



WAVERLEY
COUNCIL

WAVERLEY COUNCIL HERITAGE ASSESSMENT VOLUME I

Exhibition Draft July 2020



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PART 1: HERITAGE ASSESSMENT OVERVIEW

EXECUTIVE SUMMARY

The Waverley Heritage Policy of 2007 and the associated Schedule 5 – Environmental Heritage LEP 2012 has been reviewed based upon recent field investigation, increased recognition of Waverley's Inter-War architecture and development and the improved availability of historic documentation through new digital resources. A wealth of stories have been revealed.

Applying assessment criteria for determining cultural significance established by the NSW Heritage Council, the current review proposes the following inclusions and amendment to the Waverley LEP. Schedule 5:

- **4 New Urban Conservation Areas (UCAs):**
 - Bondi O'Brien Estate
 - Bondi Basin Inter-War
 - Avoca Estate
 - Bondi Road
- **3 Amended UCAs:**
 - Yanko/Lugar Brae – formerly Evans St
 - Charing Cross
 - Grafton Street
- **1 reduced UCA:**
 - Palmerston
- **1 new Landscape Conservation Area (LCA):**
 - Dickson Estate (King St, Stephen St and Ewell St, Bondi)
- **1 amended LCA:**
 - South Bronte Headland-Calga Reserve
- **59 new individually listed items** not currently captured in any heritage register
- **1 Heritage Tree** site

Proposed changes to Schedule 5 listings have emphasised the use of Heritage Conservation Areas (HCAs), with limited increase in individual listings. Past experience with the management of HCAs has shown they achieve better integration of new works that are cohesive. This reduces

the erosion of established character and historic/cultural significance. The current review has considered some 750 sites identified by precinct committees and Council survey. That number has been reduced to 59 items assessed as of local heritage significance and not previously included in Council's Schedule 5. Of the sites not recorded for listing many are within existing or proposed HCAs.

As an outcome of this review, a series of recommendations that aim to highlight Waverley's rich and varied history are proposed. These include educational initiatives to communicate the importance of heritage to the local community.

Background

It has been over 10 years since the last Waverley Heritage Policy was prepared. The challenge now, as it was then, is how to acknowledge heritage as an integral and defining part of Waverley's character. In order to encourage this, the value of conserving heritage needs to be communicated to the community.

It is the role of heritage interpretation and conservation to tell the stories of the people who lived in, worked in and visited the area. If this is done well, the area's heritage will be embraced and celebrated. These stories can be told, and heritage protected, in a number of ways. One such way is by creating HCAs and identifying individual heritage items, then placing them on the Schedule 5-Environmental Heritage list for inclusion in the Waverley Local Environmental Plan (LEP). In highlighting Waverley's rich history, heritage should be seen as making a positive contribution to and a necessary element of the retention of the area's character and significance.

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

Inter-War flat buildings played an important role in the formation of Waverley. Federation of the Australian colonies in 1901 awoke a newfound national pride that sought a unique identity. Waverley had many elements that helped to define it: emerging beach culture, space to build, proximity to transport and city, and a new type of building stock - the Inter-War residential flat building. It became a cornerstone of the prolific growth of Sydney in the Inter-War period, especially in the east and in particular at Waverley. This, coupled with the advent of Company land titles, widened the opportunity for home ownership. Labour law reforms, which reduced

working hours particularly on weekends, created more leisure time, and beach-going tourism boomed (once ocean swimming was made legal in 1902).

These social and economic reforms, at that time in history, impacted significantly on the character of Waverley. In some suburbs, change was dramatic – especially in the Bondi basin area. Much of the central and northern basin remained massive sand dunes in the early 20th century. Over the first decades of the new century these were progressively levelled, initially for Federation housing but in the Inter-War years for residential flat buildings and semi-detached housing. The Inter-War flat buildings became the new face of Bondi as development tamed the powerful forces of nature. Inter-War flats, of which the Art Deco style is perhaps the best known, continue to make an important contribution to the distinctive character of Waverley.

Ongoing change and development in Waverley must be well-considered to ensure that what is significant is conserved. In some parts of the municipality, there has been a loss of particular styles over time, making the surviving examples even more important. Hence, a new UCA is proposed in the Avoca Street area at Bondi to preserve largely intact late 19th and early 20th century streetscapes. Many such streetscapes have suffered from poorly resolved additions and been altered to their detriment in other parts of Waverley. The advent of private vehicles has also degraded streetscapes with the addition of front carports.

This Heritage Assessment will inform an updated Schedule 5-Environmental Heritage, as part of a comprehensive review of the LEP. The Assessment highlights areas and items that are considered significant. Schedule 5 lists all heritage items, HCAs and places or items of Aboriginal or archaeological significance identified in the local government area (LGA). The Assessment has a two-fold purpose: envisioning and providing statutory protection.

A focus has been placed on utilizing HCAs where possible. This helps preserve streetscapes of heritage significance, the character of an area, its architectural history and historic tree canopies. Items of individual heritage significance have also been recommended, these selected through a strict application of the Heritage Council listing criteria, resulting in a reduction of the 750 potential heritage items identified to approximately 59 items.

The proposed additional conservation areas and individual items will add to Waverley's 17 existing UCAs, 52 LCAs and about 500 individual items that are already included in Schedule 5. The existing HCAs (the overarching term that covers Urban Conservation Areas and Landscape Conservation Areas, both of which can exist in the same area) are good precedents for understanding the value of the proposed changes. For example, the Queens Park and Mill Hill HCAs have become highly appreciated for their heritage character while still enabling

adaptation in a considered way. Many independent studies, including those noted by the NSW Heritage Council in its factsheet *Heritage Listing Explained: What It Means for You*, show that listed properties with well-maintained heritage features have been found to attract a price premium. Period features and other heritage attributes often feature prominently in advertising because of this appeal.

Once this Assessment has been endorsed by council, it will be publicly exhibited, with the purpose of obtaining feedback from the community and key stakeholders. If recommendations in the Assessment are contested, a panel of independent experts with a community representative will be convened by Council. The panel will assist in assessing and deliberating the final items and HCAs for inclusion in an updated Schedule 5 list. Their comments will be considered for incorporation into an updated Assessment for the purposes of informing a Planning Proposal with the intention of amending the LEP. The proposed heritage list embraces history, character and context – the cornerstones of what makes Waverley unique.

1 INTRODUCTION

Waverley Council is required to maintain a list of heritage items and HCAs that are significant to the local area under the Local Environmental Plan 2012 (Schedule 5). The last full Waverley heritage review occurred in 2007 and resulted in the development of the current Waverley Heritage Policy. An updated Heritage Assessment has now been prepared.

The following map shows the study area of the Assessment, which includes the whole of the Waverley Local Government Area.



Study Area: Waverley LGA

1.1 Study Aims

The aims of the Waverley Heritage Assessment are to:

- Identify, analyse and assess the cultural heritage of the Waverley LGA;
- Ongoing research;
- Recommend heritage promotions; and
- Educate and inform Waverley's residents about heritage protection.

This study identifies and assesses previously unidentified individual items and HCAs of notable heritage significance not included in the existing Schedule 5-Environmental Heritage LEP 2012.

1.2 Methodology

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

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

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

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

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

Criterion (b): An item has strong or special association with the life or works of a person, or

group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area);

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

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

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

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

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

Using Heritage Office guidelines, data provided by the WAMP and submissions from Waverley Precinct Committees, the Waverley Council Heritage team developed a systematic approach to identifying and assessing heritage. The WAMP, which began in 2018, highlighted items of potential heritage significance. These items were reviewed through site visits, desktop assessment or a combination of both. Consideration with comparable precincts was also reviewed. This visual assessment was supported by vigorous historic research.

A detailed history and inventory sheet has been prepared for each HCA. The inventory sheets include a full history, a statement of significance and the reasons for each listing. A summary of each proposed HCA and individual item has been included in the body of this report to help emphasize what is important about the area. However, it is highly recommended that the full inventory sheets be reviewed to understand the complexity of each proposal.

1.3 Heritage and Sustainability

Heritage and sustainability have a strong interrelationship, yet heritage is often overlooked as a tool for achieving more sustainable development. The built environment contributes heavily to global greenhouse gases, with World Green Building Council figures revealing that 45% of carbon dioxide emissions directly or indirectly related to construction and building operation. Taking better care of heritage buildings and extending their life expectancy significantly reduces the demand that new development makes for energy, land and materials. It also ensures

continuity between past, present and future. Cultural heritage is not renewable: new items can be added to it, but it cannot be reproduced once destroyed.

Preservation of heritage buildings, and strategies for their adaptive reuse, represents a sustainable alternative to demolition and reconstruction. It offers the opportunity to recycle resources in place, reduce energy use and decrease waste. Research by Sydney's Total Environment Centre found that upgrading existing buildings to achieve substantial cuts in greenhouse gases is more climate-friendly than producing new energy-efficient buildings.

2 FRAMEWORK

2.1 Structure of this Report

This Assessment has identified, described and analyzed the environmental heritage of the Waverley LGA. The document is made up of three parts:

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

Appendix 2 contains the detailed Heritage Inventory Forms for all proposed and amended HCAs.

Appendix 3 contains detailed Heritage Inventory Forms for all of Waverley's HCAs that have not been amended in this review. It also contains a list of all items included in the 2012 LEP. These will be brought forward into the updated 2020 LEP.

2.2 Limitations

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

Notwithstanding the above, it is recommended that further research be carried out to further identify and understand how Aboriginal people connected to Waverley as a place. This will inform the history of Waverley, which will be updated as part of future LEP Housekeeping amendments and separate discrete studies.

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

2.3 Public Consultation

As part of the Waverley Architectural Mapping Project (WAMP), which began in 2018, presentations were made to Waverley's Precinct Committees to gain their input. The WAMP aims to map all of Waverley's architectural styles and urban typologies by systematically reviewing every lot in the LGA according to architectural style, dwelling type, evidence of modifications to architectural styles, land use, on-site car parking, number of storeys, items of heritage interest and distinctive property features.

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

As part of the WAMP process, Precinct Committees were asked to contribute information on historic buildings and sites in their areas. They were provided with guidance on the identification of potential heritage items. By the time the consultation process concluded in April 2019, a large number of nominations for potential heritage listing had been provided. The precinct nominations were publicly exhibited on Waverley Council's Have Your Say website over the period December 2018-January 2019. Further consultation on the items of heritage interest, including reasons for inclusion or rejection, will be carried out after exhibition of the Heritage Assessment.

2.4 Interim Protection

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

Once this Heritage Assessment has been endorsed by Council and the public exhibition and feedback process completed, a draft Planning Proposal will be prepared and exhibited. The listed heritage items and HCAs then have status under the *Environmental Planning and Assessment Act* and weight can be given to their significance as part of any future development assessment. Full heritage status is claimed upon gazettal of a future LEP amendment.

3 BACKGROUND TO LISTING

3.1 Introduction

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

3.2 Historic and Architectural Overview

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

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

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



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

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



Source: Parliamentary Education Office

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



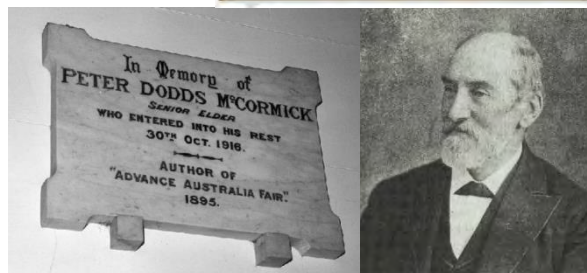
Source: Waverley Library, National Museum of Australia



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

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

Source: Waverley Library



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



Source: Domain

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



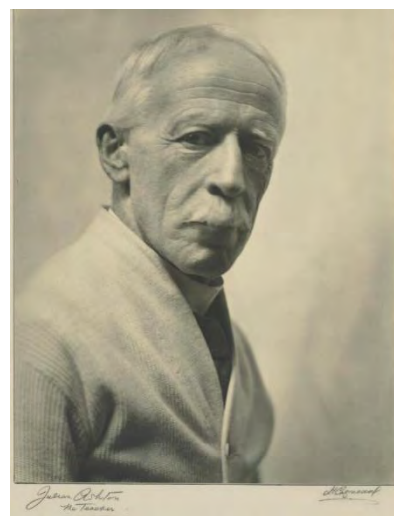
Source: Waverley Library

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

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



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



Norman Lindsay



Charles Condor



Elioth Gruner (self portrait)



Arthur Streeton



Tom Robert

Sources: The Picturesque Atlas of Australasia, Art Gallery of NSW

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

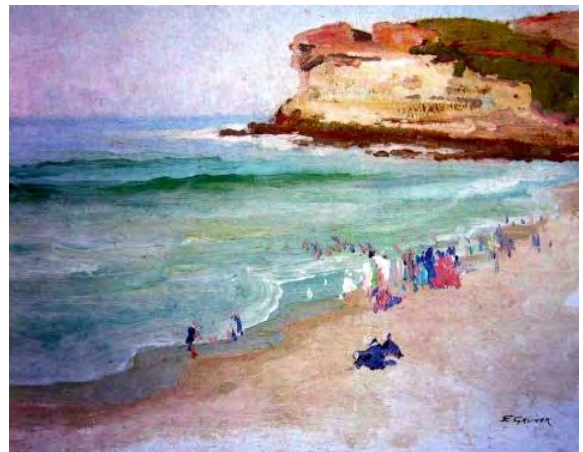


its recognition that the Impressionist art movement of the late 19th century was thriving well beyond Europe, having filtered to far-flung corners of the globe via artists who had connections to the European avant garde. Bondi's lost post-Impressionist artists include



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

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



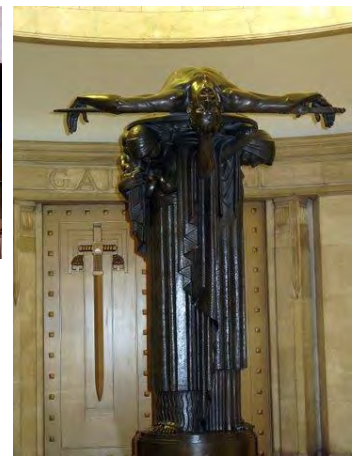
Photographer Henry King, who lived at 22 Wellington Street and is buried at Waverley Cemetery, took a famous photograph (right) in 1907 of Ashton with his fellow Society of Artists members, which includes some of the most significant Australian artists of that generation, notably Norman and Rose Lindsay,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



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



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

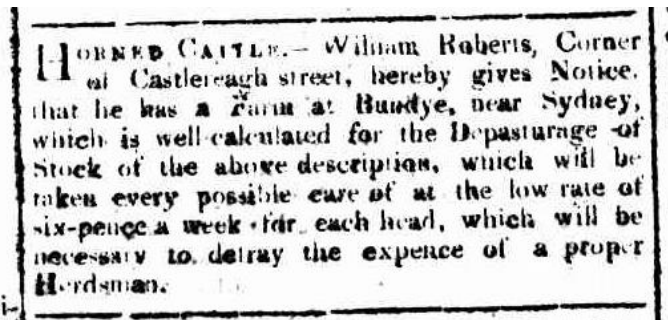


Another significant Bondi resident was Henry Souter, writer, poet, playwright, graphic satirist on *The Bulletin* and arts editor for *Arts and Architecture* magazine. His largest surviving work is the allegorical mural painting depicting the emergence of the lifesaver as an icon of Australian manhood,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



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

What attracted the artists to Waverley's coast? Research reveals Bondi was a suburb that emerged only at Federation, despite the first land grants having been made in the early colonial period. Governor Lachlan Macquarie signed a grant of 200 acres - from Bondi's beachfront to Old South Head Rd and Edward St in the south to Beach Rd in the north - to William Roberts as early as 1810. Roberts, a noted colonial road builder, Sydney innkeeper and emancipated convict, leased his land at "Bundye" for cattle grazing.



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

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

Over time, they sold off land because of



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

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



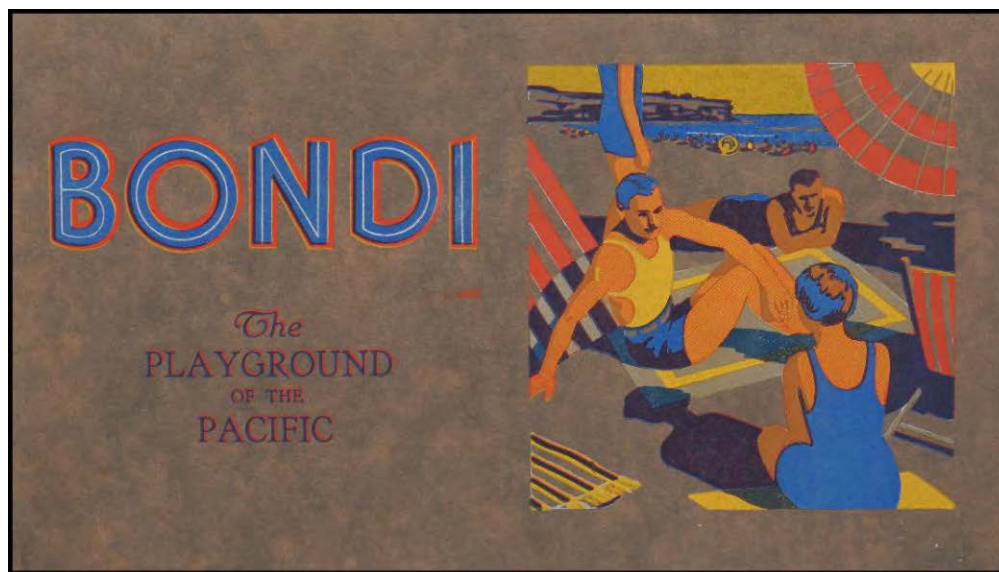
The dunes kept the area free of development in the 19th century (below). Only in the early 20th century did engineers, funded by the state government, begin to work out ways of removing hundreds of tonnes of sand from the Bondi basin. Wicker fences and marram grass were employed to stabilise the dunes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





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

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



- Detailed Waverley Thematic History – Page 100

PART 2: WAVERLEY HERITAGE ASSESSMENT 2020

1 RECOMMENDED SCHEDULE 5 CHANGES

1.1 Overview

After the rigorous research and analysis process outlined above, the Waverley Heritage Assessment 2020 proposes the following:

1 4 New UCAs:

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

2 3 Amended UCAs:

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

3 1 reduced UCA:

- Palmerston

4 1 new LCA:

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

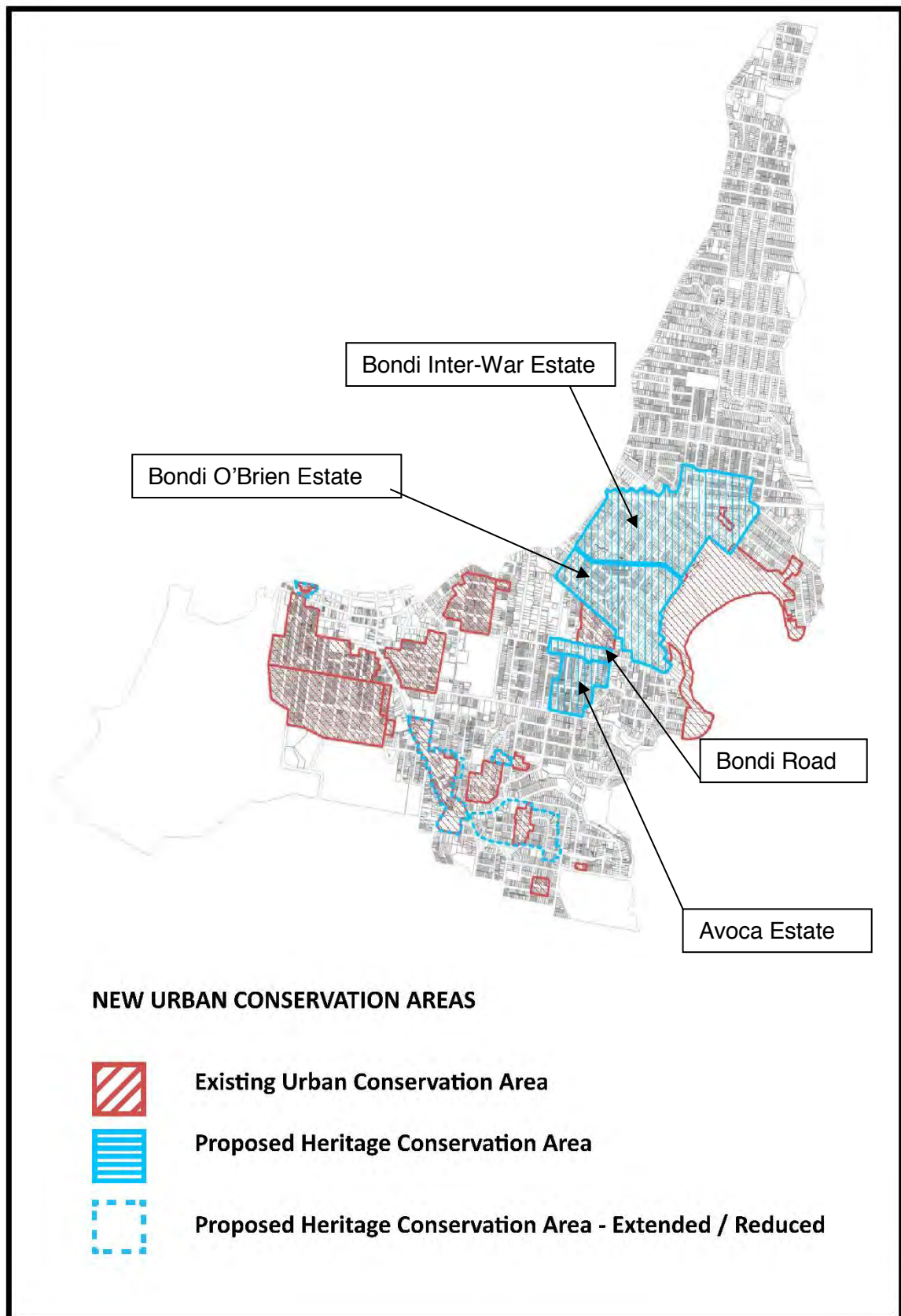
5 1 amended LCA:

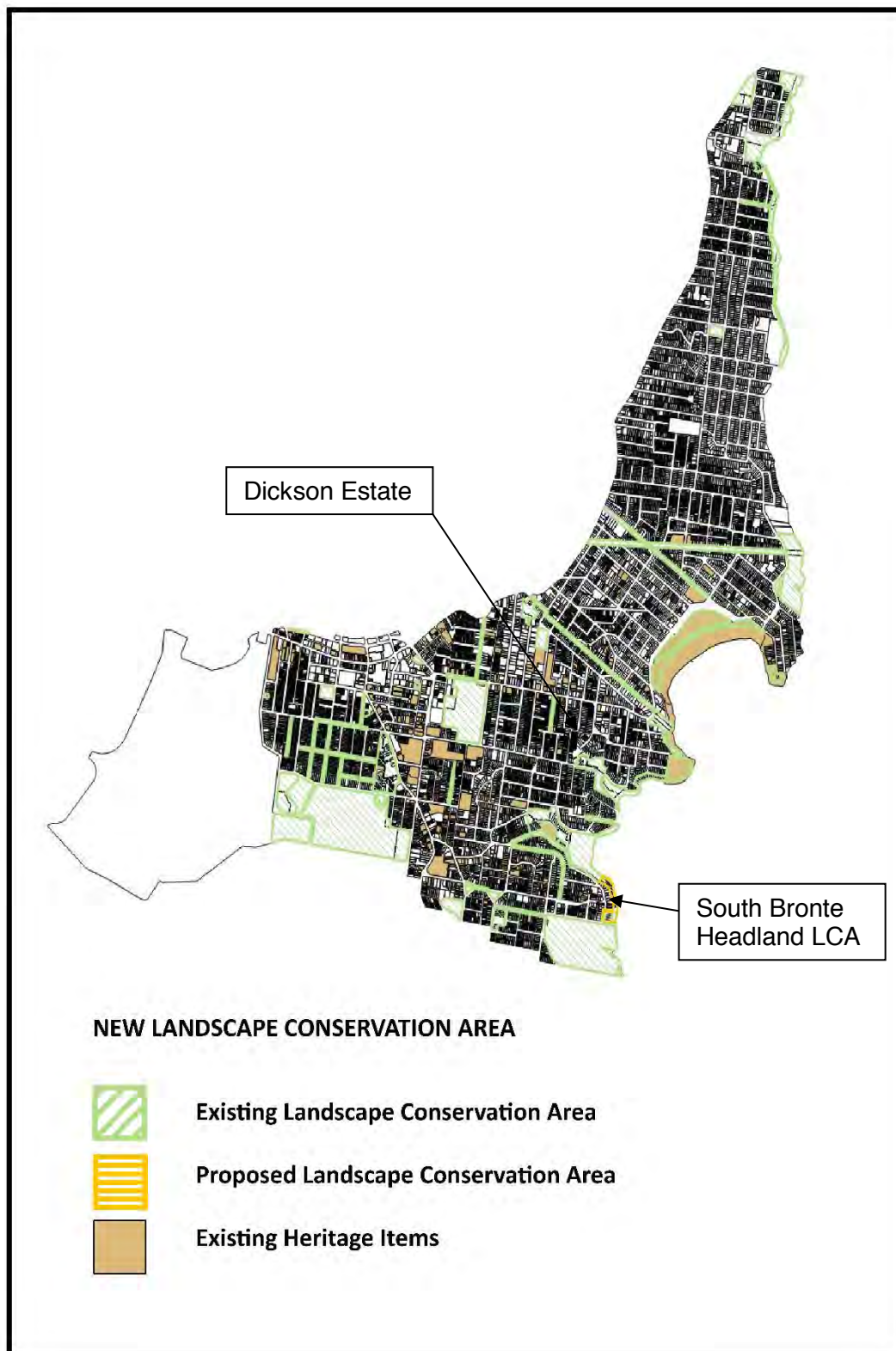
- South Bronte Headland-Calga Reserve

6 59 new individually listed items not currently captured in any heritage register.

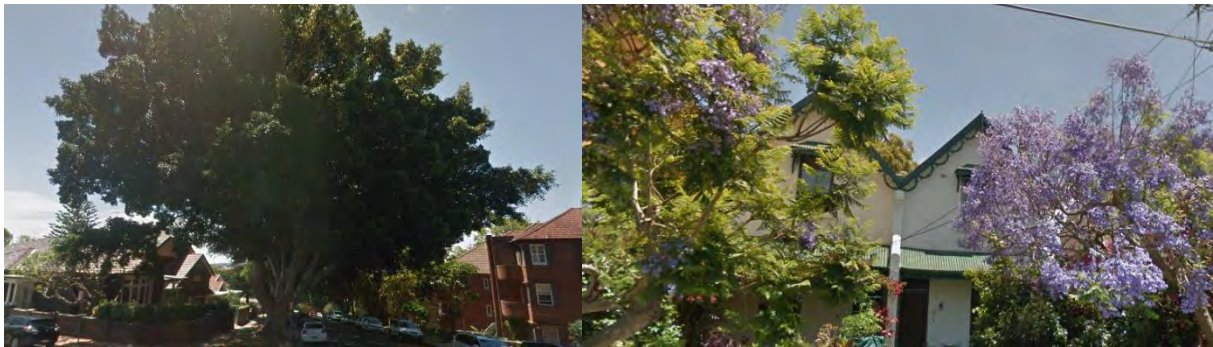
7 1 Heritage Tree site.



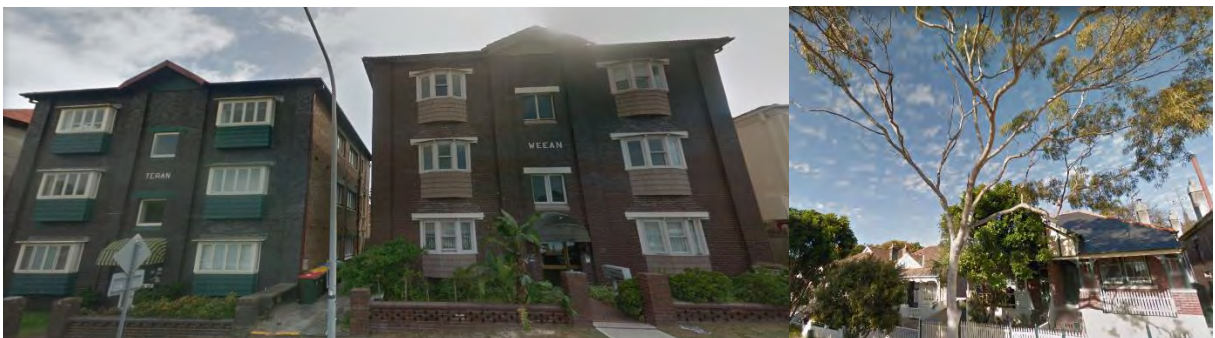




2 SUMMARY OF NEW CONSERVATION AREAS

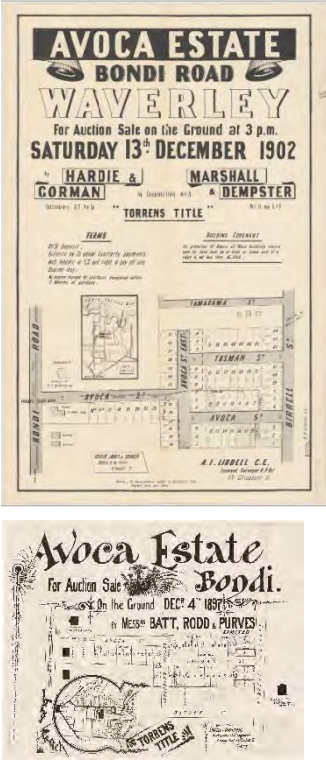




The following pages include a summary of each of the proposed new or amended UCAs and LCAs recommended in this heritage review. The summary includes maps that highlight the location of proposed changes, the heritage items already listed within the area and the existing and proposed curtilage for each HCA. In addition, a succinct history with early subdivision posters, a character statement with photographs highlighting local character and a Statement of Significance is included for each of the proposed HCAs. The summary provided is only a snapshot of the wider, more detailed history that each HCA reveals about the development of Waverley. It is strongly recommended that the full Heritage Inventory Sheet for each HCA under consideration in this review, which are included in the Appendices, be reviewed in detail to appreciate the full history and significance behind each of the proposed changes. An overview of each of the UCAs, both those that are existing and these that have been recommended, are depicted on the following tables and maps.



2.1 New Urban Conservation Areas

2.1.1 Avoca Estate

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



AVOCA URBAN CONSERVATION AREA - NEW



Existing Urban Conservation Area






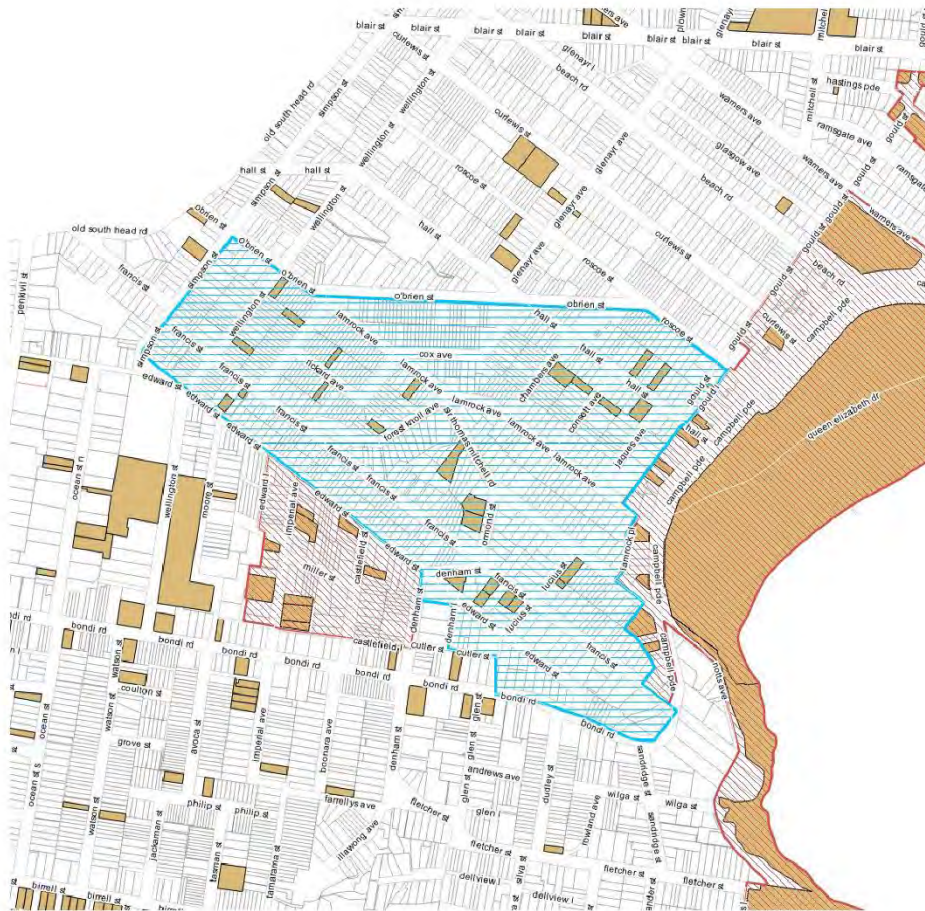
Proposed Urban Conservation Area



Existing Heritage Items

2.1.2 Bondi O'Brien Estate

<p>History</p> 	<p>The proposed UCA substantially occupies the south-west portion of what was the O'Brien Estate. The estate covered a large portion of the original 200-acre land grant made to noted colonial road builder William Roberts by Governor Lachlan Macquarie in 1810. It was purchased by E. S. "Monitor" Hall in 1851 in trust for his daughter Georgiana, who was married to Francis O'Brien. The O'Brien family remained in residence at "The Homestead" near Lucius St until 1911. They sold off 52 acres of land to Frederick Curlewis in 1873 when O'Brien faced bankruptcy. The remaining O'Brien land included a mausoleum built on a former quarry at what is now Sir Thomas Mitchell Rd, where their park-like crypt became a tourist attraction until it was demolished in 1928 (the bodies were reinterred at Waverley Cemetery). The area evolved between 1890 and 1919 (when the last O'Brien land was sold) as a location of freestanding and semi-detached Federation, and later Inter-War, dwellings.</p>
<p>Character</p> 	<p>The setting contains mixed Federation and Inter-War building types notable for dominant face-brick and tile-roof construction. The resulting streetscapes retain much of the original diverse yet cohesive housing, and later infill of Inter-War flat buildings.</p>
<p>Statement of Significance</p> 	<p>The area is defined by the built forms and streetscapes resulting from initial subdivisions of open lands within the estate nearest to the formed roadways of Old South Head Road and Bondi Road. The initial subdivisions of the Federation period 1890-1919 saw construction of semi-detached and freestanding residences about the southern side of the valley in response to improved tram transport and the beginnings of aquatic recreation at Bondi Beach. Resulting streetscapes show the continuing influence of the O'Brien Homestead and grounds, which remained a feature valley to the 1920s. The subsequent Inter-War period, 1919-1939, saw the emergence of the residential flat building, employed within new subdivisions of the O'Brien Homestead and sites of opportunity.</p>



BONDI O'BRIEN URBAN CONSERVATION AREA - NEW



Existing Urban Conservation Area




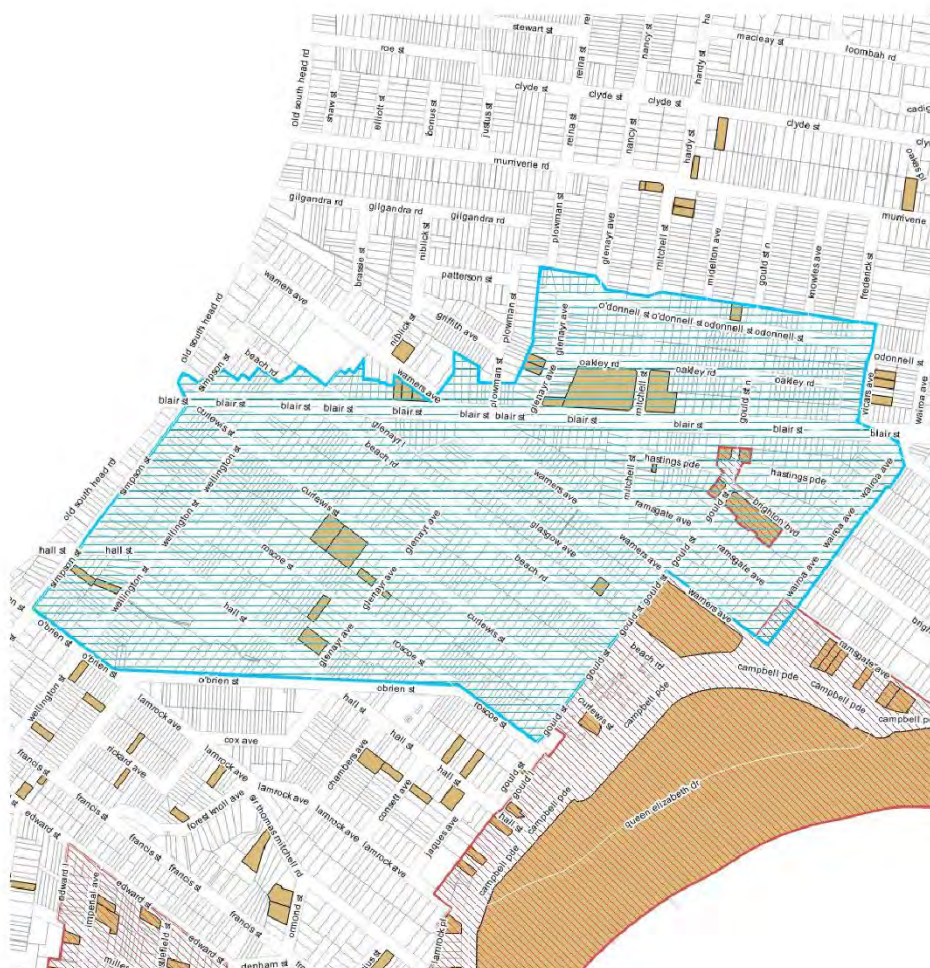
Proposed Urban Conservation Area



Existing Heritage Items

2.1.3 Bondi Basin Inter-War

<p>History</p> 	<p>Geology and geomorphology dictated the evolution of Bondi Beach. The crescent-shaped Bondi embayment formed over the last 6000 years and resulted in vast high sand dunes across the basin floor. Early photos from 1870 reveal the evolution of a highly volatile landscape of mobile sand dunes interspersed with hinterland lagoons surrounded by windswept vegetation on higher ground. Extensive mobile sand drifts were recorded well into the 20th century between the beach and Bellevue Hill. The sand formations to the middle and north side of the Bondi basin restricted development until remediation and removal of sand began, with the allocation of State funding, between 1900 and 1920 - the year the Bondi Basin Inter-War building boom began.</p>
<p>Character</p> 	<p>Street planning reflected the Garden Suburb philosophy that was also evident in the concurrent planning of Bondi Park and Bondi Pavilion. The rapid infill of the resulting streets with Inter-War flats and semi-detached bungalows provided a distinctive setting of Inter-War styles largely of brick and terra cotta tile. Development by common owners further added to the consistency of the location. The resulting streetscapes - now approaching 100 years of age - retain much original construction and are subject to increasing gentrification and growing pressure for redevelopment.</p>
<p>Statement of Significance</p> 	<p>Occupying the north-eastern areas of the Bondi basin, the proposed UCA demonstrates the town planning principles of Inter-War suburban planning, combining broad planted avenues with the emerging form of the residential flat building. Contiguous rows of speculative semi-detached residences and focal intersections of mixed-use buildings provide visual balance and amenity despite the density. Comparison with development of coastal lands at Merewether in NSW and Sydney's harbour-side suburbs to the north demonstrates the cohesion of varied forms achieved in the Bondi Basin through the combined factors of town planning, variation of building types, consistency of materials and condensed period of construction. The resulting setting retains an ongoing identity in Australian culture.</p>



BONDI BASIN INTER-WAR URBAN CONSERVATION AREA - NEW



Existing Urban Conservation Area



Proposed Urban Conservation Area






Existing Heritage Items

2.1.4 Bondi Road

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






BONDI ROAD URBAN CONSERVATION AREA - NEW

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

2.2 New Landscape Conservation Areas

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

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



DICKSON ESTATE LANDSCAPE CONSERVATION AREA



Existing Landscape Conservation Area



Proposed Landscape Conservation Area

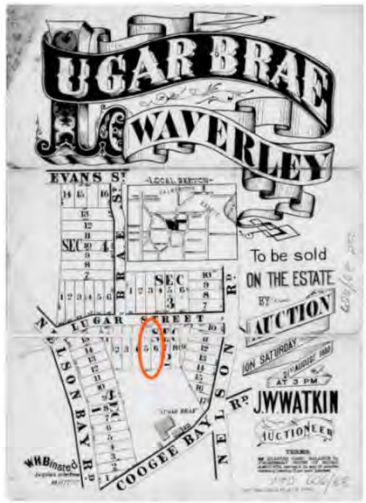




Existing Heritage Items

3 SUMMARY OF AMENDED CONSERVATION AREAS

3.1 Amended Urban Conservation Areas

3.1.1 Yanko-Lugar Brae - Evans St extension

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



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



Existing Urban Conservation Area

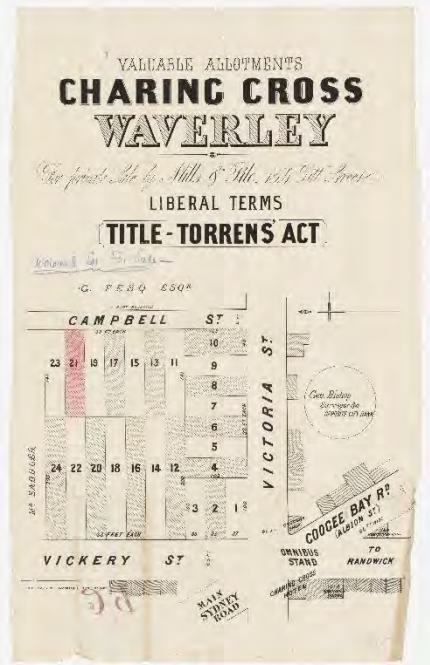




Proposed Heritage Conservation Area - Extended



Existing Heritage Items

3.1.2 Charing Cross - extension

<p>History</p>  <p>The map is titled 'VALUABLE ALLOTMENTS CHARING CROSS WAVERLEY' and 'LIBERAL TERMS TITLE - TORRENS' ACT'. It shows a grid of streets including Campbell St, Victoria St, Vickers St, and Coogee Bay Rd. Lot numbers are indicated on the map.</p>	<p>The existing Charing Cross HCA covers Waverley's oldest and most intact commercial centre, dating from its days as a small service village on the road to Coogee and on to Governor Lachlan Macquarie's watchtower at La Perouse, erected in 1822. The centre pre-dates Bondi Junction as Waverley's commercial hub and was established from land grants made in the 1830s. Waverley was inaugurated as a municipality at Charing Cross (known then as Maddens Corner) in 1859. Its Victorian history remains visible in the streetscapes, characterised by rare, mid-Victorian shops interspersed with two-storey retail facades of late-Victorian, Federation and Inter-War styles, and Post-War infill. The proposed HCA extension aims to include a small number of significant buildings of those eras that contribute to and further preserve the heritage streetscapes, which contain two buildings (including Mary Immaculate Church) significant enough to warrant State Heritage listing.</p>
<p>Character</p>  <p>The top photograph shows a row of three-story terraced houses with light-colored facades and dark shutters. The bottom photograph shows a large, ornate Victorian residence with a prominent bay window and a stone wall in front.</p>	<p>The existing HCA exhibits a two-storey character with near-complete rows of late Victorian and Federation-style terraces and some Inter-War apartments. The peripheral streets contain a number of large freestanding Victorian residences which remain generally unaltered.</p>
<p>Statement of Significance</p>  <p>The photograph shows a street scene with a row of historic buildings, including a prominent blue-painted building and a white building with a red awning. The street is lined with parked cars.</p>	<p>The streetscapes retain notable 19th and early 20th buildings of both state and local heritage significance. The high integrity of the built form in the area records the historic evolution of a place from a village east of Sydney. The slowing of growth in post-World War 2 ensured the preservation of the historic fabric of Charing Cross.</p>



CHARING CROSS URBAN CONSERVATION AREA - EXTENSION



Existing Urban Conservation Area






Proposed Heritage Conservation Area - Extended



Existing Heritage Items

3.1.3 Grafton Street - extension

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



GRAFTON STREET URBAN CONSERVATION AREA - EXTENSION



Existing Urban Conservation Area



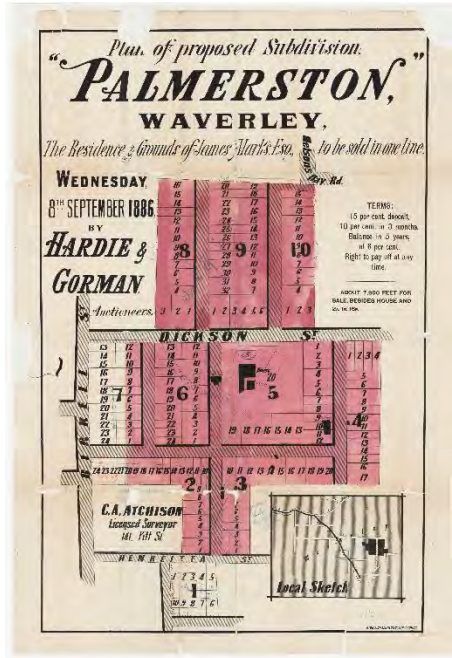
Proposed Heritage Conservation Area - Extended / Reduced



Existing Heritage Items

3.1.4 Palmerston Street - reduction

History



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

Character



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

Statement of Significance



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



PALMERSTON URBAN CONSERVATION AREA - REDUCTION



Existing Urban Conservation Area




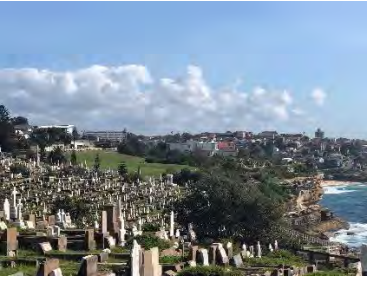

Proposed Heritage Conservation Area - Reduced



Existing Heritage Items

3.2 Amended Landscape Conservation Areas

3.2.1 South Bronte-Calga Headland - extension

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



SOUTH BRONTE HEADLAND LANDSCAPE CONSERVATION AREA - EXTENSION



Existing Landscape Conservation Area



Proposed Landscape Conservation Area

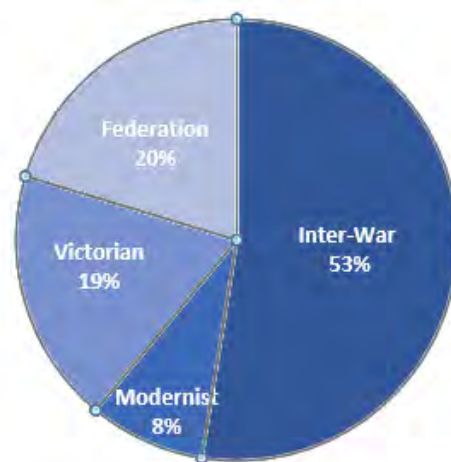


Existing Heritage Items

4 RECOMMENDATIONS FOR INDIVIDUAL LISTING

4.1 Individual

Similar to the HCAs, individual heritage items have been recommended because of changing values and because of a loss of good examples of a particular style of architecture, making the remaining examples rarer. There are 59 individual heritage listings with some listings consisting of stylistic groups. Individual items have been grouped by Precinct Committee boundaries (refer to the plan on the following page).



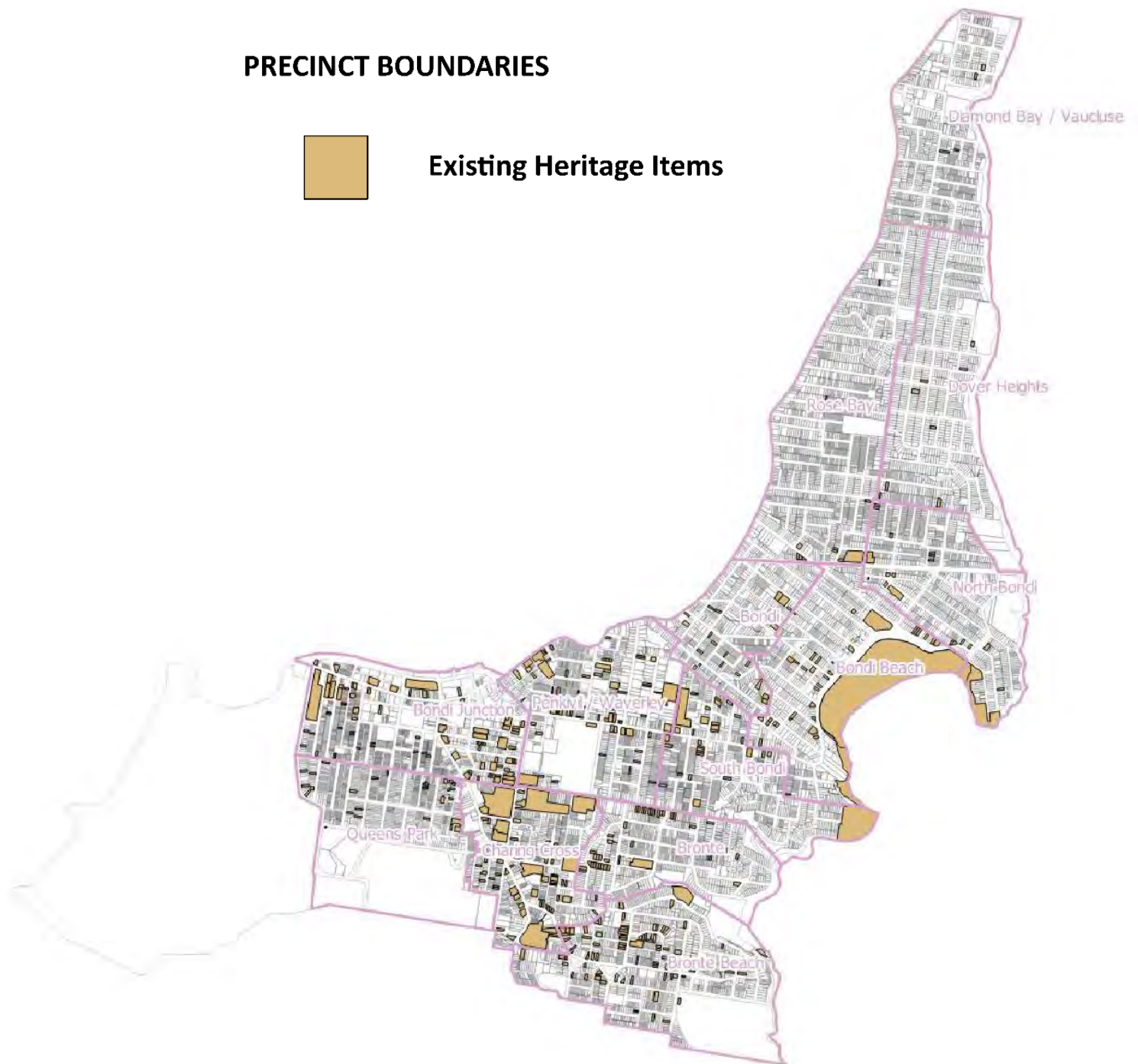
Out of the 59 items, Inter-War architecture made up the highest proportion of architectural styles with 53%. The Bondi Beach precinct area narrowly included the highest number of proposed individual heritage listings, predominantly on Campbell Parade, with 24%.



Precincts	Victorian	Federation	Inter-war	Post-war	Total
Bondi Beach	-	3	11	-	14
Bronte Beach	3	5	3	-	11
Penkivil-Waverley	4	3	6	-	13
Rose Bay	-	-	2	-	2
North Bondi	-	-	6	-	6
Dover Heights	-	-	-	4	4
Charing Cross	2	-	1	-	3
South Bondi	-	1	5	-	6
Total	9	12	34	4	59


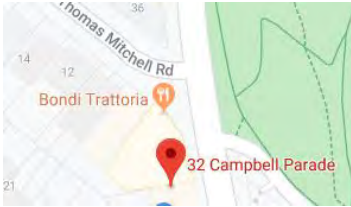


PRECINCT BOUNDARIES






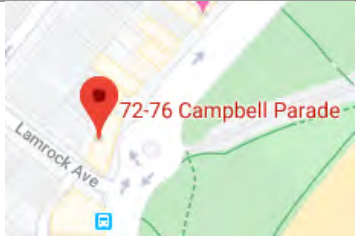

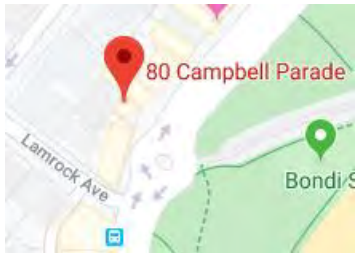
Existing Heritage Items

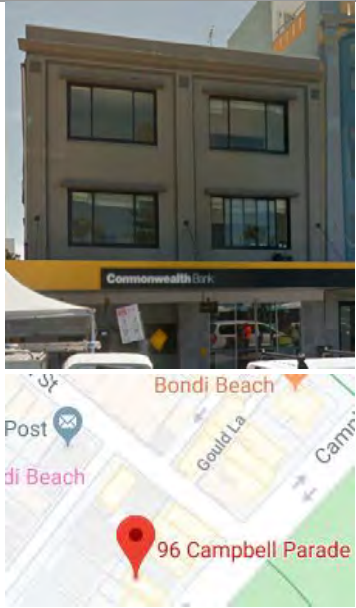
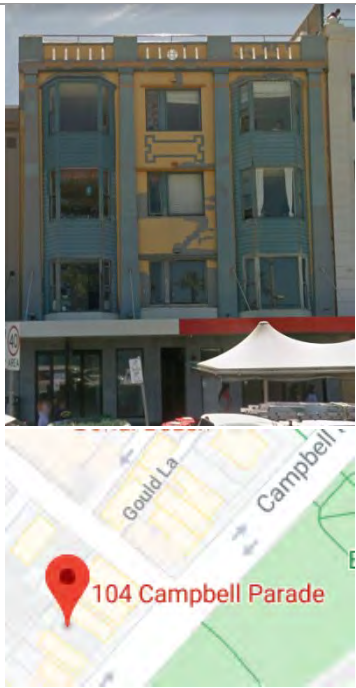


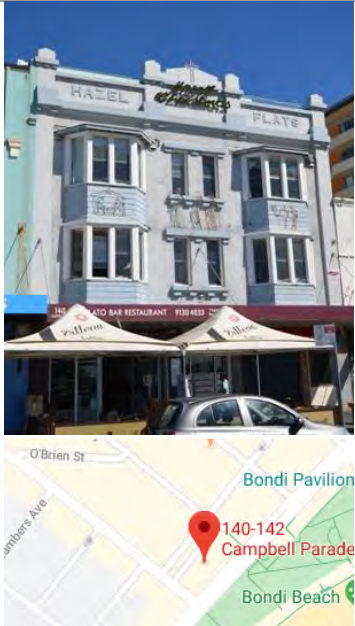

No	Address	Description and Rationale	Images Maps source: Google Images source: Google Street View
	Bondi Beach precinct		
1	28-30 Campbell Parade	<p>Inter-War: Cenira Mansions – 1924 Paired with <i>Remola Mansions</i> (1923) at 20-26 Campbell Parade, which together form a defining element of the Campbell Parade UCA. The buildings demonstrate the stylistic influences that dominated the beach frontage during the Inter-War years. <i>Cenira Mansions</i>, now finished in rendered masonry comprises an asymmetrical façade with canted bay on the right, continuing the pattern of its paired neighbour. Balconies now enclosed and projecting over a suspended street awning. Some windows within the canted bays retain original double-hung glazed sashes. Elongated openings to the recessed balconies now enclosed with metal-framed glazing. Moulded render banding above and below window openings and about the upper raised triangulated parapet providing horizontal emphasis to the façade. Later shopfronts beneath the street awning are not contributory to the quality and character of the elevation. History: The legalisation of beach bathing in daylight hours on NSW beaches in 1902 and the extension of electric tram services to the southern end of Bondi in 1907 spurred the popularity of the beach as a holiday and residential destination. Campbell Parade is dominated by Inter-War shop-top housing buildings, which make a key contribution to the distinctive character of the locality. The land, between Lamrock Avenue, Campbell Parade and Sir Thomas Mitchell Road, was part of the O'Brien Estate. It was offered for sale on January 25, 1919. Significance: A fine example of the Inter-War Free Classical style, despite some loss of integrity. One of the original buildings on Campbell Parade to retain its original character and streetscape appeal. <i>Cenira Mansions</i> has aesthetic and historical significance as an Inter-War flat building defining the Campbell Parade Conservation Area. Level of Significance: Local Integrity: Substantially intact</p>	 

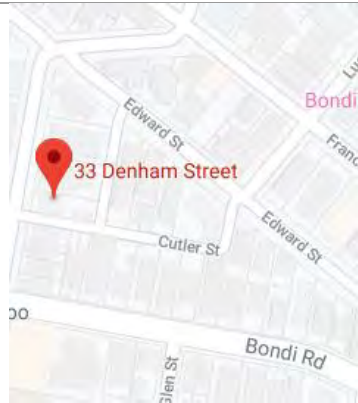

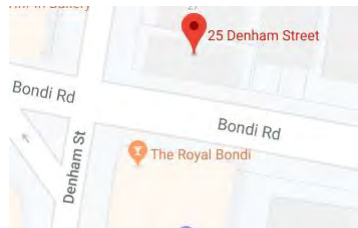


2	32 Campbell Parade	<p>Inter-War: Arnotts Flats 1923 (Sands 1924) Two-storey Classical Revival-style residential building with shopfronts to ground floor. Features pilastered columns above awning, with moulded capitals. Bracketed cornice to parapet. Upper windows unsympathetically altered. Façade remains essentially intact. Reversible unsympathetic changes.</p> <p>History: The Inter-War years in Waverley were marked by a building boom, driven by post-war housing shortages, ready availability of public transport and development opportunities. Flats became increasingly popular with the advent of Company title and led to a rapid increase in numbers. Flats at Campbell Parade and in the Bondi basin serviced the growing number of tourists as well as a booming residential population.</p> <p>Significance: An essentially intact Inter-War Classical Revival-style shop and residential flat building. Some loss of integrity but continues to make an important streetscape contribution. Arnotts Flats has aesthetic and historical significance as an Inter-War flat building within the Campbell Parade Conservation Area.</p> <p>Level of Significance: Local Integrity: Substantially intact</p>	 
3	50-54 Campbell Parade	<p>Inter-War: Walhalla Court 1930s The building has elements of both Inter-War Stripped Classical and Inter-War Art Deco style. Symmetrical composition, simplified classical motifs reflect the Stripped Classical style. Columns and capitals provide strong vertical emphasis and a streamlined modern effect with clean, geometric lines. Inter-War Art Deco doorway. Horizontal stripped recesses of the façade show Inter-War Art Deco influence.</p> <p>History: Six lots of land along Campbell Parade and Beach Road were offered for sale on January 26, 1929, as part of the Esplanade Estate. Municipal improvements at Bondi beach, including construction of the Bondi Pavilion in 1929, catered for the growth in aquatic recreation. Its popularity continued to grow in the 1930s. Guest and boarding houses two- and three-storey flats clustered close to the beach. By the 1930s a wall of hotels, and flats extended along Campbell Parade.</p> <p>Significance: <i>Walhalla Court</i> has aesthetic and historical significance as an Inter-War flat building defining the Campbell Parade Conservation Area.</p> <p>Level of Significance: Local Integrity: Substantially intact</p>	 


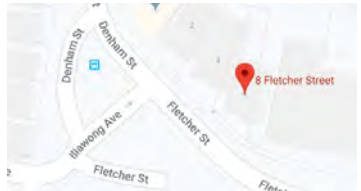
4	56 Campbell Parade	<p>Inter-War: 1930s</p> <p>Two-storey Art Deco-style Inter-War shop-top housing building. Upper level original brick in four regular bays with two end bay extruded narrowly. Original windows removed. Decorative parapet with central detail of Egyptian style. Parapet steps down to the sides. Rendered brick at street level.</p> <p>History: The building contributed to a wall of hotels, guest houses and flats that extended the length of Campbell Parade by the 1930s. The Inter-War style is reflective of the building boom in the Bondi basin to meet the population explosion after WWI.</p> <p>Significance: The building has aesthetic and historical significance as an Inter-War flat building defining the Campbell Parade Conservation Area.</p> <p>Level of Significance: Local</p> <p>Integrity: Substantially intact</p>	 <p>The photograph shows a two-storey brick building with a decorative parapet. The map below it shows the location of 56 Campbell Parade on a street grid, with a red pin indicating the building's position near Lamrock Ave.</p>
5	58 Campbell Parade	<p>Inter-War: 1930s</p> <p>Four-storey Inter-War residential flat building in late Art Deco style. Original face brick with central vertical raised decorative element. Side bays with window pairs on either side.</p> <p>History: The building's late Art Deco style has transitional elements of Functionalist architecture emerging at the end of the Inter-War era as the building boom in the Bondi basin continued and took up sites of opportunity remaining from the Federation subdivision of the O'Brien Estate on the southern side.</p> <p>Significance: The building has aesthetic and historical significance as an Inter-War flat building defining the Campbell Parade Conservation Area.</p> <p>Level of Significance: Local</p> <p>Integrity: Substantially intact</p>	 <p>The photograph shows a four-storey brick building with a central vertical decorative element. The map below it shows the location of 58 Campbell Parade on a street grid, with a red pin indicating the building's position near Lamrock Ave.</p>
6	72-76 Campbell Parade	<p>Federation:</p> <p><i>Grenfell Court, Majestic Mansions 1916</i> (Sands 1917)</p> <p>Four-storey residential flat building with commercial at ground floor. Typical of the Arts and Crafts style continuing from the Federation period – an informal style that employed traditional materials and details.</p> <p>History: Photographs from 1929 show the original building had light wall colours with features highlighted in a dark colour.</p>	 <p>The photograph shows a four-storey building with a light-colored facade and dark accents, typical of the Arts and Crafts style.</p>

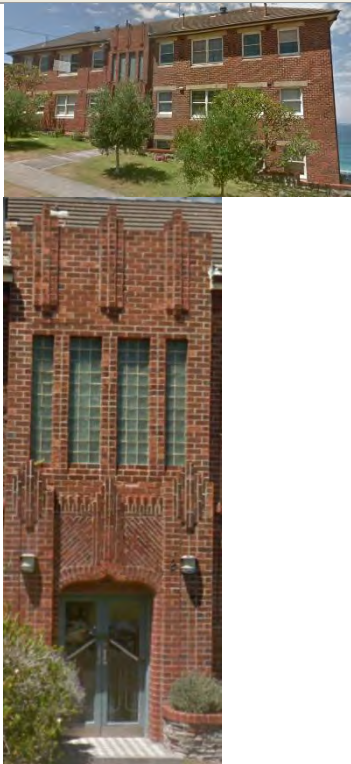


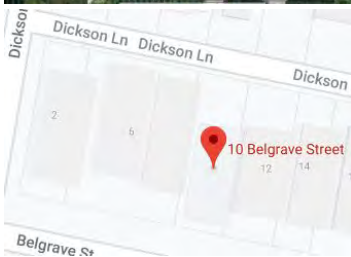
		<p>Significance: Historical, aesthetic Local landmark, long a part of the Bondi Beach townscape. Architectural integrity lost but continues to make an important streetscape contribution. Good example of the Commercial Palazzo style. <i>Grenfell Court, Majestic Mansions</i> has aesthetic and historical significance as an Inter-War flat building defining the Campbell Parade Conservation Area.</p> <p>Level of Significance: Local</p> <p>Integrity: Substantially intact</p>	
7	80 Campbell Parade	<p>Federation <i>Oceanic Mansions</i> 1918 (Sands 1919)</p> <p>Four-storey late Federation residential flat building with shopfronts at ground floor. Good Stripped Classical-style with Arts and Crafts influences. Fifth-storey is a modern addition. Features rendered masonry comprising a symmetrical façade with canted bays on both sides of a narrow central tower with porthole window feature in centre above a raised social panel identifying <i>Oceanic Mansions</i> in rendered lettering. Windows within the canted bays retain original double-hung glazed sashes. Render banding above and below window openings and about the upper raised triangulated parapet. Later shopfronts beneath the street awning are not in keeping with the elevation's quality and character.</p> <p>History: The consolidation of the residential flat building as a form of housing proliferated after the First World War particularly along the eastern suburbs tram routes and beach frontages. The flats provided both holiday accommodation and permanent residences and were constructed in an amalgam of popular revival styles, frequently combined with the emerging Inter-War architectural styles.</p> <p>Significance: <i>Oceanic, Majestic Mansions</i> has aesthetic and historical significance as an Inter-War flat building defining the Campbell Parade HCA. A fine example of the Inter-War Stripped Classical style. One of the original buildings on Campbell Parade to retain its character and streetscape appeal.</p> <p>Level of Significance: Local</p> <p>Integrity: Substantially intact</p>	 


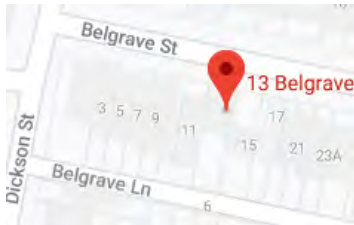

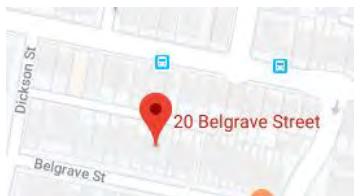
8	96 Campbell Parade	<p>Inter-War Ozone Flats 1921 (Sands)</p> <p>Three-storey Inter-War Chicago School influences. Three-storey residential building with shopfronts to ground floor. Features pilastered columns above awning, with moulded capitals. Bracketed cornice to parapet. Original windows removed. Rendered brick. Shopfronts substantially altered.</p> <p>History: The flats provided both holiday accommodation and permanent residences and were constructed in an amalgam of popular revival styles.</p> <p>Significance: <i>Ozone Flats</i> has aesthetic and historical significance as an Inter-War flat building defining the Campbell Parade Conservation Area.</p> <p>Level of Significance: Local</p> <p>Integrity: Substantially intact</p>	
9	104 Campbell Parade	<p>Inter-War Biltmore Private Hotel 1915-1928 (Sands)</p> <p>Four-storey residential building with shopfronts to ground floor. Good Classical Revival style. Features pilastered columns above awning, with elaborately moulded capitals. Bracketed cornice to parapet of special note. Some good leadlight survives in some windows. Probably face brick originally but above awning façade remains essentially intact. Shopfronts substantially altered.</p> <p>History: The flats provided both holiday accommodation and permanent residences and were constructed in an amalgam of popular revival styles.</p> <p>Significance: <i>Biltmore Private Hotel</i> has aesthetic and historical significance as an Inter-War flat building defining the Campbell Parade Conservation Area.</p> <p>Level of Significance: Local</p> <p>Integrity: Substantially intact</p>	


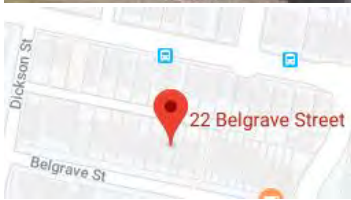

10	140-142 Campbell Parade	<p>Late Federation: <i>Hazel Flats</i> 1920 (Sands 1921)</p> <p>Three-storey Inter-War residential flat building with shopfronts at ground floor. Stripped Classical-style in three bays, canted on the right and left bays. Twinned windows in the central bay on each of the first and second floors. Hazel Flats in raised lettering on the parapet with raised Classical framing detail. Features rendered masonry on the symmetrical façade. Windows within the canted bays retain original double-hung glazed sashes. Render banding above and below window openings and about the upper raised parapet. Later shopfronts beneath the street awning are not in keeping with the elevation's quality and character.</p> <p>History: The consolidation of the residential flat building as a form of housing proliferated after the First World War particularly along the eastern suburbs tram routes and beach frontages. The flats provided both holiday accommodation and permanent residences and were constructed in an amalgam of popular revival styles, frequently combined with the emerging Inter-War architectural styles.</p> <p>Significance: <i>Hazel Flats</i> has aesthetic and historical significance as an Inter-War flat building defining the Campbell Parade HCA. A fine example of the Inter-War Stripped Classical style. One of the original buildings on Campbell Parade to retain its character and streetscape appeal.</p> <p>Level of Significance: Local</p> <p>Integrity: Substantially intact</p>	
11	33 Denham St	<p>Inter-War Double-storey Mediterranean-style residential building. Original face brick with contrasting soldier course brickwork and shutters. Mosaic detail above portico. Unusual house-form apartment shaped in response to corner site.</p> <p>History: Street once formed part of the carriageway entrance to the O'Brien family's Bondi Estate known as the Homestead. Land for the current building became available after the death of Francis O'Brien and, not long afterwards, his son (Francis junior). The estate land was highly sought after for development during the Inter-War boom period.</p>	



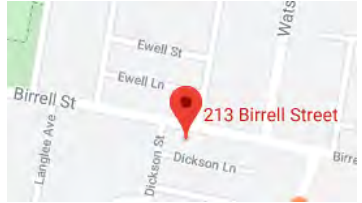

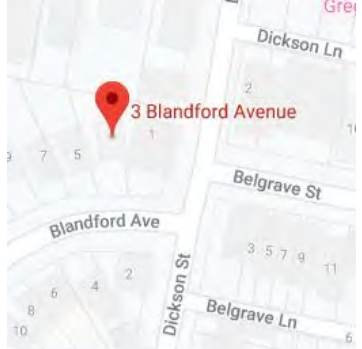
		<p>Significance: Mediterranean-style Inter-War building. Street once formed part of the carriageway entrance to the O'Brien family's Homestead Estate. Original face brick with contrasting soldier course brickwork. Unusual house-form apartments.</p> <p>Level of Significance: Local</p> <p>Integrity: Substantially intact</p>	
12	25 Denham St	<p>Inter-War Landmark two-storey Spanish Mission-style house on corner of Bondi Rd. Rainbow terra cotta roof tiles. Paired window arches on ground floor separated by barley columns and featuring sunrise motif above windows. Paned double-hung windows on upper floor. Barley columns at entry. Detailed heavy stucco overlap render. Masonry fence characteristic of predominant style of the era.</p> <p>History: Development along Bondi Rd was integrally linked with extension of the Bondi tram, which helped to drive the Inter-War building boom in the Bondi Valley. The associated break-up of old land grant estates provided sites for speculative building to meet rapidly increasing population growth. This site once formed part of the O'Brien estate and its carriage-way entrance.</p> <p>Reasons for listing: Historical; architectural; aesthetic; streetscape</p> <p>Significance Good example of an Inter-War Spanish Mission-style flat building. Typical of the style. Landmark building on Bondi Road.</p> <p>Level of Significance: Local</p> <p>Integrity: Substantially intact</p>	 
13	1 Edward St 10 Francis St	<p>Inter-War Cecil, 1919</p> <p>Four-storey residential flat building containing 11 flats of 1-3 bedrooms constructed in late Federation Arts and Crafts Style with flat roof and originally with extensive grounds intended as play areas for children of residents. The building is a rendered masonry Inter-War flat building set into the prevailing slope resulting in a two storey presentation to Edward Street and four to the northern rear elevation facing Francis Street behind a row of street front garages.</p> <p>Reasons for listing: Historical; architectural; aesthetic; social</p>	 

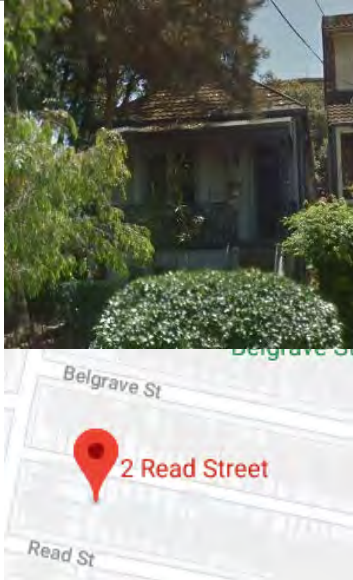
		<p>Significance: The four-level residential flat building Cecil, erected 1919-20, is a significant variation of the residential flat building type, being specifically designed for families at a time when residential flat building was focused on adult occupation. The building, financed and occupied by local Waverley 60tilized60 and businessman A. M. Loewenthal, employed the late Federation Arts and Crafts style in a building of generous one- to three-bedroom apartments with sleep-outs based on those 60tilized in large family residences of the time. Extensive grounds included children's playgrounds, shade pergolas and a tennis court for parents and children. Cecil remains an exceptional example of innovative design utilizing the evolving residential flat building and combines high social significance with notable aesthetic qualities.</p> <p>Level of Significance: State</p> <p>Integrity: Intact</p>	
14	8 Fletcher St, Tamarama	<p>Inter-War Spanish Mission-style freestanding, two-storey residential flats building. Elevated coast views. Detailed render in seashell pattern stucco-overlap. Paned double-hung windows in pairs with faux fanlight windows on lower floor. Stained glass arched leadlight window over entry portico with scrolled decorative parapet above. Masonry fence characteristic of the predominant local style.</p> <p>History: Elevated building captures ocean views to the south, built on the original route of the tramline to Bondi that terminated near Wonderland and the Bondi Aquarium before the line was extended to Bondi Beach. The street pattern of curved turns responded to the trams' inability to take tight corners. Fletcher St featured as the chosen tram route.</p> <p>Reasons for listing: Historical; architectural; aesthetic; streetscape</p> <p>Significance: Good example of an Inter-War Spanish Mission-style flat building. Built in response to the population and building boom in Bondi in the Inter-War years along the tram line, reflected in the curved street alignments.</p> <p>Level of Significance: Local</p> <p>Integrity: Substantially intact</p>	 





	Bronte precinct		
15	2 Bayview St	<p>Inter-War residential flat building. Landmark double-fronted 2 and 3-storey apartment block overlooking Bronte Beach. Original face-brick with contrasting brick lintels over windows. Projecting entrance portico with central parapet obscuring tile roof. Front elevation Portico with Old English-style brick detailing.</p> <p>History: Proposed subdivision plans for Bayview St, on the edges of the Bronte Estate, were drawn up from 1861, by Reuss & Browne, for J.J. Falconer, the Superintendent of the Bank of Australasia who was a Bronte landowner and developer. Bay View St appears on Parish Maps in the 1890s and became a formal roadway in the 1920s when it was connected to Bronte parklands via walking paths built by Waverley Council. Marine Drive was constructed as a formal roadway 1931-32, connecting to Bayview St. The building at 2 Bayview St appears in the 1943 Sydney aerial survey with unimpeded beach views. The building supports the growing appreciation of beachside recreation and living.</p> <p>Reasons for listing: Historical; architectural; aesthetic; streetscape</p> <p>Significance: Unusually large Inter-War flat building with landmark proportions with well detailed entrance brickwork a feature.</p> <p>Level of Significance: Local</p> <p>Integrity: Substantially intact</p>	 
16	10 Belgrave St, Bondi	<p>Victorian: Freestanding single-storey bungalow constructed in the Victorian Italianate style. Asymmetrical facade with projecting canted front bay window on right; Timber double-hung windows. Veranda recessed on left. Slate roof, terra cotta ridge. Two original chimneys. Remnant part of Dickson estate subdivision, historic and aesthetic significance, part of Victorian era early grand estate sub-division</p> <p>History: In 1855, 16 blocks of land varying between 4 and 7 acres on the south side of Birrell Street at Bronte were put up for sale. Edward Bennett bought four of the plots.</p> <p>Significance: Freestanding single-storey bungalow constructed in the Victorian Italianate style during the subdivision of lands form large gentlemen's estates in the late Victorian era. Few houses in good condition</p>	 


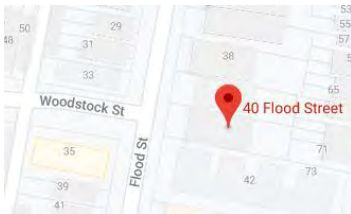

		<p>with extensive original detailing remain intact from the era. The house is of historical and aesthetic significance.</p> <p>Level of Significance: Local</p> <p>Integrity: Substantially intact</p>	
17	13 Belgrave St	<p>Federation Single-storey bungalow. Dominant terra cotta roof form with setdown veranda. Single-fronted symmetrical design. Timber veranda posts.</p> <p>History: The Federation residence was built on land sold off in a sale branded “Palmerston Estate” between Belgrave and Hewlett streets in the early 1890s. It subdivided two of Edward Bennett’s grants dating from 1855, when 16 blocks of land between 4 and 7 acres on the south side of Birrell Street at Bronte were put up for sale. Bennett bought four of the plots.</p> <p>Significance: The early Federation residence is a substantially intact example of speculative subdivision housing of the late Victorian-early Federation period resulting from the sell-off of early land grants in the Bronte area. The house is an example of the evolution of housing in 19th and 20th century Waverley as the area changed from a district of rural worker housing and isolated marine villas to a setting of close subdivisions accessed by improving tram links.</p> <p>Level of Significance: Local</p> <p>Integrity: Substantially intact</p>	 
18	20 Belgrave St	<p>Victorian Free Classical freestanding single-storey bungalow; projecting central front bay; two-bay timber double-hung windows. Entry recessed on left. Slate roof. Original chimney.</p> <p>History: The residence was built on land that once formed the Mandeville estate, on the western half of Belgrave St. In 1855, 16 blocks of land varying between 4 and 7 acres on the south side of Birrell Street at Bronte were put up for sale. T. Grant purchased two lots, which were subdivided into the Kenilworth Estate subdivision on September 28, 1889. It formed the eastern half of Belgrave St. The subdivision sale notice advertised “commanding grand views, convenient access to Waverley and Bondi trams and the availability of city water and gas on the sites”.</p> <p>Significance: The Victorian residence is a substantially intact example of speculative subdivision housing built in the late Victorian period with the subdivision of early land grants</p>	 

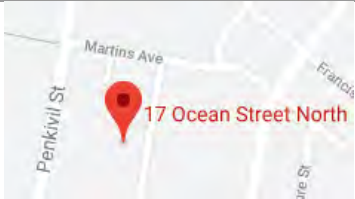

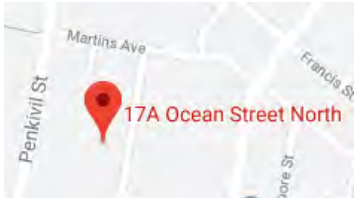
		<p>in the Bronte area. The house is an example of the evolution of housing in 19th and 20th century Waverley as the area changed from a district of rural worker housing and isolated marine villas to a setting of close subdivisions driven by improving tram links.</p> <p>Level of Significance: Local Integrity: Substantially intact</p>	
19	22 Belgrave St	<p>Victorian Freestanding single-storey bungalow; projecting 3-bay front with arched cornice detail; Timber double-hung windows. Iron veranda posts. Rendered brick, contrast bands. Terra cotta roof. Chimney.</p> <p>History: The residence was built on land that once formed the Mandeville estate, on the western half of Belgrave St. In 1855, 16 blocks of land varying between 4 and 7 acres on the south side of Birrell Street at Bronte was put up for sale. T. Grant purchased two lots, which were subdivided into the Kenilworth Estate subdivision on September 28, 1889. It formed the eastern half of Belgrave St. The subdivision sale notice advertised “commanding grand views, convenient access to Waverley and Bondi trams and the availability of city water and gas on the sites”.</p> <p>Significance: The Victorian residence is a substantially intact example of speculative subdivision housing built in the late Victorian period with the selloff of early land grants in the Bronte area. The house is an example of the evolution of housing in 19th and 20th century Waverley as the area changed from a district of rural worker housing and isolated marine villas to a setting of close subdivisions driven by improving tram links.</p> <p>Level of Significance: Local Integrity: Substantially intact</p>	 
20	209 Birrell St	<p>Federation Early single-storey bungalow on corner. Dominant roof form. Double-fronted symmetrical design. Extruded curved 3-window front bay. Iron veranda posts. Banded brick now painted; contrast banding also on front fence. Well-detailed Federation freestanding bungalow.</p> <p>History: The early settlement of Waverley’s coastal areas began along roads constructed on ridgelines, leaving the lower gully areas at Bronte and Tamarama (Fletcher’s Glen)</p>	


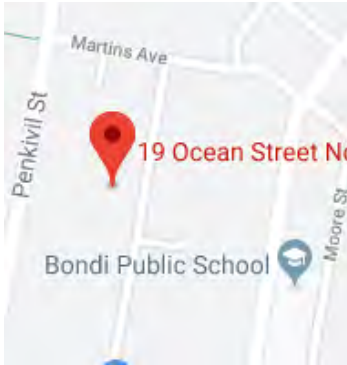

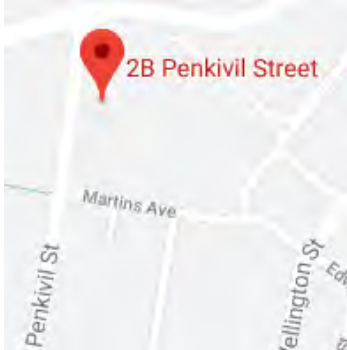
		<p>undeveloped and overlooked by freestanding villas. The roads provided the location of early suburban subdivisions, initially occupied in the later 19th century by freestanding residences.</p> <p>Significance: Historical, aesthetic</p> <p>Level of Significance: Local</p> <p>Integrity: Substantially intact</p>	
21	213 Birrell St	<p>Federation Single-storey bungalow. Dominant roof form. Double-fronted symmetrical design. Extruded 3-window curved bay front of street façade. Iron veranda posts. Stone posts, palisade fence. Original modest Federation freestanding bungalow.</p> <p>History: The early settlement of Waverley's coastal areas began along roads constructed on ridgelines, leaving the lower gully areas at Bronte and Tamarama (Fletcher's Glen) undeveloped and overlooked by freestanding villas. The roads provided the location of early suburban subdivisions, initially occupied in the later 19th century by freestanding residences.</p> <p>Significance: Historical, aesthetic</p> <p>Level of Significance: Local</p> <p>Integrity: Substantially intact</p>	 
22	3 Blandford Ave	<p>Inter-War Freestanding Californian bungalow, elevated off street for ocean views. Painted brickwork on sandstone foundations. Street-facing gable of timberwork. Substantial sandstone terracing with mature garden canopy to street. Locally quarried sandstone stairs up to house from street. Unaltered; last of an original group built in prominent position remaining Californian bungalow in street. Rare example of type left in the area</p> <p>History: While Californian Bungalows first appeared in the 1920s and was reinterpreted by Australian architects and speculative builders. Its popularity soared until the Depression in 1929.</p> <p>Blandford Ave was formed from a large land sale in 1855 on the south side of Birrell Street, extending from Seaview Street to Tamarama and Hewlett and Murray streets to the south. Sixteen blocks, between 4 and 7 acres, were sold. Among the purchasers were Edward Bennett (Bennett Street), who bought 4 lots, and Dugald Macpherson (Macpherson Street) who purchased one lot. The resulting Marlborough Estate subdivision had frontages</p>	 

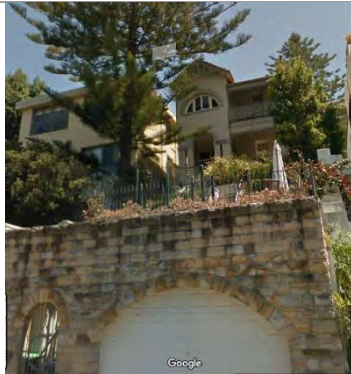

		<p>to Dickson, Brown and Palmerston streets, Blandford and Langlee avenues.</p> <p>Significance: Good and last remaining example of a 1920s Californian Bungalow in this location in Bronte with mature gardens and landscaping across prominent sandstone terraces stepping down steep site.</p> <p>Level of Significance: Local</p> <p>Integrity: Substantially intact</p>	
23	2 Read St	<p>Federation Freestanding, single-storey early 20th century weatherboard cottage; ironwork veranda posts, sandstone front fence with iron palisade infill.</p> <p>History: In 1855, 16 blocks of land varying between 4 and 7 acres on the south side of Birrell Street at Bronte was put up for sale. Of these Edward Bennett bought 4 lot. Two of Bennett's grants were later subdivided as the Palmerston Estate, between Belgrave and Hewlett streets, in 1890. The lots offered "grand views" and a "healthy locality".</p> <p>Significance: The modest Federation residence is a substantially intact example of speculative subdivision housing built in the late Victorian period with the selloff of early land grants in the Bronte area. The house is an example of the evolution of housing in 19th and 20th century Waverley as the area changed from a district of rural worker housing and isolated marine villas to a setting of close subdivisions driven by improving tram links.</p> <p>Level of Significance: Local</p> <p>Integrity: Substantially intact</p>	

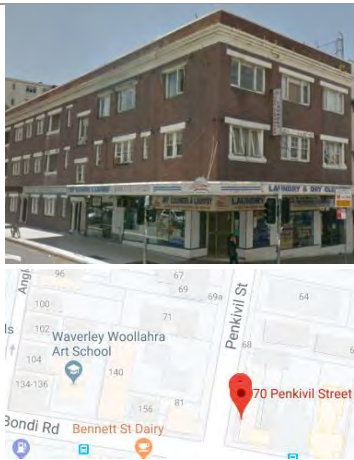
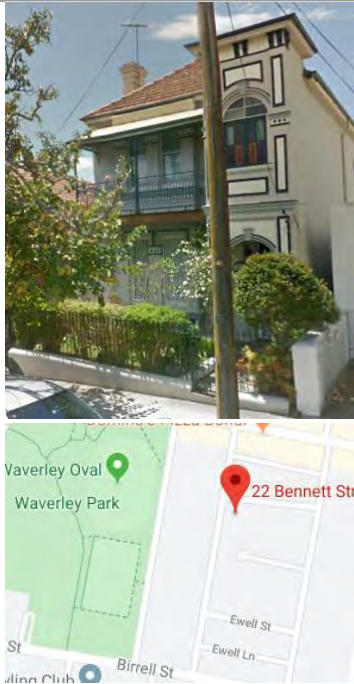
24	7 Read St	<p>Federation Early 20th century freestanding weatherboard cottage with ironwork veranda detailing. Simple rectangular floor plan. Chimney intact.</p> <p>History: In 1855, 16 blocks of land varying between 4 and 7 acres on the south side of Birrell Street at Bronte were put up for sale. Of these Edward Bennett bought 4 lot. Two of Bennett's grants were later subdivided as the Palmerston Estate, between Belgrave and Hewlett streets, in 1890. The lots offered "grand views" and a "healthy locality".</p> <p>Significance: The Federation residence is a substantially intact example of speculative subdivision housing built in the late Victorian period with the selloff of early land grants in the Bronte area. The house is an example of the evolution of housing in 19th and 20th century Waverley as the area changed from a district of rural worker housing and isolated villas to a setting of close subdivisions.</p> <p>Level of Significance: Local</p> <p>Integrity: Substantially intact</p>	 
25	16 St Thomas St	<p>Inter-War 1927</p> <p>Meta-Court is a Georgian Revival-style Inter-War residential flat building. Its symmetrical façade with extruded central entry bay with gables roof appears as a two-storey building at street level. The building is of four stories from its rear elevation in response to the sloping topography. The building's name appears above the front entrance in raised lettering on a contrasting concrete band across original face brick of differing red colours. The side bays on the front façade contain recessed balconies with contrasting lintels above. The entrance is accessed across a bridge as the land slopes away from the street. Good leadlight survives in the upper floor windows in the central bay.</p> <p>History: Meta-Court was built by the property developer Philip Nicholas Renouf, who purchased sites of opportunity around Waverley in the Inter-War period. He is noted for a development approval court case with Waverley Council. It is a court case still cited in planning disputes. The land on which Meta-Court was built became available as a result of the subdivision of lands from Bronte's colonial marine villas.</p>	 




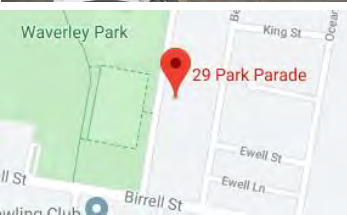
		<p>Significance: historical, aesthetic and association. The residential flat building Meta-Court is a good example of Inter-War building developed to meet the population boom that occurred after World War I.</p> <p>It is associated with a person whose development of sites of opportunity had an impact on the character of Waverley. The building is an example of the evolution of housing in 20th century Waverley as the area changed from a district of rural worker housing to a setting of close subdivisions.</p> <p>Level of Significance: Local</p> <p>Integrity: Substantially intact</p>	
	Penkivil Waverley precinct		
26	40 Flood St, Bondi	<p>Inter-War Freestanding three-storey Art Deco style residential flats building. Symmetrical street façade arrangement in vertical bays. Double-hung windows. Rounded cantilevered balconies on building corners. Original face brick. Forms part of a cohesive Inter-War residential streetscape group.</p> <p>History: Inter-War Art Deco style demonstrated the dynamic progress of and confidence in modern technology. The building reflects Bondi's Inter-War building boom, responding to the post-war population boom, access to public transport on Bondi Road and the availability of land from the subdivision of early land grant estates. Similar rounded balcony design evident in heritage-listed flats on 69-71 Curlew St, Bondi.</p> <p>Significance: Well-preserved 1940s flat building. Part of a good streetscape group of apartment blocks of a similar age. Has survived in hardly altered condition.</p> <p>Level of Significance: Local</p> <p>Integrity: Substantially intact</p>	 
27	17 Ocean St North, Bondi	<p>Inter-War Early Functionalist freestanding flats, elevated from street. Symmetrical design. Good decorative dark-band brickwork against lighter-colour original face brick colour. Bow-fronted paired central portion with decorative parapets. Low pitched, hipped, tile roof, largely hidden by parapets. Double-hung timber windows, side entrance. Garages to street level, offset to right. Original brick fence creates front-lawn terrace.</p>	



		<p>History: Inter-War flats reflected Bondi's building boom, responding to a post-war population boom. Ocean St provided access to nearby public transport on Bondi Road. Site became available for speculative subdivision after the sale of early grant estates. Distinctive streetscape unmatched flat-group streetscape.</p> <p>Significance: Good, intact example of an Inter-War, Functionalist-style flat building. Original brickwork with decorative parapets over unusual paired central curved bays. Interesting streetscape group</p> <p>Level of Significance: Local</p> <p>Integrity: Substantially intact</p>	
28	17a Ocean St North	<p>Inter-War Freestanding Free Classical flats building. Asymmetrical façade, 3 vertical bays, central bay with Art Deco-style vertical fin on a stepped pediment. Original face brick in chequered pattern. Sandstone garages at street. Left-hand bay features extruded balconies with triangulated pediment concealing a low pitched, hipped, tile roof. Balconies in original condition with none enclosed. Double-hung timber windows.</p> <p>History: Inter-War flats are reflective of the time and style of Bondi's building boom, responding to a post-war population boom. Ocean St provided access to nearby tram transport along Bondi Road. Ocean St became available for speculative subdivision for flats after the sale of early, large land-grant estates and the development of Company Title for property ownership. Distinctive Inter-War group streetscape.</p> <p>Reasons for listing: Historical; architectural; aesthetic; streetscape</p> <p>Significance: Good, intact example of an Inter-War, Free Classical-style flat building with Chicago school elements. Original face-brick with decorative brick parapets elements. Unusual asymmetrical façade in good original condition with no balcony enclosures.</p> <p>Level of Significance: Local</p> <p>Integrity: Substantially intact</p>	 


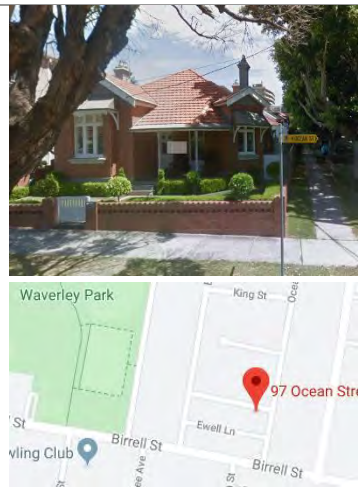
29	19 Ocean St North	<p>Inter-War Freestanding Georgian Revival-style three-storey flats building named <i>Yagobie</i>. Constructed before 1930 (<i>Sands</i>). Original face brick offset with rendered banding above windows and entrance. Simple symmetrical façade features rosette detailing on a rendered lintel cornice at the top of each of four columns spreads into three bays across façade. Circular feature below balconies on rendered banding. Entrance recessed in middle portion of façade's vertical bays. Stained glass windows above classical entrance portico. Stepped terracing to main façade entry. Balconies have been enclosed. Sandstone garage at street level.</p> <p>History: Inter-War flat building in Waverley was supported by access to nearby tram transport along Bondi Road. Built on land that once formed mid-Victorian-era gentlemen's estates along Bondi Road.</p> <p>Significance: Rare example of Chicago School-style flats. Original face-brick with decorative classical motifs. Enclosed balconies detract. Distinctive and remnant Inter-War flats group in the streetscape</p> <p>Level of Significance: Local</p> <p>Integrity: Substantially intact</p>	 
30	2b Penkivil St	<p>Inter-War Freestanding three-storey Art Deco-style Inter-War flats building, named <i>Roland Gardens</i>. Original textured multi-coloured face brick of red-brown colours. Symmetrical facade with 5 stepped bays. Second and fourth bays projecting and capped with Art Deco-style stepped decorative brick parapets. Façade also features decorative contrasting brick banding introduced into an otherwise simple exterior. Windows are clear-glazed double-hung sashes.</p> <p>History: The Art-Deco-style building overlooked Schneider's Garden (now Thomas Hogan Reserve). The land formed part of the early Mamhead estate, and was built on a street named after George Penkivil Slade. The land was owned by Edward Flood and J. B. Jones, who had previously bought two 10-acre portions on Bondi Road. They also purchased 14 acres for £210, between Anglesea Street and Penkivil Street, extending north to Old South Head Road. The grant was issued on February 27, 1839. This land was subdivided</p>	 


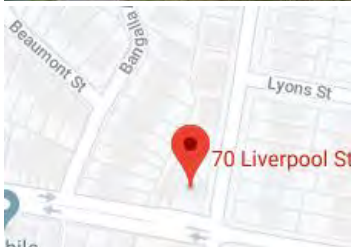
		<p>before 1885 by J. Newman, of <i>Mamhead Lodge</i>. A portion of the south end of the early subdivision between Penkivil and Anglesea streets and Bondi Road became Slade's subdivision about the 1880s. The land was later sold and developed in the Inter-War building boom at Bondi.</p> <p>Level of Significance: Local Integrity: Substantially intact</p>	
31	5 Penkivil St	<p>Victorian Freestanding double-storey hilltop late Victorian villa of Italianate and Filigree styles largely intact. Double-fronted with asymmetric plan form with projecting gable roof bay on left side. Arched sandstone lintel and arched portico on ground and first floor. Rendered with stripped classical detailing. Tower encloses the left end of the upper balcony, with iron filigree to the right. Sandstone arched garages at street level. Broad sandstone stair entry through arched gate in sandstone retaining wall.</p> <p>History: 5 Penkivil Street is known as <i>Summerton</i> and once overlooked Schneider's Garden with views to Bondi. The centre of the garden was called Bondi Glen. Schneider was a well-known Waverley landscape gardener. The land formed part of the early Mamhead estate, and was built on a street named after George Penkivil Slade. The land was owned by Edward Flood and J. B. Jones, who had previously bought two 10-acre portions on Bondi Road. They also purchased 14 acres for £210, between Anglesea Street and Penkivil Street, extending north to Old South Head Road. The grant was issued on February 27, 1839. This land was subdivided before 1885 by J. Newman, of <i>Mamhead Lodge</i>. Robert Newman was in occupation in 1867. The Lodge was later known as <i>Mamhead Flats</i>. The estate had frontages to New Street and Old South Head Road. A portion of the south end of the early subdivision between Penkivil and Anglesea streets and Bondi Road became Slade's subdivision about the 1880s. Slade was a Sydney solicitor whose second name was Penkivil. It is on this grant that the present Bondi-Waverley School of Arts and the Masonic Hall now stand. (Dowd) <i>San Jose</i> was No 1 in 1900, occupied by Mrs M MacKenzie.</p>	 




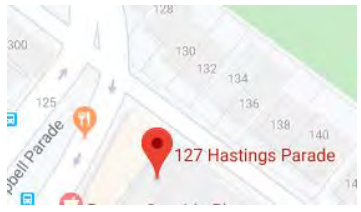
		<p>Significance: The Victorian villa demonstrates significant streetscape character and remains of aesthetic significance as an example of the evolving form of the Victorian freestanding townhouse. The residence is of aesthetic and historic significance as a dramatic streetscape remnant of large Victorian villa development on a raised site with views to Bondi Beach over Schneider's Glen (Thomas Hogan Reserve).</p> <p>Level of Significance: Local</p> <p>Integrity: Substantially intact</p>	
32	<p>70 Penkivil St</p> <p>Also known as 160 Bondi Road</p>	<p>Inter-War: Constructed in the 1930s in a simple Classical style with Chicago School influences. rendered frieze and cornice and upper level window architraves.</p> <p>History: Victorian, Federation and Inter-War shop-top housing buildings are a feature of Waverley streetscapes. Bondi Road has some fine examples of such architecture, which makes an important contribution to its distinctive character. It is a strong defining element of the corner site and the streetscape. Few shop-top housing buildings display Classical revival architectural styles, as the majority are Edwardian, Arts & Crafts or Federation in style for those built in the 1910s to 1920s, while those constructed in the 1930s to 1940s tend to be Art Deco in style.</p> <p>Significance: Historical, aesthetic</p> <p>Level of Significance: Local</p> <p>Integrity: Substantially intact</p>	
33	<p>22 Bennett St</p>	<p>Victorian Freestanding double-storey Italianate terrace, arched entrance on right with Classical detail, arched window above. Iron lace on veranda, Classical door detail mirrored on three-bay window</p> <p>Aesthetic, historical, part of early grand estate subdivision along the top half of Bondi Road.</p> <p>History: The land on which Bennett St was constructed was purchased by Edward Bennett in March, 1853, who paid the high price of £5 per acre for his 10-acre lot. It ran along Bondi Road and extended to Birrell and Bennett streets and Park Parade. Bennett's estate was subdivided for sale on May 16, 1881, and contained 66 allotments. This house dates from that period.</p> <p>Significance: Historical, aesthetic</p> <p>Level of Significance: Local</p> <p>Integrity: Substantially intact</p>	


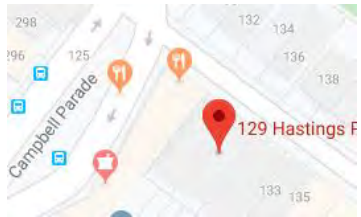

34	27 Bennett St	<p>Victorian Freestanding double-storey Victorian Italianate terrace; central tower with classical detail. Palisade fencing with decorative sandstone posts.</p> <p>History: The land on which Bennett St was constructed was purchased by Edward Bennett in March 1853, who paid the high price of £5 per acre for his 10-acre lot. It ran along Bondi Road and extended to Birrell and Bennett streets and Park Parade. Bennett's estate was subdivided for sale on May 16, 1881, and contained 66 allotments. This house dates from that period.</p> <p>Significance: The double-storey Victorian Italianate residence retains original detailing and provides a streetscape element of landmark quality. The building suffers from later unsympathetic work, but could be restored.</p> <p>Level of Significance: Local</p> <p>Integrity: Altered unsympathetically, reversible</p>	 
35	28, 29 Park Parade	<p>Victorian Pair of attached Victorian Italianate terraces, high off street. Dual central arched entry tower, original double-hung tower window. Balcony enclosed on left. Original sandstone fencing; stair tiles, chimney on left. Distinctive streetscape feature facing Waverley Oval, aesthetic, historical significance as part of late Victorian subdivision of early grand estates sub-division along Bondi Road.</p> <p>History: Three 10-acre lots fronting present Bondi Road were sold in the late 1830s. This included land now identified as Waverley Park and Cricket Oval and formerly Flagstaff Farm. The land on which Park Parade was constructed was bought by Edward Bennett in March 1853, who paid the high price of £5 per acre for his 10-acre lot. It ran along Bondi Road and extended to Birrell and Bennett streets. The estate was subdivided for sale on May 16, 1881. The house is from that period.</p> <p>Significance: The double-storey Victorian Italianate semi-detached residential pair retain extensive original detailing and provide a streetscape element of considerable aesthetic quality. The building, while containing unsympathetic later work, retains aesthetic significance and could be restored.</p> <p>Level of Significance: Local</p> <p>Integrity: Substantially intact, reversible</p>	 


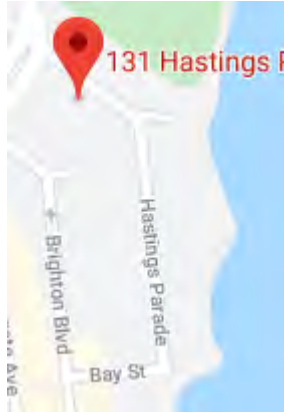


36	2-14 King St	<p>Federation Row of single-storey terraces; terra cotta tile roofs, timber balcony fretwork; pitched portico.</p> <p>History: The Federation semi-detached residences formed part of the speculative subdivision of later 19th century estates in Waverley. The streetscapes were established by the progressive subdivision of the grounds of the large gentlemen's residences constructed between Bondi Rd and Bronte in the mid- to late-19th century, with building continuing into the early 20th century. Dickson's Estate was subdivided for sale on December 3, 1892, with frontages to King, Stephen and Ewell streets. A further sale of unsold lots, took place on November 10, 1907, in Ewell and Stephen streets.</p> <p>Significance: Cohesive row of Federation semi-detached dwellings within a streetscape of mature fig trees, most dating back to Great Depression unemployment relief tree planning programs of the 1930s. The pair has historic, aesthetic and social significance as a demonstration of the evolution of Waverley from isolated gentleman's residences to close-set suburban housing of the Federation and Inter-War periods. The streetscapes have social significance as a demonstration of Depression-era work schemes. Aesthetic significance includes streetscapes of cohesive planting, type, scale form and alignment.</p> <p>Level of Significance: Local</p> <p>Integrity: Unsympathetically altered</p>	 
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37	4, 6, 8, 10 Stephen St	<p>Federation Row of single-storey terraces; terracotta and slate roofs, chimneys intact; some iron fretwork, pitched central portico.</p> <p>History: The Federation semi-detached residences formed part of the speculative subdivision of later 19th century estates in Waverley. The streetscapes were established by the progressive subdivision of the grounds of the large gentlemen's residences constructed between Bondi Rd and Bronte in the mid- to late-19th century, with building continuing into the early 20th century. Dickson's Estate was subdivided for sale on December 3, 1892, with frontages to King, Stephen and Ewell streets. A further sale of unsold lots, took place on November 10, 1907, in Ewell and Stephen streets.</p> <p>Significance: Cohesive row of Federation-era semi-detached dwellings within a streetscape of mature fig trees, most dating back to Great Depression unemployment relief tree planning programs of the 1930s. The pair has historic, aesthetic and social significance as a demonstration of the evolution of Waverley from isolated gentleman's residences to close-set suburban housing of the Federation and Inter-War periods. The streetscapes have social significance as a demonstration of Depression-era work schemes. Aesthetic significance includes streetscapes of cohesive planting, type, scale form and alignment.</p> <p>Level of Significance: Local</p> <p>Integrity: Unsympathetic altered</p>	
38	97 Ocean St	<p>Federation Well-detailed freestanding single-storey bungalow, red brick. Complex and dominant terra cotta tiled roof broken with splayed corner gables. Lowered entry roof supported on turned timber veranda posts. Original brick fence castellated pattern. Entry porch recessed. All gables decorated with hoods. Original chimneys.</p> <p>History: Land began to be sold off along the unnamed Government Road, later Waverley Street and now Bondi Road in the 1830s. In 1839, Michael Woolley purchased 11.5 acres from Old South Head Road and Bondi Road and Anglesea Street to Flood St for £161. The land was subdivided under the name of Anglesea Estate before 1887. Soon after, Woolley purchased two more land parcels on</p>	






		<p>Bondi Road of 141 and 131 acres each for £123 and £67. This area was subdivided into allotments before 1887. In 1845, four portions were secured by Joseph Dickson for £25 each. Two of the portions faced Bondi Road and two Birrell Street, from Bennett Street to between Ocean and Watson streets. Dickson was one of Waverley's first councillors. By the 1870s, the grant was known as Dickson's Paddock, stretching to McKenzie's dairy at Denham Street. Before 1859, Dickson ran a soap factory and a boiling works fronting Bondi Road. It closed after complaints.</p> <p>The Dicksons then built a timber yard and the family lived in a two-storey house flanked by two landmark Norfolk pines on Ewell Street, (felled in 1929). The estate was subdivided in December 1892. A Federation estate that contained No 97 was then constructed, including the Bondi Road Post Office in 1907.</p> <p>Significance: Good example of a Federation residence, intact. Historical, architectural, aesthetic; streetscape significance.</p> <p>Level of Significance: Local</p> <p>Integrity: Substantially intact</p>	
	Rose Bay precinct		
39	70 Liverpool St	<p>Inter-War Double-storey residence designed in the Ocean-liner style. Irregular arrangement of elements, simple curved geometry, white rendered face brick, flat roof concealed by raised parapet. Linear window patterns. Cantilevered entrance hood. Stepped, rendered masonry fence, probably original. Functionalist-Ocean-liner style house. Local aesthetic, historical importance, Rare surviving example.</p> <p>History:</p> <p>Significance: Historical, aesthetic. The bungalow is an intact mid-20th century residence constructed in the Ocean Liner style. It records the detail and quality of construction employed in consolidation of outer suburbs of Waverley during the Inter-War period.</p> <p>Level of Significance: Local</p> <p>Integrity: Substantially intact</p>	 
40	1 Warners Ave	<p>Inter-War The Bondi Lawn Bowling Club was established in 1935. The clubhouse is an important streetscape feature of Warners</p>	

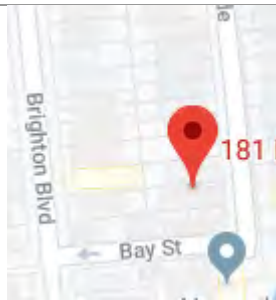





		<p>Ave's parkland entry off the original South Head Rd. It is a good example of an Inter-War building with Old English influences. Features an unusual roof with hipped gable feature set asymmetrically, with terra cotta roof, face brick and original roof form still intact. Non-original windows detract from façade. Despite later extensions behind façade, the building's original design is still clearly understood as Inter-War architecture. Curtilage and later alterations could be reversed.</p> <p>History: Comparable bowling clubs of a 1920s-1950s already on local heritage lists include: Willoughby (1953); Kyle Bay (1950s); Mona Vale (1954); Mosman (1927); South Hurstville (1950s). The site was originally leased from the Lands Board.</p> <p>Significance: The Bondi Bowling Club has historical, aesthetic and social significance. . The building has a long history of association with the local community. Its use as a recreation facility for the community is ongoing. The building demonstrate the growth of community facilities in Bondi's years of expansion. Current use demonstrates and continues ongoing community recreation use of the site as a lawn bowling club since 1935, and of a sport imported to Australia in 1845 (first inter-colonial game was played in 1880. NSW Bowling Association formed the same year.) The collection of memorabilia contained within the clubhouse reaches back to the inception of the club in the 1930s.</p> <p>Level of Significance: Local</p> <p>Integrity: Substantially intact</p>	 
	North Bondi precinct		
41	127-129 Hastings Parade	<p>Inter-War</p> <p>The paired residential flat buildings demonstrate the later Arts & Crafts style employed in speculative residential flat buildings of the 1920s.</p> <p>The paired two-storey buildings were originally of face brick with hipped Marseilles tile roofs, broad eaves with exposed rafters and projecting, canted central bays to the street front with quarry-faced sandstone spandrels to ground floor and shingle-clad spandrels to first floor. Double-hung timber sash windows typically in single openings originally</p>	 

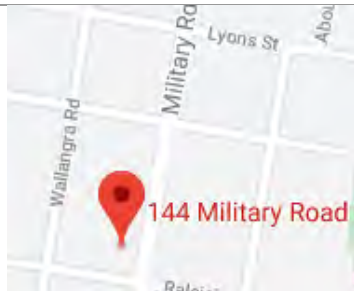

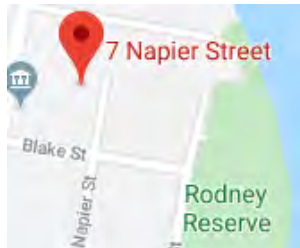

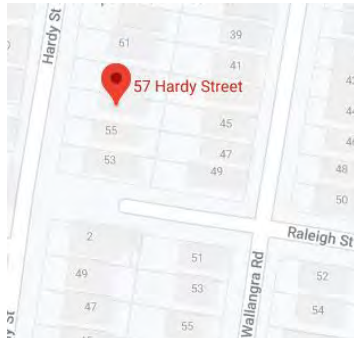
		<p>incorporated multi-paned upper sashes. Detailed quarry-faced low sandstone fences addressed the main street frontage. The paired residential flat building retain substantial original detail with later changes including render and painting of face brick change to roof tile profiles and removal of some original window sashes.</p> <p>History: Following initial development as the Queenscliff Estate in the 1880s, Hasting Parade at Ben Buckler became a sought-after site for Inter- War residential flat buildings due to exceptional views of the ocean and Bondi Beach. Many replaced earlier Federation cottages, others occupying vacant sites on the rocky slopes looking south over Bondi Beach.</p> <p>Statement of Significance: The paired Inter-War Arts and Crafts-style residential flat buildings are substantially intact examples of the speculative development of Ben Buckler during the Inter War period. The new housing form capitalised on the scenic outlook, the growing popularity of Bondi was a residential location aided by improved tram transport. The grouped buildings demonstrate the initial aesthetic approach to the new housing type adapting articulation and detail previously employed in Federation Arts and Crafts residences.</p> <p>Construction in matching pairs with sandstone fences associated with the established use of locally quarried material further enhanced the evolving streetscape in Hastings Parade of the Inter War years.</p> <p>Significance: Historical, aesthetic</p> <p>Level of Significance: Local</p> <p>Integrity: Substantially intact, reversible changes</p>	 
42	131 Hastings Parade	<p>Inter-War</p> <p>The residential flat building at 131 Hastings Parade, North Bondi, demonstrates Art Deco Moorish style detailing employed in speculative residential flat buildings of the later Inter-War years. The two-storey building incorporates a projected break-front elevation articulated as a Moorish-influenced screen to the front of a conventional hip-roofed face-brick building. The street elevation incorporates vertically emphasised pointed arched Moorish style</p>	


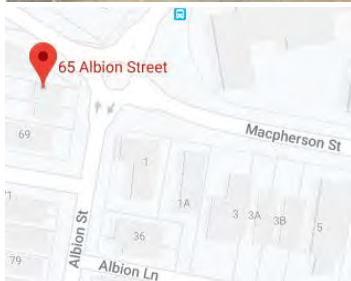


		<p>windows between expressed pilasters tapered into a raised parapet. Outer corners of the front elevation have return pilasters rising above the parapet. Curved balconies are set in the returns to each side of the centre bay, these finished in rendered masonry. Now rendered and painted, the building is likely to have been initially constructed in face brick.</p> <p>History: Following initial development as the Queenscliff Estate in the 1880s, Hasting Parade at Ben Buckler became a sought-after site for Inter- War residential flat buildings due to exceptional views of the ocean and Bondi Beach. Many replaced earlier Federation cottages, others occupying vacant sites on the rocky slopes looking south over Bondi Beach.</p> <p>Statement of Significance: The residential flat building at 131 Hastings Parade is a notable example of the Art Deco-style incorporating elements of Moorish style in a speculative residential flat building of the later Inter-War years. Reflecting the influence of French Art Deco and in turn its North African colonies particularly Casablanca, on the evolution of the Art Deco style, the building demonstrates the attention to detail and contemporary taste of later residential flat construction in a competitive market prior to World War 2.</p> <p>Significance: Historical, aesthetic</p> <p>Level of Significance: Local</p> <p>Integrity: Substantially intact</p>	 
43	133-135 Hastings Parade	<p>Inter-War The paired residential flat buildings demonstrate the later Arts & Crafts style employed in speculative residential flat buildings of the 1920s.</p> <p>The paired two-storey buildings were originally of face brick with hipped Marseilles tile roofs, broad eaves with exposed rafters and projecting, canted central bays to the street front with quarry-faced sandstone spandrels to ground floor and shingle-clad spandrels to first floor. Double-hung timber sash windows typically in single openings originally incorporated multi-paned upper sashes. Detailed quarry-faced low sandstone fences addressed the main street frontage.</p> <p>The paired residential flat building retain substantial original detail with later changes including render and painting of face brick</p>	 



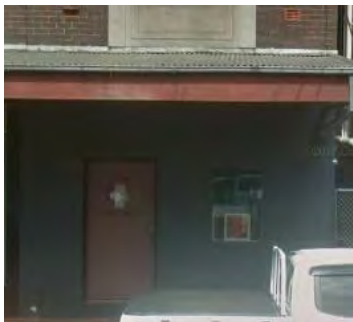

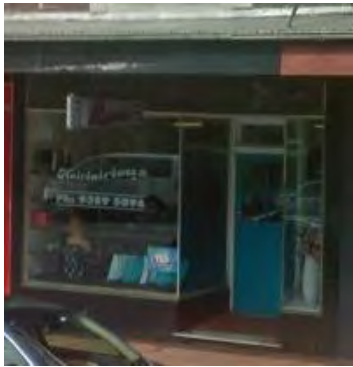
		<p>change to roof tile profiles and removal of some original window sashes.</p> <p>History: Following initial development as the Queenscliff Estate in the 1880s, Hasting Parade at Ben Buckler became a sought-after site for Inter- War residential flat buildings due to exceptional views of the ocean and Bondi Beach. Many replaced earlier Federation cottages, others occupying vacant sites on the rocky slopes looking south over Bondi Beach.</p> <p>Statement of Significance: The paired Inter-War Arts and Crafts-style residential flat buildings are substantially intact examples of the speculative development of Ben Buckler during the Inter War period. The new housing form capitalised on the scenic outlook, the growing popularity of Bondi was a residential location aided by improved tram transport. The grouped buildings demonstrate the initial aesthetic approach to the new housing type adapting articulation and detail previously employed in Federation Arts and Crafts residences.</p> <p>Construction in matching pairs with sandstone fences associated with the established use of locally quarried material further enhanced the evolving streetscape in Hastings Parade of the Inter War years.</p> <p>Significance: Historical, aesthetic</p> <p>Level of Significance: Local</p> <p>Integrity: Substantially intact</p>	
44	165-171 Hastings Parade	<p>Inter-War: Part of a group of Spanish Mission-style, freestanding residences and residential flat buildings in varied states of intactness. Characterised by front portico feature supporting stepped-up terraces to main façade. Paired window arches separated by barley sugar columns. Combination of cartouche, garland and patina features on scrolled parapet. Detailed render in seashell pattern. Evidence that front windows were originally in stained glass. Masonry fence characteristic of area's predominant style.</p> <p>History: Following initial development as the Queenscliff Estate in the 1880s, Hasting Parade at Ben Buckler became a sought-after site for Inter- War residential flat buildings due to exceptional views of the ocean and Bondi Beach. Many replaced earlier Federation</p>	


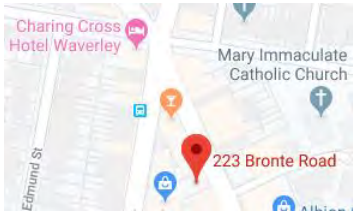
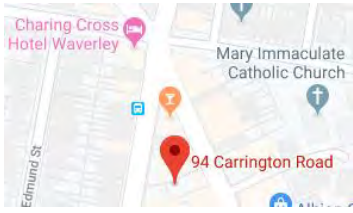
		<p>cottages, others occupying vacant sites on the rocky slopes looking south over Bondi Beach.</p> <p>Significance: The buildings form a grouping of similarly styled residential flat buildings. All were constructed at about the same time. Fine examples of the American influence based on the Spanish Mission style of Mission Valley, California. Popularised in other parts of the world that also have a warm, temperate climate similar to California's. Especially popular in beach environments due to their white colour and brightness. Most are reasonably intact and characterise the built form of this locality. Good example of an Inter-War Spanish Mission style flat building. Typical of an Inter-War Spanish Mission style flat building. Typical of this area and part of a good group. Local significance.</p> <p>Historical, aesthetic</p> <p>Level of Significance: Local</p> <p>Integrity: Varied states of intactness</p>	   
45	181 Hastings Parade	<p>Inter-War</p> <p>Two-storey Inter-War residential flat buildings of Art Deco style. Original red face brick with contrasting red brick beside paired upper windows. Decorative brickwork on parapet with vertical central Art Deco parapet detail. Original timber double-hung windows. Original ground-floor windows now replaced by double doors.</p> <p>History: Following initial development as the Queenscliff Estate in the 1880s, Hasting Parade at Ben Buckler became a sought-after site for Inter-War residential flat buildings due to exceptional views of the ocean and Bondi</p>	


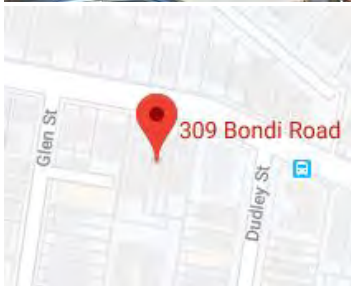


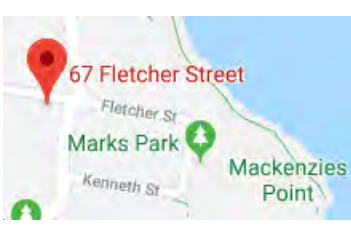
		<p>Beach. Many replaced earlier Federation cottages, others occupying vacant sites on the rocky slopes looking south over Bondi Beach.</p> <p>Significance: Historical, aesthetic</p> <p>Level of Significance: Local</p> <p>Integrity: Varied states of intactness</p>	
	Dover Heights precinct		
46	14 Lyons Rd	<p>Modernist</p> <p>Designed by celebrated Modernist architect Harry Seidler. Irregular of elements, simple curved geometry with intersecting shapes, white rendered face brick, flat roof concealed by parapet.</p> <p>Rare surviving example of Modernist house. Local aesthetic, historical importance.</p> <p>History: A derivation of earlier Ocean Liner/Functionalist forms</p> <p>Significance: Historical, aesthetic</p> <p>Level of Significance: Local</p> <p>Integrity: Substantially intact</p>	 
47	17 Douglas Parade	<p>Post-Functionalist</p> <p>Single-storey post-Functionalist style home. Plain render, contrast banding, irregular element arrangement; curved entry; ribbon windows; flat roof concealed by parapet.</p> <p>Rare unaltered example of Functionalist style house. Local aesthetic, historical importance.</p> <p>History: A derivation of earlier Ocean Liner/Functionalist forms</p> <p>Significance: Historical, aesthetic</p> <p>Intact example of a 1950s house displaying features typical of the period. Of note is the thoughtful integration of the garage into the house, a new concept at the time.</p> <p>Level of Significance: Local</p> <p>Integrity: Substantially intact</p>	 
48	144 Military Rd, Dover Heights	<p>Post-Functionalist</p> <p>Good double-storey house c1950. Original face brick. All hipped tile roof. Irregular arrangement of building elements. Rounded two-storey front projection on right side. Timber double-hung windows.</p> <p>Rare example of Post-Functionalist home..</p> <p>History: A derivation of earlier Ocean Liner/Functionalist forms</p>	






		<p>Significance: Historical, aesthetic Intact example of a 1950s house displaying features typical of the period. Of note is the provision of the garage, a new concept at the time.</p> <p>Level of Significance: Local Integrity: Substantially intact</p>	
49	7 Napier St	<p>Post-Functionalist double-storey Functionalist style, possibly early post-war. Original face brick, double-fronted irregular arrangement of building elements; curved left half of facade; timber ribbon windows; pitched roof with terra cotta tiles. Functionalist style homes becoming rare in Waverley.</p> <p>History: A derivation of earlier Ocean Liner/Functionalist forms.</p> <p>Significance: Historical, aesthetic Intact example of a 1950s house displaying features typical of the period. Of note is the thoughtful integration of the garage into the house, a new concept at the time.</p> <p>Level of Significance: Local Integrity: Substantially intact</p>	 
50	57 Hardy St	<p>Post-Functionalist double-storey Functionalist style, possibly early post-war. Original face brick, double-fronted irregular arrangement of building elements; curved left half of facade; timber ribbon windows; pitched roof with terra cotta tiles. Functionalist style homes becoming rare in Waverley.</p> <p>History: A derivation of earlier Ocean Liner/Functionalist forms.</p> <p>Significance: Historical, aesthetic Intact example of a 1950s house displaying features typical of the period. Of note is the thoughtful integration of the garage into the house, a new concept at the time.</p> <p>Level of Significance: Local Integrity: Substantially intact</p>	 

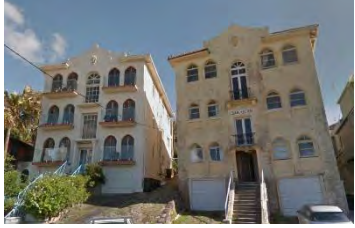

	Charing Cross precinct		
51	65 Albion St, Bronte	<p>Late Victorian Freestanding terrace in good condition. Slab-sided projecting blade-like walls. Filigree-style detail on front façade appears little altered. Original cast iron columns and lacework decoration. Elaborate stucco mouldings and original chimney. Similar detailing as No 67.</p> <p>History: Era of construction associated with sale of Bronte's early land grant marine villa gentleman's residences for speculative subdivision.</p> <p>Reasons for listing: Historical; architectural; aesthetic; streetscape</p> <p>Significance: Good example of a Victorian terrace-style house, with most of its original fabric intact. Adjacent to and contributory streetscape element related to the evolution of the Charing Cross townscape over the past 130 years. Aesthetic, architectural, historical significance.</p> <p>Level of Significance: Local</p> <p>Integrity: Substantially intact</p>	 
52	67 Albion St, Bronte	<p>Late Victorian <i>Bolingbroke</i> Freestanding Filigree-style terrace. Slab-sided blade walls. Original cast iron columns and lacework decoration on façade. Similar detailing as No 65. Original chimneys. Coach house remains at rear.</p> <p>History: Associated with the subdivision of the marine villas at Bronte. First mentioned in Sands Directory in 1886, Lieutenant George S. Bosanquet R.N. in residence. Era of construction associated with sale of the early land grant marine villa gentleman's residences at Bronte.</p> <p>Reasons for listing: Historical; architectural; aesthetic; streetscape</p> <p>Significance: Good example of a Victorian terrace style house, with most of its original fabric intact. Adjacent to and contributory streetscape element related to the evolution of the Charing Cross townscape over the past 130 years.</p> <p>Level of Significance: Local.</p> <p>Integrity: Substantially intact</p>	 

53	<p>223-227 Bronte Road (Lot A in DP 332733)</p> <p>94 Carrington Road (Lot A & B in DP 332733)</p> <p>203-209 Bronte Rd (Lot A in DP 105665)</p>	<p>Inter-War The site, which is facing large-scale development pressure, includes two buildings of heritage significance within the Charing Cross Heritage Conservation Zone:</p> <p>Inter-War: A two-storey c1925 Functionalist-style shopfront building fronts Bronte Road with first-floor apartments. The building contains three shops with dark face brick and render displaying Georgian Revival elements, especially on the upper floor. The first floor, while somewhat dilapidated, contains string course brick decoration above the windows with three bays of paired, double-hung timber sashes (unusually detailed with highlights) with stucco surrounds and spandrels. Rendered architraves with rendered panels below the sills, rendered pediment and parapet. The shop at No 227 has lost its original front details but the other two are unusually intact and could be restored to their original configuration. The shop building is substantially intact and in moderate condition. Although simple in detailing the shop building is a strong architectural element in the streetscape.</p> <p>Inter-War: Stamatiko Flats c1936. The two-storey apartment building facing Carrington Rd (built behind the Bronte Rd shopfronts) is of Mediterranean style. The building is brick with course textured render and features multi-coloured Cordoba tiled copings, corbelled archways and Cordoba tiled awnings over doorways. Most of the external joinery appears original with timber framed sash windows with 6 panes above and a single pane below. Evidence the building may once have been painted yellow. The flats were designed by the architect George Newtown Kenworthy, who was more widely known for his theatre building, including the Orpheum at Cremorne. The flats are a rare example of his domestic work. He also designed parts of the Paragon Café and a Modernist house, both in Katoomba. His work is not yet fully recognised.</p> <p>History: The Inter-War shopfronts form part of the commercial/retail heart of the late Victorian Charing Cross conservation zone established around Bronte Rd. The road, first known as the Coogee Road, then Cowper Rd and Leichhardt</p>	    
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	<p>St, was established in the 1830s along the ridgeline to Governor Macquarie's watchtower at L Perouse. Extant, early development in the street now dates from the mid to late 1800s, with later infill from the Federation, Edwardian and Inter-War periods, as well as post-war and late 20th century. Bronte Rd is symbolic of the area's late Victorian development. It is Waverley's earliest commercial strip and retains much of its period character and form. From 1930, the buildings at 223-227 Bronte Rd were owned by Greek brothers Angelo and Emmanuel Mellitas, well-known confectioners who also ran the Acropolis Café in Gunnedah (1920-1940s). They commissioned the building of the Stamatiko Flats, named for their mother.</p> <p>Statement of Significance: The buildings at 223-227 Bronte Rd are of historical significance as part of the important overlay of the early 20th century phase of growth and consolidation of the Charing Cross Conservation Area's village precinct, which resulted in a strong theme of early 20th century architecture overlaying the earlier Victorian architecture of the locality. The Stamatiko Flats are of aesthetic significance as a good example of a relatively intact Mediterranean building designed by the noted early 20th century Sydney architect George N. Kenworthy. It displays key characteristics of the style and further distinction as a result of Kenworthy's involvement. The place has the potential to provide a greater understanding of the domestic work of an influential architect who was highly regarded for his theatre work.</p> <p>Level of Significance: Local</p> <p>Integrity: Shops: substantially intact and in moderate condition. Nos 223, 225 are relatively rare as original early 20th century shopfront. Rear flats: highly intact externally but in poor condition.</p>	  
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	South Bondi precinct		
54	309-311 Bondi Rd	<p>Federation Matching pair of sandstone semis. Bullnose verandas with tin roof and turned timber posts. Original tile roof on both and original chimneys. Sandstone fence.</p> <p>Federation shops built in response to tramline extension, with shops servicing growing population. Development driven by subdivision boom</p> <p>History: Significance: Historical, aesthetic Level of Significance: Local Integrity: Substantially intact</p>	 
55	67 Fletcher St	<p>Inter-War Four-storey flats. Original face brick. Façade in 3 bays, middle projected. Middle parapet conceals roof. Side bays recessed with front rounded balconies. Double-hung timber windows, arched windows at top of middle bay. Ground-floor garages. Original fence.</p> <p>Local aesthetic and historical significance - Inter-war Art Deco style RFB. Good detail. Similar building design to heritage listed flats building on Curlewis St, Bondi. Same architect as Campbell Parade Lurline building?</p> <p>History: Significance: Historical, aesthetic Level of Significance: Local Integrity:</p>	  

56	63 Fletcher St	<p>Inter-War. Presents to Fletcher Street as two-storey, three/four storeys on Dellview Street - topography. Built around a central courtyard. Integrated garage at lower ground.</p> <p>Art Deco hotel/ backpackers – could have a much longer history associated with Bondi Aquarium and Wonderland. Local aesthetic and historical significance. Could have a much longer history associated with Bondi Aquarium and Wonderland.</p> <p>History:</p> <p>Significance: Historical, aesthetic</p> <p>Level of Significance: Local</p> <p>Integrity:</p>	 
57	69 Fletcher St	<p>Inter-War Art Deco style three-storey flats. Painted brick. Façade broken into 4 bays, middle 2 projected. Vertical decorative pier and centre of both street facades. Curved corner brickwork. Parapet conceals terracotta roof. Double-hung timber windows. Original face brick painted.</p> <p>History:</p> <p>Significance: Historical, aesthetic</p> <p>Level of Significance: Local</p> <p>Integrity: Substantially intact</p>	 
58	1 Silva St	<p>Inter-War Art Deco flats. Three and 4-storey reflecting typography. Original face brick. Façade in 3 bays. Side bays feature projecting curved elements. Middle contains entrance, central front door featuring brick arch with orders. Middle parapet conceals roof. Side bays recessed with front rounded balconies. Double-hung timber windows. Intact garages.</p> <p>History:</p> <p>Significance: Historical, aesthetic</p> <p>Level of Significance: Local</p> <p>Integrity: Substantially intact</p>	 

59	7, 9 Wonderland Ave	<p>Inter-War: Three-storey residential flat building in Spanish Mission style, characterised by front portico feature supporting stepped-up terraces to main façade with barley sugar columns marking entry. Centralised decorative parapet. Roughly applied stucco. Paired window arches. Combination of cartouche, garland and patina features on scrolled parapet. Detailed render in seashell pattern. Evidence that front windows were originally in stained glass. Masonry fence characteristic of predominant style in the locality. Significant streetscape feature as matched pair</p> <p>History:</p> <p>Significance: Historical, aesthetic</p> <p>Level of Significance: Local</p> <p>Integrity: Substantially intact</p>	 
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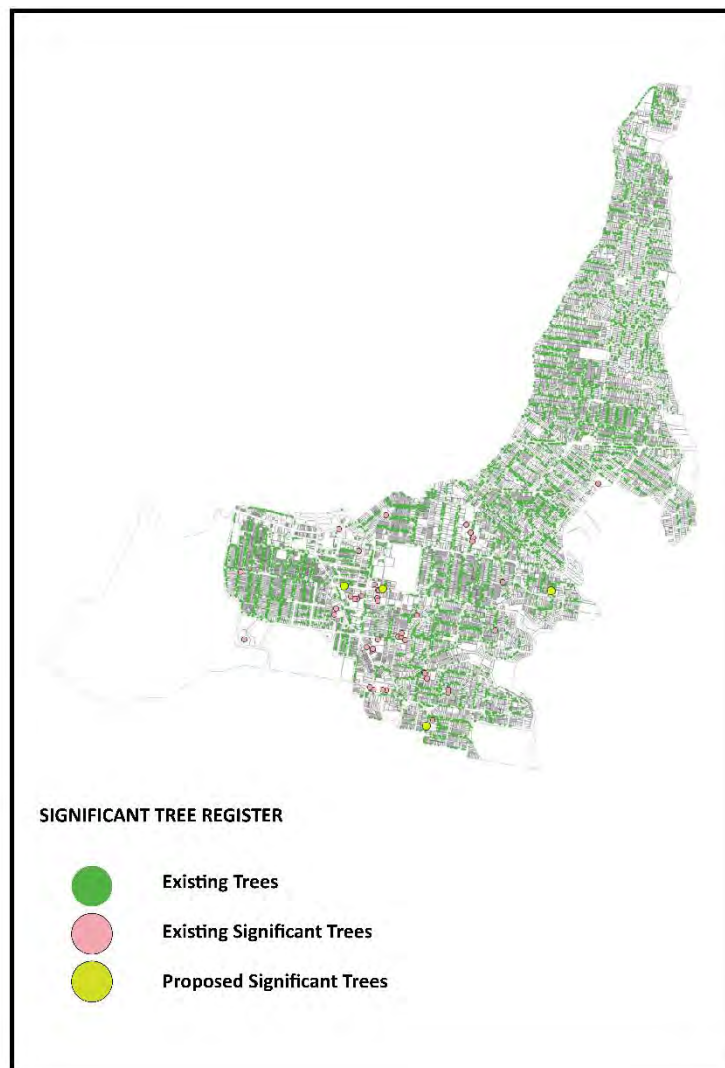
4.2 Section 170 buildings

The *Heritage Act 1977* requires government agencies to keep a register of heritage items under their care. This is called a Heritage and Conservation Register or more commonly, a Section 170 Register. Agencies that hold such registers are required to conserve and manage these items. The following items within the Waverley LGA are listed on the Section 190 Register but are yet to be included on Waverley's Schedule 5 and so have been included in this heritage assessment are now recommended for listing on the LEP. The rationale for the proposed inclusion on Schedule 5 is that they have been identified as being of local significance and therefore should be accommodated in the heritage list.

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

4.3 Heritage Significant Trees

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



Significant Tree Register

The following trees have been assessed as also having Heritage significance:

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

5 CONSIDERED FOR LISTING BUT NOT RECOMMENDED

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

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

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

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

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

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

6 NEXT STEPS AND RECOMMENDATIONS

The detailed heritage assessment outlined above highlights Waverley's rich and varied history, stretching back to the earliest days of European settlement. Understanding that history is key to preserving and maintaining Waverley's heritage significance into the future. Using strict application of best-practice heritage assessment criteria, this review proposes the inclusion of additional individual items and new and amended urban conservation areas on Schedule 5 of the LEP for the purposes of public exhibition.

The assessment has considered Waverley's natural and built fabric as a product of its layered history. The Thematic History (outlined in Appendix 1) – together with previous histories prepared in 1959, 1993 and 2007 – provides a basis for the understanding and interpretation of items within the assessment. The HCAs that have been recommended for listing reflect significant eras of the LGA's past. They contain a consistent and identifiable character that, if lost, would diminish the community's ability to understand its past and potentially rob it of neighbourhoods that over time will become more valued and highly prized.

The increased availability of historical material, much of it now digitised, has enhance our understanding of Waverley as a place and the pockets within it. This newly uncovered information gives fresh insight into what features are significant and why, and how this was and is reflected in Waverley's unique urban environment today. It comes at a time when the community's esteem for and understanding of heritage continues to grow as, over time, items of significance are lost to the pressures of development. Ongoing rigorous assessment of what is significant will also help to stem the increasing need for Interim Heritage Orders. (Refer to Section 2.2.4 Interim Protection for further detail.)

Recommendations resulting from this heritage assessment are as follows:

- Updated Schedule 5 of Waverley LEP
- Research on how Aboriginal people connection to place with a focus on Waverley
- Heritage Walks responding to Waverley stories uncovered
- Adaptive Re-use Strategy – best practice for integrating old buildings with new work
- An updated history of Waverley to complement the Dowd *History of Waverley*, extending the detailed history of Waverley from 1959 to the present
- Ongoing promotion of Waverley's heritage, including investigation of digital opportunities
- Celebration / Education / Interpretation events as required

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