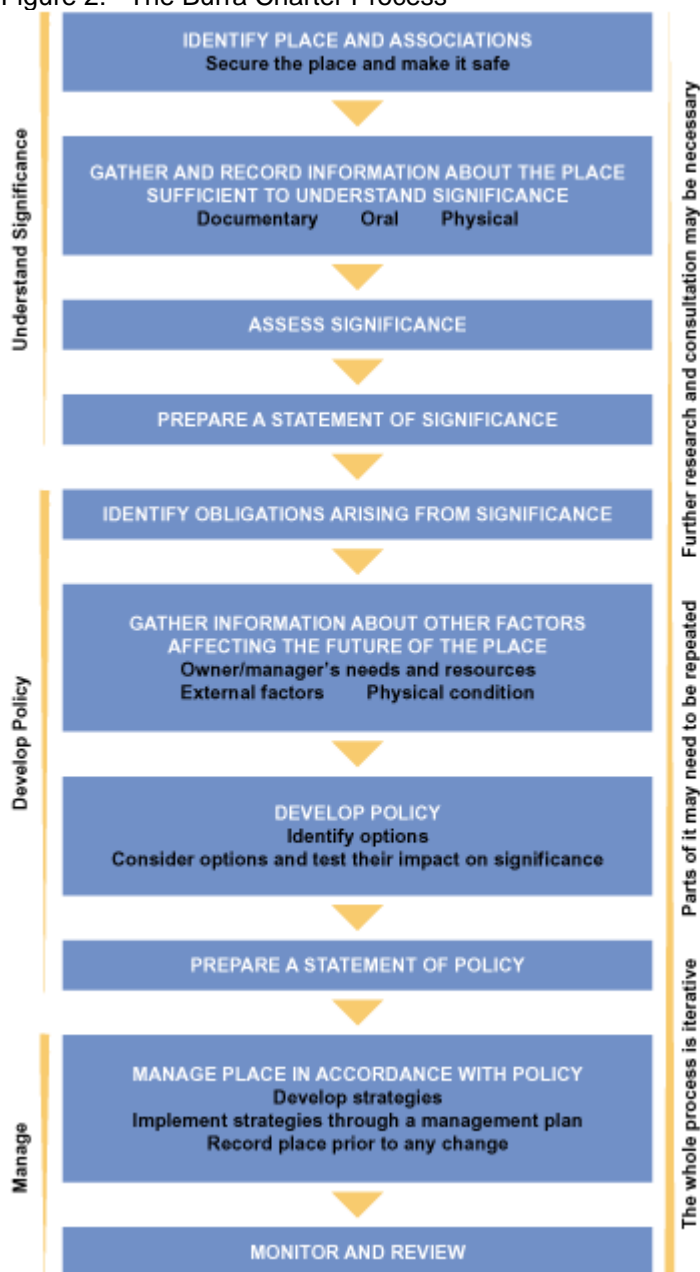
The Waverley Heritage Assessment commenced in 2001 by formally inviting community; precinct and interest groups; and State Agencies to nominate items, sites or places of heritage significance. In October 2001 an advertisement was placed in the Wentworth Courier to inform and encourage the public to participate in the nomination process. The consultation process led to a nomination of 156 items. In 2005, a further 23 items were nominated by Councillors and residents and a further 15 were nominated by Waverley Council's Heritage Advisor and Heritage Planner. All were considered as part of this Waverley Heritage Assessment.

An inventory sheet has been prepared for each item and all items have been inspected, photographed and assessed. The NSW Department of Lands, the Australian Heritage Council, the Department of Planning - NSW Heritage Office and Sand's Directory were the main sources of information for this analysis.

The heritage significance of potential heritage items, groups and conservation areas was confirmed having regard to the assessment methods and criteria set out in the Heritage Manual prepared by the Department of Planning - NSW Heritage Office. The philosophical basis behind the Waverley Heritage Assessment has been the Australian International Council on Monuments and Sites (ICOMOS) Charter for the Conservation of Places of Cultural Significance (the Burra Charter 1999) and its guidelines. The Burra Charter is the nationally accepted standard for heritage conservation practice in Australia and provides guidance for the conservation and management of places of cultural significance. The Burra Charter is based on the knowledge and experience of Australia ICOMOS members and its process is illustrated in Figure 2. The Charter embodies seven basic tenets, namely:

- "The place is important;
- Understand the significance of the place;
- Understand the fabric;
- Significance should guide decisions;
- Do as much as possible and as little as necessary;
- Keep records; and
- Do everything in a logical order" (<http://www.icomos.org/australia/burra.html>).

Figure 2: The Burra Charter Process



Source: <http://www.icomos.org/australia/burra.html>

The Waverley Heritage Assessment was exhibited from October 2005 to February 2006. A recommendation at this time proposed Council should establish an independent Heritage Review Panel to deal with submissions objecting to proposed heritage listings. Since the first exhibition, this recommendation has been implemented. Therefore, detailed information about the Heritage Review Panel can be found under Section 4.4 'Heritage Review Panel'.

However, in summary, during six meetings, the Heritage Review Panel discussed over 30 proposed heritage items, heritage conservation groups and areas. After considering the Panel's comments, it was concluded that 20 proposed heritage items be removed as well as one proposed heritage conservation area from the Waverley Heritage Assessment. Details and background information regarding why these items have been recommended to be removed, are also included in Appendix III 'Nominated Items of insufficient Heritage Significance'.

However, a further 17 proposed heritage items, one proposed extensions to a heritage urban conservation area and a further proposed extension to a landscape conservation area have been added to the Waverley Heritage Assessment. These were recommended by the Heritage Review Panel, Councillors, Council's Heritage Planner/Urban Designer as well as local residents. The inventory sheets for these additional items are included in Appendix I 'Potential Heritage Items'.

1.5 Limitations

Some limitations were recognised during the preparation of the Waverley Heritage Assessment. This study primarily assesses proposed heritage items as well as some potential archaeological items and proposed landscape items. However, this study does not include an assessment of aboriginal archaeological heritage. It is therefore recommended that Council will undertake a detailed aboriginal archaeological heritage study. However, Council has consulted with two Aboriginal Groups, namely the La Perouse Local Aboriginal Land Council and the Darug Tribal Aboriginal Corporation as part of the community consultation process. These groups were also informed about the public exhibition and invited to make a submission.

Due to further limitations, moveable heritage items have only been identified as the Battery Site at Ben Buckler (Inventory Sheet No. 6) and the interior of the Waverley Bowling Club (Inventory Sheet No. 7), including an Art Deco notice board, a War Memorial (Bronze), a Boer War rifle and crockery. The Battery Site at Ben Buckler, including a 9.2 inch gun, is located below ground and covered with soil and grass. In December 2006, the Minister for Planning, the Hon. Frank Sartor, has, on recommendation of the Heritage Council of NSW, listed the Battery Site on the State Heritage Register. Details of the item and its heritage significance are available from the NSW Heritage Office or can be viewed from the website www.heritage.nsw.gov.au.

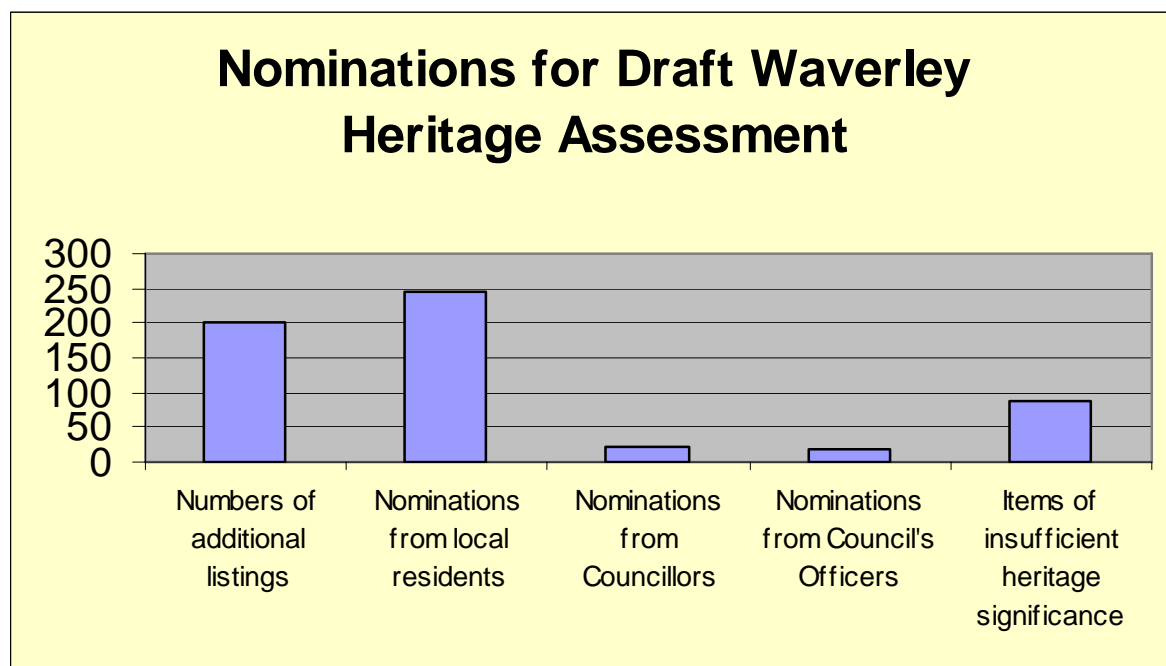
Moveable items like the archaeological remnants of the former Bondi Tram Service, including sections of the track exposed in construction of the Bondi Junction Mall are not included in this study. They have been permanently removed and are now located at the Sydney Tramway Museum.

1.6 Public Consultation

In 2001 Council resolved to undertake a heritage assessment of the Waverley local government area which would have a strong emphasis on community consultation. The heritage assessment commenced the same year with the notification to community, precinct and interest groups as well as State Agencies so as to nominate items, sites or places of potential heritage significance.

In October 2001 an advertisement was placed in the Wentworth Courier encouraging public participation in the nomination process. The community nominated some 165 items and areas of potential heritage significance and a further 23 items were nominated by Councillors, while 15 additional items have been added by Waverley Council's Heritage Advisor and Heritage Planner. All items have been identified, inspected, photographed and assessed.

Figure 4: Nominations for the draft Waverley Heritage Assessment



During the post exhibition assessment period some 88 nominated items did not qualify for heritage listing under the assessment criteria. Details are available in Appendix III 'Nominated Items of insufficient Heritage Significance'.

The property owners of proposed heritage items were notified in February 2005 that their property will be assessed and included in the Waverley Heritage Assessment provided all relevant criteria was met, and they were again notified in October 2005 prior to the public exhibition. After the exhibition had finished, Council established an independent Heritage Review Panel as recommended in the Waverley Heritage Assessment. The panel was established to deal with submissions which objected to a proposed heritage listing and which were considered controversial. The Heritage Review Panel consisted of three members, namely:

- one lawyer who chaired the meeting;
- one heritage professional; and
- one community representative.

More information is provided under Section 4.2 'Heritage Review Panel'. The Heritage Review Panel discussed 31 proposed heritage items and 3 proposed heritage conservation areas during six meetings. The panel has also recommended to remove five proposed heritage items and one proposed heritage conservation area from the draft Waverley Heritage Assessment, namely:

- 190 Bondi Road;
- 80 Alt Street,
- 28 Edmund Street;
- 61a-63 Macpherson Street;
- 16a Queens Park Road; and
- The Gardyne Street conservation area.

These proposed heritage items and heritage conservation area have been removed from the Waverley Heritage Assessment. More details are provided in Section 4.2 'Heritage Review Panel'.

In total, the Waverley Heritage Assessment includes 182 items of proposed heritage significance and 11 proposed heritage conservation groups and areas.

2. THEMATICAL HISTORY OF THE WAVERLEY LOCAL GOVERNMENT AREA

2.1 Pre-European Settlement

The Aborigines who lived in the Waverley local government area are likely to have been members of the Cardigal family, which was part of the Guringai tribe. Aborigines in the Sydney area lived in relative harmony with each other and with their natural environment, an environment which provided them with spiritual meaning and sustenance. On the basis of rock engravings located on the cliffs adjacent to the Bondi Golf Course, it has been suggested that Waverley may form part of a story of a possible Spanish discovery of Australia.

Photo 1. Aboriginal Rock Carvings in Bondi.



Source: http://www.heritage.nsw.gov.au/07_subnav_01_2.cfm?itemid=2620403.

British invasion of the continent began in 1788 bringing the gradual destruction of traditional Aboriginal society. Social dislocation and disease were subsequently brought to the Aboriginal coastal dwellers in the Sydney region. In 1789, approximately 50% of the Aboriginal population was wiped out by disease. European transformation of the area is the reason that only a single group of Aboriginal carvings survives as the immediately discernible physical evidence of Aboriginal occupancy in the Waverley local government area.

2.2 Dispossession

The beaches, swamps and low growing sandy scrub of Waverley's coastal area were interpreted by early explorers to have 'something of peculiar loneliness'. Given that there was no distinct geographic feature to impede exploration to the east of the Sydney Cove settlement, the completion of the road to South Head lighthouse was finalised in 1811, allowing the colonists a view of the area and its possibilities.

In January 1810, the farmer William Roberts received an early grant of 200 acres (82 hectares) of land, including Bondi Beach, in recognition of his services in supervising construction of South Head Road (later Oxford Street and Old South Head Road). Roberts, in common with later land holders, resided in Sydney, and used his land only for the purpose of a cattle farm. He died in 1819, passing the land through family connections and the land was sold undeveloped for 200 Pounds in 1851 to Edward Smith Hall. The new owner's associate, Francis O'Brien, subdivided the property in 1852. O'Brien's proposed subdivision did, however, draw the attention of Surveyor General Mitchell to the private ownership of Bondi Beach.

Photo 2: 'The Homestead' at Bondi, originally called Bondi Lodge, Francis O'Brian's home, 1919



Source: The Centenary of the Municipality of Waverley, 1859-1959

In September 1854, Mitchell declared that 'access to this [beach] is indispensable and on behalf of the public that portion of the adjacent shore above the highwater mark ... shall be resumed'. Therefore, O'Brien had to surrender almost 21 acres (8.55 hectares) of beach-front for the amount of 4,500 pounds. Some years later, the Crown resumed part of the north-east boundary of his land and at this time no roads had been developed to give access to the beach.

Two other early grants within the Waverley local government area were made to John Hurd and Barnett Levy. Hurd was an ex-convict and an employee of William Roberts. In 1809, thirty acres (12.2 hectares) were granted to him in the area around and including Ben Buckler. However, the grant was not confirmed and legal confusion over the claim for ownership (under a promissory grant by a possible relative, Richard Hurd) resulted in the land remaining undeveloped. A lease was finally regranted in 1841 to Parry Long, a businessman, who retained the land as an investment and neither developed nor lived on it.

In 1826, Barnett Levy, the third grantee, received confirmation of his 60 acres (24.4 hectares) grant on South Head Road and later the site in the vicinity of Bondi Junction, paying 130 pounds. Levy, a businessman, developer and an entrepreneur planned to reside on his grant and build a 'grand house' named Waverley House. He also developed an estate of cottages with a school. These were intended to be leased on a contract for a 50 year ground rent with the properties subsequently reverting to his estate. However, Levy could not finance the project which led to the sale of Waverley House in 1830 for 750 Pounds.

In 1831, new regulations for the disposal of Crown Land were introduced, establishing a system of acquisition through purchasing rather than through grants. But some promissory grants of small areas within the Waverley local government area were still honoured by the colonial authorities. All businesses in the area relied upon space, access to water and a good prevailing breeze. The Church of England also received a grant of 11 acres (4.5 hectares) in the vicinity of Ruthven Street.

Private land owners were less enthusiastic about owning land in the Waverley area until the land speculation boom started in the late 1830s. While a few land sales occurred prior to 1835, these were mainly desirable sites at either South Head Road or at the beaches. William Mortimer Lewis was the Colonial Architect at this time and purchased 42 acres (17.1 hectares) at Bronte, while John Roby Hatfield bought 10 acres (4.1 hectares) at Tamarama in 1839. In the same year, land agent, William Barton purchased what was considered a desirable site of 17 acres (6.9 hectares) for 53 pounds. At this time, permanent settlement was confined to the area around Charing Cross and Tea Gardens, Bondi Junction and while some smaller parcels of land (between three and ten acres) were sold, the rest of the land remained vacant.

The early economic depression began in the early 1840s and temporarily halted the “feverish speculation”, indulged by all classes (Sydney Morning Herald, 2 January 1843). Despite the appeals of advertising, no additional land sales took place in the area until 1846, and any proposed development existed only in forms of drawings on paper. However, as the economy revived, the prosperous citizens of an expanding and increasingly crowded Sydney began to appreciate the possibilities of the area.

2.3 Defence in Waverley

The community who lived in the Waverley local government area in the mid 19th Century were isolated from the established settlement at Sydney Cove, resulting in local loyalties and local rights having a more immediate impact and importance in the area. In 1868, the then citizens fought physically with the representatives of the Sydney Municipality over local rights of access through a water reserve at Queens Park.

A military detachment was located at South Head from 1793, however, early government policy concentrated mostly on protecting Sydney Cove from naval attacks. By mid century, defence facilities had been expanded to cover the entrance to Port Jackson, but the coastal settlements still remained excluded from the colony’s system of protection.

Photo 3: The battery site at Ben Buckler



Source: http://wavweb/library/about/historical/big_gun.htm

It was not until the 1880s that the government decided to build three forts for coastal defence. These were located at Vaucluse, Clovelly and Ben Buckler. In 1892, a 250mm breach loading gun representing the latest gun technology was hauled from Victoria Barracks and installed at a newly built fort at North Bondi. (The battery site at Ben Buckler is detailed in Appendix I as Inventory item No. 6 of heritage and archaeological significance). Bondi’s gun was never fired during the war, however, it formed part of Australia’s system of coastal defence until after World War II.

In terms of communication technological advances in 1912, the Sydney – Auckland undersea communications cable was brought ashore at Bondi and was a further step linking Australia with the outside world.

2.4 Farmland in Waverley

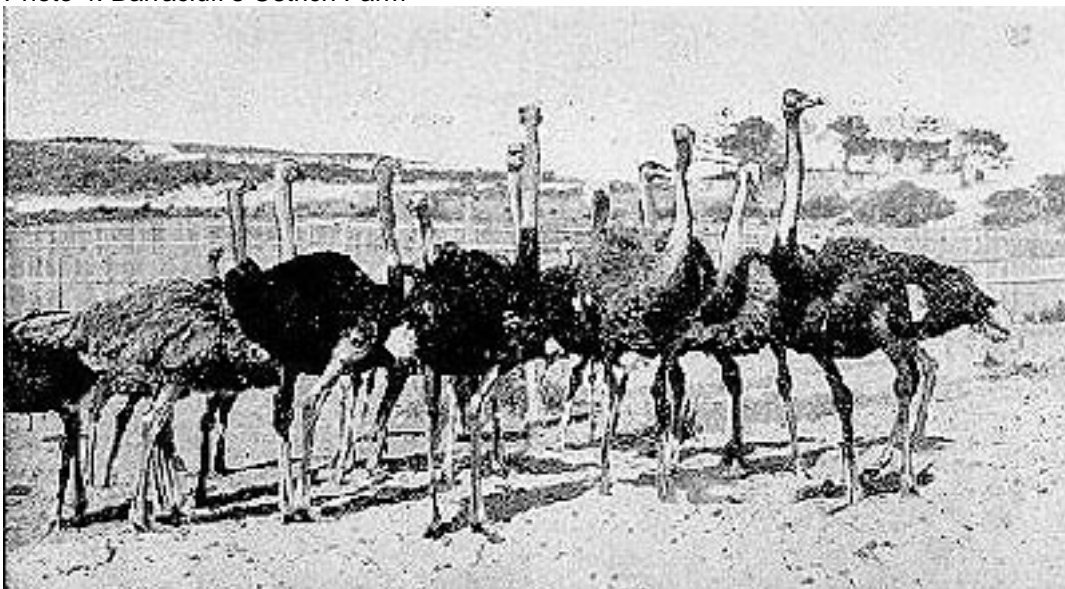
Although the sandy soil of the Waverley district is not well suited for agriculture, some rural activities were established during the 19th Century. The Flagstaff farm (now Waverley Park) was operating prior to 1850. The farm combined agriculture (on its flat land) and cattle grazing on nearby hills and sand dunes. The farm was only in operation until 1879.

The local Chinese were the most successful community in developing agriculture in the area. A large market was established in Farrelly's Avenue, Tamarama, which was cultivated until 1909. The land was then sold for the stables, belonging to a Kensington racehorse trainer. The Chinese community also established a flourishing market on the northern corner of the former Flagstaff farm until the 1890s. Council, without success, tried to remove the community from Waverley Park land.

Farmers from the Waverley area supplied the city markets with mostly pigs and poultry products. However, in the 1880's Waverley Council had to prohibit pig farming in the area due to associated water pollution impacts. Some pig farms remained in the area until the end of the century.

In 1889, the local leather dealer Joseph Barracluff established an ostrich farm on his 7.5 acre farm located near South Head. He established a successful farming business and the initiative led to a boost in livestock farming from the period between 1889 and the end of World War I. The death of Joseph Barracluff 1918, led to a decline in the ostrich farming practices and in 1925, the land was subdivided for housing.

Photo 4: Barracluff's Ostrich Farm



Source: <http://www.waverley.nsw.gov.au/library/localstudies/historical/ostrich.htm>

The dairy market established in the Waverley area and diverse farms subsequently began supplying Sydney with milk and dairy products. The *Dairies Supervision Act* came into force in 1886 and was the first legislative control for milk production in NSW. Mackenzie Dairy was founded in the 1860s and became the largest and oldest local dairies in the area. By 1910, it was one of the largest dairies in the Sydney Metropolitan areas. Mackenzie Dairy was later called Waverley Dairy and was located between Bondi Road and Tasman Street.

Photo 5: Group of milking Shorthorns at F.A. Mackenzie's Waverley Dairy, Bondi 1903



Source: The Centenary of the Municipality of Waverley, 1859-1959

From 1887, competition among the 20 smaller dairies in the Waverley LGA increased and by 1900 the number of registered dairies grew to 34. As land subdivisions decreased, hand feeding of stock began to replace open grazing. By the 1930s, higher suburban land prices resulted in the end of smaller operators.

Tanneries

A range of industries also established themselves early in the Waverley local government area. Land grants to establish tanning yards were given to Henry Bond, Hercules Watts and Francis Knight prior to 1830 and despite complaints from residents, tanneries operated in the area for over 50 years. Joseph Vickery, another local leather manufacturer, established a tone of the many tanneries in 1866. At the same time, he built Glenn Rock Terrace in High Street to house his employees. In 1881, the tannery was subsequently subdivided and the tannery was forced to close due to concerns over public health issues.

Soap Factories

A soap factory was established between Tea Gardens and Birrell Street and operated into the 1920's. Similarly, a boiling down establishment operated at Old South Head Road, south of Hough's mill, and Joseph Dickson's soap and boiling down business was set up at Bondi Road in the 1840s. Joseph Dickson's business was later closed by Council as a result of public protest and the site was converted to a timber yard in the 1860s.

Metal Factories

In the 1870s, other industries were established within the Waverley LGA, possibly attracted by the availability of land. In 1868, George Fletcher established a Stove Works and Ornamental Iron Foundry near Bondi Junction and employed some 45 people. Another foundry, specialised in making 'chilled' cast iron plough shares, was set up by the local Turner family.

Breweries

Gleanons' brewery, first established in 1874, took advantage of the local water supply and was built near a spring in Cooper Park. This brewery was taken over and became Resch's Waverley Brewery in the 1890's. By this time, its buildings covered three quarters of its site from Adelaide Street to Grafton Street, Bondi Junction, and the remaining land was used as a grazing paddock for brewery horses.

Some of these industries continued operating after World War II, however, most were displaced by expanding suburbia. Public transport gave people the opportunity to work in Sydney and live in the Waverley LGA. However, the industry in this area stimulated the need for construction of workers housing and commercial development in the area which serviced local worker's needs.

Hotels

The Tea Gardens Hotel in Bondi Junction and the Robin Hood Hotel in Charing Cross were established to service the local settlements. The settlements at Bondi Junction and Charing Cross expanded in the 1880s due to increasing commercial developments and the Tea Gardens Hotel established itself as a focus in the area.

2.5 Villas and Mansions

By the 1820s, successful businessmen and aspiring civil servants were permanently settling in the Waverley local government area. The associated high status held by the military in the early days of settlement (defined by rank) grew less important as the emancipist and emigrant proportions of the population enlarged. Emancipists who had grown prosperous through trade and business activities and emigrants who held civil posts or had professional practices, needed to be close to town to be in constant contact with their business life. However, these business people also found it desirable to have a villa outside the city. The villa became a good example of local domestic architecture where simple elegance and usefulness were combined.

The earliest villa within Waverley LGA was Barnett Levy's Waverley House which was completed in the late 1820s. Levy never resided at this property. With the economic revival of the 1840s, the demand for villas grew in the Waverley area. A further example is Bronte House which was originally built for barrister Robert Lowe and designed by architect Mortimer Lewis. Other villas constructed before 1860 included the following: 'Ellerslie' from businessman John Birrell, 'Palmerston' from William Spain on Dickson Street and 'Lugar Brae' on Leichhardt Street. The site and the land around the house were an important part of the outdoor pleasures of villa life. Gardens were an integral part of these villas and were designed with waterfalls, grottos, summerhouses, orchards as well as vegetable and flower beds.

Photo 6: Waverley House, built in 1827 by Barnett Levy



Source: The Centenary of the Municipality of Waverley, 1859-1959

Villas and mansions were built through the second half of the 19th Century. Other grand houses included 'Chesterfield Estate' for parliamentarian R.G. Massies, on land which extended to Arden Street; 'Yanko House' with its distinctive tower overlooking Bronte; and 'Eastcourt' built for James Marshall of the Paddington Brewery on the site of Waltham Cottage.

Although in 1895 Bondi could still be described as being 'devoted to gentlemen's residences, the predominance the villa as a popular style of home for the well-to-do came to an end. The reasons were namely: economic pressures, the death of owners, and acquisitions leading to the subdivision of gardens of older properties. These houses were then either neglected and demolished, or used for other purposes.

2.6 Traffic and Transport

Residential development within the Waverley LGA was mainly influenced by transport routes. The road to Coogee (now Bronte Road) was constructed by 1832 and provided access to the area around Charing Cross with a link to the emerging settlement at Tea Gardens.

From 1848, South Head Road was controlled by the Commissioners of Road Trusts and maintenance costs came out of the proceeds of a toll gate near the corner of Ebley and Cowper Street (Bronte Road). During the 19th Century, the main traffic modes were horses, buggies or carts and foot. In 1849, Mr Ward of the Waverley Hotel at Tea gardens offered a trip in a spaciouly constructed omnibus. Horse-bus services were established on a regular commercial basis in the 1850s. Tickets for bus trips from Wynard to Paddington were six pence. Regular services to Tea Gardens and Charing Cross followed soon, due to increasing local competition.

In 1864, Council established a stand for licensed buses in Waverley Street (now Bondi Road). The trip to the Sydney Central Business District (CBD) took about 50 minutes, starting at the city terminal in Macquarie Place, travelling down Bathurst and Liverpool streets to Old South Head Road and on to the terminus at Charing Cross. Each bus carried newspapers, milk and other goods as well as passengers.

The horse buses competed successfully with the early steam trams but had relatively high operating costs. But by 1889, horse buses were no longer economically viable. The tramways were seen as a less expensive alternative to rail and a more attractive proposition for private investors in terms of capital return.

Sydney's tramway system remained government owned and controlled throughout its life. Over its time, the overall length of tram line grew from 2.4 kilometres in 1879 to 70 kilometres in 1889. The Waverley local government area was one of the first LGA's with an operating tram service system. The first track in the area followed the bus route from Darlinghurst to Charing Cross and was constructed in 1881.

Photo 7: Trams in Bondi Junction



1910



1930's

Source: Local Studies Collection, Waverley Library

The steam tramways proved to be expensive to build and costly to run but they had effectively created a suburban public transport system for the eastern suburbs. By 1882, the Waverley tramlines were estimated to have carried 4,700 passengers a month on some 86 journeys.

In 1884, the steam tramline to Tea Gardens was extended along Bondi Road and by 1887 the Waverley and Coogee lines were linked by a cross-country service from Bondi Junction to Randwick Junction. The tracks to the Aquarium at Tamarama were constructed in 1887 and by 1890 an extension to Waverley Cemetery was completed.

Waverley beaches were poorly served by trams until a more robust beach culture emerged, increasing the need for a service for day trippers. However, in 1894 a tramline to Bondi was opened and a Bronte tram extension to the beach was completed by 1911. There was also no service to North Bondi until 1929. In 1902, steam tramlines were changed to electric tramlines and passengers viewed this as a significant improvement. The new tram technology was quieter, better lit and less likely to raise roadway dust. Trams in the Waverley LGA continued to provide a reliable, moderately priced commuter service for over 50 years.

After World War I, the tram system was placed under increasing pressure. Waverley was trying to cope with growing problems in motor traffic along beach routes and cars and trams were competing on narrow roads. Over 87,000 vehicles used the Council parking area at Bondi between 1928 and 1929 and the number of private vehicles on Waverley roads continued to increase as society became more committed to private motor transport.

The establishment of a government-owned bus service in 1933 also generated problems in maintaining an ageing tramway system. The NSW Government finally decided to concentrate on the motor bus for public transport as the predominant form of transport in the area. The Waverley tram depot was finally converted to a bus depot in June 1959. Importantly, the tramway system had been the main reason for growth in medium and high density housing in the Waverley LGA and Sydney metropolitan areas.

2.7 Leisure and Recreation

Improvements in transport infrastructure resulted in Waverley's rise as a destination for leisure and recreational activities. From the 1830s, many hotels established in the Waverley LGA to accommodate excursionists and holiday-makers.

In the late 19th Century, one entrepreneur chose Waverley as a seaside location for an amusement facility. The Aquarium at Tamarama was opened in 1887 and was a destination for dancing, bowling, skating and a shooting gallery. But the venue was closed in 1889 due to competing aquariums at Coogee and Manly. Wonderland City, an antipodean Coney Island later opened on the abandoned aquarium site in 1906. However, it closed in 1911 due to economic failure. Furthermore, the popularity of the beaches continued to increase owing to the liberalisation of bathing regulations in the first decade of the 20th century.

Photo 8: Tamarama Beach and Wonderland City about 1906/07



Source: The Centenary of the Municipality of Waverley, 1859-1959

In 1883, rate payers petitioned Council for the construction of public baths at Bondi. These were subsequently built in 1890 and opened in Bronte in 1887.

Daytime bathing at resorts and public beaches had been prohibited by an 1838 Act of Parliament, and these restrictions had been incorporated into the former municipality's By-laws. It changed after William Gocher's public acts of civil disobedience at Manly beach in 1902, providing a catalyst to the liberalisation of beach regulations. In 1903, Bondi Beach was provided with its first daytime bathing facilities and in 1911 the first bathing shed opened on the same beach and both the Bondi and North Bondi Surf Clubs were formally established in 1906.

By 1912, surf bathing became the most important growth industry in seaside suburbs and resorts. Bondi and Bronte beaches began to compete with Coogee and Manly beaches for bathers, bodysurfers and surfboard riders. Developments such as the 1914 Bronte Beach improvement scheme; the reconstruction of the Bondi baths in 1911 and 1931; and the erection of the now famous Bondi Surf Pavilion; reflected and reinforced the new industry and culture as well as local identity. An adjoining park was located at all beaches within the Waverley LGA. As with most other parks in the area, these were dedicated in the second half of the 19th Century in line with more passive habits of recreation and leisure.

2.8 Public Health

In the mid 19th Century, European health authorities persisted with the notion that diseases were primarily transmitted by unhealthy vapours arising from unsavoury environments. The association of disease with 'miasmas' emanating from still water, swamps, slums and industrial undertakings persisted despite the growing knowledge of bacteria and microbiology. Measures to improve environmental quality were based upon the eradication of unpleasant smells and obvious water pollution rather than disease prevention. During Governor Macquarie's rule, consistent locations of clean water supplies were ensured. The establishment of noxious industries were subsequently prevented within the immediate catchments of the Lachlan Swamps and Botany Marshes. These bans remained in place until an alternate water supply to Sydney was provided in the 1880s.

Alongside the concept of miasmas was the notion that linked good health and clean air. In the 1850s, the prevailing attitude gave rise to the establishment of coastal villas as well as the relocation of noxious industries (such as tanneries) to the eastern water shed, remote from the already crowded centre of Sydney. Local protest was not avoidable and forced Joseph Dickson to close his soap factory and boiling down works, (in Waverley Street) in 1859.

Similarly, Joseph Vickery's Glenrock Tannery, established in 1866 at Charing Cross was closed due to ongoing complaints of odours from tanning pits. The site was subdivided for residential use in 1881 (Dowd, op cit p.38).

Despite ocean bathing being illegal, access to the ocean and beachfront was considered a necessary part of public well being. During a debate over public access to the Bondi beachfront, in 1854 Surveyor General Mitchell reported that "access to this [the beach] is indispensable for the health and recreation of the inhabitants of New South Wales" (ibid, p.5). And later, a recommendation of the New South Wales Sewerage and Health Board was that sewer and stormwater outfalls be built at Ben Buckler and Botany Bay, to dispose Sydney's refuse (M.Kelly, Nineteenth Century Sydney, Sydney University Press Sydney, 1978, p. 63). Beginning constructions in 1880, the Bondi Tunnel comprised a brick-lined oviform tube of 2.1 meters height, running some 7.25 kilometres from Hyde Park to Blair Street (then known as Sewer Road), North Bondi.

With sea bathing still illegal until the early 1900s, and Bondi remaining remote and difficult to access, the effects of the sewage outfall were not acknowledged until well into the new century. By the 1930s, complaints about water pollution at Bondi led to a Water Board investigation. The report published in 1936, recommended an underground treatment plant at Ben Buckler and the first stage was not put into commission until 1953. The system for the primary treatment of sewage was modified in succeeding years and an automatic screening system was installed in 1975. However, the increased volumes of discharge saw pollution increase dramatically at Waverley's beaches in the late 1970's and 1980's.

Tunnelling four kilometres out from the cliff line at Ben Buckler, the board constructed a discharge point on the ocean floor ostensibly beyond inshore coastal currents. In 2002, work commenced on a \$300 million upgrade and maintenance of the Ben Buckler treatment plant. Council also undertook improvements to its ocean outfalls for stormwater in the 1970s onwards. In the 1990s outlets were extended to the projecting rock ledges about Bondi and Tamarama beaches and the outlet at Bondi fitted with trash racks.

Council was involved early in agitation for a local hospital. In 1893, Waverley joined Paddington Council to petition the Colonial Secretary to establish a cottage hospital for the district. It was not until 1924, when public subscription had raised 5300 pounds towards the hospital's cost that the Government responded. A foundation stone was laid in April 1934 and buildings to the design, of NSW Government Architect Edwin Evan Smith completed in the middle of 1935. In 1984, a portion of the site was leased to Moriah College as a senior campus with the remaining buildings continuing as the Eastern Sydney Development Disability Community Services Centre for the South Sydney Area. The later facility was closed to provide a site for the expanded Moriah College Campus.

Photo 9: War Memorial Hospital Waverley



Source: The Centenary of the Municipality of Waverley, 1859-1959

The War Memorial Hospital established on the corner of Birrell Street and Bronte Road in 1921, was a private initiative of the Methodist Church as well as the philanthropic activities of local families, particularly the Vickery's. Now part of the wider metropolitan health service, the War Memorial Hospital remains as the only operating hospital in the Waverley LGA (Dowd, op cit, p. 224).

Two sites were established in the Waverley LGA to provide for the community's dead. Prior to the establishment of the LGA in 1845, Governor Gipps, granted a site of one acre (4.070 square metres) at South Head as a burial ground. Despite efforts by Council to establish control of the cemetery at around 1868, the site was administered by a Cemetery trust until 1941.

The development of Waverley Cemetery as a grand metropolitan cemetery in high Victorian style indicates the prosperity of the Waverley community as well as its particular public sense of social and family obligation (Kerr, J.S. 'Cemeteries Their Value, Abuse and Conservation', in *Heritage Australia*, Winter 1983, pp.50-57). Due to the extensive use of white Carrara marble for headstones and monuments, Waverley Cemetery emerged over the next 100 years as a distinctive landscape feature on the Waverley Coastline. Later, having survived Council proposals in the 1970s to clear the headstones for a 'pioneers park', the Cemetery now, continues to serve the community as a heritage feature. A sinking fund established in 1892, has ensured maintenance of the site. In 2003, Council commissioned a Conservation Master Plan to investigate means of extending the life of the site as an 'active' cemetery. The two cemeteries contain the symbols of public recognition of the passing of life and reflect aspects of Victorian and Edwardian attitudes towards life, health and death.

2.9 Amenity and Infrastructure

The district of Waverley, held in part of the South Riding Electoral District of Cumberland, was one of the 35 municipalities created by the Cowper Ministry under the *Municipalities Act of 1858*. Proposals to incorporate Waverley within the boundaries of the Municipality of Randwick led to a petition demanding separate incorporation. This was subsequently granted on 14 June 1858 (Dowd, op.cit, p.50-55).

Having no finances, the Municipality had to fund its early activities via bank loans. Residential development increased the rateable capital value in the Municipality which rose from approximately 20,000 pounds in 1859 to 660,468 pounds in 1900 and to 2,330,695 pounds in 1920 (Sydney Morning Herald, 13 December 1887 and Dowd, op cit, pp.73-81).

Roads

The main municipal expenditure was initially for road construction and maintenance. In June 1861 the Council proclaimed a by law placing 'all public roads..... exceeding 20 feet in width' under its control, but essentially no Council had the power until 1919 to control the quality of roads and drainage on private subdivisions (Dowd, op.cit, p.86).

Constraints in providing road in infrastructure lay in the topography, sand drifts and coastal scrub hindering road construction. By 1861 the council had completed nearly four miles of new streets. By 1873, over 700 pounds of the Municipality's expected receipts of 1,374 pounds were allocated to roads, and this emphasis on road building continued.

Drinking Water

From the outset Waverley's drinking water came from wells, springs and tanks. Complaints about inadequate supply and pollution were common from the 1850's. A report to Council of 1876 recommending linking of a spring in Flood street to a reservoir was not adopted and residents urged extension of the City water from the Botany Swamps to their district. Evidence of wells and cisterns remain in areas of 19th Century development. As late as 2002 a cistern associated with the storage of spring water was found at Imperial Avenue. Originally constructed for the residence Glendarrah/Castlefield in the 1870's, the cistern or tank was hewn from natural rock having a chamber of 6 metres depth and a plan form of seven metres by ten metres with a brick vaulted roof.

Waverley Storage Reservoir No.1 on Flagstaff Hill was built in 1887 in anticipation of connection to the Nepean water supply. When it came into service it was used to distribute reticulated water pumped from Woollahra's reservoir in later Centennial Park. Eventually in 1894 elevated tanks were built to serve the hilly parts of Waverley. Supplies from Reservoir No.2, built in 1917 and No.3 built just prior to World War II, finally allowed completion of a mains water supply to the district. All three reservoirs remain in service.

Despite complaints about run-off from buried nightsoil beginning in 1865, domestic sewage connection to the Bondi outlet occurred in 1892. By 1920, large areas within the municipality, particularly around Northcote Street and Strickland Avenue, remained unsewered. Other areas had pan services operating until the early 1960's. At the beginning of the 21st Century areas of Dover Heights and Vaucluse still remain serviced by a direct ocean outfall. Plans to connect these areas to the Bondi sewer works are still in place.

Street Lighting

The provision of street lighting also posed problems. Local residents petitioned for gas street lighting in August 1872. A sign of prosperity amongst the rate paying inhabitants, the petitioners had agreed to pay a separate rate of four pence in the pound to cover the cost of installation of 23 gas street lamps. These were installed in conjunction with 220 domestic connections in 1873. Limited funds prevented the expansion of the service and led to discontinuation of a number of lamps in 1898. Although proposals to convert to electric lighting were first made in 1883, the contract with the Gas Company was continually renewed. Lighting costs in 1910 were in the order of 1800 to 1900 pounds annually. Over the 1914 to 1919 period, 11 expensive high powered lamps were installed in extensions to the sea wall at Bondi and six one thousand candle power lamps were placed in Bronte Park. While conversion to electric power supplied from the City Council did not occur until 1921, Waverley's first electric street lamps were lit on 1 February 1922.

Beach Facilities

Facilities at the beaches – baths, pavilions, shelter sheds and parks – grew in importance as sea bathing increased in popularity. Whilst Government subsidies did not increase to cover these items the *Municipalities Act of 1897* gave Council the right to lease sea baths and buildings as they were constructed. Waverley's first beach pavilion, the 'Castle Pavilion', was opened at Bondi Beach in 1911 providing change facilities and some commercial services until 1928.

It was demolished after completion of the current Bondi Pavilion – part of the Bondi Beach Improvement Scheme of the 1920's. Public facilities at Tamarama and Bronte developed in parallel to those at Bondi.

Much of the beach infrastructure constructed during the Inter War period continues to serve the dual requirements of tourist and residents to this day. With the exception of the Bronte Surf Club, facilities have been augmented over time rather than replaced. Extensive additions to the Bondi Beach Pavilion occurred from the 1980's onwards whilst lifeguard lookouts were constructed at Bondi in the 1970's and relocated in 2002. A similar lookout was constructed more recently at Tamarama in 2000.

Other Facilities

Religious bodies began building Churches from 1844 and in January 1858 the municipalities first (unofficial) post office was opened. Postal and telegraphic services grew inline with technological development and in response to an increasing population: the telephone was for example available in Waverley from 1886 (having been introduced to Sydney in 1881) and by the turn of the century there were around two hundred subscribers to this service. Other post office branches were opened in the area, such as those at Charring Cross and Bondi Beach (both starting in 1912). Until the close of World War I, these amenities reflected the 19th century village atmosphere, which pervaded the municipality's business areas. By the close of the 20th Century, Post offices were being relocated within shopping development such as the Westfield complex at Bondi Junction. An early example remained at Bondi and an agency at Charing Cross replacing the service provided in the prominent structure remains at the intersection of Bronte and Carrington Roads.

Educational facilities were limited to denominational institutions prior to the public Education Act which led to establishment of the Waverley Public School in 1879. Prior to this, Roman Catholic, Church of England and Presbyterian Churches established schools. Small house schools traditional to the early 19th Century also persisted throughout the eastern suburbs after passing of the Public Education Act. Other schools were opened in response to demographic developments and in 1883 the Bondi Central Junior Technical School (Wellington Street Bondi) opened. Secondary schools established in the late 19th and early 20th Century reflected the strong Irish catholic make up of the municipality prior to World War II. With increased affluence in the post war period and successive waves of immigration many of these schools closed or amalgamated. New schools catering for the Municipalities Jewish and South African population were established and expanded from the 1980's. Additional education amenities established and expanded from the 1990's were English Language Colleges catering for expanded immigration from non English Speaking countries. The colleges are located within commercial office space particularly about Bondi Junction and whilst of little visual presence provided expanded demand for commercial space in the Junction.

2.10 Speculation and Subdivision

In the later 19th Century, Waverley - as with other Municipalities located away from the City but well served by transport, such as Randwick, Strathfield, Hunters Hill and Manly - acquired a small middle class and bourgeois residential elite who built villas and in a few instances mansions on substantial parcels of land.

Land sales and subdivisions were at the base of settlement from the time of the First Fleet. Officers and notable public servants and later emancipated convicts were offered grants, initially free and later at generous cost in return for undertaking to construct a residence or farm the land. Concurrent with erection of the Waverley House on his lands at the centre of Waverley Barnett Levy's 'Waverley Crescent Subdivision' was advertised on 30 January 1828 in The Australian, comprising sixty-eight allotments (Dowd, op.cit, p.45).

As with Levy's acquisition of an earlier grant, so were other grants traded and progressively subdivided particularly in the periodic property booms notably those of the late 1830s and from the period from 1875 to 1890. Subdivision focused on locations accessed by improved transport. The Tramway Bill of 1873 which led to construction of a tram line to Charing Cross in April 1881 saw close subdivision about Charring Cross and Tea Gardens. Larger established residences remained beyond these focal points of transport and were the subject of later subdivision.

Edward Christopher Merewether (1820-1830) a former senior public servant, superintendent of the Australian Agricultural Company and President of both the Australian Club and the Sydney Lawn Tennis Club moved from Newcastle to Bondi in 1876. He moved into a new residence, namely the Castlefield Estate which was located east of Bondi Road. The imposing residence was noted for its magnificent garden and views over Bondi Bay. Merewether died on October 30th 1893, leaving an estate of around two hundred and thirty thousand pounds. The Castlefield Estate was subsequently subdivided and was sold in February 1907. The subdivision and a second sale in 1909, created the following residential streets, namely the Edward, Denham, Castlefield and Henry streets and Imperial Avenue. As with the estates of other colonist about Bronte, the sale of Merewether's Estate typifies the later 19th Century process where large holdings were broken up as the 'self made' capitalists died off. Though largely subdivided by the late 1880s, most of these estates were not fully exploited until after World War I.

Waverley's population increased from 1,377 in 1871 to 2,365 in 1881 and leapt to 8,842 by 1891. By the turn of the century, Waverley Council's population of 12,300 people was concentrated in pockets around public transport stations. Most of the area remained sparsely settled and sand dunes, swamp and scrub interspersed with the landscaped grounds of large residences. The built character was to change rapidly in the decade, which followed.

2.11 Flats and Bungalows

In 1929, growth in the Waverley LGA reflected the economic expansion of Sydney after the restrictions of World War I years. The popularity of the LGA is adequately evidenced by the increase in population from 39,000 in 1919 to 62,000 in 1929. Land values have risen from 1.75 million to 6.25 million in the same period.

Building activities during that decade are represented by approximately 6000 new buildings, comprising residential flats, bungalows, etc. The effects of population increase, improved public transport and increased ownership of private vehicles during the Inter War period.

Residential flat buildings were first introduced to Sydney with a building constructed in Windmill Street, Millers Point in 1905. During the war, shortage of construction saw many large residences subdivided into 'flats' with an increasing demand. The semi-detached residence had arisen in the Federation period as a means of increasing lighting and ventilation to the traditional row house. Both, residential flat buildings, as well as Federation residences proved ideally suited to speculative development of land to Sydney's inner LGAs of the Inter War period.

Despite popularity with developers, from an early date conservative house owners in Woollahra, Randwick, Vaucluse, Waverley and Mosman councils grew increasingly militant and began to form pressure groups to stem the tide of flat development.

The Bronte and Waverley Progress and Ratepayers Association, formed in 1915, was one of the groups which 'demanded the end of unsightly blocks of flats, as they obliterated views and caused property prices to plummet' (R. Thompson, 'Sydney's Flats: A Social and Political History', PhD Thesis Macquarie University, 1986, p.45). Restrictions on the location of residential flat buildings were slow to arise, Council was powerless to restrict flat development until an amendment to the *Local Government Act* was gazetted in 1928. The prime control of flat construction in the Inter War period was the availability of regular public transport. Hence residential flat development focused on locations combining transport and high yield from available land. Beach, harbour and parkside lands were prime candidates for developers who frequently constructed the generally two and three storey developments in groups, sometimes about landscaped courts but more often assuming an air of spaciousness through location opposite open public space. Flat developments soon dominated headlands about Waverley's beaches and lined broad streets such as Blair Street, Bondi (the former Sewer Road), and the long avenues leading down to the beach-front at Bondi.

Semi-detached and freestanding residences expanded on the residential spaces between the sporadic pattern of Victorian and Federation settlements, particularly along ridgelines leading down to the beaches. When these areas were fully utilised, subdivision and residential construction ventured into less desirable tracts of open lands. Aerial photographs of Waverley from the 1930's show the large dune drifts north of Blair Street penetrated by tentative street layouts. Areas further north and east of Military Road remain largely coastal heath until the immediate years before and after World War II.

In this residential expansion much of the traditional mixed usage of land in Waverley was removed. Council had taken advantage of an amendment of the *Local Government Act* in 1919 to protect local amenities and advantages, those features that attracted both residents and visitors to the area. In February 1920, Council proclaimed one of the first residential districts in metropolitan Sydney under the 1919 amendment (in the area bounded by Salisbury, Henrietta and Victoria streets and Carrington Road) which prohibited industries, manufactures, places of public amusement, shops, trades and hoardings for advertisement. By the end of 1928, the year councils were first empowered to control flat development, flats had become a characteristic feature of the LGA. The number of flats in the Waverley area grew from 647 in 1921 to 4,380 in 1933 and to 9,277 in 1947. The number of semi detached developments in the Waverley LGA had reached 7,500 by the late 1940s. The spread of residential development was largely serving a lower middle income population and brought new prosperity to the Waverley area.

Service stations, such as Hughie O'Sullivan's garage in Denison Street, Bondi Junction, which opened in 1926, began catering for motor vehicles owned by locals and excursionists. Council was also active in providing development for tourist and residents. The improvements to Bondi Beach detailed in a prize-winning design by Architects Robertson and Marks included the erection of the Bondi Surf Pavilion, seawall, groins, promenade and carpark. Government activities continued as employment relief in the depression years included works to parks and beachfronts.

The built character of the Waverley LGA was largely influenced by the Inter War period.

2.12 Community

During the 1930s, a population boom was reached in Sydney's suburban harbourside and seaside suburbs. The population in the Waverley local government area peaked at 75,030 in 1951, however, declined slowly to 59,847 by 1986 before a gradual revival again in the 1990s. During these years, residents favoured larger residences and automobiles. Increased economic aspirations of the post war baby boomers saw a significant move out of the Waverley local government area. Immigrants, initially from Europe in the immediate post war years, from New Zealand in the 1960s and 70s and later from Russia, England, Ireland and South Africa did little to stabilise population or to maintain established institutions. Existing schools merged or closed, membership numbers at surf clubs and bowling clubs began to decline, and picture theatres closed under the impact of declining population, especially with the introduction of television. In 1960, the tram service was removed, leaving automobiles and buses to compete for a road system designed for low volume vehicle usage.

Revival of the Waverley local government area began with improvements to Campbell Parade at Bondi Beach during the 1970s. At the same time, real estate entrepreneurs, in particular the Hayson Group, commenced purchasing and low cost refitting of residential flat buildings in the Bondi area. These residential flat buildings were sold as Strata titled units and provided first home buyers opportunities to own a unit, especially since the cost of terrace houses in Paddington, Balmain and related suburbs were rising.

In 1979, Bondi Junction was linked to the city by a train service which was first mooted in 1873. Related infrastructure improvements included opening of the Bondi Junction Mall in 1979 and the Bondi Junction road bypass and bus rail interchange. Two major retail developments followed in Bondi Junction. Construction of the Eastgate shopping centre and apartment complex in Spring Street in 1986 provided the basis for a suburban retail, commercial and residential focus. The former joint planning controls for the Bondi Junction commercial centre prepared by Waverley and Woollahra councils were subsequently identified as contributing to the relatively slow commercial expansion of the Junction. The change of boundary and the consolidation of planning controls under Waverley Council in the early 21st Century accompanied redevelopment of the Westfield Centre, incorporating the northern side of Oxford Street with the former Grace Brothers site on the southern side.

The renewed growth of the late 20th Century was accompanied by concerns of affordable housing. As low cost rental properties in Bondi were progressively refurbished or rented out at increased rates to travelling backpackers, lower income groups progressively relocated or stopped moving into the Waverley LGA. This aspect of population change accelerated in the 1990s with increased migration from Eastern Europe combined with expansion of the backpacker tourist industry and the gentrification of the beach side suburbs, attracting settlement by wealthy expatriates. While tourists were particularly attracted to the areas of Bronte and Tamarama, the suburbs of Dover Heights and Vaucluse became preferred locations for residents, originally from South Africa who preferred large residential lots. In 1983, Waverley Council faced protest from the Eastern Suburbs Housing Group over its low cost housing policy. Council has since persisted with a policy providing incentives for provision and retention of low cost housing and is reviewing its policy regularly.

The population in the Waverley local government area showed a slight increase and reached 61,000 in the 2001 Census. A reason for the rise in population from the 1951 Census has been the increasing cultural diversity and income range of residents. 45,000 residents of those listed in the 2001 Census are Australian citizens, which highlights the influx of foreign nationals. Recent trends in property ownership show a high incident of migration and returning expatriates as driving forces in new development. Schools and social clubs have been established to serve the Jewish and South African residents, including the Jewish Hakoah Club and Russian Odessa Club.

3 CHANGES TO THE DRAFT WAVERLEY HERITAGE ASSESSMENT

Section 3 'Changes to the first Draft Waverley Heritage Assessment' of the draft Waverley Heritage Assessment includes the advice that the independent Heritage Review Panel provided to Council. This section also lists some 182 proposed heritage items and 11 proposed heritage conservation groups and areas by postal address and item name or period of development. More detailed information about these individual items, groups and areas are provided in Appendix I and II of this study.

3.1 Heritage Review Panel

The first draft Waverley Heritage Assessment was publicly exhibited from October 2005 to February 2006. In order to deal with submissions, which objected to a proposed heritage listing or which were considered controversial, an independent Heritage Review Panel (HRP) was established. This panel consisted of three members, namely:

- one lawyer who chaired the meeting;
- one heritage professional; and
- one community representative.

Up to four community representatives were engaged to avoid a conflict of interest with representatives making recommendations or influencing decisions in the area they live in. During six meetings, the Heritage Review Panel discussed the following proposed heritage items and areas and came to the decision listed in the following table:

Table 1: Comments from the Heritage Review Panel

Address of proposed heritage item/area	Decision of the Heritage Review Panel
80 Alt Street	The HRP recommended that the item located at 80 Alt Street should be removed due to re-roofing of the original, removal of the old chimneys and the infilled verandah.
473 Bronte Road	The HRP recommended that 473 Bronte Road should remain on the DWHA for the same reasons listed in this document.
91 Bondi Road	The HRP recommended that 91 Bondi Road should remain on the DWHA because it is a good example of architecture and aesthetics, it shows integrity and consistency, is a good example of style and an important contribution to the streetscape.
158 Bondi Road	The HRP recommended that number 158 Bondi Road should remain on the DWHA for its high local significance and high local architecture significance and its landmark corner tower.
190 Bondi Road	The HRP recommended that the building at 190 Bondi Road should be removed from the DWHA as it is not part of a cohesive group.
207 Bondi Road	The HRP recommended that the building at 207 Bondi Road should remain on the DWHA because it is of high local and moderate to high architectural significance, rarity and good contribution to the streetscape.
283 Bondi Road	The HRP recommended that the item at 283 Bondi Road should remain on the DWHA as it is a good landmark, a good example of that time, of high architectural significance and a good contribution to the streetscape.
11 Brown Street	The HRP recommended that 11 Brown Street remain on the DWHA as it is of good local significance and a good contribution to the streetscape.
13 Brown Street	The HRP recommended that 13 Brown Street should remain on the DWHA as it is of good local significance and a good contribution to the streetscape.

Address of proposed heritage item/area	Decision of the Heritage Review Panel
18 Brown Street	The HRP recommended that 18 Brown Street should remain on the DWHA as it is of good local significance and a good contribution to the streetscape.
19a Brown Street	The HRP recommended that 19a Brown Street should remain on the DWHA as it is of good local significance and a good contribution to the streetscape.
21 Brown Street	The HRP recommended that number 21 Brown Street should remain on the DWHA as it is of good local significance and a good contribution to the streetscape.
23 Brown Street	The HRP recommended that 23 Brown Street should remain on the DWHA as it is of good local significance and a good contribution to the streetscape.
24 Brown Street	The HRP recommended that number 24 Brown Street should remain on the DWHA as it is of good local significance and a good contribution to the streetscape.
163 Birrell Street	The HRP recommended that 163 Birrell Street should remain on the DWHA because it is a rare example and a good example of architecture and curtilage.
Collingwood Street Conservation Area	The HRP recommended that the proposed Collingwood Street Heritage Urban Conservation Area should remain for the same reasons as listed in this document.
28 Edmund Street	The HRP recommends that 28 Edmund Street should be removed as it no longer contributes to the streetscape.
2a Fitzgerald Lane	The HRP recommended that number 2a Fitzgerald Lane should remain for the reasons given in this document.
32 Fletcher Street	The HRP recommended that 32 Fletcher Street should remain on the DWHA as it is a landmark of local significant architecture and has a high significance of aesthetics.
Gardyne Street Conservation Area	The HRP came to a split decision regarding the proposed Gardyne Street Heritage Urban Conservation Area; two panel members recommended that it should remain and that the eastern boundary should be adjusted. The other panel member recommended that it should be removed because of insufficient heritage significance.
49 Gardyne Street	The HRP came to a split decision regarding 49 Gardyne Street; two panel members recommended that it should be retained because the building is increasingly rare and uncommon and is a good contribution to the streetscape. The other panel member recommended that it should be removed because of economic burden to the owner and its current dilapidated condition.
75 Gardyne Street	The HRP recommended that 75 Gardyne Street should remain because of its high local significance and its high integrity.
43 Hall Street	The HRP recommended that 43 Hall Street should remain because it is rare and uncommon and a good contribution to the streetscape.
45 Imperial Avenue	The HRP recommended that 45 Imperial Avenue should remain for aesthetic and streetscape reasons.
61a-63 Macpherson Street	The HRP agreed to remove 61a-63 Macpherson Street as there are not enough compelling reasons for keeping it.
15 Palmerston Avenue	The HRP recommended that 15 Palmerston Avenue should remain for the same reasons listed in this document.
Queens Park Conservation Area	The HRP recommended that the proposed Queens Park Heritage Urban Conservation Area should remain due to its high integrity and huge diversity in building types and character.
16a Queens Park Road	The HRP recommended that 16a Queens Park Road should be removed as the renovation has diminished its heritage significance.

Address of proposed heritage item/area	Decision of the Heritage Review Panel
44 Simpson Street	The HRP recommended that 44 Simpson Street should remain as the weatherboard cottage is rare and uncommon and a good contribution to the streetscape.
9 Tipper Avenue	The HRP recommended that 9 Tipper Avenue should remain because of its high local significance, its integrity and originality.
33 Wiley Street	The HRP recommended that number 33 Wiley Street should remain for the reasons listed in this document.
2 Yanko Avenue	The HRP decided that 2 Yanko Avenue should remain for its high architectural and aesthetic reasons.
22 Yanko Avenue	The HRP came to a split decision regarding 22 Yanko Avenue; one panel member wanted to remove it from the draft list, while two others recommended that it should remain for its strong streetscape character, refined details, consistency and intactness.
44 Yanko Avenue	The HRP recommended that 44 Yanko Avenue should remain for the reasons of high local significance and its integrity.

3.2 Items that have been removed from the Draft Waverley Heritage Assessment

In addition, the following proposed heritage residences have been removed from the Waverley Heritage Assessment, namely:

- ❑ No's 1, 3, 5, 7, 10, 11, 12, 15, 18, 19, 19a, 24, 28 Brown Street - at its meeting in August 2006, the Heritage Review Panel recommended to keep the weatherboard cottages at 7, 11, 13, 15, 18, 19, 22, 24 and 28 Brown Street and the Californian Bungalows at 1, 3 and 5 Brown Street on the draft Waverley Heritage Assessment. However, the Director of Planning and Environmental Services together with the Divisional Manager Strategic Planning, Council's Heritage Advisor and Heritage Planner/Urban Designer agreed that these weatherboard cottages, and Californian Bungalows, as well as the Federation Bungalows at 12 and 32 Brown Street and the Inter War Art Deco residence at 19a Brown Street be removed from the draft study. The reasons for removing these proposed heritage items from the draft Waverley Heritage Assessment are as follows:
 - The weatherboard cottages in Brown Street have been substantially altered,
 - The Brown Street community considers individual listing is inappropriate and unnecessary due to the contemporary dual occupancy development at 26 Brown Street;
 - The decisions from the Land and Environment Court of NSW for No's 7 and 11 Brown Street were against Council's decision to keep the weatherboard cottages; and
 - The economic viability of sites (the weatherboard cottages are located on large blocks of land).
- ❑ 80 Alt Street, Queens Park - on recommendation of the Heritage Review Panel;
- ❑ 22-24 Birrell Street – it will be incorporated in the Bondi Junction Centre LEP 2007;
- ❑ 223 Birrell Street – the item is already listed under Waverley LEP 1996;

- ❑ 188-192 Bondi Road - on recommendation of the Heritage Review Panel
- ❑ 501 Bronte Road, Bronte - Council has approved a development application for demolition;
- ❑ 284 Campbell Parade - Council has approved a development application for demolition;
- ❑ 28-30 Edmund Street, Queens Park - on recommendation of the Heritage Review Panel;
- ❑ 61a-63 Macpherson Street, Bronte on recommendation of the Heritage Review Panel;
- ❑ 16a Queens Park Road, Queens Park - on recommendation of the Heritage Review Panel;
- ❑ 33 and 41 Albion Street, Waverley - both items have been removed from the proposed Santa Marina Avenue heritage urban conservation area due to a mistake in the first draft Waverley Heritage Assessment;
- ❑ 2 Violet Street, Bronte – the item has been removed from the proposed Evans Street heritage urban conservation area due to a mistake in the map included in the original draft Waverley Heritage Assessment;
- ❑ 132 Wellington Street - the item is already listed under Waverley LEP 1996;
- ❑ Gardyne Street heritage urban conservation area - The Director of Planning and Environmental Services together with the Divisional Manager Strategic Planning, and Council's Heritage Advisor and Heritage Planner/Urban Designer reviewed the current status of the proposed Gardyne Street heritage urban conservation area. This review concluded that the proposed conservation area was unlikely to be justifiable in any challenge based upon established criteria of assessment. This does not apply to the existing landscape conservation item comprising the stone retaining walls within Gardyne Street. These are considered to comply with listing criteria and are recommended to remain in the existing Waverley LEP 1996 with increased accuracy of identification. However, the overall character, form and scale of the existing construction was not considered to fulfill the NSW Heritage Office criteria for listing. On this basis, it is recommended that the proposed Gardyne Street heritage urban conservation area be deleted from the draft Waverley Heritage Assessment.

3.3 Items that have been added to the Draft Waverley Heritage Assessment

The following items have been inspected, assessed and subsequently added to the Waverley Heritage Assessment, namely:

- ❑ 118 Murrivier Road, North Bondi – The Quarry Master's cottage;
- ❑ 27 Paul Street, Bondi Junction;
- ❑ Extension of the Landscape Conservation Area of Tamarama Park, identified in Schedule 5c of Waverley LEP 1996 by including the waterfall and sandstone boulders;
- ❑ Bronte Ocean Pool;

- ❑ Extension of the Bondi Beach Conservation Area by including the block bounded by Wairoa Avenue/Warners Avenue/Campbell Parade/Ramsgate Avenue and Hastings Parade – due to an April 2006 Council motion;
- ❑ 28 Evans Street, Bronte;
- ❑ 47 and 49 Imperial Avenue, Bondi;
- ❑ 226, 228, 230, 238, 246-248, 250-258, 270, 274, 282 Campbell Parade, Bondi Beach;
- ❑ 92-96 Brighton Boulevard, Bondi Beach;
- ❑ 34a Yanko Avenue; and
- ❑ 40 Yanko Avenue.

3.4 Updated List of Proposed Heritage Items, Conservation Groups and Areas

Tables 1 and 2 list all proposed heritage items and potential heritage conservation groups and areas.

Table 2: Proposed Heritage Items

Inven- tory Item	Address	Item Name / Period of Development
1.	14 Aboukir Street, Dover Heights	Inter War Art Deco style
2.	36 Anglesea Street, Bondi	Inter War Mediterranean/Spanish style substation
3.	4a Arden Street, Bronte	Victorian Italianate villa
4.	4 Arden Street, Bronte	Federation Bungalow style residence
5.	10a Arden Street, Bronte	Victorian Italianate style villa
6.	Ben Buckler, Bondi Beach	Ben Buckler Battery site
7.	163 Birrell Street, Waverley	Post War Modernist style Waverley Bowling Club
8.	217 Birrell Street, Bronte	Victorian Italianate style bungalow
9.	219 Birrell Street, Bronte	Victorian Italianate style dwelling
10.	225 Birrell Street, Bronte	Victorian Italianate style villa
11.	229 Birrell Street, Bronte	Victorian Italianate style villa
12.	231 Birrell Street, Bronte	Victorian Italianate style villa
13.	233 Birrell Street, Bronte	Victorian Italianate style bungalow
14.	237 Birrell Street, Bronte	Late Federation/early Inter War Bungalow style residence
15.	239 Birrell Street, Bronte	Late Federation/early Inter War Bungalow style residence
16.	241 Birrell Street, Bronte	Federation Bungalow style residence
17.	247 Birrell Street, Bronte	Federation Arts and Crafts style residence
18.	36 Blair Street, Bondi Beach	Inter War Art Deco style residential flat building
19.	38 Blair Street, Bondi Beach	Inter War Georgian Revival style residential flat building

Inven- tory Item	Address	Item Name / Period of Development
20.	60b Blair Street, Bondi Beach	St Anne's Primary School, Inter War Georgian Revival style
21.	168 Blair Street, North Bondi	Inter War California Bungalow
22.	172 Blair Street, North Bondi	Inter War California Bungalow
23.	7 Bon Accord Avenue, 7Bondi Junction	Federation Queen Anne/Federation Carpenter Gothic style cottage
24.	85-101 Bondi Road, Bondi	Federation Queen Anne style mixed development
25.	100-102 Bondi Road, Bondi Junction	Federation Filigree style terrace houses
26.	108-116 Bondi Road (known as 55 Flood St), Bondi	Federation Arts and Crafts style residential flat building
27.	128 Bondi Road, Bondi	Late Federation Free Classical Revival style mechanic building
28.	134b Bondi Road (known as 134 Bondi Rd), Bondi	Inter War Art Deco style residential flat building,
29.	140 Bondi Road, Bondi	Masonic Centre, Monumental Style
30.	151-153 Bondi Road, Bondi	Inter War Free Classical style mixed development
31.	185 Bondi Road, Bondi	Federation Arts and Crafts style mixed development
32.	207 Bondi Road, Bondi	Inter War Georgian Revival style mechanic building
33.	283 Bondi Road, Bondi	Royal Hotel Inter War Mediterranean style
34.	303 Bondi Road, Bondi	'Roddymoor', Federation Arts and Crafts style bungalow
35.	6-24 Brae Street, Bronte	Victorian Classical style terrace houses
36.	92-96 Brighton Boulevard, Bondi Beach	Inter War Art Deco style residential flat building
37.	Bronte Ocean Pool, Bronte	Bronte Ocean Pool
38.	254 Bronte Road, Waverley	Victorian style commercial terrace houses
39.	280 Bronte Road, Waverley	Victorian Italianate style building
40.	282a Bronte Road, Waverley	Victorian style cottage
41.	333 Bronte Road, Bronte	Federation style villa
42.	335 Bronte Road, Bronte	Victorian Italianate / Federation Bungalow style villa
43.	345-347 Bronte Road, Bronte	Victorian Boom style semi detached residences
44.	350 Bronte Road, Waverley	Victorian style residence
45.	352 Bronte Road, Waverley	Inter War California Bungalow
46.	353 Bronte Road, Bronte	Federation Bungalow style residence
47.	354 Bronte Road, Bronte	Inter War California Bungalow
48.	355 Bronte Road, Bronte	Victorian Italianate style villa
49.	356 Bronte Road, Waverley	Inter War California Bungalow
50.	358 Bronte Road, Waverley	Inter War California Bungalow
51.	473 Bronte Road, Bronte	Bogey Hole Café, Inter war style
52.	21 Brown Street, Bronte	Inter War style dual occupancy development

Inven- tory Item	Address	Item Name / Period of Development
53.	23 Brown Street, Bronte	Inter War style dual occupancy development
54.	32 Brown Street, Bronte	Federation Queen Anne style bungalow
55.	24-26 Campbell Parade, Bondi Beach	Inter War style residential flat building
56.	70 Campbell Parade, Bondi Beach	Inter War style mixed development
57.	92 Campbell Parade, Bondi Beach	Inter War Free Classical style residential flat building
58.	118-120 Campbell Parade, Bondi Beach	Inter War style residential flat building
59.	218-224 Campbell Parade (known as 1 Beach Road), Bondi Beach	Inter War Palazzo style residential flat building
60.	226 Campbell Parade, Bondi Beach	Inter War Art Deco style residential flat building
61.	228 Campbell Parade, Bondi Beach	Inter War Art Deco style residential flat building
62.	230 Campbell Parade, Bondi Beach	Inter War Art Deco style residential flat building
63.	238 Campbell Parade, Bondi Beach	Inter War Art Deco style residential flat building
64.	246-248 Campbell Parade, Bondi Beach	Inter War Art Deco style residential flat building
65.	250-258 Campbell Parade, Bondi Beach	Inter War Art Deco style residential flat building
66.	264-268 Campbell Parade	Inter war Art Deco style residential flat building
67.	270 Campbell Parade, Bondi Beach	Inter War Art Deco style residential flat building
68.	274 Campbell Parade, Bondi Beach	Inter War Art Deco style residential flat building
69.	282 Campbell Parade, Bondi Beach	Inter War Art Deco style residential flat building
70.	20 Castlefield Street, Bondi	Federation style cottage
71.	25 Castlefield Street, Bondi	Federation style bungalow
72.	27-29 Chesterfield Parade, Bronte	Victorian style terrace pair
73.	17-19 Edmund Street, Queens Park	Victorian/Georgian style semi detached residences
74.	24 Edmund Street, Queens Park	Victorian Georgian style cottage
75.	27 Edmund Street, Queens Park	Victorian Georgian style sandstone cottage
76.	75 Edward Street, Bondi	Federation Queen Anne style bungalow
77.	26 Evans Street, Bronte	Victorian style villa
78.	28 Evans Street, Bronte	Victorian style villa
79.	30 Evans Street, Bronte	Victorian style cottage
80.	32 Evans Street, Bronte	Victorian style cottage
81.	34 Evans Street, Bronte	Victorian style cottage
82.	36 Evans Street, Bronte	Victorian style cottage

Inven- tory Item	Address	Item Name / Period of Development
83.	38 Evans Street, Bronte	Victorian style cottage
84.	40 Evans Street, Bronte	Victorian style cottage
85.	42 Evans Street, Bronte	Victorian style cottage
86.	2a Fitzgerald Lane (known as 2a Fitzgerald Street), Queens Park	Sandstone Wall
87.	2-4 Fitzgerald Street, Queens Park	Victorian Italianate style semi detached dwelling
88.	6-8 Fitzgerald Street, Queens Park	Victorian Italianate style semi detached dwelling
89.	32 Fletcher Street, Bondi	Inter War style mixed development
90.	346 Frances Street, substation, Bondi Beach	Inter War Mediterranean style substation
91.	49 Gardyne Street, Bronte	Inter War California Bungalow
92.	73 Gardyne Street, Bronte	Inter War style residential flat building
93.	75 Gardyne Street, Bronte	Federation style bungalow
94.	9 Glasgow Avenue, Bondi Beach	Inter War California Bungalow
95.	339 Glenayr Avenue, substation, Bondi Beach	Inter War Mediterranean style substation
96.	177 Glenayr Avenue, Bondi Beach	Post War Modern style residential flat building
97.	80 Gould Street, substation, Bondi Beach	Inter War Mediterranean style substation
98.	43 Hall Street, Bondi Beach	Federation style sandstone cottage
99.	163 Hall Street, Bondi Beach	Late Federation style dwelling
100.	1 Hastings Parade, substation, Bondi Beach	Inter War Mediterranean style substation
101.	107 Henrietta Street, Waverley	Victorian style terrace
102.	109 Henrietta Street, Waverley	Victorian style dwelling
103.	111 Henrietta Street, Waverley	Victorian style villa
104.	113 Henrietta Street, Waverley	Victorian Italianate style villa
105.	115 Henrietta Street, Waverley	Victorian style dwelling
106.	117 Henrietta Street, Waverley	Victorian style dwelling
107.	99 Hewlett Street, Bronte	Inter War style residential flat building
108.	10 Imperial Avenue, Bondi	Federation style bungalow
109.	20-22 Imperial Avenue, Bondi	Federation Queen Anne style semi detached residences
110.	25-35 Imperial Avenue, Bondi	Federation Arts and Crafts style semi detached residences
111.	43 Imperial Avenue, Bondi	Inter War California Bungalow
112.	45 Imperial Avenue, Bondi	Inter War California Bungalow
113.	47 Imperial Avenue, Bondi	Inter War residential flat building
114.	49 Imperial Avenue, Bondi	Inter War residential flat building
115.	1 Kent Street, Waverley	Inter War California Bungalow
116.	9 King Street, Bondi	Federation style cottage
117.	1 Kippara Road, Dover Heights	Inter War Art Deco style bungalow
118.	14-16 Leichhardt Street, Bronte	Federation Queen Anne style semi detached residences
119.	22 Leichhardt Street, Waverley	Federation Free style mixed development

Inven- tory Item	Address	Item Name / Period of Development
120.	Leichhardt Street, Waverley	Victorian Academic Gothic style Lugar Brae Church
121.	2 Lord Howe Street, Dover Heights	Inter War Art Deco style bungalow
122.	344 Lucius Street, substation, Bondi Beach	Inter War Georgian Revival style substation
123.	48 Macpherson Street, Bronte	Federation Free style mixed development
124.	62 Macpherson Street, Bronte	Inter war Classical Revival style car repair shop
125.	118-118a Macpherson Street, Bronte	Inter War Classical Revival style mixed development
126.	129-131 Macpherson Street, Bronte	Victorian Classical mixed development
127.	141-143 Macpherson Street, Bronte	Inter War Free Classical style mixed development
128.	145a-e Macpherson Street, Bronte	Inter War Mediterranean and Art Deco style mixed development
129.	3 Marroo Street, Bronte	Federation Bungalow style semi detached residences
130.	4 Mitchell Street, Bondi Beach	Inter War Spanish Mission style residence
131.	6 Mitchell Street, Bondi Beach	Inter War Spanish Mission style residence
132.	47 Mitchell Street, Bondi Beach	Inter War style St Anne's Presbytery
133.	118 Murrivierie Road, North Bondi	Inter War Bungalow style Quarry Master's cottage
134.	345 Murrivierie Road, substation, North Bondi	Inter War Mediterranean style substation
135.	34 Ocean Street, Bondi	Federation Filigree style residence, 'Beatrice', 'The Rectory'
136.	34 Ocean Street, Bondi	Federation Gothic style, St Matthew's Church
137.	65 Ocean Street, Bondi	Federation Queen Anne style dwelling, 'Melrose'
138.	67 Ocean Street, Bondi	Federation Bungalow style dwelling
139.	129 Old South Head Road, Bondi Junction	Victorian Italianate style residence
140.	137 Old South Head Road, Bondi Junction	Inter War Art Deco style residential flat building
141.	1 Palmerston Avenue, Bronte	Inter War style residential flat building
142.	3 Palmerston Avenue, Bronte	Inter War style residential flat building
143.	5 Palmerston Avenue, Bronte	Inter War style residential flat building
144.	6 Palmerston Avenue, Bronte	Inter War style residential flat building
145.	7 Palmerston Avenue, Bronte	Inter War style residential flat building
146.	8 Palmerston Avenue, Bronte	Inter War style residential flat building
147.	9 Palmerston Avenue, Bronte	Inter War style residential flat building
148.	10 Palmerston Avenue, Bronte	Inter War style residential flat building

Inven- tory Item	Address	Item Name / Period of Development
149.	10a Palmerston Avenue, known as 32 Blandford Avenue, Bronte	Inter War style residential flat building
150.	11 Palmerston Avenue, Bronte	Inter War style residential flat building
151.	12 Palmerston Avenue, Bronte	Inter War style residential flat building
152.	13 Palmerston Avenue, Bronte	Inter War style residential flat building
153.	15 Palmerston Avenue, Bronte	Inter War style residential flat building
154.	27 Paul Street, Bondi Junction	Victorian Italianate style dwelling
155.	51 Penkivil Street, Bondi	Victorian Italianate style dwelling
156.	67-69 Penkivil Street, Bondi	Federation Filigree style semi detached residences
157.	2 Rodney Street, Dover Heights	Former fire command post and fortress observation post
158.	1-3 Santa Marina Avenue, Waverley	Inter War style semi detached residences
159.	2 Santa Marina Avenue, Waverley	Inter War style residential flat building
160.	4 Santa Marina Avenue, Waverley	Inter War style residential flat building
161.	5-7 Santa Marina Avenue, Waverley	Inter War style semi detached residences
162.	6-8 Santa Marina Avenue, Waverley	Inter War style semi detached residences
163.	9-11 Santa Marina Avenue, Waverley	Inter War style semi detached residences
164.	44 Simpson Street, Bondi Beach	Federation Queen Anne style cottage
165.	9 Tipper Street, Bronte	Inter War California Bungalow
166.	10 Tipper Street, Bronte	Late Federation Queen Anne/ Inter War Californian Bungalow
167.	33-35 Wiley Street, Waverley	Victorian Filigree style semi detached residences
168.	2 Yanko Avenue, Bronte	Federation style bungalow
169.	4 Yanko Avenue, Bronte	Federation style bungalow
170.	6 Yanko Avenue, Bronte	Federation style bungalow
171.	17 Yanko Avenue, Bronte	Federation style bungalow
172.	18 Yanko Avenue, Bronte	Federation style terrace house
173.	22 Yanko Avenue, Bronte	Federation Bungalow style residence
174.	27 Yanko Avenue, Bronte	Federation Bungalow style residence
175.	32 Yanko Avenue, Bronte	Late Federation Arts and Crafts style residence
176.	34a Yanko Avenue, Bronte	Sandstone outbuilding, former satbles
177.	35 Yanko Avenue, Bronte	'Mandalay' Federation Bungalow style residence
178.	40 Yanko Avenue	Sandstone backyard garden wall
179.	41 Yanko Avenue, Bronte	Inter War California Bungalow
180.	42 Yanko Avenue, Bronte	Inter War California Bungalow
181.	43 Yanko Avenue, Bronte	Inter War California Bungalow

Inven- tory Item	Address	Item Name / Period of Development
182.	44 Yanko Avenue, Bronte	Federation Arts and Crafts style dwelling
183.	63 York Road, Queens Park	Federation Queen Anne style Bungalow

Table 3: Proposed heritage urban and landscape conservation groups and areas

Inven- tory Item	Address	Item Name / Period of Development
1.	36, 38 Blair Street, Bondi	Heritage urban conservation group.
2.	Bondi Beach, streetscape, Bondi Beach	Extension of the Bondi Beach heritage urban conservation area by including the block bounded by Wairoa Avenue/Warners Avenue/Campbell Parade/Ramsgate Avenue and Hastings.
3.	Brown Street, streetscape, Bronte	Heritage urban conservation area.
4.	Busby Parade streetscape, Bronte	Heritage urban conservation area.
5.	Collingwood Street, streetscape, Bronte	Heritage urban conservation area.
6.	Evans Street, streetscape, Bronte	Heritage urban conservation area.
7.	Imperial Avenue, streetscape, Bondi	Heritage urban conservation area.
8.	Palmerston Avenue, streetscape, Bronte	Heritage urban conservation area.
9.	Queens Park streetscape, Queens Park	Heritage urban conservation area.
10.	Santa Marina Avenue, streetscape, Waverley	Heritage urban conservation area.
11.	Tamarama Park landscape area, Tamarama	Extension of the heritage landscape conservation area of Tamarama Park, identified in Schedule 5C Landscape Items and Sites in Waverley LEP 1996 by including the waterfall and sandstone boulders

4. RECOMMENDATIONS AND GUIDELINES

This section suggests ways to ensure conservation and enhancement of heritage significant buildings, groups or areas within the Waverley local government area. This section also provides information on interim heritage protection, as well as the Heritage Review Panel and it highlights the implementation of the Waverley Heritage Assessment.

4.1 Implementation of the Draft Waverley Assessment

On 4 September 2007, Council adopted the Waverley Heritage Assessment. The identified and proposed heritage items and proposed conservation groups and areas will be formalised by way of a 'housekeeping' amendment to Waverley LEP 1996 for 2008. For further information about the LEP process, refer to the following website of the Department of Planning:

http://www.planning.nsw.gov.au/planningsystem/pdf/circulars/ps06_013_localstudies.pdf.

4.2 Interim Protection

As mentioned under section 4.1 'Implementation of the Waverley Heritage Assessment', the proposed heritage items and conservation groups and areas will be formalised by way of a 'housekeeping' amendment to the Waverley LEP 1996. Until these proposed items, groups or areas are listed under Waverley LEP 1996, development applications for demolition of a proposed heritage item, such as a building, or a building adjacent to a listed item or a building within a proposed conservation group or area will be assessed on its impacts. Any development application for demolition will be referred to Council's Heritage Advisor. However, as an emergency protection, Part 3, Section 24-30 of the *NSW Heritage Act 1977* states that properties identified by a local government area as having heritage significance can be placed on an Interim Heritage Order (IHO) which restricts the demolition of buildings.

An IHO can only be utilised if a building is considered under threat and is used for items, which are under no statutory protection. Between the exhibition and the gazettal of the amendment to Waverley LEP 1996, an IHO can be utilised as a control instrument to protect a proposed heritage item, group or a building within a proposed conservation area from demolition. Therefore, the amendment to the WLEP 1996 should be prepared as soon as possible to protect the heritage significance of the proposed heritage items, groups or areas. Council should also take the Waverley Heritage Assessment into consideration while assessing a development application for an item listed in this assessment.

If Council would like to obtain an IHO over a property, a written nomination has to be prepared and send to the NSW Heritage Office. The nomination has to include the identified property and reasons why the item is of state or local heritage significance. Subsequently, the Minister has the ability to put an Interim Heritage Order on the relevant item or group. An IHO can also protect archaeological reliefs of non-indigenous origin.

4.3 Promotion Recommendations

Council promotes heritage conservation in a range of ways. For instance, Council employs both a full-time Heritage Planner/Urban Designer and a part-time Heritage Advisor. These specialist Advisors provide free heritage advice to the public.

Furthermore, Council has established the annual Civic Pride Awards for Heritage and Design to both encourage and reward high quality architecture and development that promotes the conservation of buildings of heritage significance within the Waverley local government area. Last year's winners can be viewed on Council's website on www.waverley.nsw.gov.au/council/pes/building/heritagedesignawards/.

In order to secure an ongoing heritage conservation process, the Waverley Heritage Assessment recommends establishing a Waverley Heritage Assistant Grant to encourage conservation work on heritage items and in conservation areas. Council should allocate the minimum amount of \$10,000 in the relevant fund and give up grants of \$2,000 to property owners to carry out renovation works that increase the heritage value of the listed item or area. Grants can range from \$250 to \$2,000 and can be used for painting (in heritage colours), fencing, minor repairs, or reinstatement of original heritage details. The grants may not cover the entire cost but are intended to provide assistance. Council could even place before and after photos on their website.

The Waverley Heritage Assessment also aims to establish a Heritage Fund to support heritage educational campaigns in the Waverley local government area, namely to:

- Conduct a local heritage training workshop by putting an emphasis on training and educating the owners of heritage buildings (both current and proposed);
- Establish and distribute a regular heritage newsletter for the Waverley local government area and promote the exchange of information and networking in relation to heritage matters; and
- Develop heritage guidelines and a heritage information kit which could include guidelines for the conservation, maintenance and reconstruction of period settings, and should address fences and street facing gardens.

Council should also encourage a vigorous debate about heritage items, and foster an awareness of heritage issues within the Waverley local government area and encourage local community involvement.

Furthermore, Council should properly conserve and maintain heritage items which are in public ownership, or under direct public control to set an example for private property owners of heritage items. The conservation of these items should be to a high standard.

Street improvements within the proximity to proposed and existing heritage items or within heritage urban conservation areas should be considered. Bus shelters, street lights, litter bins and other street furniture as well as paving and kerbing should be consistent with heritage buildings and conservation groups or areas. In heritage urban conservation areas and groups, buildings and elements that contribute to the overall heritage value of the area should be kept intact where possible. The community should be widely consulted and kept informed about the progress of this study and of the heritage listing process. Council should also promote proposed conservation areas in order to gain the communities acceptance and support for the protection and appropriate management of these areas.

4.4 Character Analysis

Before a property owner of a heritage item or a property which is located within a heritage urban conservation group or area starts to design additions to the property which includes new work at the rear or on top of the existing buildings, a Character Analysis should be undertaken to determine the character of the locality in which the property is located, as well as to identify opportunities and constraints to ensure the new design is sympathetic to its setting. The analysis should then be submitted in conjunction with the development application.

Many mixed developments within the Waverley local government area often range in a variety of historic styles (from Victorian to Inter War styles) and contribute to the scale and detail of the surrounding residential development. Heritage controls seek to conserve or enhance the existing character and scale of conservation areas and heritage items. A character analysis is an essential starting point in the design process prior to the lodgement of a development application. The analysis should consider all elements (constraints and opportunities) that contribute to the character of the locality. Constraints, for example could include average height and setback; parapet treatment; and the width of the road, while opportunities might include depth, slope of block and the utilisation of existing architectural elements in the design.

Appropriate design for heritage items or properties within a heritage urban conservation area will only be achieved by employing a skilled professional architectural designer, possibly with a heritage background. Especially for mixed developments, it is important that shop fronts are carefully designed to reflect the character and quality of the street and that shop windows are designed with adequate display areas.

4.5 Density Conflicts with proposed Heritage Urban Conservation Groups or Areas

The zoning of a property can have significant impacts on the conservation process. Zoning and density controls that provide for a higher intensity of development than exists at present on a site can lead to expectations of development that cannot be met without compromising heritage values. For example, the 2(b) Residential - Medium Density zone will allow, among other things, a greater density on a site than a 2(a) Residential - Low Density zone. This zone also encourages redevelopment of sites as town houses and residential flat buildings in an area where this may be in conflict with the heritage values. 2(c1) Residential - Medium and 2 (c2) Residential - High Density zones permit greater heights as well as densities.

The zoning of some existing heritage urban conservation areas (i.e. Mill Hill Conservation) and proposed heritage conservation areas can potentially result in conflict and increased redevelopment pressure for single storey residential areas which are located in a 2(b) or a 2(c1) zone. Any possible re-zonings should be considered as part of the preparation of the new Waverley LEP 2010 or the new Bondi Junction Centre LEP 2007.

One density conflict occurred in the proposed Imperial Avenue heritage urban conservation area. The heritage urban conservation area is zoned 2(c1) Residential - Medium and High Density under Waverley LEP 1996 which allows multi-unit housing while mostly single storey residences are located in the area. In the past, a number of development applications for demolition and erection of multi-unit development have been submitted in the area and residents have raised concerns about the effect of multi-unit development on the character and amenity of the area. In 1988 and again in 2000, residents approached Council to have the area around Imperial Avenue (identified in Section 5.7) rezoned. The Department of Planning rejected this in both occasions. The area contains a number of single storey residences, and the current zoning increases redevelopment and site amalgamation pressure.

Therefore, the place-based Part F3 - Imperial Avenue of the Waverley development control plan 2006 was prepared by Council to better integrate multi-unit development within the area by improving design compatibility of existing and proposed buildings.

4.6 Aboriginal Heritage Study

As already mentioned under 1.5 'Limitations', the Waverley Heritage Assessment does not include an assessment of aboriginal archaeological heritage. However, Council has consulted with two Aboriginal Groups, namely the La Perouse Local Aboriginal Land Council and the Darug Tribal Aboriginal Corporation as part of the community consultation process.

It is therefore recommended that Council should undertake a detailed aboriginal archaeological heritage study which aims to develop a better understanding of the Aboriginal cultural heritage in the Waverley local government area through historical research. The study should record a wide range of heritage values of traditional, historic and contemporary importance to Aboriginal communities. It should also aim to develop ways of better managing these values in the local planning processes.

The following project objectives should be considered when preparing a Waverley Aboriginal Heritage study:

- ❑ To bring Aboriginal groups together with stakeholders to discuss cultural heritage management.
- ❑ To collate and map valued places deemed useful for land and heritage management across the study area. These might include archaeological sites, archaeological landscape modelling.
- ❑ To commence research into the historical and social context of the Aboriginal groups in the study area.
- ❑ To use the information and project outcomes to guide future planning and improved cultural heritage management throughout the study area.
- ❑ To identify potential Aboriginal sites for priority conservation.

Any future Aboriginal Heritage study will be considered following discussion with the adjoining councils and authorities, namely:

- ❑ Randwick City Council;
- ❑ Woollahra Municipal Council;
- ❑ City of Sydney;
- ❑ Centennial Park and Moore Park Trust.

After consultation and consideration of available information, a budget and timeframe for this study will be sought.

5. RECOMMENDATIONS FOR PROPOSED CONSERVATION AREAS AND GROUPS

Section 5 provides recommendations and guidelines for proposed heritage urban conservation areas and groups as well as for the extension of the landscape conservation area at Tamarama Park.

5.1 Recommendations for the proposed Heritage Urban Conservation Group at 36 and 38 Blair Street, Bondi Beach

Blair Street Bondi is a wide avenue with central planted median constructed in the early 20th Century to replace the former Sewer Road, a narrow roadway following the route of the Sydney Outfall Sewer from Old South Head Road to Military Road. The sites of 36 and 38 Blair Street are located to the northern side of the wide street. The adjacent sites are zoned 2(b) Residential- Medium Density under Waverley LEP 1996 and occupied by three storey Inter War residential flat buildings. The paired buildings have historic and aesthetic heritage significance. The notable examples of Inter War Revival styles form an heritage urban conservation group of local heritage significance.

The residential flat building at 36 Blair Street is of three-storey face brick construction with hipped Marseilles tile roof. The building combines Inter War Art Deco and Old English detailing. The influence of the Art Deco is most evident in the staggered street frontage, horizontal window framing and overall massing whilst Old English influence provides the tall hipped roof form.

The property at 38 Blair Street, Bondi Beach is a triple fronted three-storey residential flat building constructed in face brick with Marseilles tile hip roof and of Inter War Georgian Revival Style. The staggered street frontage incorporates single window openings combined in arcaded form to the outer bays. Within these bays, windows have arched openings to ground and first floors and rectangular openings to the top or second floor. A canted bay window rises in the centre bay featuring single rectangular window openings. All windows to the street frontage are clear glazed double hung sashes with those to the top floor having six pane sashes to the upper sash. Wide eaves and face brick chimneys further enhance the bungalow roof form.



Photo 10: 36 Blair Street



Photo 11: 38 Blair Street

Residential flat buildings commenced in Sydney in the mid Federation Period with the first recorded example being constructed in 1906 in Windmill Street, Millers Point. Housing shortages of World War I saw many existing large Federation residences converted to flats. The process continued through the Inter War period with new construction adapting revival forms and the newly evolved Art Deco and Functionalist style.

Stylistic influences were often combined with single and double fronted hip roofs common to all styles. Construction about Blair Street was prompted by extension of the Bellevue Hill tram service down the newly formed (1913) Birriga Road in 1919. New construction progressively subdivided and enclosed the remaining Bondi sand dune formation and previous market gardens about New South Head Road and along the route of the Bondi Sewer Outfall running beneath Blair Street. Improvements to Blair Street saw the establishment of a wide avenue reflecting the persisting influence of the Garden Suburb Movement during the Inter War Years. The preference for English 'Bungalow' roof forms along Blair Street reflected this influence both upon residential flat buildings and smaller semi detached and duplex residences to the centre and north-eastern end of the street.

Recommendations:

Any upward addition to existing buildings should be provided within existing roof voids and related localised projections of roof forms. 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. Traditional finishes and detailing of existing Inter War residential flat buildings is to be retained and enhanced. The following recommendations should be considered when renovating the residences at 36 or 38 Blair Street:

- External face brick should not be rendered;
- Existing roof tiles are only to be replaced with terra cotta tiles of like colour finish and profile;
- Painted timber window frames and sashes should be retained in existing patterns including secondary horizontal glazing bars;
- Lobbies stairways and entry doors are significant elements of original design in Inter War flats and should be kept;
- Detailing to the group should be maintained and enhanced by appropriate lighting, colour finishes and floor coverings; and
- 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.

The following map shows the heritage urban conservation group at 36 and 38 Blair Street.

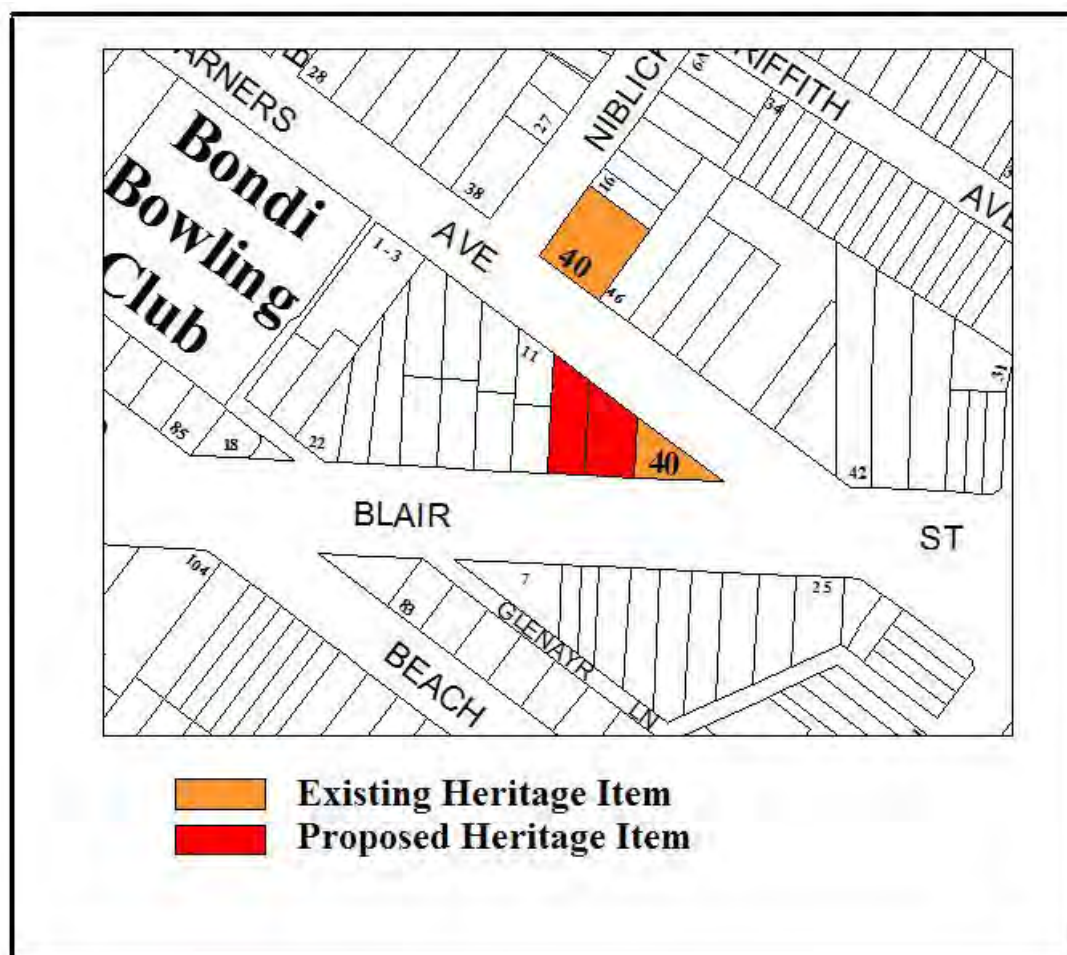


Figure 4: Map of the proposed Blair Street heritage urban conservation group

5.2 Recommendations for the proposed Extension of the Bondi Beach Heritage Urban Conservation Area

The current Bondi Beach heritage urban conservation area includes the southern and central part of Campbell Parade while the extension covers the area bounded by Wairoa Avenue, Warners Avenue, Campbell Parade, Ramsgate Avenue and Hastings Parade. The area is zoned 2(c1) Residential – Medium and High Density, 3(c) Business Neighbourhood and 6(a) Open Space under Waverley LEP 1996.

The north-eastern extent of Campbell Parade follows the early boundary of the beach reserve, linked to the beginnings of the former Military Road rising to the North Bondi ridgeline.

Prior to World War I, development of lands north of Campbell Parade was limited by the remaining dune formations extending into the Bondi - Rose Bay valley. Subdivision of the dunes and extension of the Bondi tram line to the northern end of Campbell Parade provided impetus for construction of residential flat buildings during the Inter War years. Construction on sites overlooking Bondi, combined the still popular Arts and Crafts style with the emerging Inter War Art Deco style, the later increasingly associated with leisure and entertainment. By the outbreak of World War II, the northern extent of Campbell Parade provided a streetscape dominated by Art Deco style frontages. Extending the pattern of hotel and residential flat frontages from the southern end of the beach, construction at the northern end completed the distinctive crescent plan backdrop to Bondi Beach and its newly opened pavilion (Bondi Pavilion). The compressed period of construction provided the existing streetscape of cohesive Inter War styles and building forms.

The northern extension of the Bondi Beach heritage urban conservation area retains notable examples of Inter War Art Deco style residential flat buildings that define the distinctive crescent about Bondi Beach. The Inter War style residential flat buildings at 226, 228, 230, 238, 246, 248, 250, 270, 274, 282 Campbell Parade and 92-96 Brighton Boulevard are also recommended for individual heritage listing in this assessment.



Photo 12: 92-96 Brighton Boulevard



Photo 13: 270 Campbell Parade



Photo 14: 228 Campbell Parade



Photo 15: 226 Campbell Parade

Recommendations:

To preserve the stylistic detailing and Inter War streetscape of the proposed northern extension of the existing Bondi Beach heritage urban conservation area, the following recommendations are made:

- The form, detailing and external finishes of existing residential flat buildings are to be maintained with particular attention to the maintenance of Marseille tile roofing, face brickwork, painted, timber framed windows and inset balconies with solid balustrading;
- Further detailing, including low level boundary fencing, stylised signage, patterned paving, patterned render, lighting and detailed entry foyers are to be preserved and enhanced in maintenance and localised alterations;
- Any extensions at roof level are to maintain existing hipped, gabled and parapet roof forms and finishes as the dominant aspect of the skyline;
- Infill development is to be cohesive with the established forms, finishes and scale of development from the Inter War period and to defer to the existing streetscape in scale and alignment;
- Glazed openings are to reflect the pattern and proportions of solid to void within existing Inter War buildings;
- Open balconies are to be set within the external wall plane of new development with glazed balustrades of limited length, not to exceed 50% of the balcony frontage; and
- Infill building colour finishes are to comply with the colour range and further controls identified in Part F2 – Bondi Beach of Waverley DCP 2006.

The proposed extension of the proposed extension of the Bondi Beach heritage urban conservation area is shown in the following map.

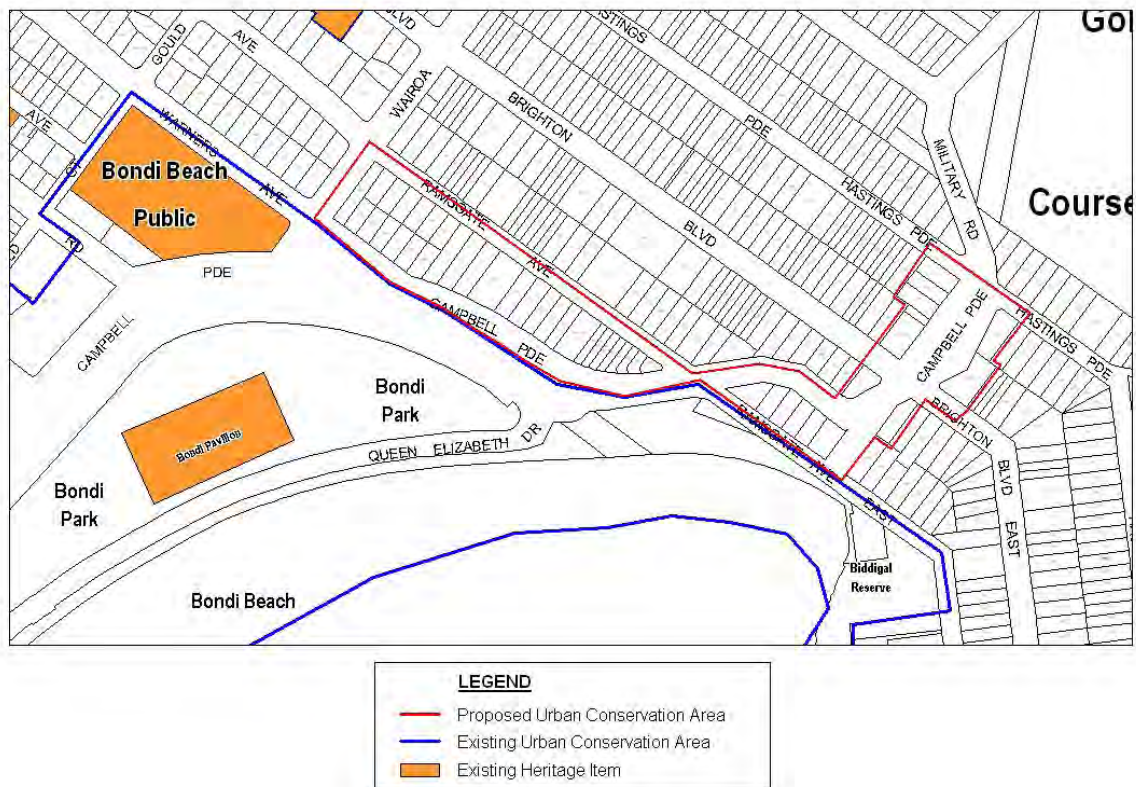


Figure 5: Map of the proposed extension of the Bondi Beach heritage urban conservation area

5.2 Recommendations for the proposed Brown Street Heritage Urban Conservation Area

The proposed Brown Street heritage urban conservation area is located in Bronte and bounded by Gipps Lane, Langlee Lane, Henrietta Street, part of Gipps and Carter streets. The area is zoned 2(a) Residential – Low Density under Waverley LEP 1996.

The residential group forms a heritage urban conservation area of local significance as a representative and rare example of mostly cohesive timber cottage development from the early 20th Century having historic, aesthetic and social significance. This cohesive grouping of simple freestanding cottages of Federation Bungalow style demonstrates the forms and style employed as housing for Sydney's working class in the early 20th Century. Some residences are altered, however, these retain the external forms, fabric and detailing from the original period of construction.

Some representative developments are shown in the following photos.



Photo 16: 1 Brown Street



Photo 17: 10 Brown Street



Photo 18: 24 Brown Street



Photo 19: 32 Brown Street

Generally, limited additions have maintained the cohesive value of the area. Later construction (i.e. 26 Brown Street) within the heritage urban conservation area has been carried out in conflicting forms and materials.

Wholesale internal alteration has reduced the interpretive value of individual residences but has had limited impact upon the external aesthetic value of the area.

The weatherboard cottages in Brown Street were built between 1910 and 1925 and comprise freestanding single storey weatherboard residences constructed in simple Federation and California Bungalow styles.

Numbers 11, 13, 15, 19, 22 and 24 are of similar design having hipped roof forms with an asymmetrically placed projecting gable extending over a tapered bay frontage and enclosing one end of an otherwise open verandah. Verandahs are mostly of lightweight timber construction with broken back roof extensions of the main roof and limited timber fretwork detailing to verandah beams and posts. Windows are of double hung timber sash construction having six pane sashes set above a clear glazed lower sash. Roof forms whilst originally of corrugated iron are now mainly of later Marseilles pattern tile.

Recommendations:

The stated objectives are to provide for the conservation and enhancement of buildings of architectural significance and to allow compatible medium infill development. It is recommended that any new works provide for the conservation and enhancement of buildings contributing to the character and significance of the heritage urban conservation area. The area is shown in the following map.

The proposed Brown Street heritage urban conservation area is shown in the following map.

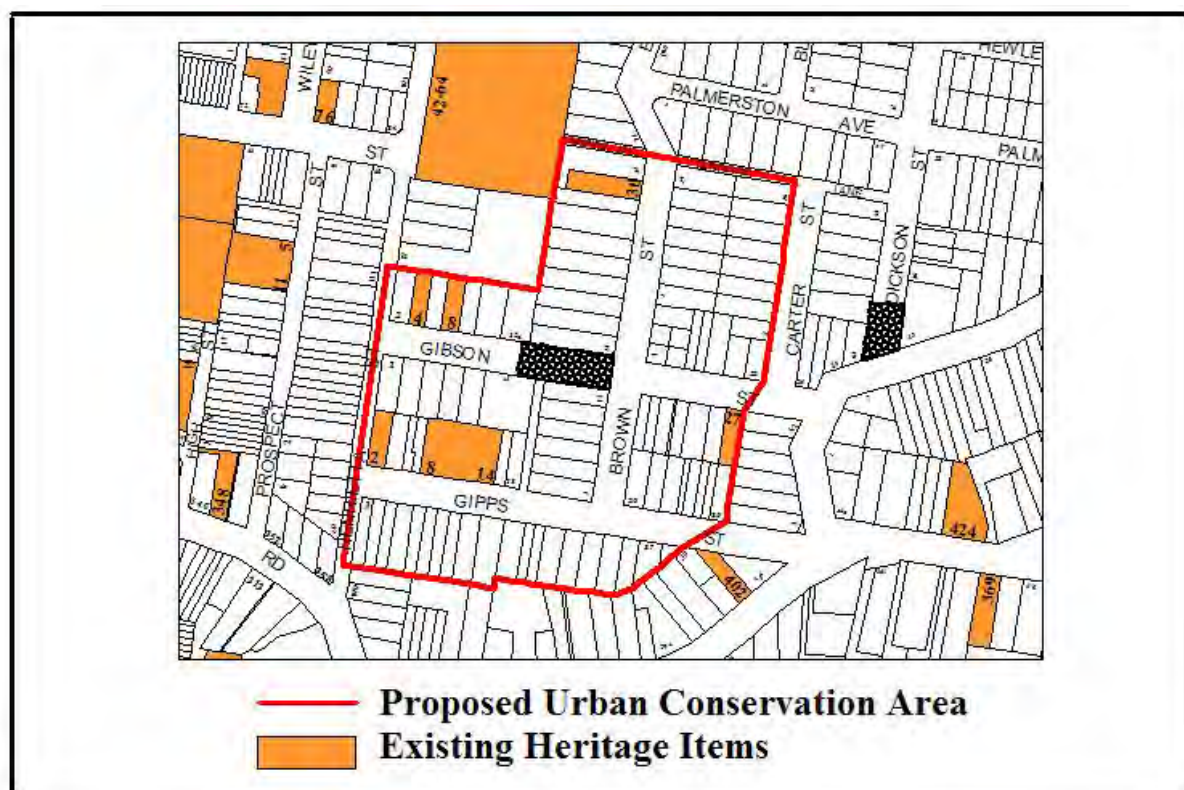


Figure 6: Map of the proposed Brown Street heritage urban conservation area

5.3 Recommendations for the proposed Busby Parade Heritage Urban Conservation Area



Photo 20: Busby Streetscape

Busby Parade is a wide street of limited length extending east/west across the south facing slope of the main hill to the west of Waverley Cemetery. The street connects Marroo Street and St Thomas Street. Busby Parade is zoned 2(a) Residential – Low Density under Waverley LEP 1996.

Ledged into the prevailing slope, the street exhibits an asymmetric quality due to the elevation of residences to the northern side and set down of those to the south.

Residences are of freestanding and semi detached forms, predominantly from the late 19th Century to Inter War period of the 20th Century and largely of two storey height. Notable examples include sandstone semi detached and freestanding residences, testifying to local quarrying associated with the nearby Cemetery. Planting to the street verge and within properties is varied and compliments the building forms of hipped and gable roofed construction.

As with Chesterfield Parade to the north, Busby Parade provides streetscape significance as a cohesive example of the late 19th Century subdivisions, which accompanied expansion of the Waverley local government area beyond core village areas and transport thoroughfares of initial settlement.

Recommendations:

To retain the scale, outlook and streetscape character of the setting, it is recommended that any new development be of a freestanding form having side boundary setbacks and height limited to that of existing two storey buildings and roof forms tapered back from outer wall lines. To maintain view sharing, any new development should retain the palisaded form of the streetscape with new works set into the slope on the lower side of the street.

With the exception of fence line and at grade driveways, no development should occur forward of existing building lines to the street frontage. Fences should be of low height, utilising sandstone or face brick related to the finishes of existing fencing.

The proposed Busby Parade heritage urban conservation area is shown in the following map.

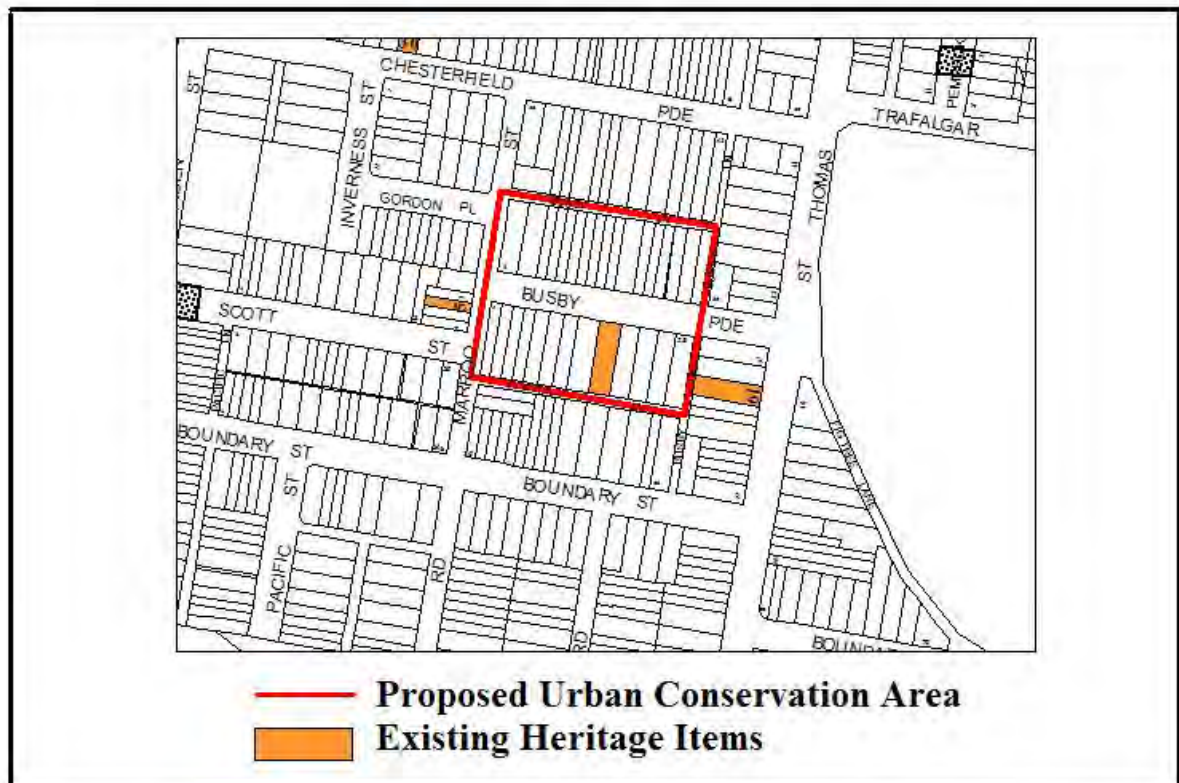


Figure 7: Map of the proposed Busby Parade heritage urban conservation area

5.4 Recommendations for the proposed Collingwood Street Heritage Urban Conservation Area



Photo 21: Collingwood Street Streetscape

The southern extent of Collingwood Street, Bronte, is a cul-de-sac accessed from Trafalgar Street. The area is zoned 2(a) Residential – Low Density under Waverley LEP 1996 and is located opposite Waverley Cemetery.

Collingwood Street emerged from the consolidation of early 20th Century suburban expansion about former quarry workings along the ridgeline north of Waverley Cemetery. The wide carriageway and verge provide open settings for a consistent group of freestanding cottages, including Federation style weatherboard cottage (8 Collingwood Street) and brick Inter War bungalow styles (numbers 3, 4, 5, 6, 7 Collingwood Street). The short cul-de-sac terminates at the upper edge of the former quarry, with the quarry face extending between 2 and 4 Collingwood Street.

Collingwood Street is of streetscape significance as a cohesive example of the early 20th Century subdivisions and residential forms. Numbers 3, 4, 5, 6, 7 and 8 Collingwood Street are buildings of heritage significance and the sandstone wall in front of number 2 Collingwood Street is a landscape item of heritage significance.

Recommendations:

The objectives for the proposed Collingwood Street heritage urban conservation area are to provide for the conservation and enhancement of buildings of architectural significance and to allow for sympathetic alterations and additions.

The quarry face between numbers 2 and 4 Collingwood Street and the sandstone fence/wall in front of number 2 Collingwood Street should be preserved.

The proposed Collingwood Street heritage urban conservation area is shown in the following map.

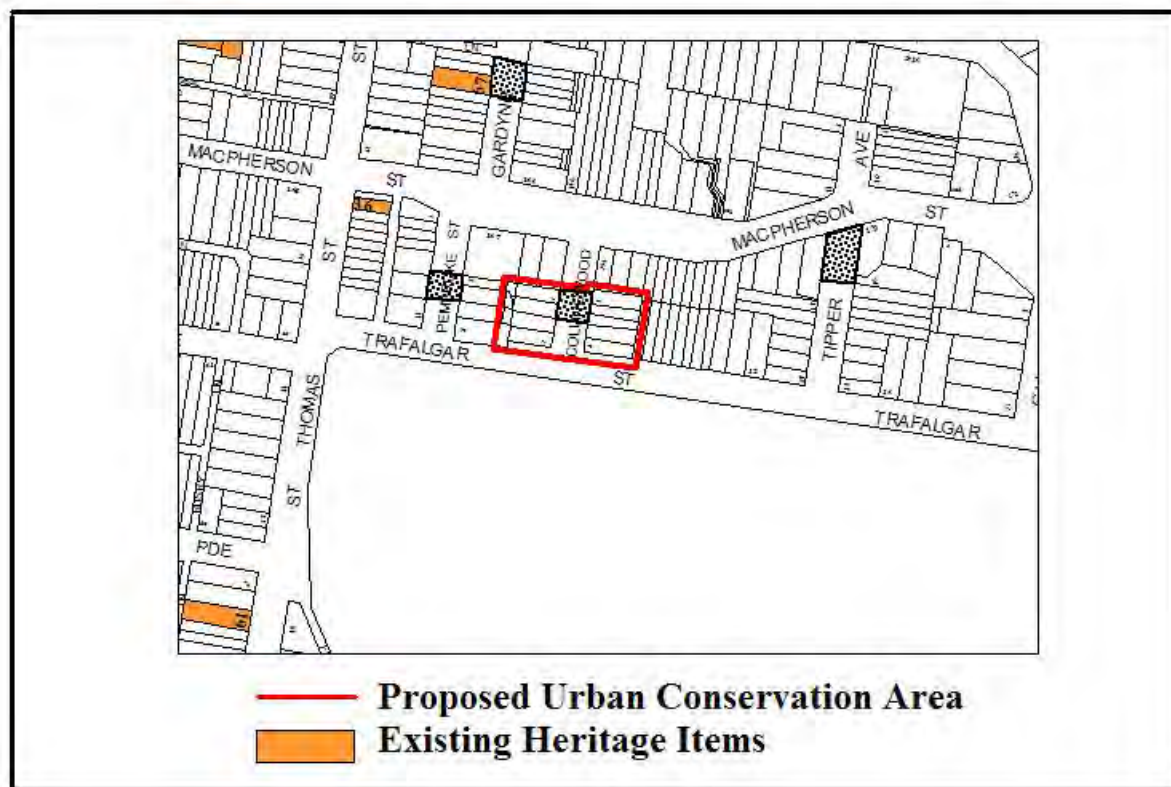


Figure 8: Map of the proposed Collingwood Street heritage urban conservation area

5.5 Recommendations for the proposed Evans Street Heritage Urban Conservation Area

Evans Street leads from north to south, connecting Gardyne and Macpherson streets. The area is zoned 2(a) Residential Low Density under Waverley LEP 1996.

Consistent construction during the Victorian period has provided a streetscape of freestanding single storey Victorian cottages and villas, constructed in rendered masonry with high pitched roof forms. Residences whilst predominantly of Victorian Italianate style, include influences of the Victorian Gothic style, particularly in street facing gable ends. Most of the residences are of stucco finish with prominent chimneys having moulded render capping in the predominant Italianate detailing.



Photo 22: 26 Evans Street



Photo 23: 30 Evans Street



Photo 24: 40 Evans Street



Photo 25: Evans Street Streetscape

Recommendations:

The proposed Evans Street heritage urban conservation area is characterised by freestanding late Victorian residences set within ample sites and landscaped surrounds. All residences exhibit a consistent street setback. The air of spaciousness is enhanced by detailed iron palisade fencing, a wide street carriageway and mature avenue planting.

To preserve these qualities, it is recommended that all residences contributing to the heritage urban conservation area be conserved in a cohesive relationship. All new works should maintain the scale, detail and alignment of existing built forms and landscaping relative to the street. New works should be of a secondary nature and generally visually screened from the street.

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. All roof additions are to retain and enhance existing traditional roof detailing in particular chimneys, ridge and barge detailing.

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. No subdivision of existing sites should be approved without provision of compatible infill development in conjunction with the application for subdivision.

Existing traditional iron palisade fencing should be maintained in conjunction with established planting. 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.

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 Evans Street heritage urban conservation area.

The proposed Evans Street heritage urban conservation area is shown in the following map.



Figure 9: Map of the proposed Evans Street heritage urban conservation area

5.7 Recommendations for the proposed Imperial Avenue Heritage Urban Conservation Area



Photo 26: 45 Imperial Avenue



Photo 27: 43 Imperial Avenue



Photo 28: 25-35 Imperial Avenue



Photo 29: Imperial Avenue Streetscape

The proposed Imperial Avenue heritage urban conservation area is bounded by Edward Street in the north, Denham Street in the east, Castlefield Lane in the south and Imperial Avenue in the east. The area is zoned 2(c1) Residential – Medium and High Density under Waverley LEP 1996.

A crown land sale in 1858 offered five portions (4 - 8 acres) in the area between Bondi Road, Wellington and Edward Streets. Around 1880, a villa was built on the estate which was first named 'Glendarrah' and then renamed to 'Castlefield'. The first subdivision of the Castlefield Estate happened in 1907. In 1911, Sands Directory listed 14 properties within Imperial Avenue. The first flats were constructed in 1920 and they were the antithesis to the Federation garden villas. The character of the Imperial Avenue has been formed by the development patterns laid down over the last century. The remaining earliest housing types date from 1907 to 1915, and demonstrate characteristics of Federation style. The residences range from one and two storey detached Federation houses to single storey semi detached Federation style residences. Development between 1915 and 1940 includes detached houses and Inter War residential flat buildings while residences built between 1960 and 1970 were mostly three storey residential flat buildings on amalgamated sites.

The proposed Imperial Avenue heritage urban conservation area is characterised by freestanding and semi detached late Federation and Inter War residences as well as Inter War residential flat buildings. These residential flat buildings were of common street front alignment and formed a cohesive group. The varied forms of residences are linked by response to the sloping topography and street frontage, the later enhanced by sandstone detailing and established avenue planting. Extensive on site planting provides background treelines to many residences, while the general quality of established planting is pervading the setting. Planted species reflect the maritime location of the area with sandy soils and high sun exposure. The residences provide consistent street setback and are further enhanced by

cohesive use of sandstone retaining walls, sandstone foundations, inset verandahs and pitched terra cotta tile roofs with generous eaves.

Vehicle access is limited to residential sites and traditionally achieved through rear lanes or single vehicle entries within traditional fences. The air of spaciousness is enhanced by setbacks both from the street and from side boundaries which is maintained in later residential flat development where narrow frontages and generous side setbacks ensure solar access to adjacent buildings.

Recommendations:

Residents of the proposed Imperial Avenue heritage urban conservation area who intend to lodge a development application with Council, must refer to Part F3 – Imperial Avenue of the Waverley DCP 2006.

All new works should be consistent in scale, detail and alignment of the existing built forms. New works should also retain and enhance the relationship of built form to the topography and street frontage and maintain the spatial character of the setting.

In case residents intend to lodge a development application for new vehicle entries, these should be only of single vehicle width. Where rear lanes exist, all new vehicle access should be from the laneway.

New construction should adopt the characteristic of the setting with decks, balconies and verandahs set into buildings and not cantilevered. Preference should be given to pitched roof forms and all new roofs should respond to and defer to the established roofscape.

Any upward addition to existing residential flat buildings should be provided within existing roof voids and related localised projections of roof forms. All roof additions are to retain and enhance existing roof detailing in particular chimneys, ridge and barge detailing.

A development application for a dual occupancy development should not be approved, unless provided within the established volumes of existing residences and utilising existing single vehicle entries. No subdivision of existing sites should be approved without provision of compatible infill development in conjunction with the application for subdivision. Subdivision should not be approved where removal of existing rock faces, sandstone retaining walls or established tree planting are required.

The proposed Imperial Avenue heritage urban conservation area is shown in the following map.

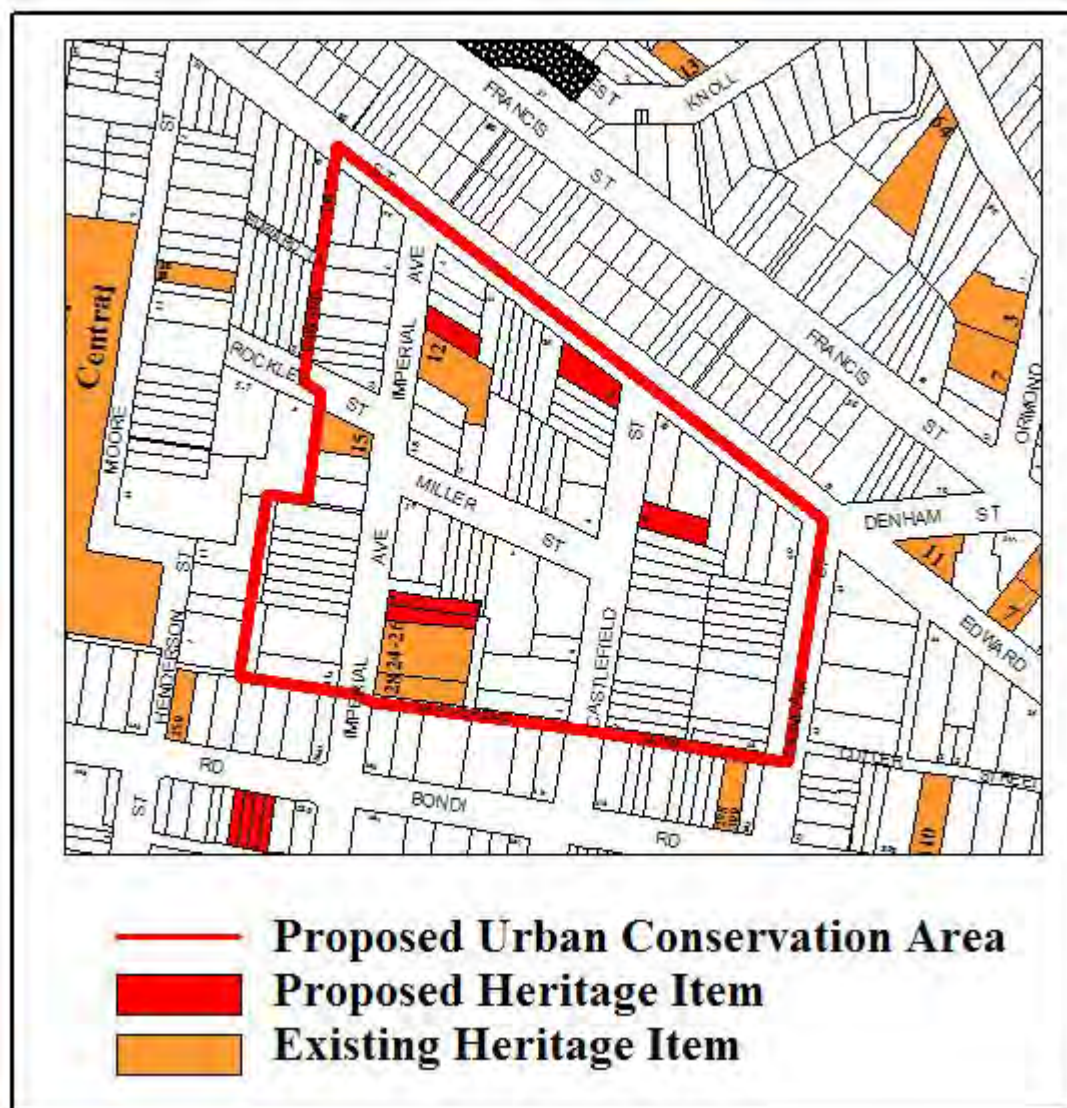


Figure 10: Map of the proposed Imperial Avenue heritage urban conservation area

5.8 Recommendations for the proposed Palmerston Avenue Heritage Urban Conservation Area

The proposed Palmerston Avenue heritage urban conservation area is zoned 2(a) Residential – Low Density and 2(b) Residential – Medium Density.

Consistent construction during the Inter War years has provided a streetscape at the eastern end of Palmerston Avenue, Bronte, of brick residential flat buildings which are of cohesive form alignment and massing. Most of the buildings are of two or three storeys height and constructed in the Inter War Art Deco or inter War Free Classical styles. These residences were built around 1940 and built in decorative, stepped face brick, mostly with parapets.

Residential flat building commenced in Sydney in the mid Federation Period with the first recorded example being constructed in 1906 in Windmill Street, Millers Point. Housing shortages of World War I saw many existing large Federation residences converted into residential flat buildings. The process continued through the Inter War period with new construction adapting revival forms and the newly evolved Art Deco and Functionalist styles. Stylistic influences were often combined with single and double fronted hip roofs common to all styles.



Photo 30: 8 Palmerston Avenue



Photo 31: 10 Palmerston Avenue



Photo 32: Palmerston Avenue Streetscape



Photo 33: 15 Palmerston Avenue

The proposed Palmerston Avenue heritage urban conservation area is characterised by Inter War style residential flat construction, predominantly of face brick with terra cotta tiled roofs. The streetscape of residential flat buildings exhibiting consistent scale and cohesive detailing, is highly representative of grouped residential flat development the Inter War years of the 20th Century. The residential flat buildings within Palmerston Avenue are notably

responsive to the topography and residual forest setting of the upper Bronte valley, maintaining an air of spaciousness about the buildings. Low fence lines and limited vehicle crossings further enhance the quality and aesthetic character of the setting.

Recommendations:

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. All additional works should be consistent to the scale, detail and alignment of existing built forms.

New construction should retain and enhance the relationship of built form to the topography and street frontage. 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. New works should also maintain existing open space around residential flat buildings and associated tree planting. Additional construction should only be of secondary nature to the established building forms and landscape features. New vehicle entries should be limited and of single vehicle width, constructed in close response to the established topography. 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.

Any upward addition to existing buildings should be provided within existing roof voids and related localised projections of roof forms. 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. Traditional finishes and detailing of existing Inter War flats is to be retained and enhanced. 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. Painted timber window frames and sashes should be retained in existing patterns including secondary horizontal glazing bars. 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. 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. Externally sandstone paving and planter beds, low rendered or stone fence lines, wrought metal railings and established planting should be maintained. No vehicle parking or garage/carport structures should be constructed forward of the established building lines.

The proposed Palmerston Avenue heritage urban conservation area is shown in the following map.

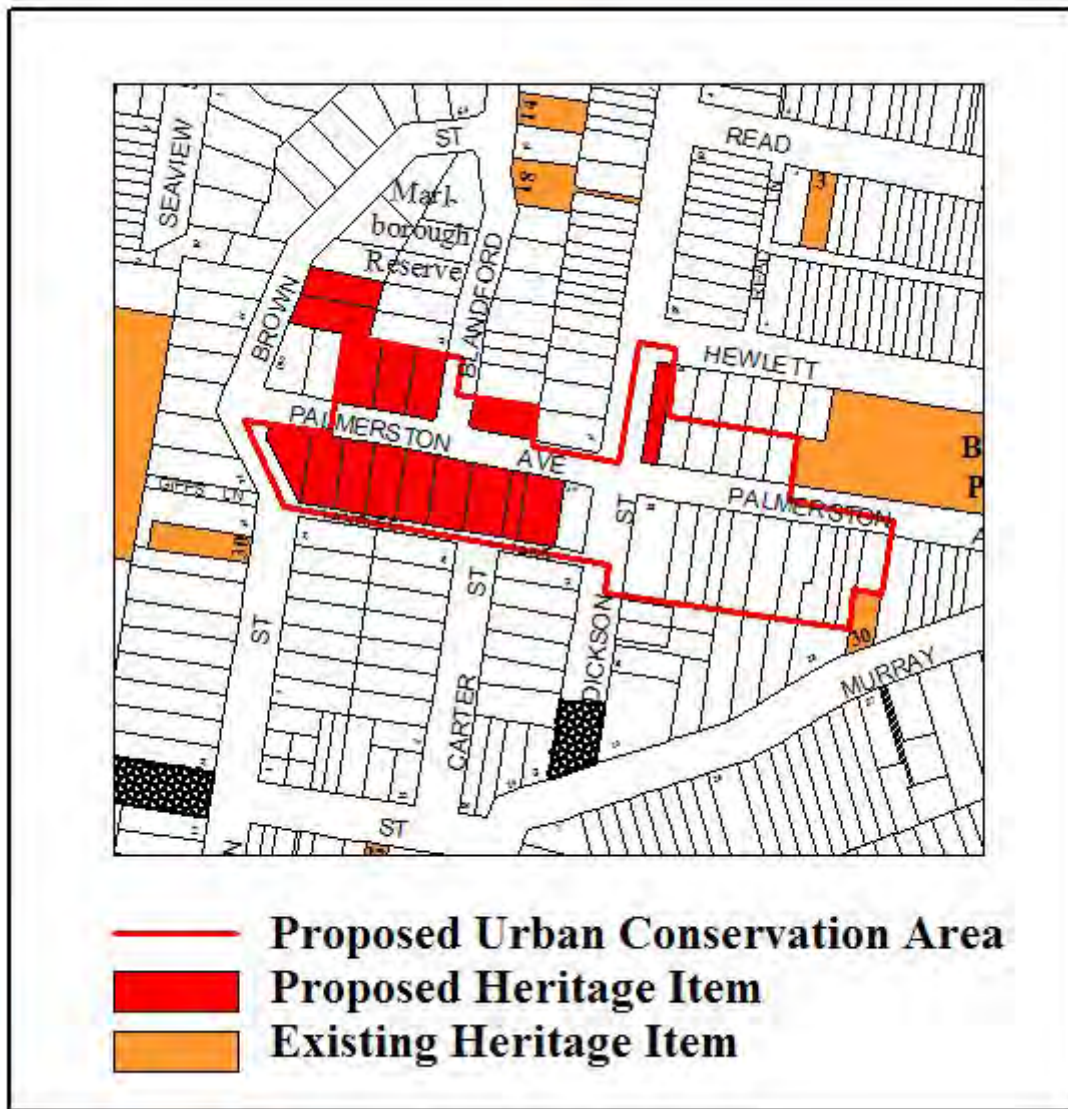


Figure 11: Map of the proposed Palmerston Avenue heritage urban conservation area

5.9 Recommendations for the proposed Queens Park Heritage Urban Conservation Area



Photo 34: 16a Queens Park Road

The proposed Queens Park heritage urban conservation area is bounded by Birrell Street in the north, York Road to the west, Queens Park Road to the south and Blenheim Lane and Bourke Street to the east. The proposed conservation area is also bounded by several character areas, like the Bondi Junction commercial centre and the Mill Hill Conservation area to the north, Bronte Road and Charring Cross to the east and Queens Park and Centennial Park to the south and west. The area is zoned 2(a) Residential – Low Density under Waverley LEP 1996.

The proposed Queens Park heritage urban conservation area is one of the oldest precincts in the Waverley local government area, containing many man made and natural heritage items, including remnants of walls, stables, buildings, caves and trees.

The area bounded by Alt Street, Birrell Street and Bronte Road was subdivided and sold in 1838. The area including Bourke Street, Newland Street and Fitzgerald Street and Lane was part of the Fitzgerald Estate which was subdivided in 1887. Later the area was known as the Victorian Estate subdivision. Some cottages constructed in local sandstone can be found in the area along Birrell, Blenheim and Bourke streets. These stone houses were built around 1850 and some have hardly been altered since the date of the erection.

The proposed Queens Park heritage urban conservation area is characterised by strong avenue planting, mostly fig trees, which sometimes even form a canopy (i.e. Manning Street, Alt Street) with the Federation Bungalow style being the dominant architecture style in the area. The freestanding residences are mostly of single storey height and have consistent setbacks. Many of these bungalows still have original detailing, including windows, fence and decorative timber details. All streets within the proposed Queens Park heritage urban conservation area reflect the grid pattern of the early Queens Park Grants. Newland Street has the highest volume of traffic in the area and the southern end suffers a lot of development pressure, where some modernist houses are already built. The residences within Manning Street are setback from the street and are also constructed in the Federation style. The sandstone wall at the cross street, Cuthbert Street, has an impact on the street and shows the evidence of local quarry works.

The area is also identified as a Character Area in Part D1 – Dwelling House and Dual Occupancy Development (section 3.0 Queens Park Residential Character Study) under Waverley DCP 2006.

Recommendations:

The proposed Queens Park heritage urban conservation area slopes down from Bondi Junction in the north and east to Queens Park in the south and Centennial Park in the west. Vegetation is an important element to the character of the area. Formal plantings of mature fig trees are the most distinguishing characteristics of the inner residential streets and provide a uniting theme throughout the conservation area.

Elements within the proposed heritage urban conservation area have already been identified as being of landscape conservation significance, including i.e. Manning Street, Alt Street, Rawson Street. The canopy streets are foliage shaded with a cooler microclimate and wider verge. These native trees should be preserved where possible and whenever replacement trees are needed, these should be the same or of similar species. Additionally, non-native trees in the area should be replaced with native or preferably locally indigenous trees to achieve a consistent streetscape and to provide habitat for local wildlife.

A variety of front fence styles and setback conditions typify the range of dwelling styles represented in the area. Shallow setbacks with cast iron fences are part of the original character of Victorian terraces. While most remain intact, some have been replaced with higher, rendered brick fences. Fences underline the period a property was built in and they play an important part in the fabric of the Waverley local government area. Where fences have been removed, the overall significance of the item is usually lessened. Therefore, the fences should be preserved and maintained. Low fences are desirable, especially where setbacks are close to the streets. These low fences provide surveillance to the street, and a wider ambience for pedestrians, and give a better scale to the building façade.

New development and alterations and additions to existing dwellings should be compatible and consistent with development both in the immediate vicinity and in the overall context of the street. Building setbacks, terraces, balconies and rooflines should be consistent within the defined street corridor and should provide uniformity to a group of terraces, or mirror an attached semi detached dwelling.

The proposed Queens Park heritage urban conservation area is also characterised by rear lanes. Where rear lane access is provided, garages and driveways should be located in the rear.

The proposed Queens Park heritage urban conservation area is shown in the following map.

5.10 Recommendations for the proposed Santa Marina Avenue Heritage Urban Conservation Area

Santa Marina Avenue is a cul-de-sac and located in Waverley, in close proximity to the Charing Cross commercial area. The short cul-de-sac extends westward of Albion Street and is zoned 2(b) Residential – Medium Density under Waverley LEP 1996.

The area is characterised by consistent forms of Inter War semi detached residences and residential flat construction. The face brick and glazed terra cotta tiled residential forms reflect the consolidation of residual sites resulting from population growth during the later Inter War years. The streetscape and grouping reflect the pattern and appearance of English new town development of the same period combining semi detached housing and small residential flat buildings, having similar forms, finishes and proportions. The residences in Santa Marina Avenue are a cohesive and largely intact grouping.



Photo 35: Santa Marina Avenue streetscape



Photo 36: Santa Marina Avenue



Photo 37: 2 Santa Marina Avenue



Photo 38: 4 Santa Marina Avenue

Recommendations:

To conserve the character of the proposed Santa Marina Avenue heritage urban conservation area, it is recommended that all items contributing to the conservation area be retained in a cohesive relationship. Due to the extent and consistency of the area, new works should be limited to the rear areas of existing buildings and should maintain the scale, detail and alignment of existing built forms. All construction should retain and enhance the relationship of built form to the street frontage and maintain the open space. New works should be of a secondary nature to the established building forms and hard and soft landscape features. Existing low height fencing should be conserved with no increase in height. New vehicle entries should be limited and of single vehicle width. Any new vehicle parking should be set behind the existing building frontages.

Traditional finishes and detailing of existing Inter War flats and residences is to be retained and enhanced. External face brick should not be rendered, roof tiles are only to be replaced with terra cotta tile of like colour finish and profile.

Painted timber window frames and sashes should be retained in existing patterns including secondary horizontal glazing bars. 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.

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.

The proposed Santa Marina Avenue heritage urban conservation area is shown in the following map.

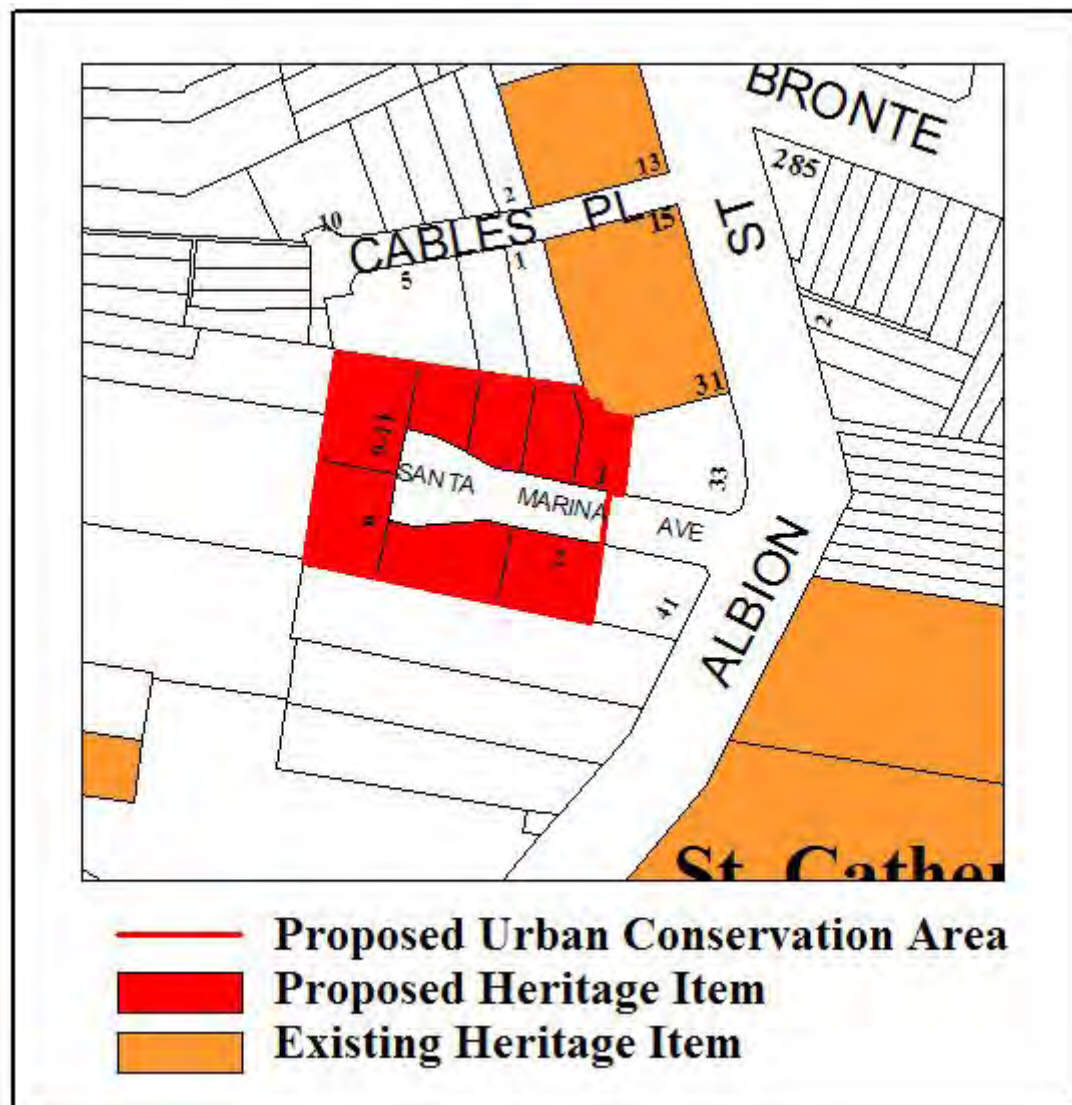


Figure 13: Map of the proposed Santa Marina Avenue heritage urban conservation area.

5.10 Recommendations for the proposed Extension of the Tamarama Park Landscape Conservation Area

The current landscape conservation areas at Tamarama Beach, include the area at Tamarama Beach, Park and Marine Drive and the valley above the Marine Drive (L8 and L9 under schedule 5 of Waverley LEP 1996). The current landscape conservation areas are shown in the Heritage Map (of Waverley LEP 1996) extract below.

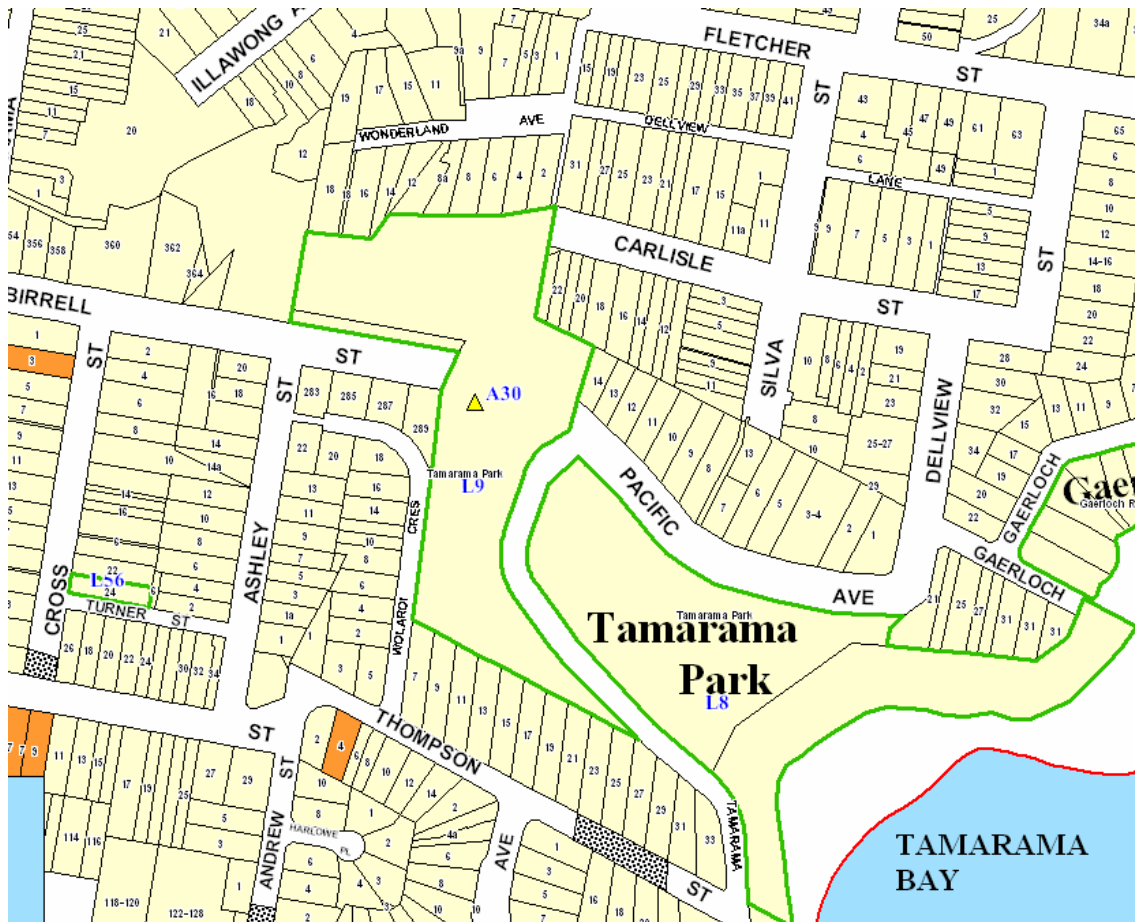


Figure 14: The existing landscape conservation areas, including L8 Tamarama Beach, Park and Marine Drive and L9 Tamarama Park – Valley above Marine Drive under Waverley LEP 1996.

The proposed extension of the Tamarama Park above Marine Drive landscape conservation area includes the lots located at 362 and 364 Birrell Street, parts of the lots at 354, 356, 358 Birrell Street, 1, 3, 20 Tamarama Street as well as part of the lots at 14, 16 and 18 Wonderland Avenue. The extended area also contains the waterfall and associated boulders at the western end of the steep gully that opens into Tamarama Beach.

The area of what is now Tamarama Park was known in the 19th Century as Fletcher's Glen, named after the first Mayor of Waverley, David Fletcher. It had been granted to J.R. Hatfield in 1839 and was subsequently acquired by Thomas Dickson, and then by David Fletcher. It later became well known as Fletcher's Glen and about the 1870s also as "Fairlight Glen".

Fletcher sold his property in 1887 to an enterprising builder, who built an Aquarium at Tamarama Park. The aquarium was opened on 3 October 1887 and known as 'The Royal Aquarium and Pleasure Grounds' or more popularly as the Bondi Aquarium.

In 1888, Council requested the Government to dedicate the 100' wide reservation along the beach front of Tamarama Bay, with an additional area at Tamarama, as a public recreation

reserve. While the Government subsequently upheld the validity of the 100' wide reservation, it refused to acquire additional land at Tamarama, for lack of funds.

On 17 April 1907, a public park, known by the name of Tamarama Beach, was proclaimed for public recreation and Council was appointed as trustee. The Aquarium lost public interest around 1895 until W. Anderson bought it and created Wonderland City in 1906. However, it only lasted five years, and closed in 1911.

In 1916, Council tried again to claim an area of Tamarama for a public park but was again refused. Finally, in 1920, the Government purchased an area of seven acres fronting the bay for public recreation. It was proclaimed on 24 September 1920 as Tamarama Park. Subsequently, the valley floor was drained and in 1922 Tamarama Marine Drive was built, along with the sandstone wall that supports it. The gully was officially named Tamarama Gully by the Geographical Names Board of NSW in early 2000. Geologically, Tamarama Park is surrounded by a Hawkesbury Sandstone ridge that was eroded by a small stream emanating from the plateau to the west. The Park is characterized by medium to steep slopes with a mean slope gradient of 40%. Outcrops of Hawkesbury sandstone shelves occur frequently along the slopes of the area, with sporadic occurrences of sandstone boulders. The configuration and erosion pattern of Tamarama Gully is very similar to that of Bronte gully, as was the original vegetation of moist gully plants.

The western areas of the Tamarama Gully, including the existing ridgeline, small waterfall and large boulder formations form a cohesive part of the natural coastal gully. The Gully has historical associations with the early European settlement of Tamarama and its identification as a leisure destination both for its scenic assets and later man made venues.

Recommendations:

A Heritage Advisory Report for options for the Tamarama Gully was prepared by Conservation Landscape Architects Mayne-Wilson & Associates in January 2007. The report proposed the extension of the Tamarama Park above Marine Drive landscape conservation area and included the following recommendations:

- ❑ The waterfall and associated boulders be treated as an integral physical and heritage component of Tamarama Park (and Gully);
- ❑ The landscape conservation area that covers Tamarama Park (L9) should be extended right up to the top of the ridge, and include the waterfall and boulders within it. The following map shows the area that should be included in the landscape conservation area.
- ❑ A Conservation Management Plan should then be prepared for the whole Park and be used to underpin the Plan of Management currently under preparation.
- ❑ The extensive infestations of garden escape weeds, particularly the Buddleia and Coral Tree species, should be removed, and the slopes revegetated with the native species of plants that originally grew there.
- ❑ The stormwater collection system for Tamarama Gully be reconsidered, with a view to:
 - Providing a sufficient flow of (recycled) water to reactivate the waterfall
 - Installing a stormwater retention and treatment plant that would capture and enable the redistribution of clean water to adjacent properties. The plant should be well-hidden, but become a model for other Councils to emulate.

Given the backgrounds and responsibilities of the current federal and local members, an approach could be made to each of them to sponsor this proposal.

The report also included recommendations regarding the lots located at 362 and 364 Birrell Street which will need to be referred to Council 's Property Division for consideration and future action.

The proposed extension of the Tamarama Park above Marine Drive landscape conservation area is shown in the following map.

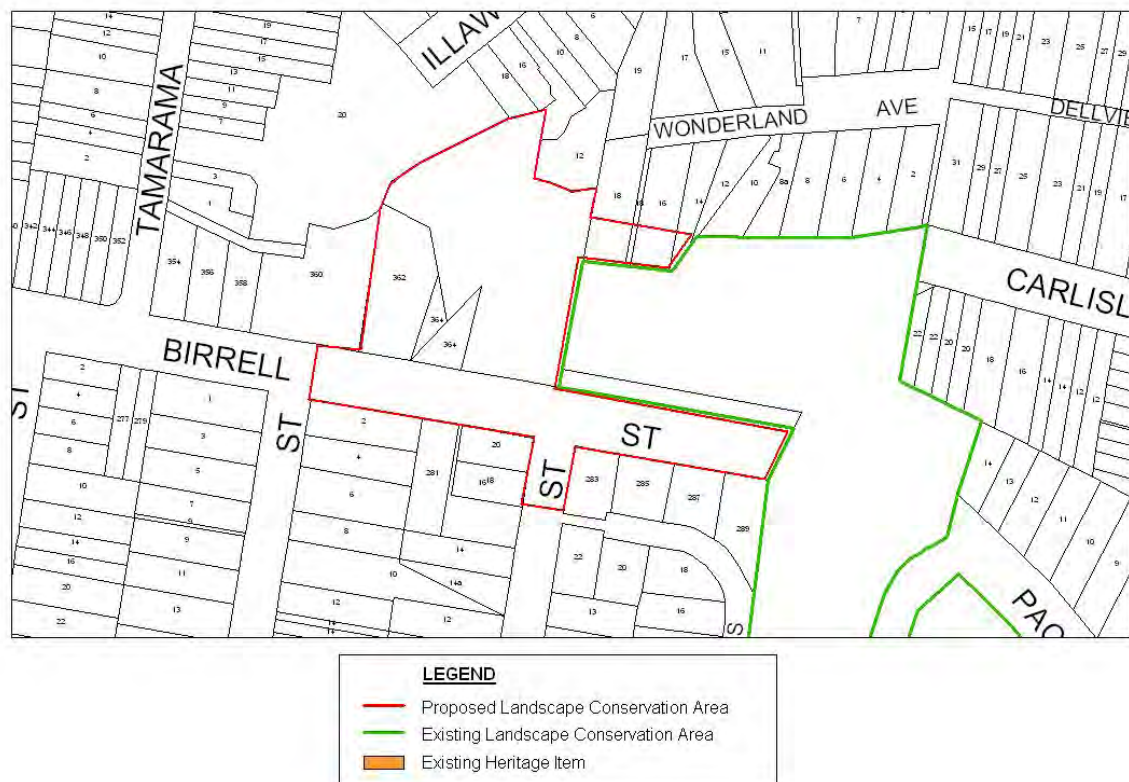


Figure 15: Map of the proposed extension of Tamarama Park above Marine Drive landscape conservation area

6. Conclusion

Council preserves and maintains heritage items as well as heritage conservation groups and areas which are located within the Waverley local government area. Many of these items, groups and areas are located in areas of increasing density and will require a close but managed association of new and existing fabric. Conservation will rely to a degree upon the acceptance and understanding of the heritage planning process and values by residences and property owners, coupled with a degree of innovation both in building design and streetscape management.

The Waverley Heritage Assessment has addressed the process of ongoing change in the local government area and the associated need to identify and preserve that, which provides the natural and cultural significance of the location.

The assessment has considered Waverley's natural and built fabric as a product of its layered history. The thematic history, identified in section 2 of the assessment, together with previous histories prepared in 1959 and 1993, provides a basis for the understanding and interpretation of items within the assessment.

With the majority of new listings arising from the community involvement, the assessment substantially reflects values inherent within the contemporary community. The expectation that these items be protected, reflects the conflicting pressure for change prevalent and increasing within the Waverley local government area. A need exists to balance this desire for expansion and renewal with the deeper values of community. However, Council received some 89 objections during the first exhibition of the Waverley Heritage Assessment. Subsequently, Council established an independent Heritage Review Panel to deal with submissions which objected to a proposed heritage listing and which were considered controversial.

It is noted that many nominations are of comparatively simple form reflecting the late 19th and early 20th Century development of the Waverley local government area after which period considerable time elapsed before substantial growth recommenced. The consequent dearth of post World War II listings is an aspect likely to change in future assessments owing to the extent and improved quality of recent construction.


7. ACTION PLAN			
No.	Themes	Recommendation	Implementation
1.	Additional Heritage Items	All proposed items identified in Appendix I be incorporated into the relevant planning instrument.	<input type="checkbox"/> Implement findings in an amendment to Waverley LEP 1996. All proposed heritage items are listed under Appendix I.
2.	Additional Conservation Groups & Areas	All proposed conservation groups and areas identified in Appendix II be incorporated into the relevant planning instrument.	<input type="checkbox"/> Implement findings in an amendment to Waverley LEP 1996. All proposed conservation groups and areas are listed under Appendix II.
3.	Public Education	Establish a Waverley Heritage Fund.	<input type="checkbox"/> Establish a Waverley Heritage Fund to support heritage educational campaigns in the Waverley local government area, namely to: <ul style="list-style-type: none"> ➤ Conduct a local heritage training workshop by putting an emphasis on training and educating the owners of heritage buildings (both current and proposed); ➤ Establish and distribute a regular heritage newsletter for the Waverley local government area and promote the exchange of information and networking in relation to heritage matters; and ➤ Develop heritage guidelines and a heritage information kit which could include guidelines for the conservation, maintenance and reconstruction of period settings, and should address fences and street facing gardens.
7.	Public Education	Maintain the annual Civic Pride Awards for Heritage and Design.	<input type="checkbox"/> Maintain the annual Civic Pride Awards for Heritage and Design to both encourage and reward high quality architecture and development that promotes the conservation of buildings of heritage significance within the Waverley local government area. For further information refer to section 4.3 Promotion Recommendations.

No.	Themes	Recommendation	Implementation
8.	Financing the promotion of heritage	Establish a Waverley Heritage Assistant Grant.	<input type="checkbox"/> Set up a Waverley Heritage Assistant Grant to encourage conservation work on individual heritage items as well as in conservation groups or areas. For further information refer to section 4.3 Promotion Recommendations.
9.	Part H1- Heritage Conservation of the Waverley DCP 2006	Review Part H1 - Heritage Conservation of the Waverley DCP 2006.	<input type="checkbox"/> Review and update Part H1 - Heritage Conservation of the Waverley DCP 2006 after heritage items, groups and areas are implemented in the Waverley LEP 1996.
10.	Part H2 - Charing Cross Conservation Area of the Waverley DCP 2006	Review Part H2 - Charing Cross Conservation Area of the Waverley DCP 2006.	<input type="checkbox"/> Review and update Part H2 - Charing Cross Conservation Area of the Waverley DCP 2006 after heritage items, groups and areas are implemented in the Waverley LEP 1996.
11.	Aboriginal Heritage	Undertake a Heritage Aboriginal Study of the Waverley local government area.	<input type="checkbox"/> Prepare a Heritage Aboriginal study to develop a better understanding of the Aboriginal cultural heritage in the Waverley LGA through historical research and collection of oral. The study will record a wide range of heritage values of traditional, historic and contemporary importance to Aboriginal communities. It aims to develop ways of better managing these values in local planning processes.


APPENDIX I

Potential Heritage Items


Waverley Heritage Assessment
Item identification Sheet

Name:	Inventory item No.: 1
Other Names:	Type of Item: Precinct
Address: 14 Aboukir Street, Dover Heights	Group of Buildings Single Building X
Land Title Information: Lot 7 DP 11810	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: Reputedly constructed after World War II, the double-storey residence at 14 Aboukir Street, Dover Heights is a rendered masonry two storey residence designed in the Inter War Art Deco Style. A raised parapet conceals the upper roof and first floor deck. The streamlined design includes rounded ends to the western elevation and southern entry and stairwell. Linear window patterns, horizontal incised and banded render and stepped vertical moulding to the upper western elevation are characteristics of the Inter War Art Deco style. Additional detailing, including original rainwater heads, lamps to the roof terrace and a low masonry and horizontal metal rail fence further contribute to the cohesive style of the residence. The metal-framed windows are mostly original.	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003
Significance: The bungalow at 14 Aboukir Street, Dover Heights is an intact example of mid 20 th Century housing constructed in the Inter War Art Deco style. The residence records the detail and quality of construction employed in consolidation of outer suburbs of the Waverley local government area immediately before and after World War II.	
References:	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X

Waverley Heritage Assessment
Item identification Sheet


Name: Substation 269	Inventory item No.: 2
Other Names:	Type of Item: Precinct
Address: 36 Anglesea Street, Bondi	Group of Buildings Single Building X
Land Title Information: Lot 1 DP 632238, Lot 1 DP 66636	Engineering Work Historic Site
Description and Historic Background: <p>The Inter War Mediterranean and Inter War Spanish Mission styles were favoured about Sydney's eastern suburbs and eastern seaboard. The two different architectural styles are often found combined in properties from 1918 onwards. The façade of the double-storey asymmetrically Substation 269 at 36 Anglesea Street, Bondi is of light coloured smooth stucco walling with a polychrome Cordoba tile roof. The building is a Waverley zone Substation and shows an innovative use of the two different styles combining attached buttresses, representative exposed beam-ends and punched openings to walls reflecting traditional adobe construction. More delicate detailing is provided in a cantilevered balcony, trellised screening and applied moulding above an oversized opening and as a cornice and tiled awning over a lower entry door.</p> <p>Significance: The substation 169 at 36 Anglesea Street, Bondi demonstrates the attention to detail provided for early electrical infrastructure and provides a dramatic example of the themed substations employed during the Inter War period. The building is a good example of the Inter War Mediterranean and Spanish Mission styles and is of local significance.</p>	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X

Waverley Heritage Assessment
Item identification Sheet


Name:	Inventory item No.: 3
Other Names:	Type of Item: Precinct
Address: 4a Arden Street, Waverley	Group of Buildings Single Building X
Land Title Information: Lot 2 DP 129306	Engineering Work Historic Site
Description and Historic Background: <p>The Victorian Italianate style evolved from the late 18th Century Romantic/Picturesque Movement. As a style of domestic architecture in Australia, the Victorian Italianate style made minimal reference to Italy, liberally combining materials and elements from other Victorian styles. The example at 4a Arden Street, Waverley, is a single storey late Victorian Italianate villa and was built around 1890. The residence was constructed with a dominant arcaded entry and stucco wall finish. The freestanding residence is a strong defining element in the streetscape. It retains original detailing, including the palisade fence, arched windows, moulded render Roman detailing to the entry, openings and parapet. The prominent arched entry tower incorporates an open balustrade with wine glass balusters. Behind the tower is a complex hipped roof with intact chimneys. Alterations include bars to front windows and terracotta roof tiles.</p> Significance: <p>The residence at 4a Arden Street, Waverley, is a fine and rare example of the Victorian Italianate style. Together with 10a Arden Street, it is one of the best surviving villas in this area and retains extensive original detailing. This building provides a streetscape element of considerable aesthetic quality and is of high local and aesthetic significance.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X

Waverley Heritage Assessment


Item identification Sheet

Name: Weatherboard Cottage	Inventory item No.: 4
Other Names:	Type of Item: Precinct
Address: 4 Arden Street, Waverley	Group of Buildings Single Building X
Land Title Information: Lot 1 DP 129306	Engineering Work Historic Site
Description and Historic Background: <p>The Federation Bungalow style can be regarded as a transition between the Federation Queen Anne and the Inter War California Bungalow styles. The residence at 4 Arden Street, Waverley, is a good example of a symmetrical weatherboard cottage built around 1890 in the Federation Bungalow style. The cottage has hipped roof forms with a small intersecting street facing gable of decorative timber and a roof ventilator. The freestanding single storey cottage is of simple massing with later reconstruction of a set down verandah roof supported by undecorated braced timber posts. The verandah is of lightweight timber construction.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003
Significance: <p>The weatherboard cottage at 4 Arden Street, Waverley, is a largely intact example of the Federation Bungalow style employing weatherboard construction. It remains a good example of the increasingly rare weatherboard house within the Waverley local government area and is a good contribution to the diverse streetscape. The residence is of local significance.</p>	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X

Waverley Heritage Assessment
Item identification Sheet


Name:	Inventory item No.: 5
Other Names:	Type of Item: Precinct
Address: 10a Arden Street, Waverley	Group of Buildings Single Building X
Land Title Information: Lot 1 DP 129299	Engineering Work Historic Site
Description and Historic Background: The Victorian Italianate style evolved from the late 18 th Century Romantic/Picturesque Movement. As a style of domestic architecture in Australia, Victorian Italianate made minimal reference to Italy, liberally combining materials and elements from other Victorian styles. This example of a single storey late Victorian Italianate villa was built around 1890. The residence is constructed with an arched entry and symmetrical stucco finished elevation. The freestanding residence retains original palisade fencing and detailing, including dentilled and panelled render moulding and reeded columns separating narrow window openings. Similar paired columns support a shallow arched entry projecting forward of a bull nosed verandah and including a raised parapet in the manner of a Roman triumphal arch. The residence has a hipped roof with projecting lower hip returns to either side of the central entry. The roof material has been changed and is now of recent concrete Swiss pattern.	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003
Significance: The residence at 10a Arden Street, Waverley, is a refined example of a Victorian Italianate villa retaining extensive original detailing. Together with 4a Arden Street, it is significant as a good example of the suburban house forms employed in Bronte prior to establishment of the Federation style. The residence provides a streetscape element of considerable aesthetic quality and is of local significance.	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural Social Archaeological X Architectural Natural Aesthetic X

Waverley Heritage Assessment
Item identification Sheet

Name: Ben Buckler 1893 Battery Site	Inventory item No.: 6
Other Names:	Type of Item: Precinct
Address: Ben Buckler, Bondi Beach	Group of Buildings Item X
Land Title Information: Lot 1629/75011	Engineering Work Historic Site
Description and Historic Background: <p>The north Bondi coastal defence fortifications were built in 1893 (as one of three), to house the newest 9.2 inch breech loading guns. They were the largest guns to be installed in the colony of NSW. The forts built at Signal Hill, Vaucluse Shark Point and Ben Buckler were the last link in Sydney's outer defence ring which were designed to protect the colony from bombardment by an enemy ship standing off the coast. The gun installed at the fort at Ben Buckler was made by the Armstrong Company, England. Its barrel weighed 22 tons and was carried to the fort by a team of 36 horses with great difficulty, as the roads were in poor condition. The gun was installed on a disappearing mounting operated by hydraulic power. It was hidden below ground level, beneath an iron shield in a reinforced concrete wall, 10 metres in diameter. This was intended to protect the gun crew and make the gun a very difficult target for an enemy ship to hit. The great gun was in regular service until the 2nd World War when it was held in reserve. In the 1950s the army vacated the old fortifications and the government was unable to find a scrap metal buyer to take the gun away. The gun was then covered with sand and the site given over to parkland.</p> <p>Significance: The 1893 Ben Buckler Battery site contains a gun that was built in 1893 and is now covered with sand. The gun is an architectural relic and the site is of archaeological significance. The Battery Site is also listed on the NSW State Heritage Register.</p>	<p>Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003</p> <p>Settlement Patterns: Land Grants Private Subdivisions Suburban development Other</p>
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological X Architectural Natural Aesthetic


Waverley Heritage Assessment

Item identification Sheet

Name: Waverley Bowling Club	Inventory item No.: 7
Other Names:	Type of Item: Precinct
Address: 163 Birrell Street, Waverley	Group of Buildings Single Building X
Land Title Information: Pt Lot 301 DP 752011, Pt Lot 2 DP 218722, Lot 1 DP 966387	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: <p>Waverley Bowling Club was originally located in Waverley Street south of Oxford Street. The site was later bounded by the Coronet Picture Theatre and to the east by the Grace Brothers Department store. The original clubhouse was designed by architect Oliver Harley and the official opening was on 2 September 1893. The bowling club was considered to be the largest and best equipped clubhouse in connection with bowls in Australia. In 1894, a tennis court was opened at that site but later removed again. To overcome financial crisis, one of the first poker machines was installed in the club. Due to rising land values the Club was relocated to the site of the former St Gabriele's Anglican Girls School in Birrell Street in the 1960's. St Gabriele's School was originally established in the Waverley House, a mansion owned by the Craven family in Birrell Street opposite Waverley Park. In 1914, the school expanded into the adjacent residence Glenburnie, previously owned by John Macpherson. These grand Italianate residences and further construction by the school were removed to accommodate the relocated bowling club. The Waverley Bowling Club clubhouse is an example of a post war Modernist design utilising simple flat roofed forms of rendered walling with punched openings set below projecting slab awnings. Strong horizontal emphasis is provided by a continuous colonnade and frieze line acting as screen to the ground floor. This element links a shallow pitched roof building to the eastern side of the clubhouse. The interior of the Waverley Bowling Club clubhouse retains an extensive collection of club trophies honour boards and other memorabilia. The site includes extensive curtilage, including three bowling greens (archaeological potential), a fine sandstone retaining wall on the north-western corner and a weatherboard outbuilding.</p> <p>Significance: The Waverley Bowling Club clubhouse is a notable and rare example of Post War Modernist style, employed for a sporting institution of great local historic significance. It is also a good example of architecture and curtilage and contains significant moveable items (ie Art Deco notice board, War memorial (Bronze), Boer war rifle).</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development X Other
Photo: 	Significance: Historic X Scientific Cultural X Social X Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet

Name:	Inventory item No.: 8
Other Names:	Type of Item: Precinct
Address: 217 Birrell Street, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 5 DP 2456	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: <p>The settlement of Waverley's coastal fringe focused initially around roads which were constructed on ridgelines enclosing the sandy basins behind coastal beaches. The deep valleys leading down behind Bronte and Tamarama beaches and the broad sandy valley of the O'Brien Estate behind Bondi Beach were left largely undeveloped and overlooked by freestanding villas. The extension of the eastern end of Birrell Street to Bronte Road paralleled the established route of Waverley Street (later Bondi Road) overlooking the coast to the north and south. The area was later serviced by the extended Bondi Junction tram service. The roads provided the location of early suburban subdivisions, initially occupied in the late 19th Century by freestanding residences. These residences were largely of Victorian Italianate style and later combined with Federation Queen Anne and Arts and Crafts style. The freestanding, single storey residence at 217 Birrell Street, Bronte, is a well detailed and preserved example of the Victorian Italianate style bungalow incorporating the beginnings of Federation style detailing. The building is a rendered brick and tile residence is of symmetrical plan form. It is constructed with a hip roof, including canted bay windows with individual hip roof forms. While the roofing material has been changed, the two tall and well detailed chimneys are still original.</p> <p>Significance: Combined with the residences at 219, 223, 225, 229, 231, 233, 237, 239, 241, 247, 314 Birrell Street, these buildings comprise a well-detailed and consistent group of freestanding residences constructed in the Victorian Italianate style. The residence at 217 Birrell Street, Bronte, retains extensive original detailing and is of high local and aesthetic significance. 217 Birrell Street is also a good contribution to the streetscape.</p>	Period: 1800-1858 1859-1880 X 1881-1918 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet

Name:	Inventory item No.: 9
Other Names:	Type of Item: Precinct
Address: 219 Birrell Street, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 6 DP 2456, CP SP 48450	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: <p>The settlement of Waverley's coastal fringe focused initially around roads which were constructed on ridgelines enclosing the sandy basins behind coastal beaches. The deep valleys leading down behind Bronte and Tamarama beaches and the broad sandy valley of the O'Brien Estate behind Bondi Beach were left largely undeveloped and overlooked by freestanding villas. The extension of the eastern end of Birrell Street to Bronte Road paralleled the established route of Waverley Street (later Bondi Road) overlooking the coast to the north and south. The area was later serviced by the extended Bondi Junction tram service. The roads provided the location of early suburban subdivisions, initially occupied in the late 19th Century by freestanding residences. These residences were largely of Victorian Italianate style and later combined with Federation Queen Anne and Arts and Crafts styles. The freestanding double storey residence at 219 Birrell Street, Bronte, is a well detailed and preserved example of the Victorian Italianate style. The building is a rendered brick and tile residence of symmetrical plan form with a parapeted tower at ground and first floor where the entrance is located. It is constructed with a medium pitched roof, with an unsympathetic addition at the street façade.</p> <p>Significance: Combined with the residences at 217, 223, 225, 229, 231, 233, 237, 239, 241, 247, 314 Birrell Street, these buildings comprise a well-detailed and consistent group of freestanding residences constructed in the Victorian Italianate style. The residence at 219 Birrell Street, Bronte, retains extensive original detailing and is of high local and aesthetic significance. 219 Birrell Street is also a good contribution to the streetscape.</p>	Period: 1800-1858 1859-1880 X 1881-1918 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet

Name:	Inventory item No.: 10
Other Names:	Type of Item: Precinct
Address: 225 Birrell Street, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 9 DP 2456	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: <p>The settlement of Waverley's coastal fringe focused initially around roads which were constructed on ridgelines enclosing the sandy basins behind coastal beaches. The deep valleys leading down behind Bronte and Tamarama beaches and the broad sandy valley of the O'Brien Estate behind Bondi Beach were left largely undeveloped and overlooked by freestanding villas. The extension of the eastern end of Birrell Street to Bronte Road paralleled the established route of Waverley Street (later Bondi Road) overlooking the coast to the north and south. The area was later serviced by the extended Bondi Junction tram service. The roads provided the location of early suburban subdivisions, initially occupied in the late 19th Century by freestanding residences. These residences were largely of Victorian Italianate style and later combined with Federation Queen Anne and Arts and Crafts styles. The freestanding villa at 225 Birrell Street, Bronte, is an example of the later Victorian Italianate style. The residence is constructed of double storey with a dominant entry, round arched openings and an asymmetrical façade. While the original roofing material has been changed to terracotta tiles, the single chimney is still original and provides a high degree of detailing. The garden wall has been rendered and painted and a new timber gate has been installed.</p> <p>Significance: Combined with the residences at 217, 219, 223, 229, 231, 233, 237, 239, 241, 247, 314 Birrell Street, these buildings comprise a well-detailed and consistent group of freestanding residences constructed in the Victorian Italianate style. The residence at 225 Birrell Street, Bronte, is from the later Victorian Italianate style. The villa retains extensive original detailing and is of high local and aesthetic significance. 225 Birrell Street is also a good contribution to the streetscape.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet

Name:	Inventory item No.: 11
Other Names:	Type of Item: Precinct
Address: 229 Birrell Street, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 11 DP 2456	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: <p>The settlement of Waverley's coastal fringe focused initially around roads which were constructed on ridgelines enclosing the sandy basins behind coastal beaches. The deep valleys leading down behind Bronte and Tamarama beaches and the broad sandy valley of the O'Brien Estate behind Bondi Beach were left largely undeveloped and overlooked by freestanding villas. The extension of the eastern end of Birrell Street to Bronte Road paralleled the established route of Waverley Street (later Bondi Road) overlooking the coast to the north and south. The area was later serviced by the extended Bondi Junction tram service. The roads provided the location of early suburban subdivisions, initially occupied in the late 19th Century by freestanding residences. These residences were largely of Victorian Italianate style and later combined with Federation Queen Anne and Arts and Crafts styles. The freestanding, single storey villa at 229 Birrell Street, Bronte, is an example of the Victorian Italianate style incorporating Gothic detailing evident in the decorative bargeboard in the street facing gable. The residence is constructed of rendered brick with square window openings. Later alterations to 229 Birrell Street included security bars at all street facing window openings, concrete roof tiles and the removal of original chimneys. The residence is of asymmetrical plan form with low skillion roof extending over an open verandah supported by timber posts.</p> <p>Significance: Combined with the residences at 217, 219, 223, 225, 231, 233, 237, 239, 241, 247, 314 Birrell Street, these buildings comprise a well-detailed and consistent group of freestanding residences constructed in the Victorian Italianate style. The residence retains extensive original detailing and is of high local and aesthetic significance. 229 Birrell Street is also a good contribution to the streetscape.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet

Name:	Inventory item No.: 12
Other Names:	Type of Item: Precinct
Address: 231 Birrell Street, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 1 DP 126188	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: <p>The settlement of Waverley's coastal fringe focused initially around roads which were constructed on ridgelines enclosing the sandy basins behind coastal beaches. The deep valleys leading down behind Bronte and Tamarama beaches and the broad sandy valley of the O'Brien Estate behind Bondi Beach were left largely undeveloped and overlooked by freestanding villas. The extension of the eastern end of Birrell Street to Bronte Road paralleled the established route of Waverley Street (later Bondi Road) overlooking the coast to the north and south. The area was later serviced by the extended Bondi Junction tram service. The roads provided the location of early suburban subdivisions, initially occupied in the late 19th Century by freestanding residences. These residences were largely of Victorian Italianate style and later combined with Federation Queen Anne and Arts and Crafts styles. The freestanding residence at 231 Birrell Street, Bronte, is a well-detailed and preserved example of the Victorian Italianate style bungalow. The residence is of rendered brick and constructed with a symmetrical plan form with two canted bay windows on each side of the residence. All arched bay windows provide decorative and well-detailed stucco parapets. A set down roof extends between the projecting bays over an open verandah with two original, long chimneys on either side of the roof. The rendered chimneys are constructed with stepped capping and terra cotta chimney pots.</p> <p>Significance: Combined with the residences at 217, 219, 223, 225, 229, 233, 237, 239, 241, 247, 314 Birrell Street, these buildings comprise a well-detailed and consistent group of freestanding residences constructed in the Victorian Italianate style. The residence retains extensive original detailing and is of high local and aesthetic significance. 231 Birrell Street is also a good contribution to the streetscape.</p>	Period: 1800-1858 1859-1880 X 1881-1918 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X

Waverley Heritage Assessment

Item identification Sheet

Name:	Inventory item No.: 13
Other Names:	Type of Item: Precinct
Address: 233 Birrell Street, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 13 DP 2456	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: <p>The settlement of Waverley's coastal fringe focused initially around roads which were constructed on ridgelines enclosing the sandy basins behind coastal beaches. The deep valleys leading down behind Bronte and Tamarama beaches and the broad sandy valley of the O'Brien Estate behind Bondi Beach were left largely undeveloped and overlooked by freestanding villas. The extension of the eastern end of Birrell Street to Bronte Road paralleled the established route of Waverley Street (later Bondi Road) overlooking the coast to the north and south. The area was later serviced by the extended Bondi Junction tram service. The roads provided the location of early suburban subdivisions, initially occupied in the late 19th Century by freestanding residences. These residences were largely of Victorian Italianate style and later combined with Federation Queen Anne and Arts and Crafts styles. The freestanding rendered brick and tile residence at 233 Birrell Street, Bronte, is a well-detailed and preserved example of the Victorian Italianate style bungalow incorporating the beginnings of Federation style detailing. The residence is of asymmetrical plan form with hip roof extending over an open verandah supported by timber bressumer and valance with timber posts featuring timber moulded capitals and fretwork knee brackets. The original roofing material has been slate clad which has been changed to glazed Marseilles tiled. The roof rises to a central ridge above which is a shallow hipped capping, extending towards the rear of the residence. The prominent rendered chimneys with stepped capping and terra cotta chimney pots rise from the outer roof slope. The forward gable features scalloped fretwork bargeboards and remnants of a finial post. A canted bay window with hip roof extends from the gable end. Moulded render in classical style extends about the upper section of double hung timber sash windows and a panelled front entry door incorporating glazed upper panels. Masonry and iron palisaded front fencing and tessellated tile paving also remain from the original period of construction.</p> <p>Significance: Combined with the residences at 217, 219, 223, 225, 229, 231, 237, 239, 241, 247, 314 Birrell Street, Bronte, these buildings comprise a well-detailed and consistent group of freestanding residences constructed in the Victorian Italianate style. The residence retains extensive original detailing and is of high local and aesthetic significance. 233 Birrell Street is also a good contribution to the streetscape.</p>	Period: 1800-1858 1859-1880 X 1881-1918 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet

Name:	Inventory item No.: 14
Other Names:	Type of Item: Precinct
Address: 237 Birrell Street, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 2 DP 10515	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: <p>The settlement of Waverley's coastal fringe focused initially around roads which were constructed on ridgelines enclosing the sandy basins behind coastal beaches. The deep valleys leading down behind Bronte and Tamarama beaches and the broad sandy valley of the O'Brien Estate behind Bondi Beach were left largely undeveloped and overlooked by freestanding villas. The extension of the eastern end of Birrell Street to Bronte Road paralleled the established route of Waverley Street (later Bondi Road) overlooking the coast to the north and south. The area was later serviced by the extended Bondi Junction tram service. The roads provided the location of early suburban subdivisions, initially occupied in the late 19th Century by freestanding residences. These residences were largely of Victorian Italianate style and later combined with Federation Queen Anne and Inter War Bungalow styles. The freestanding painted face brick and rough cast rendered residence with tile roof at 237 Birrell Street, Bronte, is a well detailed and preserved example of the Bungalow style. The residence forms a pair with the adjacent residence at 239 Birrell Street to the east. These residences demonstrate the progressive change from English to American influence in detailing of the suburban bungalow. A broad, medium pitched Marseille tile roof, with prominent gable ends to front and eastern side elevations, dominates the residence. Gable ends have timber shingle cladding belled out over timber battened render with louvred vents to the upper gable. The front gable extends over an open verandah. The verandah continues to the eastern side elevation beneath a flat roof set, in line with the front gable and forward of the transverse roof slope. Both architectural features, the flat verandah roof and the front gable are supported on paired stub columns set on raised brick piers. The piers are of tapered form with roughcast render finish. The paired verandah posts are of simple rectangular section with attached and tapered timber haunches providing springing points for curved valance boards set beneath deep verandah beams. The brickwork and roughcast render has been painted. The external walls to the residence continue the roughcast finish of the verandah balustrade with a face brick stringer course to the front elevation. The windows are timber framed casements with highlights. Half-glazed timber paneled doors open to the verandah. At the front boundary is a continuous garden fence of roughcast rendered piers, low rendered masonry walling with dressed stone capping and timber pickets and gate of later origin.</p> <p>Significance: Combined with the residences at 217, 219, 223, 225, 229, 231, 233, 239, 241, 247, 314 Birrell Street, Bronte, these buildings comprise a well-detailed and consistent group of freestanding residences constructed in the Bungalow style. The residence retains extensive original detailing and is of high local and aesthetic significance. 237 Birrell Street is also a good contribution to the streetscape.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet

Name:	Inventory item No.: 15
Other Names:	Type of Item: Precinct
Address: 239 Birrell Street, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 3 DP 10515	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: <p>The settlement of Waverley's coastal fringe focused initially around roads which were constructed on ridgelines enclosing the sandy basins behind coastal beaches. The deep valleys leading down behind Bronte and Tamarama beaches and the broad sandy valley of the O'Brien Estate behind Bondi Beach were left largely undeveloped and overlooked by freestanding villas. The extension of the eastern end of Birrell Street to Bronte Road paralleled the established route of Waverley Street (later Bondi Road) overlooking the coast to the north and south. The area was later serviced by the extended Bondi Junction tram service. The roads provided the location of early suburban subdivisions, initially occupied in the late 19th Century by freestanding residences. These residences were largely of Victorian Italianate style and later combined with Federation Queen Anne and Inter War Bungalow styles. The freestanding face brick and rough cast rendered residence at 239 Birrell Street, Bronte, is a well detailed and preserved example of the Bungalow style. The building demonstrates the progressive change from English to American influence in detailing of the suburban bungalow. The residence is dominated by a broad, medium pitched Marseille tile roof, with prominent gable ends to front and eastern side elevations. The gable ends are constructed of timber shingle cladding belled out over timber battened render with louvred vents to the upper gable. The front gable extends over an open verandah and the verandah extends about the inner leg of the roof returning to the eastern side beneath a flat roof set forward of the main roof slope. Stub columns supporting verandah beams are set on render capped face brick piers. Dark face brick ballustrading extending between piers, is reflected in similar detailing to the inner walls and street front fence. The later attached piers enclose a low rendered masonry wall with single dressed timber rail above. The external walls of the residence have tuck pointed brickwork with rough cast render above. Windows are timber framed casements with half glazed timber paneled doors to the verandah.</p> <p>Significance: Combined with the residences at 217, 219, 223, 225, 229, 231, 233, 237, 241, 247, 314 Birrell Street, Bronte, these buildings comprise a well-detailed and consistent group of freestanding residences constructed in the Bungalow style. The residence retains extensive original detailing and is of high local and aesthetic significance. 239 Birrell Street is also a good contribution to the streetscape.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet

Name:	Inventory item No.: 16
Other Names:	Type of Item: Precinct
Address: 241 Birrell Street, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 1 DP 773753	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: <p>The settlement of Waverley's coastal fringe focused initially around roads which were constructed on ridgelines enclosing the sandy basins behind coastal beaches. The deep valleys leading down behind Bronte and Tamarama beaches and the broad sandy valley of the O'Brien Estate behind Bondi Beach were left largely undeveloped and overlooked by freestanding villas. The extension of the eastern end of Birrell Street to Bronte Road paralleled the established route of Waverley Street (later Bondi Road) overlooking the coast to the north and south. The area was later serviced by the extended Bondi Junction tram service. The roads provided the location of early suburban subdivisions, initially occupied in the late 19th Century by freestanding residences. These residences were largely of Victorian Italianate style and later combined with Federation Queen Anne and Arts and Crafts styles. The freestanding face brick and rough cast rendered residence with tile roof at 241 Birrell Street, Bronte, is a well detailed and preserved example of the Federation Bungalow style. The broad medium pitched roof, incorporating gabled and gabled hip forms with broken back roof extends over a wide return verandah. The verandah, partially enclosed to the side elevation, is supported by stub moulded rendered columns which are again supported by rendered capped face brick piers. The roughcast rendered balustrading between piers provides painted brick capping curving upwards at junctions with piers. Capitals to verandah columns support tapered haunches supporting curved timber valance boards. The gable ends are roofed with timber shingle cladding belled out over timber battened render with louvred vents to the upper gable. External walls have been built in tuck pointed brickwork with rough cast render above. Windows are timber framed casements with half glazed timber paneled doors to the verandah. Street front boundary fencing is of rendered and capped masonry with a single dressed timber rail set between tuck pointed brick piers with rendered caps. Timber picket gates are of later construction sympathetic to the early detailing.</p> <p>Significance: Combined with the residences at 217, 219, 223, 225, 229, 231, 233, 237, 239, 247, 314 Birrell Street, Bronte, these buildings comprise a well-detailed and consistent group of freestanding residences constructed in the Bungalow style. The residence is a well detailed example of the Federation Bungalow style. It retains extensive original detailing and is of high local and aesthetic significance. 241 Birrell Street is also a good contribution to the streetscape.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet

Name:	Inventory item No.: 17
Other Names:	Type of Item: Precinct
Address: 247 Birrell Street, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 1 DP 930175, Lot 1 DP 935527	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: <p>The settlement of Waverley's coastal fringe focused initially around roads which were constructed on ridgelines enclosing the sandy basins behind coastal beaches. The deep valleys leading down behind Bronte and Tamarama beaches and the broad sandy valley of the O'Brien Estate behind Bondi Beach were left largely undeveloped and overlooked by freestanding villas. The extension of the eastern end of Birrell Street to Bronte Road paralleled the established route of Waverley Street (later Bondi Road) overlooking the coast to the north and south. The area was later serviced by the extended Bondi Junction tram service. The roads provided the location of early suburban subdivisions, initially occupied in the late 19th Century by freestanding residences. These residences were largely of Victorian Italianate style and later combined with Federation Queen Anne and Arts and Crafts styles. The freestanding face brick residence at 247 Birrell Street, Bronte, is a well detailed and preserved example of the Federation Arts & Crafts style. The residence is constructed in face brick with a gambrel roof form. The roofing material includes Marseilles terra cotta tiles with transverse ridge terra cotta capping and 'peacock' finials to the transverse ridgeline. The roof extends in a consistent fall over an open verandah. A street facing gable fronted bay projects forward of the verandah and incorporates a hip roofed window bay set beneath rough cast and half timbered detailing to the gable end. Further original detailing includes timber window and door frames, timber verandah posts and an ornate face brick chimney incorporating face brick and rough cast finishes with moulded brick corbels and terra cotta chimney pot. A brush fence with timber gates to the street frontage is of recent origin.</p> <p>Significance: Combined with the residences at 217, 219, 223, 225, 229, 231, 233, 237, 239, 241 and 314 Birrell Street, Bronte, these buildings comprise a well-detailed and consistent group of freestanding residences constructed in the Bungalow style. The residence at 247 Birrell Street, Bronte, is a well detailed example of the Federation Bungalow style. It retains extensive original detailing and is of high local and aesthetic significance. 247 Birrell Street is also a good contribution to the streetscape.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X

Waverley Heritage Assessment

Item identification Sheet


Name:	Inventory item No.: 18
Other Names:	Type of Item: Precinct
Address: 36 Blair Street, North Bondi	Group of Buildings Single Building X
Land Title Information: Lot 3 DP 6502	Engineering Work Historic Site
<p>Description and Historic Background: The residence at 36 Blair Street, North Bondi, is a three storey residential flat building constructed in face brick with a Marseilles tile hip roof. The building is of Inter War Art Deco style employed principally to the staggered street frontage, window frames with horizontal glazing bars and to the overall massing. The building has close relationship to the adjacent residential flat building at 38 Blair Street and to other Inter War residential flat buildings and semi detached English Bungalow style residences and duplexes within Blair Street. Residential flat building commenced in Sydney in the mid Federation Period with the first recorded example being constructed in 1906 in Windmill Street, Millers Point. Housing shortages of World War I saw many existing large Federation residences converted to flats. The process continued through the Inter War period with new construction adapting revival forms and the newly evolved Art Deco and Functionalist styles. Stylistic influences were often combined with single and double fronted hip roofs which were common to all styles. Construction about Blair Street was prompted by the extension of the Bellevue Hill tram service down the newly formed Birriga Road in 1919 and the extension of the tram route along Curlewis Street from Campbell Parade in 1929. New construction progressively subdivided and enclosed the remaining Bondi sand dune formation and previous market gardens about New South Head Road and along the route of the Bondi Sewer Outfall running beneath Blair Street. Improvements to Blair Street saw the establishment of a wide avenue reflecting the persisting influence of the Garden Suburb Movement during the Inter War years. The preference for English 'bungalow' roof forms along Blair Street reflected this influence both upon residential flat buildings and smaller semi detached and dual occupancy development to the centre and north-eastern end of the street.</p> <p>Significance: The three storey residential flat building at 36 Blair Street, North Bondi, constructed in the Inter War Art Deco style is of high local significance. Together with the adjacent residence at 38 Blair Street, the pair is a significant streetscape group and of aesthetic significance.</p>	<p>Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003</p> <p>Settlement Patterns: Land Grants Private Subdivisions Suburban development Other</p>
References:	
<p>Photo:</p> 	<p>Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X</p>

Waverley Heritage Assessment

Item identification Sheet

Name:	Inventory item No.: 19
Other Names:	Type of Item: Precinct
Address: 38 Blair Street, North Bondi	Group of Buildings Single Building X
Land Title Information: Lot A DP 331432	Engineering Work
Description and Historic Background: <p>The residence at 38 Blair Street, North Bondi, is a triple fronted three-storey residential flat building constructed in the Inter War Georgian Revival style with face brick and a Marseilles tile hip roof. The staggered street frontage incorporates single window openings combined in arcaded form to the outer bays. Within these bays, windows have arched openings to ground and first floors and rectangular openings to the top or second floor. A canted bay window rises in the centre bay featuring single rectangular window openings. All windows to the street frontage are clear glazed double hung sashes with those to the top floor having six pane sashes to the upper sash. Wide eaves and face brick chimneys further enhance the bungalow's roof form. The building has close relationship to the adjacent residential flat building at 36 Blair Street and to other Inter War residential flat buildings and semi detached English Bungalow style residences and duplexes within Blair Street. Residential Flat building commenced in Sydney in the mid Federation Period. The first recorded example being constructed in 1906 in Windmill Street, Millers Point. Housing shortages of World War I saw many existing large Federation residences converted to flats. The process continued through the Inter War period with new construction adapting revival forms and the newly evolved Art Deco and Functionalist styles. Stylistic influences were often combined with single and double fronted hip roofs common to all styles. Construction about Blair Street was prompted by extension of the Bellevue Hill tram service down the newly formed Birriga Road in 1919 and extension of the tram route along Curlewis Street from Campbell Parade in 1929. New construction progressively subdivided and enclosed the remaining Bondi sand dune formation and previous market gardens about New South Head Road and along the route of the Bondi Sewer Outfall running beneath Blair Street (previously Sewer Road). Improvements to Blair Street saw the establishment of a wide avenue reflecting the persisting influence of the Garden Suburb Movement during the Inter War period. The preference for English 'bungalow' roof forms along Blair Street reflected this influence both upon residential flat buildings and smaller semi detached and dual occupancy development to the centre and north-eastern end of the street.</p> <p>Significance: The triple fronted three storey residential flat building at 38 Blair Street, North Bondi, is constructed in the Inter War Georgian Revival style and is of local significance. Together with the adjacent residence at 36 Blair Street, the pair is a significant streetscape group and of aesthetic significance.</p>	Historic Site Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X

Waverley Heritage Assessment
Item identification Sheet

Name: Galilee Catholic Primary School Bondi	Inventory item No.: 20
Other Names: St. Anne's Primary School	Type of Item: Precinct
Address: 60b Blair Street, North Bondi (known as 60 Blair Street)	Group of Buildings Single Building X
Land Title Information: Lot 60, 61, 62 DP 15776	Engineering Work Historic Site
Description and Historic Background: <p>The building at 60b Blair Street houses the St Anne's Primary School, now Galilee Catholic Primary School. The school faces Blair Street and is a two storey face brick development with a glazed terracotta tiled transverse gabled roof. Punched window openings contain double hung eight pane timber sash windows contained in triplets within frames of artificial and natural stone. A central arched entry is faced with architectural terracotta and set beneath a tripartite window frame which houses a statue within a niched central panel. The school was established in conjunction with the adjacent St Anne's Shrine, occupying land originally intended as a cloister to the Shrine. The Inter War Georgian Revival style building complements the adjacent Romanesque Church in its adoption of face brick and tile with stone trim and a simple gable ended roof form set at the right angles to the church.</p> Significance: <p>St. Anne's Primary School at 60b Blair Street, North Bondi, is designed in the Inter War Georgian Revival style. The building provides a contributory element to the streetscape and enhances the adjacent St Anne's Shrine. The school is of local significance on the basis of its history and aesthetic quality.</p>	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural X Social X Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet


Name:	Inventory item No.: 21
Other Names:	Type of Item: Precinct
Address: 168 Blair Street, North Bondi	Group of Buildings Single Building X
Land Title Information: Lot 116 DP 11758	Engineering Work Historic Site
Description and Historic Background: Deriving from the Arts and Crafts movement, the Californian Bungalow style became popular in the United States at the turn-of-the-Century, especially in California. Many similarities between California and Australia led to the popularity of the style in Australia from World War I to the depression. The residence at 168 Blair Street, North Bondi, is a well detailed example of the Inter War style. The freestanding single storey residence is constructed of traditional, liver-coloured brick on a rock faced sandstone foundation base. 168 Blair Street has a double gable facing the street with window frames that have been mounted on the outside face of the wall with decorative sandstone features below the smaller gable. The original windows have been changed to aluminium windows. The street facing garden wall has been constructed concurrently with similar materials, including rock faced sandstone and liver-coloured brick.	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003
Significance: The residence at 168 Blair Street, North Bondi, is a good example of the Inter War style. It is of local significance and a good contribution to the streetscape. The residence has a close association with the adjacent residence at 172 Blair Street.	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X

Waverley Heritage Assessment

Item identification Sheet


Name:	Inventory item No.: 22
Other Names:	Type of Item: Precinct
Address: 172 Blair Street, North Bondi	Group of Buildings Single Building X
Land Title Information: Lot 1 DP 13858	Engineering Work Historic Site
Description and Historic Background: Deriving from the Arts and Crafts movement, the Californian Bungalow style became popular in the United States at the turn-of-the-Century, especially in California. Many similarities between California and Australia led to the popularity of the style in Australia from World War I to the depression. During the 1920's the standardised Australian version of the Californian Bungalow was usually built in brick rather than timber. The residence at 172 Blair Street, North Bondi is constructed in the Inter War style with a double street facing gable and a pitched roof. The free standing building is of single storey height and constructed of traditional, liver-coloured brick on a rock faced sandstone foundation base. A garage is located in the smaller gable at street level and becomes an important design element of the bungalow. Some alterations have been undertaken to the residence, including rendering and painting of the façade. The window frames are mounted externally with a shingled skirt under a projecting canted bay window.	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003
Significance: The residence at 172 Blair Street, North Bondi, is a good and intact example of the Inter War Californian Bungalow style. The building is of local significance and a good contribution to the streetscape. It is also of aesthetic value and has a close association with the adjacent residence at 168 Blair Street.	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X

Waverley Heritage Assessment
Item identification Sheet


Name:	Inventory item No.: 23
Other Names:	Type of Item: Precinct
Address: 7 Bon Accord Avenue, Bondi Junction	Group of Buildings Single Building X
Land Title Information: Lot 9 DP 2431	Engineering Work Historic Site
Description and Historic Background: The residence at 7 Bon Accord Avenue, Bondi Junction is constructed in the combination of two architectural styles, namely the Federation Queen Anne and the Federation Carpenter Gothic styles. The freestanding timber cottage is of asymmetrical plan with a hipped roof form with projecting gable incorporating an awning roofed window bay. The gable end of the weatherboard cottage is detailed with Gothic foil motifs to barge boards a louvred vent and dropped finial. The dominant hipped roof has been re-roofed with concrete tiles and extends over the verandah. Recent construction of an inset balcony has detracted from the appearance of the residence. The cottage is sited in a picturesque garden enclosed by a timber picket fence.	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003
Significance: The weatherboard cottage at 7 Bon Accord Avenue, Bondi Junction is a good and rare example of the Federation Queen Anne and the Federation Carpenter Gothic styles. The residence retains extensive original detailing and contributes to a streetscape of considerable aesthetic quality together with sufficient detailing to enable progressive restoration.	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X

Waverley Heritage Assessment


Item identification Sheet

Name:	Inventory item No.: 24
Other Names:	Type of Item: Precinct
Address: 85-101 Bondi Road, Bondi	Group of Buildings X Single Building
Land Title Information: Lot 1 & 2 DP 507148; Lot A & B DP 316258; Lot A, B, & C DP 323173; Lot 1 & 2 DP 315790	Engineering Work Historic Site
Description and Historic Background: <p>The extension of the Sydney Tram service to Bondi Beach around 1890 saw an establishment of strip shops along the route of Bondi Road, formerly Waverley Street. Constructed in the Federation Queen Anne style, the group at 85 to 101 Bondi Road, Bondi, retains substantial detailing from the original phase of construction. The group of buildings provide local shops at ground floor with residences above. First floor residences are arranged above suspended metal awnings stepped to the slope of the street. The first floor street frontage is articulated with projecting gables incorporating battened and rough cast infill, boarded projecting eaves and canted bay windows. Marseilles pattern terracotta tiles remain to both, the projecting gable roofs and the transverse roof, which retains large chimneys, finished in roughcast render, and corbelled face brick. Between the projecting gables, open verandahs are framed by paired shallow brick arches and columns with banded render mouldings.</p> Significance: <p>The mixed development at 85 to 101 Bondi Road, Bondi, is constructed in the Federation Queen Anne style. Despite removal of much of the street shopfront detailing and alterations to the detailing at first floor, the group remains as an integral group and a strong defining element of the streetscape. The group is a good example of architecture and aesthetics and shows integrity and consistency. The group has also a close association with 158 Bondi Road.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment
Item identification Sheet

Name:	Inventory item No.: 25
Other Names:	Type of Item: Precinct
Address: 100-102 Bondi Road, Bondi Junction	Group of Buildings X Single Building
Land Title Information: Lot A & B DP 413062	Engineering Work Historic Site
Description and Historic Background: The residences at 100-102 Bondi Road, Bondi Junction, are constructed in the Federation Filigree style. The two storey residential terrace pair built in symmetrical plan form retains varying degrees of detail. The terraces are constructed in the late 19 th Century and located on the major transport route, connecting the beach with Bondi Junction. Both residences form a cohesive grouping with 96-98 Bondi Road and are in a very good condition. Some alterations have been undertaken to the residence, including the replacement of original doors, the renewal of the balcony roofline and the balcony of 100 Bondi Road, however, the residences retain the ability to be sympathetically restored. The terraced pair retains the original fence piers and base and moulded rendered detailing.	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003
Significance: The residential terrace pair at 100 and 102 Bondi Road, Bondi Junction, is a good example of the Federation Filigree style. Together with the adjoining pair at 96 to 98 Bondi Road, the terraced pair provides a significant streetscape element representing the development of Waverley Street, Bondi Road. The group is a good example of terrace housing developed for more affluent owners located on the important transport route of Bondi Road and of local significance.	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural Social Archaeological X Architectural Natural Aesthetic X

Waverley Heritage Assessment
Item identification Sheet


Name: Perfect Panel – Car Repair	Inventory item No.: 26
Other Names:	Type of Item: Precinct
Address: 128 Bondi Road, Bondi	Group of Buildings Single Building X
Land Title Information: Lot 2 DP 335013	Engineering Work Historic Site
Description and Historic Background: <p>The rapid growth of automobile ownership after World War I increased the need for car workshops and garages. These became a feature of Inter War shopping strips. The building at 128 Bondi Road, Bondi, is constructed in the late Federation Free Classical Revival style but also remains a good example of Inter War vehicle service buildings. Now painted externally, the building retains its core detailing and form. A medium pitch timber framed roof supported by king post trusses extends the length of the building behind a raised parapet. The street frontage comprises raised piers to outer corners with corbelled capping. Between the piers, a raised gable end continues the pattern of corbelled brick capping. A central slit window is set above a wider opening incorporating classical moulding to lintel and sides. A suspended metal awning extends the width of the street frontage, sheltering a vehicle entry and display window separated by a wide masonry pier. The doors and windows at ground floor are of later construction. The current shop contains the car repairer named 'Perfect Panel' and is one of two car repairers left on Bondi Road.</p> Significance: <p>The commercial building at 128 Bondi Road, Bondi, is constructed in the late Federation Free Classical Revival style. 'Perfect Panel' remains a good example of the Inter War vehicle service buildings. It also provides a streetscape element of considerable aesthetic quality.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural Social Archaeological X Architectural Natural Aesthetic X

Waverley Heritage Assessment
Item identification Sheet

Name: Silchester	Inventory item No.: 27
Other Names:	Type of Item: Precinct
Address: 134a and b Bondi Road, Bondi	Group of Buildings X Single Building
Land Title Information: Lot A DP 336659, CP SP 11708	Engineering Work Historic Site
Description and Historic Background: <p>The residential flat buildings at 134a and b Bondi Road, Bondi, are constructed in the Inter War Art Deco style and were built around 1940. The residential pair consists of two three storey residential flat buildings constructed with decorative, stepped face brick parapets and rounded corners. All windows to the street frontage are clear glazed double hung sashes. Residential flat building commenced in Sydney in the mid Federation period with the first recorded example being constructed in 1906 in Windmill Street, Millers Point. Housing shortages of World War I saw many existing large Federation residences converted to flats. The process continued through the Inter War period with new construction adapting revival forms and the newly evolved Art Deco and Functionalist styles. Stylistic influences were often combined with single and double fronted hip roofs. The construction about Bondi Road was promoted by the availability of the established tram and bus services.</p> <p>Significance: The residential flat buildings at 134 a and b Bondi Road, Bondi, are a good example of the Modern Inter War Art Deco style. These buildings provide a consistent and cohesive form and detail, demonstrating the characteristics of the Inter War flats. The two buildings provide a significant contribution to the streetscape and are of local significance.</p>	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet

Name: Masonic Centre, Masonic Hall	Inventory item No.: 28
Other Names: Odessa on Bondi	Type of Item: Precinct
Address: 140 Bondi Road, Bondi	Group of Buildings Single Building X
Land Title Information: Pt Lot 3 Sec1	Engineering Work Historic Site
Description and Historic Background: <p>The Masonic Hall at 140 Bondi Road, Bondi, is a simple auditorium structure constructed with a dramatic brick front detailed in Inter War Art Deco and Monumental style combined with two oversized Tuscan order columns framing the main entry. The street frontage is articulated as massive piers stepped at parapet level and enclosing a recessed central bay. A low rectangular entry is set between plinths supporting the Tuscan columns. The columns in turn, support corbelled brickwork and a central spandrel panel rising as a stepped parapet. Polychrome brickwork in both textured and smooth finish contributes to the complex form. Now used as a Russian Cabaret venue, the building is an unusual and well detailed example of the Masonic Hall with its traditional 'Temple Front'. The attention to detail and size of the building testifies to the established nature of the Masonic Movement in the Waverley local government area during the mid 20th Century. Some alterations have been undertaken to the Masonic Centre, including change of use, new tiling at the entrance, installation of aluminium windows to side elevations and additional signage to the street front. These alterations have detracted from the aesthetic character of the building.</p> Significance: <p>The Masonic Hall, at 140 Bondi Road, Bondi, is a good example of a public building constructed in the Inter War Art Deco and Monumental style. It is of local significance and together with the adjoining School of Arts, the Masonic Centre provides a cohesive streetscape element of consistent detail and historic origins.</p>	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural X Social Archaeological Architectural X Natural Aesthetic


Waverley Heritage Assessment

Item identification Sheet

Name: 'San Remo'	Inventory item No.: 29
Other Names:	Type of Item: Precinct
Address: 151-153 Bondi Road, Bondi	Group of Buildings X Single Building
Land Title Information: Lot 3 DP 2003	Engineering Work Historic Site
Description and Historic Background: <p>Extension of the Sydney Tram service to Bondi Beach around 1890 saw the establishment of strip shops along the route of Bondi Road, which was formerly Waverley Street. The two storey mixed development is constructed in the Inter War Free Classical style and located on the prominent corner of Bondi Road and Watson Street. The corner building is constructed in red brick with shops located at ground floor and residences above. The symmetrical elevations are set beneath a wide eaved hip roof with rough cast rendered infill surrounded by red brick, detailing to a projecting gable at centre of the Bondi Road elevation. Canted bays project over the ground floor awning and provide both open and enclosed balconies with rendered bands to balustrading. Marseilles pattern terracotta tiles remain to the projecting gable and main hip roof.</p> Significance: <p>The mixed development at 151 and 153 Bondi Road, Bondi, is a well detailed example of the of Inter War Free Classical style, retaining the core features and material finishes of the style. The building's aesthetic quality contributes to the character of the setting and streetscape and is of local significance.</p>	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet

Name:	Inventory item No.: 30
Other Names:	Type of Item: Precinct
Address: 158 Bondi Road, Bondi	Group of Buildings Single Building X
Land Title Information: Lot B DP 430058	Engineering Work Historic Site
Description and Historic Background: <p>The Federation Arts and Crafts style was concerned with the integration of art into everyday life through the medium of craftsmanship. An example of the Arts and Crafts style is located at 158 Bondi Road, Bondi. The impressive and unusual double-storey building is located at the corner of Bondi Road and Penkivil Street. With shops on the ground floor and residences above, the building has frontages to both streets. The building shows rare architectural features, including the prominent octagonal corner tower. The landmark corner tower focuses on the intersection of Bennett Street, Bondi Road and Penkivil Street. Some alterations have been undertaken to the ground floor shops, however, these changes are all recoverable. The well established, and timeless appearance of the building with its roughcast walling and dominant roof suggests the vernacular origins of style. The adjoining property at 81 Penkivil Street is a heritage item listed under Waverley LEP 1996. The building has probably been in the same ownership during construction and constructed at the same period. Many surrounding items of historic character have similar bay windows (e.g. 85-101 Bondi Road).</p> Significance: <p>The mixed development at 158 Bondi Road, Bondi comprises a well-detailed and consistent residence constructed in the Federation Arts and Crafts style. The corner building retains original detailing and provides a streetscape element of considerable aesthetic quality. The building is of very high local significance and high local architecture significance (gable, bay windows, shopfront).</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet


Name: Super Smash Repairs	Inventory item No.: 31
Other Names:	Type of Item: Precinct
Address: 207-209 Bondi Road, Bondi	Group of Buildings Single Building X
Land Title Information: Lot 8 DP 13337, Lot 9 DP 13337, Lot 10 DP 13337, Lot 11 DP 13337	Engineering Work Historic Site
Description and Historic Background: <p>The rapid growth of automobile ownership after World War I increased the need for and incidence of car workshops and garages. These soon became a feature of Inter War shopping strips. A distinctive form of garages with residential flat buildings attached evolved around Sydney at that period. The building at 207-209 Bondi Road, Bondi constructed in Inter War Georgian Revival style is a good example of the form. Now painted externally, the building retains its core detailing and form. A hipped terra cotta tiled roof extends over three bays defined by attached piers, rising the height of the elevation and enclosing garage door openings at ground floor and double hung sash windows to the upper or residential floor. Recessed brick panels incorporate the full height double hung sash windows arranged evenly between attached piers. Two windows are provided to outer bays and a single central window to the narrow central bay. An additional, symmetrical bay extends beyond the hip roof at each end, providing a link between the main facade and shopfronts to each side. These outer bays have a low parapet roof above horizontal glazed and solid panels and glazed shopfronts to the ground floor. The first floor residence has been removed. Cracks are visible in the façade.</p> Significance: <p>The commercial building at 207-209 Bondi Road, Bondi, is a good example of the Inter War Georgian Revival style. The residence retains its core detailing and form, is of moderate to high architectural significance and of high local significance. The building is also a good contribution to the streetscape and has a high significance of rarity. The hipped tiled roof is a defining feature unusual for a retail strip.</p>	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural X Social X Archaeological Architectural X Natural Aesthetic

Waverley Heritage Assessment

Item identification Sheet


Name: Royal Hotel	Inventory item No.: 32
Other Names: Former 'Roseneath'	Type of Item: Precinct
Address: 283 Bondi Road, Bondi	Group of Buildings Single Building X
Land Title Information: Lot 1 DP 1441, Lot 2 DP 1441	Engineering Work Historic Site
Description and Historic Background: <p>The site of the Royal Hotel was originally the site of 'Roseneath' a large private residence occupied from 1901 to 1902 by T.M. Rose. In September 1902, alterations are recorded to the residence for the purpose of opening a hotel on the site. Despite close proximity to the Cliff House and Royal Aquarium Hotels and objection by Waverley Council, a provisional license was granted by the Licensing Bench. The hotel opened the following year with T.M. Smith as proprietor. Successive alterations followed with overall reconstruction in the Inter War period followed by further extension to the Bondi Road frontage. The Royal Hotel faces Denham Street with secondary elevation to Bondi Road. The corner building is of three storey rendered masonry construction with hip tile roof with wide eaves and moulded render chimneys. The hotel is constructed in the Inter War Mediterranean style. At ground level exterior walls are clad in banded and mottled tile with recessed entries and original timber and chromed metal framing to some windows and doors. Above, the awning first floor windows incorporate blind arched heads and double hung sashes. A continuous rendered band separates first and upper floor levels. At the upper floor, single openings, again with double hung sashes, are articulated as an attic level, and the window heads being set against the projecting eaves line. The return elevation to Bondi Road has similar tiling to the main elevation with a blank facade above awning level, detailed in the Inter War Functionalist style. The parapet to Bondi Road is stepped and capped with the outer parapet level curving into a raised centre panel. Within the resulting recess a projecting sill supports freestanding metal letters identifying the 'Royal Hotel.' Later additions include signage projected from the street frontage and new doors and windows about a ground floor bottle shop to Denham Street. The interior still retains the original timber staircase and wunderlich ceilings at the first floor.</p> <p>Significance: The rendered masonry hotel at 283 Bondi Road, Bondi, is a notable example of the Inter War Mediterranean style employed on a hotel. The Hotel has substantial aesthetic value, is of high architectural significance and is a significant element within the setting and streetscape. The building is a good landmark and a very good example of that time which incorporates two different styles.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural Social X Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment
Item identification Sheet

Name: Roddymoor	Inventory item No.: 33
Other Names:	Type of Item: Precinct
Address: 303 Bondi Road, Bondi	Group of Buildings Single Building X
Land Title Information: Lot 1 DP 128660, Lot 2 DP 128660	Engineering Work Historic Site
Description and Historic Background: <p>The freestanding double storey residence 'Roddymoor' is located at 303 Bondi Road, Bondi, on the corner of Glenn Street and Bondi Road. The early 20th Century bungalow is constructed in the Federation Arts and Crafts style and of symmetrical form. While some alterations have been undertaken to the building, the roofing material and the tall and well detailed chimneys are still original. The four massive chimneys retain Arts and Crafts style detailing and terra cotta chimney pots. The complex slate roof incorporates paired gables at either end with a central oversized upper level dormer projecting from the main hip roof. The roof continues to the rear over additional first floor areas. A rough cast rendered arch bearing the house name in raised lettering sits forward of the front verandah. Partially enclosed, the verandah is covered by continuation of the main slate roof. Despite localised alteration and apparent internal subdivision, the residence retains substantial detailing and its cohesive form.</p> Significance: <p>The residence at 303 Bondi Road, Bondi, is a notable example of the Federation Arts and Crafts style retaining aesthetic qualities and strong streetscape value. The residence is of local significance.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet

Name:	Inventory item No.: 34
Other Names:	Type of Item: Precinct
Address: 6-24 Brae Street, Bronte	Group of Buildings X Single Building
Land Title Information: Lot C DP 913657; Lot 4 DP 611739; Lot E, F, G, H J, K, L, & M DP 913657	Engineering Work Historic Site
Description and Historic Background: <p>The terraces of ten at 6 to 24 Brae Street, Bronte, are constructed in the Victorian Classical style. The residences are narrow one-storey workers cottages which provide a cohesive street frontage. The terrace row was constructed in 1878 as workman's cottages for the Lugar Brae Estate. A continuous parapet frontage is articulated as individual pediments to each residence. Moulded render detailing is repetitive but shows local variation due to alteration. The cottages have curved corrugated metal roofed verandahs to the street frontage which are separated by raised blade walls, again of moulded render detail. Behind the raised parapet frontage is a continuous common skillion roof extending to the rear of the attached residences. The scale and number of residences in the group are atypical to the location. The Victorian Classical style was ebullient and self-confident and expressed society's growing prosperity. The style was employed widely, covering the range from large urban buildings to small domestic buildings, including terrace houses.</p> <p>Significance: The residential terrace row at 6 to 24 Brae Street, Bronte, demonstrates a consistent street frontage designed in the Victorian Classical Style. The scale of the development reflects improvements in workman's cottages built around 1880. The building group has notable architectural qualities and strong streetscape values responding to the scale and horizontal emphasis of Brae Street.</p>	<p>Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003</p> <p>Settlement Patterns: Land Grants Private Subdivisions Suburban development Other</p>
References:	
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet

Name:	Inventory item No.: 35
Other Names:	Type of Item: Precinct
Address: 92-96 Brighton Boulevard, Bondi Beach	Group of Buildings Single Building X
Land Title Information: Lot 1 Sec 7	Engineering Work Historic Site
Description and Historic Background: Occupying an extended frontage to the eastern side of Campbell Parade the three storey rendered and painted brick mixed use building utilises the Inter War Functionalist Style to dramatic effect. The building frontage to Campbell Parade frontage has flush elevations of strip window openings now enclosed by painted timber frames. The elevation is cranked about a central vertical fin, stepping down of the southern side emphasising the curved cap of the vertical blade. The cranked frontage reflecting the change in alignment of Campbell Parade is repeated in the continuous street awning also stepped at the central fin. Both awning and elevation above are curved about the corner facing Brighton Boulevard. The south facing elevation to Brighton Boulevard comprises a series of curved and flat-faced bays stepped about a deep-set entry. A prominent central bay is cantilevered over the ground floor level with exposed concrete sills enhancing the curved panels of strip windows. A glazed vertical panel of coloured glass and stylised curved typeface signage identifies the main entry from Brighton Boulevard. The building despite ongoing and generally unsympathetic change particularly to shop frontages beneath the main awning retains the core Functionalist style form and detail. The composition borrows freely from ocean liners of the period providing the basis for what was then termed the 'Liner Style'. The building was constructed during the Inter War period at the northern terminus of the Bondi tram service. Extension of the Bondi tram route north to Brighton Boulevard and the growing popularity of the residential flat building after World War One provided impetus for construction in North Bondi. Building frontages overlooking the Beach employed the fashionable styles of the period with increasing preference for the streamline forms of the later Art Deco and Functionalist movements. Significance: The Inter War mixed use building at 92-96 Brighton Boulevard, Bondi Beach, is a notable example of the styles and forms employed in expansion of Inter War flat construction to the northern end of the Campbell Parade beach frontage. The building demonstrates the aesthetic influences of the Inter War Functionalist style, the social aspirations of Bondi Beach as a tourist and residential location of the later Inter War years and the focus of mixed use buildings about key transport stops in a period still dominated by public transport.	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet


Name: Bronte Ocean Pool	Inventory item No.: 36
Other Names: Bronte Bath	Type of Item: Precinct
Address: Located within Bronte Park	Group of Buildings Single Building X
Land Title Information: Crown Land	Engineering Work Historic Site
Description and Historic Background: <p>The site located on the rock shelf to the southern end of Bronte Beach is occupied by a traditional ocean bath. Council upgraded the Bronte Ocean Pool in 2006. Construction of ocean baths in Australia commenced in the 1820's with officers supervising the convict settlement at Newcastle utilising convict labour to construct ocean baths in the rock shelf below current day King Edward Park. Construction of baths at Bronte commenced in 1887 under the supervision of Mr A. Williams, engineer with the NSW Department of Public Works, Harbours and Rivers Branch who was concurrently supervising construction of baths at Bondi Beach. The Bronte baths were in use the same year. Photographic records of the time show the baths in similar form to the current arrangement. On 29 November 1890 Waverley Swimming Club held a tournament at the pool followed by a carnival in March 1891. In September 1892 the Department of Lands renewed the five-year lease for the pool. On 2 June 1893 heavy damage to the baths in a storm was reported and recommendation made to remove the change sheds seen in images of the time adjacent to the bogey hole. The baths were described at the time as being about 150 feet in length and 72 feet at the widest part with depth varying from 1 to 6 feet. Water quality was maintained by a 'shoot' allowing seawater into the pool. In 1905, in response to a petition, the Bogey Hole to the north of the pool was extended only to have large boulders again wash in during storms. A further tender was let for enlargement of the Bogey Hole in 1907. Improvements in 1925 included a club room and installation of a centrifugal pump. Photographic records indicate that the north-western end of the pool wall was widened about this time replacing rocks formally to the end of the Bogey Hole. The cumulation of sheds fences and change rooms to the cliff side of the pool and restricted access appear to have remained until the Councils ownership of the site was contested in the 1960's.</p> Significance: <p>The 120-year old Bronte Ocean Pool was upgraded in 2006 by Waverley Council. Alterations were consistent to the 1940's photographs. Conservation works stabilising the pool retained the essential aspects of ocean bathing inherent in the pool's heritage. The Bronte Ocean Pool has notable architectural and aesthetic qualities and strong social values.</p>	Period: 1800-1858 1859-1880 X 1881-1918 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural Social X Archaeological Architectural X Natural Aesthetic X

Waverley Heritage Assessment

Item identification Sheet


Name: 'Head's Building'	Inventory item No.: 37
Other Names:	Type of Item: Precinct
Address: 254 Bronte Road, Waverley	Group of Buildings Single Building X
Land Title Information: Lot 2 DP 740902	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: <p>The mixed terrace at 254 Bronte Road, Charing Cross, is designed in the Victorian Italianate style and retains a consistent street frontage. The terrace was built in 1887, integrating six shopfronts within the consistent form of mixed terraces. The terraces step down Bronte Road and are constructed of rendered masonry, with original finishes painted over. The pitched roof is of corrugated iron with detailed brick chimney stacks and round headed raised party walls separating each pair of buildings. A raised pediment at the centre of the group carries raised lettering identifying the terrace as "Head's Building 1887". Arcaded windows and moulded render detailing including ornate brackets beneath the shallow eave articulate the first floor elevation. The suspended awning is of later construction resulting from a 1920's Council directive requiring removal of existing post-supported balconies. Beneath the awning, contemporary ongoing alteration has removed much original detailing from the ground floor shop frontages.</p> <p>Significance: Head's Building at 254 Bronte Road, Charing Cross, retains a notable and consistent street frontage designed in the Victorian Italianate style integrating six shopfronts within the consistent form of a grand terrace. The building has notable architectural qualities and strong streetscape values responding to the scale of Bronte Road.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003
References:	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X

Waverley Heritage Assessment
Item identification Sheet

Name: Former Minamurra Cottage and Parish house	Inventory item No.: 38
Other Names:	Type of Item: Precinct
Address: 280 Bronte Road, Waverley	Group of Buildings Single Building X
Land Title Information: Lot 4 DP 774158, CP SP 70813	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: <p>The large Victorian Italianate residence at 280 Bronte Road, Waverley, is constructed in painted render with a gable roof form now attached to a large hip roofed addition. The wide gable roofed frontage is set well forward and is symmetrically detailed with fretwork bargeboards. The gable is also constructed with moulded render to the gable vents, window heads and sills. Windows are of tripartite form having narrow side openings flanking a conventional centre opening. Windows are of timber framed double hung sash type with centre mullions to the main openings. Later additions to 280 Bronte Road are of sympathetic form set back from the main frontage and of rendered masonry with broad hip roof and timber balustrades to open verandahs. Window openings are of deep proportions with timber framed French doors and window frames. Contemporary landscaping occupies the former yard in the front of the building.</p> Significance: <p>The large residence at 280 Bronte Road, Waverley, is a rare surviving example of the large Victorian residences constructed along the Bronte Road Ridgeline between Tea Gardens and Charing Cross. The former residence is constructed in the Victorian Italianate style. The residence records the style detail and form of Victorian Italianate villas which once dominated the central ridgeline of Waverley. The building together with 282a Bronte Road demonstrates significant historic stages of settlement in Charing Cross.</p>	Period: 1800-1858 1859-1880 X 1881-1918 1919-1968 1969-1989 1990-2003
References:	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet

Name:	Inventory item No.: 39
Other Names:	Type of Item: Precinct
Address: 282a Bronte Road, Waverley	Group of Buildings Single Building X
Land Title Information: Lot 4 DP 774158, CP SP 70813	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: <p>The narrow Victorian vernacular cottage at 282 Bronte Road, Waverley, combines elements of Victorian stylistic movements notably the Victorian Italianate and Victorian Gothic. The former residence now employed as a cafe is a rare remnant of the residential forms originally combined with early shopfronts to form the core of Charing Cross. A steep pitched gable roof clad in corrugated metal retains fretwork detailing to barge boards set forward of lined stucco clad masonry. An open skillion roofed verandah to the street frontage shows evidence of a previous reversed curve profile set between raised blade walls with rounded render capping and moulded render brackets. Iron filigree is employed as a frieze to the underside of the stop chamfered verandah beam. A single window opening to the street frontage retains a double hung timber sash window whilst an adjacent contemporary glazed door marks the location of the former entry. Internally, the former residence has been extensively altered.</p> <p>Significance: The narrow Victorian vernacular cottage at 282a Bronte Road, Waverley, is constructed in the Victorian style, combining the Victorian Italianate and Victorian Gothic styles. The building together with 280 Bronte Road shows significant historic stages of settlement in Charring Cross.</p>	Period: 1800-1858 1859-1880 X 1881-1918 1919-1968 1969-1989 1990-2003
References:	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet

Name:	Inventory item No.: 40
Other Names:	Type of Item: Precinct
Address: 333 Bronte Road, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 45 DP 809502	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: <p>The residence at 333 Bronte Road, Bronte is constructed in the Federation style. It is a substantial intact villa which retains extensive original detail. The residence is similar in scale to the adjoining building at 335 Bronte Road. The residence is of tuck-pointed brick and located in a garden setting. The building is raised high above the roadway. The dwelling is obscured by a high rail and picket fence set on a quarry faced stone retaining wall. Original slate roofing and terracotta ridge capping remain intact. The short brick columns at the street frontage are of detailed timberwork. Recent additions to the rear have retained the principle form and street frontage. The land of and around 333 Bronte Road remained undeveloped for much of the 19th Century. After the land boom of the 1830's, coastal villas were sparsely located about the ridge above Robert Lowe's 1841 Bronte House. The existing residence at 333 Bronte Road resulted from an earlier subdivision of the former Lugar Brae residence following establishment of the regular tram services from Bondi Junction to Bronte.</p> Significance: <p>The residence at 333 Bronte Road, Bronte, is a well-preserved example of a Federation Style villa retaining both original form and detail. The state of detail, consistent style and contribution to the existing streetscape provide local significance. The house forms part of a streetscape evolved from late 19th century subdivisions about more substantial early residences including the former Lugar Brae Estate.</p>	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003
References:	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic


Waverley Heritage Assessment

Item identification Sheet

Name:	Inventory item No.: 41
Other Names:	Type of Item: Precinct
Address: 335 Bronte Road, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 1 DP 85747	Engineering Work Historic Site Monument Garden/Park
Description and Historic Background: <p>The residence at 335 Bronte Road, Bronte is constructed in the Federation Bungalow style. The building is located on the southern side of Bronte Road and was probably constructed in 1881 for Samuel Steel. Sands' Directory indicates that the land was subdivided in 1880. The owner, Steel, was working as an accountant and was employed in the Department of Public Works. The freestanding residence continued to be owned and occupied by members of the Steel family until 1922, when it came into the ownership of Arthur Leslie Barkl. At this time, substantial alterations have been completed, transforming the house originally designed in the Italianate Style into a Federation Bungalow. The house contains architectural fabric that is representative of these two architectural styles. In 2002 the current owner has undertaken further alterations to the residence, including the demolition of wings at the rear and side. The residence forms part of a streetscape that evokes a late 19th century subdivision containing substantial early residences. It is also one of the first generation of residences located within the Lugar Brae subdivision.</p> <p>Significance: The residence at 335 Bronte Road, Bronte, is a good example of a villa combining two different architectural styles, namely the Italianate style and the Federation Bungalow style. The residence retains both original form and detail. The state of detail, consistent style and contribution to the existing streetscape provide local significance. The house forms part of a streetscape evolved from late 19th century subdivisions about more substantial early residences including the former Lugar Brae Estate.</p>	Other Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003
References:	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet

Name: 'Dellcotta'	Inventory item No.: 42
Other Names:	Type of Item: Precinct
Address: 345–347 Bronte Road, Bronte	Group of Buildings X Single Building
Land Title Information: Lot 1 & 2 DP 101431	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: <p>The residential terraces at 345 and 347 Bronte Road, Bronte are constructed in the Victorian Boom style. During the Old Colonial period the verandah was usually of one storey, while two storey verandahs became common as the Victorian period progressed. This pair of large Victorian terraces is named 'Dellcotta' and was constructed in the property boom of the 1880's. In the prosperous 1870's and 1880s, these terrace houses were usually constructed in densely populated suburbs, including Waverley. The residential double storey terraces retain varying degrees of detail of the Victorian Filigree style. The collonaded parapets, arched windows, doors and verandah elements remain original and intact. Minor alterations have been undertaken to both residences, including the vertical timber panelling which was originally lower verandah frieze.</p> Significance: <p>The residential terrace pair at 345 and 347 Bronte Road, Bronte, records the style detail and urban plan form of the Victorian Boom style. The residences provide a cohesive streetscape of consistent detail and historic origins. The pair forms part of a streetscape that evokes a late 19th century subdivision of the Lugar Brae Estate.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003
References:	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X

Waverley Heritage Assessment

Item identification Sheet


Name:	Inventory item No.: 43
Other Names:	Type of Item: Precinct
Address: 350 Bronte Road, Waverley	Group of Buildings Single Building X
Land Title Information: Lot 13 DP 136332, Lot 12 DP 136332	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: <p>The single storey, freestanding residence at 350 Bronte Road is located on the corner of Bronte Road and Prospect Street. The building is constructed during the Victorian Romantic Movement with a combination of the Gothic and Italianate styles. The residence is of rendered masonry with high pitched roof forms. The roofing material has been changed to tile clad while the two chimneys with moulded render capping on either side of the roof are still original and provide a high standard of detail. The dominant street facing gable provides an asymmetrical plan form. The gable ends incorporate canted window bays with arched Italianate window openings. Decorative fretted barge boards to the gable ends add a Gothic influence to the detailing, whilst prominent chimneys demonstrate the detailing of the predominant Italianate style.</p>	Period: 1800-1858 1859-1880 X 1881-1918 1919-1968 1969-1989 1990-2003
Significance: <p>The residence at 350 Bronte Road, Waverley is one of the earliest residences at that part of Bronte Road and a good example of the Victorian Romantic Movement. It combines the Victorian Italianate style with Gothic influences. The building is also a good contribution to the streetscape and has a high significance of rarity.</p>	
References:	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X

Waverley Heritage Assessment

Item identification Sheet

Name:	Inventory item No.: 44
Other Names:	Type of Item: Precinct
Address: 352 Bronte Road, Waverley	Group of Buildings X Single Building
Land Title Information: Lot 1 DP 13117	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: <p>The residence at 352 Bronte Road, Waverley is constructed in the Inter War California Bungalow style. The style derived from the Arts and Crafts Movement and became popular between 1915 and 1940. The simple, triple gable bungalow is of single storey height and constructed of face brick. The front garden wall was built concurrently to the residence and was built of the same dark brick. All three street facing decorative gables feature brackets and half timbering. The entrance to the residence is located on the side of the residence and the two gables indicate that they locate a bedroom (smaller window) and living room (larger window). The bungalow forms a cohesive group of heritage significance with 354, 356 and 358 Bronte Road and provides a good example of a later Inter War California Bungalow Style.</p> Significance: <p>The residence at 352 Bronte Road, Waverley, is a good example of the Inter War Bungalow style. It is of local significance and a good contribution to the streetscape. The residence has a close association with 354, 356 and 358 Bronte Road.</p>	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003
References:	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic

Waverley Heritage Assessment
Item identification Sheet


Name:	Inventory item No.: 45
Other Names:	Type of Item: Precinct
Address: 353 Bronte Road, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 1 DP 75724	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: <p>The Federation Bungalow Style can be regarded as a transition between the Federation Queen Anne and the Inter War California Bungalow styles. Chronologically, the style appears late in the Federation period and flows on into the Inter War period. The bungalow at 353 Bronte Road, Bronte is influenced by the Federation Bungalow Style and forms part of a streetscape that evokes a late 19th century subdivision containing substantial early residences. The residence is located within the Lugar Brae subdivision and has a simple roof plane which features a gabled roof with its ridge parallel to Bronte Road. The main gable and a smaller street-facing gable are of decorative timberwork and the street facing windows are sheltered by awnings.</p> Significance: <p>The freestanding residence with the two consistent additions retains substantial streetscape quality and is a good example of the Federation Bungalow Style.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003
References:	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X

Waverley Heritage Assessment

Item identification Sheet


Name:	Inventory item No.: 46
Other Names:	Type of Item: Precinct
Address: 354 Bronte Road, Waverley	Group of Buildings X Single Building
Land Title Information: Lot 2 DP 13117	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: Deriving from the Arts and Crafts movement, the Californian Bungalow style became popular in the United States at the turn-of-the-Century, especially in California. Many similarities between California and Australia led to the popularity of the style in Australia from World War I to the depression. During the 1920's the standardised Australian version of the Californian Bungalow was usually built in brick rather than timber. The residence at 354 Bronte Road, Waverley, is constructed in the Inter War style with a double street facing gable and a pitched roof. The free standing building is of single storey height and constructed of traditional, liver-coloured brick. Some alterations have been undertaken to the residence, including the installation of aluminium framed windows and the opening increase of the smaller window, located in the right street facing gable. The front garden wall is similar to the garden wall at 352 Bronte Road. The entrance to the residence is located on the side of the property. The bungalow forms a cohesive group of heritage significance with 352, 356 and 358 Bronte Road and provides a good example of a later Inter War California Bungalow Style.	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003
Significance: The residence at 354 Bronte Road, Waverley, is a good and intact example of the Inter War Californian Bungalow style. The building is of local significance and a good contribution to the streetscape. The residence has a close association with 352, 356 and 358 Bronte Road.	
References:	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic

Waverley Heritage Assessment
Item identification Sheet

Name: Casa Maria	Inventory item No.: 47
Other Names:	Type of Item: Precinct
Address: 355 Bronte Road, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 1 DP 741763	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: <p>The Victorian Italianate Style is a style of domestic architecture in Australia and was generated by the Picturesque movement. The freestanding residence at 355 Bronte Road, Bronte has an asymmetrical frontage and a prominent tower over an arched entrance which is embellished by classical motifs. The street facing high-pitched gable also contains decorative classical motifs over a faceted bay with stucco wall finishes. A bull nose corrugated iron roof is sheltering the street-facing verandah.</p> Significance: <p>The residence at 355 Bronte Road in Bronte comprises a well-detailed and consistent building constructed in the Victorian Italianate Style. The building retains extensive original detailing and provides a streetscape of considerable aesthetic quality.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003
References:	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet

Name:	Inventory item No.: 48
Other Names:	Type of Item: Precinct
Address: 356 Bronte Road, Waverley	Group of Buildings X Single Building
Land Title Information: Lot 3 DP 13117	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: Deriving from the Arts and Crafts movement, the Californian Bungalow style became popular in the United States at the turn-of-the-Century, especially in California. Many similarities between California and Australia led to the popularity of the style in Australia from World War I to the depression. During the 1920's the standardised Australian version of the Californian Bungalow was usually built in brick rather than timber. The residence at 356 Bronte Road, Waverley, is constructed in the Inter War style with a low-pitched roof and three street facing gables with detailed timberwork at the gable ends. The free standing bungalow is of single storey height and constructed of traditional, liver-coloured brick. In contrast to 352 and 354 Bronte Road, the entrance to the residence at 356 Bronte Road is located within the right gable which extends over the entrance and is supported by four solid brick piers, with paired colonettes. The bungalow forms a cohesive group of heritage significance with 352, 354 and 358 Bronte Road and provides a good example of a later Inter War California Bungalow Style.	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003
Significance: The residence at 356 Bronte Road, Waverley, is a good and intact example of the Inter War Californian Bungalow style. The building is of local significance and a good contribution to the streetscape. The residence has a close association with 352, 354 and 358 Bronte Road.	
References:	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic


Waverley Heritage Assessment

Item identification Sheet

Name:	Inventory item No.: 49
Other Names:	Type of Item: Precinct
Address: 358 Bronte Road, Waverley	Group of Buildings X Single Building
Land Title Information: Lot 4 DP 13117	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: Deriving from the Arts and Crafts movement, the Californian Bungalow style became popular in the United States at the turn-of-the-Century, especially in California. Many similarities between California and Australia led to the popularity of the style in Australia from World War I to the depression. During the 1920's the standardised Australian version of the Californian Bungalow was usually built in brick rather than timber. The residence at 358 Bronte Road, Waverley, is constructed in the Inter War style with a double street facing gable and a pitched roof of terra cotta tiles. The free standing building is of single storey height and constructed of traditional, liver-coloured brick. Some alterations have been undertaken to the residence, including the enclosure of the verandah and the installation of security bars at ground level. The enclosed verandah is bordered by two solid brick piers, with paired colonettes on top. The front garden wall is similar to the garden wall at 352 and 354 Bronte Road. The bungalow forms a cohesive group of heritage significance with 352, 354 and 356 Bronte Road and provides a good example of a later Inter War California Bungalow Style.	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003
Significance: The residence at 358 Bronte Road, Waverley, is a good and intact example of the Inter War Californian Bungalow style. The building is of local significance and a good contribution to the streetscape. The residence has a close association with 352, 354 and 356 Bronte Road.	
References:	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic


Waverley Heritage Assessment

Item identification Sheet

Name: 'The Bogey Hole Café'	Inventory item No.: 50
Other Names:	Type of Item: Precinct
Address: 473 Bronte Road, Bronte	Group of Buildings Single Building X
Land Title Information: Lot A DP 328922	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: Provision of a steam tramway to Bronte Beach in the late 19th Century and later electrification of the line consolidated the destination as an excursion destination and later residential location. Opposite the beach and tram terminus, a small group of local shops were established and evolved through the Inter War years serving beachgoers and the growing residential community. Shop fronts incorporated the then common pattern of glazed shopfront windows with returning to a central or side doorway. Polished metal framing, reverse painted signage, and polychrome tiling decorated the window surrounds and entries. Alterations have been undertaken to the steel-framed suspended awning in 1984 and 1999 and replaced earlier post-supported verandahs.	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003
Significance: The remaining shop front at 473 Bronte Road, Bronte, is a well-detailed and substantially intact example of early 20 th Century shopfront adapted to contemporary use as the street frontage to a cafe. It remains one of the few original detailed elements of the early 20 th Century shop group located at the Bronte Beach tram stop. The heritage character of the ground floor shop, including its pressed ceiling, is of local significance while the shopfront of 473 Bronte Road is of high local heritage significance.	
References:	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic


Waverley Heritage Assessment

Item identification Sheet


Name:	Inventory item No.: 51
Other Names:	Type of Item: Precinct
Address: 21 Brown Street, Bronte	Group of Buildings Single Building X
Land Title Information: Lot A DP 371579	Engineering Work Historic Site Monument Garden/Park
Description and Historic Background: <p>The double storey dual occupancy developments at 21 and 23 Brown Street, Bronte, were constructed during the Inter War consolidation of earlier subdivisions to the western end of the Bronte Valley. The dual occupancy buildings utilise the pattern and detailing of the English Arts and Crafts style which continued as a mainstay of suburban housing in English Towns after the First World War. Despite the growing impact of American architecture, much of Sydney's domestic construction of the Inter War period emphasised the continued association of Australian society with 'Empire' and sympathy for the traditional forms of the mother country. The broad hipped roof form and combination of bow front window bays, rough cast render and exposed face brick quoins, sills and banding demonstrate the persistence of English craft derived aesthetics in the period. Despite poor maintenance the paired buildings retain the essential detailing and form of late Arts and Crafts Style applied to the economical construction of speculative development. The skilful use of simple form and detail serve to successfully integrate the bulk of these buildings into the streetscape of low scale freestanding houses.</p> <p>Significance: The dual occupancy buildings at 21 and 23 Brown Street are good examples of Inter War residential development maintaining stylistic influences derived from English craft tradition employed widely in English town growth of the period. The adjacent duplex buildings demonstrate the persistent influence of English aesthetic sensibilities in Australian society of the Inter War period. The notable cohesion of the buildings with the streetscape of predominantly freestanding housing adds to the aesthetic significance of the buildings.</p>	Other Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003
References:	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X

Waverley Heritage Assessment

Item identification Sheet


Name:	Inventory item No.: 52
Other Names:	Type of Item: Precinct
Address: 23 Brown Street, Bronte	Group of Buildings Single Building X
Land Title Information: Lot B DP 371579	Engineering Work Historic Site Monument Garden/Park
Description and Historic Background: <p>The double storey dual occupancy developments at 21 and 23 Brown Street, Bronte, were constructed during the Inter War consolidation of earlier subdivisions to the western end of the Bronte Valley. The dual occupancy buildings utilise the pattern and detailing of the English Arts and Crafts style which continued as a mainstay of suburban housing in English Towns after the First World War. Despite the growing impact of American architecture, much of Sydney's domestic construction of the Inter War period emphasised the continued association of Australian society with 'Empire' and sympathy for the traditional forms of the mother country. The broad hipped roof form and combination of bow front window bays, rough cast render and exposed face brick quoins, sills and banding demonstrate the persistence of English craft derived aesthetics in the period. Despite poor maintenance the paired buildings retain the essential detailing and form of late Arts and Crafts Style applied to the economical construction of speculative development. The skilful use of simple form and detail serve to successfully integrate the bulk of these buildings into the streetscape of low scale freestanding houses.</p> <p>Significance: The dual occupancy buildings at 21 and 23 Brown Street are good examples of Inter War residential development maintaining stylistic influences derived from English craft tradition employed widely in English town growth of the period. The adjacent duplex buildings demonstrate the persistent influence of English aesthetic sensibilities in Australian society of the Inter War period. The notable cohesion of the buildings with the streetscape of predominantly freestanding housing adds to the aesthetic significance of the buildings.</p>	Other Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003
References:	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X

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Item identification Sheet

Name:	Inventory item No.: 53
Other Names:	Type of Item: Precinct
Address: 32 Brown Street, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 12 DP 251513	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: <p>The residence at 32 Brown Street, Bronte, is a freestanding single storey bungalow constructed in the Federation Queen Anne style. The gambrel roof form with return gable to the street frontage includes shingle and timber batten detailing above roughcast render to external walls. A prominent chimney is also of roughcast render with terra cotta chimney pots. Timber window frames are externally mounted with a terracotta shingle awning over the gable end window. Twin timber columns support an extension of the main roof over a verandah to the main frontage. A random ashlar garden wall has been erected to the street boundary.</p> Significance: <p>The residence at 32 Brown Street, Bronte, comprises a well-detailed bungalow constructed in the Federation Queen Anne style. The residence retains extensive original detailing and complements the Californian Bungalows and weatherboard cottages in Brown Street. The combined groupings provide a streetscape of considerable aesthetic and historic significance. The residence is located within the Brown Street heritage urban conservation area.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003
References:	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet

Name: Remola Mansions	Inventory item No.: 54
Other Names:	Type of Item: Precinct
Address: 20-26 Campbell Parade, Bondi Beach	Group of Buildings Single Building X
Land Title Information: Lot 6 DP 10606, Lot 7 DP 10606	Engineering Work Historic Site
Description and Historic Background: <p>The legalisation of beach bathing in daylight hours on NSW beaches at the beginning of the 20th Century and the extension of electric tram services to the southern end of Bondi Beach spurred the popularity of the beach as a holiday and residential destination. Increased vehicle ownership following World War I and the evolution of the residential flat building consolidated growth at Bondi. The southern end of Campbell Parade rapidly acquired a continuous frontage of residential flat buildings with retail space at street level. These combined remnants of Federation styles with the Inter War Art Deco style then known as the Jazz or Zig Zag Moderne style. Remola Mansions at 20-26 Campbell Parade, Bondi Beach, is a contributory example of the Inter War residential flat building defining the Campbell Parade Conservation Area. The building demonstrates the stylistic influences that dominated the beach frontage during the Inter War years. The building now finished in rendered masonry comprises a symmetrical facade with canted bays to the outer ends of previously open balconies projecting over a suspended street awning. Some windows within the canted bays retain original double hung glazed sashes. Elongated openings to the recessed balconies between bay windows are now enclosed with metal framed glazing. Moulded render banding above and below window openings and about the upper raised parapet provides horizontal emphasis to the building. A projecting cornice with dentil moulding extends beneath a raised parapet stepped above the bay windows and incorporating a wave motif aedicule at centre. Later shopfronts beneath the street awning are not contributory to the character and quality of the elevation.</p> <p>Significance: 'Remola Mansions' at 20-26 Campbell Parade, Bondi Beach, has aesthetic and historic significance as a contributory example of the Inter War residential flat buildings defining the Bondi Beach heritage urban conservation area.</p>	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet

Name: 'The Empire'	Inventory item No.: 55
Other Names:	Type of Item: Precinct
Address: 68-70 Campbell Parade, Bondi Beach	Group of Buildings Single Building X
Land Title Information: Lot 10 DP 8230, CP SP 13031	Engineering Work Historic Site
Description and Historic Background: <p>The legalisation of bathing in daylight hours on NSW beaches at the beginning of the 20th Century and the extension of electric tram services to the southern end of Bondi Beach spurred the popularity of the beach as a holiday and residential destination. Initial development of the beach frontage commenced from the southern end with the construction of the Undercliff Hotel and tea houses. The consolidation of residential flat building as a form of housing proliferated after World War I, particularly along the eastern suburbs tram routes and the beach frontages. Providing both holiday accommodation and permanent residences, residential flat buildings were constructed in an amalgam of popular revival styles frequently combined with the emerging Jazz or Zig Zag Modern style (later termed Art Deco). 'The Empire' building at the corner of Campbell Parade and Lamrock Avenue combines elements of Federation Arts & Crafts style with the form and articulation of the Art Deco style. Successive canted bays emerge from a rough cast frontage rising to a dark brick capped and stepped parapet. At street level a suspended metal awning shelters shopfront windows and the main entry. Above, the external wall of the main stair contains punched window openings and a raised signage panel identifying 'The Empire' in rendered lettering within a raised rectangular margin. At each of three levels above the awning canted window bays are clad in timber shingle belled outward beneath each sill to provide weathering. Windows are multi paned and appear later infill of formerly open verandahs. The undulating pattern of projecting bays and flat walls utilises a narrow bay to accommodate the splayed return to Lamrock Avenue. The continuation of the projecting bays to Lamrock Avenue provides the exaggeration of perspective favoured by the Art Deco style.</p> <p>Significance: Although altered by progressive infill and renewal of street level shopfronts, the 'Empire' building retains the overall form and representative detailing of Inter War retail/residential flat buildings which made the Campbell Parade beach frontage an iconic image of Australia in the mid 20th Century. The building has aesthetic and historic significance as a contributory example of the Inter War residential flat buildings defining the Bondi Beach heritage urban conservation area.</p>	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet

Name: 'The Ascot'	Inventory item No.: 56
Other Names:	Type of Item: Precinct
Address: 92 Campbell Parade, Bondi Beach	Group of Buildings Single Building X
Land Title Information: Lot 6 DP 5953, CP SP 13384	Engineering Work Historic Site
Description and Historic Background: <p>The legalisation of beach bathing in daylight hours on NSW beaches at the beginning of the 20th Century and the extension of electric tram services to the southern end of Bondi Beach spurred the popularity of the beach as a holiday and residential destination. Increased vehicle ownership in the immediate post World War I years and the evolution of the residential flat building consolidated growth at Bondi. The southern end of Campbell Parade rapidly acquired a continuous frontage of residential flat buildings with retail space at street level. Throughout the Victorian and Federation periods, Academic Classical styles coexisted with the Inter War styles. Both styles have a basis in Classical architecture. The residence at 92 Campbell Parade, Bondi Beach, called 'The Ascot' is a good example of a residential flat building constructed in the Inter War Free Classical style. It was built in the 1930's with a symmetrical facade and a vestigial pediment. The mixed building consists of three levels of residential units on top of ground floor shops towards the southern end of Bondi Beach.</p> Significance: <p>'The Ascot' at 92 Campbell Parade, Bondi Beach, is a contributory example of a residential flat building constructed in the Inter War Free Classical style. The building is of aesthetic, historic and local significance and located within the Bondi Beach heritage urban conservation area.</p>	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


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Item identification Sheet

Name: 'Ravesi Hotel'	Inventory item No.: 57
Other Names:	Type of Item: Precinct
Address: 118-120 Campbell Parade, Bondi Beach	Group of Buildings Single Building X
Land Title Information: Lot 1 DP 5953	Engineering Work Historic Site
Description and Historic Background: <p>The legalisation of beach bathing in daylight hours on NSW beaches at the beginning of the 20th Century and the extension of electric tram services to the southern end of Bondi Beach spurred the popularity of the beach as a holiday and residential destination. Initial development of the beach frontage commenced from the southern end with the construction of the Undercliff Hotel and tea houses. The establishment of general stores and speciality shops accompanied growth of residential settlement along the Bondi Road tram route. Corner locations were most favoured by retailers the premises constructed there having the greatest prominence and frequently assuming local identity. Ravesi's store was constructed in 1914 in the Federation Arts & Crafts style. The building remained a local landmark for much of the 20th Century and the location became known as Ravesi's Corner. The former two-storey building splays back from the corner, the scooped parapet detailed in face brick and rough cast render. The vertically extended form now combines with the opposing corner store and the nearby Bondi Beach Hotel to form the prominent beach front structures predating the 1920's residential flat buildings along Campbell Parade. Later upward addition and painting of finishes have altered the scale and form of the building. The seamless additions have maintained the overall aesthetic character of the building above awning level.</p> <p>Significance: Subsequently adapted as a tourist hotel with seamless additions increasing the building to four storeys, the building retains much original facade detailing and remains a defining aspect of the Campbell Parade beach frontage. The building has aesthetic and historic significance as a contributory example of the initial buildings defining the Bondi Beach heritage urban conservation area.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


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Item identification Sheet

Name:	Inventory item No.: 58
Other Names:	Type of Item: Precinct
Address: 226 Campbell Parade, Bondi Beach	Group of Buildings Single Building X
Land Title Information: Lot 3 Sec 1 DP 9177	Engineering Work Historic Site
Description and Historic Background: Occupying a narrow site to the north eastern side of Campbell Parade, the three storey rendered and face brick residential flat building combines elements of Inter War Art Deco and Functionalist styles prevalent at the time of construction. Despite the narrow frontage the street elevation has strong horizontal emphasis. Continuous rendered sills, lintels, strip window openings and brick panels extending about a wide curving central bay and recessed outer bays. Windows return at outer corners with detailing simplified in the extended side and rear elevations. Set above and back from a full width plinth housing symmetrical garage entries the composition borrows freely from ocean liners of the period providing the basis for what was then termed the 'Liner style'. The building was constructed during the Inter War extension of residential flat construction into the former dune formations of North Bondi. Extension of the Bondi tramroute north to Brighton Boulevard and the growing popularity of the residential flat building after World War I provided impetus for construction in North Bondi. Building frontages overlooking the Beach employed the fashionable styles of the period with increasing preference for the streamline forms of the later Art Deco and Functionalist movements. The prominence of vehicle entries reflected the increased ownership of automobiles after the war. <p>Significance: The Inter War residential flat building at 226 Campbell Parade, Bondi Beach, is a notable example of the style and form employed in expansion of Inter War flat construction to the northern end of the Campbell Parade beach frontage. The building demonstrates the aesthetic influences of the Inter War Functionalist style and the social aspirations of Bondi Beach as a tourist and residential location of the later Inter War years.</p>	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural Social X Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet

Name:	Inventory item No.: 59
Other Names:	Type of Item: Precinct
Address: 228 Campbell Parade, Bondi Beach	Group of Buildings Single Building X
Land Title Information: Lot 4 Sec 1 DP 9177	Engineering Work Historic Site
Description and Historic Background: <p>Set between similar scaled residential flat buildings on a narrow site to the north eastern side of Campbell Parade, the three storey (now rendered) brick and hipped tile roofed residential flat building has been constructed in the Inter War Art Deco style. A projecting curved bay dominates the street frontage. Corbelled over basement garage enters the wide bay is symmetrical about a stepped vertical fin rising above the front parapet line. Single window openings with double hung timber sashes are vertically aligned about the central axis. The window form is repeated in the narrow outer bays with detailing simplified to the extended side and rear elevations. A shallow arched gate set into an attached wall to the western side screens pedestrian access. The symmetrical garage entries beneath the corbelled central bay have decorative sail boat motifs appearing of Post War application. The building was constructed during the Inter War extension of residential flat construction into the former dune formations of North Bondi. Extension of the Bondi tramroute north to Brighton Boulevard and the growing popularity of the residential flat building after World War I provided impetus for construction in North Bondi. Building frontages overlooking the Beach employed the fashionable styles of the period with increasing preference for the streamline forms of the later Art Deco and Functionalist movements. The prominence of vehicle entries reflected the increased ownership of automobiles after the war.</p> <p>Significance: The Inter War residential flat building at 228 Campbell Parade, Bondi Beach, is a notable example of the styles and forms employed in expansion of Inter War flat construction to the northern end of the Campbell Parade beach frontage. The building demonstrates the aesthetic influences of the Inter War Art Deco Style and the social aspirations of Bondi Beach as a tourist and residential location of the later Inter War years.</p>	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet

Name:	Inventory item No.: 60
Other Names:	Type of Item: Precinct
Address: 230 Campbell Parade, Bondi Beach	Group of Buildings Single Building X
Land Title Information: Lot 251 DP 714813	Engineering Work Historic Site
Description and Historic Background: <p>Set between a similar scaled residential flat building and a new residential flat building replacing the former Bondi Diggers Club, the existing building at 230 Campbell Parade, Bondi Beach, demonstrates the fusion of Inter War Art Deco and Inter War Functionalist styles. The four storey (now rendered) brick and hipped tile roofed residential flat building has been constructed with an asymmetric frontage combining a wide bay of symmetrically arranged attached fins framing paired double hung windows and rising to either side of a pedimented gable form. Projecting to the eastern side of this is a curved return bay, employing banded window openings continuing the forms of the larger bay with an emphasis on the horizontal rather than the vertical. Additional transoms and projecting sills further emphasise the functionalist aspects of the design. A low rendered garden wall extends the design to the street boundary. Detailing is simplified to the extended side and rear elevations. The building was constructed during the Inter War extension of residential flat construction into the former dune formations of North Bondi. Extension of the Bondi tramroute north to Brighton Boulevard and the growing popularity of the residential flat building after World War I provided impetus for construction in North Bondi. Building frontages overlooking the beach employed the fashionable styles of the period with increasing preference for the streamline forms of the later Art Deco and Functionalist movements.</p> <p>Significance: The Inter War residential flat building at 230 Campbell Parade, Bondi Beach, is a notable example of the styles and forms employed in expansion of Inter War flat construction to the northern end of the Campbell Parade beach frontage. The building demonstrates the aesthetic influences of the Inter War Art Deco and Functionalist styles and the social aspirations of Bondi Beach as a tourist and residential location of the later Inter War years.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural Social X Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet

Name:	Inventory item No.: 61
Other Names:	Type of Item: Precinct
Address: 238 Campbell Parade, Bondi Beach	Group of Buildings Single Building X
Land Title Information: Lot 21 Sec 1 DP 9177	Engineering Work Historic Site
Description and Historic Background: <p>Set between similar scaled residential flat buildings the existing building at 238 Campbell Parade, Bondi Beach, demonstrates the fusion of Inter War Old English and Art Deco styles. The three storey (now rendered and painted) brick and hipped tile roofed residential flat building has been constructed with a symmetric frontage combining rectangular and arched window openings. Originally, these window openings formed openings to interiors and recessed balconies. A stepped and curved parapet conceals the main hipped and tiled roof. Art Deco style stepped fins and a central heraldic motif decorate the parapet. At the ground floor frontage Art Deco style brickwork frames the central window openings whilst haunched window heads distinguish outer openings from arched openings to upper floors. Outer window bays have double hung sashes with multi paned upper sashes. A low rendered garden wall extends the design to the street boundary. Detailing is simplified to the extended side and rear elevations. The building was constructed during the Inter War extension of residential flat construction into the former dune formations of North Bondi. Extension of the Bondi tramroute north to Brighton Boulevard and the growing popularity of residential flat building after World War I provided impetus for construction in North Bondi. Building frontages overlooking the beach employed the fashionable styles of the period with increasing preference for the streamline forms of the later Art Deco and Functionalist movements.</p> <p>Significance: The Inter War residential flat building at 238 Campbell Parade, Bondi Beach, is a notable example of the styles and forms employed in expansion of Inter War flat construction to the northern end of the Campbell Parade beach frontage. The building demonstrates the aesthetic influences of the Inter War Old English and Art Deco styles and the social aspirations of Bondi Beach as a tourist and residential location of the later Inter War years.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet

Name:	Inventory item No.: 62
Other Names:	Type of Item: Precinct
Address: 246-248 Campbell Parade, Bondi Beach	Group of Buildings Single Building X
Land Title Information: CP SP 1618	Engineering Work Historic Site
Description and Historic Background: <p>Set between similar scaled residential flat buildings to the west and the yard of the Rose Bay Surf Club to the east, the residential flat buildings at 246–248 Campbell Parade, Bondi Beach, employ Inter War Art Deco detailing in a rare example of semi detached residential flat construction. The buildings lack the intricate parapet lines of other buildings fronting Campbell Parade, employing a simple flat parapet about a flat roof. Now of rendered and painted brick, the buildings are highly symmetrical with dual entries on opposing sides of a central blank panel. Vertical emphasised window strips stepped forward of the wall line extend upwards over front entries. Wider outer bays have horizontally emphasised window openings with shallow projecting heads continuing about outer corners and over the first window of side elevations. Projecting brick panels beneath each window band also return to side elevations. The building was constructed late in the Inter War extension of residential flat construction into the former dune formations of North Bondi. Extension of the Bondi tramroute north to Brighton Boulevard and the growing popularity of residential flat building after World War I provided impetus for construction in North Bondi. Building frontages overlooking the beach employed the fashionable styles of the period with increasing preference for the streamline forms of the later Art Deco and Functionalist movements.</p> <p>Significance: The Inter War residential flat building at 266-248 Campbell Parade, Bondi Beach, is a notable example of the styles and forms employed in expansion of Inter War flat construction to the northern end of the Campbell Parade beach frontage. The building is a rare example of semi detached residential flat construction, demonstrating the simple but effective use of the Inter War Art Deco Style and the social aspirations of Bondi Beach as a tourist and residential location of the later Inter War years.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet

Name: 'Rose Bay Surf Club'	Inventory item No.: 63
Other Names:	Type of Item: Precinct
Address: 250-258 Campbell Parade, Bondi Beach	Group of Buildings Single Building X
Land Title Information: Lot 3 DP 14120	Engineering Work Historic Site
Description and Historic Background: <p>Set between residential flat buildings to the west and east, the private beach club associated with the Royal Sydney Golf Club and known as the Rose Bay Surf Club is a three storey rendered and painted masonry structure constructed in the Inter War Mediterranean style. The building has an L shaped plan set out about an enclosed court with the south eastern elevation set flush with the Campbell Parade frontage. The street elevation is detailed as a classical hierarchy. A plinth of attached pilasters with inset rendered bays incorporates high level windows beneath a projecting stringer course. Above the main floor is expressed as a <i>Piano Nobile</i> with broad arched window openings set within a flat wall plane extending to sill level of the floor above. A second stringer course extends beneath single window openings to the upper floor detailed as an attic level with six pane, double hung sash windows in single openings set beneath a broad sloping eave of exposed rafters. The gable roofed form of the upper level is exposed to the eastern side elevation rising above a later pergola. Comprising Tuscan concrete columns supporting a rendered cornice and fabric shade structure with masonry and glazed balustrade infill the balcony appears the outcome of successive additions. Only the base and associated stringer course appear visually linked to the main building. A rendered masonry wall with arched and rectangular door openings and projecting capping continues the Mediterranean detailing along the western extent of the Campbell Parade frontage. The building was constructed late in the Inter War extension of residential flat construction into the former dune formations of North Bondi. Extension of the Bondi tram route north to Brighton Boulevard and the growing popularity of residential flat building after World War One provided impetus for construction in North Bondi. The selection of North Bondi as a location for the Rose Bay Surf Club reflected the growing social acceptance of surf bathing in established society of the Inter War years. Parallels may be drawn with the exclusive Cabbage Tree Club at Palm Beach and the Balmoral Beach Club on Middle Harbour. Selection of the Inter War Mediterranean Style for the clubhouse reflects the preference for this historicist style over more avant Guard Art Deco and Functionalist styles by Sydney's establishment of the Inter War period.</p> <p>Significance: The Rose Bay Surf Club at 250-258 Campbell Parade, Bondi Beach, is a notable example of the styles and forms employed in expansion of Inter War construction to the northern end of the Campbell Parade beach frontage. The building is a rare example of the private beach club on Australian beach frontages. The buildings design and Inter War Mediterranean styling reflects the social aspirations and preferences of Sydney's establishment of the Inter War years.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet

Name:	Inventory item No.: 64
Other Names:	Type of Item: Precinct
Address: 264-268 Campbell Parade, Bondi Beach	Group of Buildings Single Building X
Land Title Information: Lot DP UNKNOWN, CP SP 5528	Engineering Work Historic Site
Description and Historic Background: Residential flat building commenced in Sydney in the mid Federation Period; the first recorded example being constructed in 1906 in Windmill Street, Millers Point. Housing shortages of the First World War saw many existing large Federation residences converted to flats. The process continued through the Inter-War period with new construction adapting revival forms and the newly evolved Art Deco and Functionalist Style. Stylistic influences were often combined with single and double fronted hip roofs common to all styles. The prominent five storey residential flat building with shops on the ground floor was constructed in Inter War Palazzo Style prior to World War II. Constructed as a face brick building with rendered cornice and base of stone and architectural terra cotta the building reputedly housed a casino prior to the war. Located on the prominent corner site of Ramsgate Avenue and Campbell Parade the building has a long frontage to both streets. The mixed commercial and residential building retains extensive original detailing above street awning level. Notable detailing also remains to the internal lobby. Significance: The five storey residential flat building with ground floor retail areas is a notable example of the Inter War Palazzo style rarely seen on residential construction in Sydney. The building retains local aesthetic and historic significance.	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet

Name:	Inventory item No.: 65
Other Names:	Type of Item: Precinct
Address: 270 Campbell Parade, Bondi Beach	Group of Buildings Single Building X
Land Title Information: Lot 1310 DP 752011	Engineering Work Historic Site
Description and Historic Background: <p>Located at the increasingly curved alignment to the northeastern end of Campbell Parade, the existing building at 270 Campbell Parade demonstrates the fusion of Inter War Art Deco and Inter War Functionalist styles within a large and complex residential flat building. The four storey face brick and hipped tile roofed residential flat building has been constructed with a broad symmetrical elevation to Campbell Parade articulated in alternating bays. A central inset entry is flanked by curved and painted render curved walls and soffit above which three levels of horizontally emphasised timber framed windows rise to a simple brick parapet. Adjacent bays have corbelled and stepped brick detailing framing horizontal window openings and rising to stepped parapets. Outer bays again in flush brickwork continue the horizontal window openings about tight radiuses curved outer ends. The curved return to the north eastern end screens a series of stepped bays to the side elevation. Here flush face brick is articulated with taller window openings emphasising the vertical nature of the staggered bays and ending with a curved rear corner. Later glazed balconies have been constructed above garage entries from the northeastern side court. These have detracted from the overall building aesthetic. Alteration of ground floor retail areas has had less impact upon the quality of the building. The building was constructed during the Inter War extension of residential flat construction into the former dune formations of North Bondi. Extension of the Bondi tram route north to Brighton Boulevard and the growing popularity of the residential flat building after World War I provided impetus for construction in North Bondi. Building frontages overlooking the Beach employed the fashionable styles of the period with increasing preference for the streamline forms of the later Art Deco and Functionalist movements.</p> <p>Significance: The Inter War residential flat building at 270 Campbell Parade, Bondi Beach, is a notable example of the styles and forms employed in expansion of Inter War flat construction to the northern end of the Campbell Parade beach frontage. The building demonstrates the aesthetic influences of the Inter War Art Deco and Functionalist styles and the social aspirations of Bondi Beach as a tourist and residential location of the later Inter War years.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet

Name:	Inventory item No.: 66
Other Names:	Type of Item: Precinct
Address: 274 Campbell Parade, Bondi Beach	Group of Buildings Single Building X
Land Title Information:	Engineering Work Historic Site
Description and Historic Background: Set between similar scaled residential flat buildings on a narrow site to the north eastern side of Campbell Parade, the four storey (now rendered) brick and hipped tile roofed residential flat building has been constructed in the Inter War Art Deco style. A projecting curved bay dominates the street frontage. The wide bay is symmetrical with paired brick fins rising to a raised parapet. The central panel of the curved bay is stepped forward with horizontal brick stringer courses extend out from the central fins. Single and paired window openings stacked vertically emphasise the height of the building. The window form is repeated in the narrow outer bays with detailing simplified to the extended side and rear elevations. A shallow arched gate set into an attached wall to the western side screens service areas whilst a shallow ramped path extend along the northeastern side to a central entry. The building was constructed during the Inter War extension of residential flat construction into the former dune formations of North Bondi. Extension of the Bondi tram route north to Brighton Boulevard and the growing popularity of the residential flat building after World War I provided impetus for construction in North Bondi. Building frontages overlooking the Beach employed the fashionable styles of the period with increasing preference for the streamline forms of the later Art Deco and Functionalist movements.	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Significance: The Inter War residential flat building at 274 Campbell Parade, Bondi Beach, is a notable example of the styles and forms employed in expansion of Inter War flat construction to the northern end of the Campbell Parade beach frontage. The building demonstrates the aesthetic influence of the Inter War Art Deco style and the social aspirations of Bondi Beach as a tourist and residential location of the later Inter War years.	
References:	
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet

Name:	Inventory item No.: 67
Other Names:	Type of Item: Precinct
Address: 282 Campbell Parade, Bondi Beach	Group of Buildings Single Building X
Land Title Information: CP/SP 12046	Engineering Work Historic Site
Description and Historic Background: Occupying a narrow site to the north eastern side of Campbell Parade, the three storey painted brick residential flat building combines elements of Inter War Art Deco and Functionalist styles prevalent at the time of construction. The street elevation combines horizontal and vertical emphasis. A central projecting bay extending above the main roof as a raised parapet, supports curved cantilevered balconies. The horizontal line of the balconies continues in banded brickwork to the outer bays. This and additional transoms to double hung timber windows emphasise the streamline nature of the Functionalist style. The street frontage is projected over basement level vehicle entries with privacy to ground floor apartments assisted by the elevation of the ground floor above a side entry path extending to a central lobby and stairway. The later continues to a hip roofed monitor accessing roof top drying areas. The building was constructed during the Inter War extension of residential flat construction into the former dune formations of North Bondi. Extension of the Bondi tramroute north to Brighton Boulevard and the growing popularity of the residential flat building after World War I provided impetus for construction in North Bondi. Building frontages overlooking the beach employed the fashionable styles of the period with increasing preference for the streamline forms of the later Art Deco and Functionalist movements. Significance: The Inter War residential flat building at 282 Campbell Parade, Bondi Beach, is a notable example of the styles and forms employed in expansion of Inter War flat construction to the northern end of the Campbell Parade beach frontage. The building demonstrates the aesthetic influences of the Inter War Art Deco and Functionalist styles and the social aspirations of Bondi Beach as a tourist and residential location of the later Inter War years.	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural Social X Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet

Name:	Inventory item No.: 68
Other Names:	Type of Item: Precinct
Address: 20 Castlefield Street, Bondi	Group of Buildings Single Building
Land Title Information: Lot 1 DP 953569	Engineering Work Historic Site
Description and Historic Background: <p>Extension of tram services in the late 19th Century saw increased pressure for subdivision of the large villa estates about Waverley. E.C.Merewether's Castlefield Estate was located to the northern side of Waverley Street (now Bondi Road) and evolved about the original residence of C. K. Moore who was a resident from 1865 to 1877. Following Merewether's purchase in 1882, the house was substantially rebuilt by architect Horbury Hunt and later extended by Ferdinand Reuss. The large villa sat within extensive landscaped grounds which became the subject of pressure for subdivision after Merewether's death in 1893. The Castlefield Estate auctions of 1907 and 1909 created the existing streets of Imperial Avenue, Castlefield and Miller streets as well as the related residential development of early 20th Century freestanding and semi detached cottages. The freestanding Federation style cottage at 20 Castlefield Street remains from this period. Constructed in face brick on sandstone foundations to an asymmetrical plan, the residence is located on the corner of Castlefield and Edward streets. A tiled hip roof extends as a gable roofed bay to the main street frontage. The gable projection partially encloses a front verandah sheltered by a continuation of the main roof. The verandah retains timber detailing of twin posts, fretwork brackets and valance decorated in Art Nouveau style. Stone plinths support the paired verandah posts. Art Nouveau style joinery continues about the residence occurring in struts supporting awnings over the gable front window and over a side bay window and flat roofed porch to the northern side of the residence. Later additions, including a large dormer and balcony to the main streetfront, eyelid dormer to the northern side and rear additions have been carried out with varying degrees of sympathy to the original construction. The original fence has been replaced with an unsympathetic wire fence.</p> <p>Significance: The largely intact residence at 20 Castlefield Street, Bondi, is a well-detailed example of the Federation Bungalow style, employed in the subdivision of the Waverley villa estates at the outset of the 20th Century. The residence has aesthetic, social and historic significance.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social X Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet


Name:	Inventory item No.: 69
Other Names:	Type of Item: Precinct
Address: 25 Castlefield Street, Bondi	Group of Buildings Single Building X
Land Title Information: Lot 1 DP 1092584, Lot 2 DP 1092584, Lot 3 DP 1092584	Engineering Work Historic Site
Description and Historic Background: <p>Extension of tram services in the late 19th Century saw increased pressure for subdivision of the large villa estates about Waverley. E.C.Merewether's Castlefield Estate was located to the northern side of Waverley Street (now Bondi Road) and evolved about the original residence of C. K. Moore, resident from 1865 to 1877. Following Merewether's purchase in 1882, the house was substantially rebuilt by architect Horbury Hunt and later extended by Ferdinand Reuss. The large villa sat within extensive landscaped grounds, which became the subject of pressure for subdivision after Merewether's death in 1893. The Castlefield Estate auctions of 1907 and 1909 created the existing streets of Imperial Avenue, Castlefield and Miller streets as well as the related residential development of early 20th Century freestanding and semi detached cottages. The freestanding single storey Federation Bungalow at 25 Castlefield Avenue, Bondi, has been constructed in tuck pointed brick with an asymmetrical plan form. A broken back hipped roof extends over a return verandah enclosed at one end by a gable roofed bay incorporating Art Nouveau detailed joinery. The gable has a projecting eave with ladder pattern infill above a tile roofed awning. Windows to the front elevation have casement sashes with coloured glass highlights within shallow arched openings. Verandah detailing includes exposed rafters and stop chamfered timber posts with Art Nouveau pattern brackets. Patterned tiling to verandah and front path also appears original.</p> <p>Significance: The freestanding single storey bungalow at 25 Castlefield Street, Bondi, is a well-detailed example of the Federation Bungalow style, employed in the subdivision of the Waverley villa estates at the outset of the 20th Century. The residence has aesthetic, social and historic significance.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social X Archaeological Architectural X Natural Aesthetic X

Waverley Heritage Assessment


Item identification Sheet

Name:	Inventory item No.: 70
Other Names:	Type of Item: Precinct
Address: 27-29 Chesterfield Parade, Bronte	Group of Buildings X Single Building
Land Title Information: Lot A & B DP 436510	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: <p>The symmetrical double storey residential terrace pair at 27-29 Chesterfield Parade, Bronte, provides a notable example of the more gentrified housing which accompanied improved tram services to Bronte in the late 19th Century. The residences were constructed in the late nineteenth century, incorporating elements of Victorian Italianate, Gothic and Filigree styles. Detailed in moulded render, these residences are constructed with high-pitched roof forms which are now tile clad. A transverse ridgeline returns as symmetrical gable ends with fretwork bargeboards while. Side elevations have flush gables, incorporating prominent chimneys capped with moulded render and terra cotta chimney pots. The street facing gable ends are set behind canted parapets, which in turn cap projecting bays rising through both floors of each terrace. A metal verandah roof and first floor verandah supported by slender iron columns extends the projection of the bays. Delicate filigree balustrades and moulded render to the face of dividing blade walls enhance the refinement of the verandahs. Decorative timber pinnacles to the gable ends add a Gothic influence to the detailing, whilst prominent chimneys with moulded render capping continue the predominant Italianate detailing.</p> <p>Significance: The outstanding Victorian terraces at 27-29 Chesterfield Parade, Bronte, demonstrate a stage in the evolution of the freestanding residence of the late nineteenth century. The paired residences are of notable aesthetic and historic significance as examples of terrace housing developed for affluent residents of Bronte.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003
References:	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment
Item identification Sheet

Name:	Inventory item No.: 71
Other Names:	Type of Item: Precinct
Address: 17-19 Edmund Street, Queens Park	Group of Buildings X Single Building
Land Title Information: Lot 8 DP 850224 & Lot 1 DP 1015503	Engineering Work Historic Site
Description and Historic Background: <p>The freestanding, single storey semi detached residences at 17-19 Edmund Street, Queens Park, are constructed in the Victorian Georgian style. The residences form a remnant of mid 19th Century housing related to the establishment of Charing Cross as a village, prior to incorporation of local government in Waverley. The residences have a metal clad gabled roof extending over the external stone walls and a continuous street-facing verandah. The verandah is supported by sparingly decorated paired timber posts. The residential pair is of rectangular form and provides a symmetrical facade. The form and detail are characteristics maintained in the Victorian period from early Colonial construction. The Victorian Georgian style was an extension of the Old Colonial Georgian style and remained at the core of vernacular construction of workman's cottages.</p> Significance: <p>The semi-detached, single storey residences at 17-19 Edmund Street, Queens Park, are a good example of the vernacular stone cottage maintaining traditional Colonial forms in the later Victorian Georgian style. The residential pair retains historic and aesthetic significance. The low forms and single storey construction are significant elements to the streetscape.</p>	Period: 1800-1858 1859-1880 X 1881-1918 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X

Waverley Heritage Assessment
Item identification Sheet


Name: 'Bundara'	Inventory item No.: 72
Other Names:	Type of Item: Precinct
Address: 24 Edmund Street, Queens Park	Group of Buildings Single Building X
Land Title Information: Lot 23 Sec1 DP 193323	Engineering Work Historic Site
Description and Historic Background: <p>The freestanding, single storey residence at 24 Edmund Street, Queens Park, called 'Bundara', was built around 1900. The simple rectangular shaped weatherboard cottage is constructed with a corrugated metal clad gabled roof with a set down hipped metal roof over a continuous verandah to the street frontage. Later alterations include changes to the verandah posts and balustrades and replacement of window frames and sashes. A weatherboard addition to the southern end is sympathetic in finish to the residence. The symmetrical plan form and front elevation evolved from the four square house of Colonial origin. The form was maintained in the Victorian Georgian style and is common to vernacular construction particularly of village and rural areas of the 19th and early 20th Centuries. The dwelling relates to earlier vernacular workman's cottages in the locality, associated with the establishment of Charing Cross as a village prior to incorporation of local government in Waverley.</p> Significance: <p>The single storey residence at 24 Edmund Street, Queens Park, is a good example of an early weatherboard cottage, retaining both original form and detail. The cottage maintains traditional Colonial forms of the later Victorian Georgian style. Together with 27 Edmund Street, the residence contributes to a streetscape of considerable aesthetic quality. The cottage is also of historic and aesthetic qualities and provides a site of local significance.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X

Waverley Heritage Assessment
Item identification Sheet


Name:	Inventory item No.: 73
Other Names:	Type of Item: Precinct
Address: 27 Edmund Street, Queens Park	Group of Buildings Single Building X
Land Title Information: Lot 28 Sec2 DP 193323	Engineering Work Historic Site
Description and Historic Background: <p>The freestanding single storey stone cottage at 27 Edmund Street, Queens Park, was built in the mid 19th Century. The residence is constructed with a steep pitched broken-back roof of corrugated iron with a simple sandstone chimney. The symmetrical street facade comprises a verandah which is supported by four slender verandah posts. The residence is located above Queens Park and Blenheim Gully, adjacent to a former local quarry area. The symmetrical plan form and front elevation evolved from the four square house of Colonial origin. The form was maintained in the Victorian Georgian style and is common to vernacular construction particularly of village and rural areas of the 19th and early 20th Centuries. The cottage relates to the establishment of Charing Cross as a village, prior to incorporation of local government in Waverley.</p> Significance: <p>The single storey residence at 27 Edmund Street, Queens Park, is a good example of an early stone cottage, retaining both original form and detail. The state of detail and association with Charing Cross as a village prior to the incorporation of local government in Waverley provides aesthetic and historic significance. The cottage is assessed as of local significance.</p>	Period: 1800-1858 1859-1880 X 1881-1918 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X

Waverley Heritage Assessment

Item Identification Sheet


Name:	Inventory item No.: 74
Other Names:	Type of Item: Precinct
Address: 75 Edward Street, Bondi Beach	Group of Buildings Single Building X
Land Title Information: Lot 3 DP 1071893, Lot 4 DP 1071893	Engineering Work Historic Site
Description and Historic Background: <p>The residence at 75 Edward Street, Bondi, is a single storey dwelling constructed in the Federation Queen Anne style. The bungalow is of a picturesque, asymmetrical form with a dominant hipped roof clad in Marseilles-pattern terracotta tile. The roof is built of terracotta ridge ornaments and a tall chimney with moulded render capping and terracotta chimney pots. A projecting gable roofed bay encloses one end of a return verandah. The gable is of decorative timber and render, constructed in the Queen Anne style with similar moulded render detail to window surrounds beneath the adjacent verandah. The wide verandah has a set down hip roof and is supported by turned timber posts and ornamental brackets. The bungalow is constructed in red tuck pointed face-brickwork and sited in a garden with a variety of exotic plants. The Federation Queen Anne style was a dominant style in Australian architecture during the decades immediately before and after 1900. At this time, improved public transport accelerated suburban expansion and the single storey house on its own block of land had become the achievable goal of most families.</p> Significance: <p>The residence at 75 Edward Street, Bondi Beach, is a notable, well-detailed bungalow constructed in the Federation Queen Anne style. The bungalow retains aesthetic significance in its detailing and streetscape setting.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X

Waverley Heritage Assessment
Item identification Sheet

Name:	Inventory item No.: 75
Other Names:	Type of Item: Precinct
Address: 26 Evans Street, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 1 DP 199328	Engineering Work Historic Site
Description and Historic Background: <p>The Victorian Italianate style evolved from the late 18th Century Romanticist / Picturesque movement in England. Translated to Australia, the picturesque relationship of the building and landscape made the style appealing to the landed gentry for residential design. The freestanding two storey Villa is a notable example of the Victorian Italianate style. The asymmetrical facade is dominated by a squat, hip roofed tower attached to a return verandah of filigree ironwork, slender verandah posts and bullnosed corrugated roof. The tower is emphasised by moulded render detailing and a centrally aligned entry of glazed and panelled doors with highlights and sidelights in leadlight glazing. Behind the tower, a tiled hip roof is punctuated by rendered chimneys with corbelled caps and terra cotta chimney pots. Square window bays project at both levels of the verandah, enclosing tall double hung sash windows. The residence is set well back from an iron palisade fence.</p> <p>Significance: The large freestanding villa at 26 Evans Street, Bronte, is a notable example of the Victorian Italianate style in a streetscape setting of cohesive forms and styles. The residence and setting are of local significance on the basis of aesthetic and historic value. The residence is also a contributory element in the Evans Street heritage urban conservation area.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet


Name: 'Coorallie'	Inventory item No.: 76
Other Names:	Type of Item: Precinct
Address: 28 Evans Street, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 8 DP 873340	Engineering Work Historic Site
Description and Historic Background: <p>The Victorian Italianate style evolved from the late 18th Century Romanticist/Picturesque movement in England. Translated to Australia, the picturesque relationship of the building and landscape made the style appealing to the landed gentry and wealthier town dwellers for residential design. This freestanding single-storey Victorian cottage at 28 Evans Street, Bronte, is constructed in the Victorian Italianate style. The residence is of rendered masonry with a high-pitched hip roof form and projecting gable. The street-facing gable retains a timber finial, however, undecorated bargeboards appeared to have replaced earlier fabric. The gable front incorporates a canted window bay with Italianate arched window openings. The street-facing bay and prominent chimneys feature moulded render detailing. A set down shallow pitch roof extends across the front elevation from the return bay. The verandah roof is supported by iron columns and end blade walls with iron filigree valance and brackets. The front entry door and windows repeat the arch head form of the bay windows and have similar arched detailing in applied render. A central timber panelled door with leadlight glazing to upper panels, sidelights and highlight forms the main entry. Tiled and marble edged steps lead up to a tiled verandah between dwarf walls and pedestals with decorative urns set back from an iron palisade fence.</p> <p>Significance: The residence at 28 Evans Street, Bronte, is a well-detailed example of the Victorian suburban house favoured by wealthier residents of the Waverley local government area in the later 19th Century. The Victorian Italianate house employs a form achieving notable scale and streetscape presence due to asymmetrical set out and the prominence of the forward gable. The Italianate detailing reflects the influence of the Victorian Romantic Movement. The residence has aesthetic, historic and social significance and forms a contributory element in the Evans Street heritage urban conservation area.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social X Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment


Item identification Sheet

Name:	Inventory item No.: 77																
Other Names:	Type of Item: Precinct																
Address: 30 Evans Street, Bronte	Group of Buildings Single Building X																
Land Title Information: Lot 1 DP 509253	Engineering Work Historic Site																
<p>Description and Historic Background: The Victorian Italianate style evolved from the late 18th Century Romanticist/Picturesque Movement in England. Translated to Australia, the picturesque relationship of the building and landscape made the style appealing to the landed gentry and wealthier town dwellers for residential design. This freestanding single-storey Victorian cottage at 30 Evans Street, Bronte, is constructed in the Victorian Italianate style. The residence is of rendered masonry with a high-pitched hip roof form and projecting gable. The street-facing gable retains a timber finial but has undecorated bargeboards appearing to have replaced earlier fabric. The gable front incorporates a canted window bay with Italianate arched window openings. The street-facing bay and prominent chimneys feature moulded render detailing. A set down shallow pitch roof extends across the front elevation from the return bay. The verandah roof is supported by iron columns and end blade walls with iron filigree valance and brackets. The front entry door and windows repeat the arch head form of the bay windows and have similar arched detailing in applied render. A central timber panelled door with leadlight glazing to upper panels, sidelights and highlight forms the main entry. Tiled and marble edged steps lead up to a tiled verandah between dwarf walls and pedestals with decorative urns set back from an iron palisade fence.</p> <p>Significance: The residence at 30 Evans Street, Bronte, is a well-detailed example of the Victorian suburban house favoured by wealthier residents of the Waverley local government area in the later 19th Century. The Victorian Italianate house employs a form achieving notable scale and streetscape presence due to asymmetrical set out and the prominence of the forward gable. The Italianate detailing reflects the influence of the Victorian Romantic Movement. The residence has aesthetic, historic and social significance and forms a contributory element in the Evans Street heritage urban conservation area.</p>	<p>Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003</p> <p>Settlement Patterns: Land Grants Private Subdivisions Suburban development Other</p>																
References:																	
<p>Photo:</p> 	<p>Significance:</p> <table> <tr><td>Historic</td><td>X</td></tr> <tr><td>Scientific</td><td></td></tr> <tr><td>Cultural</td><td></td></tr> <tr><td>Social</td><td>X</td></tr> <tr><td>Archaeological</td><td></td></tr> <tr><td>Architectural</td><td></td></tr> <tr><td>Natural</td><td></td></tr> <tr><td>Aesthetic</td><td>X</td></tr> </table>	Historic	X	Scientific		Cultural		Social	X	Archaeological		Architectural		Natural		Aesthetic	X
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Scientific																	
Cultural																	
Social	X																
Archaeological																	
Architectural																	
Natural																	
Aesthetic	X																

Waverley Heritage Assessment
Item identification Sheet


Name:	Inventory item No.: 78
Other Names:	Type of Item: Precinct
Address: 32 Evans Street	Group of Buildings Single Building X
Land Title Information: Lot 1 DP 560386	Engineering Work Historic Site
Description and Historic Background: <p>The Victorian Italianate style evolved from the late 18th Century Romanticist/Picturesque Movement in England. Translated to Australia, the picturesque relationship of the building and landscape made the style appealing to the landed gentry and wealthier town dwellers for residential design. Victorian architecture was essentially about confidence, material progress and prosperity. The Victorian architect's typical client was a self-made man whose intention was that his home should be an embodiment of his success in the rough-and-tumble world of free enterprise. The unusual, freestanding, single-storey Victorian cottage at 32 Evans Street, Bronte, located on the dominant corner site of Evans Street and Brae Street is constructed in rendered masonry with a low pitched roof form and is a good example of the Victorian Italianate style. The street facing round shaped faceted bay is located on the corner site and influenced by the Victorian Italianate Style. It incorporates canted window bays with arched Italianate window openings. Alterations in form of a street-facing gable were influenced by the Arts and Crafts style and built around 1920.</p> <p>Significance: The Victorian style residence at 32 Evans Street, Bronte employs a form achieving notable scale and streetscape presence due to asymmetrical set out and the prominence of the forward gable. The Italianate detailing reflects the influence of the Victorian Romantic Movement. The residence has aesthetic, historic and social significance and forms a contributory element in the Evans Street heritage urban conservation area.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social X Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment
Item identification Sheet

Name:	Inventory item No.: 79
Other Names:	Type of Item: Precinct
Address: 34 Evans Street	Group of Buildings Single Building X
Land Title Information: Lot 1 DP 560386	Engineering Work Historic Site
Description and Historic Background: <p>The Victorian Italianate style evolved from the late 18th Century Romanticist/Picturesque Movement in England. Translated to Australia, the picturesque relationship of the building and landscape made the style appealing to the landed gentry and wealthier town dwellers for residential design. Victorian architecture was essentially about confidence, material progress and prosperity. The Victorian architect's typical client was a self-made man whose intention was that his home should be an embodiment of his success in the rough-and-tumble world of free enterprise. The unusual freestanding single-storey Victorian cottage at 34 Evans Street, Bronte, is constructed in rendered masonry and a good example of the Victorian style. The street-facing faceted bay with canted window openings is of stucco wall finish and is influenced by the Victorian Italianate style. The roof extends over the verandah and is supported by sparingly decorated timber posts.</p> Significance: <p>The Victorian style residence at 34 Evans Street, Bronte, employs a form achieving notable scale and streetscape presence. The Italianate detailing reflects the influence of the Victorian Romantic Movement. The residence has aesthetic, historic and social significance and forms a contributory element in the Evans Street heritage urban conservation area.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social X Archaeological Architectural Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet

Name:	Inventory item No.: 80
Other Names:	Type of Item: Precinct
Address: 36 Evans Street, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 1 DP 73650	Engineering Work Historic Site
Description and Historic Background: <p>The Victorian Italianate style evolved from the late 18th Century Romanticist/Picturesque Movement in England. Translated to Australia, the picturesque relationship of the building and landscape made the style appealing to the landed gentry and wealthier town dwellers for residential design. The freestanding single-storey Victorian residence at 36 Evans Street, Bronte, is constructed in rendered masonry with a hipped roof extending in faceted form over a canted bay window. Later unsympathetic additions and alterations have been undertaken to the residence, including concrete roofing tiles, the construction of a street facing deck/carport and concrete block infill. These alterations have detracted from the core Victorian Italianate form. However, the core building retains much original detail, including moulded render detailing to door and window surrounds, tall double hung timber sash windows and a faceted bay with arched window openings, projecting toward the street. The residence retains the ability to be sympathetically restored and remains cohesive with other Victorian Italianate residences within the Evans Street heritage urban conservation area.</p> Significance: <p>The residence at 36 Evans Street, Bronte, is a modest Victorian Italianate cottage which despite unsympathetic alterations retains the core form and detailing of the original construction. The residence demonstrates the maintenance of scale of larger adjacent residences through skilful detailing of a small cottage set in a cohesive late Victorian streetscape. The residence retains aesthetic and historic significance and is a contributory element to the Evans Street heritage urban conservation area.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet

Name:	Inventory item No.: 81
Other Names:	Type of Item: Precinct
Address: 38 Evans Street, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 1 DP 76257	Engineering Work Historic Site
Description and Historic Background: <p>The Victorian Italianate style evolved from the late 18th Century Romanticist/Picturesque Movement in England. Translated to Australia, the picturesque relationship of the building and landscape made the style appealing to the landed gentry and wealthier town dwellers for residential design. The freestanding single-storey cottage at 38 Evans Street, Bronte is of late 19th Century construction in roughcast rendered masonry with a hipped and gabled roof. Now clad in Swiss pattern concrete tile, the original roofing material was slate. The residence illustrates the transition from the late Victorian Italianate style to the emerging Federation Arts & Crafts style. A prominent centrally located chimney constructed of moulded render capping retains original Italianate detailing. The street facing gable projects forward of the main roof and is roofed with timber shingle infill above a broad arched opening detailed with rendered voussoirs and inset with panelled timber framed windows. A hipped broken back roof extends over the front verandah adjacent to the projecting gable front. The verandah is supported by paired timber posts with timber batten infill above capped piers. An arched street-facing window/door opening from the verandah retains arched glazed openings with similar detailing to a side door off the return bay.</p> <p>Significance: The residence at 38 Evans Street, Bronte, is constructed during the transition from the late Victorian Italianate style to the emerging Federation Arts & Crafts style. The residence retains aesthetic and historic significance and is a contributory element to the Evans Street heritage urban conservation area.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet


Name:	Inventory item No.: 82
Other Names:	Type of Item: Precinct
Address: 40 Evans Street, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 1 DP 633085	Engineering Work Historic Site
Description and Historic Background: <p>The Victorian Italianate style evolved from the late 18th Century Romanticist/Picturesque movement in England. Translated to Australia, the picturesque relationship of the building and landscape made the style appealing to the landed gentry and wealthier town dwellers for residential design. The freestanding single-storey Victorian cottage at 40 Evans Street, Bronte constructed in rendered masonry with a high pitched roof form is a notable example of the Victorian Italianate Style. The residence has a high pitched hip roof with return gable front. The main roof is of concrete tile, with a Cheviot roof over a canted gable to the gable front retaining original slate and a front verandah clad in bullnosed corrugated metal. A rendered and capped chimney and a timber finial at the gable end articulate the main ridge. Italianate mouldings include shallow arched window heads and brackets beneath eaves. The main entry includes a glazed and panelled door with highlights and sidelights in coloured glazing. Tiled stair and paving detailing and an iron palisade fence with raised rendered gate posts provided further detailing from the time of construction.</p> <p>Significance: The residence at 40 Evans Street, Bronte, is a well-detailed example of the Victorian suburban house favoured by wealthier residents of the Waverley local government area in the later 19th Century. The Victorian Italianate house employs a form achieving notable scale and streetscape presence due to asymmetrical set out and the prominence of the forward gable. The Italianate detailing reflects the influence of the Victorian Romantic Movement. The residence has aesthetic, historic and social significance and forms a contributory element in the Evans Street heritage urban conservation area.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X

Waverley Heritage Assessment


Item identification Sheet

Name:	Inventory item No.: 83
Other Names:	Type of Item: Precinct
Address: 42 Evans Street, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 7 DP 3078	Engineering Work Historic Site
Description and Historic Background: <p>The Victorian Italianate style evolved from the late 18th Century Romanticist/Picturesque movement in England. Translated to Australia, the picturesque relationship of the building and landscape made the style appealing to the landed gentry and wealthier town dwellers for residential design. The freestanding single-storey Victorian cottage at 42 Evans Street, Bronte, constructed in rendered masonry with a high pitched roof form, is a notable example of the Victorian Italianate style. The residence has a high pitched hip roof with return gable front. The main roof is of concrete tile, the tile continued as a Cheviot roof over a canted bay projecting forward of the gable. The main roof extends in broken back form over a front verandah. A rendered and capped chimney and a timber finial at the gable end articulate the main ridge. Italianate mouldings include shallow arched window heads and brackets beneath eaves to the front canted bay. A glazed and panelled door with highlights in coloured glazing forms the main entry off the verandah. Windows have double hung sashes in single openings. Paving and verandah floor details have been altered. A timber rail fence with filigree iron infill also appears of later construction.</p> Significance: <p>The residence at 42 Evans Street, Bronte, is a well-detailed example of the Victorian suburban house favoured by wealthier residents of the Waverley local government area in the later 19th Century. The Victorian Italianate house employs a form achieving notable scale and streetscape presence due to asymmetrical set out and the prominence of the forward gable. The Italianate detailing reflects the influence of the Victorian Romantic Movement. The residence has aesthetic, historic and social significance and forms a contributory element in the Evans Street heritage urban conservation area.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment
Item identification Sheet

Name:	Inventory item No.: 84
Other Names:	Type of Item: Precinct
Address: 2a Fitzgerald Street, Queens Park	Group of Buildings Single item X
Land Title Information: Pt Lot 42 Sec1 DP 977228, Pt Lot 41 Sec1 DP 977228	Engineering Work Historic Site
Description and Historic Background: <p>The current stables building is located on the eastern side of Fitzgerald Street at the intersection with Fitzgerald Lane. The existing sandstone and metal roofed structure was last used as a horse stable for trotters, although earlier use as stables for working horses has been identified. The stable remains from the early semi rural land use of Queens Park based upon small rectangular land grants, extending down to the eastern perimeter of the Sydney Water Reserves. Currently vacant, the stable comprises a skillion roofed enclosure of high rubble form stonework with crudely dressed capping. Internal divisions are of open timber frame over sloped flagstone flooring. The stable relates visually to the stone terrace residence at 2 Fitzgerald Lane to the east, which is listed as a heritage item under Waverley LEP 1996.</p> Significance: <p>The sandstone stable building at 2 Fitzgerald Street, Queens Park, is a substantially intact and rare example of early stable, recording the semi rural 19th Century land uses of Queens Park. The stable is notable both for its detailing, archaeological potential and streetscape form.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological X Architectural Natural Aesthetic

Waverley Heritage Assessment
Item identification Sheet


Name:	Inventory item No.: 85
Other Names:	Type of Item: Precinct
Address: 2-4 Fitzgerald Street, Queens Park	Group of Buildings X Single Building
Land Title Information: Lot 40 DP 1089205 & Lot 1 DP 735864	Engineering Work Historic Site
Description and Historic Background: <p>The single storey, semi detached residences at 2-4 Fitzgerald Street, Queens Park, were constructed in the late Victorian Italianate style. The paired buildings form a symmetrical assembly with medium pitched corrugated iron roof continuous over the pair. A rendered chimney to the outer end of 4 Fitzgerald Street has moulded render corbels and terra cotta chimney pots. A squat central tower houses paired entry archways and encloses one end of the front verandahs set down from the main roof slope and originally detailed with bull nosed iron roof sheeting. Outer blade walls enclosing the verandah have moulded and rendered brackets with vermiculated inset panels. A filigree frieze and brackets decorate the verandah roof beam. Window and door openings have arched heads with matching sash and fanlight infill. A brick front wall to 2 Fitzgerald Street detracts from the paired forms whilst masonry piers and cast iron picket fencing to 4 Fitzgerald Street appear original.</p> Significance: <p>The paired residences, together with 6-8 Fitzgerald Street, Queens Park, record the changing form of late Victorian single storey attached housing which subsequently evolved as the semi detached Federation residence prolific to the Waverley local government area. The residences provide a cohesive group of historic and aesthetic significance including streetscape quality.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment
Item identification Sheet

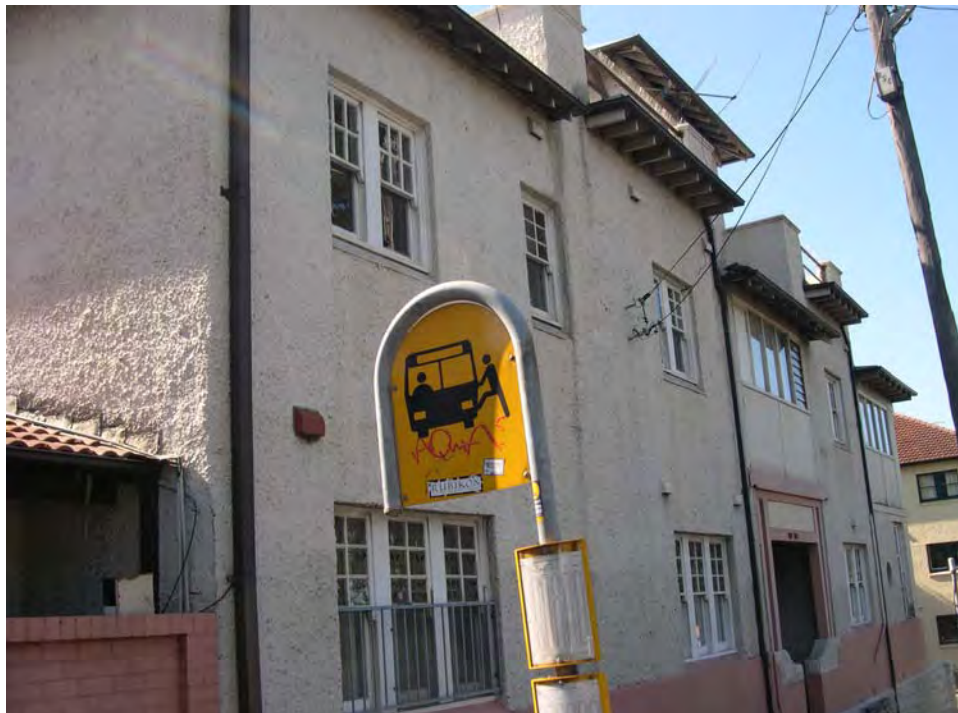
Name:	Inventory item No.: 86
Other Names:	Type of Item: Precinct
Address: 6-8 Fitzgerald Street, Queens Park	Group of Buildings X Single Building
Land Title Information: Lot 1 DP 216938 & Lot 2 DP 216938	Engineering Work Historic Site
Description and Historic Background: <p>The single storey semi detached residences at 6-8 Fitzgerald Street, Queens Park, are constructed in the late Victorian Italianate style. The paired buildings form a symmetrical assembly with medium pitched Marseilles tile roof continuous over the pair. A rendered chimney to the outer end of 6 Fitzgerald Street has moulded render corbels and terra cotta chimney pots. A squat central tower houses paired entry archways and encloses one end of front verandahs set down from the main roof slope and detailed with bull nosed iron roof sheeting. Outer blade walls enclosing the verandah have moulded and rendered brackets with vermiculated inset panels. A filigree frieze and brackets decorate the verandah roof beam. Window and door openings have arched heads with matching sash and fanlight infill. A brick front wall to 8 Fitzgerald Street detracts from the paired forms whilst masonry piers and cast iron picket fencing appear original.</p> Significance: <p>The paired residences, together with 2-4 Fitzgerald Street, Queens Park, record the changing form of the late Victorian single storey attached housing which subsequently evolved as the semi detached Federation residence prolific to the Waverley local government area. The residences provide a cohesive group of historic and aesthetic significance including streetscape quality.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

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Item identification Sheet

Name: Symblist's Building	Inventory item No.: 87
Other Names:	Type of Item: Precinct
Address: 32 Fletcher Street, Bondi	Group of Buildings X Single Building
Land Title Information: Lot A DP 321112, Lot C DP 321112	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: <p>The residence 32 Fletcher Street includes 32 a-f Fletcher Street and is located on the prominent north-eastern corner of Fletcher and Dudley streets in Bondi. The site has a street frontage to both streets and is occupied by a two and three storey mixed commercial/residential development, containing ground floor commercial with residential above. The building is called Symblist's Building and was constructed around 1920 as a modern mixed commercial and residential building. The building is built in red brick (still visible at the rear of the building) with a rendered façade in ashlar. One of the shopfronts is still of the 1920's original style while the awnings to both street frontages have been changed. The three storey corner block is constructed with less detail, except some decorative detailing above windows. The attached bays step down the road and are of similar design with symmetrical parapets. The building has strong aesthetic value as a landmark structure and its unusual style makes a strong corner statement. Recent contemporary tiling to the façade has diminished the heritage value.</p> Significance: <p>The mixed commercial and residential development at 32 Fletcher Street, Bondi retains substantial streetscape quality together with sufficient detailing to enable progressive restoration. The building is a good example of an Inter War development constructed in the 1920's. The building is a landmark of local significant architecture and has a high significance of aesthetics.</p>	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003
References:	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


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Item identification Sheet

Name: Former House and Surgery	Inventory item No.: 88
Other Names:	Type of Item: Precinct
Address: 55 Flood Street, Bondi	Group of Buildings Single Building X
Land Title Information: Lot 15 SecG DP 1640	Engineering Work Historic Site
Description and Historic Background: <p>The Federation Arts and Crafts style was concerned with the integration of art into everyday life through the medium of craftsmanship. The building at 55 Flood Street, Bondi, is a double storey residential flat building located on the prominent corner of Bondi Road and Flood Street, facing Flood Street. The asymmetrical residence of pebbledash stucco over a stone base was designed by Roscoe Collins. The building was built in 1909 as a residential house and surgery. The residential flat building is unusual for its period, due to its flat roof, lack of decorative detail and bold massing.</p> Significance: <p>The two storey residential flat building with its flat roof and lack of decorative detail was influenced by the Federation Arts and Crafts style. It was one of the first buildings presaging the functional architecture style and provides a streetscape item of considerable aesthetic quality.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X

Waverley Heritage Assessment
Item identification Sheet

Name: Substation 346	Inventory item No.: 89
Other Names:	Type of Item: Precinct
Address: 346 Francis Street, Substation, Bondi Beach	Group of Buildings Single Building X
Land Title Information: Lot 1 DP 325161	Engineering Work Historic Site
Description and Historic Background: <p>When electricity was first introduced during the early 20th Century, supply authorities took care to promote and enhance the commodities image as a replacement for gas. This approach included the design of themed sub stations reflecting the character and architectural qualities of local areas. The sub station No.346 at Francis Street, Bondi Beach, is a representative example of an attractive and intact building constructed in the Inter War Mediterranean style and built in deep red/brown face brick, reflecting the character of Inter War flat buildings. In more detail, the building features a Mediterranean style and was built between the 1930's and 1940's. The sub station was built with a flat roof with a multi-coloured ceramic tile parapet facing the street. The sub station is of double height with a symmetrical street frontage and comprises two arched entries.</p> Significance: <p>The substation constructed at Francis Street, Bondi Beach, is a detailed and good example of the Inter War Mediterranean style. Its simple form demonstrates the influence of the emerging modernism on the Mediterranean styles of the Inter War period and is a good contribution to the streetscape.</p>	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X

Waverley Heritage Assessment
Item identification Sheet

Name:	Inventory item No.: 90
Other Names:	Type of Item: Precinct
Address: 49 Gardyne Street, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 187 DP 1033, Lot C DP 315500	Engineering Work Historic Site
Description and Historic Background: <p>While the first Californian Bungalow was build in Sydney's suburb of Rosebery, some Australian architects were designing their own interpretations. By the early 1920s, speculative builders had embraced the Inter War California Bungalow idiom, and it reigned supreme in the suburbs until the Great Crash of 1929. During the 1920s the standardised version of the style was usually built in brick, rather than in timber. This example of a freestanding single storey Californian Bungalow was built in the 1920s. It is built on a sandstone foundation while the house is constructed of face brick. The street-facing gable is of timberwork and roughcast panels. Some alterations, including verandah and bay infill aluminium windows have been constructed at a later stage. Further alterations included the re-roofing with concrete imitation 'slates' and rendering of the garden wall. The awning and the garage were built in 1979 and 1980. This dwelling is one of the larger houses in the group and in a prominent position near the corner. Surrounding houses are altered to create diverse forms and scale.</p> Significance: <p>The property at 49 Gardyne Street, Bronte, is a good example of a 1920's Californian Bungalow built in liver brick on a stone foundation and retains streetscape interest. The building is increasingly rare and uncommon and is a good contribution to the streetscape.</p>	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


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Item identification Sheet


Name: 'Mount Eden'	Inventory item No.: 91
Other Names:	Type of Item: Precinct
Address: 73 Gardyne Street, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 20 DP 2806, CP SP 44034	Engineering Work Historic Site
Description and Historic Background: <p>The subject property stands on a land purchase made by Sydney man Joseph Pearce on 19 July, 1856. In May 1864, Robert Pearce sold the land (Lots 37 and 38) again to Richard Watkins. The land was thereafter subject to many mortgages. During the period of Watkins's ownership, large villa estates appeared in the Waverley area. Suburban subdivision on a widespread scale began to occur at Waverley during the late 1870's. In 1881, the Waverley tramlines were carrying an estimated 4,700 passengers a month. Three years later, the steam tramline was extended along Bondi Road and by 1887, the Waverley and Coogee lines were linked by a cross country service. Watkins subdivided his land, the Pembroke estate, in 1885 and the subject site became and remained Lots 22 and 23. Both Lots were transferred to Max Gotch, a Sydney herbalist on 25 February 1910. At the time, the immediate area was sparsely settled and only three listings were included in the Sands Directory. 'Mount Eden' was first listed in 1915 and the construction date for 75 Gardyne Street was around 1911-1914. The adjoining 'Mount Eden Flats' were constructed in the late 1920s. The plans for the building were signed by J.T. Rigby and approved by Council on 30 March 1927. The flats were designed for Max Gotch and were originally of three storey height, while the existing building is of four storeys. Some alterations have been undertaken to the residence, most notably the openings to the central stair section and the line of balconies which are now enclosed. 'Mount Eden flats' are located close to the northern side of 75 Gardyne Street. The substantial sandstone retaining wall was probably constructed at the same time as the residential flat building. The building represents an unusual residential flat building detailed in the Inter War Free Classical style. While the street frontage is dominated by three garages constructed in decorative sandstone, the residential flat building itself is setback and of rendered masonry. The garages indicate that the building was constructed during the Inter War period when the ownership of private motor vehicles began to expand. The otherwise symmetrical plan form stepped down with the slope of Gardyne Street. Attached pilasters rising through the elevation and form capitals above the parapet.</p> Significance: <p>The residence is an unusual and strongly detailed example of the evolving residential flat building between the wars. Its form demonstrates the influence of emerging modernism on the revival styles of the Inter War period. The residence is of local, aesthetic and historic significance.</p>	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment


Item identification Sheet

Name: 'Mount Eden'	Inventory item No.: 92
Other Names:	Type of Item: Precinct
Address: 75 Gardyne Street, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 22 Sec2 DP 2806, Lot 23 Sec2 DP 2806	Engineering Work Historic Site
Description and Historic Background: <p>The Federation Bungalow at 75 Gardyne Street, Bronte, is called 'Mount Eden' and is located on the corner of Macpherson and Gardyne streets. The subject property stands on a land purchase made by Sydney resident Joseph Pearce on 19 July, 1856. In May 1864, Robert Pearce sold the land (Lots 37 and 38) again to Richard Watkins. During the period of Watkins's ownership, large villa estates appeared in the Waverley local government area. Suburban subdivision on a widespread scale began to occur during the late 1870's. In 1881, the Waverley tramlines were carrying an estimated 4,700 passengers a month. Three years later, the steam tramline was extended along Bondi Road and by 1887 the Waverley and Coogee lines were linked by a cross country service. Watkins subdivided his land which he named Pembroke estate in 1885 and the subject site became and remained Lots 22 and 23. Both Lots were transferred to Max Gotch, a Sydney herbalist on 25 February 1910. At the time, the immediate area was sparsely settled and only three listings were included in the Sands Directory. The name 'Mount Eden' was first listed in 1915 and the construction date for 75 Gardyne Street was around 1911-1914. Gotch built the residence at a time, when surf bathing was increasing in popularity and when the Federation style and Garden Suburb ideal were strong. 'Mount Eden' provides an example of a late Federation building. The residence is typically asymmetrical in plan and elevation and constructed of face brick, including polychrome brickwork. 'Mount Eden' also displays evidence of tuck-pointing. The original roof covering is not known and the front chimneys have been removed. The adjoining 'Mount Eden Flats' were constructed in the late 1920s. The substantial sandstone retaining wall was probably constructed at the same time as the residential flat building. The residence at 75 Gardyne Street was built on a rock-faced sandstone foundation and constructed of traditional face brick. The single storey, free-standing bungalow is of asymmetrical massing with one gable and one faceted bay.</p> <p>Significance: The freestanding residence at 75 Gardyne Street, Bronte retains original detailing and provides a streetscape of considerable aesthetic quality. The item is also of high local significance due to the tradesman's entrance, the chauffeur's flat, the sandstone wall and base, its interior and the front yard. It is also a property of high integrity and a rare example of early beachside estate.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X


Waverley Heritage Assessment
Item identification Sheet

Name:	Inventory item No.: 93
Other Names:	Type of Item: Precinct
Address: 9 Glasgow Avenue, Bondi Beach	Group of Buildings Single Building X
Land Title Information: Lot 50 DP 12561	Engineering Work Historic Site
Description and Historic Background: Deriving from the Arts and Crafts movement, Australian architects designed their own interpretations of the Inter War California Bungalow which became popular between 1915 and 1940. The freestanding single storey bungalow at 9 Glasgow Avenue, Bondi Beach, is constructed in liver-coloured brickwork and provides a good example of the Inter War California Bungalow. The residence has a low-pitched roof with Marseilles tiles and two street-facing gables. The smaller gable extends over the verandah and is supported by solid brick piers, with paired colonettes. The residence is built in an earthy character of dark brick with timberwork in the gable ends. The brick garden wall appears original.	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003
Significance: The residence at 9 Glasgow Avenue, Bondi Beach, retains extensive original detailing and provides substantial streetscape quality. The building is of local, historic and aesthetic significance.	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment
Item identification Sheet


Name: 339 Substation	Inventory item No.: 94
Other Names:	Type of Item: Precinct
Address: Glenayr Avenue, Bondi Beach	Group of Buildings Single Building X
Land Title Information: Lot 1 DP 324508	Engineering Work Historic Site
Description and Historic Background: <p>When electricity was first introduced during the early 20th Century, supply authorities took care to promote and enhance the commodities image as a replacement for gas. This approach included the design of themed sub stations reflecting the character and architectural qualities of local areas. The substation No.339 at Glenayr Avenue, Bondi Beach, is a representative example of an attractive and intact building built in the Inter War Mediterranean style and constructed in deep red/brown face brick reflecting the character of Inter War flat buildings. In more detail, the building features an Inter War Mediterranean style and was built between the 1930's and 40's. The substation was built with a flat roof with a multi-coloured ceramic tile parapet to the street. The sub station is of double height with a symmetrical street frontage and comprises two arched entries.</p>	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Significance: <p>The substation constructed at Glenayr Avenue, Bondi Beach, is a detailed and good example of the Inter War Mediterranean style. Its simple form demonstrates the influence of the emerging modernism on the Mediterranean styles of the Inter War period and the building is a good contribution to the streetscape.</p>	
References:	
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X

Waverley Heritage Assessment
Item identification Sheet

Name: 'Glen Towers'	Inventory item No.: 95
Other Names: 'Glencourt Apartments'	Type of Item: Precinct
Address: 177 Glenayr Avenue, Bondi Beach	Group of Buildings Single Building X
Land Title Information: Lot 24 DP 3641, CP SP 11161	Engineering Work Historic Site
Description and Historic Background: <p>The residential flat building at 177 Glenayr Avenue, Bondi Beach, comprises seven stories and one penthouse which was later converted to two separate units. Originally, the building incorporated 36 units and five shops. The residence was built on land relating to numbers 177 and 179 Glenayr Avenue and subdivided after 1975. It is built in reinforced concrete construction with a concrete floor and skeleton beaming with a flat concrete roof. The south-western side of the building is built in cavity infill while the north-eastern side is a glass wall with windows from floor to ceiling. The lift, stairwell and services core are connected to apartments by a walk way connection at each level. The residential flat building was designed by J.E. Wardell & Associates and constructed by A&A Construction and Enterprises in 1958. The building is constructed of brick and glass and has a metal balustrading. It is listed in the RAIA Register of 20th Century Buildings.</p> Significance: <p>The residential flat building at 177 Glenayr Avenue, Bondi Beach comprises a well-detailed building constructed in the Post War Modern style and provides a streetscape of considerable aesthetic quality.</p>	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic

Waverley Heritage Assessment

Item identification Sheet


Name: Substation	Inventory item No.: 96
Other Names: Substation 183	Type of Item: Precinct
Address: 80 Gould Street, Bondi Beach	Group of Buildings Single Building X
Land Title Information: Lot 1 DP 179374	Engineering Work Historic Site
Description and Historic Background: <p>When electricity was first introduced during the early 20th Century, supply authorities took care to promote and enhance the commodities image as a replacement for gas. This approach included the design of themed sub stations reflecting the character and architectural qualities of local areas. The substation No.183 constructed at 80 Gould Street, Bondi Beach, is designed in the Inter War Mediterranean style and constructed in deep red/brown face brick reflecting the character of Inter War flat buildings dominating the setting at the time of construction. The building is both utilitarian in its simplicity and notable for its sculptural qualities. The substation is of double height with a symmetrical street frontage comprising a square entry with a decorative arch with stucco infill, massive steel faced doors and upper level windows on both sides of the gate.</p>	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003
Significance: <p>The substation constructed at 80 Gould Street Bondi Beach is a detailed and good example of the Inter War Mediterranean style and a good contribution to the streetscape.</p>	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X

Waverley Heritage Assessment

Item identification Sheet


Name:	Inventory item No.: 97
Other Names:	Type of Item: Precinct
Address: 43 Hall Street, Bondi Beach	Group of Buildings Single Building X
Land Title Information: Lot 13 Sec4 DP 747	Engineering Work Historic Site
Description and Historic Background: <p>The Hawkesbury sandstone beneath the Waverley local government area provided widespread opportunity for quarrying of this attractive building material. Small quarries and working of rock outcrops provided the source of stone employed in small cottages located in random distribution in the proximity of quarries. The practise extends from the early Colonial period through to the Inter War years of the 20th Century when labour costs ended the use of sandstone construction. The late Federation style residence at 43 Hall Street, Bondi Beach, is built of local rock-faced sandstone most likely from the nearby Clyde Street quarry. The residence seems to be a small cottage from the front, however, is in fact a residential flat building, constructed with a medium pitched hipped tile roof returning to a street front gable. The street facing façade appears to be of double storey, while the back of the property is of three story height. A ridge top gablet provides ventilation to the main roof. Quarry faced ashlar sandstone extends about the residence rising to the gable end. The side façade is constructed of a combination of rusticated sandstone and an addition built in liver brick. A later brick addition to the street frontage forms a shop front, partially concealing the stone residence.</p> Significance: <p>The rock-faced sandstone residence retains streetscape quality together with sufficient detailing to enable progressive restoration. The building retains historic and despite alteration, aesthetic significance with potential for restoration. The item is also rare and uncommon.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment
Item identification Sheet


Name:	Inventory item No.: 98
Other Names:	Type of Item: Precinct
Address: 163 Hall Street, Bondi Beach	Group of Buildings Single Building X
Land Title Information: Lot 5 DP 3641	Engineering Work Historic Site
Description and Historic Background: The freestanding single storey residence at 163 Hall Street, Bondi Beach, is constructed of late Federation style. Possibly altered in the 1920s, the residence is constructed with double gablets projecting from a hip form roof which is now tiled in Swiss pattern concrete tiles. The prominent chimneys with corbelled capping have been retained and are still original. The residence combines detailing of Federation Queen Anne and the Inter War Classical style. The symmetrical massing of the residence incorporates canted bays to either side of a central door within a broad verandah. Quarry faced stone foundations extend into verandah piers enclosing concrete wineglass balustrading and supporting paired Tuscan columns.	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003
Significance: The residence at 163 Hall Street, Bondi Beach, is a well-detailed building, constructed in the late Federation and Inter War Classical style. The residence retains extensive original detailing and provides a streetscape element of considerable aesthetic quality. The building is also of local and aesthetic significance.	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X

Waverley Heritage Assessment

Item identification Sheet


Name: 'Substation'	Inventory item No.: 99
Other Names:	Type of Item: Precinct
Address: 1 Hastings Parade, Bondi Beach	Group of Buildings Single Building X
Land Title Information: Lot 2 DP 333877	Engineering Work Historic Site
Description and Historic Background: <p>When electricity was first introduced during the early 20th Century, supply authorities took care to promote and enhance the commodities image as a replacement for gas. This approach included the design of themed substations reflecting the character and architectural qualities of local areas. The substation constructed at 1 Hastings Parade, Bondi Beach, is designed in the Inter War Mediterranean style and constructed in deep red/brown face brick, reflecting the character of Inter War flat buildings dominating the setting at the time of construction. The building is both utilitarian in its simplicity and notable for its sculptural qualities. The double height rectangular prism is detailed with a symmetrical street frontage comprising shallow arched entry, massive steel faced doors and upper level vents screened by wrought steel grilles set to opposing sides of a glazed architectural terracotta cartouche. A corbelled and machicolated cornice projects from the sheer frontage above the upper level vents. Fencing of low unadorned brickwork with steel tube framed wire mesh gates completes the street frontage.</p> Significance: <p>The substation constructed at 1 Hastings Parade, Bondi Beach, is a well-detailed example of the Inter War Mediterranean style applied to a building serving the early electrical distribution system. The building has aesthetic and historic significance and contributes to the quality of the streetscape.</p>	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment
Item identification Sheet


Name:	Inventory item No.: 100
Other Names:	Type of Item: Precinct
Address: 107 Henrietta Street, Waverley	Group of Buildings Single Building X
Land Title Information: Lot 1 DP 947966	Engineering Work Historic Site
Description and Historic Background: <p>The residence at 107 Henrietta Street in Waverley is a notable example of the terrace house form, constructed in the Victorian Italianate style. The style evolved from the picturesque movement of the late 18th Century emphasising the relationship of built form and idealised landscape. Adapted to the city terrace residence, the style persisted with antique stylistic reference in the absence of spacious setting. The double storey, asymmetrical residence was constructed in the property boom of the 1880s with a faceted bay projecting forward of the verandah line at ground floor. The bay incorporates arched windows and a moulded render frieze. A decorative and detailed parapet conceals the main roof with a raised aedicule incorporating the building name. The original iron palisade fence remains to the front and side return.</p> Significance: <p>The residential terrace at 107 Henrietta Street, Waverley, retains substantial streetscape quality together with sufficient detailing to enable progressive restoration. The building is a good example of terrace housing developed for more affluent owners and demonstrates a stage in the evolution of the freestanding residences of the late 19th Century. The building is of aesthetic and historic significance.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment


Item identification Sheet

Name:	Inventory item No.: 101
Other Names:	Type of Item: Precinct
Address: 109 Henrietta Street, Waverley	Group of Buildings Single Building X
Land Title Information: Lot 7 DP 1076373	Engineering Work Historic Site
Description and Historic Background: <p>The Victorian Italianate style evolved from the picturesque movement of the late 18th Century emphasising the relationship of built form and idealised landscape. Adapted to the city residence, the style persisted with antique stylistic reference in the absence of spacious setting. The residence at 109 Henrietta Street, Waverley, maintains the Italianate style in a transitional form of late Victorian construction. The face brick residence is set above the street on raised foundations of stone now partially rendered. An asymetrical plan form provides a broad projecting canted bay with a hipped tile roof, possibly previously of slate. Moulded render detailing is provided to arched window surrounds and a continuous sill detail. Steep stairs rising to an arcaded entrance are made a feature of the residence with decorative tile risers. A rendered balustrade has altered the original detailing of front fence and stair enclosure still evident in elements of the boundary fence. Iron pickets to the street frontage have also been removed the pattern remaining in the adjacent fence line.</p> <p>Significance: The single storey residence at 109 Henrietta Street, Waverley, is a notable example of the transitional Victorian Italianate style, detail and urban form of the late 19th Century. The residence provides a significant contribution to the streetscape of consistent detail and historic origins. The residence is of aesthetic and historic significance.</p>	
References:	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment
Item identification Sheet


Name:	Inventory item No.: 102
Other Names:	Type of Item: Precinct
Address: 111 Henrietta Street, Waverley	Group of Buildings Single Building X
Land Title Information: Lot 9 DP 738, Lot 8 DP 738	Engineering Work Historic Site
Description and Historic Background: <p>The residence at 111 Henrietta Street in Waverley is a freestanding villa, constructed during the Victorian movement. The large Victorian style villa is located in an extensive garden setting, high up and significantly set back from the street. It is dominated by two large and decorative chimneys with terracotta pots. Although extensively refurbished, the residence retains much original detailing and form. Rendered chimneys, verandah and projecting faceted bay all remain of Victorian Italianate form. The shallow sloped hip and gabled roof form remains original, although now clad in concrete slate tiles.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003
Significance: <p>The villa at 111 Henrietta Street, Waverley, is representative of the early development of Henrietta Street where large coastal villas in generous surrounds enjoyed scenic views of the open coastline. The remaining building records the Victorian Italianate style, favoured by these residences. The residence is of aesthetic and historic significance.</p>	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment
Item identification Sheet


Name:	Inventory item No.: 103
Other Names:	Type of Item: Precinct
Address: 113 Henrietta Street, Waverley	Group of Buildings Single Building X
Land Title Information: Lot 10 DP 738	Engineering Work Historic Site
Description and Historic Background: <p>The residence at 113 Henrietta Street in Waverley is a large freestanding, villa of two storeys, constructed in the Victorian Italianate style. The Victorian villa is located in an extensive garden setting, high up and significantly set back from the street, from which it is screened by a sandstone garden wall. The residence is dominated by a decorative gable entry set forward of a parapet roof to the ground floor. Behind this later addition the characteristic hip roofed form of the Italianate style now clad in concrete tile, extends over the main residence with prominent rendered chimneys. Upper walls are punctuated by arched window openings in single and Venetian window form with moulded render detailing. Although extended and refurbished, the residence retains many original features and remains a significant contributor to the established streetscape.</p> Significance: <p>The freestanding villa at 113 Henrietta Street, Waverley, is representative of the early development of Henrietta Street where large coastal villas in generous surrounds enjoyed scenic views of the open coastline. The remaining building records the Victorian Italianate style, favoured by these residences. The residence is of aesthetic and historic significance.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment

Item identification Sheet


Name:	Inventory item No.: 104
Other Names:	Type of Item: Precinct
Address: 115 Henrietta Street, Waverley	Group of Buildings Single Building X
Land Title Information: Lot 1 DP 1079923	Engineering Work Historic Site
Description and Historic Background: <p>The large freestanding double storey residence at 115 Henrietta Street, Waverley, combines Victorian Italianate and Filigree styles. The late Victorian form has been constructed as a mirror reverse form to the adjacent residence at 117 Henrietta Street. In its original form the residence incorporated a squat tower to the outer side with shallow hip roof echoing the hip roof of the main roof now clad in terra cotta tile. A tall chimney has also been removed from the roof. The former tower to the front elevation has been partially removed with a broken backed tile roof extending over a full width verandah supported by an outer blade wall and iron filigree columns. The remnants of the former tower remain to the ground floor with altered render detailing replacing previous moulded detailing of classical reference. Original iron filigree remains in balustrading to the upper verandah and iron verandah posts to the ground floor verandah. A previous bay window to first and ground floors has also been removed with window openings now of arched form and flush render surrounds. Original joinery appears to remain about the front entry door. The picturesque relationship of the building to the street and the adjacent mirror imaged building has been maintained in a well landscaped front yard, in the retention of the core form and retention of the street front iron picket palisade fence.</p> <p>Significance: The residence at 115 Henrietta Street, Waverley, despite unsympathetic alteration retains a strong relationship to the largely intact mirror image residence at 117 Henrietta Street. The paired residences demonstrate significant streetscape character and remain of aesthetic significance as examples of the evolving form of the Victorian freestanding townhouse.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment
Item identification Sheet

Name:	Inventory item No.: 105
Other Names:	Type of Item: Precinct
Address: 117 Henrietta Street, Waverley	Group of Buildings Single Building X
Land Title Information: Lot 11 DP 666642	Engineering Work Historic Site
Description and Historic Background: <p>The large freestanding double storey residence at 117 Henrietta Street, Waverley, comprises Victorian Italianate and Filigree styles. The asymmetric plan form residence has been constructed in mirror reverse to the adjacent residence at 115 Henrietta Street. The pair provides a dramatic element in the streetscape. Largely intact, the residence incorporates a squat tower to the outer side with shallow hip roof echoing the hip roof of the main roof. Tall chimneys with corbelled rendered moulding remain to the side of the residence adjacent to the paired residence at 115 Henrietta Street. The tower encloses the outer end of a tow storey verandah detailed in iron filigree with a bullnosed corrugated metal roof. The tower retains classical detailing in moulded render including wineglass balustrading to the upper floor and a square opening at ground floor providing entry at the top of broad stone stairs rising from the front yard. A bay window to first and ground floors incorporates full height double hung sash windows with highlights of coloured glazing. Original joinery remains to window and door openings. Moulded detailing extends about the street frontage with vermiculated quoin detailing to the outer corners. The picturesque relationship of the building to the street and the adjacent mirror imaged building has been maintained in a well landscaped front yard, in the retention of the core form and detailing and retention of the street front iron picket palisade fence.</p> <p>Significance: The residence at 117 Henrietta Street, Waverley, retains a strong relationship to the mirror image residence at 115 Henrietta Street. The paired residences demonstrate significant streetscape character and remain of aesthetic significance as examples of the evolving form of the Victorian freestanding townhouse. The residence is of aesthetic and historic significance.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet

Name:	Inventory item No.: 106
Other Names:	Type of Item: Precinct
Address: 99 Hewlett Street, Bronte	Group of Buildings Single Building X
Land Title Information: Pt Lot 1 DP 311365, Lot 2 DP 311365, CP SP 12545	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: <p>The establishment of residential flat buildings as a common form of housing emerged from the shortages of residential accommodation during the First World War. Inter War residential flat buildings employed the wide variety of revival and modernist styles prevalent in the Inter War period. The two storey face brick and tile roofed residential flat building at 99 Hewlett Street, Bronte, retains the detail form and setting of an Inter War residential flat building completed in the Inter War Old English style. Projecting Tudor form gables articulate the near symmetrical street elevation in the manner of a Tudor lodge or hall. Within the gabled bays are recessed Tudor arched portals framing upper floor windows and ground floor entries. Glazed entry doors are paired, with shallow round heads, clear timber frames and diagonal chromed push bars. Windows are arranged in single and double openings with six pane upper, and centrally divided lower sashes. Moulded brickwork is employed to window heads and sills, within the portal arch recesses and as a cornice to the underside of the gable ends. Corbelled brickwork is employed in a dentilled pattern beneath gutter lines.</p> <p>Significance: The residence at 99 Hewlett Street, Bronte, retains significance as a notable example of the scale, detailing and sculptural form of residential flat buildings which brought about a major change in the character of suburban Sydney in the later 20th Century. The building retains aesthetic and historic significance.</p>	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003
References:	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet

Name:	Inventory item No.: 107
Other Names:	Type of Item: Precinct
Address: 10 Imperial Avenue, Bondi	Group of Buildings Single Building X
Land Title Information: Lot 4 DP 976891	Engineering Work Historic Site
Description and Historic Background: <p>Extension of tram services in the late 19th Century saw increased pressure for subdivision of the large villa estates in the Waverley local government area. E.C. Merewether's Castlefield Estate located to the northern side of Waverley Street (now Bondi Road) evolved about the original residence of C. K. Moore, resident from 1865 to 1877. Following Merewether's purchase in 1882, the house was substantially rebuilt by architect Horbury Hunt and later extended by Ferdinand Reuss. The large villa sat within extensive landscaped grounds which became the subject of pressure for subdivision after Merewether's death in 1893. The Castlefield Estate auctions of 1907 and 1909 created the existing streets of Imperial Avenue, Castlefield and Miller Streets and the related residential development of early 20th Century freestanding and semi detached cottages. The freestanding single storey Federation Bungalow at 10 Imperial Avenue typifies the forms employed in subdivision of the Castlefield Estate. Constructed in Federation Bungalow style with face brick (now painted) over a sandstone foundation, the hipped roof residence has a symmetrically located projecting gable extending over a tapered bay frontage. The bay front encloses one end of an otherwise open verandah. The verandah is of lightweight timber construction with broken back roof extension of the main roof now clad in corrugated metal. Timber fretwork detailing remains to verandah valance, posts brackets and to the gable infill.</p> <p>Significance: The well preserved Federation Bungalow at 10 Imperial Avenue, Bondi, retains both original form and detail. The relationship to the Castlefield subdivisions, state of detail, consistent style and contribution to the streetscape provide aesthetic and historic local significance.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet

Name:	Inventory item No.: 108
Other Names:	Type of Item: Precinct
Address: 20-22 Imperial Avenue, Bondi	Group of Buildings X Single Building
Land Title Information: Lot B DP 364019 & Lot A DP 364019	Engineering Work Historic Site
Description and Historic Background: <p>Extension of tram services in the late 19th Century saw increased pressure for subdivision of the large villa estates in the Waverley local government area. E.C. Merewether's Castlefield Estate located to the northern side of Waverley Street (now Bondi Road) evolved about the original residence of C. K. Moore, resident from 1865 to 1877. Following Merewether's purchase in 1882, the house was substantially rebuilt by architect Horbury Hunt and later extended by Ferdinand Reuss. The large villa sat within extensive landscaped grounds which became the subject of pressure for subdivision after Merewether's death in 1893. The Castlefield Estate auctions of 1907 and 1909 created the existing streets of Imperial Avenue, Castlefield and Miller Streets and the related residential development of early 20th Century freestanding and semi detached cottages. The one storey face brick semi detached residences at 20 to 22 Imperial Avenue, Bondi, retain varying cohesive detailing in Federation Queen Anne style. The symmetrically arranged buildings are constructed with street facing gables extending from a terra cotta tiled gambrel roof. Gable fronts have batten and roughcast infill above arched opening to a front verandah. The residences retain substantial original detailing including the banded and sandstone fence to the street front. Alterations, including attic additions and a dormer to the street frontage, have retained the core form and character of the paired residences.</p> <p>Significance: The semi detached residences at 20-22 Imperial Avenue, Bondi, are constructed in the Federation Queen Anne style and retain substantial original detailing. The residences are representative of Federation housing employed in development of the Castlefield Estate subdivisions and contribute to the streetscape evolved from the subdivisions. The buildings are of aesthetic and historic significance.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet

Name:	Inventory item No.: 109
Other Names:	Type of Item: Precinct
Address: 25-35 Imperial Avenue, Bondi	Group of Buildings X Single Building
Land Title Information: Lot 1 & 2 DP 219876; Lot A & B DP 88899; Lot A & B DP 541482	Engineering Work Historic Site
<p>Description and Historic Background: A Crown land sale in 1885 offered five portions for the area around Bondi Road. Henry Philips purchased the land on 23 August 1885, comprising six acres and eight perches. A year later it was sold to a Mr Campbell and then to a Mr Francis O'Brien who also owned the neighbouring allotments. Land transactions began between O'Brien and the Merewether family and in 1909 a Certificate of Title for the land was issued to E.C Merewether. In January 1882, the land included a villa known by the name of 'Glendarrah'. The original villa was built by C.K.Moore, a local councillor from 1865-1866. Moore later changed the name to 'Castlefield'. 'Glenderrah' first appears in Sands Directory of 1879. Subdivision in the area increased dramatically from the 1870's onwards. While land away from the main tram lines would not be fully exploited until the post World War I era, by 1895, the era of the genteel villa in Waverley had begun to decline. As the new century approached, many of the original villa owners had died. Economic pressures of the 1890's and/or acquisitiveness led to the subdivision of most of the Waverley estates. The villas themselves were neglected and then demolished. The expansion of the Waverley tram line of the 1890's, the provision of bus services from 1933 and increasing car ownership made the eastern suburbs accessible and development began to spread. The first and second subdivision of the Castlefield Estate occurred in 1907 and 1909. Imperial Avenue first appears in the Sands Directory of 1910, with the first building listed the following year. The semi-detached residences at 25-35 Imperial Avenue, Bondi, are of single storey height with street facing gables, designed in the Federation Arts and Crafts style and constructed in face brick. Whilst individually altered, the group retains substantial original detailing, including gable jewel like detailing, detailing to the verandah and elements of original iron palisade fencing.</p> <p>Significance: The residences at 25 to 35 Imperial Avenue, Bondi comprise a well-detailed and consistent grouping of semi detached residences constructed in the Federation Arts and Crafts style. The residences retain original detailing and provide a streetscape of considerable aesthetic quality. The residences retain aesthetic and historic significance.</p>	<p>Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003</p> <p>Settlement Patterns: Land Grants Private Subdivisions Suburban development Other</p>
References:	
<p>Photo:</p> 	<p>Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X</p>


Waverley Heritage Assessment

Item identification Sheet

Name:	Inventory item No.: 110
Other Names:	Type of Item: Precinct
Address: 43 Imperial Avenue, Bondi	Group of Buildings Single Building X
Land Title Information: Lot 20 DP 667605	Engineering Work Historic Site
<p>Description and Historic Background:</p> <p>A Crown land sale in 1885 offered five portions for the area around Bondi Road. Henry Philips purchased the land on 23 August 1885, comprising six acres and eight perches. A year later it was sold to a Mr Campbell and then to a Mr Francis O'Brien who also owned the neighbouring allotments. Land transactions began between O'Brien and the Merewether family and in 1909 a Certificate of Title for the land was issued to E.C Merewether. In January 1882, the land included a substantial villa known by the name of 'Glendarrah'. The original villa was built by C.K.Moore, a local councillor from 1865-1866. Moore later changed the name to 'Castlefield'. 'Glenderrah' first appears in Sands Directory of 1879. Subdivision in the area increased dramatically from the 1870's onwards. While land away from the main tram lines would not be fully exploited until the post World War I era, by 1895, the era of the genteel villa in Waverley had begun to decline. As the new century approached, many of the original villa owners had died. Economic pressures of the 1890's and/or acquisitiveness led to the subdivision of most of the Waverley estates. The villas themselves were neglected and then demolished. The expansion of the Waverley tram line of the 1890's, the provision of bus services from 1933 and increasing car ownership made the eastern suburbs accessible and development began to spread. The first and second subdivision of the Castlefield Estate occurred in 1907 and 1909. Imperial Avenue first appears in the Sands Directory of 1910, with the first building listed the following year. The first residential flat building in Imperial Avenue was built around 1929-1930. The freestanding, single storey brick bungalow at 43 Imperial Avenue, Bondi is of Inter War California Bungalow style, constructed in liver brick with double gabled frontage. The bungalow retains most of its original detailing and is well maintained. The two gables have shingle cladding above timber battened panels. A flat metal clad roof covers the front verandah and is supported by pairs of square colonettes above solid brick piers. The street facing windows are of externally mounted boxframe form with original multi-coloured glass. The residence was constructed in the Inter War period as a later development of lands originally part of the Castlefield Estate.</p> <p>Significance: The residence at 43 Imperial Avenue, Bondi, retains extensive original detailing of the Inter War Californian Bungalow style complementing other single storey residences of varied but cohesive architectural styles within the street. The residence contributes to a streetscape of considerable aesthetic quality with a character formed by development patterns laid down over the last century. The residence is of aesthetic, historic and local significance.</p>	<p>Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003</p> <p>Settlement Patterns: Land Grants Private Subdivisions Suburban development Other</p>
References:	
<p>Photo:</p> 	<p>Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X</p>

Waverley Heritage Assessment

Item identification Sheet

Name:	Inventory item No.: 111
Other Names:	Type of Item: Precinct
Address: 45 Imperial Avenue, Bondi	Group of Buildings Single Building X
Land Title Information: Lot B DP 178448	Engineering Work Historic Site
<p>Description and Historic Background: A Crown land sale in 1885 offered five portions for the area around Bondi Road. Henry Philips purchased the land on 23 August 1885, comprising six acres and eight perches. A year later it was sold to a Mr Campbell and then to a Mr Francis O'Brien who also owned the neighbouring allotments. Land transactions began between O'Brien and the Merewether family and in 1909 a Certificate of Title for the land was issued to E.C Merewether. In January 1882, the land incorporated a substantial villa known by the name of 'Glendarrah'. The original villa was built by C.K.Moore, a local councillor from 1865-1866. Moore later changed the name to 'Castlefield'. 'Glenderrah' first appears in Sands Directory of 1879. Subdivision in the area increased dramatically from the 1870's onwards. While land away from the main tram lines would not be fully exploited until the post World War I era, by 1895, the era of the genteel villa in Waverley had begun to decline. As the new century approached, many of the original villa owners had died. Economic pressures of the 1890's and/or acquisitiveness led to the subdivision of most of the Waverley estates. The villas themselves were neglected and then demolished. The expansion of the Waverley tram line of the 1890's, the provision of bus services from 1933 and increasing car ownership made the eastern suburbs accessible and development began to spread. The first and second subdivision of the Castlefield Estate occurred in 1907 and 1909. Imperial Avenue first appears in the Sands Directory of 1910, with the first building listed the following year. This late example of a freestanding dark brick Californian Bungalow at 45 Imperial Avenue, Bondi, was built around 1930 with a double street-facing gable. The larger gable has a small jerkin and both gables have attractive detailing, including gable shingling and timberwork. The lower gable forming a roof over the verandah is supported by massive brick piers with projecting brick detailing. The side return of the verandah enhances the expression of overhanging eaves inherent in the Bungalow style. Original joinery including external box frame windows remains to the front and side elevations. An original low brick fence to the street frontage compliments the form and detailing.</p> <p>Significance: This well preserved late Californian Bungalow at 45 Imperial Avenue, Bondi, retains both original form and detail. The quality and consistency of style of the residence contributes to a streetscape of local significance. The residence demonstrates aesthetic characteristics and significance in the local area.</p>	<p>Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003</p> <p>Settlement Patterns: Land Grants Private Subdivisions Suburban development Other</p>
References:	
<p>Photo:</p> 	<p>Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X</p>


Waverley Heritage Assessment

Item identification Sheet


Name: 'Denbeich Lodge'	Inventory item No.: 112
Other Names:	Type of Item: Precinct
Address: 47 Imperial Avenue, Bondi	Group of Buildings Single Building X
Land Title Information: Lot 22 DP 13337	Engineering Work Historic Site
<p>Description and Historic Background:</p> <p>A Crown land sale in 1885 offered five portions for the area around Bondi Road. Henry Philips purchased the land on 23 August 1885, comprising six acres and eight perches. A year later it was sold to a Mr Campbell and then to a Mr Francis O'Brien who also owned the neighbouring allotments. Land transactions began between O'Brien and the Merewether family and in 1909 a Certificate of Title for the land was issued to E.C Merewether. In January 1882, the land incorporated a substantial villa known by the name of 'Glendarrah'. The original villa was built by C.K.Moore, a local councillor from 1865-1866. Moore later changed the name to 'Castlefield'. 'Glenderrah' first appears in Sands Directory of 1879. Subdivision in the area increased dramatically from the 1870's onwards. While land away from the main tram lines would not be fully exploited until the post World War I era, by 1895, the era of the genteel villa in Waverley had begun to decline. As the new century approached, many of the original villa owners had died. Economic pressures of the 1890's and/or acquisitiveness led to the subdivision of most of the Waverley estates. The villas themselves were neglected and then demolished. The expansion of the Waverley tram line of the 1890's, the provision of bus services from 1933 and increasing car ownership made the eastern suburbs accessible and development began to spread. The first and second subdivision of the Castlefield Estate occurred in 1907 and 1909. Imperial Avenue first appears in the Sands Directory of 1910, with the first building listed the following year. The first residential flat building in Imperial Avenue was built around 1929-1930. The residence located at 47 Imperial Avenue, is a two storey building of Inter War style and comprises five units. 'Denbeich Lodge' is the mirror image to the adjoining residence at 49 Imperial Avenue. A hip roof form with broad lined eaves is no longer clad in the original roofing material. The building is constructed in face brick with leadlight glazing. The side of the residence comprises the entry and projecting belled shingle bay windows. Garages are located at the end of the joined driveway, located behind both residences (47 and 49 Imperial Avenue). Sandstone is used in several details, including the street facing canted balcony and the foundation. Minor alterations have been undertaken to the residence, including enclosure of verandah with aluminium windows, however, the building retains the ability to be sympathetically restored.</p> <p>Significance: The residence at 47 Imperial Avenue, Bondi, is a consistent and well detailed example of the Inter War style and a mirror image of 49 Imperial Avenue. The building demonstrates aesthetic and historic characteristics and significance in the local area.</p>	<p>Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003</p> <p>Settlement Patterns: Land Grants Private Subdivisions Suburban development Other</p>
References:	
<p>Photo:</p> 	<p>Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X</p>

Waverley Heritage Assessment

Item identification Sheet

Name:	Inventory item No.: 113
Other Names:	Type of Item: Precinct
Address: 49 Imperial Avenue, Bondi	Group of Buildings Single Building X
Land Title Information: Lot 23 DP 13337	Engineering Work Historic Site
Description and Historic Background: <p>A Crown land sale in 1885 offered five portions for the area around Bondi Road. Henry Philips purchased the land on 23 August 1885, comprising six acres and eight perches. A year later it was sold to a Mr Campbell and then to a Mr Francis O'Brien who also owned the neighbouring allotments. Land transactions began between O'Brien and the Merewether family and in 1909 a Certificate of Title for the land was issued to E.C Merewether. In January 1882, the land incorporated a substantial villa known by the name of 'Glendarrah'. The original villa was built by C.K.Moore, a local councillor from 1865-1866. Moore later changed the name to 'Castlefield'. 'Glenderrah' first appears in Sands Directory of 1879. Subdivision in the area increased dramatically from the 1870's onwards. While land away from the main tram lines would not be fully exploited until the post World War I era, by 1895, the era of the genteel villa in Waverley had begun to decline. As the new century approached, many of the original villa owners had died. Economic pressures of the 1890's and/or acquisitiveness led to the subdivision of most of the Waverley estates. The villas themselves were neglected and then demolished. The expansion of the Waverley tram line of the 1890's, the provision of bus services from 1933 and increasing car ownership made the eastern suburbs accessible and development began to spread. The first and second subdivision of the Castlefield Estate occurred in 1907 and 1909. Imperial Avenue first appears in the Sands Directory of 1910, with the first building listed the following year. The first residential flat building in Imperial Avenue was built around 1929-1930. The residence located at 49 Imperial Avenue, is a two storey building of Inter War style and comprises five units. The residence is the mirror image to the adjoining residence at 47 Imperial Avenue. A hip roof form with broad lined eaves is no longer clad in the original roofing material. The building is constructed in face brick with leadlight glazing. The side of the residence comprises the entry and projecting belled shingle bay windows. Garages are located at the end of the joined driveway, located behind both residences (47 and 49 Imperial Avenue). Sandstone is used in several details, including the street facing canted balcony and the foundation.</p> Significance: <p>The residence at 49 Imperial Avenue, Bondi, is a consistent and well detailed example of the Inter War style and a mirror image of 47 Imperial Avenue. The building demonstrates aesthetic and historic characteristics and significance in the local area.</p>	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X


Waverley Heritage Assessment
Item identification Sheet

Name:	Inventory item No.: 114
Other Names:	Type of Item: Precinct
Address: 1 Kent Street, Waverley	Group of Buildings Single Building X
Land Title Information: Lot 2 DP 168406	Engineering Work Historic Site
Description and Historic Background: <p>The California Bungalow style was first adapted to Australia in substantial residential designs prior to World War I. Use of the style in a model estate by Richard Stanton at Rosebery in 1916 substantiated use of the style. By the early 1920s, speculative builders had embraced the California Bungalow idiom, which reigned supreme in the suburbs until the Great Crash of 1929. This example of a freestanding single storey Inter War bungalow at 1 Kent Street, Bronte has two low pitched street facing gables and is dated to the late 1920's. The residence is constructed of red brick with roughcast render above projecting stringer lines. Detailing of the front gable ends is of timber batten over roughcast. A flat roofed verandah returns to the main entry set beneath the main gable front. The verandah sits on brick solid, square piers with rough cast render to upper shafts. The matching brick fence with wrought iron gates is still in original condition.</p> Significance: <p>The freestanding residence at 1 Kent Street, Waverley, is a well detailed example of the Inter War Californian Bungalow style. The residence is of aesthetic and local significance.</p>	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment
Item identification Sheet

Name:	Inventory item No.: 115
Other Names:	Type of Item: Precinct
Address: 9 King Street, Bondi	Group of Buildings Single Building X
Land Title Information: Lot 2 DP 105807	Engineering Work Historic Site
Description and Historic Background: A substantially intact example of the small free standing workman's cottages constructed about Bondi in response to improved tram services of the early 20th Century. The Federation Queen Anne style residence at 9 King Street, Bondi, retains extensive original detail. The residence is of Marseille tiled hipped roof form with broken back roofline to the front verandah. A gablet with rough cast render infill is set above a canted bay window extending into the front verandah. A full height window, having double hung sashes with coloured glazed side panels dominates the projecting bay. Narrow side windows retain moulded rendered sills. Face brickwork remains to the street frontage with a rendered skirting mould. Timber detailing includes turned verandah posts, stop chamfered beams and fretted timber name board located as a valance above the entry. The main entry door remains as a panelled and partially glazed door with stained glass fanlight above. Later detailing has removed the original boundary fence, replacing this with a rendered masonry fence and wrought steel gate both of post World War II detail.	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003
Significance This is a well preserved example of the small Federation cottage at 9 King Street, Bondi, retaining both original form and detail. The state of detail, consistent style and contribution to the existing streetscape provide local significance.	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X

Waverley Heritage Assessment
Item identification Sheet


Name:	Inventory item No.: 116
Other Names:	Type of Item: Precinct
Address: 1 Kippara Road, Dover Heights	Group of Buildings Single Building X
Land Title Information: Lot A DP 344780	Engineering Work Historic Site
Description and Historic Background: <p>The large, freestanding and symmetrical residence at 1 Kippara Road, Dover Heights is of single storey and constructed on a large block of land. The residence was designed by Wilton Weston and constructed in 1937 in the Inter War Art Deco style. The style was favoured for new housing developed about the outer limits of Dover Heights and Vacluse following improvements in motor omnibus transport and expanded vehicle ownership in the immediate years prior to World War II. The residence is constructed with a hipped roof of polychrome glazed tile rising behind rendered and stepped parapets. The raised parapets with stepped capping and raised vertical motifs at centre emphasise the rounded corners of the house plan. Interiors including original furnishings were recorded as intact prior to recent sale but furniture was disposed of prior to auction. Localised alterations including security bars and external decks have retained the core form and detail of the residence.</p> Significance: <p>The residence at 1 Kippara, Dover Heights, constructed in 1937 is a notable example of the Inter War Art Deco style retaining well resolved Art Deco motifs and detailing. The bungalow has aesthetic significance including strong streetscape value.</p>	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X

Waverley Heritage Assessment
Item identification Sheet

Name:	Inventory item No.: 117
Other Names:	Type of Item: Precinct
Address: 14-16 Leichhardt Street, Bronte	Group of Buildings X Single Building
Land Title Information: Lot A DP 159665v & Lot B DP 159665	Engineering Work Historic Site
Description and Historic Background: <p>The paired single storey terraces at 14-16 Leichhardt Street, Bronte, constructed in the early 20th Century, incorporate influences of the Federation Queen Anne and Filigree styles. Originally of face brick exterior with rendered details, the residences have high pitched, slate clad roofs with gable roofs symmetrically arranged about mirror reversed plan form. Slate cladding and terra cotta details remain to the roof. Gable fronts have timber batten detailing with the main roof extending over the verandah and supported by cast iron posts and filigree frieze. While individually altered, the pair retains substantial original detailing, including canted verandahs following the line of stepped window bays. New fencing is generally unsympathetic to the aesthetic quality of the residences.</p> <p>Significance: The residential terrace pair at 14-16 Leichhardt Street, Bronte, comprises a well detailed and consistent pair of single storey semi detached dwellings, incorporating elements of the Federation Queen Anne and Federation Filigree style. The residences retain extensive original detailing and compliment the adjoining terrace houses and 1, 4, 5, 15 and 19 Leichhardt Street, Bronte, which are listed as items of local heritage significance.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet


Name:	Inventory item No.: 118
Other Names:	Type of Item: Precinct
Address: 22 Leichhardt Street, Waverley	Group of Buildings Single Building X
Land Title Information: Lot 1 DP 197283	Engineering Work Historic Site
Description and Historic Background: <p>The growth of spot shopping centres evolved about tram stops throughout the eastern suburbs in the late 19th Century. Initial retail shops included those formed within existing terraces. Larger purpose built structures favoured corner locations both for prominence and to improve the outlook of upper floor residences. The mixed development at 22 Leichhardt Street, Waverley, is located at the corner of Macpherson and Leichhardt Streets. The building is constructed in Federation Classical Free style, combining a shop with residence above. Detailing is of moulded render with broad areas of painted render possibly originally of face brick. The street elevation is divided into two bays by attached pilasters with Ionic capitals supporting a rendered cornice. Above, an exaggerated pediment incorporates a central rectangular framed blind opening and scrolled moulding detailed in Renaissance manner. A slanted metal awning is suspended over the ground floor shop windows. The shopfront and inset entry retain original plan form and some detailing.</p> Significance: <p>The mixed development at 22 Leichhardt Street, Waverley, is of Federation Classical Free style and retains significance as a notable example of the scale, detailing and streetscape form of early retail residential structures forming local shopping groups along the Waverley tram routes.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X

Waverley Heritage Assessment


Item identification Sheet

Name: Lugar Brae Uniting Church	Inventory item No.: 119
Other Names:	Type of Item: Precinct
Address: Leichhardt Street, corner Lugar Brae Avenue, Waverley	Group of Buildings Single Building X
Land Title Information: Lot 1 DP 618709	Engineering Work Historic Site
Description and Historic Background: <p>The church at the prominent corner of Leichhardt Street and Lugar Brae Avenue, Waverley, is constructed in Victorian Academic Gothic style. Victorian Gothic provided Sydney with an extensive stock of fine cathedrals and churches, the style being perceived as an expression of religious, and therefore moral, values. Lugar Brae Church is located on a grant of land purchased by Dugald MacPherson in 1851. The church was built in 1881 and christened on 4 December 1881. The building was constructed with a steeply pitched roof, a parapeted gable and hipped roof vent. The symmetrical street frontage shows two arched openings next to arched canted bay windows. Lugar Brae church, formerly a Methodist church, is now a Uniting Church and takes its name from the old 'Lugar Brae' formerly nearby on the grant. The church was built in red brick but is now rendered and painted over.</p> Significance: <p>Lugar Brae Church is a notable example of the Victorian Academic Gothic style and has architectural qualities both externally and internally. The building has also strong streetscape value, responding to the corner site and scale of the Victorian Gothic period. The church is of special historic and community interest as a place of public worship.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural X Social X Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment
Item identification Sheet


Name:	Inventory item No.: 120
Other Names:	Type of Item: Precinct
Address: 2 Lord Howe Street, Dover Heights	Group of Buildings Single Building X
Land Title Information: Lot 163 DP 11822	Engineering Work Historic Site
<p>Description and Historic Background: Poor transport and distance through the 19th Century limited development of the cliff line along the eastern seaboard of the Waverley local government area. As late as the 1930s aerial surveys show much of the land still covered with open coastal heath. Spurred by proliferation of the automobile, infill of the area occurred rapidly during the late Inter War period. Large residential lots provided opportunity for contemporary house design having spaciousness rarely seen elsewhere in the local government area. The residence at 2 Lord Howe Street, Dover Heights, is a single storey rendered masonry residence constructed in the Inter War Functionalist style. The residence features strong horizontal emphasis in external articulation. A rectangular plan form with curved end is emphasised by continuation of the basic plan form into raised parapets, which conceal the roof form and add mass to the low lines of the residence. Openings are recessed into the external plane rendered surfaces with return corner windows and strip windows to curved ends having supporting structure concealed within the window framing. Rendered banding projected above the window line and recessed at the parapet line, hooded vents, a port hole window and projecting slab awning over the main entry provide strong nautical reference and previous identity of the style as 'Liner' or 'P&O style' architecture. A continuous low rendered masonry boundary fence further enhances the building and its relationship to the level site.</p> <p>Significance: The residence at 2 Lord Howe Street, Dover Heights, is significant as a well detailed example of the evolving modernism characterising late Inter War development in the Waverley local government area. The residence is of local and aesthetic significance.</p>	<p>Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003</p> <p>Settlement Patterns: Land Grants Private Subdivisions Suburban development Other</p>
References:	
<p>Photo:</p> 	<p>Significance: Historic X Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X</p>

Waverley Heritage Assessment
Item identification Sheet


Name: Substation 344	Inventory item No.: 121
Other Names:	Type of Item: Precinct
Address: Lucius Street, Substation 344, Bondi Beach	Group of Buildings Single Building X
Land Title Information: Lot 1 DP 183019	Engineering Work Historic Site
Description and Historic Background: <p>When electricity was first introduced during the early 20th Century, supply authorities took care to promote and enhance the commodities image as a replacement for gas. This approach included the design of themed substations reflecting the character and architectural qualities of local areas. The substation No.344 at Lucius Street, Bondi Beach, is a representative example of an attractive and intact building built in the Inter War style and constructed in decorative deep red/brown face brick reflecting the character of Inter War flat buildings. In more detail, the building features a Georgian Revival style and was built between the 1930s and 1940s. It is built with a hipped roof with terracotta tiles. The substation has a symmetrical street frontage and comprises two round arched entries with two stucco wall rosettes on both sides of the street facade.</p> Significance: <p>The substation No.344 constructed at Lucius Street, Bondi Beach is a well detailed example of the Inter War Georgian Revival style. Its simple form demonstrates the influence of the simplified classicism on the Georgian Revival style of the Inter War period. The building is a good contribution to the streetscape and has aesthetic and historic significance.</p>	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment

Item identification Sheet


Name:	Inventory item No.: 122
Other Names:	Type of Item: Precinct
Address: 48 Macpherson Street, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 10 Sec2 DP 111225	Engineering Work Historic Site
Description and Historic Background: <p>The growth of spot shopping centres evolved about tram stops throughout the eastern suburbs in the late 19th Century. Initial retail shops included those formed within existing terraces. Larger purpose built structures favoured corner locations both for prominence and to improve the outlook of upper floor residences. Early examples of this frequently incorporated post supported external verandahs extending over the footpath and decorated with iron and timber filigree. The building at 48 Macpherson Street, Bronte, located at the western corner of Macpherson and Lugar streets is of Federation Free style, combining elements of Italianate and Classical detailing and formerly having a timber and metal framed two-storey verandah extending over the footpath and about the splayed corner return. The upper storey retains moulded render stringer courses about a raised and stepped parapet incorporating barbettes bracketed piers with ball capping and a corner pediment inscribed with the construction date of 1910. At first floor are a former door opening and windows with moulded render surrounds. Projecting window frames to window openings appear of later construction, probably related to removal of the verandah. A suspended metal awning follows the splay of the corner frontage and retains soffit detailing from the time of its construction in the Inter War years. Detailing beneath the awning retains original tiling. Detailing to shop windows and entry has been altered. Opportunity remains for reinstatement of the original post supported verandah.</p> <p>Significance: The mixed development at 48 Macpherson Street, Bronte, retains significance as a notable example of the scale, detailing and streetscape form of early retail residential structures forming local shopping groups along the Waverley tram routes. The building is of historic and aesthetic significance.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment
Item identification Sheet

Name: 'Quincy's Smash Repairs'	Inventory item No.: 123
Other Names:	Type of Item: Precinct
Address: 62 Macpherson Street, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 1 DP 721719	Engineering Work Historic Site
Description and Historic Background: <p>The rapid growth of automobile ownership after World War I increased the need for and incidence of car workshops and garages. These became a feature of Inter War shopping strips. The building at 62 Macpherson Street, Bronte, constructed in Inter War Classical Revival style is a good example of the form. Now painted externally, the building retains its core detailing and form. A medium pitch timber framed roof extends the length of the building behind a raised parapet. The street frontage comprises three bays defined by attached piers rising above the capped parapet and enclosing garage door openings and a shop front window at street level.</p> Significance: <p>The single storey Quincy's Smash Repairs shop at 62 Macpherson Street, Bronte, is a good example of the Inter War Classical Revival style. The building has aesthetic and historic significance.</p>	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet

Name:	Inventory item No.: 124
Other Names:	Type of Item: Precinct
Address: 118-118a Macpherson Street, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 7 DP 78510	Engineering Work Historic Site
Description and Historic Background: <p>The growth of spot shopping centres evolved about tram stops throughout the eastern suburbs beginning in the late 19th Century. Initially, retail shops were formed within the ground floor or front yard space of existing terraces. A residence was retained in the rear of the building and on the upper floor. As demand for more specialised shops evolved, these changed to a pattern of ground floor shops with purpose built residential flats above often constructed in groups with a common entry between the ground floor shops. The small mixed development at 118-118a Macpherson Street in Bronte designed in Inter War Classical Revival style retains the simple but cohesive form common to the style. At ground floor are tow shop fronts separated by an entry to the residential flats above. One shop retains the original shopfront including patterned glazing, tessellated tiles, and inset entry and highlight windows extending across both shop fronts. A central entry accessing two upper floor flats retains further detailed glazing, tiling and terrazzo. Above a reconstructed suspended metal awning a symmetrically arranged street frontage has box framed window suites combining timber casement windows beneath a timber moulded cornice. Window suites are set symmetrically about a central projecting gable. Exposed rafters, raised brick parapets to side elevations and deep brown Marseilles pattern tile roof cladding complete the consistent style of the building.</p> <p>Significance: The mixed development at 118-118a Macpherson Street, Bronte, was designed in the Inter War Classical Revival style retains the simple but cohesive form common to the style. The building is of aesthetic and historic significance.</p>	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet

Name:	Inventory item No.: 125
Other Names:	Type of Item: Precinct
Address: 129-131 Macpherson Street, Bronte	Group of Buildings X Single Building
Land Title Information: Lot 27 DP 1066833	Engineering Work Historic Site
Description and Historic Background: <p>The growth of spot shopping centres evolved about tram stops throughout the eastern suburbs in the late 19th Century. Initially retail shops were formed within existing terraces. A residence was retained in the rear of the building and on the upper floor. As demand for more specialised shops evolved, these changed to a pattern of ground floor shops with purpose built residential flats above. These were often constructed in groups with a common entry between the ground floor shops. The shopfronts at 129-131 Macpherson Street, Bronte demonstrate a street frontage designed in the Victorian Classical style, integrating two shopfronts within a semi-detached building. The mixed development incorporates three decorative finials in symmetrical order on top of the parapet. The double storey building was built around 1900 and original detailing remains predominantly above a later suspended metal awning to the street frontage. The second storey contains a moulded parapet.</p> Significance: <p>The building at 129-131 Macpherson Street, Bronte, has notable architectural qualities and strong streetscape value responding to the scale and horizontal emphasis of Macpherson Street as a transport node during its initial period of consolidation in the late 19th Century. Capacity remains for reinstatement of original awning and verandah detailing to these late Victorian shopfronts. The building has aesthetic and historic significance.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet


Name: 'Maria'	Inventory item No.: 126
Other Names:	Type of Item: Precinct
Address: 141-143 Macpherson Street, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 1 DP 549672 & Lot 2 DP 549672	Engineering Work Historic Site
Description and Historic Background: <p>The growth of spot shopping centres evolved about tram stops throughout the eastern suburbs in the late 19th Century. Initially, retail shops were formed within existing terraces. A residence was retained in the rear of the building and on the upper floor. As demand for more specialised shops evolved, these changed to a pattern of ground floor shops with purpose built residential flats above. These were often constructed in groups with a common entry between the ground floor shops. The mixed development at 141-143 Macpherson Street, Bronte, retains the form and extensive detailing from the initial time of construction in 1925. Designed in Inter War Free Classical style, the building is of face and rendered brick with a suspended metal awning over street front shops. The building is constructed as two hipped and gable roofed forms separated by a central breezeway providing stair access and window openings to the upper floor and rear ground floor areas. The street frontage forms a screen to the assembly punctuated by arched openings to the central breezeway and to recessed verandahs at the upper residential level. Verandah openings have been enclosed with later glazing. The street frontage is symmetrical. Above the first floor arched openings, a band of dentilled brickwork extends beneath two rendered pediments separated by a raised Art Deco style motif. Beneath the central motif a rendered plaque retains the name 'Maria' and the construction date of 1925. The awning soffit and shopfronts have been extensively altered and reclad. The building retains representative significance as an example of the early attempts to integrate residential flats and retail shops. The symmetrical screen frontage is a notable element within the streetscape.</p> <p>Significance: The mixed development at 141-143 Macpherson Street, Bronte, retains the form and extensive detailing from the initial time of construction in 1925. The building is constructed in the Inter War Free Classical style and is of aesthetic and historic significance.</p>	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment


Item identification Sheet

Name: 'Bray's Buildings'	Inventory item No.: 127
Other Names:	Type of Item: Precinct
Address: 145a-e Macpherson Street, Bronte	Group of Buildings X Single Building
Land Title Information: Lot 1 DP 83002	Engineering Work Historic Site
Description and Historic Background: <p>The growth of spot shopping centres evolved about tram stops throughout the eastern suburbs in the late 19th Century. Initially, retail shops were formed within existing terraces. A residence was retained in the rear of the building and on the upper floor. As demand for more specialised shops evolved these changed to a pattern of ground floor shops with purposed built residential flats above often constructed in groups with a common entry between the ground floor flats. In the Inter War years such buildings were designed as focal points favouring corner locations and incorporating more generous first floor residences with open verandahs and rear service courts. 'Bray's Buildings', located at the corner of Macpherson and St Thomas streets, Bronte, is a notable example of the Inter War retail and residential flat complex incorporating aesthetic influences of the Inter War Mediterranean and Art Deco styles. Of two storey rendered brick construction, the building has a hip roof form with glazed Marseilles tiles and raised parapets truncating the southern and western ends. A cantilevered metal awning extends the length of the Macpherson Street frontage, having with a curved return to St Thomas Street, metal clad upturned signage panel and battened pressed metal soffit. Beneath the awning, shopfronts are of varied periods with some retaining original polychrome tiling and shop window detailing. Window frames at the first floor level have largely been altered. A recessed verandah retains original rendered brackets and moulded lintel.</p> <p>Significance: 'Bray's Buildings' at 145a-e Macpherson Street, Bronte, is a notable example of the Inter War retail and residential flat complex incorporating aesthetic influences of the Inter War Mediterranean and Art Deco styles. The building has aesthetic and historic significance.</p>	<p>Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003</p> <p>Settlement Patterns: Land Grants Private Subdivisions Suburban development Other</p>
References:	
Photo: 	<p>Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X</p>


Waverley Heritage Assessment
Item identification Sheet

Name:	Inventory No.: 128
Other Names:	Type of Item: Precinct
Address: 3 Marroo Street, Bronte	Group of Buildings X Single Building
Land Title Information: Lot A DP 437366	Engineering Work Historic Site
Description and Historic Background: Both single storey semi detached residences at 3 and 5 Marroo Street, Bronte, are constructed in the Federation Bungalow style. The residence at 5 Marroo Street was already identified in the 1994 heritage study. The symmetrical residences were built around 1900. Whilst individually altered, the pair retains substantial original detailing, including the street facing gables with recessed porches between and the gables which are of decorative roughcast. A hip form slate roof is constructed with terra cotta ridge capping and decorative chimneys of roughcast render and timber strapwork.	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003
Significance: The semi detached residences at 3 and 5 Marroo Street, Bronte, comprise a well detailed and consistent grouping constructed in the Federation Bungalow style. The residences retain extensive original detailing and provide a streetscape element considerable aesthetic quality. The buildings have aesthetic and historic significance.	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment
Item identification Sheet


Name:	Inventory item No.: 129
Other Names:	Type of Item: Precinct
Address: 4 Mitchell Street, Bondi Beach	Group of Buildings Single Building X
Land Title Information: Lot 2 DP 14428	Engineering Work Historic Site
Description and Historic Background: Australia during the 1920s and 1930s was not immune to cultural propaganda emanating from California, and the Inter War Spanish Mission style was seen as an attractive option when considering the design of a house. The dwelling at 4 Mitchell Street, Bondi Beach, is a single storey free standing residence designed in the Inter War Spanish Mission style. The residence was built around 1940 and is of asymmetrical massing. The external wall surfaces of the street façade are of stucco with simulated handcrafted texture. The residence has a decorative parapet and a dominant arched entrance. The residence is a solid stone foundation and a low masonry fence with scooped profile compliments the residence.	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003
Significance: The residence at 4 Mitchell Street, Bondi Beach forms a cohesive group with 6 Mitchell Street and both residences are constructed in the Inter War Spanish Mission style and are unusual and strongly detailed examples of the style. The residence is of historic and aesthetic significance.	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment
Item identification Sheet

Name:	Inventory item No.: 130
Other Names:	Type of Item: Precinct
Address: 6 Mitchell Street, Bondi Beach	Group of Buildings Single Building X
Land Title Information: Lot 3 DP 14428	Engineering Work Historic Site
Description and Historic Background: Australia during the 1920s and 1930s was not immune to cultural propaganda emanating from California, and the Inter War Spanish Mission style was seen as an attractive option when considering the design of a house. The example at 6 Mitchell Street, Bondi Beach, is a single storey with a double storey extension to the back, free standing residence designed in the Inter War Spanish Mission style. The dwelling was built around 1940 and is of symmetrical massing. The street facade has been constructed with arched window openings as well as an arched entrance and a machicolated parapet.	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003
Significance: The residence at 6 Mitchell Street, Bondi Beach forms a cohesive group with the residence at 4 Mitchell Street and both residences are constructed in the Inter War Spanish Mission style and are unusual and strongly detailed examples of the style. The residence is of historic and aesthetic significance.	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet


Name: 'St. Anne's Presbytery'	Inventory item No.: 131
Other Names:	Type of Item: Precinct
Address: 47 Mitchell Street, Bondi Beach	Group of Buildings Single Building X
Land Title Information: Lot 11 DP 12606	Engineering Work Historic Site
Description and Historic Background: <p>On 20 October 1895 the foundation stone was laid for the St Anne's Church in Bondi. Located on land donated by a Miss O'Mara and partially financed by sale of land in Cuthbert Street, Waverley, the first St Anne's Church opened in 1896. Parochial changes beginning in 1906 saw the church and its site established as the new parish of St Anne's Bondi Beach in October 1825. The presbytery erected on the land in 1930, formed part of a parochial centre including an adjacent school and the prominent St Anne's Shrine facing Blair Street to the east of the Presbytery. St Anne's Presbytery, located on 47 Mitchell Street, Bondi Beach, is a two storey face brick and glazed tile building set back from the street and detailed in Inter War Georgian style. A hip form roof with broad lined eaves is clad in glazed Marseilles pattern tile with a face brick chimney set back from the forward hip. The residence has strong symmetry. Paired double hung sash windows have four pane upper sashes and two pane lower sashes. Relieving arches are formed in the brickwork above ground floor windows. A central entry is detailed as a brick pediment with inset arch incorporating barleycorn twist pattern columns supporting the brick on edge arch. Detailing to the deep red/brown brickwork, including brick on edge banding, is picked out by lime mortar jointing. A tall face brick boundary fence includes raised piers and wrought steel gates.</p> <p>Significance: St Anne's Presbytery at 47 Mitchell Street, Bondi Beach, is a consistent and well detailed example of the Inter War Georgian style, having strong streetscape relationship to residential flat buildings in the street and historic ties with the Catholic community and the adjacent St Anne's Shrine and School. Its simple form demonstrates the influence of emerging modernism on the revival styles of the Inter War period. The building is of aesthetic, historic and social significance.</p>	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social X Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment

Item identification Sheet


Name: 'Quarry Master's Cottage'	Inventory item No.: 132
Other Names:	Type of Item: Precinct
Address: 118 Murriverie Road, North Bondi	Group of Buildings Single Building X
Land Title Information: Lot 24 SecA DP 5491	Engineering Work Historic Site
Description and Historic Background: <p>The building at 118 Murriverie Road, North Bondi, is a freestanding residence of Inter War Bungalow style constructed in quarry faced North Bondi sandstone with Marseille pattern terra cotta tile roof. The residence is known as the 'Quarry Master's Cottage' for the Stuart Brothers of Camperdown, one of the most successful building companies in Sydney at that time. These brothers purchased the land in 1916 due to the high quality, two metres thick 'yellow block' sandstone close to the surface. Stuart Brothers erected the cottage at 118 Murriverie Road and it was the first dwelling constructed in the Murriverie Road area. The Sydney quarry operated for over 70 years and the 40m high sandstone walls were once a source of building material for prominent CBD buildings. The quarry was also the reason for Murriverie Road's existence and the oldest quarry started in 1861 at Murriverie on the site of the present golf course. The cottage includes a later first floor addition and a double width gable roofed garage, incorporating sandstone facing to the street frontage. The dwelling has had major alterations and the aesthetic significance of this site has been compromised by including an overscaled double garage structure (on the western side) set forward of the original cottage and a first floor addition to the western side of the roof. A saltwater pool has also been constructed at the rear of the property.</p> Significance: <p>The building at 118 Murriverie Road, North Bondi, is an Inter War Bungalow style cottage of local heritage significance due to the connection to the quarrying operations undertaken in the past in Clyde Street. The cottage was the first dwelling in the Murriverie Road area and is constructed of local North Bondi sandstone. The cottage is of aesthetic and historic significance.</p>	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment
Item identification Sheet


Name: 'Substation 345'	Inventory item No.: 133
Other Names:	Type of Item: Precinct
Address: Murriverie Road, North Bondi	Group of Buildings Single Building X
Land Title Information: Lot A DP 184825, Lot B DP 184825	Engineering Work Historic Site
Description and Historic Background: <p>When electricity was first introduced during the early 20th Century, supply authorities took care to promote and enhance the commodities image as a replacement for gas. This approach included the design of themed substations reflecting the character and architectural qualities of local areas. The substation No.345 at Murriverie Road, Bondi, is representative of the early substations utilising Inter War Mediterranean detailing and constructed in deep red/brown face brick with matching coloured Cordoba tiles. The building reflecting the character of surrounding Inter War residential flat buildings. Detailing includes Cordoba tiling to the medium slope roof set between raised parapets with rendered capping detailed as raised piers to the street frontage. Corbelled brick eaves incorporate machicolation and extend over a symmetrical facade of paired arched doors to opposing sides of a central pass door. A central name plaque and featured rain heads complete the assembly.</p> Significance: <p>The substation No. 345 constructed at Murriverie Road, Bondi, is a well detailed example of a service building in the Inter War Mediterranean style. Its simple form demonstrates the influence of emerging modernism on the Mediterranean styles of the Inter War period and contributes to the quality of the streetscape. The building has aesthetic and historic significance.</p>	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment

Item identification Sheet


Name: 'Beatrice'	Inventory item No.: 134
Other Names: 'The Rectory'	Type of Item: Precinct
Address: 34 Ocean Street, Bondi	Group of Buildings Single Building X
Land Title Information: Lot 6 Sec3 DP 979732	Engineering Work Historic Site
Description and Historic Background: The single storey, freestanding residence at 34 Ocean Street, Bondi, is a notable and well preserved example of a Victorian style single storey residence detailed in Victorian Filigree and Victorian Italianate style. The residence formed the Rectory for the original St Matthews Church completed on the adjacent site in 1889. Highly symmetrical in plan and articulation, the residence has a gambrel form slate roof with prominent rendered chimneys rising above outer sidewalls. Bargeboards with fretwork detailing combine with Victorian Italianate moulded render brackets to eaves. Moulded render detailing extends to the front elevation, much of it within a verandah extending across the front elevation. The verandah has a bullnosed corrugated metal roof supported by cast iron columns and iron filigree frieze in timber frame. Windows have arched heads with plain glazed double hung sashes, whilst the central entry has an arched fanlight. An iron picket palisade fence to the front boundary has later brick piers to outer ends.	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003
Significance: 'The Rectory' at 34 Ocean Street, Bondi, is a notable example of a Victorian style single storey residence retaining extensive original detail and setting. The building provides considerable aesthetic value to the streetscape and is of aesthetic, social and historic significance.	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment
Item identification Sheet

Name: 'St. Matthew's Church'	Inventory item No.: 135
Other Names:	Type of Item: Precinct
Address: 34a Ocean Street, Bondi	Group of Buildings Single Building X
Land Title Information: Lot 6 Sec3 DP 979732	Engineering Work Historic Site
Description and Historic Background: <p>St. Matthews Church was built between 1889 and 1890 in red brick at 34a Ocean Street, Bondi. The church was designed by architect Walter Liberty Vernon and erected by the builders Maguire Brothers. An extension to the building was carried out in 1956-57 and placed a raised hip roofed tower and vestibules across the street elevation. The church is constructed in Federation Gothic style, however, works in blonde brick detract from the original Gothic form. Stemming from the 19th Century Gothic Revival, the style diversified greatly as elements of different medieval traditions were interpreted freely, romantically and eclectically. The church is built with a steep pitched roof supported by exposed rafters at the eaves line. Walls are of red face brick with shallow 'Gothic' pointed window and door openings. Leadlight windows are of special note and appear to be original.</p> Significance: <p>St. Matthew's Church at 34 Ocean Street, Bondi, has historic and social significance recording expansion of the Anglican Church as settlement extended about the Bondi Valley. The building is also of aesthetic significance as an early example of the Federation Gothic style and of historic significance as a work of noted architect Walter Liberty Vernon.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural X Social X Archaeological Architectural Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet

Name: 'Melrose'	Inventory item No.: 136
Other Names:	Type of Item: Precinct
Address: 65 Ocean Street, Bondi	Group of Buildings Single Building X
Land Title Information: Lot 19 SecB DP 3426	Engineering Work Historic Site
Description and Historic Background: <p>The Federation Queen Anne style provided a dominant aesthetic in Australian domestic architecture during the decades immediately before and after 1900. At this time, improved public transport accelerated suburban expansion and the single storey house on its own block of land had become achievable for many families. The residence at 65 Ocean Street, Bondi, is a freestanding single storey residence at the corner of Ocean and King Street, exhibiting notable influences of the Federation Queen Anne style. The building, called 'Melrose', has a prominent gable facing the corner with carved valances and a large arched window with classical moulded render detailing. A second and smaller gable faces Ocean Street. The hip form roof extends over the verandah, which is supported by slender turned timber posts. In contrast to the Ocean Street elevation the return elevation to King Street is plain and simply detailed.</p> Significance: <p>The freestanding residence at 65 Ocean Street, Bondi, is a notable example of the Federation house, exhibiting well resolved and constructed Federation Queen Anne detailing. The residence provides a notable streetscape element and has aesthetic and historic significance.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment


Item identification Sheet

Name:	Inventory item No.: 137
Other Names:	Type of Item: Precinct
Address: 67 Ocean Street, Bondi	Group of Buildings Single Building X
Land Title Information: Lot 18 SecB DP 3426	Engineering Work Historic Site
Description and Historic Background: <p>The Federation Bungalow style provided a transition between the Federation Queen Anne and the Inter war California Bungalow styles. Utilising expansive roof forms the Federation Bungalow leant itself to experimental use of detailing and materials. The availability of sandstone in the Waverley local government area saw the introduction of this material into otherwise conventional cottages. The residence at 67 Ocean Street, Bondi, is a notable example of innovation within the Bungalow form, employing quarry faced sandstone as tapering columns supporting the front verandah. More commonly associated with large public buildings of the period the tapered columns provided both a rustic charm and a feeling of substance to the symmetrical bungalow. In other respects the residence follows a common pattern of central entry with paired vertical form windows and broken back hip roof. Detailing of face brick and rendered sills is now obscured by paint finishes and unsympathetic concrete tiles clad roof and verandah. A later rendered fence also detracts from original detailing remaining in tessellated tile paving.</p> Significance: <p>The residence at 67 Ocean Street, Bondi, demonstrates the variations and experimental forms, employed in construction of Federation Bungalows. The use of tapered sandstone columns reflects a response to local availability of this material. The residence provides a streetscape element of aesthetic note and is of historic significance.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X


Waverley Heritage Assessment
Item identification Sheet

Name:	Inventory item No.: 138
Other Names:	Type of Item: Precinct
Address: 129 Old South Head Road, Bondi Junction	Group of Buildings Single Building X
Land Title Information: Lot 3 DP 983740, Lot 4 DP 983740	Engineering Work Historic Site
Description and Historic Background: Evolved from the late 18 th Century picturesque movement, the Victorian Italianate style was employed extensively in late Victorian residential development. Freestanding houses in their extensive gardens became the models for smaller, more numerous examples addressing the street. The freestanding, double storey residence at 129 Old South Head Road, Bondi Junction, is a good example of a house constructed in the Victorian Italianate style. A prominent parapeted tower dominates the asymmetric street frontage with arcaded windows at first floor and stucco wall finish. The residence is located in a picturesque landscape high above the street level. A later balcony enclosure detracts from original detailing, however, the residence retains sufficient detailing to enable progressive restoration.	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003
Significance: The freestanding residence at 129 Old South Head Road, Bondi Junction, is constructed in the Victorian Italianate style and is of local, historic and aesthetic significance.	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X


Waverley Heritage Assessment
Item identification Sheet

Name:	Inventory item No.: 139
Other Names:	Type of Item: Precinct
Address: 137 Old South Head Road, Bondi Junction	Group of Buildings Single Building X
Land Title Information: Lot 22 DP 2431, Lot 23 DP 2431, CP SP 13392	Engineering Work Historic Site
Description and Historic Background: First introduced to Sydney in 1906, early forms of the residential flat building adopted established house styles in particular the Federation Arts and Crafts style. In the later Inter War years, residential flat buildings increasingly adopted the new Art Deco and Functionalist styles, combining these with historicist references. The three storey, symmetrical planned residential flat building at 137 Old South Head Road, Bondi Junction, is constructed in face brick and detailed in the Inter War Art Deco style. The building has a vertically orientated two coloured brick parapet contrasting with horizontal banding to spandrels and window surrounds. The residential flat building is constructed with garages at street level and a massing closely related to other Inter War residential flat buildings and semi detached English Bungalow Style residences within Old South Head Road.	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003
Significance: The intact three storey residential flat building at 137 Old South Head Road, Bondi Junction, is a notable example of the Inter War Art Deco style retaining historic and aesthetic significance.	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment
Item identification Sheet

Name:	Inventory item No.: 140
Other Names:	Type of Item: Precinct
Address: 1 Palmerston Avenue, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 10 DP 19554, CP SP 31810	Engineering Work Historic Site
Description and Historic Background: <p>First introduced to Sydney in 1906, early forms of the residential flat building adopted established house styles in particular the Federation Arts and Crafts style. In the later Inter War years, residential flat buildings increasingly adopted the new Art Deco and Functionalist styles combining these with historicist references. The forms and styles persisted in the years immediately following World War II. The freestanding asymmetrically three storey residential building at 1 Palmerston Avenue, Bronte, was built with a dominant stepped parapet of Art Deco detail. Constructed in red face brick the building utilises a stepped plan form to achieve a symmetrical street frontage with additional windows provided in the setback. Decorative detailing is limited with a hipped tile roof supported by corbelled brick eaves. All windows to the street frontage are clear glazed double hung sashes. The building has close relationship to Inter War residential flat buildings within Palmerston Avenue.</p> Significance: <p>The three storey residential flat building at 1 Palmerston Avenue, Bronte, is of local, historic and aesthetic significance. It is also a contributory element to the cohesive residential flat group in Palmerston Avenue.</p>	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment
Item identification Sheet

Name:	Inventory item No.: 141
Other Names:	Type of Item: Precinct
Address: 3 Palmerston Avenue, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 9 DP 19554, CP SP 7036	Engineering Work Historic Site
Description and Historic Background: First introduced to Sydney in 1906, early forms of the residential flat building adopted established house styles in particular the Federation Arts and Crafts style. In the later Inter War years, residential flat buildings increasingly adopted the new Art Deco and Functionalist styles combining these with historical references. The freestanding symmetrical three storey residential development at 3 Palmerston Avenue, Bronte, was originally constructed in red face brick but has recently been rendered and painted. The building retains Inter War Art Deco style detailing to the street elevation, including a pronounced vertical brick bay and horizontal emphasis to timber window sashes and brick stringer coarse. Decorative detailing is limited with a hipped tile roof supported by corbelled brick eaves. The building has close relationship to other Inter War residential flat buildings within Palmerston Avenue and provides a contributory streetscape element. . Significance: The three storey residential flat building at 3 Palmerston Avenue, Bronte, is of local, historic and aesthetic significance. It is also a contributory element to the cohesive residential flat group in Palmerston Avenue.	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X


Waverley Heritage Assessment
Item identification Sheet

Name:	Inventory item No.: 142
Other Names:	Type of Item: Precinct
Address: 5 Palmerston Avenue, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 8 DP 19554	Engineering Work Historic Site
Description and Historic Background: First introduced to Sydney in 1906, early forms of the residential flat building adopted established house styles in particular the Federation Arts and Crafts style. In the later Inter War years, residential flat buildings increasingly adopted the new Art Deco and Functionalist styles combining these with historical references. The freestanding symmetrical three storey residential development at 5 Palmerston Avenue, Bronte is of Inter War style and was built with a dominant entrance, staircase and bowed central bay rising to a raised parapet. Constructed in red brick and glazed terra cotta hip roof, the residential flat building retains crisp detailing of projecting stringer courses and curved brickwork combined with horizontal emphasis of window transoms to front window sashes. The central raised parapet gains emphasis from its curved plan form and Art Deco motif. The building has close relationship to other Inter War residential flat buildings within Palmerston Avenue. Significance: The three storey residential flat building at 5 Palmerston Avenue, Bronte, is of local, historic and aesthetic significance. The residence is also a contributory element to the cohesive residential flat group in Palmerston Avenue.	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X


Waverley Heritage Assessment
Item identification Sheet

Name:	Inventory item No.: 143
Other Names:	Type of Item: Precinct
Address: 6 Palmerston Avenue, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 39 DP 19554, CP SP 32220	Engineering Work Historic Site
Description and Historic Background: <p>First introduced to Sydney in 1906, early forms of the residential flat building adopted established house styles in particular the Federation Arts and Crafts style. In the later Inter War years residential flat buildings increasingly adopted the new Art Deco and Functionalist styles combining these with historical references. The asymmetrical, double storey residential building at 6 Palmerston Avenue, Bronte, is a mirror image of that at 8 Palmerston Avenue. The paired buildings demonstrate the ascendancy of Inter War Functionalist style over the more established Art Deco style during the late Inter War and early post War period. Functionalist styling provided the final precursor to the establishment of Modernist Architecture in New South Wales. Both residential flat buildings are constructed in mid red/brown face brick with a rounded projecting bay and Marseilles tile hip roof. A projecting half round balcony above the original main entry continues the Inter War Functionalist style of the building. Both buildings have double hung timber windows with additional transoms and projecting brick banding providing horizontal emphasis. The buildings at 6 and 8 Palmerston Avenue are the best preserved examples of the Inter War residential flat buildings within Palmerston Avenue.</p> Significance: <p>The two storey residential flat building at 6 Palmerston Avenue, Bronte, is of aesthetic and historic significance as well as a contributory element to the cohesive residential flat group in Palmerston Avenue.</p>	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X


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Name:	Inventory item No.: 144
Other Names:	Type of Item: Precinct
Address: 7 Palmerston Avenue, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 7 DP 19554, CP SP 40420	Engineering Work Historic Site
Description and Historic Background: First introduced to Sydney in 1906, early forms of the residential flat building adopted established house styles in particular the Federation Arts and Crafts style. In the later Inter War years, residential flat buildings increasingly adopted the new Art Deco and Functionalism styles combining these with historicist references. The freestanding, symmetrical two storey residential building at 7 Palmerston Avenue, Bronte, was constructed in salmon red face brick with a Marseille tile hip roof. The building retains Inter War Art Deco style detailing to the street elevation. A pronounced vertical brick bay rises to a stepped parapet and defines a central entry and stairway with coloured glazing set in staggered windowpanes to a large central opening. Curved concrete hood projects over double timber framed entry doors. Additional transoms to timber window sashes and brick stringer course provide horizontal emphasis. Decorative detailing is limited with a hipped tile roof supported by corbelled brick eaves. The building has close relationship to the other Inter War residential flat buildings within Palmerston Avenue and provides a contributory streetscape element.	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003
Significance: The two storey residential flat building at 7 Palmerston Avenue, Bronte, is of local, historic and aesthetic significance. The residence is also a contributory element to the cohesive residential flat group in Palmerston Avenue.	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X


Waverley Heritage Assessment
Item identification Sheet

Name:	Inventory item No.: 145
Other Names:	Type of Item: Precinct
Address: 8 Palmerston Avenue, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 38 DP 19554	Engineering Work Historic Site
Description and Historic Background: <p>First introduced to Sydney in 1906, early forms of the residential flat building adopted established house styles in particular the Federation Arts and Crafts style. In the later Inter War years, residential flat buildings increasingly adopted the new Art Deco and Functionalist styles combining these with historical references. The asymmetrical, double storey residential flat building at 8 Palmerston Avenue, Bronte, is a mirror image of that at 6 Palmerston Avenue. The paired buildings demonstrate the ascendancy of the Inter War Functionalist style over the more established Art Deco style during the late Inter War and early post War period. Functionalist styling provided the final precursor to the establishment of Modernist Architecture in New South Wales. Both residential flat buildings are constructed in mid red/brown face brick with a rounded projecting bay and a Marseilles tile hip roof. A projecting half round balcony above the original main entry continues the Inter War Functionalist style of the building. The buildings have double hung timber windows with additional transoms and projecting brick banding providing horizontal emphasis. The buildings at 6 and 8 Palmerston Avenue are the best preserved examples of the Inter War residential flat buildings within Palmerston Avenue.</p> Significance: <p>The two storey residential flat building at 8 Palmerston Avenue, Bronte, is of local, aesthetic and historic significance and a contributory element to the cohesive residential flat group in Palmerston Avenue.</p>	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment
Item identification Sheet


Name:	Inventory item No.: 146
Other Names:	Type of Item: Precinct
Address: 9 Palmerston Avenue, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 6 DP 19554	Engineering Work Historic Site
Description and Historic Background: First introduced to Sydney in 1906, early forms of the residential flat building adopted established house styles in particular the Federation Arts and Crafts style. In the later Inter War years, residential flat buildings increasingly adopted the new Art Deco and Functionalist styles combining these with historical references. The freestanding, asymmetrical two storey residential building at 9 Palmerston Avenue, Bronte, was constructed in salmon red face brick with a Marseille tile hip roof. The double fronted building retains Inter War Art Deco style detailing to the street elevation. Detailing of brickwork includes machicolated brickwork to the eaves, an inset basket weave panel to the forward bay and stepped sills. Timber framed double hung sash windows are grouped in recessed openings to provide horizontal emphasis. The building has close relationship to other Inter War residential flat buildings within Palmerston Avenue and provides a contributory streetscape element. . Significance: The two storey residential flat building at 9 Palmerston Avenue, Bronte, is of local, historic and aesthetic significance and is also a contributory element to the cohesive residential flat group in Palmerston Avenue.	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

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Item identification Sheet


Name:	Inventory item No.: 147
Other Names:	Type of Item: Precinct
Address: 10 Palmerston Avenue, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 37 DP 19554	Engineering Work Historic Site
Description and Historic Background: First introduced to Sydney in 1906, early forms of the residential flat building adopted established house styles in particular the Federation Arts and Crafts style. In the later Inter War years, residential flat buildings increasingly adopted the new Art Deco and Functionalist styles combining these with historical references. The asymmetrical, three storey residential building at 10 Palmerston Avenue, Bronte, is of deep red/brown brickwork with a Marseilles tile hip roof. The building demonstrates the ascendancy of Inter War Functionalist style over the more established Art Deco style during the late Inter War and early post War period. Functionalist styling provided the final precursor to the establishment of Modernist Architecture in New South Wales. The buildings have double hung timber windows with additional transoms and projecting brick banding providing horizontal emphasis.	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003
Significance: The three storey residential flat building at 10 Palmerston Avenue, Bronte, is of local, aesthetic and historic significance and is also a contributory element to the cohesive residential flat group in Palmerston Avenue.	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment

Item identification Sheet


Name:	Inventory item No.: 148
Other Names:	Type of Item: Precinct
Address: 10a Palmerston Avenue, known as 32 Blandford Avenue, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 36 DP 19554	Engineering Work Historic Site
Description and Historic Background: First introduced to Sydney in 1906, early forms of the residential flat building adopted established house styles in particular the Federation Arts and Crafts style. In the later Inter War years, residential flat buildings increasingly adopted the new Art Deco and Functionalism styles combining these with historical references. The freestanding, symmetrical two storey residential building at 10a Palmerston Avenue, Bronte, is constructed in deep, red face brick with a tile hip roof. Current roof tiles appear of later replacement pattern. The building has its principle frontage to Blandford Avenue, comprising a central entry with double timber framed glazed doors beneath a concrete porch of concrete slab roof supported by rectangular face brick columns. An oversized window above the porch has coloured glazing set in Art Deco pattern tracery providing illumination to a central stairway. Detailing of brickwork is limited with render capped balustrading and planter bed to either side of the entry stair providing Art Deco stylistic reference. Timber framed double hung sash windows are grouped in recessed openings to provide further horizontal emphasis. The residence has a close relationship to the other Inter War residential flat buildings within Palmerston Avenue and provides a contributory streetscape element.	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2005
Significance: The two storey residential flat building at 10a Palmerston Avenue, Bronte, is of local, historic and aesthetic significance and is also a contributory element to the cohesive residential flat group in Palmerston Avenue.	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment
Item identification Sheet


Name:	Inventory item No.: 149
Other Names:	Type of Item: Precinct
Address: 11 Palmerston Avenue, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 5 DP 19554, CP SP 14515	Engineering Work Historic Site
Description and Historic Background: <p>First introduced to Sydney in 1906, early forms of the residential flat building adopted established house styles in particular the Federation Arts and Crafts style. In the later Inter War years, residential flat buildings increasingly adopted the new Art Deco and Functionalist styles, combining these with historical references. The freestanding, symmetrical two storey residential flat building at 11 Palmerston Avenue, Bronte, is constructed in red face brick with a Marseille tile hip roof. The building retains Inter War Art Deco style detailing to the street elevation. A pronounced, vertical brick bay rises at the centre of the street elevation to a gable end incorporating a relieving arch and inset brick panel above a large central window opening to a central stairwell. Vertically staggered windowpanes to the stairlight are glazed in coloured glass. A projecting concrete hood and supporting blades surrounds the main entry of timber framed glazed doors. Additional transoms to timber window sashes and brick stringer coarse provide horizontal emphasis. A low, rendered masonry front fence appears original to the building although probably of face brick when first constructed. The building has close relationship to other Inter War residential flat buildings within Palmerston Avenue and provides a contributory streetscape element.</p> Significance: <p>The two storey residential flat building at 11 Palmerston Avenue, Bronte, is of local, historic and aesthetic significance and is also a contributory element to the cohesive residential flat group in Palmerston Avenue.</p>	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X

Waverley Heritage Assessment


Item identification Sheet

Name:	Inventory item No.: 150
Other Names:	Type of Item: Precinct
Address: 12 Palmerston Avenue, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 1 DP 710870	Engineering Work Historic Site
Description and Historic Background: <p>First introduced to Sydney in 1906, early forms of the residential flat building adopted established house styles in particular the Federation Arts and Crafts style. In the later Inter War years, residential flat buildings increasingly adopted the new Art Deco and Functionalist styles combining these with historical references. The freestanding symmetrical double storey residential building at 12 Palmerston Avenue, Bronte, combines late Federation Arts and Crafts and Inter War Free Classical styling. The residence has a deep red brick exterior of strong symmetry. A pronounced hip form tile roof has extended eaves with exposed rafters. Symmetrical elevations have rendered lintels above casement timber framed windows. Those to outer openings appear as later enclosures of verandahs. Exposed beams and rafters above brick columns support a flat roof over the main entry. The elevated site is densely planted to the street front with a garage of face brick and rendered lintels set into the lower street frontage. The building has a close relationship to other Inter War residential flat buildings within Palmerston Avenue.</p> Significance: <p>The residence at 12 Palmerston Avenue, Bronte, is a notable example of the transition of styles within the residential flat building between the wars. Its simple form and dramatic setting add to its aesthetic significance. The two storey residential flat building is of aesthetic and historic significance as a contributory element to the cohesive residential flat group in Palmerston Avenue.</p>	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

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Item identification Sheet


Name:	Inventory item No.: 151
Other Names:	Type of Item: Precinct
Address: 13 Palmerston Avenue, Bronte	Group of Buildings Single Building X
Land Title Information: Pt Lot 1 DP 19554, Pt Lot B DP 354091, CP SP 22244	Engineering Work Historic Site
Description and Historic Background: First introduced to Sydney in 1906, early forms of the residential flat building adopted established house styles in particular the Federation Arts and Crafts style. In the later Inter War years, residential flat buildings increasingly adopted the new Art Deco and Functionalist styles, combining these with historical references. The symmetrical double storey residential flat building at 13 Palmerston Avenue, Bronte, combines Inter War Art Deco detailing with an Inter War 'Old English' form and decorative multi coloured brick. Constructed in mottled red brown brick, the building has a central hip form roof of Marseilles terra cotta tile with symmetrical wings projecting to the street frontage. Windows to the street frontage are clear glazed double hung three pane sashes in single openings. The windows are recessed into vertically expressed panels with central stepped brick detailing rising into gable fronts in Art Deco style. Gables have machicolated barges. Horizontal projecting brick banding extends about returns to the forward wings.	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003
Significance: The intact two storey residential flat building at 13 Palmerston Avenue, Bronte, constructed in mottled brick demonstrates the transitional aspect of the Inter War styles. The residence is of local, aesthetic and historic significance and also a contributory element to the cohesive residential flat group in Palmerston Avenue.	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment
Item identification Sheet


Name:	Inventory item No.: 152
Other Names:	Type of Item: Precinct
Address: 15 Palmerston Avenue, Bronte	Group of Buildings Single Building X
Land Title Information: Pt Lot 1 DP 19554, CP SP 31705	Engineering Work Historic Site
Description and Historic Background: <p>First introduced to Sydney in 1906, early forms of the residential flat building adopted established house styles in particular the Federation Arts and Crafts style. In the later Inter War years, residential flat buildings increasingly adopted the new Art Deco and Functionalist styles, combining these with historical references. The symmetrical double storey residential flat building at 15 Palmerston Avenue, Bronte, combines Inter War Art Deco and Inter War Free Classical detailing with an English bungalow roof form. Constructed in mottled red brown brick, the building has a central hip form roof of Marseilles terra cotta tile with symmetrical hip roofed wings projecting to the street frontage. Windows to the street frontage are clear glazed double hung sashes with additional transoms providing horizontal emphasis. The windows are recessed into vertically expressed panels to the central bay which rises as an Art Deco style stepped parapet decorated in Chevron pattern brickwork. The residential building was built around 1940 and constructed in decorative multi coloured brick. The residence has classical elements introduced into an otherwise very simple exterior. All windows to the street frontage are clear glazed double hung sashes. A low, rendered masonry front fence appears original to the building, although probably of face brick when first constructed. The building has close relationship to the other Inter War residential flat buildings within Palmerston Avenue and provides a contributory streetscape element.</p> <p>Significance: The intact two storey residential flat building at 15 Palmerston Avenue, Bronte, constructed in mottled brick demonstrates the transitional aspect of Inter War styles. The residence is of local, aesthetic and historic significance and a contributory element to the cohesive residential flat group in Palmerston Avenue.</p>	<p>Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003</p> <p>Settlement Patterns: Land Grants Private Subdivisions Suburban development Other</p>
References:	
Photo: 	<p>Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X</p>

Waverley Heritage Assessment

Item identification Sheet


Name:	Inventory item No.: 153
Other Names:	Type of Item: Precinct
Address: 27 Paul Street, Bondi Junction	Group of Buildings Single Building X
Land Title Information: Lot 1 DP 908329	Engineering Work Historic Site
<p>Description and Historic Background:</p> <p>The existing residence at 27 Paul Street, Bondi Junction, is a freestanding, two-storey residence of Victorian Italianate style facing east to Waverley Park. The residence is of rendered masonry and built in an asymmetric form with a transverse gabled roof returning to the southern side. The southern return gable roof is stepped down to the western or rear elevation, enclosing the end of a skillion roof extending north across the rear elevation roofs, although, probably originally of slate are concrete tile. Prominent chimneys of rendered and corbelled masonry remain to the northern and rear western sides. Gable ends have overhanging eaves with turned timber finials, pendants and support beams forming a gable screen. Deep, undecorated bargeboards have down turns to the lower end, terminating in a rounded pendant form. The return gable to the street frontage features a faceted bay rising to the upper floor and roofed in faceted concrete tile hip roof. Inset window openings and spandrels have classical moulded render detail. The return gable end encloses the southern end of a two story verandah supported by Corinthian style cast iron columns with iron filigree brackets, balustrading, frieze and bessemer infill. Windows generally are of single opening to the front bay and side elevations with double hung timber sashes. The main front window opening to the ground floor verandah has been altered with timber framed fixed and awning panels. A round headed window to the northern side elevation appears of later construction. The upper verandah has been enclosed with fibre cement cladding and metal frame windows set inboard of iron filigree. The front entry retains a wide panelled timber door with leadlight glazing to rectangular fanlight and sidelights. Tessellated tile to the front verandah floor and approach path has recently been replaced with contemporary tile. A palisade fence of tall iron pickets and rendered masonry base and piers remains to the street frontage. Landscaping to rear and front yards is unremarkable and generally of unkempt lawn with sparse shrub planting. A drive and separate gable roofed garage are located to the southern side of the building.</p> <p>Significance: The two-storey Victorian Italianate style residence at 27 Paul Street, Bondi Junction, is of local, aesthetic and historic significance. The state of detail, consistent style and contribution to the streetscape provide local significance.</p>	<p>Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003</p> <p>Settlement Patterns: Land Grants Private Subdivisions Suburban development Other</p>
References:	
<p>Photo:</p> 	<p>Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X</p>

Waverley Heritage Assessment
Item identification Sheet

Name:	Inventory item No.: 154
Other Names:	Type of Item: Precinct
Address: 51 Penkivil Street, Bondi	Group of Buildings Single Building X
Land Title Information: Lot B DP 432393	Engineering Work Historic Site
Description and Historic Background: The two storey Victorian Italianate style residence at 51 Penkivil Street, Bondi, is of asymmetric plan form having a hip form roof with later tile cladding. The imposing street elevation combines a return frontage with canted bay set forward of a wide verandah. Moulded render detailing to the bay window includes inset panels and shallow arches above applied pilasters. Above, a stepped cornice supports eaves and gutters. The open verandah has iron filigree to balustrade and frieze with cast iron columns to ground and first floors. The verandah roof is of bullnosed corrugated metal. Doors and windows are of timber framing with glazed sidelights to the main entry door. A canted bay front projects forwards of the main frontage. The rendered masonry structure has detailed moulding to the street frontage.	Period: 1800-1858 1859-1880 X 1881-1918 1919-1968 1969-1989 1990-2003
Significance: The double storey Victorian Italianate style residence at 51 Penkivil Street, Bondi, retains extensive original detailing and provides a streetscape element of considerable aesthetic quality. The building retains local, historic and aesthetic significance.	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X


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Item identification Sheet

Name:	Inventory item No.: 155
Other Names:	Type of Item: Precinct
Address: 67-69 Penkivil Street, Bondi	Group of Buildings X Single Building
Land Title Information: Lot 1 DP 736495, Lot 2 DP 736495, Lot 3 DP 736495 & Lot 1 DP 529701	Engineering Work Historic Site
Description and Historic Background: <p>The symmetrical, double storey semi detached residences at 67-69 Penkivil Street, Bondi, provide a notable example of large Federation residences constructed in Bondi in response to improved tramway transport of the late 19th Century. The residences have a broad central hip form roof now reclad in concrete tile. Prominent chimneys of roughcast render and face brick are on either side of the roof form. A gablet with timber strapwork and roughcast panelling is located above the central party wall. The roof extends in broken back form over a veranda continuous about the front elevation and projected forward of a canted bay central to each residence. The verandah is supported by turned timber posts with timber framed frieze carved brackets and iron filigree balustrade panels. Later enclosure of the upper verandah with vertical metal bars detracts from the overall appearance. Timber joinery to windows and doors is largely of original detail. Overall, the residential pair retains the form and detail of the Federation Filigree style.</p> Significance: <p>The Federation Filigree style semi detached residences at 67-69 Penkivil Street, Bondi, are a notable example of the style and of the form of larger residence constructed in response to improved transport to Waverley in the late 19th Century. The buildings are of local, aesthetic and historic significance. The semi-detached dwellings are also listed under the National Trust Register (9627).</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X


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Item identification Sheet


Name: Former Fire Command Post and Fortress Observation Post	Inventory item No.: 156
Other Names:	Type of Item: Precinct
Address: 2 Rodney Street, Dover Heights	Group of Buildings Single Building X
Land Title Information: Lot 12 DP 869200	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: From the late 1930's, the Sydney Fire Command operated from the Fire Command Post (FCP) at 2 Rodney Street, Dover Heights. The building is a three storey reinforced concrete blockhouse building and the FCP was situated on the top floor. This floor housed the Fire Commander's station and the associated telephonist's position. The space directly below the fire command post held telephone exchanges and offices. The Fire Command Post was the pinnacle of the anti-ship defence system and the Fortress Observation Post an important component of the visual range finding system established as part of the coastal defences. The building forms part of a collection of related sites around Sydney Harbour and the Sydney coastline which together record the history of the military defence of Sydney from the beginning of European settlement to the present. It is visually distinctive, with its principle operational characteristics intact and its original red brickwork skin and domestic architectural details demonstrate camouflage practices of the war period. The building has indirect associations with the wartime development of radar technology and, as a result, some associations with the important development of radio astronomy. Significance: The former FCP and Fortress Observation Post at 2 Rodney Street, Dover Heights, is a relic of the mid-twentieth century military works undertaken for the defence of Sydney Harbour and of local, historic and cultural significance.	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003
References:	Settlement Patterns: Land Grants Private Subdivisions
Photo: 	Suburban development Other Significance: Historic X Scientific Cultural X Social Archaeological Architectural Natural Aesthetic

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Item identification Sheet

Name:	Inventory item No.: 157
Other Names:	Type of Item: Precinct
Address: 1-3 Santa Marina Avenue, Waverley	Group of Buildings X Single Building
Land Title Information: Lot B DP 442058 & Lot A DP 442058	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: Residential flat development commenced in Sydney with construction of the first example at Miller's Point in 1906. During World War I, housing shortages lead to internal subdivision of existing residence as residential flats. The process continued after the war with purpose built structures experimenting in forms and aesthetic resolution. The residences at 1-3 Santa Marina Avenue, Waverley, are notable examples of the Inter War style constructed in mottled brick with two decorative street facing gables. The single storey residential building with a dominant Marseilles tile hip roof is built around 1938 as a semi-detached residence in one of the first modern streetscapes within the Waverley local government area at that time. 3 Santa Marina Avenue has recently been rendered and painted.	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003
Significance: The semi-detached residences at 1-3 Santa Marina Avenue, Waverley, are detailed examples of the Inter War style. Its simple form demonstrates the influence of emerging modernism on the forward-looking style of the Inter War period and the residences are of local, historic and aesthetic significance.	
References:	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

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Item identification Sheet


Name:	Inventory item No.: 158
Other Names:	Type of Item: Precinct
Address: 2 Santa Marina Avenue, Waverley	Group of Buildings Single Building X
Land Title Information: Lot 7 DP 18365	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: Residential flat development commenced in Sydney with construction of the first example at Miller's Point in 1906. During World War I, housing shortages lead to internal subdivision of existing residence as residential flats. The process continued after the war with purpose built structures experimenting in forms and aesthetic resolution. The residence at 2 Santa Marina Avenue, Waverley, is a notable example of a residential flat building of Inter War Art Deco style built in mottled brick. The two storey building is constructed of strong symmetry with a glazed Marseilles pattern tile hip roof and a decorative entry and is built around 1938 in one of the first modern streetscapes within the Waverley local government area at that time.	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003
Significance: The residential flat building at 2 Santa Marina Avenue, Waverley, is a notable example of the Inter War Art Deco style. Its simple form demonstrates the influence of emerging modernism on the forward-looking style of the Inter War period and the residence is of local, historic and aesthetic significance.	
References:	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment
Item identification Sheet


Name:	Inventory item No.: 159
Other Names:	Type of Item: Precinct
Address: 4 Santa Marina Avenue, Waverley	Group of Buildings Single Building X
Land Title Information: Lot 6 DP 18365	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: Residential flat development commenced in Sydney with construction of the first example at Miller's Point in 1906. During World War I, housing shortages lead to internal subdivision of existing residence as residential flats. The process continued after the war with purpose built structures experimenting in forms and aesthetic resolution. The residence at 4 Santa Marina Avenue, Waverley, is a notable example of a residential flat building of Inter War Art Deco Style constructed in mottled brick. The two storey residential flat building with a Marseilles tile hip roof is built with a decorative stepped brick parapet. The residence is built around 1938 as a residential flat building in one of the first modern streetscapes within the Waverley local government area at that time.	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003
Significance: The residential flat building at 4 Santa Marina Avenue, Waverley, is a detailed example of the Inter War Art Deco style. Its simple form demonstrates the influence of emerging modernism on the forward-looking style of the Inter War period and the residence is of historic, local and aesthetic significance.	
References:	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment


Item identification Sheet

Name:	Inventory item No.: 160
Other Names:	Type of Item: Precinct
Address: 5-7 Santa Marina Avenue, Waverley	Group of Buildings X Single Building
Land Title Information: Lot D DP 437593 & Lot C DP 437593	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: Residential flat development commenced in Sydney with construction of the first example at Miller's Point in 1906. During World War I, housing shortages lead to internal subdivision of existing residence as residential flats. The process continued after the war with purpose built structures experimenting in forms and aesthetic resolution. The residences at 5-7 Santa Marina Avenue, Waverley, are a notable example of a semi detached residence of Inter War style constructed in mottled brick. The single-storey residential building is built with a dominant Marseilles tile hip roof around 1938 as semi detached residences in one of the first modern streetscapes within the Waverley local government area at that time.	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003
Significance: The semi detached residences at 5-7 Santa Marina Avenue, Waverley, are detailed examples of the Inter War style. Its simple form demonstrates the influence of emerging modernism on the forward-looking style of the Inter War period and the residences are of local, historic and aesthetic significance.	
References:	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment
Item identification Sheet

Name:	Inventory item No.: 161
Other Names:	Type of Item: Precinct
Address: 6-8 Santa Marina Avenue, Waverley	Group of Buildings X Single Building
Land Title Information: Lot 5 DP 18365	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: Residential flat development commenced in Sydney with construction of the first example at Miller's Point in 1906. During World War I, housing shortages lead to internal subdivision of existing residence as residential flats. The process continued after the war with purpose built structures experimenting in forms and aesthetic resolution. The residences at 6-8 Santa Marina Avenue, Waverley, are notable examples of semi-detached residences of Inter War style constructed in mottled brick. The single storey residential building with a dominant Marseilles tile hip roof is built around 1938 as semi detached residences in one of the first modern streetscapes within the Waverley local government area at that time.	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003
Significance: The semi detached residences at 6-8 Santa Marina Avenue, Waverley, are detailed examples of the Inter War style. Its simple form demonstrates the influence of emerging modernism on the forward-looking style of the Inter War period and the residences are of local, historic and aesthetic significance.	
References:	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

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Item identification Sheet

Name:	Inventory item No.: 162
Other Names:	Type of Item: Precinct
Address: 9 -11 Santa Marina Avenue, Waverley	Group of Buildings X Single Building
Land Title Information: Lot 4 DP 18365, CP SP 18051	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: Residential flat development commenced in Sydney with construction of the first example at Miller's Point in 1906. During World War I, housing shortages lead to internal subdivision of existing residence as residential flats. The process continued after the war with purpose built structures experimenting in forms and aesthetic resolution. The residences at 9-11 Santa Marina Avenue, Waverley, are notable examples of semi detached residences of Inter War style constructed in mottled brick. The single-storey residential building with a dominant Marseilles tile hip roof is built around 1938 as semi detached residences in one of the first modern streetscapes within the Waverley local government area at that time.	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003
Significance: The semi detached residences at 9-11 Santa Marina Avenue, Waverley, are detailed examples of the Inter War style. Its simple form demonstrates the influence of emerging modernism on the forward-looking style of the Inter War period and is of local, historic and aesthetic significance.	
References:	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X


Waverley Heritage Assessment

Item identification Sheet


Name:	Inventory item No.: 163
Other Names:	Type of Item: Precinct
Address: 44 Simpson Street, Bondi Beach	Group of Buildings Single Building X
Land Title Information: Lot 25 DP 5110	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: Federation Queen Anne was the dominant style in the Australian domestic architecture during the decades immediately before and after 1900. By this time, improved public transport had accelerated suburban expansion and the single storey house on its own block of land had become the achievable goal of most Australian families. The example at 44 Simpson Street, Bondi Beach, is a freestanding, single storey weatherboard cottage with a Marseilles pattern terra cotta tile roof set out in an asymmetric plan form. The residence retains substantial original detailing, including gable end detailing and timber detailing to the verandah. It forms a group with the contributing residence at 164 Hall Street.	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003
Significance: The residence at 44 Simpson Street, Bondi Beach, is constructed in the Federation Queen Anne style and retains original detailing and complements the neighbouring bungalows. The building provides a streetscape of considerable aesthetic quality and is of local and historic significance.	
References:	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment


Item identification Sheet

Name:	Inventory item No.: 164
Other Names:	Type of Item: Precinct
Address: 9 Tipper Avenue, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 26 DP 977743	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: By the early 1920's, speculative builders had embraced the Inter War California Bungalow idiom, and it reigned supreme in the suburbs until the Great Crash of 1929. During the 1920s, the virtually standardised Australian version of the style was usually built in brick rather than in timber. The freestanding, single storey residence at 9 Tipper Avenue, Bronte, is of Inter War California Bungalow style, having street facing double gabled frontages. The bungalow is constructed in liver coloured brickwork with roughcast rendered gables with a sympathetic brick addition at the back. The garage in the lower ground level became an important design element. The property contains intact fabric, including leadlights, which match the opposite property at number 10 Tipper Avenue. Other original fabric includes a battten gable, glazed infill of verandah, casement windows and stub columns.	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003
Significance: The residence at 9 Tipper Avenue, Bronte, comprises a well detailed and consistent pair with the opposite property at number 10 Tipper Avenue, constructed in the Inter War Californian Bungalow style. The residence is of high local and aesthetic significance and provides a high standard of integrity and originality. Both residences at 9 and 10 Tipper Avenue retain extensive original detailing and provide a streetscape of considerable aesthetic quality.	
References:	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment
Item identification Sheet

Name:	Inventory item No.: 165
Other Names:	Type of Item: Precinct
Address: 10 Tipper Avenue, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 1 DP 998029	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: The Federation Bungalow style can be regarded as a transition between the Federation Queen Anne and the Inter War California Bungalow styles. Chronologically, the style appears late in the Federation period and flows into the Inter War period. The Federation Bungalow at 10 Tipper Avenue, Bronte, is a freestanding single storey residence with a street facing gable with timber gable screen. The residence is constructed of brick with roughcast walling with the main roof extending over the verandah.	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003
Significance: The Federation Bungalow at 10 Tipper Avenue, Bronte, retains a substantial streetscape quality and has notable architectural qualities. The bungalow is of local, historic and aesthetic significance and also retains extensive original detailing while complementing the bungalow at 9 Tipper Avenue. The combined groupings provide a streetscape of considerable aesthetic quality.	
References:	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment
Item identification Sheet

Name:	Inventory item No.: 166
Other Names:	Type of Item: Precinct
Address: 33-35 Wiley Street, Waverley	Group of Buildings X Single Building
Land Title Information: Lot 1 DP 709825 & Lot 1 DP 745770	Engineering Work Historic Site
Description and Historic Background: Terrace houses were common in the densely populated suburbs around the centres of the cities, and they almost always featured filigree encrusted, two storey verandahs addressing the street. The symmetrical residential terrace pair at 33-35 Wiley Street, Waverley, has classical detailing and decorative ironwork. Constructed in the property boom of the 1880s, the paired terraces retain varying degrees of detail of Victorian Filigree style and set out to common alignment and are evenly spaced. The firewall divides the façade into bays. The symmetrical verandahs became common as the Victorian period progressed and the intricately textured verandah screen was designed to stand proud of the mass of the main building to give a filigree character. The residential pair is an excellent example of terrace housing developed for more affluent owners.	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003
Significance: The residences at 33-35 Wiley Street, Waverley, comprise a well detailed and consistent pair constructed in the Victorian Filigree style. The terrace pair retains extensive original detailing and provides a streetscape of considerable aesthetic quality. The residences are of local, historic and aesthetic significance.	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment
Item identification Sheet

Name:	Inventory item No.: 167
Other Names:	Type of Item: Precinct
Address: 2 Yanko Avenue, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 1 DP 954161	Engineering Work Historic Site
Description and Historic Background: <p>The Federation Bungalow style can be regarded as a transition between the Federation Queen Anne and the Inter War California Bungalow styles. The style appears late in the Federation period and flows into the following period dominated by Inter War styles. The freestanding, single-storey Federation Bungalow at 2 Yanko Avenue, Bronte, was built between 1910 and 1915. Constructed in traditional brick with a broad simple roof plane, the residence has a street facing gable with the main roof extending over the verandah. The verandah is supported by decorative sturdy timber posts and the street facing gable is constructed with detailed decorative timberwork. This bungalow forms a cohesive group with the residences at 4 and 6 Yanko Avenue.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003
Significance: <p>The Federation Bungalow at 2 Yanko Avenue, Bronte, retains substantial streetscape quality and demonstrates the effective but economical design employed in speculative construction of the early 20th Century. The property is of high local architectural and aesthetic significance.</p>	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment
Item identification Sheet

Name:	Inventory item No.: 168
Other Names:	Type of Item: Precinct
Address: 4 Yanko Avenue, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 1 DP 168914	Engineering Work Historic Site
Description and Historic Background: <p>The Federation Bungalow Style can be regarded as a transition between the Federation Queen Anne and the Inter War California Bungalow styles. The freestanding, single storey Federation Bungalow at 4 Yanko Avenue in Bronte was built between 1910 and 1915. The residence was constructed in traditional brick with a broad simple roof plane and a street facing gable which is of detailed decorative timberwork. A carport was built in 1994 in sympathy with the character of the house. The residence forms a cohesive group with the residences at 2 and 6 Yanko Avenue.</p> Significance: <p>The Federation Bungalow at 4 Yanko Avenue, Bronte, retains a substantial streetscape quality and has notable architectural qualities. The bungalow retains extensive original detailing and is of local, aesthetic and architectural significance. It also complements the bungalows at 2 and 6 Yanko Avenue and the combined group provides a streetscape of considerable aesthetic quality.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment
Item identification Sheet

Name:	Inventory item No.: 169
Other Names:	Type of Item: Precinct
Address: 6 Yanko Avenue, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 1 DP 983728	Engineering Work Historic Site
Description and Historic Background: <p>The Federation Bungalow style can be regarded as a transition between the Federation Queen Anne and the Inter War California Bungalow styles. Chronologically, the style appears late in the Federation period and flows on into the Inter War period. The freestanding, single storey Federation Bungalow at 6 Yanko Avenue, Bronte, was built between 1910 and 1915. The residence is constructed in traditional red brick but recently been painted. The broad simple roof plane extends over the street facing verandah. The street facing gable shows detailed decorative timberwork and includes barge board moulding, capping and finial. The verandah is supported by sturdy timber posts. The residence forms a cohesive group with the residences at 2 and 4 Yanko Avenue.</p> Significance: <p>The Federation Bungalow style residence at 6 Yanko Avenue, Bronte, retains substantial streetscape quality and demonstrates the effective but economical design employed in speculative construction of the early 20th Century. The residence is of local, architectural and aesthetic significance.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment
Item identification Sheet

Name:	Inventory item No.: 170
Other Names:	Type of Item: Precinct
Address: 17 Yanko Avenue, Bronte	Group of Buildings Single Building
Land Title Information: Lot 1 DP 1093865	Engineering Work Historic Site
Description and Historic Background: <p>The Federation Bungalow style can be regarded as a transition between the Federation Queen Anne and the Inter War California Bungalow style. Chronologically, the style appears late in the Federation period and flows on into the Inter War period. The freestanding, single-storey Federation Bungalow at 17 Yanko Avenue, Bronte, was built between 1910 and 1915. The residence is constructed in traditional red brick with a roughcast rendered street facing gable with its ridge parallel to the street. The bungalow has a broad simple roof plane and the main roof extends over the street facing verandah. The verandah is supported by two pairs of sparingly decorated timber posts. The street facing gable shows detailed decorative timberwork including barge board moulding.</p> Significance: <p>The building at 17 Yanko Avenue, Bronte, is a well detailed freestanding residence constructed in the Federation Bungalow style. The residence retains extensive original detailing and provides substantial streetscape quality. The bungalow is of local, architectural and aesthetic significance.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment
Item identification Sheet

Name:	Inventory item No.: 171
Other Names:	Type of Item: Precinct
Address: 18 Yanko Avenue, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 1 DP 73900	Engineering Work Historic Site
Description and Historic Background: <p>The freestanding terrace form residence retained popularity through the Federation era. Economical to build the tall narrow form was employed on new estates in close proximity to later house forms. Constructed within the subdivision of the Yanko Estate the residence at 18 Yanko Avenue, Bronte, comprises a simple hip roof form set above slab sided walls. Side walls projecting as blades, support a front verandah with set down roof. The verandah frontage retains original timber detailing to the valance and filigree infill with replacement balustrade to the upper floor. At ground floor, the verandah post is supported on a brick balustrade with scooped capping. Door and window openings have arched heads to ground floor and rectangular form with glazed highlights to the upper floor. Original face brickwork is now painted. A recent timber picket fence stands to the street boundary.</p> Significance: <p>The freestanding Federation terrace house at 18 Yanko Avenue, Bronte, retains substantial streetscape quality and is a good example of the later terrace form employed in new estates of the early 20th Century. The residence is of local, aesthetic and historic significance.</p>	Period: 1800-1858 1859-1880 X 1881-1918 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment
Item identification Sheet

Name:	Inventory item No.: 172
Other Names:	Type of Item: Precinct
Address: 22 Yanko Avenue, Bronte	Group of Buildings Single Building X
Land Title Information: Lot B DP 306082	Engineering Work Historic Site
Description and Historic Background: The style of the residence at 22 Yanko Avenue, Bronte, ranges from Federation to Inter War Bungalow style. The building is a single storey face brick residence with an attic set into a broad medium pitched tile roof. The roof is now clad in concrete tiles with a central dormer window which dominates the residence's setting and which achieves that the ground floor walls are in deep shadow. The transverse gabled roof retains some original detail and extends over an open verandah supported by paired tapered collonettes set on a sandstone capped brick balustrade. The pipe columns at the entrance appear not to be original. A matching pair at 24 Yanko Avenue has been demolished in 2000. Original casement window detailing remains to the street frontage. A mid 20 th Century waffle pattern brick fence is set to the front boundary. The property is an early example of a building with a gabled dormer window. Significance: The residence at 22 Yanko Avenue in Bronte comprises a well detailed and consistent residence constructed in the Inter War Bungalow style. The building retains original detailing and provides a streetscape of considerable element of aesthetic quality. The residence is of local, historic and aesthetic significance.	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment
Item identification Sheet


Name:	Inventory item No.: 173
Other Names:	Type of Item: Precinct
Address: 27 Yanko Avenue, Bronte	Group of Buildings Single Building X
Land Title Information: Lot P2 DP 398083	Engineering Work Historic Site
Description and Historic Background: Subdivision of the Yanko House Estate created opportunity for early 20 th Century residential development of the high ground, overlooking Bronte. Development of residential flat buildings during housing shortages of World War I included subdivision of existing large residences to residential flats. This resulted in subdivision of the remaining grounds, particularly in the immediate post World War I years. The residence at 27 Yanko Avenue, Bronte, constructed in late Federation Bungalow style is set to the rear of the site capitalising on outlook over the valley and the outward tapering site. A tall tiled roof with transverse ridge and extended eaves dominates the residence. Gable ends have flared shingle cladding and extended eaves supported by projecting strutting beams. Brickwork is of deep brown with lime mortar jointing.	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003
Significance: The residence at 27 Yanko Avenue, Bronte, constructed in the late Federation Bungalow style retains original detailing and provides a streetscape element of considerable aesthetic value. The residence is of local, aesthetic and historic significance.	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment
Item identification Sheet


Name:	Inventory item No.: 174
Other Names:	Type of Item: Precinct
Address: 32 Yanko Avenue, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 2 DP 110233	Engineering Work Historic Site
Description and Historic Background: Subdivision of the Yanko House Estate created opportunity for early 20 th Century residential development of the high ground, overlooking Bronte. Development of residential flat buildings during housing shortages of World War I included subdivision of existing large residences to residential flats. This resulted in subdivision of the remaining grounds particularly in the immediate post World War I years. The single-storey residence at 32 Yanko Avenue, Bronte, is constructed in the late Arts and Crafts style on a subdivision of the Yanko Estate. The symmetrical bungalow is constructed with a pitched roof in terra cotta tile and with a central, street facing gable, extending over a front verandah. The gable is supported by paired colonettes sitting on tapered, roughcast rendered piers. The bungalow has attractive detailing including gable shingling and timberwork. A later brick fence now painted has wrought steel gates and remnant metal railing.	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Significance: The freestanding residence at 32 Yanko Avenue, Bronte, is an unusual and well detailed example of late Arts and Crafts style. The residence is of local, aesthetic and historic significance.	
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment

Item identification Sheet


Name: Sandstone outbuilding at western end of 34a Yanko Avenue	Inventory item No.: 175
Other Names:	Type of Item: Precinct
Address: 34a Yanko Avenue, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 23 DP 9248	Engineering Work Historic Site
Description and Historic Background: A two storey gable roofed sandstone outbuilding is located at the western end of the current site of 34a Yanko Avenue, Bronte. The outbuilding has an attached stone wall continuing to the rear of the adjacent site at 40 Yanko Avenue, which is located to the west. In 1859, the former residence called 'Yanko' was completed for Charles Simmons, one of the first Waverley Councillors, who purchased the land between Nelson Road (now Mcpherson Street) and Gardyne Street. The freestanding two storey stone villa ('Yanko') faced east with a single storey return kitchen wing to the western side and stone stables incorporating a 'man's room' to the southern side. John McLaughlin, a well known solicitor and Member of Parliament purchased the house in 1886. McLaughlin altered the name to Yanko Park. The McLaughlin family retained ownership of Yanko Park until 1925 and they progressively extended the residence and subdivided the estate until Yanko Avenue was formed in 1915. McLaughlin's son Captain Geoff McLaughlin served at Gallipoli where he received the Military Cross prior to his death on the Western Front in 1917. Further subdivisions occurred in 1919 and 1920 when the main house was converted into flats. Construction of the existing residence at 40 Yanko Avenue, by John O'Halloran in the 1940's, saw partial demolition of the stables, however, retaining the southern stable wall and the attached man's room. The southern wall of the former stable was retained as a rear boundary wall to 40 Yanko Avenue. Following demolition of Yanko House after the 1960's, the former man's room remained to the western end of the battleaxe subdivision and formed 34a Yanko Avenue.	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003
Significance: The two storey stone outbuilding at 34a Yanko Avenue, Bronte, is a rare example of the service structures constructed about the mid Victorian villas of the Waverley local government area during the 19 th Century. The former man's room together with the attached stable wall to the west retain aesthetic, historic and scientific significance detailing the history, aesthetics and construction techniques of initial European settlement in Bronte.	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific X Cultural Social Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment
Item identification Sheet


Name: 'Mandalay'	Inventory item No.: 176
Other Names:	Type of Item: Precinct
Address: 35 Yanko Avenue, Bronte	Group of Buildings Single Building X
Land Title Information: Lot L DP 9910	Engineering Work Historic Site
Description and Historic Background: Subdivision of the Yanko House Estate created an opportunity for the early 20 th Century residential development of the high ground, overlooking Bronte. Development of residential flat buildings during housing shortages of World War I included subdivision of the existing large residences to residential flats. This resulted in the subdivision of the remaining grounds, particularly in the immediate post World War I years. The late Federation Bungalow style residence at 35 Yanko Avenue, Bronte, called 'Mandalay' is a single storey residence with a room in the attic. The freestanding building has a pronounced pyramid form hip roof extending as a gable form return wing. An 'eyelid' dormer is located to the centre of the hip roof and the gable end has timber shingle infill. The main roof slope extends over the main entry designated by rendered columns of Tuscan style. A face brick and tile roofed garage/shed set forward of the residence is constructed over sandstone footings matching a stone front fence.	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003
Significance: The residence at 35 Yanko Avenue in Bronte comprises a well detailed and consistent residence constructed in the Federation Bungalow style. The building retains extensive original detailing and provides a streetscape element of considerable aesthetic quality. The residence is of local, aesthetic and historic significance.	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment


Item identification Sheet

Name: Sandstone Wall in rear yard of 40 Yanko Avenue	Inventory item No.: 177
Other Names:	Type of Item: Precinct
Address: 40 Yanko Avenue, Bronte	Group of Buildings Single Building X
Land Title Information: Lot W DP 9910	Engineering Work Historic Site
Description and Historic Background: A tall freestanding sandstone wall is located at the southern boundary of the current site of 40 Yanko Avenue, Bronte. The sandstone wall is attached to a two storey gable roofed sandstone outbuilding on the adjoining eastern site, which is 34a Yanko Avenue. In 1859, the 'Yanko' residence was completed for Charles Simmons, one of the first Waverley Councillors. He purchased the land between Nelson Road (now Mcpherson Street) and Gardyne Street. The 'Yanko' residence was a freestanding two storey stone villa which faced east. A single storey return kitchen wing of the villa faced to the western side and stone stables incorporating a 'man's room' to the southern side. John McLaughlin, a well known solicitor and Member of Parliament purchased the house in 1886. McLaughlin altered the name to Yanko Park. The McLaughlin family retained ownership of Yanko Park until 1925, where they progressively extended the residence and subdivided the estate until Yanko Avenue was formed in 1915. McLaughlin's son, Captain Geoff McLaughlin, served at Gallipoli where he received the Military Cross prior to his death on the Western Front in 1917. Further subdivisions occurred in 1919 and 1920 where the main house was converted into flats. Construction of the existing residence at number 40 Yanko Avenue, by John O'Halloran in the 1940 s, saw partial demolition of the stables, however, retaining the southern stable wall and the attached man's room. The southern wall of the former stables was retained as a rear boundary wall to 40 Yanko Avenue. Following demolition of Yanko House after the 1960's, the former man's room remained to the western end of the battleaxe subdivision forming 34a Yanko Avenue.	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Significance: The sandstone wall at the rear of 40 Yanko Avenue, Bronte, includes evidence of former cross walls and the attached two storey stone outbuilding to the adjacent eastern site. The sandstone wall is a rare example of the service structures constructed about the mid Victorian villas of Waverley during the 19 th Century. The wall together with the former man's room retain local, aesthetic, historic and scientific significance detailing the history, aesthetics and construction techniques of initial European settlement about Bronte.	
References:	
Photo: 	Significance: Historic X Scientific X Cultural Social Archaeological Architectural Natural Aesthetic X


Waverley Heritage Assessment
Item identification Sheet

Name: Branxton	Inventory item No.: 178
Other Names:	Type of Item: Precinct
Address: 41 Yanko Avenue, Bronte	Group of Buildings Single Building X
Land Title Information: Lot E DP 9910	Engineering Work Historic Site
Description and Historic Background: Subdivision of the Yanko House Estate created opportunity for early 20th Century residential development of the high ground, overlooking Bronte. Development of residential flat buildings during housing shortages of the First World War included subdivision of existing large residences to residential flats. This resulted in subdivision of the remaining grounds particularly in the immediate post World War I years. This red brick single-storey residence at 41 Yanko Avenue, Bronte, is constructed in the Inter War California Bungalow Style. The gable roofed building is triple fronted with a later garage forming the third gable. Gable infill is of roughcast with timber battens. A projecting bay window to the lower gable has a flat metal roof and casement windows.	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003
Significance: The freestanding residence at 41 Yanko Avenue, Bronte is representative example of the California Bungalow contributing to the cohesive residential setting. The residence is of local, aesthetic and architectural significance.	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X


Waverley Heritage Assessment
Item identification Sheet

Name:	Inventory item No.: 179
Other Names:	Type of Item: Precinct
Address: 42 Yanko Avenue, Bronte	Group of Buildings Single Building
Land Title Information: Lot X DP 9910	Engineering Work Historic Site
Description and Historic Background: Subdivision of the Yanko House Estate created an opportunity for early 20 th Century residential development of the high ground, overlooking Bronte. Development of residential flat buildings during housing shortages of World War I included the subdivision of existing large residences to residential flats. This resulted in subdivision of the remaining grounds, particularly in the immediate post World War I years. The single storey residence at 32 Yanko Avenue, Bronte, is constructed in the Inter War California Bungalow style. The symmetrical bungalow is constructed with a half hipped gable front extending above a shallow roofed enclosed verandah. The gable front features timber battens and timber brackets supporting eaves. A garage has been constructed into the lower foundations. Render capped face brick fences and stair rails remain with matching retaining walls to the vehicle entry.	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003
Significance: The residence at 42 Yanko Avenue, Bronte, is a notable example of the Inter War California Bungalow style having representative value contributing to the cohesive residential setting. The residence is of local, aesthetic and historic significance.	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment
Item identification Sheet


Name:	Inventory item No.: 180
Other Names:	Type of Item: Precinct
Address: 43 Yanko Avenue, Bronte	Group of Buildings Single Building X
Land Title Information: Lot 23 DP 9248	Engineering Work Historic Site
Description and Historic Background: Subdivision of the Yanko House Estate created an opportunity for early 20 th Century residential development of the high ground, overlooking Bronte. Development of residential flat buildings during housing shortages of World War I included subdivision of existing large residences to residential flats. This resulted in subdivision of the remaining grounds particularly in the immediate post World War I years. The residence at 43 Yanko Avenue, Bronte, is a single storey liver brick bungalow with triple street facing gable and a small jerkin head to the upper gable. The prominent roof form has Marseilles pattern terra cotta tile and large batten infill to gable ends. The lowest gable extends over an open verandah and is supported by tapered stub columns set on stone piers. Matching quarry faced stone capping extends over brick balustrading to the verandah. A projecting bay window to the opposing gable front has altered window details and a hipped roof.	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003
Significance: The freestanding residence at 43 Yanko Avenue, Bronte, is a notable example of Arts and Crafts and California Bungalow styles combined to articulate this large residence. Contributing to the cohesive residential setting, the residence has local, aesthetic and historic significance.	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment
Item identification Sheet

Name:	Inventory item No.: 181
Other Names:	Type of Item: Precinct
Address: 44 Yanko Avenue, Bronte	Group of Buildings Single Building X
Land Title Information: Lot Y DP 9910	Engineering Work Historic Site
Description and Historic Background: Subdivision of the Yanko House Estate created an opportunity for early 20 th Century residential development of the high ground, overlooking Bronte. The building at 44 Yanko Avenue, Bronte, is constructed in the late Federation Arts and Crafts style. It is symmetrically arranged about a central pathway and dominated by dual gable fronts emerging from a hip roofed core. The window openings to the gable roofed bays have multi paned casements with tiled awnings above. The windows to the ground floor have shingle clad belled skirts whilst those to the upper floor have inset panels and corbelled brackets beneath window sills. The recessed central bay has an offset entry with leadlight glazing to the ground floor, battened flat panelled cladding and later glazing enclosing a former semi open verandah at first floor level (with aluminium windows). Battened gable infill, projecting eaves and exposed rafter ends also remain from the original phase of construction. The roof and awning tiling is of later replacement. At the street frontage are three flat roofed garages and a timber picket fence constructed above rendered and painted masonry walling. Painted brickwork detracts from the overall appearance of the building. The property was originally a single residence but has later been converted to a dual occupancy development at ground and first floor. Like many other properties in the street, 44 Yanko Avenue has a well maintained sandstone base. Significance: The building at 44 Yanko Avenue, Bronte, is constructed in the late Federation Arts and Crafts style. It retains extensive original detailing and is contributory to the cohesive streetscape. The building is of high local, aesthetic and historic significance.	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment

Item identification Sheet

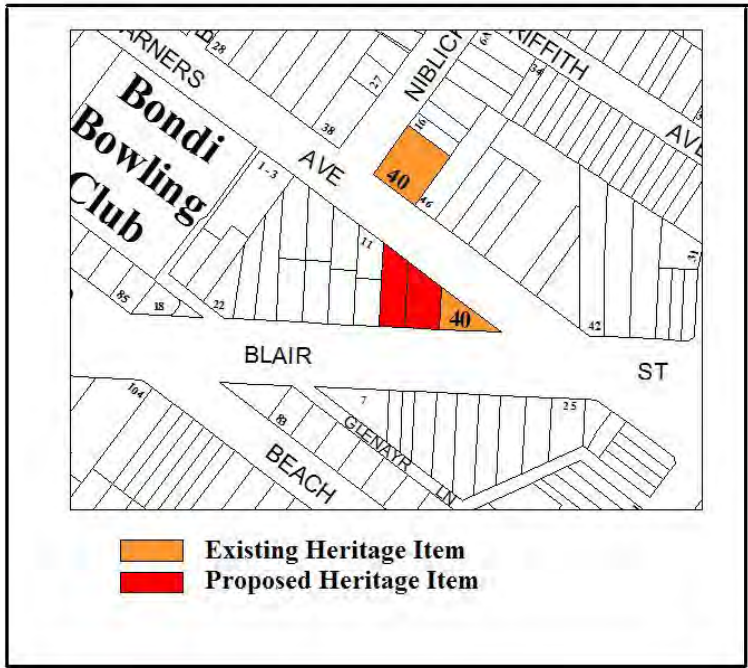
Name: 'Nooronga'	Inventory item No.: 182
Other Names:	Type of Item: Precinct
Address: 63 York Road , Queens Park	Group of Buildings Single Building X
Land Title Information: Lot 18 Sec9 DP 4600	Engineering Work Historic Site
Description and Historic Background: <p>The Federation Queen Anne style dominated residential construction of the Garden and Park Estate movement in Australia of the late 19th and early 20th Century. Improved public transport accelerated suburban expansion enabling proliferation of detached and semi detached residence in garden settings. The freestanding Federation Queen Anne style bungalow at 63 York Road, Queens Park, is built in asymmetrical plan form. A complex Marseille tile roof has hipped and gabled forms with shallow pitched set down roof to side and front verandahs. The roof has been reclad with terra cotta finials, ridge capping and 'Dragon finial'. A double fronted gable extends toward the street with projecting eaves and shingle infill repeated in a square plan window bay. Windows to the bay are timber frame casements with coloured glass highlights. Below sill level, the bay is fronted in ashlar sandstone which continues as a balustrade to the front and side verandahs and to foundations about the residence. Face brick work has been tuck pointed. Verandahs have square section timber posts with profiled timber brackets. The light section brackets appear of later reconstruction. Unsympathetic concrete block walling to the street frontage encloses lawn and token shrub planting.</p> <p>Significance: The residence at 63 York Road, Queens Park, is a well detailed and notable residence constructed in the Federation Queen Anne style. It retains extensive original detailing and is of local, historic and aesthetic significance. The form and detailing complement the adjoining bungalows of similar history and the park frontage. The residence provides a streetscape element of considerable aesthetic quality.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X



APPENDIX II

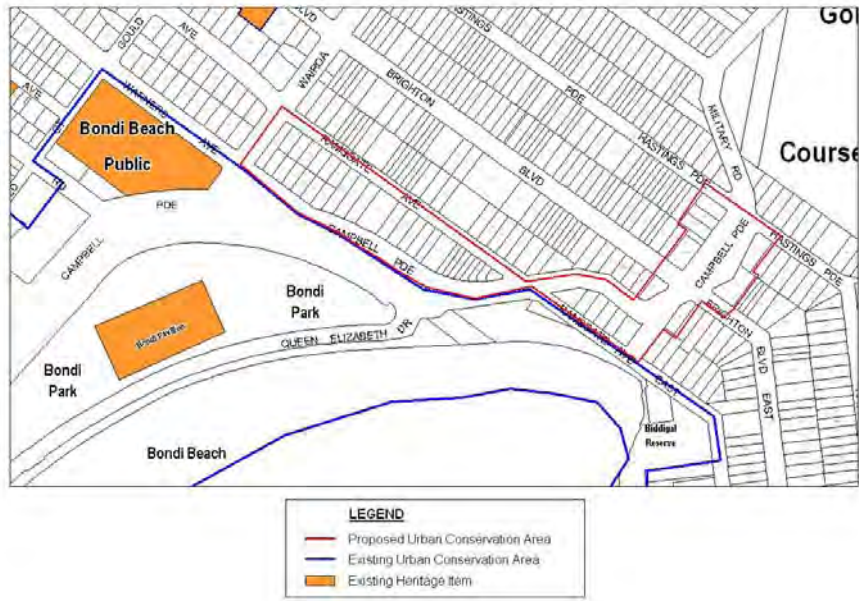
Proposed Heritage Urban and Landscape Conservation Areas and Groups

Waverley Heritage Assessment
Conservation Group Identification Sheet

Name: Blair Street Heritage Urban Conservation Group	Inventory item No.: 1
Other Names:	Type of Item: Precinct
Address: 36, 38 Blair Street, North Bondi	Group of Buildings X Single Building
Land Title Information: Lot 3 DP 6502 & Lot A DP 331432	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: <p>The conservation group at 36 and 38 Blair Street, North Bondi, includes two residences built in dark brick. 36 Blair Street is a three storey residential flat building constructed in face brick with a Marseilles tile hip roof. The building is of Inter-War Art Deco style employed principally to the staggered street frontage, window frames with horizontal glazing bars and to the overall massing. The building has close relationship to the adjacent residential flat building at 38 Blair Street and to other Inter War residential flat buildings and semi detached English Bungalow style residences and duplexes within Blair Street. The property at 38 Blair Street is a triple fronted three-storey residential flat building constructed in face brick with Marseilles tile hip roof is of Inter War Georgian Revival style. Residential flat building commenced in Sydney in the mid Federation Period with the first recorded example being constructed in 1906 in Windmill Street, Millers Point. Housing shortages of World War I saw many existing large Federation residences converted to flats.</p> Significance: <p>The two residences are forming a conservation group of local significance as a representative example of Modern Style flat buildings from the 1940's having historic and aesthetic significance.</p>	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo:  <p>Existing Heritage Item Proposed Heritage Item</p>	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

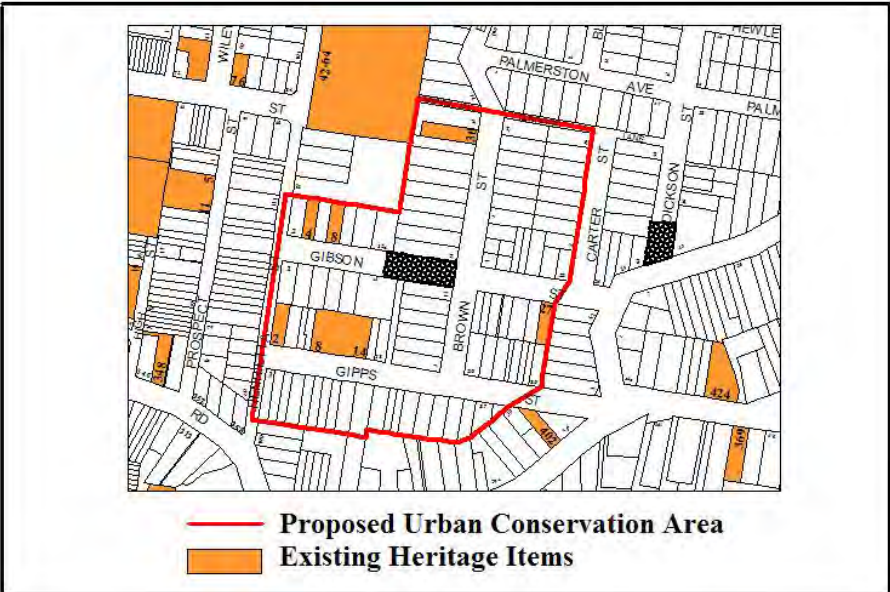
Waverley Heritage Assessment

Conservation Group Identification Sheet

Name: Extension of Bondi Beach Heritage Urban Conservation Area	Inventory item No.: 2
Other Names:	Type of Item: Precinct X
Address: Bondi Beach Conservation Area	Group of Buildings Single Building
Land Title Information:	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: <p>The north-eastern extent of Campbell Parade follows the early boundary of the beach reserve linked to the beginnings of the former Military Road rising to the North Bondi ridge line. Prior to World War I, development of lands north of Campbell Parade was limited by the remaining dune formations extending into the Bondi - Rose Bay valley. Subdivision of the dunes and extension of the Bondi tram line to the northern end of Campbell Parade provided impetus for construction of residential flat buildings during the Inter War years. Construction on sites overlooking Bondi, combined the still popular Arts and Crafts style with the emerging Inter War Art Deco style, the later increasingly associated with leisure and entertainment. By the outbreak of World War II, the northern extent of Campbell Parade provided a streetscape dominated by Art Deco style frontages. Extending the pattern of hotel and residential flat frontages from the southern end of the beach, construction at the northern end completed the distinctive crescent plan backdrop to Bondi Beach and its newly opened pavilion (Bondi Pavilion). The compressed period of construction provided the existing streetscape and the cohesion of Inter War styles and building forms.</p> Significance <p>The northern extension of the Bondi Beach Urban Conservation Area has historic, social and aesthetic significance as a cohesive and well detailed streetscape. The streetscape retains notable examples of the Inter War Art Deco style residential flat buildings that complete the distinctive crescent about Bondi Beach. The extension area records the social aspirations of Bondi Beach as a tourist and residential destination of the Inter War period.</p>	Period: 1800-1858 1859-1880 1881-1918 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic X Scientific Cultural Social X Archaeological Architectural Natural Aesthetic X

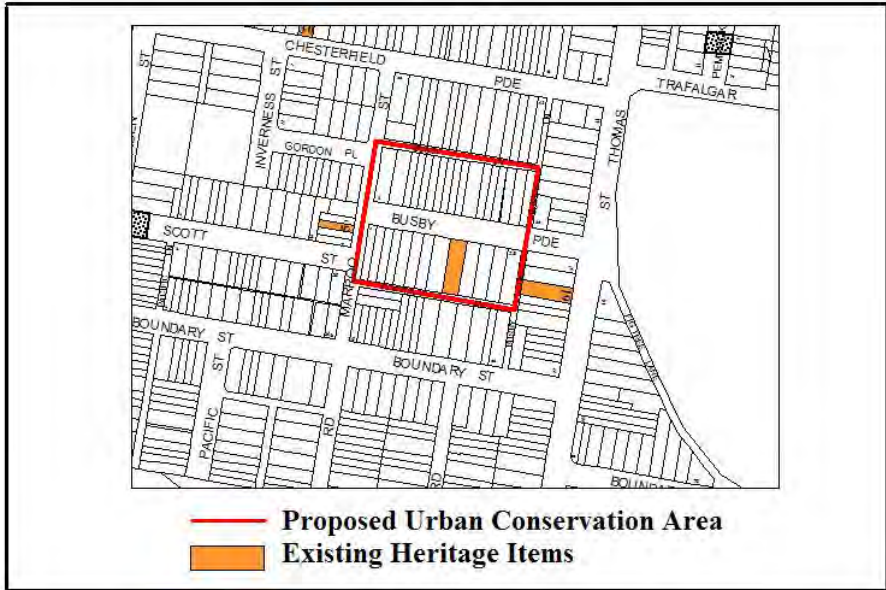
Waverley Heritage Assessment

Conservation Area Identification Sheet

Name: Brown Street Heritage Urban Conservation Area	Inventory item No.: 3
Other Names:	Type of Item: Precinct X
Address: Brown Street streetscape, Bronte	Group of Buildings Single Building
Land Title Information:	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: <p>The residences in Brown Street, Bronte, comprise single storey Federation Bungalow and Inter War California Bungalow style residences, as well as Inter War residential flat buildings. Most of the weatherboard cottages in Brown Street, Bronte, were built between 1910 and 1925 comprise freestanding, single storey weatherboard residences constructed in simple Federation Bungalow and California Bungalow styles. The residences at 13, 15, 19, 22 and 24 Brown Street are of similar design having hipped roof forms with an asymmetrically placed projecting gable extending over a tapered bay frontage and enclosing one end of an otherwise open verandah. The Inter War residences include notable examples as the residences at 19a, 21 and 23 Brown Street. While 19a Brown Street is of Inter War Art Deco style, the dual occupancy developments at 21 and 23 Brown Street are influenced by the Arts and Crafts and English Bungalow styles.</p> Significance: <p>The Brown Street Urban Conservation Area has historic and aesthetic significance as a cohesive and well detailed streetscape. The streetscape retains notable examples of the Inter War style residences, as well as Federation and Inter War Californian Bungalow style residences. The area contains well preserved residences retaining both the original form and detail. The state of detail, consistent style and contribution to the streetscape provide local significance.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X

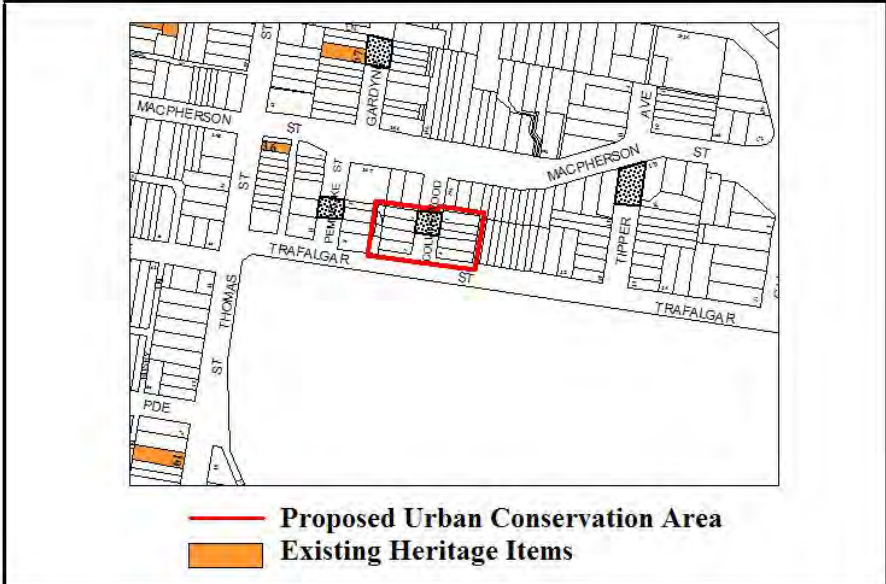
Waverley Heritage Assessment

Conservation Area Identification Sheet

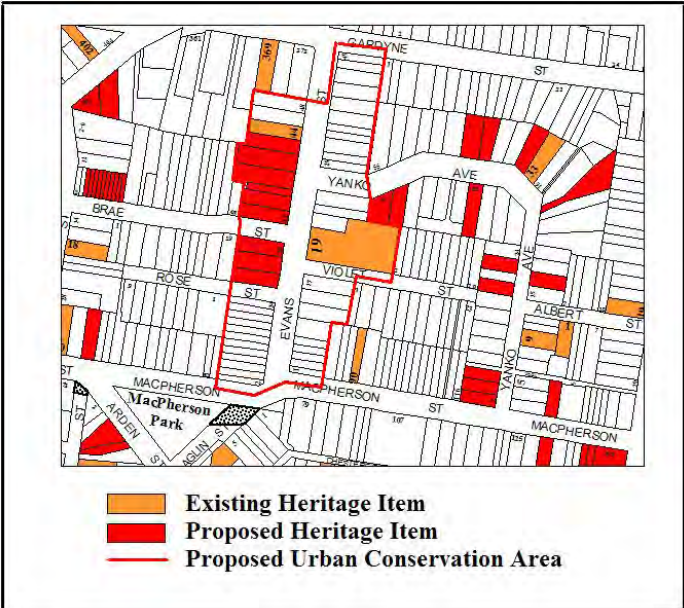
Name: Busby Street Heritage Urban Conservation Area	Inventory item No.: 4
Other Names:	Type of Item: Precinct X
Address: Busby Street streetscape, Bronte	Group of Buildings Single Building
Land Title Information:	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: Busby Street is a wide street of limited length extending east west across the south-facing slope of the main hill to the west of Waverley Cemetery. Lugged into the prevailing slope the street exhibits an asymmetric quality due to the elevation of residences to the north side and sets down of those to the south. Residences are of freestanding and semi detached forms, predominantly from the late 19 th to Inter War period of the 20 th Century and largely of two-storey form. Notable examples include sandstone semi detached and freestanding residences testifying to local quarrying associated with the nearby Cemetery. Planting to the street verge and within properties is varied and compliments the building forms of hipped and gable roofed construction.	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003
Significance: As with Chesterfield Street to the north, Busby Street is of streetscape significance as a cohesive example of the late 19 th Century subdivisions, which accompanied expansion of Waverley beyond core village areas and transport thoroughfares of initial settlement. Busby Street is of local, historic and aesthetic significance.	
References:	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment

Conservation Area Identification Sheet

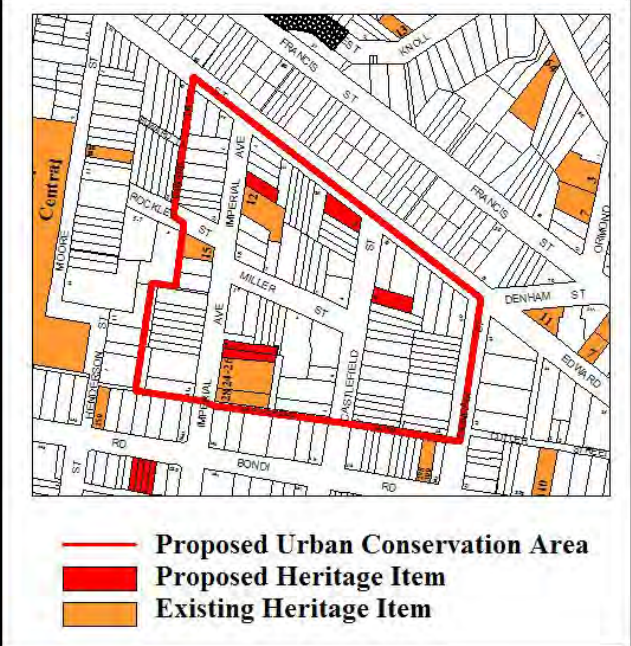
Name: Collingwood Street Heritage Urban Conservation Area	Inventory item No.: 5
Other Names:	Type of Item: Precinct X
Address: Collingwood Street, streetscape	Group of Buildings Single Building
Land Title Information:	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: <p>The southern extent of Collingwood Street in Bronte emerged from the consolidation of early 20th Century suburban expansion about former quarry workings along the ridgeline north of Waverley Cemetery. The wide carriageway and verge provide open settings for a consistent group of eight freestanding, single storey cottages, including Federation style weatherboard cottage (8 Collingwood Street) and brick Inter War bungalow styles (numbers 3, 4, 5, 6, 7 Collingwood Street). The short cul-de-sac terminates at the upper edge of the former quarry and a quarry face is also located between 2 and 4 Collingwood Street.</p> Significance: <p>Collingwood Street is of streetscape significance as a cohesive example of the early 20th Century subdivisions and residential forms. The residences at 3, 4, 5, 6, 7, and 8 Collingwood Street and the sandstone fence in front of number 2 Collingwood Street are all contributing to the high local heritage significance of the area. The area is also of aesthetic, natural and historic significance.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003
References:	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural X Aesthetic X

Waverley Heritage Assessment
Conservation Area Identification Sheet

Name: Evans Street Heritage Urban Conservation Area	Inventory item No.: 6
Other Names:	Type of Item: Precinct X
Address: Evans Street, streetscape, Bronte	Group of Buildings Single Building
Land Title Information:	Engineering Work Historic Site
Description and Historic Background: <p>The Victorian architecture was essentially about confidence, material progress and prosperity. Evans Street is a north/south facing street, which connects Gardyne and Macpherson streets. Consistent construction during the Victorian period has provided a streetscape of freestanding single storey Victorian cottages and villas, constructed in rendered masonry with usually high pitched roof forms. Some residences with its street facing gable and decorative finial are influenced by the Victorian Gothic style and canted window bays while other residences are influenced by the Victorian Italianate style. Most of these residences are constructed with stucco wall finishes and prominent chimneys with moulded render capping which continues the predominant Victorian Italianate detailing.</p> Significance: <p>Evans Street in Bronte marks the north/south route between Gardyne and Macpherson streets and is constructed in the early Victorian period. The street provides a significant streetscape of Victorian cottages and villas influenced by the Victorian Italianate and Gothic styles. The combination of Gothic and Italianate detailing reflects the influence of the Victorian Romantic Movement and the area is of local, historic, architectural and aesthetic significance.</p>	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural X Natural Aesthetic X

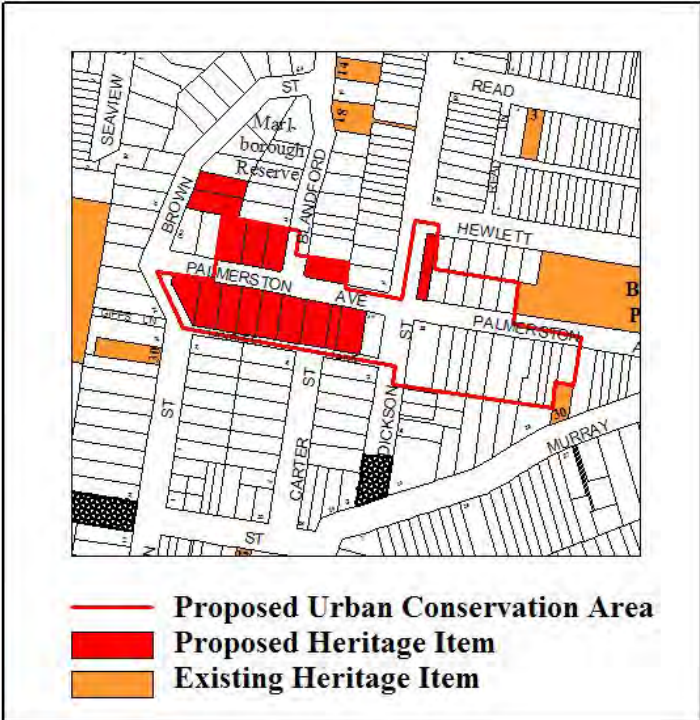
Waverley Heritage Assessment

Conservation Area Identification Sheet

Name: Imperial Avenue Heritage Urban Conservation Area	Inventory item No.: 7
Other Names:	Type of Item: Precinct X
Address: Imperial Avenue, streetscape, Bondi	Group of Buildings Single Building
Land Title Information:	Engineering Work Historic Site
Description and Historic Background: A crown land sale in 1858 offered five portions (4-8 acres) in the area between Bondi Road, Wellington and Edward streets. Around 1880 a villa was built on the estate which was first named 'Glendarrah' and then renamed 'Castlefield'. The first subdivision of the Castlefield Estate happened in 1907. In 1911 Sands Directory listed 14 properties in Imperial Avenue. The first residential flat buildings were constructed in 1920 and were the antithesis to the Federation garden villas. The character of Imperial Avenue has been formed by the development patterns laid down over the last century. The remaining earliest housing types date from 1907 to 1915, and demonstrate characteristics of the Federation style. Residences range from one and two storey detached Federation houses to single-storey semi detached Federation style residences. Development between 1915 and 1940 includes detached houses and Inter War residential flat buildings. Residences built between 1960 and 1970 were mostly three storey residential flat buildings on amalgamated sites.	
Significance: The character of Imperial Avenue was formed by development patterns which laid down over the last century. Imperial Avenue provides a streetscape of considerable aesthetic quality and is also of local and aesthetic significance.	Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 X 1969-1989 X 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

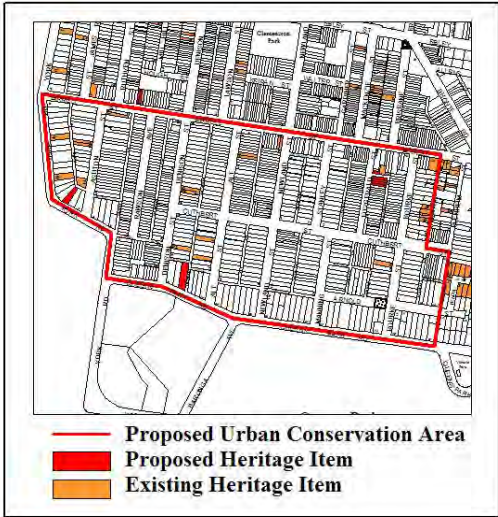
Waverley Heritage Assessment

Conservation Area Identification Sheet

Name: Palmerston Avenue Heritage Urban Conservation Area	Inventory item No.: 8
Other Names:	Type of Item: Precinct X
Address: Palmerston Avenue, streetscape, Bronte	Group of Buildings Single Building
Land Title Information:	Engineering Work Historic Site
Description and Historic Background: <p>Consistent construction during the Inter War years has provided a streetscape at the eastern end of Palmerston Avenue of residential flat buildings of cohesive form alignments and massing. Most of the buildings are two or three storeys of height and of Inter War Art Deco or inter War Free Classical styles. These residences were built around 1940 and constructed in decorative, stepped face brick mostly with parapets. Residential flat building commenced in Sydney in the mid Federation Period with the first recorded example being constructed in 1906 in Windmill Street, Millers Point. Housing shortages of World War I saw many existing large Federation residences converted to flats. The process continued through the Inter War period with new construction adapting revival forms and the newly evolved Art Deco and Functionalist styles. Stylistic influences were often combined with single and double fronted hip roofs common to all styles.</p> <p>Significance: Palmerston Avenue in Bronte provides a significant streetscape of residential flat buildings of cohesive forms and massing. Most residences were built between 1920 and 1940 and are of Inter War Style. The area is of local, historic and aesthetic significance.</p>	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment

Conservation Area Identification Sheet


Name: Queens Park Heritage Urban Conservation Area	Inventory item No.: 9
Other Names:	Type of Item: Precinct X
Address: Queens Park Road, streetscape, Queens Park	Group of Buildings Single Building
Land Title Information:	Engineering Work Historic Site
Description and Historic Background: <p>The Queens Park Conservation Area is bounded by Birrell Street in the north, York Road to the west, Queens Park Road to the south and Blenheim Lane and Bourke Street to the east. The area bounded by Alt Street, Birrell Street and Bronte Road was subdivided and sold in 1838. This area, including Bourke Street, Newland Street and Fitzgerald Street and Lane was part of the Fitzgerald Estate subdivided in 1887. Later the area was known as the Victorian Estate subdivision. Within the area along Birrell, Blenheim and Bourke streets some residential cottages are located which are constructed in sandstone. These stone houses were built around 1850 and some of them are still standing with little change since the date of erection. The Queens Park area is characterised by strong avenue planting, mostly fig trees, which sometimes even form a canopy (i.e. Manning Street, Alt Street) while the dominant architecture style in the area is the Federation Bungalow style. The residential buildings are mostly of single storey and freestanding and they are consistent in terms of setbacks. The Queens Park Heritage Urban Conservation Area is a strong area of mid to early 20th Century buildings. Many bungalows are of single storey and still have original detailing, including windows, fence and decorative timber details. All streets within the area reflect the grid pattern of the early Queens Park Grants. Newland Street has the highest volume of traffic in the area and the southern end suffers a lot of development pressure and some modernist houses are already built. The residences within Manning Street are far setback from the street and are constructed in the Federation style. The stone wall at the cross street, Cuthbert Street, has an impact on the street and shows the evidence of quarry works.</p> <p>Significance: The area retains substantial streetscape quality of mostly Federation style together with sufficient detailing to enable progressive restoration. The Queens Park Heritage Urban Conservation Area has a high integrity and great diversity of building types (cottages, villas) and character. The area is also significant for the long and narrow block of lands and of local, historic and aesthetic significance.</p>	<p>Period: 1800-1858 1859-1880 1881-1918 X 1919-1968 1969-1989 1990-2003</p> <p>Settlement Patterns: Land Grants Private Subdivisions Suburban development Other</p>
References:	
Photo: 	<p>Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X</p>

Waverley Heritage Assessment

Conservation Area Identification Sheet

Name: Santa Marina Avenue Heritage Urban Conservation Avenue	Inventory item No.: 10
Other Names:	Type of Item: Precinct X
Address: Santa Marina Avenue, streetscape, Waverley	Group of Buildings Single Building
Land Title Information:	Engineering Work Historic Site Monument Garden/Park Other
Description and Historic Background: <p>Consistent construction during the Inter War years has provided a streetscape of brick residential flat buildings of cohesive form alignments and massing. Most of the buildings are two or three storeys of height and of Inter War Art Deco style. The residences were built in 1938 after the land was subdividing. These residences were seen as one of the first modern streetscapes within the Waverley local government area and were constructed in mottled brick in a simple form. Residential flat building commenced in Sydney in the mid Federation Period with the first recorded example being constructed in 1906 in Windmill Street, Millers Point. Housing shortages of World War I saw many existing large Federation residences converted to flats. The process continued through the Inter War period with new construction adapting revival forms and the newly evolved Art Deco and Functionalist styles. Stylistic influences were often combined with single and double fronted hip roofs common to all styles.</p> Significance: <p>Santa Marina Avenue provides a significant streetscape of residential flat buildings and semi detached residences of cohesive forms and massing. The residences were built around 1938 and are of Inter War style. The area is of local, historic and aesthetic significance.</p>	Period: 1800-1858 1859-1880 1881-1918 1919-1968 X 1969-1989 1990-2003
References:	Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
Photo: 	Significance: Historic X Scientific Cultural Social Archaeological Architectural Natural Aesthetic X

Waverley Heritage Assessment Conservation Area Identification Sheet

Name: Extension of the Tamarama Park-Landscape Conservation Area	Inventory item No.: 11
Other Names: Tamarama Park – Valley above Marine Drive, Tamarama (L9 under WLEP 1996)	Type of Item: Precinct X Group of Buildings
Address: Tamarama Park, Tamarama	Single Building
Land Title Information:	Engineering Work Historic Site
Description and Historic Background <p>The extension of the Tamarama Park above Marine Drive landscape conservation area includes numbers 362 and 364 Birrell Street and the area of the waterfall and associated boulders at the western end of the steep gully that opens into Tamarama Beach. The area of what is now Tamarama Park was known in the 19th century as Fletcher's Glen, named after the first Mayor of Waverley, David Fletcher. It had been granted to J.R. Hatfield in 1839 and was subsequently acquired by Thomas Dickson, and then by David Fletcher. It later became well known as Fletcher's Glen and about the 1870s also as "Fairlight Glen". Fletcher sold his property in 1887 to an enterprising builder, who built an Aquarium there. It was opened on 3 October 1887 and was known as 'The Royal Aquarium and Pleasure Grounds' or more popularly as the Bondi Aquarium. In 1888, Council requested the Government to dedicate the 100' wide reservation along the beach front of Tamarama Bay, with an additional area at Tamarama, as a public recreation reserve. While the Government subsequently upheld the validity of the 100' wide reservation, it refused to acquire additional land at Tamarama, for lack of funds. On 17 April 1907, a public park known by the name of Tamarama Beach was proclaimed for public recreation, and Council was appointed as trustee. The Aquarium lost public interest and it fizzled out around 1895. Mr W. Anderson bought it and created Wonderland City in 1906. However, it only lasted five years, and closed in 1911. In 1916 Council tried again to claim an area of Tamarama for a public park but was again refused. Finally, in 1920 the Government purchased an area of 7 acres fronting the bay and extending up the gully for public recreation. It was proclaimed on 24 September 1920 as Tamarama Park. Subsequently the valley floor was drained and regraded, and in 1922 Tamarama Marine Drive was built, along with the sandstone wall that supports it. The gully was officially named Tamarama Gully by the Geographical Names Board of NSW in early 2000. Geologically, Tamarama Park is surrounded by a Hawkesbury Sandstone ridge that was eroded by a small stream emanating from the plateau to the west. The Park is characterized by medium to steep slopes with a mean slope gradient of 40%. Outcrops of Hawkesbury Sandstone shelves occur frequently along the slopes of the area, with sporadic occurrences of sandstone boulders. The configuration and erosion pattern of Tamarama Gully is very similar to that of Bronte gully, as was the original vegetation of moist gully plants.</p> <p>Significance: The western areas of the Tamarama Gully, including the existing ridgeline, small waterfall and large boulder formations form a cohesive part of the natural coastal gully. The Gully has historical associations with the early European settlement of Tamarama and its identification as a leisure destination both for its scenic assets and later man made venues. The area is of local, historic, social and natural significance.</p>	Monument Garden/Park X Other Period: 1800-1858 X 1859-1880 1881-1918 1919-1968 1969-1989 1990-2003 Settlement Patterns: Land Grants Private Subdivisions Suburban development Other
References:	
Photo: 	Significance: Historic X Scientific Cultural Social X Archaeological Architectural Natural X Aesthetic X



APPENDIX III

Nominated Items of insufficient Heritage Significance

Number	Address
1.	41 Albion Street
2.	8 Albert Street
3.	10 Albert Street
4.	80 Alt Street, Recommendation by Heritage Review Panel, No.4, 26.9.06
5.	12 Barclay Street (demolished)
6.	62 Blair Street
7.	22-24 Birrell Street, has been included in the Bondi Junction Heritage Assessment
8.	158 Bondi Road
9.	194 Bondi Road
10.	196 Bondi Road
11.	198 Bondi Road
12.	Bronte Model Rail
13.	Bronte Park Pavillions
14.	139 Bronte Road
15.	364 Bronte Road
16.	369 Bronte Road
17.	377 Bronte Road
18.	379 Bronte Road
19.	381 Bronte Road
20.	383 Bronte Road
21.	422 Bronte Road
22.	465 Bronte Road
23.	471 Bronte Road
24.	477 Bronte Road
25.	481 Bronte Road
26.	483 Bronte Road
27.	485 Bronte Road
28.	491 Bronte Road
29.	492 Bronte Road
30.	493 Bronte Road
31.	495 Bronte Road
32.	499 Bronte Road (demolished)
33.	Bronte Tram Cutting
34.	78 Campbell Parade
35.	111 Carrington Road
36.	2 Coulton Street
37.	4 Coulton Street
38.	4 Council Street

39.	28 Cox Avenue
40.	30 Cox Avenue
41.	32 Cox Avenue
42.	34 Cox Avenue
43.	28-30 Edmund Street, Recommendation by HRP, 26.9.06
44.	Gardyne Street Conservation Area
45.	4 Goldie Street
46.	77 Hewlett Street
47.	118 Hewlett Street
48.	26 Imperial Avenue
49.	33 Kimberley Street
50.	53 Llandaff Street
51.	13 Loombah Street
52.	3 Lord Howe Street
53.	17 Lugar Street
54.	19 Lugar Street
55.	61a-63 Macpherson Street, Recommendation by Heritage Review Panel, 3.10.06
56.	126 Macpherson Street
57.	128 Macpherson Street
58.	120 Macpherson Street
59.	122 Macpherson Street
60.	124 Macpherson Street
61.	137 Macpherson Street
62.	139 Macpherson Street
63.	65a Macpherson Street
64.	65b Macpherson Street
65.	44 Macpherson Street
66.	54 Macpherson Street
67.	55 Macpherson Street
68.	56 Macpherson Street
69.	58 Macpherson Street
70.	60 Macpherson Street
71.	67 Macpherson Street
72.	69 Macpherson Street
73.	71 Macpherson Street
74.	73 Macpherson Street
75.	8 Patersons Street
76.	10 Patersons Street
77.	58 Penkivil Street
78.	60 Penkivil Street

79.	62 Penkivil Street
80.	44 Plowman Street
81.	16 Queens Park Road, Recommendation by Heritage Review Panel, 3.10.06
82.	2 St Thomas Street
83.	7 St Thomas Street
84.	8 St Thomas Street
85.	10 St Thomas Street
86.	13 St Thomas Street
87.	76 Warners Avenue
88.	78 Warners Avenue
89.	87 Watson Street
90.	42 Waverley Street
91.	86 Wellington Street
92.	88 Wellington Street
93.	39 Woodstock Street
94.	9 Yanko Avenue



APPENDIX IV BIBLIOGRAPHY

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