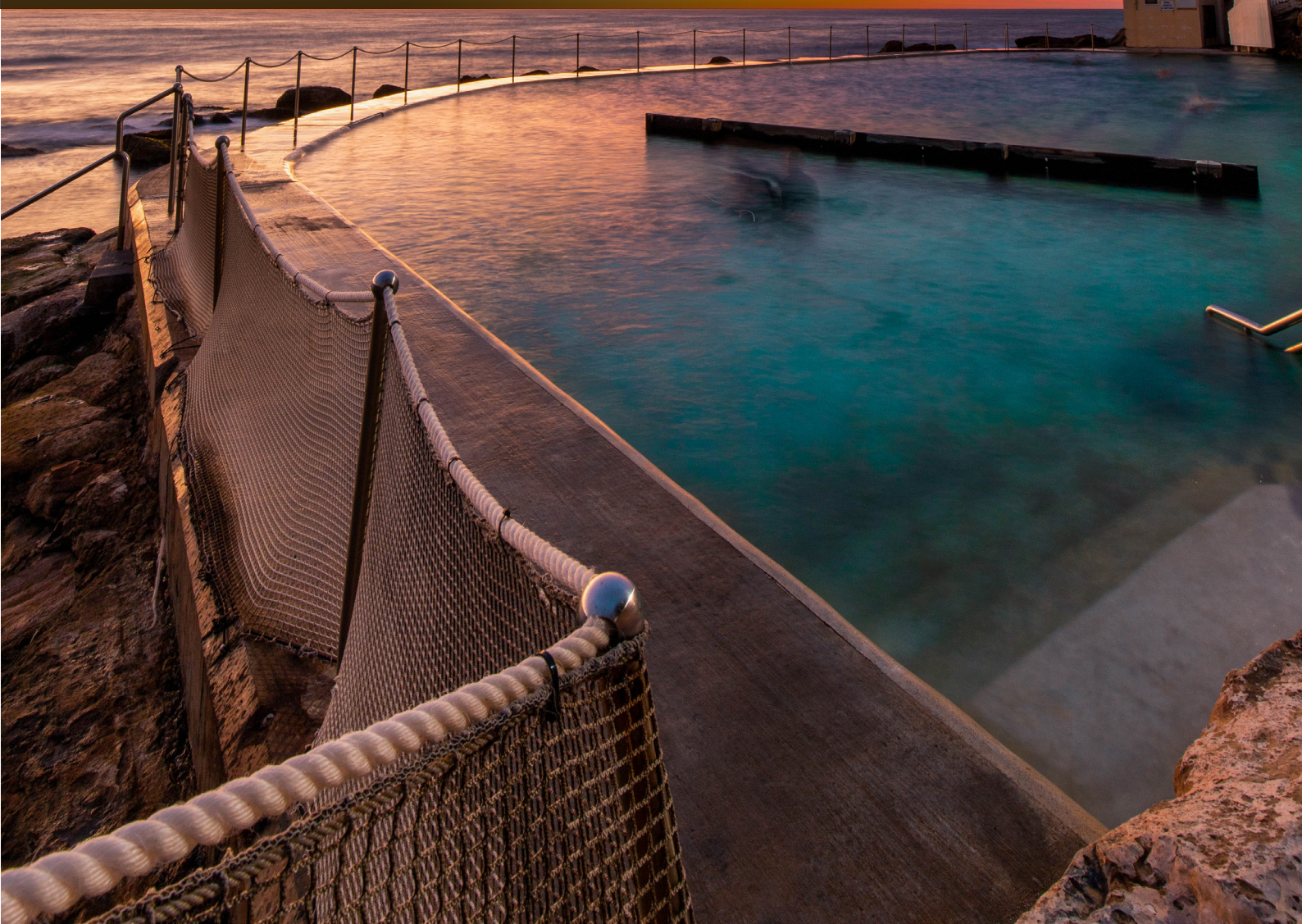




WAVERLEY
COUNCIL

WAVERLEY COUNCIL HERITAGE ASSESSMENT VOLUME II

Exhibition Draft July 2020



APPENDIX 1 THEMATIC HISTORY

1.1 Pre-European Settlement

For over a thousand generations Aboriginal people lived in the area now known as Waverley. They used the high ridgelines to travel, overlook and manage their lands. The Bidjigal and Gadigal people of Sydney's east lived before and during the last Ice Age (25,000 – 15,000 years ago) and witnessed the rapid rise in sea levels in that period. Waverley's cliffs marked the safe high ground.

Aborigines developed sophisticated food husbandry techniques that involved a spiritual relationship with the land to ensure food, animal and plant reproduction. The ocean, beaches and vegetated areas including land that is now Queens Park and Centennial Park - which were once freshwater wetlands - were important food sources.

The bushland of heath and woodland was likely home to kangaroos, wallabies, possums, gliders, bandicoots, birds, snakes and goannas as food sources. It also provided wood, bark and fibres for weapon, tools - including the Bondi Points (below left), found on Bondi Beach in the late 19th century after a storm and now in the Australian Museum) and other equipment. Rock engravings in the parks and along the coast reveal an Aboriginal culture rich in mythology brought to life in song, ceremony and oral tradition. Aboriginal identity, spirituality and means of survival was and still is immersed in ancestral land.



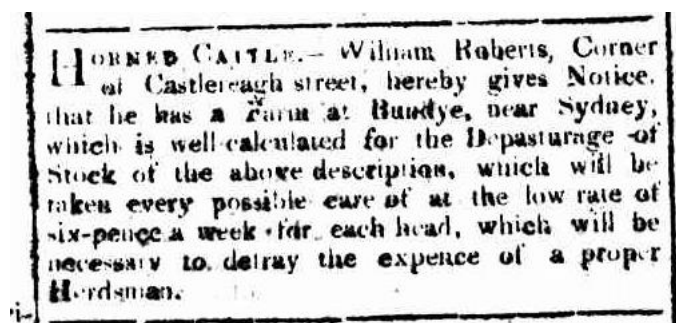
Aboriginal people have inhabited the greater Sydney region for over 20,000 years. A number of communities were associated with the land between Sydney Harbour and Botany Bay. The surrounding coastal strip contains a range of Aboriginal sites including middens, art sites, axe grinding grooves and rock engravings. It is likely most of the Aboriginal people who occupied the land around the study area would have been of the Cadigal clan. They would have used the marine, riverine and land resources of the area. In the gully, the original watercourse flowed over the waterfall and ponded in a series of lagoons which meandered through the coastal vegetation down to the beach. Fishing was observed to have formed a significant part of Aboriginal subsistence activities in the eastern Sydney area at European contact, and this

environment provided a variety of fresh and saltwater fish and shellfish. Following European contact, the Sydney Aboriginal population was quickly reduced in numbers, and dispersed by European settlement. Traditional groups were broken up and reconfigured. There are no documented Aboriginal sites recorded for the study area. However, archaeological evidence may potentially remain undetected in Bronte Park.⁴⁷ Aboriginal use of sheltered coastal places like Bronte Gully and the adjoining hinterland likely commenced after the sea stabilised at the current shoreline several thousand years ago. It is highly probable that Aboriginal people were regularly using Bronte Gully and its coastline before the first settlers who arrived with an intention to stay increased in number from the 1830s.

In 1788, from Waverley's sandstone cliffs, Aborigines witnessed the arrival of 12 small British ships loaded with convicts as they sailed up from Botany Bay into Sydney Harbour. Even though Captain Arthur Phillip carried instructions from King George III to live in "amity and kindness" with "the natives", the First Fleet's arrival had far-reaching and devastating impacts on the indigenous population. Yet their legacy has endured and is now globally recognised as the world's oldest living culture. In 2019, Waverley was home to almost 300 Aboriginal and Torres Strait Islander people from across Australia.

1.2 Early Development of Waverley

The beaches, swamps and low growing sandy scrub of Waverley's coastal area were interpreted by early explorers to have 'something of peculiar loneliness'. Early maps of the area describe it as "rocky, sandy and barren". Despite this, access to the area east of Sydney Cove was important in the first years of settlement. Completion of the road to South Head lighthouse was finalised in 181. It was overseen by the noted colonial road builder William Roberts, who received the first land grant at Bondi Beach, signed by Governor Lachlan Macquarie in January 1810.



Roberts received 200 acres (82 hectares) of land, including Bondi Beach, in recognition of his services in supervising construction the South Head Road (later Oxford Street and Old South Head Road). Roberts was also an innkeeper in Sydney and, in

common with other land holders, resided there while renting out his land at Bondi for the grazing of cattle. He died in 1819, and the Bondi holding passed through family connections

until it was sold, undeveloped, for 200 pounds in 1851 to Edward Smith (Monitor) Hall, held in trust for his daughter, Georgiana, who was married to Hall's associate Francis O'Brien. O'Brien attempted to subdivide part of the property in 1852, which was not successful, but it drew the attention of the Surveyor-General, Sir Thomas Mitchell, to the fact that Bondi Beach was in private ownership.

'The Homestead' at Bondi, originally called Bondi Lodge, Francis O'Brien's home, 1919 Source: The Centenary of the Municipality of Waverley, 1859-1959



Mitchell and Hall exchanged letters about the ownership of the beach. In September 1854, Mitchell declared that "access to this [beach] is indispensable and on behalf of the public that portion of the adjacent shore above the high-water mark shall be resumed'. Both men died before the issue was resolved and it took another 30 years before O'Brien had to surrender almost 21 acres (8.55 hectares) of beachfront for the amount of 4,500 pounds. Some years later, the Crown resumed part of the north-east boundary of his land. No roads had yet been developed to give access to the beach.

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

In 1826, Barnett Levey, the third grantee, received confirmation of his 60 acres (24.4 hectares) on South Head Road (now at the top of Bondi Road), paying 130 pounds. Levey, the first free Jewish settler in NSW, was a businessman, developer and entrepreneur. He planned to reside on his grant and build a 'grand house' named Waverley House. It was named after the recently published book *Waverley*, by Sir Walter Scott, and later gave the

municipality its name. Levey also developed an estate of cottages with a school. These were intended to be leased for a 50-year ground rent with the properties subsequently reverting to his estate. However, Levy could not finance the project which led to the sale of Waverley House in 1830 for 750 Pounds. It was subsequently used as an orphanage and school before being demolished in the early 20th century.

In 1831, new regulations for the disposal of Crown Land were introduced, establishing a system of acquisition through purchasing rather than through grants. But some promissory grants of small areas within the Waverley local government area were still honoured by the colonial authorities. The Church of England also received a grant of 11 acres (4.5 hectares) in the vicinity of Ruthven Street. Private land owners were less enthusiastic about owning land in the Waverley area until the land speculation boom started in the late 1830s. While a few land sales occurred prior to 1835, these were mainly desirable sites at either South Head Road or at the beaches.

William Mortimer Lewis was the Colonial Architect at this time and purchased 42 acres (17.1 hectares) at Bronte, while John Roby Hatfield bought 10 acres (4.1 hectares) at Tamarama in 1839. In the same year, land agent William Barton purchased what was considered a desirable site of 17 acres (6.9 hectares) for 53 pounds. At this time, permanent settlement was confined to the area around Charing Cross and Tea Gardens (Bondi Junction) and while some smaller parcels of land (between three and ten acres) were sold, the rest of the land remained vacant.

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

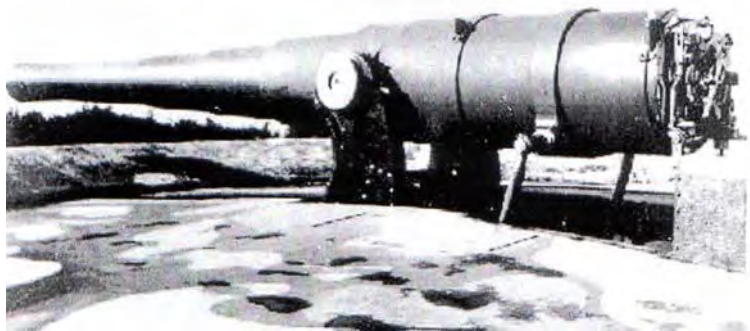
1.3 Defence in Waverley

The community who lived in the Waverley local government area in the mid-19th century were isolated from the established settlement at Sydney Cove, resulting in local loyalties having a more immediate impact and importance in the area. In 1868, the then citizens fought

physically with the representatives of the Sydney municipality over local rights of access through a water reserve at Queens Park.

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

*The battery site at Ben Buckler.
Source: Waverley Library*



It was not until the 1880s that the government decided to build three forts for coastal defence. These were located at Vaucluse, Clovelly and Ben Buckler. In 1892, a 250mm breach-loading gun, then the latest technology, was hauled from Victoria Barracks and installed at a newly built fort at North Bondi. The battery site at Ben Buckler is now a listed items of heritage and archaeological significance. Bondi's gun was never fired during war, but formed part of Australia's system of coastal defence until after World War II.

Communication technological advanced slowly, with the Sydney-Auckland undersea communications cable brought ashore at Bondi in 1912. It was another step linking Australia with the outside world.

1.4 Farmland in Waverley

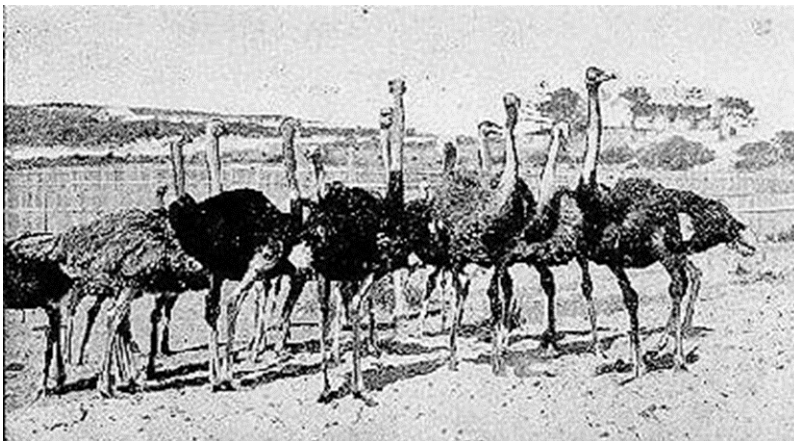
Although Waverley's sandy soil was not well suited for agriculture, some rural activities were established in the 19th century. Flagstaff farm (now Waverley Park) was operating before 1850. The farm combined agriculture (on its flat land) and cattle grazing on nearby hills and sand dunes. The farm was in operation until 1879.

The local Chinese community were the most successful at developing agriculture in the area. A large market was established in Farrelly's Avenue, Tamarama, which was cultivated until 1909. The land was then sold for the stables, belonging to a Kensington racehorse trainer.

The Chinese community also established a flourishing market on the northern corner of the former Flagstaff farm until the 1890s.

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

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



Barracluff's Ostrich Farm. Source: Waverley Library

THE "J. O. N. S." February 15, 1922.

Barracluff's Ostrich Feathers.



OSTRICH FEATHER FANS Obtainable in any Tint.

The Gift.

HOW Supreme the joy of making happy one's friend or relation—with a well chosen gift—a Barracluff Ostrich Feather Fan.

Obtainable in all Shades and definite Colours, with tassels, beautifully finished.

From 1 Guinea to 10 Guineas.

We pay carriage on all Ostrich feather goods.

Barracluff's Ostrich Farm,
SOUTH HEAD, SYDNEY.

City Show Rooms:
6 SYDNEY ARCADE, GEORGE STREET, SYDNEY.

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

*Group of milking Shorthorns at
F.A. Mackenzie's Waverley Dairy,
Bondi 1903 Source: The
Centenary of the Municipality of
Waverley, 1859-1959*



From 1887, competition among the 20 smaller dairies in the Waverley LGA increased and by 1900 the number of registered dairies grew to 34. As land subdivisions decreased, hand feeding of stock began to replace open grazing. By the 1920s, higher suburban land prices resulted in the end of smaller operators.

Tanneries

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

Soap Factories

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

Metal Factories

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

Breweries

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

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

Hotels

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

1.5 Villas and Mansions

By the 1820s, successful businessmen and aspiring civil servants were permanently settling in the Waverley local government area. The high status held by the military in the early days of settlement (defined by rank) grew less important as the emancipist and emigrant proportions of the population enlarged. Emancipists who had grown prosperous through trade and business activities and emigrants who held civil posts or had professional practices, needed to be close to town to be in constant contact with their business life.

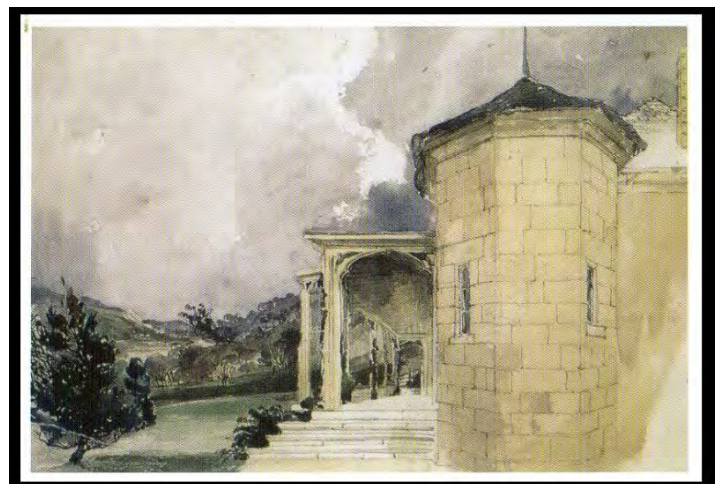
However, these business people also found it desirable to have a villa outside the city. The villa became a good example of local domestic architecture where simple elegance and usefulness were combined.

The earliest villa within Waverley LGA was Barnett Levey's Waverley House which was completed in 1828. Levey never resided at this property and financial difficulties forced its early sale. The house later became an orphanage. With the economic revival of the 1840s, the demand for villas grew in the Waverley area. Another early villa was Bronte House, left, which was originally built for barrister Robert Lowe after he purchased the land from the Colonial Architect Mortimer Lewis. Other villas constructed before 1860 included: *Ellerslie* for businessman John Birrell, '*Palmerston*' for William Spain on Dickson Street, *Lugar Brae* on Leichhardt Street, and *Yanko* at Bronte. The design of the gentlemen's estates revolved around the site view and the land around the house, which were an important part of the outdoor pleasures of villa life. Gardens were an integral part of these villas and were designed with waterfalls, grottos, summer houses, orchards as well as vegetable and flower beds.



Waverley House, built in 1827 by Barnett Levy; Watercolour of Bronte House, painted by Georgiana Lowe; Yanko estate, Bronte.

Source: The Centenary of the Municipality of Waverley, 1859-1959'; State Library of NSW; Domain



Villas and mansions were built through the second half of the 19th century. Other grand houses included *Chesterfield* for parliamentarian R.G. Massies, on land which extended to Arden Street and *Eastcourt*, built for James Marshall of the Paddington Brewery on the site of Waltham Cottage.



1.6 Traffic and Transport

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

From 1848, South Head Road was controlled by the Commissioners of Road Trusts and maintenance costs came out of the proceeds of a toll gate near the corner of Ebley and Cowper Street (Bronte Road). During the 19th Century, the main traffic modes were horses, buggies or carts and foot. In 1849, Mr Ward of the Waverley Hotel at Tea gardens offered a trip in a spaciouly constructed omnibus.

Horse-bus services were established on a regular commercial basis in the 1850s. Tickets for bus trips from Wynard to Paddington were six pence. Regular services to Tea Gardens and Charing Cross followed soon, due to increasing local competition.

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

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



Trams in Bondi Junction and Charing Cross.

Source: Local Studies Collection, Waverley Library

Sydney's tramway system remained government owned and controlled throughout its life. The overall length of tram line grew from 2.4 kilometres in 1879 to 70 kilometres in 1889.

Waverley was one of the first LGA's with an operating tram system. The first track in the area followed the bus route from Darlinghurst to Charing Cross and was constructed in 1881. These steam tramways were expensive to build and costly to run, but they effectively created a suburban public transport system for the eastern suburbs. By 1882, the Waverley tramlines were estimated to have carried 4,700 passengers a month.

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

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

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

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

1.7 Leisure and Recreation

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

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

Tamarama Beach and Wonderland City circa 1906-07

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



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

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

By 1912, surf bathing became the most important growth industry in seaside suburbs and resorts. Bondi and Bronte beaches began to compete with Coogee and Manly for bathers, bodysurfers and surfboard riders. Developments such as the 1914 Bronte Beach

improvement scheme; the reconstruction of the Bondi baths in 1911 and 1931; and the erection of the now-famous Bondi Surf Pavilion; reflected and reinforced the new industry and culture as well as local identity. An adjoining park was located at all beaches within the Waverley LGA. As with most other parks in the area, these were dedicated in the second half of the 19th century in line with more passive habits of recreation and leisure.

1.8 Public Health

In the mid-19th century, European health authorities persisted with the notion that diseases were transmitted by unhealthy vapours from unsavoury environments. The association of disease with “miasmas” emanating from still water, swamps, slums and industry persisted despite growing knowledge of bacteria and microbiology. Measures to improve environmental quality were based on the eradication of unpleasant smells and obvious water pollution rather than disease prevention. During Governor Macquarie’s rule, clean water supplies were ensured by protecting the freshwater swamps at what are now Queens and Centennial Park. Noxious industries were prevented in the water catchments of the Lachlan Swamps and Botany Marshes. The bans remained in place until an alternate water supply was provided in the 1880s.

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

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

Despite ocean bathing being illegal, access to the ocean and beachfront was considered a necessary part of public wellbeing. During a debate over public access to the Bondi beachfront, in 1854 Surveyor General Mitchell reported that “access to this [the beach] is indispensable ... for the health and recreation of the inhabitants of NSW” (*ibid*, p.5). And later, a recommendation of the NSW Sewerage and Health Board was that sewer and stormwater outfalls be built at Ben Buckler and Botany Bay, to dispose Sydney’s refuse (M.Kelly, *Nineteenth Century Sydney*, Sydney University Press Sydney, 1978, p. 63). Beginning constructions in 1880, the Bondi Tunnel comprised a brick-lined oviform tube of 2.1 meters

height, running some 7.25 kilometres from Hyde Park to Blair Street (then known as Sewer Road), North Bondi.

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

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

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

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



Two sites were established in the Waverley LGA to provide for the community's dead. Prior to the establishment of the LGA in 1845, Governor Gipps, granted a site of one acre (4,070 square metres) at South Head as a burial ground. Despite efforts by Council to establish control of the cemetery at around 1868, the site was administered by a Cemetery trust until 1941.

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

1.9 Amenity and Infrastructure

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

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

Roads

The main municipal expenditure was initially for road construction and maintenance. In June 1861 the Council proclaimed a bylaw placing 'all public roads ... exceeding 20 feet in width'

under its control, but essentially no Council had the power until 1919 to control the quality of roads and drainage on private subdivisions (Dowd, *op.cit*, p.86). Road building was constrained by the topography, sand drifts and coastal scrub. By 1861, the council had completed nearly four miles of new streets. By 1873, over 700 pounds of the Municipality's expected receipts of 1,374 pounds was allocated to roads, and this emphasis on road building continued.

Drinking Water

Waverley's drinking water originally came from wells, springs and tanks. Complaints about inadequate supply and pollution were common from the 1850s. A report to council of 1876 recommending linking a spring in Flood Street to a reservoir, but this was not adopted. Residents then urged extension of City water from Botany Swamps.

Evidence of wells and cisterns remain in areas of 19th-century development. As late as 2002 a cistern associated with the storage of spring water was found at Imperial Avenue. Originally constructed for the residence *Glendarrah/Castlefield* in the 1870s, the tank was hewn from natural rock, with a 6-metre-deep chamber, a brick-vaulted roof and a plan-form of seven metres by ten metres.

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

Despite complaints about run-off from buried night soil, beginning in 1865, domestic sewage connection to the Bondi outlet occurred in 1892. By 1920, large areas within the municipality, particularly around Northcote Street and Strickland Avenue, remained unsewered. Other areas had pan services operating until the early 1960s. In the early 21st century, areas of Dover Heights and Vaucluse were still serviced by direct ocean outfall.

Street Lighting

The provision of street lighting also posed problems. Local residents petitioned for gas street lighting in August 1872. A sign of prosperity among rate payers, the petitioners had agreed to pay a separate rate of four pence in the pound to cover the cost of installation of 23 gas street

lamps. These were installed in conjunction with 220 domestic connections in 1873. Limited funds prevented the expansion of the service and a number of lamps were disconnected in 1898. Although proposals to convert to electric lighting were first made in 1883, the contract with the gas company was renewed. Lighting costs in 1910 were about 1800 to 1900 pounds annually. Over the 1914-1919 period, 11 costly high-powered lamps were installed in sea-wall extensions at Bondi and six 1000-candle-power lamps were placed in Bronte Park.

While conversion to electric power supplied from the City Council did not occur until 1921, Waverley's first electric street lamps were lit on 1 February 1922.

Beach Facilities

Facilities at the beaches – baths, pavilions, shelter sheds and parks – grew in importance as sea bathing increased in popularity. While government subsidies did not increase to cover these items, the *Municipalities Act 1897* gave council the right to lease sea baths and buildings as they were constructed. Waverley's first beach pavilion, the 'Castle Pavilion', was opened at Bondi Beach in 1911 providing change facilities and some commercial services until 1928. It was demolished after the new Bondi Pavilion was built as part of the Bondi Beach Improvement Scheme in the 1920s. Public facilities at Tamarama and Bronte developed in parallel to Bondi's.

Much of the beach infrastructure constructed during the Inter-War period continues to serve the dual requirements of tourist and residents to this day. Extensive additions to the Bondi Beach Pavilion occurred from the 1980s onwards, while lifeguard lookouts were constructed at Bondi in the 1970s and relocated in 2002. A similar lookout was constructed at Tamarama in 2000. In 2020, the Bondi Pavilion is to undergo extensive restoration to upgrade its facilities and conserve the building of national heritage significance for future generations.



Other Facilities:

Religious bodies in Waverley began building churches in 1844 and by January 1858 the municipality's first (unofficial) post office was opened. Postal and telegraphic services grew with technological advances and in response to population increases. For example, telephones were available in Waverley from 1886, having been introduced to Sydney in 1881, and by 1900 about 200 subscribers had the service.

Other post office branches were opened at Charing Cross, left, and Bondi Beach (both in 1912). Until the end of World War I, these amenities reflected the 19th-century village atmosphere that pervaded the municipality's business areas. By the late 20th-century, post offices began being relocated within shopping centres. The 1912 Charing Cross post office was overseen by the first Commonwealth Architect John Smith Murdoch in Stripped Classical style. Smith designed a number of significant government buildings in early years after Federation, including the Old Parliament House, left, in Canberra in Stripped Classical style. It remained the centre of government until 1988, when the new Parliament House was completed.

Murdoch's Charing Cross post office is now in private use, but remains a prominent structure at the intersection of Bronte and Carrington roads.

Educational facilities were limited to denominational institutions before the passage of the *Public Schools Act 1866*. Waverley Public School was established in 1879. Prior to this, the Roman Catholic, Church of England and Presbyterian churches had also established schools. Small house schools, traditional in the early 19th century, also persisted throughout the eastern suburbs. Other schools were opened in response to demographic developments and in 1883 the Bondi Central Junior Technical School (Wellington Street, Bondi) opened. The *Public Instruction Act 1880* introduced compulsory free education and severed connections



between the church and the public schools. Secondary schools established in the late 19th and early 20th century reflected the strong Irish Catholic make-up of the municipality prior to World War II.

In 1883, the Franciscan friars at Waverley imported an order of nuns from Ireland, the Poor Clare Sisters, to teach at St Charles School. They later established St Clare's College to teach girls.



With increased affluence in the post-war period and successive waves of immigration, the variety of schools increased. New schools catering for the municipality's Russian, Jewish and South African populations were established and expanded from the 1980s. Additional education amenities were established and expanded from the 1990s to cater for expanded immigration from non-English-speaking countries. The colleges are located within commercial office space particularly about Bondi Junction.

1.10 Speculation and Subdivision

In the mid to late 19th century, Sydney suburbs that were located away from the City but were well served by transport – including Waverley, Randwick, Strathfield, Hunters Hill and Manly – acquired a small middle class and a bourgeois residential elite who built villas and in a few instances mansions on substantial parcels of land.

Land sales and subdivisions were at the base of settlement from the time of the First Fleet. Grants were offered to officers and notable public servants and, later, emancipated convicts - initially for free and later in return for undertaking to construct a residence or to farm the land. At Waverley in 1828, Barnett Levey began building Waverley House on his lands in what is now the top of Bondi Road. He had followed his convict brother Solomon (later emancipated) to the colony of NSW. Both became property developers. Barnett Levey's Waverley Crescent Subdivision was advertised on 30 January 1828 in *The Australian*, comprising 68 allotments (Dowd, *op.cit*, p.45). Solomon, in partnership with Daniel Cooper, purchased 1500 acres of land granted to Captain John Piper at Point Piper and surrounds after he was declared bankrupt for gambling debts. The land was slowly sold and subdivided.

Like Piper's land, other grants were traded and progressively subdivided, particularly during periodic economic and property booms that notably occurred in the late 1830s, 1875-1890, the Federation era and the Inter-War period. Subdivision focused on locations that had access by improved transport. The Tramway Bill of 1873 led to construction of a tramline to Charing Cross in April 1881. This drove the close subdivision of land around Charing Cross and Tea Gardens (now Bondi Junction). At Bronte, land from the large marine villa estates of *Yanko*, *Lugar Brae*, *Bleak House* and *Chesterfield* were progressively sold and late Victorian and Federation suburbs established, from which era many buildings remain. Larger established residences remained beyond these focal points of transport and were the subject of later subdivision.



Edward Christopher Merewether (1820-1830) a former senior public servant, superintendent of the Australian Agricultural Company and President of both the Australian Club and the Sydney Lawn Tennis Club moved from Newcastle to Bondi in 1876. He moved into a new residence, the *Castlefield* estate which was located east of Bondi Road. The imposing residence was noted for its magnificent garden and views over Bondi Bay (above). Merewether died on October 30, 1893, leaving an estate worth about 250,000 pounds. The *Castlefield* estate was subsequently subdivided and was sold in February 1907. The subdivision and a second sale in 1909, created the following residential streets: Edward, Denham, Castlefield, Henry streets and Imperial Avenue. As with the estates of other colonist at Bronte, the sale of Merewether's estate typifies the later 19th-century process where large holdings were broken up as the older generation of landholders died off. Though largely subdivided by the late 1880s, large parts of these estates were not fully exploited until after World War I, particularly at Bondi Beach.



Waverley's population increased from 1,377 in 1871 to 2,365 in 1881 and leapt to 8,842 by

1891. By the turn of the century, Waverley numbered 12,300 people, concentrated in pockets around public transport. Most of the area remained sparsely settled, with sand dunes, swamp and scrub interspersed with the landscaped grounds of large residences. The built character was to change rapidly in the decades that followed.

1.11 Flats and Bungalows

In the 1920s, growth in the Waverley LGA reflected the economic expansion of Sydney after the restrictions of the World War I years. The popularity of the LGA was evidenced by the increase in population from 39,000 in 1919 to 62,000 in 1929. Land values rose from 1.75 million pounds to 6.25 million pounds in the same period. Population increases drove improved public transport and increased ownership of private vehicles during the Inter War period.

Building boomed during that decade with approximately 6000 new buildings, including residential flat buildings and bungalows. Residential flat buildings were first introduced to Sydney in 1905 with a construction at Windmill Street, Millers Point. During World War I, shortage of construction materials saw many large residences subdivided into “flats” as demand for homes increased. The semi-detached residence became popular in the Federation period because it allowed more light and ventilation into houses than a traditional terrace row. Residential flat buildings and Federation residences proved ideally suited to speculative development of land in Sydney’s inner LGAs during the Inter-War period.

Residential flat buildings proved popular with developers, but conservative house owners in Woollahra, Randwick, Vaucluse, Waverley and Mosman grew increasingly hostile to the form and set up lobby groups in a bid to stem the tide of flat development. The Bronte and Waverley Progress and Ratepayers Association, formed in 1915, was one group that “demanded the end of unsightly blocks of flats, as they obliterated views and caused property prices to plummet”. (R. Thompson, *Sydney’s Flats: A Social and Political History*, PhD Thesis Macquarie University, 1986, p.45). Restrictions on the location of residential flat buildings were slow to coming: councils were powerless to the development until an amendment to *the Local Government Act* was gazetted in 1928.

The prime generator of flat construction in the Inter-War period was the availability of regular public transport. It was focused on locations that combined transport and high yield from available land. Beach, harbour and park-side lands were prime candidates for developers, who frequently constructed the generally two- and three-storey buildings in groups, sometimes around landscaped courts but more often assuming an air of spaciousness

through location opposite open public space. Flat developments soon dominated headlands about Waverley's beaches and lined broad streets such as Blair Street, Bondi (the former Sewer Road), and the long avenues leading down to the beach-front at Bondi.

Semi-detached and freestanding residences expanded on the residential spaces between the sporadic pattern of Victorian and Federation settlements, particularly along ridgelines leading down to the beaches. When these areas were fully utilised, subdivision and residential construction ventured into less desirable tracts of open lands. Photographs of Bondi, like the one above taken from the roof of the Bondi Central Junior Technical School on Wellington St in 1913 (above) show the large dune drifts north and south of Blair Street. Areas further north and east of Military Road remain largely coastal heath until the years before and after World War II.



In this residential expansion that followed the war, much of the traditional mixed usage of land in Waverley was removed. Council had taken advantage of an amendment to the *Local Government Act* in 1919 to “protect local amenities and advantages” - those features that attracted both residents and visitors to the area.

In February 1920, Council proclaimed one of the first residential districts in metropolitan Sydney under the 1919 amendment (in the area bounded by Salisbury, Henrietta and Victoria streets and Carrington Road). This prohibited industries, manufactures, places of public amusement, shops, trades and hoardings for advertisement in areas that were to become residential subdivisions. By the end of 1928, when councils were first empowered to control flat development, the buildings had become a characteristic feature of the LGA. The number of flats in the Waverley area grew from 647 in 1921 to 4,380 in 1933 and to 9,277 in 1947. The number of semi-detached houses in Waverley reached 7,500 by the late 1940s. The spread of residential development was largely serving a lower to middle income population and brought new prosperity to the Waverley area.

Service stations, such as Hughie O'Sullivan's garage in Denison Street, Bondi Junction, which opened in 1926, began catering for motor vehicles owned by locals and excursioners. Council was also active in providing amenities for tourists and residents.

At Bondi Beach, a prize-winning design by architects Robertson and Marks included the erection of the Bondi Surf Pavilion, seawall, groins, promenade and carpark. Government activities continued as employment relief in the depression years included works to parks and beachfronts. The built character of the Waverley LGA was largely influenced by the Inter-War period.



1.12 Community

During the 1930s, population boomed at Sydney's harbourside and seaside suburbs. Waverley's peaked at 75,030 in 1951, then declined slowly to 59,847 by 1986 before a gradual revival again in the 1990s. In 2019, the population was approximately 74,000. Increased economic aspirations of post-war baby boomers saw a significant population shift away from Waverley. Immigrants - initially from Europe in the immediate post war years; from New Zealand in the 1960s and 70s and later from Russia, England, Ireland and South Africa - did little to stabilise the LGA's population or its institutions. Schools merged or closed, membership of surf and bowling clubs began to decline, and picture theatres closed, especially with the introduction of television. In 1960, the tram service was removed, leaving automobiles and buses to compete on a road system designed for low-volume vehicle usage.

Revival of the Waverley local government area began with improvements to Campbell Parade at Bondi Beach during the 1970s. At the same time, real estate entrepreneurs began buying residential flat buildings in the Bondi area, completing low-cost fit-outs, then selling them as Strata Title units. The apartments provided first-homebuyers the opportunity to own a unit, at a time when the cost of terrace houses in Paddington, Balmain and other suburbs was rising.

In 1979, Bondi Junction was linked to the city by a train service that was first mooted in 1873. Related infrastructure improvements included opening of the Bondi Junction Mall in 1979 and the Bondi Junction road bypass and bus-rail interchange. Two major retail developments followed in Bondi Junction. Construction of the Eastgate shopping centre and apartments in Spring Street in 1986 provided the basis for a suburban retail, commercial and residential hub. Joint planning controls prepared by Waverley and Woollahra councils for the Bondi Junction centre were subsequently identified as contributing to its relatively slow commercial

expansion. Council boundary changes and the consolidation of planning controls under Waverley Council in the early 21st Century accompanied development of the Westfield Centre, including the northern side of Oxford Street with the former Grace Brothers site on the southern side.

Renewed growth of the late 20th century fostered concerns about affordable housing. As low-cost rental property in Bondi were refurbished or rented out at increasing rates to backpackers, lower-income groups relocated or stopped moving into Waverley. This population change accelerated in the 1990s, as migration from Eastern Europe increased, the backpacker-tourist industry expanded and beach-side suburbs began to gentrify, attracting settlement by wealthy expatriates. While tourists were particularly drawn to Bronte and Tamarama, the suburbs of Dover Heights and Vaucluse became preferred locations for residents originally from South Africa who preferred large residential lots. In 1983, Waverley Council faced protest from the Eastern Suburbs Housing Group over its low-cost housing policy. Council has since persisted with a policy providing incentives for provision and retention of low-cost housing and reviews its policy regularly.

Another feature of the Waverley local government has been its increasing cultural diversity and income range of residents. Of the 61,000 residents counted in the 2001 Census, 45,000 were Australian citizens, highlights the influx of foreign nationals. Recent trends in property ownership reveal that migration and returning expatriates are driving forces behind in new development.

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APPENDIX 2: NEW AND AMENDED HERITAGE CONSERVATION AREAS FULL INVENTORY FORMS



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ITEM DETAILS						
Name of Item	Bondi O'Brien Estate Urban Conservation Area					
Other Name/s Former Name/s	various					
Item type	Residential housing					
Item group						
Item category	Federation and Inter-War speculative housing residential flats and mixed use buildings.					
Area, Group, or Collection Name						
Street number	Various					
Street name	Various					
Suburb/town	Bondi				Postcode	2022
Local Government Area/s	Waverley					
Property description	The south and south-west slopes of the Bondi Valley comprise streetscapes of freestanding and semi-detached Federation style residences interspersed with later groupings and freestanding examples of Inter-War residential flat buildings of two and three-storey height. Later insertions of late 20 th Century residential flats and mixed use buildings remain secondary to the brick and terra cotta tile aesthetic of the two principle periods of construction.					
Location - Lat/long	Latitude		Longitude			
Location - AMG (if no street address)	Zone	R2 Low Density Residential	Easting		Northing	
Owner	Private					
Current use	Private Residential					
Former Use	Private Residences and company title residential flat buildings.					
Statement of significance	Substantially occupying the south-western portion of the Roberts estate (1810) and the O'Brien estate of 1851 the O'Brien Estate Urban Conservation Area is defined by					



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	<p>the forms and streetscapes resulting from initial subdivisions of open lands within the O'Brien Estate nearest to the formed roadways of Old South Head and Bondi roads.</p> <p>Regular transport - initially horse-drawn and, later, steam and then electric trams - encouraged ageing members of the O'Brien family to selectively subdivide readily accessible areas of the estate whilst retaining the original homestead, associated grounds and family mausoleum.</p> <p>Regular transport - initially horse-drawn and, later, steam and then electric trams - encouraged ageing members of the O'Brien family to selectively subdivide readily accessible areas of the estate whilst retaining the original homestead, associated grounds and family mausoleum.</p> <p>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.</p> <p>Resulting streetscapes of generous freestanding residences to the upper slopes and more close-set semi-detached residences to the lower slopes and valley floor reflected the relative amenity of the subdivisions and the continuing influence of the O'Brien Homestead and grounds, which remained a feature of the valley until the later 1920s.</p> <p>The subsequent Inter-War period, 1919-1939, saw the emergence and dominance of a new building type, the residential flat building. It was employed extensively within new subdivisions of the remaining grounds to the O'Brien Homestead and on sites of opportunity within existing streets to the southern and northern slopes of the valley. The residential flat building was even more prolific in reclamation of the Bondi sand drifts to the valley floor and northern side of the Bondi Valley.</p> <p>Despite the Great Depression of 1929-1934, the momentum of construction continued unabated until the outbreak of World War II. It established a setting of brick and tile, employed in the varied Revival styles of the Inter-War years, moving toward the beginnings of Modern architecture evident in the Functionalist designs of the late 1930s.</p> <p>The speed of development saw a consistency of streetscapes characteristic of boom periods and emphasized by the avenue planning of major traffic routes including Campbell Parade to the south-east and Blair Street, Warners Avenue and Curlewis Street, signifying the beginning of the automobile age in metropolitan Sydney.</p>
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Level of Significance	National <input type="checkbox"/>	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>
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DESCRIPTION						
Designer	Various.					
Builder/ maker	Various.					
Physical Description	The Bondi Valley Conservation Area Bondi A combines streets terraced across the south-western slopes of the Bondi Valley with streets on the valley floor aligned with the original boundaries of the O'Brien Estate. Streets typically provided long perspectives, emphasised by cohesive building forms being substantial groupings of Federation-era freestanding and semi-detached residences interspersed with two- and three-storey Inter- War residential flat buildings and freestanding bungalows. Face-brick exteriors with terra cotta tile roofs predominate in both periods. Later interventions largely from the 1970s onwards comprise freestanding residential flat buildings of late Modern, Post-Modern and more recent Modernist Revival styles and altered residences typically having first-floor additions.					
Physical condition and Archaeological potential	The potential for uncovering archaeological remnants should be considered when carrying out any works on sites of previous occupancy such as Forest Knoll and the Homestead and in locations of sandstone formations likely to include middens.					
Construction years	Start year C 1890		Finish year C1940		Circa	1890-1940
Modifications and dates						

HISTORY

THEMES	
National historical theme	Developing Australia's Cultural Life (Domestic life, social Institutions and creative endeavour). <i>Developing local and national economies (Science).</i>
State historical theme	Creative Endeavour- Exemplar of an architectural style. Persons- Activities of, and associations with, identifiable individuals.

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Bondi Valley Conservation Area A has historical significance as a demonstration of the initial subdivisions and associated housing types established on one of Waverley's earliest land grant dating, to noted colonial road builder William Roberts from 1810.</p> <p>Initial subdivisions and housing of the Federation era 1890-1915 demonstrate the outcomes of improved tram transport; the economic boom of the later Federation years and the subdivision of established grounds to gentleman's residences in the Bondi area of the late 19th century and early 20th century.</p> <p>Subsequent development of the Inter-War period 1919-1940 demonstrates the introduction of the residential flat building and streetscapes resulting from the expanded use of the new housing type in the development of vacant lands within established areas of the Bondi Valley and associated random replacement of existing Federation housing stock.</p> <p>Conservation Area A contains notable examples of the evolution of housing in 20th century Waverley from the Federation to the late Inter-War years.</p>
Historical association significance SHR criteria (b)	<p>The Bondi Valley Conservation Area A is associated with the O'Brien/Hall families the original occupants of the lands initially granted to the noted colonial road builder William Roberts in 1810. Long-term occupation of The Homestead by the O'Brien and Hall families and progressive subdivision of lands about the immediate grounds to the Homestead and associated family Mausoleum served to shape the setout of streets within the valley and provided the legacy of family names in the evolving streets.</p>
Aesthetic significance SHR criteria (c)	<p>The Bondi Valley Conservation Area A has evolved a distinctive aesthetic character based upon the long term use of cohesive materials namely face brick and terra cotta roof tiles and the construction of cohesive building groups over notably short periods.</p> <p>The area is notable for the demonstration of evolving styles employed in the construction of a new housing type the residential flat building. Aesthetic influences prominent in the area include later Federation styles, in particular Federation Arts and Crafts and Queen Anne styles; the early adaptation of this style to initial residential flat buildings; successive revivalist styles; and later Art Deco and Functionalist styles evident in groups and individual examples of residential flat buildings.</p>

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Social significance SHR criteria (d)	The Bondi Valley Conservation Area A demonstrates the changes in the expectations of suburban housing through the first half of the 20 th century and the evolving pattern of suburban lifestyle particularly in coastal suburbs, resulting from changes in social attitudes to sea bathing and leisure and overall improvements in working conditions and hours and the transport of the period.
Technical/ Research significance SHR criteria (e)	The Bondi Valley Conservation Area A provides a substantial and comprehensive demonstration of housing types and changes to housing of the first half of the 20 th century.
Rarity SHR criteria (f)	Buildings evident in the Bondi Valley Conservation Area A are not currently rare in Sydney and there are numerous examples in the Waverley local government area. However, the range of building styles and the comprehensive chronology of aesthetic styles has few peers in NSW, with comparable locations at Coogee and Manly having lesser extent.
Representativeness SHR criteria (g)	The Bondi Valley Conservation Area A is representative of the changes in suburban housing particularly in areas of coastal leisure resulting from changes in attitudes to leisure and work hours of the early 20 th century. Aided by the rapid introduction of the residential flat building and the release of large areas of vacant lands, the location provided one of the most extensive areas of rapid suburban expansion in Sydney of the early and mid- 20 th century.
Integrity	<p>The aesthetic significance of the overall setting has been diminished by poor maintenance and inappropriate changes to detailing of building types and by poorly resolved additions to Federation and Inter War residences particularly in the forms of first-floor additions and street front carports. Over-scaled new construction has also impacted on the cohesion of some streets.</p> <p>Allowing for the above, the setting retains the predominance of construction and building types of the period 1900-1940 this being emphasised by consistency of materials and presence of varied styles in substantial groupings.</p>

HERITAGE LISTINGS

Heritage listing/s	Waverley LEP
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INFORMATION SOURCES

Type	Author/Client	Title	Year	Repository
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Research				Waverley Council
Biography				Australian Dictionary of Biography

RECOMMENDATIONS

Recommendations	<p>A Heritage Impact Statement should be provided to accompany any development application for major works in the Conservation Area. Heritage Exemption Certificates should be applied for in the case of minor works to buildings.</p> <p>All additions and alterations shall be in accordance with the relevant planning controls.</p> <p>Waverley Councils Guide Notes for Inter War Flat Buildings are to be utilized for residential flat buildings.</p>
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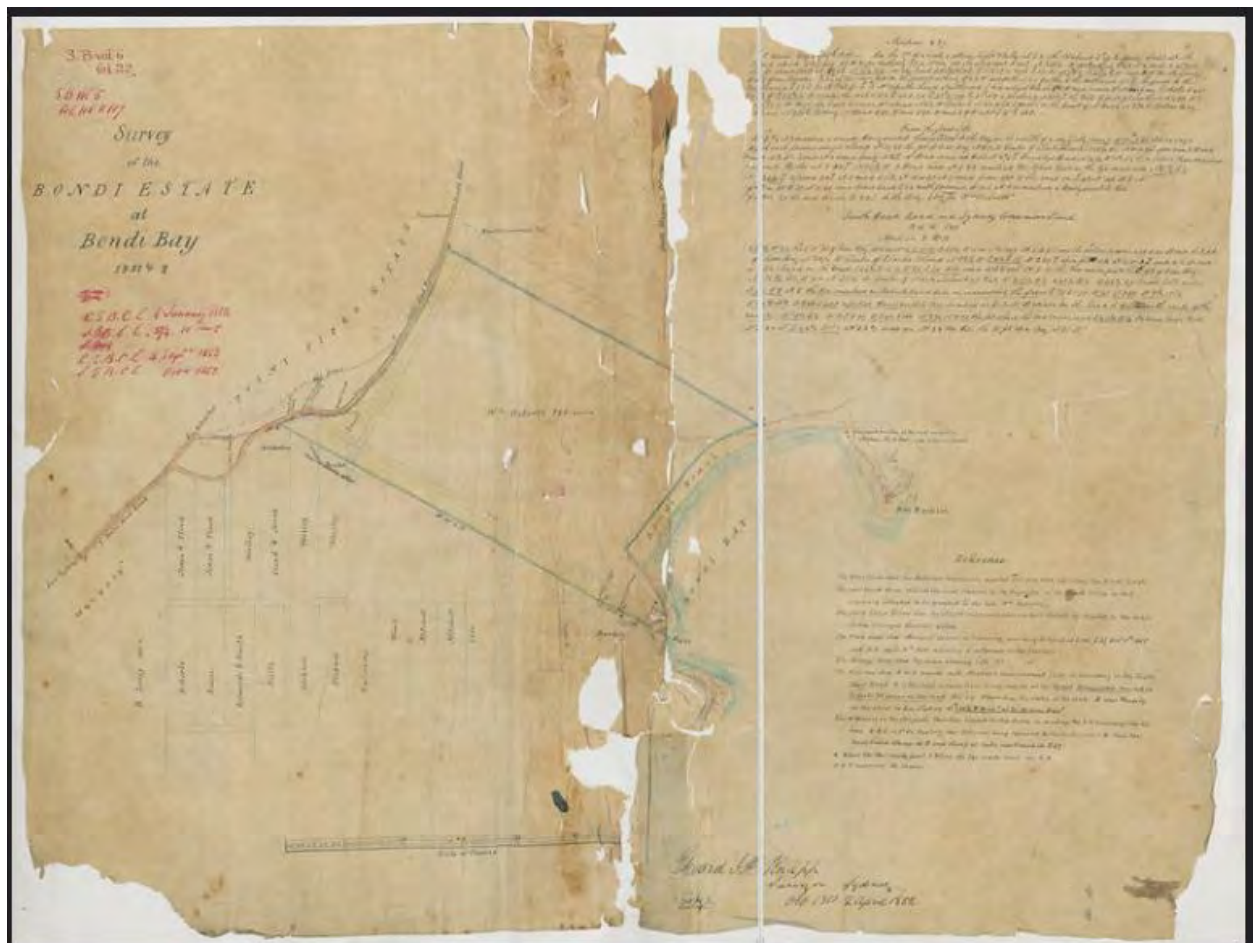
SOURCE OF THIS INFORMATION

Name of study or report	Various	Year of study or report	2019
Item number in study or report	N/A		
Author of study or report	Colin Brady		
Inspected by			
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Anne McGoverne	Date	2020

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IMAGES

Image caption	Map of the land grant made to the first Bondi landowner William Roberts. He was granted 200 acres by Governor Lachlan Macquarie in 1810 for his services to road building in the colony. This included significant work on the South Head Road (now Old South Head Road). Roberts never lived at Bondi and leased the land for cattle grazing.				
Image year	Unknown	Image by		Image copyright holder	State Archives, Book 6, Folio 22





IMAGES

A hand-drawn map of Bondi Bay, Australia, showing the coastline, surrounding roads, and land parcels. The map is oriented with Bondi Bay at the bottom. The coastline is marked with "SANDS" and "BEACH". The bay is labeled "BONDI BAY". The map shows several land parcels, some of which are shaded in orange. Key roads include "OLD SOUTH HEAD ROAD" at the top, "MULLAY'S ROAD" on the left, and "MULLAY'S ROAD" on the right. A "LIGHT" is marked on the right side. The map also shows "T. S. S. S." and "T. S. S. S." on the left. The map is dated "1880" and "1881". A scale bar at the bottom indicates "1 inch = 100 feet".

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Image caption	The Roberts land grant is sold by his estate c1850 after being passed through family hands. The land is purchased by Edward Smith "Monitor" Hall (1786-1860). He holds it in trust for his daughter Georgiana, who is married to Francis O'Brien. The couple live at a house at Bondi known as "The Homestead", pictured in this drawing believed to be by Georgiana O'Brien (nee Hall), pictured bottom left.				
Image year	C1850	Image by	Georgiana O'Brien (nee Hall)	Image copyright holder	State Library





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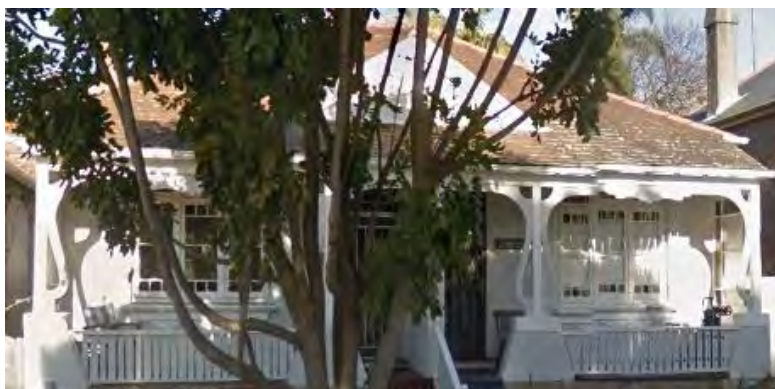
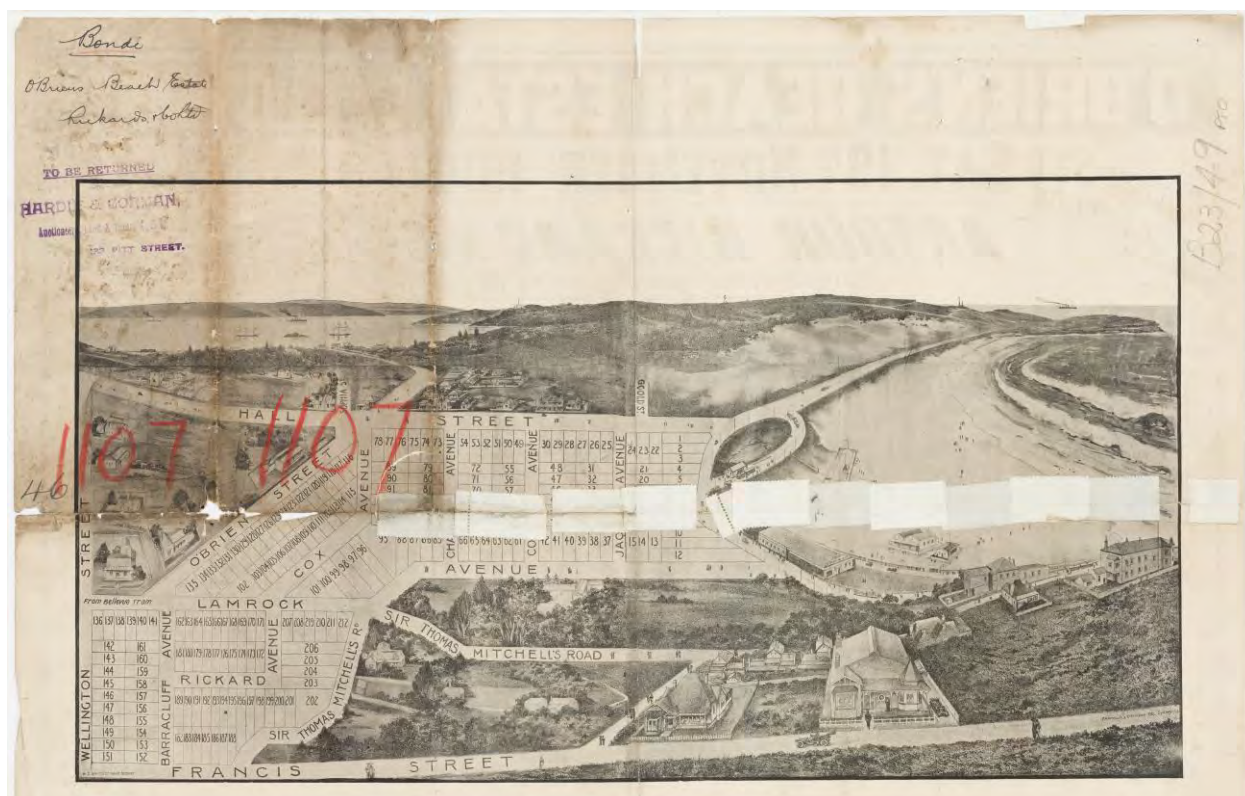
Image caption	Certificate of Title showing the transfer of land from the William Roberts grant to Francis O'Brien in 1855.				
Image year	1855	Image by		Image copyright holder	State Archives



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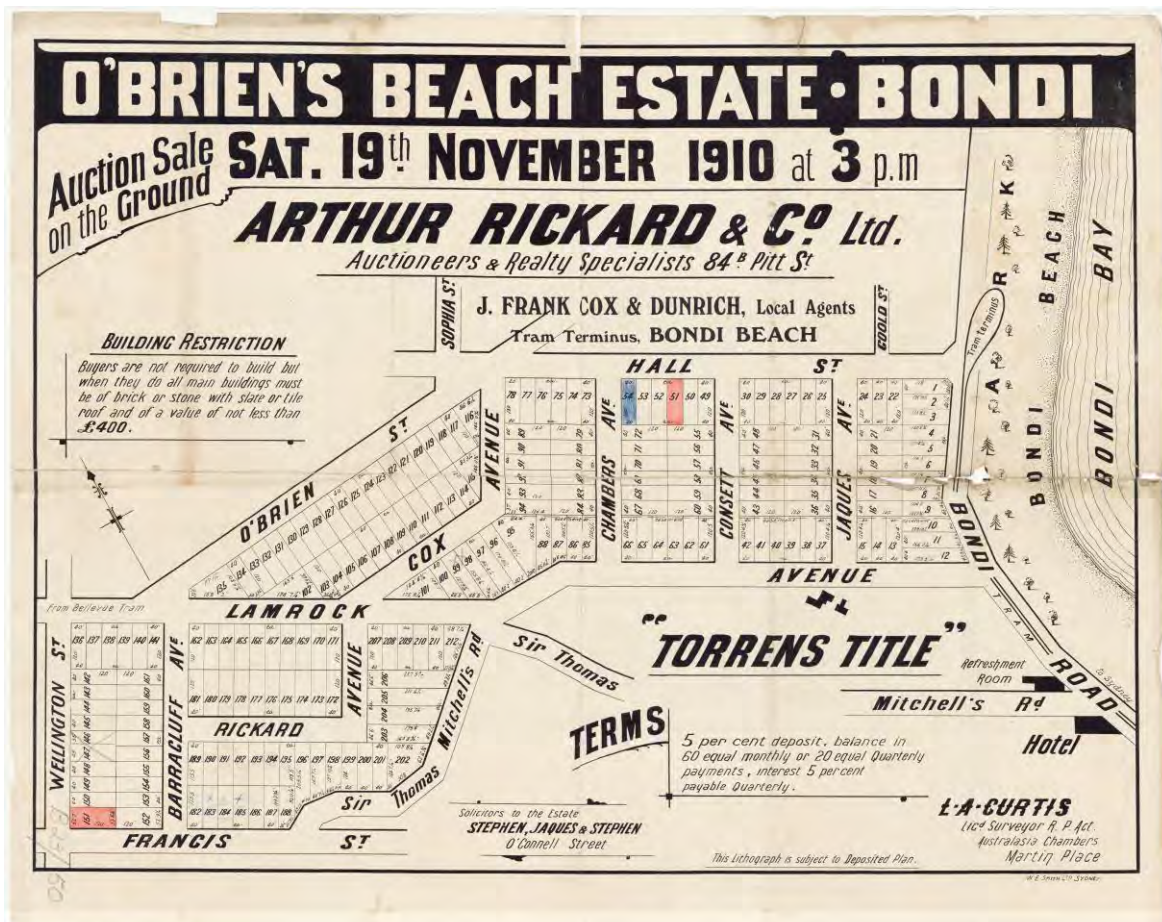
Image caption	The Federation-era subdivision of the O'Brien Estate begins. Many of the houses built during this era remain extant				
Image year	1910, 2020	Image by		Image copyright holder	State Library of NSW; Waverley Council



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Image caption	The O'Brien Estate is subdivided and offered for sale.				
Image year	1910	Image by		Image copyright holder	State Library of NSW



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Image caption	Federation housing to the southern slopes of the Bondi Valley				
Image year	1917	Image by	Unknown Sourced from Waverley Library	Image copyright holder	Waverley Library

Castlefield Street



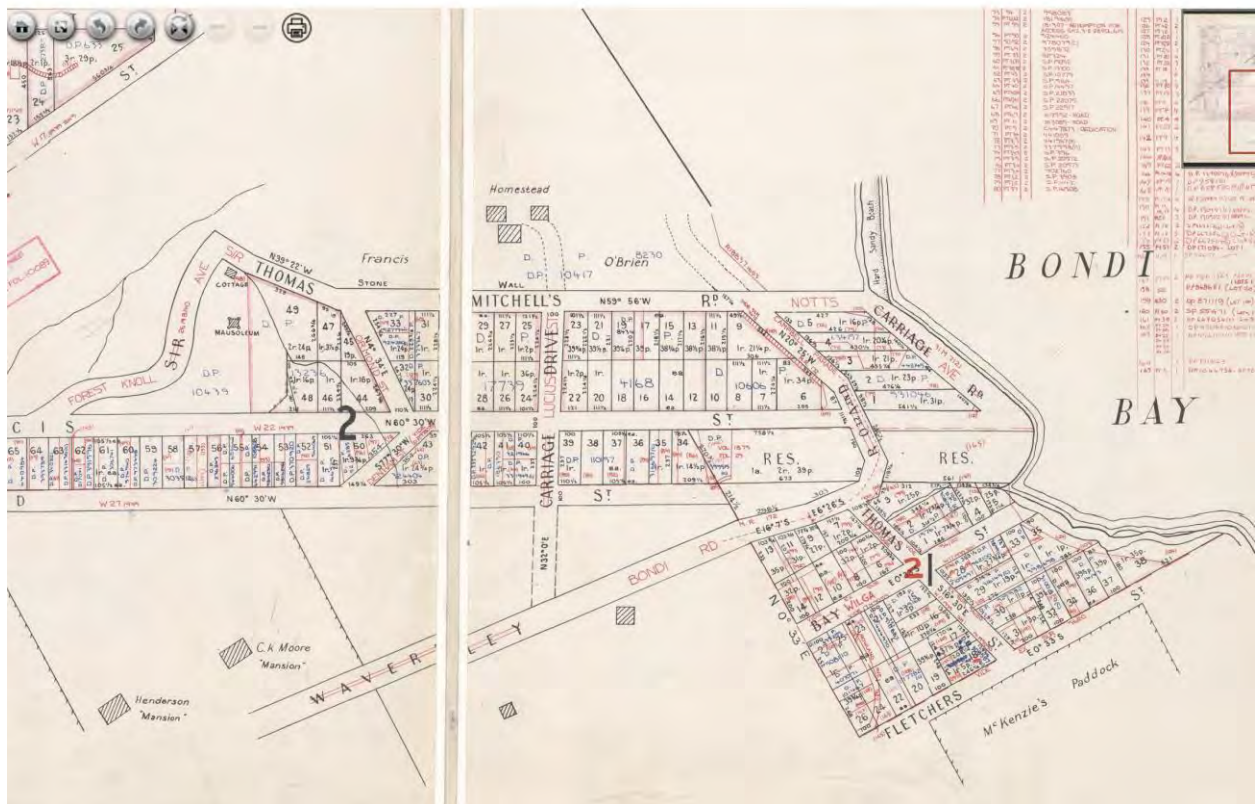
FILE: 000\000791
TITLE: Castlefield Street
PICNUMB: 2202
DESCRIPTION: Castlefield Street, Bondi looking east from house at No. 4; Norfolk Island Pine, foreground.
DATE: 1917
SUBJECT: CASTLEFIELD STREET; ROADS AND STREETS; TREES
COPYRIGHT: Waverley Library
ORIGINAL: 25.5 x 20.5 cm.; B & W

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Image caption	O'Brien Estate subdivision map showing the position of the original Homestead and the carriage way to the estate, now Lucius St. The O'Brien family mausoleum is also marked near Forest Knoll Ave.				
Image year	c1910	Image by		Image copyright holder	Land Titles

Viewer





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ITEM DETAILS						
Name of Item	Bondi Basin Inter-War Urban Conservation Area					
Other Name/s Former Name/s	various					
Item type	Inter War residential flats, housing and mixed use buildings.					
Item group						
Item category	Inter War speculative housing residential flats and mixed use buildings.					
Area, Group, or Collection Name						
Street number	Various					
Street name	Various					
Suburb/town	North Bondi				Postcode	2022
Local Government Area/s	Waverley					
Property description	The north-eastern floor of the Bondi Basin comprises streetscapes of Inter-War residential flat buildings combined with groupings of Inter War freestanding and semi-detached houses with mixed-use buildings at prominent street junctions. Later insertions of late 20 th century residential flats and houses remain secondary to the brick and terra cotta tile aesthetic of the principle period of construction.					
Location - Lat/long	Latitude		Longitude			
Location - AMG (if no street address)	Zone		Easting		Northing	
Owners	Private residences, retail stores, private schools and places of worship.					
Current use	Residential, educational, retail, dining, places of worship and service providers.					
Former Use	Residential, educational, retail, dining, places of worship and service providers.					
Statement of significance	Substantially occupying the north-east portion of the Roberts estate (1810) and the O'Brien estate of 1851 and areas of the estate beyond, the Bondi Basin Inter-War					



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	<p>UCA is defined by the forms and streetscapes resulting from initial road alignments that evolved from the construction of the Bondi Ocean Outfall Sewer of the late 1880s (Sewer Road, now Blair Street) and the later levelling of large sand dunes and infill of lagoons occupying the north-eastern extent of the O'Brien estate and other estates to the north.</p> <p>Regular transport - initially horse-drawn and, later, steam and then electric trams - encouraged ageing members of the O'Brien family to selectively subdivide readily accessible areas of the estate whilst retaining the original homestead, associated grounds and family mausoleum.</p> <p>The initial subdivisions of the Federation period 1890-1919 saw construction of semi-detached and freestanding residences about the southern side of the basin in response to improved tram transport and the beginnings of aquatic recreation at Bondi Beach.</p> <p>Resulting streetscapes of generous freestanding residences to the upper slopes and more close-set semi-detached residences to the lower slopes and basin floor reflected the relative amenity of the subdivisions and the continuing influence of the O'Brien Homestead and grounds, which remained a feature of the valley to the later 1920s.</p> <p>The subsequent Inter-War period, 1919-1939, saw the emergence and dominance of a new building type, the residential flat building, employed extensively within new subdivisions of the remaining grounds to the O'Brien Homestead and on sites of opportunity within existing streets to the southern and northern slopes of the valley. The residential flat building was even more prolific in reclamation of the Bondi sand drifts to the valley floor and northern side of the Bondi Valley.</p> <p>Despite economic depression of 1929-1934, the momentum of construction continued unabated to the outbreak of World War II, establishing a setting of brick and tile employed in the varied revival styles of the Inter-War years moving toward the beginnings of modern architecture evident in the Functionalist designs of the late 1930s.</p> <p>The speed of development saw a consistency of streetscapes characteristic of boom periods and emphasized by the avenue planning of major traffic routes including Campbell Parade to the south-east and Blair Street, Warners Avenue and Curlewis Street, signifying the beginning of the automobile age in metropolitan Sydney.</p>		
Level of Significance	National <input type="checkbox"/>	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

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DESCRIPTION						
Designer	Various.					
Builder/ maker	Various.					
Physical Description	<p>The UCA combines streets aligned with the former boundaries of the O'Brien Estate with the diagonal alignment of Curlewis and Blair Streets, producing extended streetscapes of Inter-War residences and residential flat buildings. Streets typically provide long perspectives emphasised by cohesive building forms of freestanding and semi-detached residences and groupings of two- and three-storey Inter-War residential flat buildings. Face-brick exteriors with terra cotta tile roofs predominate in both building types. Later interventions largely from the 1970s onwards comprise freestanding residential flat buildings of late Modern, Post-Modern and more recent Modernist Revival styles and altered residences typically having first-floor additions.</p>					
Physical condition and Archaeological potential	<p>The potential for uncovering archaeological remnants should be considered when carrying out any works on sites of previous occupancy such as Forest Knoll and the Homestead and in locations of sandstone formations likely to include middens.</p>					
Construction years	Start year C 1919		Finish year C1940		Circa	1919-1940
Modifications and dates						

HISTORY	
Historical notes	<p><i>Timeline History</i></p> <p><1789: The Bondi Basin was occupied by the Gadigal people, the traditional Aboriginal owners. The dune formations of the Bondi Valley and associated lagoons provided opportunity for food gathering and shelter, whilst natural rock formations to the valley surrounds afforded shelter. Bondi Beach provided a location for trade including exchange of 'Bondi Points' the shaped stone implements examples remaining as archaeological evidence in the Bondi Dunes.</p> <p>1789: Commencement of the granting of land to emancipated convicts and soldiers among the white settler population.</p>

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	<p>1803: As early as 1803, some form of road had been built by Governor John Hunter to link the colony with the signal station at Watson's Bay, South Head, following an existing Aboriginal track on the ridgeline and across the Bondi Valley.</p> <p>January 1810: Noted colonial road builder William Roberts was granted 200 acres, extending from the later line of Edward Street to the south-west, Beach Road to the north-east and from Old South Head Road to Bondi Beach. Roberts, an absentee landlord, used the Bondi land for grazing of cattle on agistment.</p> <p>1819: William Roberts dies. The Bondi Land grant remained in family hands until 8 March 1851 when it was sold to Edward Smith (Monitor) Hall for 200 pounds in trust for his daughter, the wife of Francis O'Brien. A notice of the birth of a son to Mrs Francis O'Brien at her residence Bondi on 18 January 1851 supports the O'Briens being in residence at Bondi prior to the exchange in March. The O'Brien residence was initially known as Bondi Lodge and later The Homestead. Its location to the south-west side of the Bondi Valley and the construction of a family mausoleum to the west had considerable impact upon the subsequent development of the valley.</p> <p>1852: The first attempt at subdivision by Francis O'Brien included a subdivision plan drawn up by Knapp. This established much of the later street pattern plan in the valley, but provided little or no sales. The roads marked on the map were not built until much later.</p> <p>1855: A road was surveyed from Old South Head Road principally along the later route of Sir Thomas Mitchell Road.</p> <p>1854 -1856: Negotiations with E. S. Hall saw a reserve established to southern end of Bondi Beach, leaving 179 acres in the estate.</p> <p>1 July 1861: Francis O'Brien mortgages the Bondi Estate to Frederick Fanning for 20,000 pounds. The mortgage excluded the Barton and Long sections to the north and south ends of the beach.</p> <p>1866: Frederick Fanning had subdivision plans prepared by the prominent surveyor Reuss covering lands in the Bondi Valley from Old South Head Road to Bondi Park and from Edwards Street to the later line of Beach Road. The Reuss plan preserved 35 acres about The Homestead.</p> <p>August 1868 Francis O'Brien has Bondi Estate brought under the Real Property Act.</p> <p>October 1873 Some 51 acres to the south-western side of the valley passed into the hands of Frederick Charles Curlewis.</p>
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	<p>1877: Following the bankruptcy of Francis O'Brien, the residue of the estate was vested to Frederick Thomas Humphrey, then transferred to Frederick C. Griffiths in September 1878.</p> <p>Part of this land was subdivided for sale by J H Reuss in June 1879 and lots offered for sale in November 1879.</p> <p>1879-1920s: numerous subdivisions of the estate undertaken initially preserved The Homestead surrounds.</p> <p>1880: Cliff House Hotel opens at the southern end of Campbell Parade to service a growing number of beach day-trippers.</p> <p>1882: NSW government resumes 25 acres of private land for public recreation at Bondi Beach.</p> <p>1884: First tramway to Bondi opens, stopping at Hall St. The tram is steam-powered and runs from Circular Quay and Railway Square.</p> <p>1886: Tidal Baths open at the southern end of Bondi Beach.</p> <p>1890: Tram line from Bondi to Waverley opens.</p> <p>1894: Tram line is extended to Bondi Beach with a looped track at the beachfront.</p> <p>1900: State government agrees to begin funding sand dune stabilisation and removal project.</p> <p>1901: Federation occurs with the proclamation of the Commonwealth of Australia January 1. Australia begins to establish itself as a nation with its own character. Federation architecture was expressive of this sense of pride, with Australiana themes often incorporated, such as flora and fauna motifs in building features. Verandas and larger window openings responded to the Australian setting and climate.</p> <p>1902: Sea bathing becomes legal as Section 77 of the Police Offences Act is scrapped.</p> <p>1905: First dressing sheds are built at Bondi Beach.</p> <p>1906: Tram line to Bondi is electrified. Bondi Surf Club begins operation as use of beach by swimmers increases.</p>
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	<p>1907: Red and yellow lifesaver caps are worn for the first time at Bondi as Bondi's popularity as a tourist destination grows and the beach becomes associated with health, leisure and democracy – a playground everyone could enjoy equally.</p> <p>1911: "Castle" dressing sheds complete with turrets open at the beach. Described in <i>The Sydney Morning Herald</i> as the most up-to-date surf bathers' accommodation in the State and the Commonwealth. A tearoom for day-trippers is included. Tramline extended to North Bondi.</p> <p>1914: Bellevue Hill tram line extended to Bondi Beach via Birriga Rd and Curlewis St to North Bondi.</p> <p>1914-18: World War 1. Sand dune removal program continues on the central and northern side of the Bondi Valley.</p> <p>1916: Site acquired by the state for Bondi Beach Public school on Campbell Parade, but the government balked at the cost of clearing sand from the site. Other sites were investigated but eventually the school buildings were erected.</p> <p>1919: First sale of land that included The Homestead and immediate grounds occurring in 1919.</p> <p>1920s: Rapid expansion of housing across the Bondi Basin driven by a post-war economic boom, rapid population growth in Sydney and the Waverly LGA, speculative building of residential flats in response to the acute post-war housing shortages, the new Company Title land title system (providing separate ownership of apartments) and the increasingly extensive tramway transport network. The speed of subdivision saw a consistent streetscapes emerge, characteristic of boom periods. Between 1923 and 1926, land values in the Waverley municipality rose an average of 37 per cent.</p> <p>1920s: Bondi Beach and the lifesaver emerge as a source of iconography for a new national identity, individuality and freedom, fostering growth of tourism to the beach and the need for more accommodation options.</p> <p>1921: Census data reveals the rapid growth of population and number of dwellings in Waverley during the Inter-War years:</p>
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	Population	Number of dwellings			Owned	Rented
		Houses	Flats	Total		
1911	19,831			4,211		
1921	36,797	6761	647	7,799	33%	65%
1933	55,902	9306	4380	13,686	26%	72%

1923: An extensive Bondi Beach improvement and park beautification scheme gets under way including kiosk, surf sheds, toilets, bandstand, park and car parking.

1926: Car ownership booms and beach parking fees are introduced. In the year 1928-29, 87,000 cars used the council beach car park.

1926: Bondi Beach Public school opens, built in the Inter-War Stripped Classical architecture style. A new wing was added 1932 and enrolments peaked in 1937. Inter-War architecture styles in Australia were highly eclectic. The period was characterised by a profusion of design types that drew inspiration from a range of sources. America's influence on style was of particular significance at this time, supplementing ongoing influences from England. It was common for buildings to display features from more than one style. Common styles used in Bondi included: Georgian Revival, Free and Stripped Classical, Spanish Mission (common in California at the time and made fashionable by the growing popularity of Hollywood films), Mediterranean, Art Deco, Old English and Functionalism.

1929: Bondi Pavilion opens, with an estimated 200,000 people attending the celebrations. The Inter-War Mediterranean-style pavilion included a ballroom, cabaret theatre, auditorium, Turkish baths and changing rooms,

1929: Bondi Icebergs winter swimming club is formed as leisure and health activities increase in popularity.

1930: Bondi Publicity League formed by local real estate agents with the slogan "Live in Bondi where life is better".

1931: Bondi ocean pool extended. Advertising material describes Bondi as the "Playground of the Pacific", with "two of the most modern and best appointed seaside hotels on the coast of NSW [the Astra and Hotel Bondi]. To those who prefer private hotels, up-to-date favourably situated premises are available at a tariff commensurate with the service [an example being the Tareleton Hotel, now Bondi Backpackers]."



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	<p>1932: The Sydney Harbour Bridge opens as the Great Depression hits. The notion of the beach as an egalitarian playground takes root, especially at Bondi with its large working class population.</p> <p>1933: Sydney's tram network acquires the status of the world's largest (before it was decommissioned 30 years later).</p> <p>1938: Black Saturday surf rescue.</p> <p>1939-45: World War II. Soldiers hold a Lifesaving carnival on Tel Aviv Beach in 1941.</p> <p>1946: Three-track tram terminus is cut into the roadway at North Bondi.</p> <p>1948: Lightweight swimwear fabric is developed. This reduces the need for dressing sheds, resulting in the surf pavilion's use fading.</p> <p>1957: Waverley's population peaks at 71,000</p> <p>1960: February 28 – Last tram runs to North Bondi and Bronte.</p> <p>1971: First City to Surf race.</p> <p>2006: 70% of Bondi households live in flats.</p>
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THEMES	
National historical theme	Developing Australia's Cultural Life (Domestic life, social Institutions and creative endeavour). <i>Developing local and national economies (Science).</i>
State historical theme	Creative Endeavour- Exemplar of an architectural style. Persons - Activities of, and associations with, identifiable individuals.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Bondi Basin Inter-War has historical significance as a demonstration of the later large-scale modification of the Bondi sand dune formations to facilitate residential subdivisions associated with expansion of metropolitan Sydney in the Inter-War years 1919-1939.</p> <p>The Bondi Basin Inter-War represents one of the first extensive examples of the Inter-War residential flat building employed as the dominant housing type within a large area of new construction established on one of Waverley's earliest land grants dating from 1810.</p> <p>The Bondi Basin Inter-War demonstrates the rapid and speculative development of Inter-War flat buildings and freestanding and semi-detached residences at North Bondi in response to improvements in public and private transport, increased leisure opportunities through the Inter-War period and a resilience to varying economic conditions resulting in the variety of residential types offered in the suburb.</p> <p>Development of the Inter-War period 1919-1940 demonstrates the introduction of the residential flat building and associated streetscapes resulting from the expanded use of the new housing type in the development of vacant lands largely occupied by sand dunes.</p> <p>The Conservation Area contains notable examples of the evolution of housing in 20th century Waverley from the Federation to the late Inter-War years.</p> <p>The Conservation Area includes street formations influenced by the Garden Suburb movement originating in England of the 1880s and employed in town planning of coastal dune areas of NSW including those of the Kensington Model Suburb, begun in 1891; Daceyville in 1913; and the suburb of Hamilton South at Newcastle in 1913-</p>

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	40. The wide avenue planting of Blair Street and the cross route of Warners Avenue demonstrate the influence of the Garden Suburb movement.
Historical association significance SHR criteria (b)	The Bondi Basin Inter-War Conservation Area is associated with the O'Brien and Hall families, the next occupants of the lands initially granted to William Roberts in 1810. Long-term occupation of The Homestead by the O'Brien /Hall families and progressive subdivision of lands about the immediate grounds of The Homestead and associated family Mausoleum served to shape the set-out of streets within the valley and provided the legacy of family names in the evolving streets.
Aesthetic significance SHR criteria (c)	<p>The Bondi Basin Inter-War Conservation Area has evolved a distinctive aesthetic character based upon the long term use of cohesive materials namely face brick and terra cotta roof tiles and the construction of cohesive building groups over notably short periods.</p> <p>The area is notable for the demonstration of the evolution of the residential flat building beginning with Spartan rooms set above existing tearooms towards the beach front. Evolving styles employed in the construction of residential flat buildings record the aesthetic preferences of the Inter-War years. Aesthetic influences prominent in the Conservation Area include late Federation styles, in particular Federation Arts and Crafts and Queen Anne styles; successive revivalist styles; and later Art Deco and Functionalist styles evident in groups and individual examples of residential flat buildings.</p>
Social significance SHR criteria (d)	The Bondi Basin Inter-War Conservation Area demonstrates the changes in the expectations of suburban housing through the first half of the 20 th century and the evolving pattern of suburban lifestyle particularly in coastal suburbs resulting from changes in social attitudes to sea bathing and overall improvements in working conditions and transport of the period.
Technical/ Research significance SHR criteria (e)	The Bondi Basin Inter-War Conservation Area provides a substantial and comprehensive demonstration of housing types and changes to housing of the first half of the 20 th century.
Rarity SHR criteria (f)	Buildings evident in the Bondi Basin Inter-War Conservation Area are not currently rare in Sydney and there are numerous examples in the Waverley local government area. However, the range of building styles and the comprehensive chronology of aesthetic style has few peers in NSW, comparable locations at Coogee and Manly having lesser extent.
Representative ness	The Bondi Basin Conservation Area is representative of the changes in suburban housing, particularly in areas of coastal recreation resulting from changes in attitudes



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SHR criteria (g)	to leisure and work hours of the early 20 th century. Aided by the rapid introduction of the residential flat building and the release of large areas of vacant lands the location provided one of the most extensive areas of rapid suburban expansion in Sydney of the early and mid- 20 th Century.
Integrity	<p>The aesthetic significance of the overall setting has been diminished by poor maintenance and inappropriate changes to detailing of building types, particularly in the rendering and painting of face brickwork and by poorly resolved additions to Federation and Inter-War residences including first floor additions and street front carports. Over-scaled new construction has also impacted on the cohesion of some streets.</p> <p>Allowing for the above, the setting retains the predominance of construction and building types of the period 1919-1940, this being emphasised by consistency of materials and presence of varied styles in substantial groupings.</p>

HERITAGE LISTINGS

Heritage listing/s	Waverley LEP
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INFORMATION SOURCES

Type	Author/Client	Title	Year	Repository
Research				Waverley Council
Biography				Australian Dictionary of Biography

RECOMMENDATIONS

Recommendations	<p>A Heritage Impact Statement should be provided to accompany any development application for major works in the Conservation Area. Heritage Exemption Certificates should be applied for in the case of minor works to buildings.</p> <p>All additions and alterations shall be in accordance with the relevant planning controls.</p> <p>Waverly Councils Guide Notes for Inter-War Flat Buildings are to be utilized for residential flat buildings.</p>
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SOURCE OF THIS INFORMATION



NSW State Heritage Inventory form

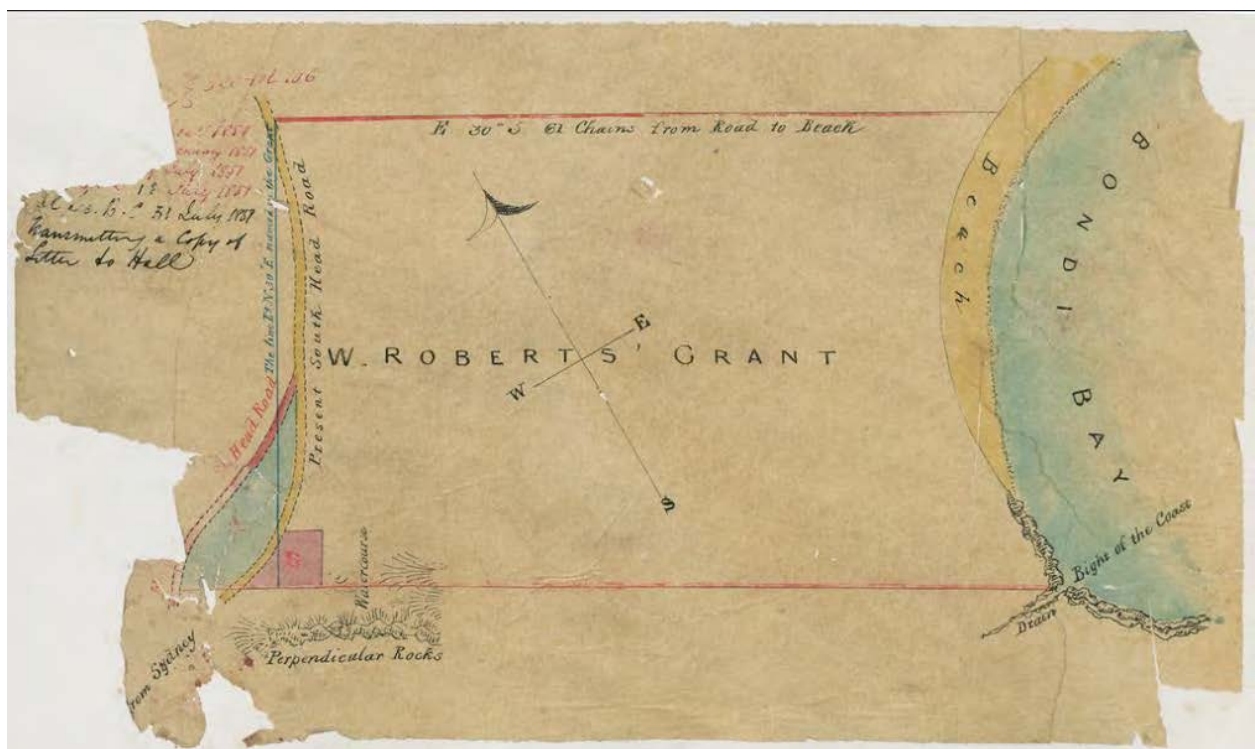
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Name of study or report	Various	Year of study or report	2019
Item number in study or report	N/A		
Author of study or report			
Inspected by			
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by		Date	

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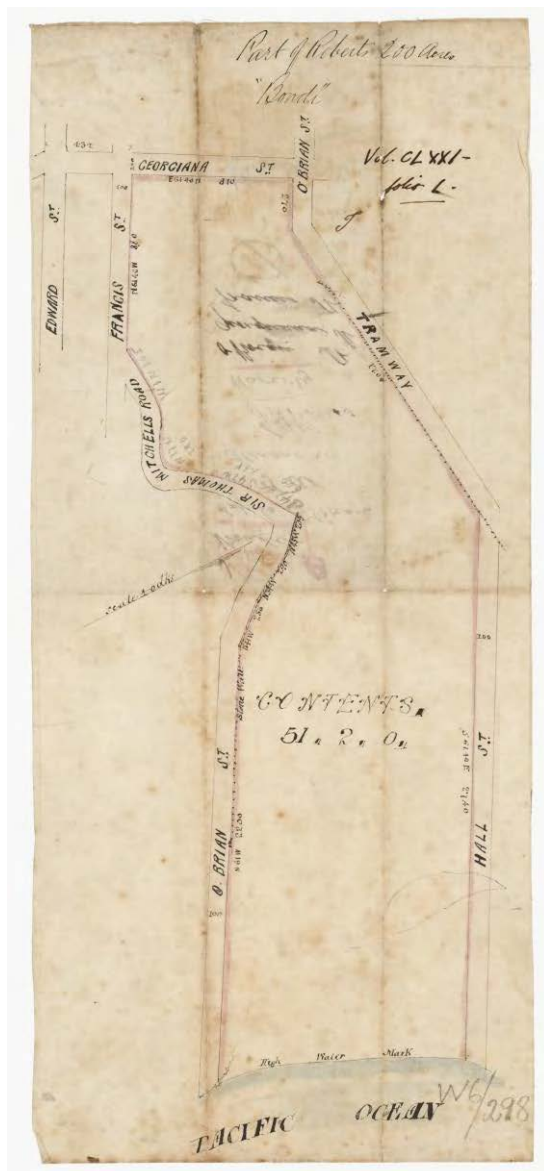
Image caption	Map marking the extent of the 200 acres of land granted by Governor Lachlan Macquarie to the noted colonial road builder and emancipated convict William Roberts in 1810.				
Image year	Undated	Image by		Image copyright holder	State Archives of NSW



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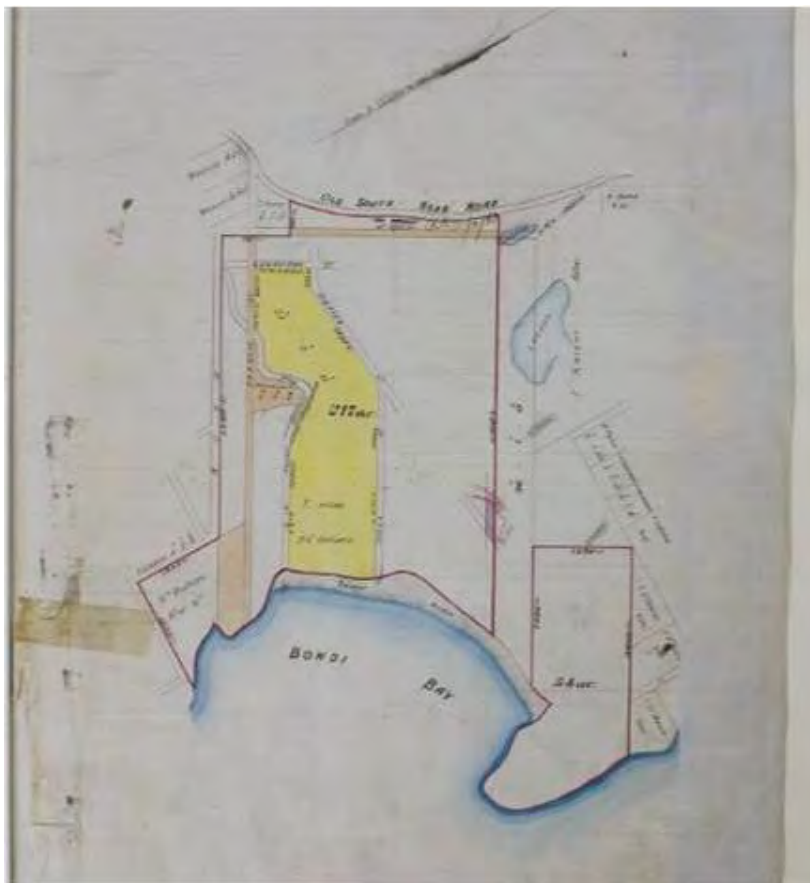
Image caption	Map marking parts of William Roberts' estate and showing the path of the railway Thomas O'Brien built across the Bondi and dunes to remove the basalt he was quarrying at the coastal end of what is now Murreverie Rd. The street names all have links to the Hall and O'Brien families, who purchased the Roberts grant.				
Image year	Undated	Image by		Image copyright holder	State Archives of NSW



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Image caption	Land from the O'Brien Homestead Estate, shows the location of sand dune lagoons				
Image year	C1870	Image by		Image copyright holder	State Library of NSW





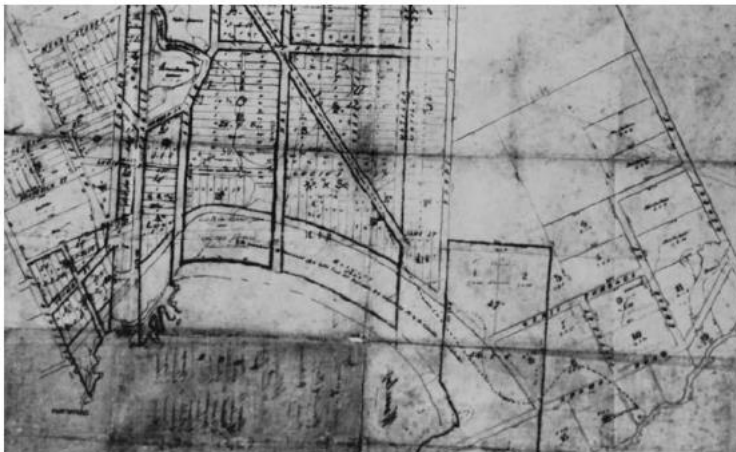
IMAGES

A historical map of Rose Bay, New South Wales, showing land parcels and their owners. The map includes labels for 'ROSE BAY', 'John Piper 190', 'The' Bastion 80', 'The' Bastion 80', 'John Piper 500', 'W. Bradley 80', 'Belle Vue', 'William Roberts 200', 'Donal Bay', and 'Ben Duckler'. The map is oriented with North at the top.

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Image caption	1866 Reuss subdivision plan. The subdivision was not successful because of the sand dunes that prevented development and the plan was shelved; the roads marked remained unbuilt.				
Image year	1866	Image by		Image copyright holder	National Library of Australia



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Image caption	1875 Map of Port Jackson and city of Sydney shewing the adjacent municipalities, NSW. Bondi's street grid has yet to be built.				
Image year	1875	Image by		Image copyright holder	State Library



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Image caption	1876 Sands' six mile circuit map of the city & suburbs of Sydney 1876-77. Bondi Valley remains without roads.				
Image year	1876	Image by		Image copyright holder	State Library



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Image caption	1887 Plan of the Borough of Waverley, Pollitzer. The grey mapped area reveals the extent of the sand dunes.				
Image year	1887	Image by	.	Image copyright holder	Source: National Library of Australia



Figure 7: Plan of the Borough of Waverley, Pollitzer, 1887.
Source: National Library of Australia

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Image caption	1875 Bondi Beach 1884 Bondi Beach				
Image year	1875, 1884	Image by		Image copyright holder	Waverley Library; National Museum of Australia



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Image caption	1884 <i>Port Jackson cartographic material Compiled by Lieutenants T. F. Pullen and G. W. Gubbins, H.M.S. Lark, from information supplied by the NSW Government. Engraved by Davies and Co. Map reveals the problematic sand hills prevent development.</i>				
Image year	1884	Image by		Image copyright holder	State Library



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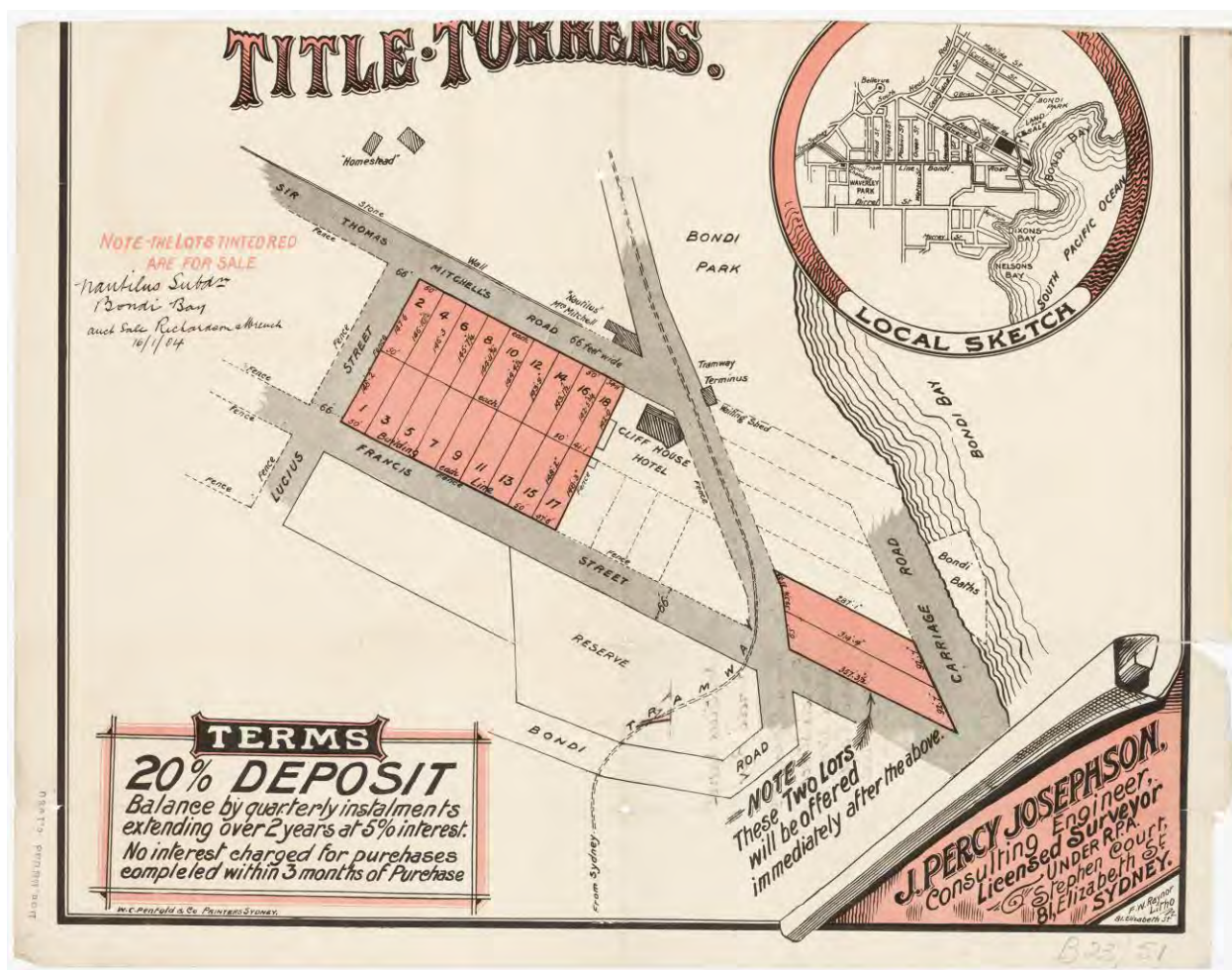
Image caption	1894 Map of Sydney & suburbs showing tramway. Road grid begins to appear at Bondi.				
Image year	1894	Image by		Image copyright holder	State Library



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Image caption	1898-06 Nautilus estate land sale poster. One of the earliest sub-division sales in the Bondi Basin				
Image year	1898	Image by		Image copyright holder	State Library



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Image caption	1928 Bondi Basin land sales boom after World War 1 as the population booms and the sand dunes are remediated..				
Image year	1928	Image by		Image copyright holder	State Library





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ITEM DETAILS						
Name of Item	Avoca Street Urban Conservation Area, Bondi					
Other Name/s Former Name/s	various					
Item type	Residential housing					
Item group						
Item category	Federation and Inter War speculative housing					
Area, Group, or Collection Name						
Street number	Various					
Street name	Avoca, Watson Grove, Coulton, Philip, Jackaman, Tasman, Tamarama, Imperial, Boonara Streets and Farrellys Ave.					
Suburb/town	Bondi				Postcode	2022
Local Government Area/s	Waverley					
Property description	Federation and Inter War residences constructed as attached and freestanding cohesive groups. Speculative subdivision of later 19 th century Estates providing streetscapes reflecting the progressive subdivision of the grounds to large Villa residences including Baylesford, Avoca, and Bonara constructed on purchase grants of the 1840s-50s.					
Location - Lat/long	Latitude		Longitude			
Location - AMG (if no street address)	Zone	R2 Low Density Residential	Easting		Northing	
Owner	Private					
Current use	Private Residential					
Former Use	Private Residences					
Statement of significance	The single-storey attached and semi- detached residences to the western side of Avoca Street Conservation Area are a significant grouping of Federation era and early Inter-War period attached and semi-detached speculative housing constructed					



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	<p>on progressive subdivisions of former Villa Estates established in the 1850s on the south side of Bondi Road.</p> <p>The residences demonstrate the forms, details and streetscapes resulting from extension of tram services along Bondi Road of the late 19th Century and the resulting increase in property values leading to higher density subdivisions of Bondi utilising housing types evolved from and improving the amenity of late Victorian era housing in Waverley.</p>		
Level of Significance	National <input type="checkbox"/>	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

DESCRIPTION						
Designer	Various mainly speculative builders.					
Builder/ maker	Not Known					
Physical Description	The buildings at 21-69 Avoca Street					
Physical condition and Archaeological potential	The potential for uncovering archaeological remnants should be considered when carrying out any works.					
Construction years	Start year		Finish year		Circa	1893-1894
Modifications and dates						

HISTORY	
Historical notes	<p><i>Timeline History</i></p> <p><1789: Occupied by the Gadigal people, the traditional Aboriginal owners.</p> <p>1789: Commencement of the granting of land to emancipated convicts and soldiers among the white settler population.</p>

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	<p>1803: As early as 1803, a basic road had been built by Governor John Hunter to link the colony with the signal station at Watson's Bay, South Head, The South Head Road followed an existing Aboriginal track on the ridgeline south of the Harbour before descending into and across the Bondi Valley.</p> <p>1830s: Commencement of assisted immigration scheme was funded by sales of land as purchase grants. Much of remaining Crown Land about Waverley was surveyed for sale in medium sized allotments typically of 5 acres.</p> <p>1840s: 5-acre lots along the south side of Bondi Road in the area later occupied by Avoca, Street, Imperial Avenue and Boonara Streets were purchased by speculators R.J. Want, F Mitchell and C.W. Cole.</p> <p>1850s-60s: Establishment of large 'gentleman's residences' along Bondi Road. These largely incorporate original purchase grants as whole or part of spacious grounds.</p> <p>Residences constructed to the south side of Bondi Road included:</p> <ul style="list-style-type: none"> • <i>Greganhurst</i> occupied by Thomas Gregan, Waverley Councillor 1867-68, • <i>Avoca</i> occupied by John Birrell, first chairman of Waverley Council in 1859 • <i>Braylesford</i> erected by Christopher Newton in 1862 and later the home of William Braylesford Greaves. • <i>Velette</i> • <i>Shirley</i> • Further along Bondi Road stood <i>Gearlock</i>, the home of F. Mackenzie • <i>Boonara House</i> occupied by Mrs Mackenzie both associated with Mackenzie's Dairy. <p><i>Baylesford</i> was the home of William Baylesford Greaves, a surveyor who arrived in Australia in 1852 at the invitation of Sir Thomas Mitchell, whom he met when Mitchell visited England for the Crystal Palace Exhibition of 1851. First employed as an assistant surveyor in the Bondi district, Baylesford was appointed a licensed surveyor on Mitchell's return from England. Baylesford subsequently worked in the Clarence River area, being appointed Crown Lands Commissioner of that area. Baylesford acquired Newbold Station, near Grafton, and other properties in northern NSW before retiring in 1887 to live at <i>Braylesford</i> on Bondi Road. He resided there until his death on Jan 14, 1925.</p> <p>1891: <i>Avoca</i> was recorded as the home of Haviland Reynolds, a son of Crimean War veteran Captain Robert Henry Reynolds [d 12 Nov 1913]. Following a sale of house contents at <i>Avoca</i> by Haviland Reynolds on 3 March 1892, the house and immediate acre of land were advertised for let in <i>The Sydney Morning Herald</i> on 23 April 1892, the subsequent occupant being J. F. Jones. Jones and family became long-term residents as tenant or owner.</p>
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	<p>Initial subdivision of grounds to the larger residences began in the lead up to Federation when tram services to Bondi Beach also provided opportunity for speculative housing along the tram route'</p> <p>1881: Initial sales of this period began with the <i>Bennet</i> Estate and <i>Greganhurst</i> Estate in February 1885. <i>Dickson</i> Estate followed in December 1892.</p> <p>1897: The <i>Avoca</i> Estate Bondi was offered for sale on 4 Dec 1897. Avoca Street, Frederick Parade and Tasman Street were created to access the subdivisions.</p> <p>1899: 11 Feb. <i>Avoca</i> was advertised for sale due to the owner departing for Europe. The house was marketed as 5 bedrooms, together with 8 acres, a coach house, stables etc. [SMH 11 Feb 1899]</p> <p>1900-1902: Further auction sales of the <i>Avoca</i> Estate followed realignment and changes to street names. The east-west dogleg in Avoca Street initially named Frederick Parade was by 1902 renamed Avoca Street East and by 1913 again renamed Philip Street.</p> <p>1903: Only two new residences were listed in Sands Directory on Avoca Street, this remaining the case in 1905. The following year four additional residences were recorded to the east side of Avoca Street. By 1908 listings had increased to 10 residences extending north from Edward Bowman's <i>Ariona</i>, the second residence recorded in 1904. In 1908 14 residences are also recorded in Philip Street the number increasing to 15 north of <i>Ariona</i> in 1909 and 9 to the east side of Avoca Street.</p> <p>The rapid increase in housing provided the Federation-style residences forming the dominant aspect of Avoca and Philip streets originating in the period 1906-08.</p> <p>1925 Captain William Greaves of <i>Baylesford</i> dies. The <i>Braylesford</i> Estate was subdivided for sale into 23 lots on 13 June 1925. Subsequent residential construction to the eastern side of Avoca Street was substantially in Inter-War Bungalow Styles.</p>
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THEMES	
National historical theme	Developing Australia's Cultural Life (Domestic life, social Institutions and creative endeavour).
	Developing local and national economies (Science).
State historical theme	Creative Endeavour- Exemplar of an architectural style. Persons - Activities of, and associations with, identifiable individuals.

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Conservation Area has historical, social and aesthetic significance as an example of the close settlement of Bondi during the early 20th Century responding to improved tram transport; the economic boom of the early Federation years and the subdivision of established grounds to gentleman's residences of the mid and later 19th Century.</p> <p>The residential streetscapes demonstrate the forms of speculative Federation and later inter War housing employed in the subdivision of Villa Estates about Bondi in response to improved tram transport.</p>
Historical association significance SHR criteria (b)	<p>The Conservation Area is associated with the initial European estate purchasers of the 1840-50s in particular John Birrell, James Dixon and Surveyor Captain Baylesford Graves and the later occupants of villa residences including – the Mackenzie family operators of Mackenzie's Dairy.</p>
Aesthetic significance SHR criteria (c)	<p>The streetscapes of the Conservation Area are defined by cohesive rows of Federation freestanding and semi- detached residences and later rows on Inter War bungalows.</p> <p>The aesthetic significance is diminished by inappropriate street fencing particularly in Tamarama Street and poorly resolved additions including front carports to random residences.</p> <p>Cohesive and notable groupings of Federation Queen Anne style remain in Avoca, Philip and Jackaman Streets with cohesive rows of Inter-War bungalow style residences to the east side of Avoca Street and in Boonara Avenue.</p>
Social significance SHR criteria (d)	<p>There are no known special associations with any community or cultural group for social, cultural or spiritual reasons. Accordingly, the Conservation Area does not attain the requisite standard for social significance.</p>
Technical/ Research significance SHR criteria (e)	<p>The Conservation Area contains building groups retaining technical information relevant to the changing styles of speculative housing of the period 1900-1940.</p>
Rarity SHR criteria (f)	<p>Dwellings built in the Federation Queen Anne and Inter War bungalow styles architectural style are not currently rare in Sydney and there are numerous examples in the Waverley local government area.</p>
Representative-ness SHR criteria (g)	<p>The Avoca Conservation Area is representative of the housing types and streetscapes resulting from speculative subdivision of former Villa Estates undertaken in response to improved tram transport and consolidation of Waverley Municipality during the early 20th Century.</p>



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Integrity	Cohesive rows and individual residences display varying degrees of intactness. Where details are missing on specific examples these are generally evident within associated residences. Groups of high integrity remain particularly in Avoca, Tasman Philip, Bonara and Jackaman Streets.
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HERITAGE LISTINGS	
Heritage listing/s	Waverley LEP 2012

INFORMATION SOURCES				
Type	Author/Client	Title	Year	Repository
Research	Colin Brady		2019	Waverley Council
Biography	Captain William Braylesford Greaves		1974	Australian Dictionary of Biography

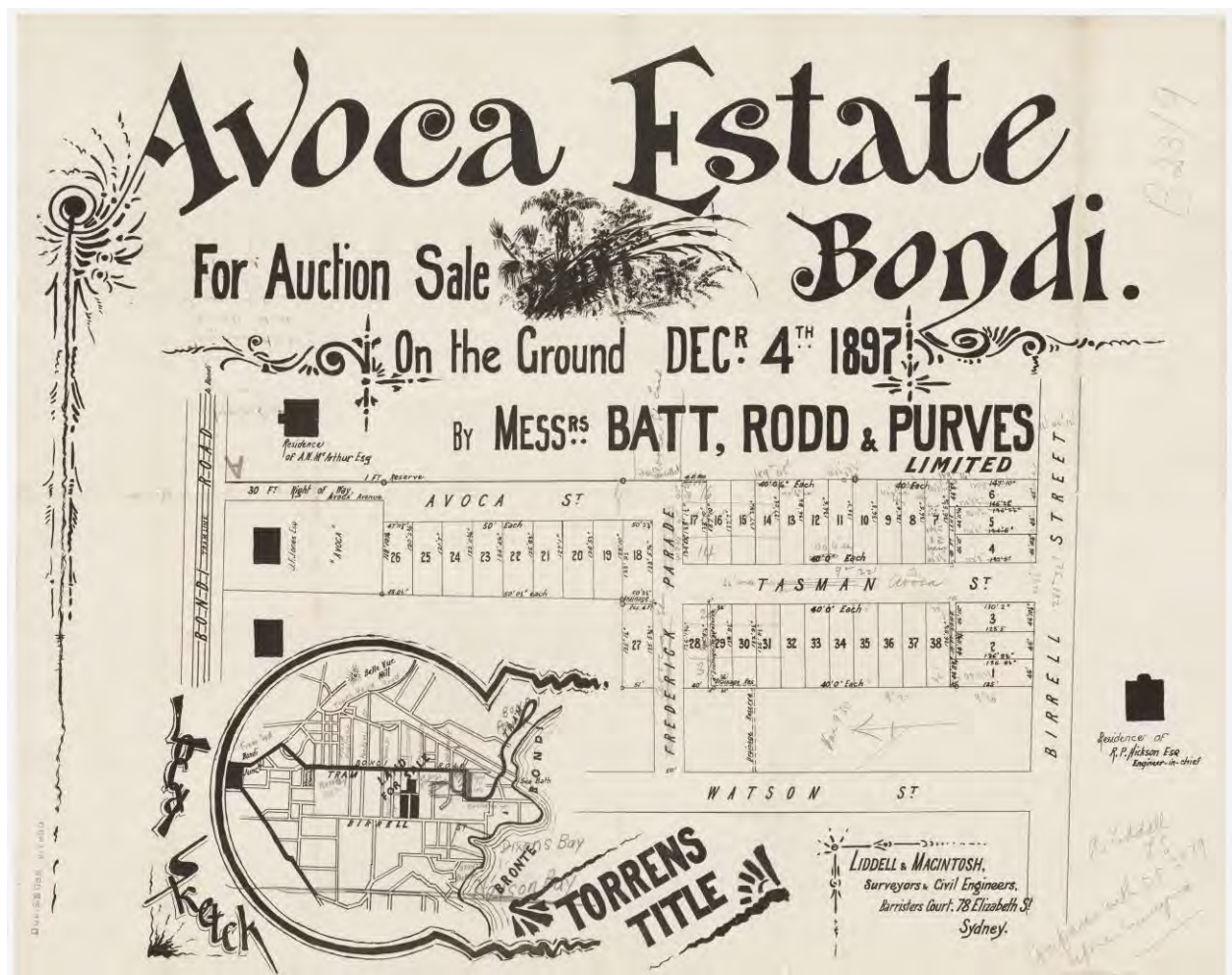
RECOMMENDATIONS	
Recommendations	A Heritage Impact Statement should be provided to accompany any development application for major works within the Conservation Area. Any additions and alterations shall be in accordance with the relevant planning controls.

SOURCE OF THIS INFORMATION			
Name of study or report	Various	Year of study or report	2019
Item number in study or report	N/A		
Author of study or report	Colin Brady		
Inspected by	Colin Brady		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Colin Brady	Date	

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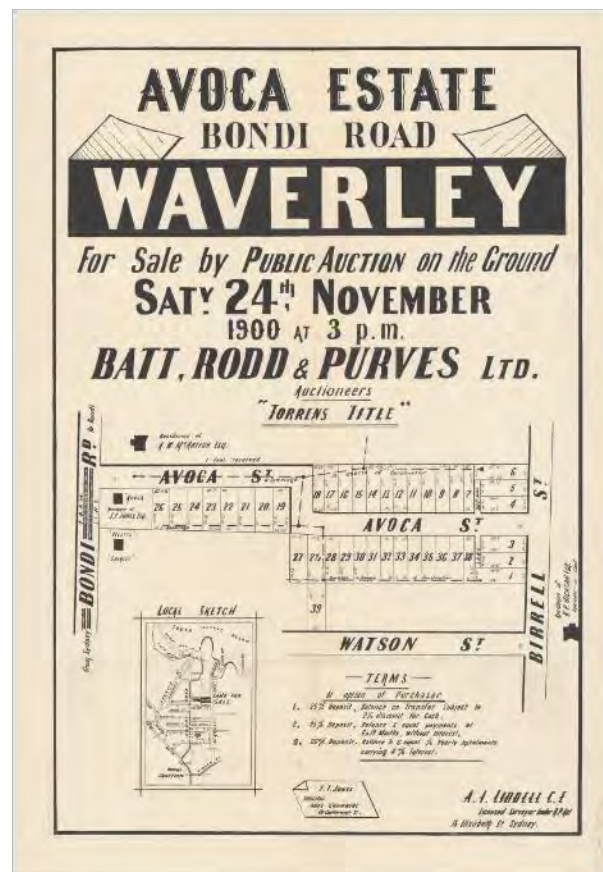
Image caption	Land that once formed part of the Avoca Estate is offered for sale after its late-Victorian subdivision.				
Image year	1897	Image by		Image copyright holder	State Library of NSW



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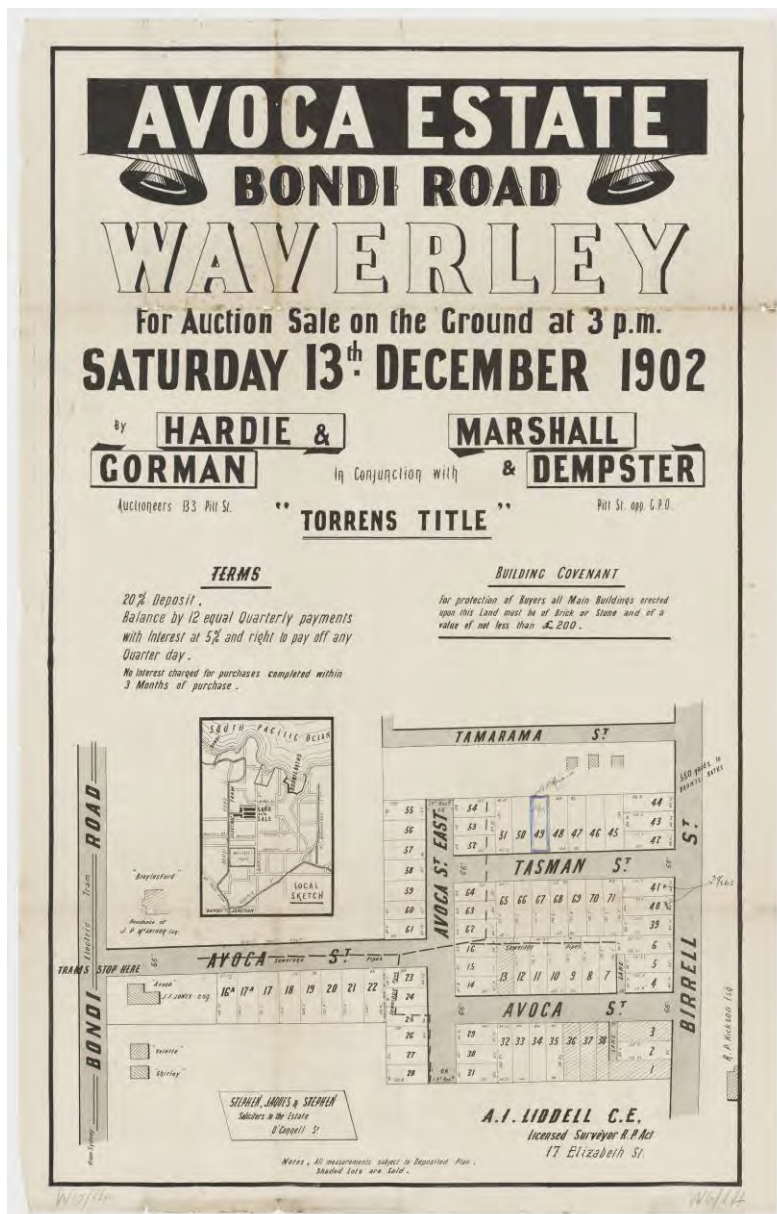
Image caption	Land sales continue into the Federation era of the former Avoca estate. Much of the subdivision was sold for housing in this era and the streetscapes of today still contain many good, intact examples of the speculative housing completed in this era.				
Image year	1900	Image by		Image copyright holder	State Library of NSW



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Image caption	More of the Avoca Estate land is subdivided in the west and put up for sale. Today, the area has historic, aesthetic and social significance as a demonstration of Waverley's evolution from isolated gentlemen's residences to close-set suburban housing.				
Image year	1902	Image by		Image copyright holder	State Library of NSW



AVOCA ESTATE
BONDI ROAD
WAVERLEY

For Auction Sale on the Ground at 3 p.m.
SATURDAY 13th DECEMBER 1902

by **HARDIE & MARSHALL**
GORMAN In Conjunction with **& DEMPSTER**

Auctioneers 133 Pitt St. "TORRENS TITLE" Pitt St. opp. G.P.O.

TERMS
20% Deposit.
Balance by 12 equal Quarterly payments
with Interest at 5% and right to pay off any
Quarter day.
No Interest charged for purchases completed within
3 Months of purchase.

BUILDING COVENANT
For protection of Buyers all Main Buildings erected
upon this Land must be of Brick or Stone and of a
value of not less than £2,200.

Map Details:
The map shows the Avoca Estate bounded by Bondi Road to the west, Tamarama St to the north, Birrell St to the east, and Avoca St to the south. It includes a detailed street grid with lot numbers and a local sketch of the surrounding area.

Agents:
STEPHEN JAMES & STEPHEN
Solicitors in the Estate
17 Elizabeth St.

Surveyor:
A.I. LIDDELL C.E.
Licensed Surveyor R.P. Act
17 Elizabeth St.

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Image caption	Land from the former Braylesford Estate formed part of the subdivision that now forms the Avoca UCA. The house was on the south side of Bondi Road between Avoca Street and Imperial Ave. It was home to Captain William Albert Braylesford Greaves from 1882-1925.				
Image year	1925, unknown	Image by		Image copyright holder	Daily Telegraph, Waverley Library



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Image caption	Portraits of Mrs WAQB Greaves (wife of Captain William Albert Braylesford Greaves) and her daughter Florence. Both portraits were painted by the famed Heidelberg School artist Tom Roberts. Roberts knew Florence when she was a student at the Julian Ashton Art School. Florence was also a neighbour and friend of Julian Ashton, who lived nearby at a house overlooking Fletcher's Glen at Tamarama.				
Image year	C1898	Image by	Tom Roberts.	Image copyright holder	Art Gallery of NSW



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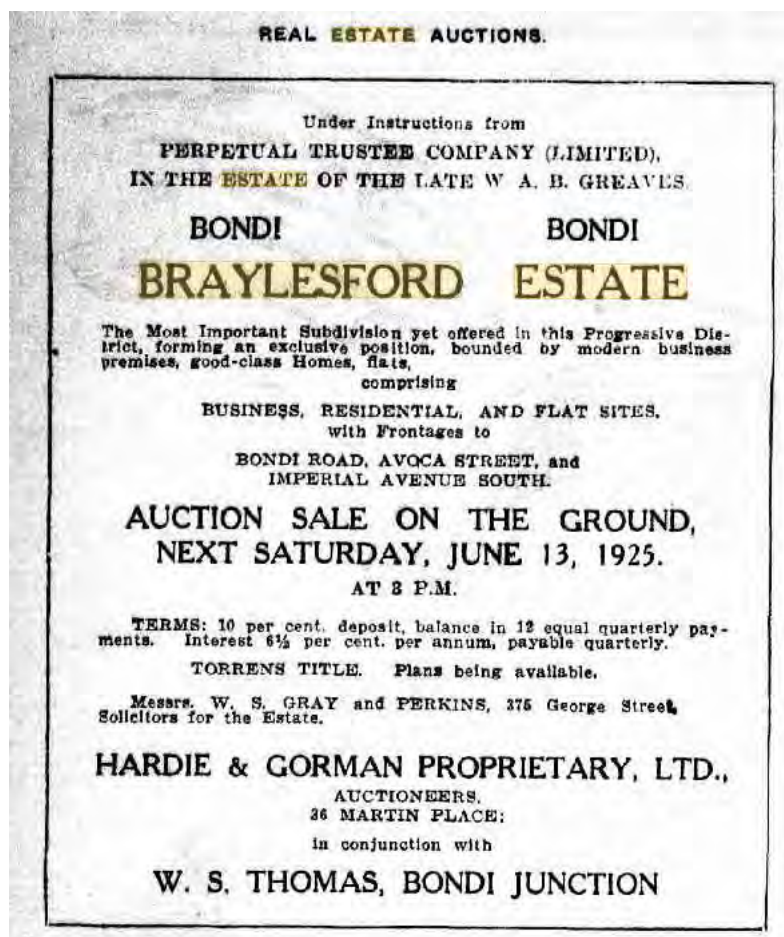
Image caption	<p>The second Tom Roberts portrait of Florence Turner Blake (nee Greaves 1873-1956). Florence grew up on the <i>Braylesford</i> estate on Bondi Road. In 1898 he painted the two portraits of Florence, which are now regarded as among his finest, most sensitive portraits. In 1925 Florence travelled to England to study at the Slade School of Fine Art and became friends with the celebrated Impressionist painter Lucien Pissarro. He later gave her one of his paintings, which she left to the Art Gallery of NSW in 1959 at her death. Her bequest to the gallery was one of the largest ever received.</p>				
Image year	1898	Image by	Tom Roberts	Image copyright holder	Art Gallery of NSW



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Image caption	An advertisement for the sale of the Braylesford estate by auction appeared in <i>The Daily Telegraph</i> on June 6, 1925				
Image year	1925	Image by	Trove	Image copyright holder	Daily Telegraph



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Image caption	Streetscapes in the Avoca Estate UCA remain aesthetically significant today with cohesive groupings, form and scale.				
Image year	2020	Image by		Image copyright holder	Google





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ITEM DETAILS						
Name of Item	Bondi Road Urban Conservation Area, Bondi					
Other Name/s Former Name/s	various					
Item type	Commercial streetscapes and shop-top housing					
Item group						
Item category	Federation and Inter-War speculative commercial and residential housing					
Area, Group, or Collection Name						
Street number	Various					
Street name	Bondi Road (between Wellington and Watson streets and Denham Street)					
Suburb/town	Bondi				Postcode	2022
Local Government Area/s	Waverley					
Property description	Speculative subdivision of later 19 th century Estates providing suburban freestanding and semi- detached housing lots in streetscapes established by the progressive subdivision of the grounds to large residences Avoca and --- originally constructed facing Bondi Road in the mid to later 19 th Century.					
Location - Lat/long	Latitude		Longitude			
Location - AMG (if no street address)	Zone	R3 Low Density Residential	Easting		Northing	
Owner	Private					
Current use	Shops, commercial and residential					
Former Use	Private Estates					
Statement of significance	The current streetscape of Bondi Road 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 cohesive in scale, massing and alignment. Later replacement of remaining early					



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	structures has eroded the cohesion of the setting which remains notable for its detail, extended groupings, and demonstration of the early- to mid-20 th century history of building types and the society of Waverley.		
Level of Significance	National <input type="checkbox"/>	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

DESCRIPTION						
Designer	Not Known					
Builder/ maker	Not Known					
Physical Description	The buildings on Bondi Road form groups of Victorian, Federation and Inter-War architecture.					
Physical condition and Archaeological potential	The potential for uncovering archaeological remnants should be considered when carrying out any works.					
Construction years	Start year		Finish year		Circa	1893-1894
Modifications and dates						

HISTORY	
Historical notes	<p><i>Timeline History</i></p> <p><1789: Land occupied by the Eora people. Most sources name the Gadigal band as the traditional Aboriginal owners.</p> <p>1789: Commencement of the granting of land to free settlers, emancipated convicts and soldiers among the white settler population.</p> <p>1805: At the time of European settlement of the Sydney, indigenous tracks formed links to outposts of the colony. To the east and south-east these included the ridgeline track from Sydney Cove to South Head signal station recorded as a track by 1805 and a road by 1811. Diverging from this at the later location of Bondi Junction</p>

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	<p>was the ridgeline route of the Frenchman's Road leading to Coogee and onto the northern shore of Botany Bay.</p> <p>1831: Secondary roads substantially evolved along easements marking the boundaries of early government grants in Sydney's east. As early as 1831 a site plan of Levy's 1827 Grant on the South Head Road shows an easement for a "Government Road" along the southern boundary the road extending east toward the coast. A crescent planned in association with Levey's Waverley House and provided with the name Waverley Crescent predated the adoption of the name to the overall area.</p> <p>1834: Commencement of assisted immigration scheme is funded by sales of land as purchase grants. Much of remaining Crown Land about Waverley is surveyed for sale in medium-sized allotments typically of 5 acres Streets purchased by speculators such as R.J. Want, F. Mitchell and C.W. Cole.</p> <p>1859: Soon after establishment of Waverley Municipality in 1859 the name Waverley Street was applied to the former Government Road leading east to Bondi. Both sides of Waverley Street were initially occupied by generous [nominally 5-acre] purchase grants occupied by Gentry Villas erected in the 1850-60s with views to the ocean and harbour.</p> <p>1850s-80s: Establishment of large "gentleman's residences" along Bondi Road. These largely incorporate original purchase grants as whole or part of spacious grants. Residences constructed to the south side of Bondi Road included <i>Avoca</i>, <i>Braylesford</i>, <i>Boonara</i>, <i>Greganhurst</i>, <i>Velette</i>, <i>Shirley</i> and <i>Gaerlock</i>, with <i>Castlefield</i>, <i>Rockley</i>, <i>Branxton</i> and <i>Mexheim</i> to the north side. The sites were typically set behind hedged and screen planting to the Bondi Road frontage.</p> <p><i>Baylesford</i> was the home of William Baylesford Greaves a surveyor who arrived in Australia in 1852 at the invitation of Sir Thomas Mitchell who he met when Mitchell visited England for the Crystal Palace Exhibition of 1851. First employed as an assistant surveyor in the Bondi District, Baylesford was appointed a licensed surveyor on Mitchell's return from England. Baylesford subsequently worked in the Clarence River area, being appointed Crown Lands Commissioner of that area. Baylesford acquired Newbold Station near Grafton and other properties in Northern NSW before retiring in 1887 to live at <i>Baylesford</i> on Bondi Road, residing there until his death on Jan 14, 1925.</p> <p>1880s: Completion of a steam tram service to Tamarama Aquarium by 1884 combined with the land boom of the 1880s provided opportunity for subdivision of the Gentry Estates and in particular the grounds of villas fronting Bondi Road.</p>
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	<p>1881: Subdivision sales from 1881 had by the end of the boom in 1889 produced small groups of residential terraces, partially screening the original villas, a concentration of small shops about Ocean Street and to the northern side of the street a number of large residences on smaller sites than the original villas.</p> <p>1891: <i>Avoca</i> was recorded as the home of Haviland Reynolds [d 12 Nov 1913], a son of Crimean War veteran Captain Robert Henry Reynolds. Following a sale of house contents at <i>Avoca</i> by Haviland Reynolds on 3 March 1892, the house and immediate acre of land were advertised For Let on 23 April 1892 [SMH], the subsequent occupant being J. F. Jones. Jones and family became long-term residents as a tenant or owner.</p> <p>1890s: Initial subdivision of grounds to the larger residences began in the lead up to Federation when tram services to Bondi Beach also provided opportunity for speculative housing along the tram route. The <i>Avoca Estate Bondi</i> was offered for sale on 4 Dec 1897. <i>Avoca Street</i>, <i>Frederick Parade</i> and <i>Tasman Street</i> were created to access subdivision.</p> <p>1899: On 11 Feb. 1899 <i>Avoca</i> was advertised for sale due to the owner departing for Europe. The house was marketed as of 5 bedrooms together with 8 acres, a coach house, stables etc. [SMH 11 Feb 1899]</p> <p>1900: Substantial change to Bondi Road occurred at the beginning of the 20th century, prompted by the beginnings of aquatic recreation at Bondi Beach and further improvement to transport as tram services to Bondi extended to the beach in 1894 and were electrified in 1901. To service the growing numbers of Federation residences to both sides of Bondi Road, groups of speculative “shop-top” housing were erected along both sides of Bondi Road, these being concentrated at tram stops. Earlier terrace rows were also given a new frontage in Federation style extending out to the street boundary.</p> <p>1900-1902: Further auction sales of the <i>Avoca Estate</i> followed realignment and changes to street names. The east- west dogleg in <i>Avoca Street</i> initially named <i>Frederick Parade</i> was by 1902 renamed <i>Avoca Street East</i> and by 1913 again renamed <i>Philip Street</i>.</p> <p>1905: Both sides of Bondi Road were substantially developed, the streetscape distinctly asymmetrical. Beyond the retail grouping about Ocean Street, the north side was predominantly residential, combining early and later Victorian grand residences with single-storey freestanding and attached Federation housing. To the south side was a more consistent street frontage of retail /shop-top housing, with varied single- and two-storey post-supported verandas over the footpath. To both</p>
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	<p>sides early villas remained with reduced frontages largely screened by mature planting and setback from the street frontage.</p> <p>1925: After the death of Captain William Greaves of <i>Baylesford</i> in 1925, the Braylesford Estate was subdivided for sale into 23 lots on 13 June 1925. Subsequent residential construction to the eastern side of Avoca Street and was substantially in Inter-War bungalow styles.</p> <p>1919-1939: The subsequent Inter-War period saw the emergence and dominance of a new building type, the residential flat building. It was employed extensively. The beginnings of residential flats at Waverley were focused on tourist accommodation above tea rooms at Bondi Beach. The emergence of the building type as permanent residences was a distinctive feature of Inter-War development along Bondi Road, the scale and massing related to the existing scale of buildings to the northern side of Bondi Road and the street alignment of 'shop-top' housing. A key element in this evolution was the dental business/residence at the corner of Bondi Road and Flood Street, designed by the architect Roscoe Collins, an innovator in residential flat building in Sydney of the early 1900s.</p> <p>Despite the Great Depression of 1929-1934, the momentum of construction continued unabated until the outbreak of World War II. It established a setting of brick and tile, employed in the varied Revival styles of the Inter-War years, moving toward the beginnings of Modern architecture evident in the Functionalist designs of the late 1930s.</p>
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THEMES	
National historical theme	<p>Developing Australia's Cultural Life (Domestic life, social Institutions and creative endeavour).</p> <p><i>Developing local and national economies (Science).</i></p>
State historical theme	Creative Endeavour- Exemplar of an architectural style.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The shop-top groups on Bondi Road have historical, social and aesthetic significance as an example of 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 cohesive in scale, massing and alignment.



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Historical association significance SHR criteria (b)	
Aesthetic significance SHR criteria (c)	Later replacement of remaining early structures of the shop-top groups on Bondi Road has eroded the cohesion of the setting, but it remains notable for its detail, extended groupings, and demonstration of the early- to mid-20 th century history of building types and the society of Waverley.
Social significance SHR criteria (d)	The Bondi Road are notable for their demonstration of the early- to mid-20 th century history of building types and the society of Waverley.
Technical/Research significance SHR criteria (e)	The subject buildings contains technical information relevant to the transitional Victorian / Federation / Inter-War styles of architecture.
Rarity SHR criteria (f)	
Representativeness SHR criteria (g)	
Integrity	The historic streetscape of Bondi Road contains later replacement buildings that have eroded the cohesion of the setting, however the setting remains notable for its detail and extended groupings.

HERITAGE LISTINGS

Heritage listing/s	Waverley LEP 2012
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INFORMATION SOURCES

Type	Author/Client	Title	Year	Repository

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RECOMMENDATIONS

Recommendations	
	<ol style="list-style-type: none"> 1. Any additions and alterations shall be in accordance with the relevant planning controls. 2. All existing construction prior to 1950 in the Conservation Area should be considered contributory to the Conservation Area. 3. Contributory buildings and their original features should be retained. Any unsympathetic elements should be removed and original features restored. 4. Neutral buildings may be replaced or altered, so that the property is made compatible with the significance of the area. 5. Intrusive buildings should be replaced or altered so that the property is made compatible with the significance of the area. 6. The pattern of shopfronts should be retained. 7. Historic building forms should remain clearly identifiable within any redevelopment and/or extension of existing structures. 8. The original built form should remain as the dominant aspect of any new works to contributory buildings. 9. Original shopfronts including openings and related detailing and signage locations should be retained and restored in any works to existing contributory buildings. 10. The pattern of small service lanes and walkways should remain. 11. Original external finishes should be retained and reinstated. Original face brick should not be rendered and/or painted. Slate and terra cotta tiling to roofs should be maintained and matched in new works to the core building. 12. A heritage impact statement should be prepared for proposed work to all contributory elements in the Conservation Area and to sites adjacent to or in the visual curtilage of contributory fabric.

SOURCE OF THIS INFORMATION

Name of study or report	Various	Year of study or report	
Item number in study or report	N/A		



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Author of study or report	Colin Brady		
Inspected by			
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by		Date	9/2/20

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IMAGES

Image caption	Bondi Rd c1908 with Penkivil Rd at left and large residence <i>Branxton</i> beyond. The irregular street frontage of the northern side contrasts with the consistent line of largely new Federation shop top housing to the southern side.				
Image year	1908	Image by	Waverley Library	Image copyright holder	



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Image caption	Bondi Road 1908 looking west with Watson Street at left and Wellington Street at right.				
Image year	1908	Image by	Waverley Library	Image copyright holder	



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Image caption	Bondi Road gentry estates <i>Braylesford</i> (left) and <i>Merxheim</i> (right).				
Image year	1870s	Image by	Waverley Library	Image copyright holder	Waverley Library



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Image caption	Bondi Road looking east c 1910. The light-coloured building in the middle distance was designed by Architect Roscoe Collins a pioneer in residential flat design in Australia of the early 20 th Century. Beyond the Roscoe Collins building are terrace-form residences set back from the street frontage. A number of these remain with later two-storey shopfronts constructed out to the street alignment. During the Inter- War period large residential sites such as that of Braxton at the corner of Penkivil Street and Bondi Road provided the location of three-storey residential flat buildings.				
Image year	1910	Image by		Image copyright holder	

Bondi Road, Bondi, N.S.W.



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Image caption	<i>Branxton</i> , at the corner of Bondi Road and Penkivil St, the home of local butcher Sydney Elliot.				
Image year	1910	Image by	Waverley Library	Image copyright holder	



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Image caption	1943 aerial image showing three storey Inter- War flat building [arrowed] replacing <i>Branxton</i> .				
Image year	1943	Image by	Six Maps	Image copyright holder	



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Image caption	1943 Aerial image showing Inter-War flats at the corner of Castlefield Street occupying lands previously part of the grounds to <i>Castlefield</i> arrowed within surrounds of Federation housing.				
Image year	1943	Image by	Six Maps	Image copyright holder	



Castlefield House

Inter War flats

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Image caption	Bondi Road looking east with the grounds of <i>Castlefield</i> screened by mature planting prior to subdivision.				
Image year	1920s	Image by	Waverley Library	Image copyright holder	





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ITEM DETAILS						
Name of Item	Yanko-Lugar Brae Urban Conservation Area, Bronte (Formerly Evans St UCA)					
Other Name/s Former Name/s	Various					
Item type	Residential housing					
Item group						
Item category	Victorian, Federation and Inter War speculative housing and mixed use buildings					
Area, Group, or Collection Name						
Street number	Various					
Street name	Macpherson St, Chesterfield Lane, Yanko Ave, Gardyne St, Bronte Rd, Lugar Brae Avenue, Lugar St, Brae St, Evans St, Rose St, Violet St, Albert St					
Suburb/town	Bronte				Postcode	2024
Local Government Area/s	Waverley					
Property description	The Yanko-Lugar Brae UCA's streetscapes retain the character of the speculative subdivision of three mid-19 th century Marine Villa estates that created predominantly Victorian and Federation freestanding and semi-detached suburban housing lots. The streetscapes grew with the progressive land sales of the grounds of large residences including Yanko, Lugar Brae and Bleak House, which were originally constructed in large grounds along ridgelines with coastal views to Bronte Beach and the wider coast in the early 19 th century. Consistent construction in the Victorian period created streetscapes of single and double-storey Victorian cottages and villas, constructed in rendered masonry with high-pitched roof forms, featuring an array of street-facing gables and decorative finials, canted window bays, prominent chimneys with mounded render cappings and iron palisade fencing. The heritage streetscapes are supported by mature street plantings.					
Location - Lat/long	Latitude		Longitude			
Location - AMG (if no street address)	Zone	R2a Low Density Residential	Easting		Northing	
Owner	Private					



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Current use	Private Residential, shops and shop-top company title residential buildings		
Former Use	Private Residences		
Statement of significance	<p>The extended Yanko-Lugar Brae Heritage Conservation Area demonstrates Waverley's early Marine Villa history at Bronte, which can still be traced in the extant subdivision patterns, street names and built form. Early colonial land grants and purchases saw the establishment of large marine villa estates with coastal views including Yanko (later Yanko), Lugar Brae and Bleak House (and the nearby Bronte House estate).</p> <p>Later sub-division of the estates was emblematic of and served to shape the set-out of streets and built pattern within the HCA and provided a legacy of house (Lugar St, Brae St, Lugar Brae Ave, Yanko Ave) and family names (Macpherson St, Evans St). It demonstrates the close settlement of Bronte during the late 19th century as it evolved during the break-up and subdivision of the established gentlemen's estates. The Conservation area contains notable examples of the evolution of housing in the 19th and 20th century Waverley from the mid-Victorian to the Inter War years. They demonstrate the evolving nature of Waverley during the land boom of 1875-1889 and the change from a district of rural worker housing and isolated marine villas to a setting of close subdivisions driven by improving tram transport links.</p> <p>The area provides notable consistent streetscapes of Victorian cottages and villas influenced by the Victorian Italianate and Gothic and Federation styles. The combination of architectural detailing reflects the influence of the Victorian Romantic and Federation eras that were essentially about confidence, material progress and prosperity.</p> <p>The residences demonstrate the forms, details and streetscapes that resulted from extension of tram services in the late 19th Century. The resulting increase in property values led to higher density subdivisions utilising housing types that evolved from and improving the amenity of late Victorian era housing in Waverley.</p> <p>The conservation area is of local historic, architectural and aesthetic significance.</p>		
Level of Significance	National <input type="checkbox"/>	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

DESCRIPTION	
Designer	Various
Builder/ maker	Various
Physical Description	The Yanko-Lugar Brae Heritage Conservation Area represents an extension of the existing Evans Street Heritage Conservation Area (C6) at Bronte. The extension



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	<p>expands the area to Leichhardt St to the west, Yanko Ave to the east, Gardyne St to the north and Macpherson St and Chesterfield Lane to the south.</p> <p>Evans St Heritage Conservation Area (C6) is a significant streetscape of early Victorian cottages and villas influenced by the Victorian Italianate and Gothic styles. It includes a grand Victorian Italianate villa "<i>Elsmore</i>", built in 1879, as well as Victorian, Federation Queen and Anne and Arts and Crafts styles. The Inter-war retail and residential strip that emerged on Macpherson St reflected the improving tram line that drove development of the area.</p>					
Physical condition and Archaeological potential	The potential for uncovering archaeological remnants should be considered when carrying out any works.					
Construction years	Start year		Finish year		Circa	1893-1894
Modifications and dates						

HISTORY	
Historical notes	<p><i>Timeline History</i></p> <p><1789: Land occupied by the Eora people. Most sources name the Gadigal band as the traditional Aboriginal owners.</p> <p>1789: Commencement of the granting of land to free settlers, emancipated convicts and soldiers among the white settler population.</p> <p>1803 Early form of road constructed by Governor John Hunter to link the colony with the signal station at South Head along an existing Aboriginal track on the ridgeline. What is now known as Bronte Road originally followed the route of a walking track considered to date from pre-European settlement.</p> <p>1822 Access to the Bronte area was also enabled by the road built to Macquarie's watchtower erected at La Perouse in 1822. The grave at La Perouse of the French Chaplain, Father Receiver, a member of French explorer La Perouse's 1788 expedition, was acknowledged in the early naming of sections of the road as the Frenchman's Road. At Charing Cross, the road later bore the names Coogee Road, Old Coogee Road, Cowper Street and now Bronte Road.</p>

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	<p>1830s Commencement of assisted immigration scheme is funded by sales of land as purchase grants, with free grants ceasing in 1831. Much of remaining Crown Land about Waverley is surveyed for sale in medium-sized allotments typically of 5 acres.</p> <p>1832 Road to Coogee constructed along the north-south ridgeline through Charing Cross. Road connecting with the 1803 road linking Sydney town to South Head. Ocean views and improving roads attracted wealthy migrants to the area to build large homes away from of the growing and polluted city.</p> <p>1836 Mortimer Lewis, New South Wales Colonial Architect, becomes the first person to purchase land at Nelson Bay, later known as Bronte. Lewis, who lived at Watson's Bay, expanded his holding at Bronte from 12 to 42 acres and laid the foundations for a large house, but was forced to sell in the financial recession of the 1840s.</p> <p>1843 Lewis's 17-hectare (42-acre) property is bought for 420 pounds by English barrister Robert Lowe (later Viscount Sherbrooke) and his wife Georgiana, who arrived in Sydney in 1842. They completed the building in 1845-46. It is illustrated in early watercolour paintings by Georgiana Lowe (held in the State Library), shown as an early colonial Gothic Revival building much as it is today, with gardens forming an important part of the outdoor pleasures of colonial villa life.</p> <p>1840s Simple cottages constructed along Bronte Rd.</p> <p>1850s Development slowed in Sydney by the gold rush years. Charing Cross is consolidated as a village with the introduction of horse-drawn omnibus services.</p> <p>1850s-80s Establishment of large gentleman's residences at Bronte on original purchase grants. Residences constructed in the area included Yanco, Bleak House and Lugar Brae for city professionals and merchant classes who acquired wealth via the prosperity brought about by gold discoveries. Development is confined to elevated, airy plateau land with views to the coast, harbour and Botany Bay.</p> <p>1853 Dugald Macpherson (1813-1854) purchased 5 acres and 7 perches of Crown land west of Lugar St, bounded by what is now Macpherson St, Leichhardt St and Lugar St. Macpherson worked for the Colonial Treasury, holding the position of cashier of the Receiving Room Iron Chest. He died soon after.</p> <p>1856 <i>Bleak House</i> built on land to the east of Lugar St, with the residence facing Nelson Rd (now Macpherson St). The grounds extended down the north-facing slope of the Bronte Gully to Gipps St. The house was names after the serialised novel by Charles Dickens published in 20 episodes between March 1852 and September 1853. One of the earliest residents and most likely original owner was the wholesale grocer and wine and spirit merchant Josiah Harper, whose wife gave birth to a son at Bleak</p>
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	<p>House in June 1864. Harper was replaced at Bleak House by C.M. Evans, who lived there until 1874. Nearby Evans St, which was on the eastern boundary of the former Bleak House estate, takes its name from C.M Evans.</p> <p>1856 Land grant to Charles Simmons on what is now Evans St.</p> <p>1858 Macpherson's widow, Chirsty Anne Macpherson, conveyed the Lugar Brae grant to John Taylor (1807-1863) for 1475 pounds.</p> <p>1859 Taylor erects a residence, named <i>Lugar Brae</i>, overlooking Bronte, with the rear facing Leichhardt St. <i>Lugar Brae</i> had extensive grounds encompassing gardens and lawns.</p> <p>1859 Charles Simmons begins building <i>Yanko House</i>. Simons represented the Nelson ward on Waverley Council.</p> <p>1863 Taylor, who was associated with the mercantile and shipping firm Gilchrist, Watts and Co Ltd and as a manager of the Commercial Bank Ltd, died at home.</p> <p>1866 <i>Yanco</i> (later <i>Yanko</i>) is built with a distinctive tower overlooking Nelson Bay (Bronte Beach). The mansion started as a modest single-storey villa of mid-Victorian style with extensive grounds. Successive stages of stone additions were financed by land sales, creating Bronte's early street grid.</p> <p>1876 <i>Lugar Brae</i> remained tenanted until the executors and trustees of Taylor's will conveyed the property to merchant Alexander Hamilton Maxwell, who was married (in 1872) to Taylor's third daughter Eliza Catherine. Maxwell was an alderman (Nelson ward) of Waverley Council from 1877-78. By this time his estate was 13 acres in size, made up of MacPherson's grant plus the grant of 7 acres, 3 roods and 36 perches made to Robert Webster, who had built the <i>Bleak House</i> estate.</p> <p>1879 C.M. Evans dies and Evans St is constructed as part of the <i>Bleak House</i> subdivision, begun by the trustees of Evans's estate. Extensive subdivision of the Gipps St frontages began in November 1879, with further land sales in December 1889, with frontages to MacPherson and Rose streets. Sales included sites to the western side of Evans St, which provided the beginnings of a streetscape of substantial Victorian Italianate residences in Evans St.</p> <p>April 1880 Maxwell sells nine acres of the <i>Lugar Brae</i> estate as well as Charles Mottram Evans's former grant known as <i>Ocean View</i> (6 acres, 12 perches) to William Joyce Hobbs (1843-1906 – a chemist and shop owner in Newtown) for 5000 pounds. The land, collectively, was bounded by today's Leichhardt St, Macpherson St, Evans</p>
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	<p>St and Bronte Rd. <i>Lugar Brae</i> House was retained within a large garden setting, but was later subdivided (today's No 2-20 Leichhardt St) and Lugar Brae Ave was built.</p> <p>August 1880 Hobbs begins the residential subdivision of <i>Lugar Brae</i> and <i>Ocean View</i> grants as the Lugar Brae estate. It resulted in the creation of Lugar St, Brae St and Rose St. Part of the Lugar Brae estate was purchased for a Wesleyan Methodist church (No 2a Leichhardt St), with the foundation stone laid in July 1881.</p> <p>1881 The sale was successful and coincided with substantial government service improvements including water supply and the extension of steam tram services from the city via Bondi to a terminus at Charing Cross.</p> <p>1880s Initial subdivision of large estates' grounds begins in meet the growing demand for land as a land speculation frenzy begins in the lead up to Federation. Reasons include a maturing economy, growing bank willingness to lend for development and to prospective owners.</p> <p>1880 Tram services to Bronte from the city also provided opportunity for speculative housing along the tram route. Tramline extended to Waverley Cemetery in 1890.</p> <p>1880 John Taylor's <i>Lugar Brae</i> estate is subdivided by new owner William Joyce Hobbs. Speculative development of the area begins, including by builder and local alderman Frank Guest (1843-1913). An early resident of newly formed Lugar St (at <i>Roslyn</i>, No 7) was David Ross (1861-1926) monumental stonemason and partner in the company Ross & Bowman, which worked quarries at Waverley and Coogee</p> <p>1882 <i>Yanko</i> estate is sub-divided, creating Virgil St (now Yanko Avenue).</p> <p>1881 David John Cooper subdivides Lots 2, 3, 4, 5 and 6. The first 4 lots purchased by W Griffith. Lot 6 sold to H. Bebb, the W. Griffith (1890) then W. McMillan (1890).</p> <p>1882 <i>Bronte House</i> and estate offered for sale as a sub-division. All that remain of the mansion is a two-storey heritage-listed sandstone coachhouse / stables (now within the grounds on 34a Yank Ave).</p> <p>1886 Further sales of the Bleak House estate in March included lots facing Nelson Rd (Macpherson St) to both sides of Bleak House and lots along Brae St, newly created to run east-west across the estate to enable subdivision of land at the centre of the estate.</p> <p>1890 Charing Cross tram line extended along Macpherson St to St Thomas St.</p>
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	<p>1891 Street configurations finalised in Evans St and Violet St, with Waverley Council and prominent land owner Edwin Fieldhouse jointly paying for kerbs and guttering. Edwin Fieldhouse and his brother, William, jointly had substantial land holdings and dairy farms in Sydney and Campbelltown, including the historic Glenalvon house and grounds there, where Edwin and family resided until 1891.</p> <p>1892 "<i>Elsmore</i>" (now 19 Evans St) first appears in Sands Directory, occupied by Edwin Fieldhouse. He purchased the land from William McMillan, who had large land holdings in the area. Fieldhouse built the grand late-Victorian gentleman's residence in the Italianate style with landscaped gardens and lived there until 1911.</p> <p>1894 The funeral of Mrs Emily Cummins was recorded, on June 17, from Bleak House to Waverley Cemetery. The house was again mentioned in newspapers in November 1894.</p> <p>1900 & 1902 Further Auction sales of the Estate followed realignment and changes to street names</p> <p>1902 Tramway converted to electric service.</p> <p>1910 William Fieldhouse died and Edwin dissolves the assets they jointly owned. Edwin vacates <i>Elsmore</i> at Bronte and, in June, advertised the estate for sale. An advertisement in the SMH June 24 1911, contains a detailed description of the property "overlooking the ocean, Bronte, Little Coogee and the coastline ... [with] elegant double drawing room, dining, morning, breakfast, library and ballrooms ... mostly fitted with marble mantels, electric bells, richly corniced ceilings".</p> <p>1911 Electric tram reached Bronte Beach via Macpherson St through the Bronte tram cutting, which encouraged development of the area. Houses and shops built along the tram route</p> <p>1913 <i>Elsmore</i> sale did not proceed, and estate was let to Robert Thompson until 1916, when the title was transferred to Fieldhouse's third son Richmond Llewellyn and the owner moved to Randwick.</p> <p>1920 Richmond subdivided a small portion of the <i>Elsmore</i> estate fronting Evans St.</p> <p>1921 Remained of the <i>Elsmore</i> estate sold to M. E. McDonald, who leased the estate back to the Fieldhouse family until 1923.</p> <p>1924 M. E. McDonald leased <i>Elsmore</i> to Mrs Eva Arnold as a hostel for women until she died in 1932.</p>
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	<p>1927 <i>Lugar Brae House</i> demolished.</p> <p>1932 <i>Elsmore</i> sold by bank to E. J. Egan, who owned it until 1941 when it was sold to Lillian Ross West for 3000 pounds.</p> <p>1956 <i>Elsmore</i> turned into the Westhaven hospital and, in 1956, <i>Elsmore</i> Convalescent hospital.</p> <p>1966 <i>Elsmore</i> returns to private family ownership</p>
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THEMES	
National historical theme	<p>Developing Australia's Cultural Life (Domestic life, social Institutions and creative endeavour, leisure).</p> <p>Developing local and national economies (science).</p> <p>Building settlements, towns and cities</p>
State historical theme	<p>Creative Endeavour- Exemplar of an architectural style.</p> <p>Persons- Activities of, and associations with, identifiable individuals.</p> <p>Towns, suburbs and villages</p> <p>Land tenure</p> <p>Domestic life</p>

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The residential group has historical, social and aesthetic significance as an example of the close settlement of Bronte during the late 19th Century responding to the break-up and subdivision of the established grounds to gentlemen's estates.</p> <p>Records indicate the heritage conservation area once comprised grand marine villa estates including Yanko, Lugar Brae, Bleak House and Ocean View, built on grant land which were not subdivided until the 1880s.</p> <p>The area includes a rare example in Waverley of grand Victorian Italianate style residential architecture within the existing Evans St heritage conservation zone. It now sits among a mix of other residences and buildings from a range of architectural periods from the late nineteenth century, Federation period up to the present day.</p>

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	<p>The subdivision and residential development of the marine villa estates demonstrates the outcomes of improved tram transport; the economic boom of the late Victorian and Federation years.</p> <p>The Conservation area contains notable examples of the evolution of housing in the 19th and 20th century Waverley from the mid-Victorian to the Inter War years. They demonstrate the evolving nature of Waverley during the land boom of 1875-1889 and the change from a district of rural worker housing and isolated marine villas to a setting of close subdivisions.</p>
Historical association significance SHR criteria (b)	<p>The extended Yanko-Lugar Brae Heritage Conservation Area is associated with the early grant landholders, including the MacPherson family, who constructed substantial colonial marine villas on sites chosen for their coastal views and access to transport links. Later sub-division of the estates are emblematic of and served to shape the set-out of streets and built pattern within the HCA and provided a legacy of house (Lugar St, Brae St, Lugar Brae Ave, Yanko Ave) and family names (Macpherson St, Evans St).</p> <p>The Conservation Area was home to Peter Dodds McCormick (1834-1960), the composer of the national anthem, <i>Advance Australia Fair</i>. He lived at Clydebank, 5 Virgil St (now 20 Yanko Ave) for about 10 years before moving to 103 Birrell St, Waverley.</p> <p>XX Evans St, now demolished, was the childhood home of the current Prime Minister, Scott Morrison.</p> <p>The writer Miles Franklin, author of <i>My Brilliant Career</i>, lived at 34 Brae St (now demolished) in 1903. She worked as a live-in maid, aged 24, to document the powerless position of young women working in domestic service.</p> <p>Mei Quong Tart (1850-1903), a Chinese-born tea and silk merchant, restaurateur, philanthropist, anti-opium activist and prominent figure of 19th century Sydney, lived at <i>Huntingtowers</i> in Rose St.</p>
Aesthetic significance SHR criteria (c)	<p>The extended Yanko-Lugar Brae Heritage Conservation Area's contains a significant number of houses (listed and unlisted) dating from the late Victorian and Federation eras associated with the break-up of marine villa estates. They demonstrate the aesthetic preference of the late 19th century for Victorian Gothic and Italianate styles and the standard of workmanship in the area of decorative carpentry associated with the style of the 1880s.</p> <p>The area includes <i>Elsmore</i> (19 Evans St), a modified example of a grand late-Victorian gentleman's residence in the Italianate style.</p>

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	<p>Also evident within the area are multiple examples of Victorian Classical style terrace houses dating from c.1893-1894 and Victorian Gothic style cottages; Federation Free style freestanding and semi-detached houses; Federation Queen Anne style semi-detached and freestanding houses; and Inter-War apartment buildings.</p> <p>The area's streetscapes remain consistent with their period of development. They retain a number of key decorative features of their style, including: rendered-masonry asymmetrical street facade; terracotta tiled roof with rendered masonry chimney and terracotta chimney pots; classical motifs features; double-hung windows; front doors with upper panels glazed and a glazed fanlight and side lights; projecting bays on ground floor; and masonry piers and wrought iron palisade front fence with gates.</p>
Social significance SHR criteria (d)	<p>There are no known special associations with any community or cultural group for social, cultural or spiritual reasons. Accordingly, the subject item does not attain the requisite standard for social significance.</p>
Technical/ Research significance SHR criteria (e)	<p>The Heritage Conservation Area provides a substantial and comprehensive demonstration of housing types and changes to housing of the late 19th and early 20th century.</p> <p>The area contains technical information relevant to the transition of architectural styles from Victorian to Federation styles.</p>
Rarity SHR criteria (f)	<p>Dwellings built in the Victorian and Federation architectural styles are not currently rare in Sydney and there are numerous examples in the Waverley local government area. However, the area contains a high number of listed properties for the area's size.</p> <p>Closely aligned and consolidated marine villa estates subdivided in close succession have created consistent streetscapes with Victorian and Federation housing with streets that preserve the names of the estates. The range of building styles and the comprehensive chronology of the aesthetic style has few peers in NSW. The quality of the built form and of the setting, the aesthetic character and detail of the residences and their ability to demonstrate the historic evolution of the Bronte estates during the 1880s reinforce their rarity.</p> <p>An example of this are Nos 9 and 11 Lugar St, which are unusual examples of late Victorian Gothic style houses that retain much of their primary form and detail, with external gable form that makes them prominent in the street. The houses are distinctive, particularly as a pair, and represent an unusual housing style for the period in the area.</p>
Representativeness SHR criteria (g)	<p>The dwellings within the Heritage Conservation area are representative of the Victorian and Federation styles of architecture with early-era detailing still present.</p> <p>The consistent streetscapes are representative of early subdivision of marine villa estates in close proximity, built within a short period of time.</p>



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Integrity	The aesthetic significance of the overall Heritage Conservation Area setting retains the predominance of construction and building types of the period 1880- 1940, this being emphasised by consistency of materials and the presence of varied architectural styles in substantial groupings.
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HERITAGE LISTINGS

Heritage listing/s	Waverley Local Environment Plan 2012, Schedule 5 Conservation Area C6
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INFORMATION SOURCES

Type	Author/Client	Title	Year	Repository
Research	Colin Brady	Evans St Urban Conservation Area State Heritage Inventory Form	2007	Waverley Council
Heritage Study	Ines Meyer and Colin Brady	Waverley Heritage Assessment	2007	Waverley Council
Heritage Study	Perumal Murphy	Waverley Heritage Study	1990	Waverley Council
Biography	Australian Dictionary of Biography			http

RECOMMENDATIONS

Recommendations	<p>A Statement of Heritage Impact should be prepared to accompany any development application for major works in the Conservation Area.</p> <p>Heritage Exemption Certificates should be applied for in the case of minor works to buildings.</p> <p>Any additions and alterations shall be in accordance with the relevant planning controls.</p> <p>All new works should maintain the scale, detail and alignment of existing built forms and landscaping relative to the street. New works should be of a secondary nature and generally visually screened from the street.</p> <p>The single-storey Victorian residences should retain existing bulk and height to the street frontage, with any upward addition being restricted to rear areas and/or provided in existing roof voids and projections of roof slopes not facing the street.</p> <p>All roof additions are to retain and enhance the existing traditional roof detailing, in particular chimneys, ridge and barge detailing.</p>
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	<p>Existing traditional iron palisade fencing should be maintained in conjunction with established planting.</p> <p>Vehicle entries and parking should closely follow the established pattern of fencing and any new vehicle entry should be of single width only.</p> <p>Waverley Council's <i>Guide Notes for Inter-War Flat Buildings</i> are to be utilized for residential flat buildings.</p>
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SOURCE OF THIS INFORMATION			
Name of study or report	Various	Year of study or report	2019
Item number in study or report	N/A		
Author of study or report			
Inspected by	Colin Brady and Fleur Mellor		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Anne McGoverne	Date	16/11/19

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IMAGES

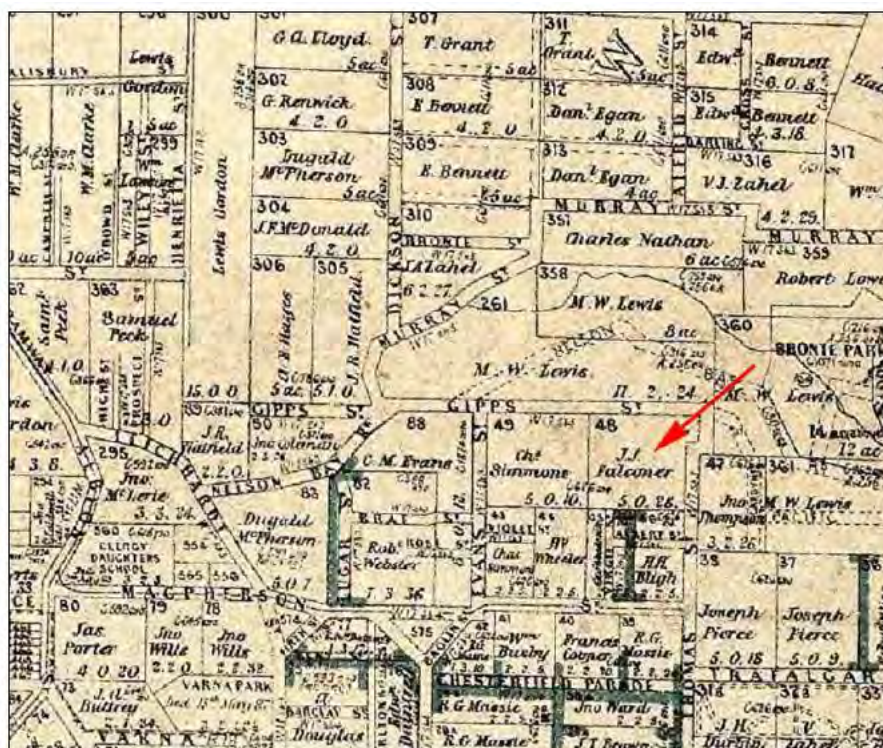
Image caption	20 Yanko Ave, home to national anthem composer Peter Dodds McCormick				
Image year	2019	Image by		Image copyright holder	Domain



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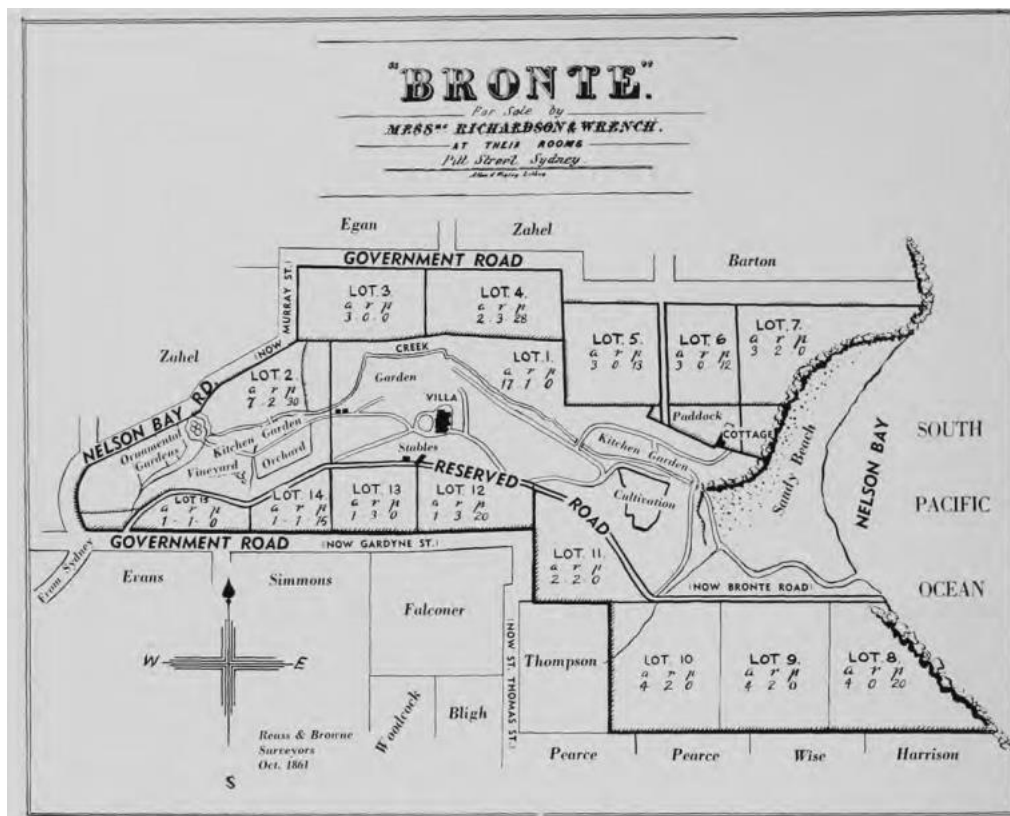
Image caption	1860s Bronte marine villa estate grants				
Image year	1860s	Image by		Image copyright holder	State Library



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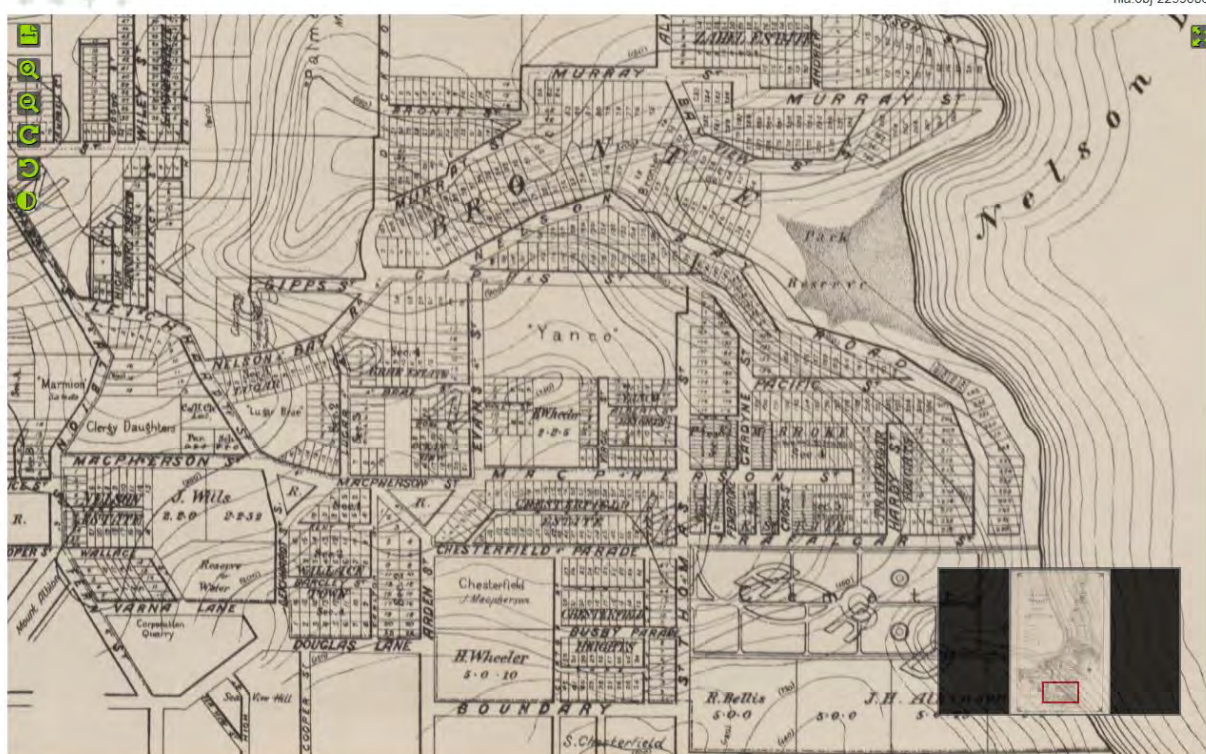
Image caption	Attempted sub-division of nearby Bronte House estate, November 11, 1861. Map includes names of early grants in Yanko-Lugar Brae Heritage Conservation Area.				
Image year	1861	Image by		Image copyright holder	National Library of Australia



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Image caption	Marine villa subdivisions plans				
Image year	C1880s	Image by		Image copyright holder	Land and Property Information NSW



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Image caption	Atlas of the Suburbs of Sydney, 1886-88, Higginbotham & Robinson. The subject site was located within the Nelson Ward				
Image year	1886	Image by	National Library of Australia http://nla.gov.au/nla.map-raa48	Image copyright holder	National Library of Australia



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Image caption	<p>Top left: Yanko House, grand Marine Villa estate, now demolished. Represented in the present-day Bronte street pattern.</p> <p>Top right: 19 Evans St, grand Victorian Italianate gentleman's estate.</p>				
Image year		Image by		Image copyright holder	Domain



SOURCE: DOMAIN.COM.AU



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Image caption	Lugar Brae estate subdivision land sale poster. Bleak House early subdivision poster 1880 Yanko estate sub division 1915				
Image year	1880s, 1915	Image by		Image copyright holder	State Library z-sp-b27

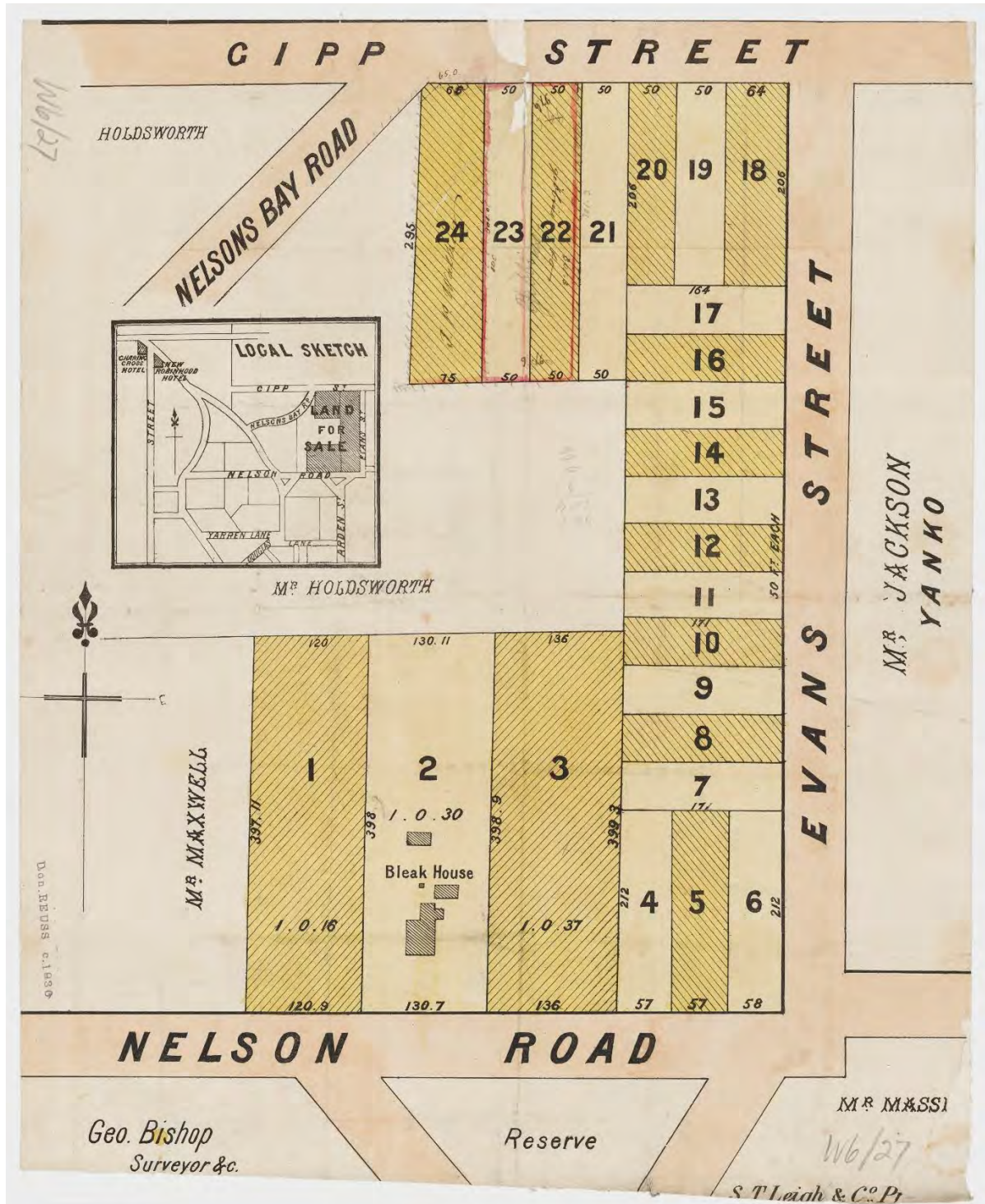




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OCEAN VIEW ESTATE
WAVERLEY HEIGHTS

For Sale @ GRAND VILLA SITES @
on the Ground
Saturday, 4th June, at 3 P.M., PROMPT.

RICHARDSON & WRENCH.

BRAE ST

LUGAR BLEAK HOUSE	1	2	3	4	5	53' 3"		
					6	40' 0"		
					7	40' 0"		
	46' 0"	45' 0"	45' 0"	40' 0"	132' 0"			
ROSE ST								
	8	9	10	11	12	40' 0"		
					13	40' 0"		
					14	38' 9"		
	15	16	17	18	19	20	21	120' 0"
	46' 0"	45' 0"	45' 0"	40' 0"	40' 0"	40' 0"	52' 0"	

EVANS ST

NELSON RD

TERMS
25% DEPOSIT
BALANCE
6 QUARTERLY
PAYMENTS

LOCAL SKETCH

DAWSON & STEPHEN
LICENSED SURVEYORS

GIBBS, SHALLARD, & CO., PRINTERS, SYDNEY.

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ITEM DETAILS						
Name of Item	Charing Cross Urban Conservation Area					
Other Name/s Former Name/s	Maddens Corner					
Item type	Built. Area.					
Item group	Residential and Commercial buildings (private). Urban Area.					
Item category	Cottage, Flat, House, Terrace, Villa, Hotel, Shop, Commercial, Ecclesiastical, Education. Streetscape.					
Area, Group, or Collection Name	Charing Cross Urban Conservation Area					
Street number						
Street name	Carrington Road, Church Street, Bronte Road, Victoria Street, Albion Street, Macpherson Street, Prospect St, High St, Edmund St, Henry Street, John St					
Suburb/town	Waverley				Postcode	2024
Local Government Area/s	Waverley Council					
Property description	Various					
Location - Lat/long	Latitude				Longitude	
Location - AMG	Zone	MGA Zone 56 (GDA 94)	Easting	338,631.2382206 99	Northing	6,247,350.711743 92
Owner	various					
Current use	Residential, retail, commercial, educational					
Former Use	Residential, tannery, retail, commercial, educational					
Statement of significance	The Charing Cross UCA streetscapes retains notable 19 th and early 20 th buildings of both state and local heritage significance. The high integrity of built form in the area records the historic evolution of a place from an early village east of Sydney. The layered fabric dominated by Federation-style buildings indicates a streetscape generated by tram transport beginning in the 1880s. The slowing of growth in post-World War 2 ensured the preservation of Waverley's earliest history.					
Level of Significance	National <input type="checkbox"/>		State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>	

DESCRIPTION

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Designer	Various					
Builder/ maker	Various					
Physical Description	<p>The Conservation Area extends along Bronte Road (formerly Cowper Street and Coogee Road) from Church Street as far south as St Catherine's School on Macpherson Street. The village centre is distinguished by the acute intersection of major traffic routes Carrington and Bronte Roads and the secondary route of Victoria Street. The village centre is characterised by two-storey retail facades of late Victorian, Federation and Inter-War styles interspersed with rare early Victorian shop and residential forms [some concealed by later frontages] and later Post-War development.</p> <p>Peripheral streets exhibit a two-storey character with near complete rows of late Victorian and Federation-style terraces and a small number of Inter-War (including Art Deco) apartments. A number of large freestanding Victorian residences remain generally unaltered or within educational campuses. Buildings are of face brick, stone and rendered masonry with decorative plaster and iron filigree detailing. Earlier worker housing provides examples of vernacular and mid-Victorian forms in timber and stone.</p>					
Physical condition and Archaeological potential	<p>Various states of condition of properties.</p> <p>All sites in the area have archaeological potential, particularly those previously associated with local industries and residential sites with former wells and privies in which household refuse was discarded.</p>					
Construction years	Start year	1840s	Finish year	1930s	Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>The former post office, built in 1923, was designed with oversight from the first Commonwealth Architect John Smith Murdoch. He designed the "temporary" Parliament House in Canberra that remained in services until the 1980s. The post office replaced the 1840s residence of John Madden, an early Waverley entrepreneur. The Inter-War Stripped Classical style building is an important element of the streetscape at the Charing Cross intersection.</p> <p>The Art Deco Charing Cross Hotel, Victoria Street (west), was built in 1935 and replaced the old inn built by William Newland in 1857. On the opposite corner of Victoria Street stood the village pump that provided fresh water from an underground spring. The first Waverley branch of the Bank of NSW used the corner building.</p> <p>Along Carrington Road are important community facilities. St. Charles' Boys School was built in 1902, continuing a long history of educational buildings on the site dating back to 1854. In 1885, St. Clare's College for girls was purchased for the Poor Clare order of Catholic nuns, who were brought out from Ireland specifically to teach at the school. The foundation stone for Our Lady of the Angels chapel was laid in 1917.</p>					

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	<p>60-68 Carrington Road was the Waverley Fire Station 1915-1940s, then a function and reception business and is now strata units.</p> <p>Victoria Street (east) - Grahame Memorial Uniting Church, 1897, and church hall 1885, are of important historic and social significance. Inside the church is a plaque to Peter Dodds McCormick, a church elder and composer of Australia's National Anthem, "Advance Australia Fair".</p> <p>Mary Immaculate Roman Catholic Church, 1913, with interiors especially designed to display paintings and other decorations. Next to the church a new modern building replaces the old Friary, destroyed by fire in the 1980s.</p> <p>The present Robin Hood Hotel, corner of Bronte and Carrington Roads, replaced the old inn of the same name built in the 1880s.</p> <p>245-263 Bronte Road, Head's buildings dated 1887, is a particularly well-preserved row of late-Victorian commercial terraces.</p> <p>282 Bronte Road, incorporates facade elements of "Minnamurra" c. 1894, with a shop occupying a restored stone cottage forward of the main building.</p> <p>The Commonwealth Bank has occupied the corner site at Albion Street from 1921, undergoing numerous alterations and extensions over the years which have had negative impacts on its integrity at street level.</p> <p>340 Bronte Road was the site of John Bunyan's stables for his omnibus horses. In 1910 he built an open-air picture show which became the Bronte Picture Palace, converted to talking pictures. Hoyts Theatres were the last operators and in 1957 the site became a petrol station and then an equipment hire business.</p> <p>4-22 High Street, "Glenrock Terrace", provides a rare example of worker housing constructed by Ebenezer Vickery in 1866, for the employees of his adjacent tannery.</p> <p>1 Albion Street, continues use as a commercial property that has previously been a tobacconist, a newsagents and antique shop. The upper balcony has recently been added.</p> <p>24 Albion Street, "St John's", built 1891 was a doctor's residence and surgery until sold in 1957 to St Catherine's School as classrooms and residential accommodation.</p> <p>St Catherine's School, originally known as Clergy Daughter's School, the oldest existing Anglican girls' school in Australia, open on March 5, 1856. One of their most prominent students was Dame Joan Sutherland. An underground sandstone water</p>
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	tank of the 1860s is marked by a plaque in Macpherson Street, between Albion Street and Carrington Road.
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HISTORY	
Historical notes	<p>Initial Land Grants</p> <p>Following the establishment of the South Head Road (now Old South Head Road) in 1811, Bronte Road evolved as a route south to Coogee Bay and Governor Macquarie's watchtower at La Perouse. The Conservation Area comprises areas originally within purchase grants of William Manners Clarke (1837), Lewis Gordon, (1838), and Samuel Peak, (1839). Gordon's lands were substantially transferred to Joseph Vickery between 1839 and 1858. Subdivisions of these early grants provided the sites of a small service village on the road to Coogee and La Perouse.</p> <p>The next block sold was one in Victoria Street, Charing Cross, adjoining Queen's Park. It was originally put up for sale in 1838 and purchased by Edward Lee. He failed to complete the purchase, so the 5 acres was resold to George Smith on August 12, 1846, for £25. Smith had been a Private in Her Majesty's 80th Regiment, for years, which entitled him to a remission of £9 on his purchase money.</p> <p>Another portion, of 4a. 3r. 8p, at the corner of Carrington and Bronte roads and extending from the Robin Hood Hotel to about Albion Street and all the business section along Bronte Road, was bought by Lewis Gordon on October 15, 1846, for £24, with the grant issued on June 15, 1848.</p> <p>In 1849, on the other side of Victoria Street where the Charing Cross Hotel now stands, a block of 4a. 3r. 35 2/3p was bought about this time by J. B. Jones, who by then had purchased several others at the "Junction" and along what is now Old South Head Road. Jones paid a high price of £5 per acre.</p> <p>John, Edmund and Henry streets came into existence as part of the Canonbury Estate subdivision of these land grants about 1878. In the 1870s, the area was known as "Hell Street" because of the lively characters who lived there. Sands Directory reveals that many of the early estate residents were tradesmen including quarrymen, carpenters, stonemasons and butchers.</p> <p>Naming of the Village</p> <p>John Madden also purchased lands from Lewis Gordon at the intersection of what was Coogee Road and the later Carrington Road. Madden erected three stone cottages on the lands. Madden and his son John Madden Jnr. were signatories to the establishment of Waverley Council in 1859. The village was originally referred to as <i>Maddens Corner</i> and retained its local identity until Madden's house was purchased and demolished c.1919 as the site of the Post Office. In 1859, Maddens Corner was renamed by the inaugural Waverley Council as Charing Cross.</p>

Expansion after 1859

By 1854, the immediate area accommodated small stores, blacksmiths and hotels serving local market gardeners, dairymen and travellers to Coogee. The village expanded with the 1866 establishment of Vickery's Glenrock Tannery to the eastern side of Charing Cross. By 1868 the tannery and leather goods factory employed over 140 men producing 1200 pairs of boots a week. The Vickery family also constructed Glenrock Terrace, a row of sandstone workers' cottages, remaining in High Street, Charing Cross, south of the former tannery site. Vickery's tannery closed on 8 Nov 1881 with the land subdivided as the Tannery Estate.

In the 1890s, existing stone quarries expanded to supply city construction. Quarry workers had erected small stone cottages about streets to the eastern side of Charing Cross as early as the 1850s. During that time, two hotels, *Newlands* (1857) later the *Charing Cross* and the *Robin Hood* (1859) commenced trade in Vickery Street (now Carrington Road). Both were substantial premises erected in stone and served to further strengthen the focal point of Maddens Corner /Charing Cross by the 1860s. William Newland (1807-1883), builder, proprietor of *Newlands Hotel* and councillor from 1859 -1860, opened the hotel to the first meeting of Waverley Council on 16 June 1859. Newland encouraged the decision by council to rename Madden's Corner as Charing Cross. The name soon appeared on *Newlands Hotel*, which Newland continued to run until about 1863 when he became insolvent. About 1880 the *Robin Hood* moved to its current site, the former location continuing to trade as the *Oxford Hotel*. Community groups initially meeting in these and other hotels around Waverley included the Grand United Order of Odd Fellows – Sons of Independence Branch, established in 1861. The Order, after years of meeting in venues of convenience, erected The Odd Fellows Hall in Church Street. The hall was eventually acquired by St Anne's School after 1959.

A Centre for Schools and Churches

Following donation of land by John Madden, a Catholic church and school house were erected in 1854 north of the Cowper Road and Vickery Street intersection. The weatherboard structure was twice replaced, in 1866 and 1901.

In September 1857 the foundation stone was laid for St Catherine's School, relocating from Ocean Street, Woollahra, to its current Albion Street site at the southern end of Charing Cross. Both locations, the opposite ends of the village, would progressively expand as school complexes, with St Charles primary school and St Clare's School and Convent (1884) developing between Maddens Corner and Church Street. In 1879 the Franciscan order received a donation of nearly 3 acres in Victoria Street on or about the former Vickery's Tannery site, gifted by Mrs C Logue. In March 1891, construction of a three-storey Norman-style Friary commenced on this land. Later population growth would see the erection of the Renaissance-style Mary Immaculate Catholic Church opened in 1913 on the east side of this land.

	<p>Opposite Mary Immaculate Church, the Presbyterian Church - having conducted its first service in the Odd Fellows Hall in Church Street on Jan. 17, 1885 - proceeded to lay the foundation stone of a church in November 1885. The initial church was superseded in February 1898 by a much larger Gothic-style sandstone building, the Grahame Memorial Church named in honour of benefactor Mrs W. Grahame. These institutions defined the northern and southern limits of Charing Cross from the irregular strip of retail and residential undertakings extending along Cowper Street [now Bronte Road] to the Tea Gardens (now Bondi Junction) and along Macpherson Street to the south-east.</p> <p>Consolidation of the Village</p> <p>The subdivision of Samuel Peak's Sea View Estate in 1863, bounded by Victoria, Henrietta and High Street established the current lot patterns to the eastern side of Charing Cross. Further substantial subdivision and development occurred from the 1870s onwards with horse-drawn omnibus services to the city and tram services linking Charing Cross with the Tea Gardens (Bondi Junction) in April 1881. The tram line was continued through to Randwick by 1887. This furthered growth and consolidation of the village, establishing a streetscape of two-storey retail frontages with living space above opening on to post-supported verandas. Initially of late Victorian style, these continued to be erected in Federation styles through the early 20th century. Electrification of the tramway between Bondi Junction and Waverley in October 1902 accelerated the development of Charing Cross. In the process, much of the early Victorian streetscape was replaced with Federation-styled shops, high-parapeted frontages replacing the hip-roofed veranda forms of the 19th century.</p> <p>In 1889, Waverley Volunteer Fire Brigade first occupied a building in Carrington Road at Charing Cross. Following the September 1912 opening of an "unofficial" Post Office in Carrington Road, commitment was made to a formal post office. Prior or during World War One, the Commonwealth Government acquired the house of pioneer John Madden at the intersection of Carrington and Bronte Roads. The site, was cleared by 1919 and a new post office erected by 1923. The architect John Smith Murdoch was, at the same time, designing the "temporary" Parliament House in Canberra, Australia's new national capital. When opened, the post office was designated as "Charing Cross", but in 1940 it was altered to "Waverley".</p> <p>The demands of commerce supported establishment of banks at Charing Cross. In 1888 the Bank of NSW opened at the corner of Victoria Street and Carrington Road. In 1919 the Australian Bank of Commerce opened at 240 Bronte Road, before merging with the Bank of NSW in 1931. In 1920 the Government Savings Bank purchased land from the Seaview Estate, erecting a bank and residence near the intersection of Bronte Road and Albion Streets. The building remained in use after merger with the Commonwealth Bank in 1931.</p> <p>Between the Wars</p>
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	<p>Inter-War development at Charing Cross included the Art Deco-styled Charing Cross Hotel and the Functionalist-style Robin Hood Hotel dramatically situated at the acute intersection of Carrington and Bronte Roads and completion of the prominent twin towers to Mary Immaculate Church in 1929-30.</p> <p>In 1910 omnibus operator John Bunyan built an open-air picture show on his former stables site at the corner of Bronte Road and High Street. After 1924, the theatre was converted to Bronte Stadium by promoter Pat O'Conner operating until 1936, reverting to a picture theatre The Bronte Hoyts by 1945 and closing in 1957.</p> <p>By the outbreak of World War 2, residential flat buildings had replaced earlier construction in peripheral sites about Charing Cross, including a distinctive setting of Inter-War planning that formed Santa Marina Avenue, south of Charing Cross.</p> <p>The 1940s saw substantial freestanding Victorian residences still extant in the main street of Charing Cross, including Minnamurra and another large residence with secondary shopfronts constructed to the eastern side of Bronte Road. Inter-War and earlier construction had substantially removed buildings from the formative 1840-50s. Those that remained included a small shop to the eastern side of Bronte Road (still standing in 2019) and a hip-roofed cottage in Carrington Road, north of the post office. This was the last of John Madden's 1840s stone cottages and was later used as a Catholic presbytery, then the home of "Granny" Cosgrove, a granddaughter of John Madden and herself a noted local. The house has since been demolished.</p>
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THEMES	
National historical theme	<p>4 Building settlements, towns and cities.</p> <p>9 Marking the phases of life.</p>
State historical theme	<p>Towns, suburbs and villages-activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages; Land tenure-activities and processes for identifying forms of ownership and occupancy of land and water; Accommodation-activities associated with the provision of accommodation, and particular types of accommodation.</p> <p>Persons - activities of, and associations with, identifiable individuals, families and communal groups.</p>

APPLICATION OF CRITERIA

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Historical significance SHR criteria (a)	<p>The area records the pattern of early 19th century purchase grants which provided the basis for the later grid street pattern of Charing Cross.</p> <p>The Conservation Area was an early small bustling town containing industry, cottages, small retail stores and hotels.</p>
Historical association significance SHR criteria (b)	<p>The area has historical association with initial speculative absentee land owners William Manners Clarke, a conveyancer, and Lewis Gordon, a government surveyor, and Samuel Peak, a Sydney retailer. Joseph Vickery, a land entrepreneur of the mid-19th century, established a tannery in the area and provided housing for workers during the 1860s. The area has close historic association with early 1840s resident John Madden, a stonemason and provider of the initial location name Maddens Corner. Madden's family were also associated with other Waverley pioneering families, including the Fitzgeralds and Teeveys.</p>
Aesthetic significance SHR criteria (c)	<p>The area retains freestanding and attached residences demonstrating the aesthetic forms, fabric and detailing of Victorian Georgian Vernacular construction. The freestanding, semi-detached and attached examples of single- and two-storey housing provide a notable assemblage of built forms from the mid-19th century. Later Victorian, Federation and Inter-War residences and commercial properties include notable terrace groups and prominent corner buildings demonstrating the forms and aesthetic considerations of Waverley during consolidation, promoted by the growth of transport from the 1880s onwards.</p>
Social significance SHR criteria (d)	<p>The area retains significance as a demonstration of the forms, streetscapes and social relationship of industry, worker housing and commerce in the early years of Waverley municipality. The scale, forms and history of the remaining worker cottages, terraces, shops and hotels provide a notable demonstration of the municipality's social history.</p>
Technical/Research significance SHR criteria (e)	<p>The area records the forms of construction and detail employed in retail buildings within outer villages and later commuter suburbs of the Sydney region during the 19th and early 20th centuries.</p> <p>Former manufacturing sites retain archaeological potential, as does the site of John Madden's early cottages, school house and churches.</p>
Rarity SHR criteria (f)	<p>The area contains rare examples of village structures of the mid-19th century, together with rare examples of ecclesiastic architecture, notably the Renaissance-styled Mary Immaculate Church by the noted ecclesiastical architects Sheerin and Hennessy with its murals by Italian artist Professor Cesare Vagarini.</p>
Representativeness SHR criteria (g)	<p>The area has representative value as a cohesive example of the built form, styles and functions of structures comprising an early outer village of colonial Sydney, later consolidating as a transport-based suburban centre of Waverley municipality.</p>

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Integrity	Charing Cross retains integrity as a village centre incorporating a diversity of retail and service structures, principally of the Federation and Inter-War periods, with rare examples of earlier retail structures incorporated into the main streetscape.
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HERITAGE LISTINGS

Heritage listing/s	Waverley Local Environmental Plan 1996 (Amendment No. 33) item No. C.6
	Waverley Local Environmental Plan 2012, Schedule 5 item No. C.7

INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Heritage Study	Perumal Murphy	Waverley Heritage Study	1990	Waverley Council
Council research	Colin Brady	na	2012	Council files and Local History Library
Book	B T Dowd (ed.) for Council of the Municipality of Waverley	The History of the Waverley Municipality	1959	Waverley Council library

RECOMMENDATIONS

Recommendations	<ol style="list-style-type: none"> 1. All existing construction prior to 1950 in the Conservation Area should be considered contributory to the Conservation Area. 2. Contributory buildings and their original features should be retained. Any unsympathetic elements should be removed and original features restored. 3. Neutral buildings may be replaced or altered, so that the property is made compatible with the significance of the area. 4. Intrusive buildings should be replaced or altered so that the property is made compatible with the significance of the area. 5. The pattern of two-store shopfronts with street awnings should be retained. 6. Where documentary evidence exists, first-floor post-supported or cantilevered balconies should be reinstated to street frontages. 7. Historic building forms should remain clearly identifiable within any redevelopment and/or extension of existing structures. 8. The original built form should remain as the dominant aspect of any new works to contributory buildings. 9. Original shopfronts including openings and related detailing and signage locations should be retained and restored in any works to existing contributory buildings. 10. The pattern of small service lanes and walkways should remain.
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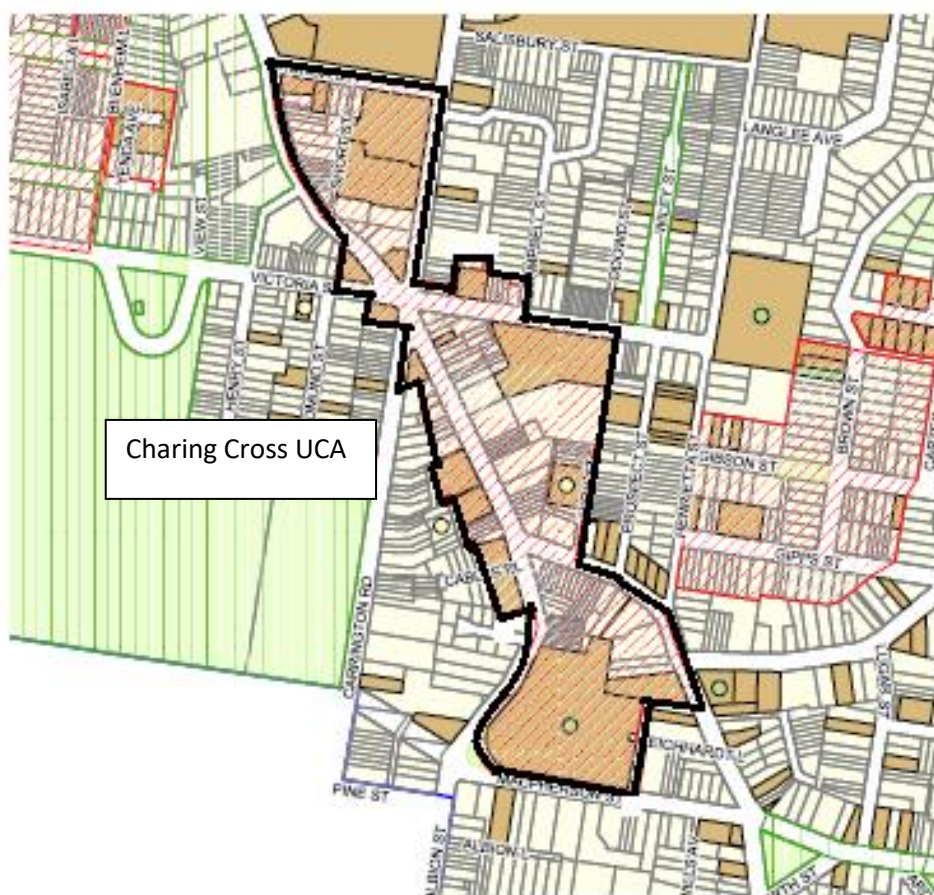
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	<p>11. Original external finishes should be retained and reinstated. Original face brick and sandstone walls and fences should not be rendered and/or painted. Slate and terra cotta tiling to roofs should be maintained and matched in new works to the core building.</p> <p>12. Sandstone retaining walls and boundary walls should be retained and repaired.</p> <p>13. A heritage impact statement should be prepared for proposed work to all contributory elements in the Conservation Area and to sites adjacent to or in the visual curtilage of contributory fabric.</p>
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SOURCE OF THIS INFORMATION			
Name of study or report	NA	Year of study or report	
Item number in study or report	NA		
Author of study or report	See Information sources above		
Inspected by	Colin Brady		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Colin Brady & Anne McGoverne	Date	Feb 2020

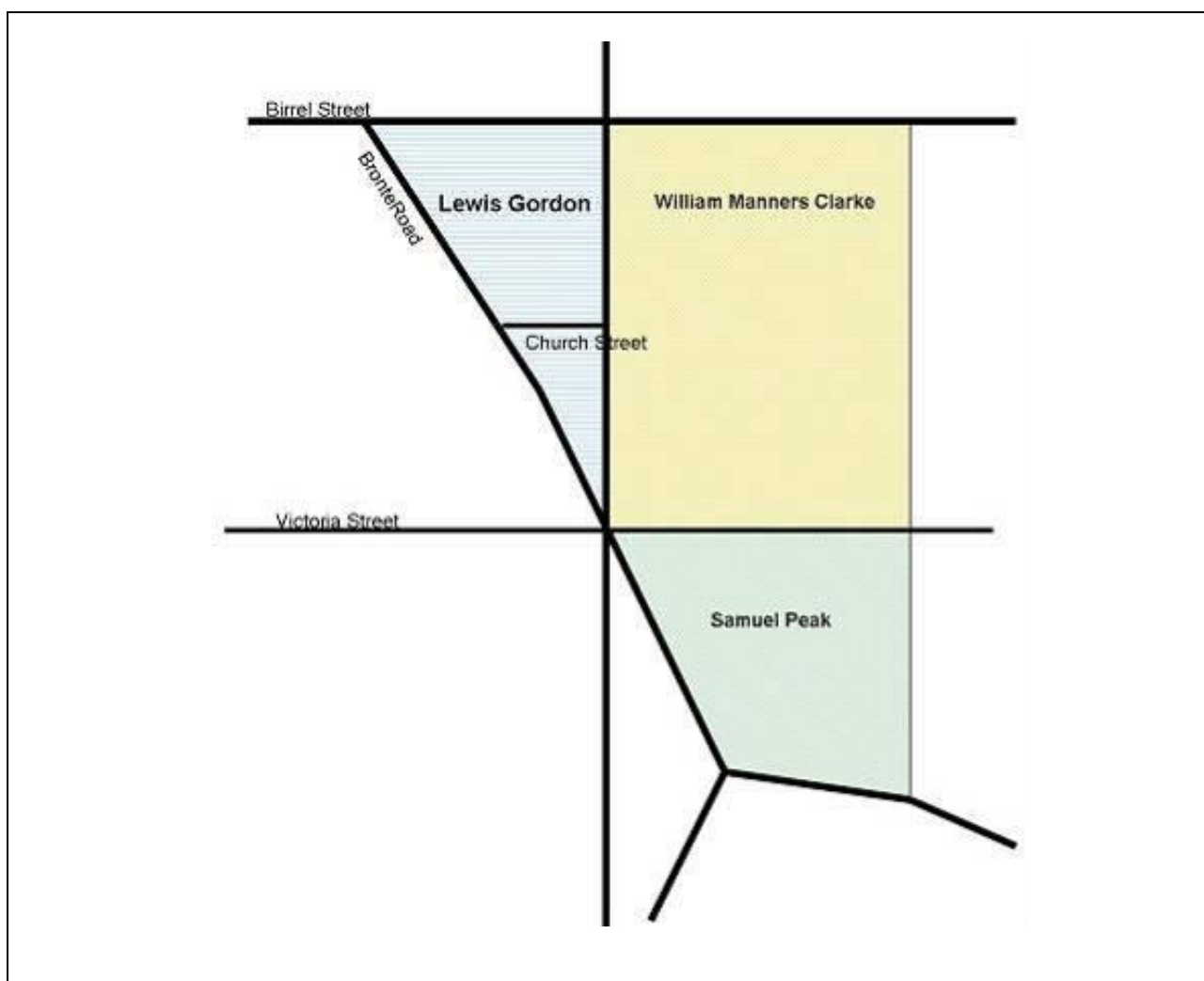
IMAGES

Image caption	Map of the original Charing Cross Urban Conservation Area, Waverley Local Environmental Plan 2012 Schedule 5, Item C7 http://www.legislation.nsw.gov.au/mapindex?type=epi&year=2012&no=540%27 The 2020 Heritage Assessment extends the conservation area.				
Image year	2012	Image by	Waverley Council	Image copyright holder	Waverley Council



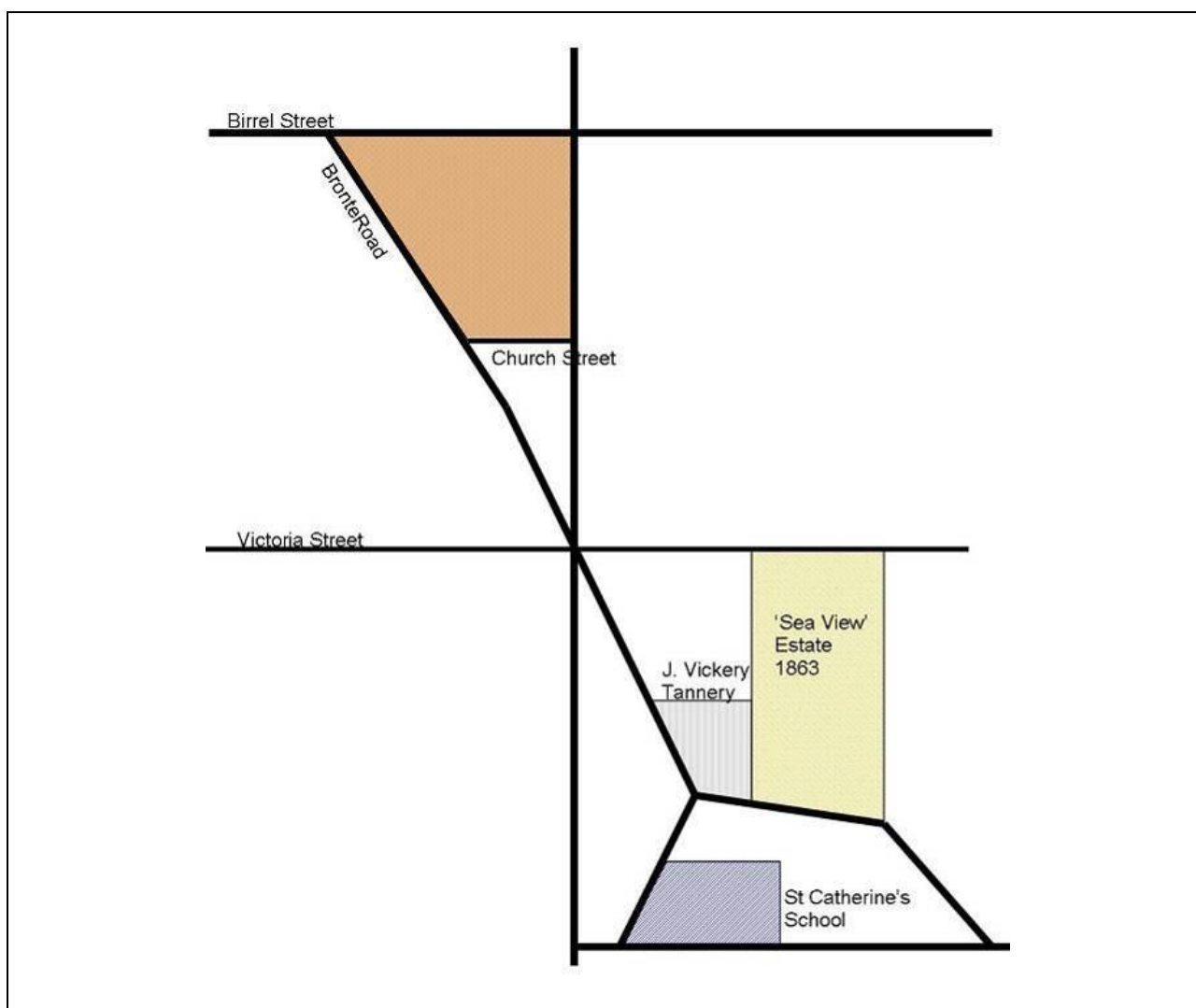
IMAGES

Image caption	Original land grants of the 1830s				
Image year	NA	Image by	Waverley Council	Image copyright holder	Waverley Council



IMAGES

Image caption	Notable subdivisions in and near Charing Cross including the Vickery Estate which became the War Memorial Hospital bounded by Church St, Birrell St and Bronte Road; Joseph Vickery's tannery; and St Catherine's School (formerly Clergy Daughters School).				
Image year		Image by	Waverley Council	Image copyright holder	Waverley Council



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IMAGES

Image caption	Charing Cross Hotel 1925 viewed looking south-west				
Image year	1925	Image by	n/a	Image copyright holder	Waverley Council



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Image caption	Mid 19 th Century Fabric Left to right: Glenrock Terrace 1866 – High Street Gablet detail at Glenrock Terrace 1866 – High Street. Shop with residence above – Bronte Road Stone gate post Carrington Road attributed to John Madden 1850s St Catherines School – original building.				
Image year 2014		Image by Colin Brady		Image copyright holder	Colin Brady

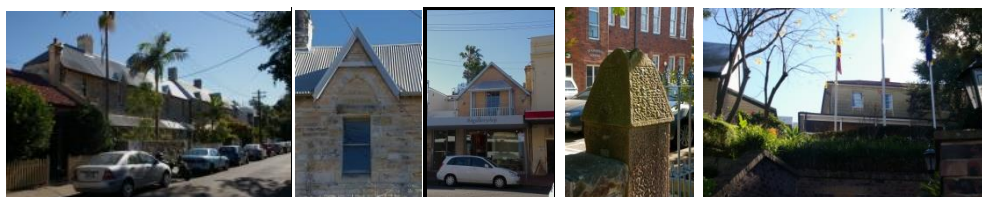
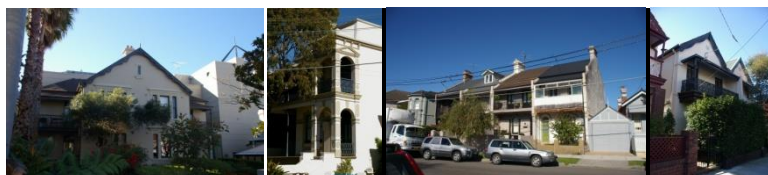


Image caption	1880s shops with residence above.				
Image year 2014		Image by Colin Brady		Image copyright holder	Colin Brady



Image caption	1880s residences.				
Image year 2014		Image by Colin Brady		Image copyright holder	Colin Brady



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Image caption	1890- 1915 Federation-period shops with residences over.				
Image year 2014		Image by Colin Brady		Image copyright holder	Colin Brady

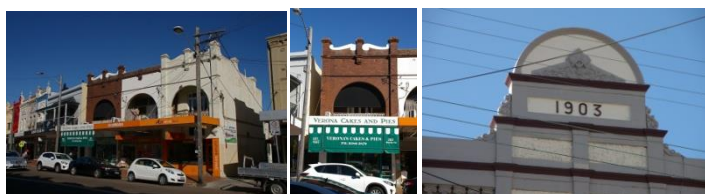


Image caption	Ecclesiastic buildings				
Image year 2014		Image by Colin Brady		Image copyright holder	Colin Brady

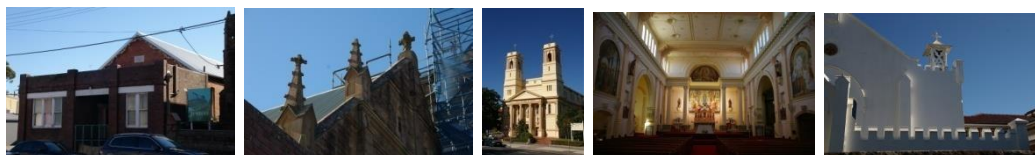


Image caption	Educational Buildings				
Image year 2014		Image by Colin Brady		Image copyright holder	Colin Brady



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Image caption	Public Service and Entertainment				
Image year 2014		Image by Colin Brady		Image copyright holder	Colin Brady

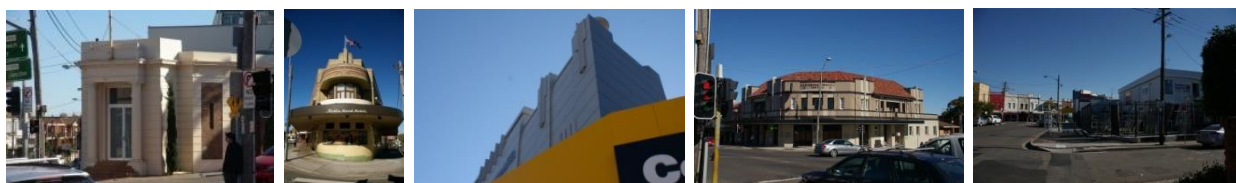
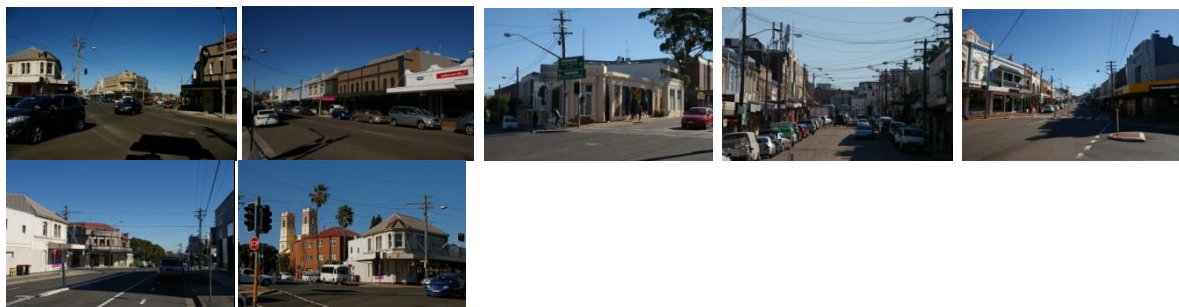


Image caption	Inter-War housing, shops and residential flat buildings.				
Image year 2014		Image by Colin Brady		Image copyright holder	Colin Brady

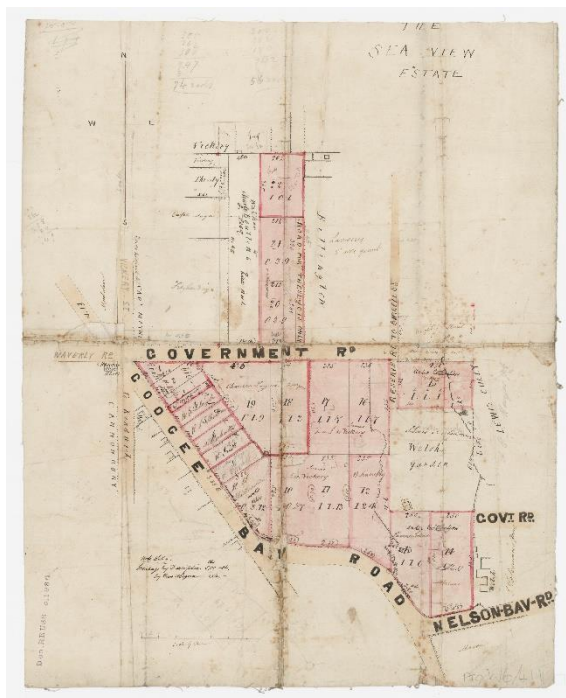


Image caption	Streetscapes.				
Image year 2014		Image by Colin Brady		Image copyright holder	Colin Brady



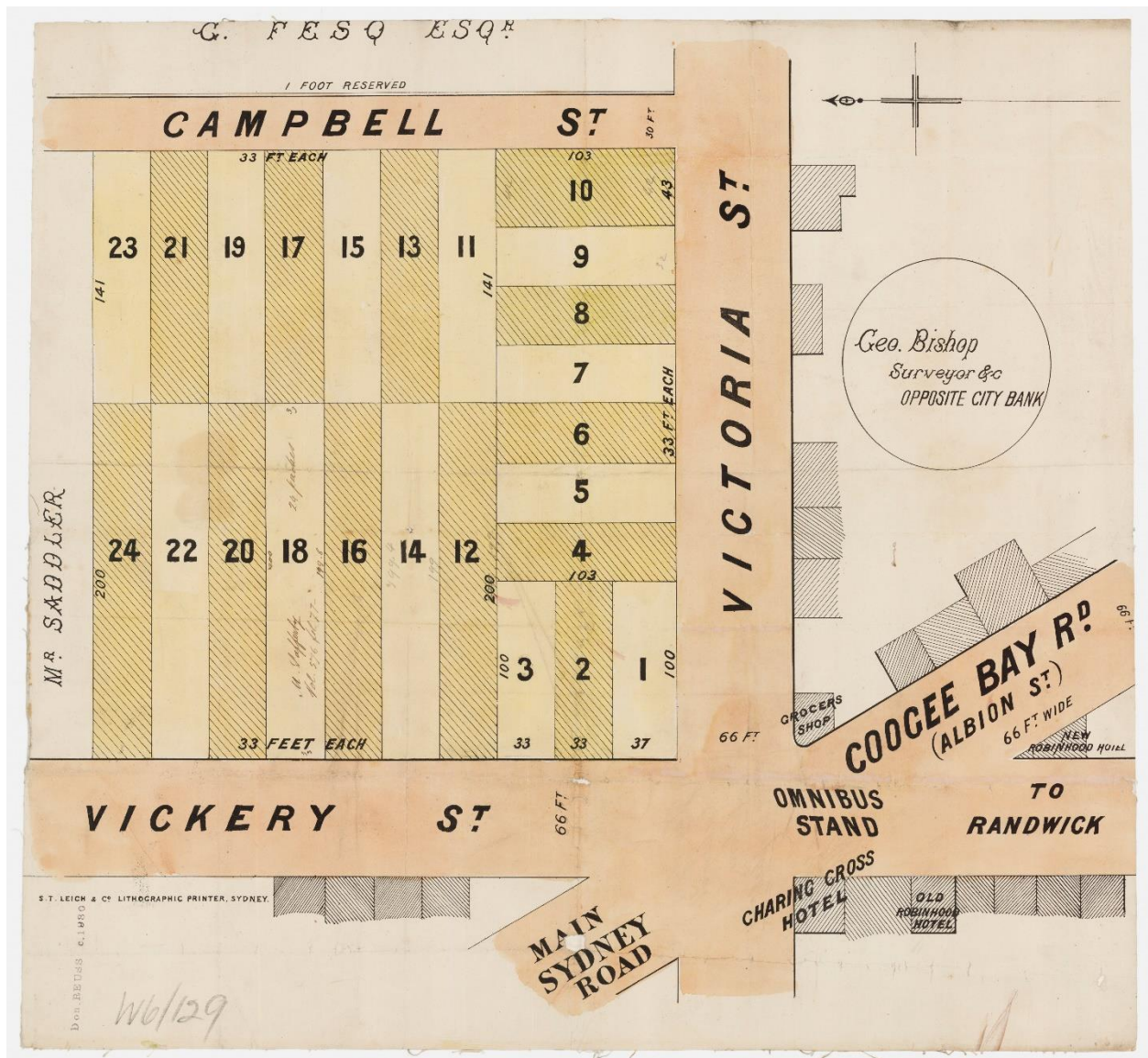
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Image caption	Top: Detail of a survey of the Lachlan Swamps water reserve (now Centennial Park) and surrounding suburbs dated November 1850 Bottom: 1863 land grants and ownership survey at Charing Cross. Bronte Road was Bay Road and Victoria Street was Government Road. The road to Bronte Beach was Nelson Bay Road.				
Image year	1850 1863	Image by		Image copyright holder	State Library



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Image caption	Charing Cross land sale subdivision poster. A horse-drawn omnibus stand is noted on the corner of Coogee Bay Rd (Bronte Road) and Vickery St (Carrington Road). The two locations of the Robin Hood Hotel are also marked.				
Image year 1876	1876	Image by		Image copyright holder	State Library





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Image caption	1887 Charing Cross area mapped in the Plan of the borough of Waverley compiled by S. Pollitzer. The 1878 Canonbury Estate (Henry, John and Edmund Streets) is mapped at the corner of Victoria and Carrington streets.				
Image year	1887 1878	Image by		Image copyright holder	State Library



CANONBURY ESTATE, WAVERLEY.
FOR SALE BY AUCTION
 ON THE GROUND AT 3 O'CLOCK,
On SATURDAY 23rd MARCH,
 BY
HARDIE AND GORMAN
 Auctioneers, 17, Market Street, Sydney.
 Terms, One Fourth Cash; Balance in 6, 12, and 18 months at 6 per cent.

PLAN OF THE ESTATE

The plan shows the layout of the estate with streets: Carrington Road, Church Street, Edmund Street, Henry Street, and Victoria Street. The estate is divided into lots, with some lots numbered. A 'Total Sheet' is also shown.

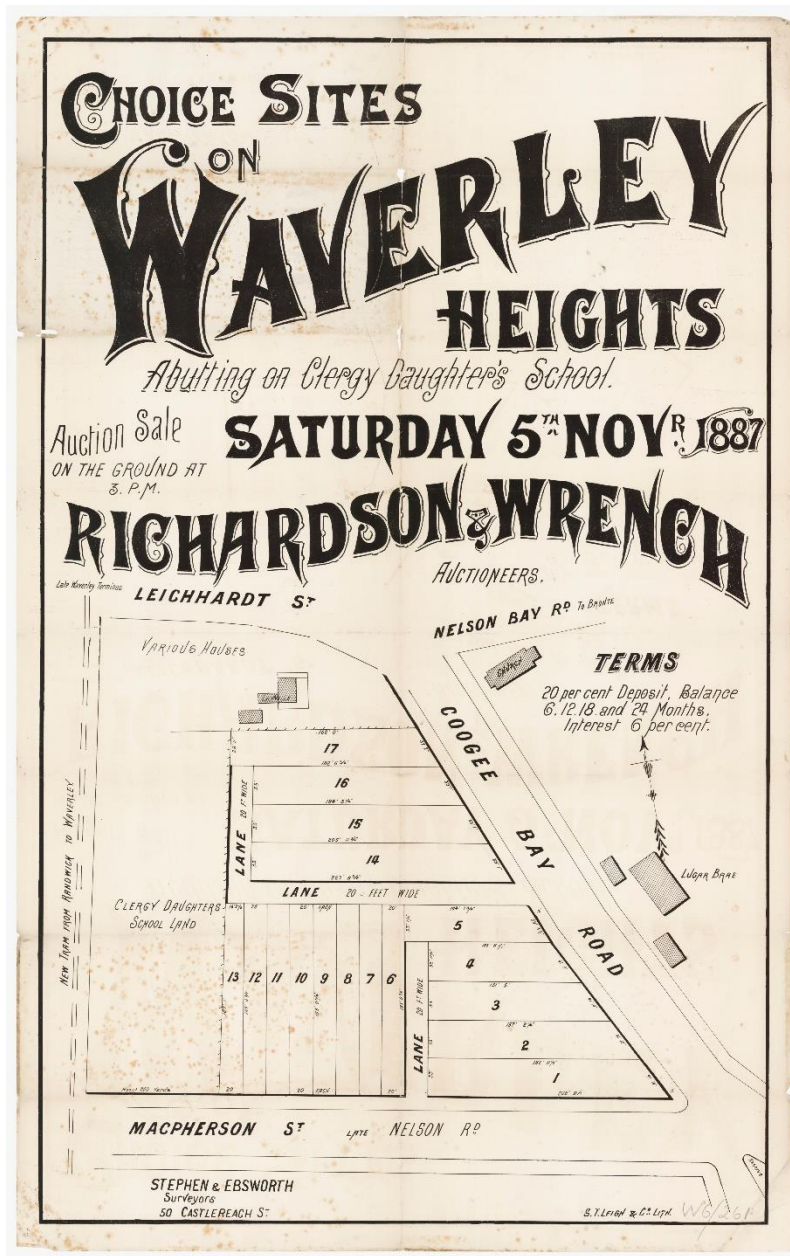
FERDINAND REUSS, JUN.,
 ARCHITECT AND SURVEYOR,
 (OPPOSITE THE CITY BANK).



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Image caption	1887 Waverley Estate subdivision land sale poster. Note the Clergy Daughters School and the location of the Lugar Brae Estate and church. The early tramlines are also highlighted. The road to Bronte Beach (at that time called Nelson Bay) is still labelled Nelson Bay Road.			
Image year	1887	Image by		Image copyright holder
		State Library		





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Image caption	1910: Land in the Canonbury Estate subdivision continues to be sold into the Federation period. The Bronte tramline and Centennial Park are a selling feature.			
Image year	1910	Image by		Image copyright holder
				State Library

WAVERLEY CANNONBURY ESTATE

VILLA SITES & COTTAGES.
SITUATED CLOSE TO THE CENTENNIAL PARK.

For Auction Sale on the Ground at 3 o'clock.
SATURDAY 29TH OCTOBER 1910.

RICHARDSON & WRENCH LTD
ALLOIS & CO LTD.
Auctioneers in conjunction

VICTORIA ST
HENRY ST
EDMUND ST
OCEAN ST
ST THOMAS

BRONTE TRAM TERMINUS
RIGHT AT THE
MACPHERSON R.P.
OCEAN ST

Local Sketch.

Terms of Sale.
1/4 Cash,
Balance by half-yearly payments
extending over 3 years with
interest at 5 per cent.

Philip W. Rygate.
Licensed Surveyor under R.P.A.C.
164 Pitt St, Sydney.

W6/182



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Image caption	1915: Building sites on John St are sold under instructions from the Metropolitan Board of Water Supply and Sewerage. The subdivision sales poster notes the proposed extension of Queen's Park. Centennial Park's proximity remains a selling feature. The land sale on the southern side of John Street did not proceed and the land became part of the extended Queen's Park.			
Image year	1915	Image by		Image copyright holder
		State Library		

WAVERLEY
UNDER INSTRUCTIONS FROM THE METROPOLITAN BOARD OF WATER SUPPLY AND SEWERAGE
OVERLOOKING CENTENNIAL PARK ON THE GROUND
AUCTION SALE
SATURDAY 20TH NOV^R 1915
AT **3 P.M.**
RAINE & HORNE
Auctioneers,
70 Pitt St Sydney.

JOHN ST (40' wide)
CARRINGTON RD (40' wide)
DARLEY RD (40' wide)
QUEENS PARK

Proposed Extension of Park.
30 - 0 - 4 1/4 p.

LOCAL SKETCH

TERMS
10 PER CENT DEPOSIT.
Balance in 12 quarterly payments at 5%.
Freehold Title.

Solicitor
H. S. WILLIAMS ESQ.
103 Pitt St, Sydney.

William Briggs & Co 22-17-1764 Pitt St Sydney.

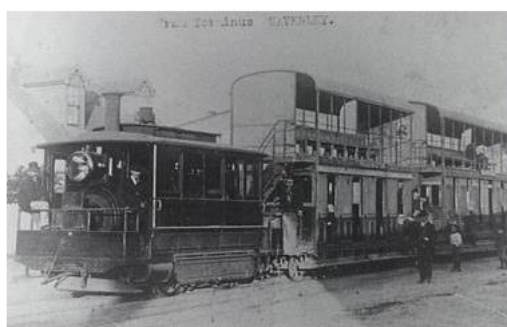
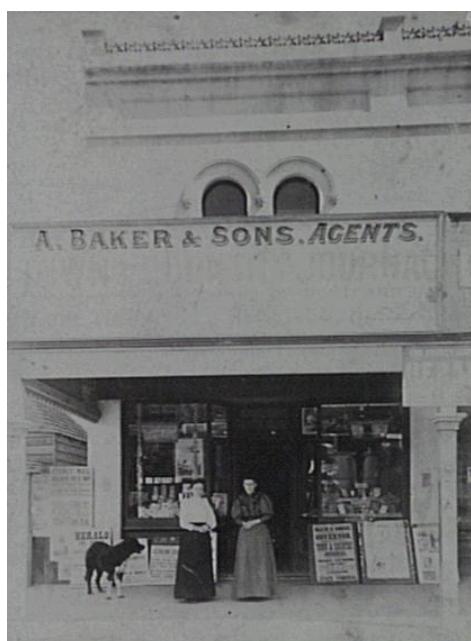
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Image caption	Charing Cross facing Carrington Road with views to Queens Park, "Our Artist at Waverley", <i>Illustrated Sydney News</i> , August 2, 1884, p9. Bottom: 1890s Charing Cross. The original Robin Hood Hotel in the picture's centre.				
Image year	1884 1890s	Image by		Image copyright holder	Illustrated Sydney News, State Library



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Image caption	Main: Shopkeepers at Charing Cross 1895 Right: Steam tram boggie with coupled double decker passenger cars at the Waverley Tram Terminal at Charing Cross. Bottom right: Butchers shop at Charing Cross.				
Image year	c1880 1895 C1890s	Image by		Image copyright holder	Waverley Library



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Image caption	Top left: Old Charing Cross Hotel, 1925 Top right: Charing Cross, looking south, 1930s Bottom left: 1959 Mary Immaculate Catholic Church on Victoria St beside the Norman-style Friary, which burned down. Bottom right: the Friary in 1983, before it burned down in the 1986				
Image year	1925 C1930s 1959 1983	Image by		Image copyright holder	Waverley Library

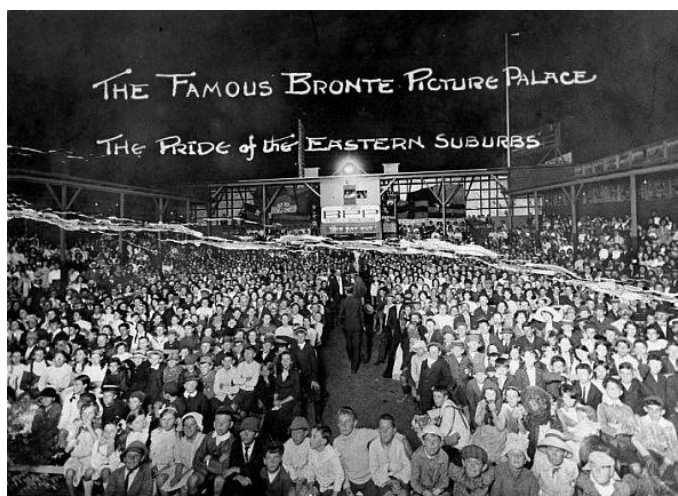




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Image caption	Left: Bronte Palace Pictures entrance at Charing Cross featured in The Wunderlich Manufactures Catalogue 1912 edition (June 12, p47). Right: the "Pride of the Eastern Suburbs", the Bronte picture palace c1910.				
Image year	1912 c1910	Image by		Image copyright holder	Wunderlich Manufactures Catalogue, Powerhouse Museum. Waverley Library



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Image caption	Aerial views of Charing Cross taken as a study for the Eastern Suburbs Railways route by the Australian Gas Light Company. Mary Immaculate Church and Friary stand out towards the centre of the photograph. Queen's Park is top right.				
Image year	1968	Image by	Milton Kent/ Australian Gas Light Company	Image copyright holder	State Library





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ITEM DETAILS							
Name of Item	Grafton Street Urban Conservation Area						
Other Name/s Former Name/s	The Grafton Estate						
Item type	Built Area.						
Item group	Residential and retail buildings						
Item category	Terraced, freestanding residences and retail buildings. Streetscape						
Area, Group, or Collection Name	Grafton Street Urban Conservation Area						
Street number	All addresses						
Street name	Grafton Street, Nelson Street, Oxford St, Leswell St						
Suburb/town	Bondi Junction					Postcode	2022
Local Government Area/s	Waverley Council						
Property description	Various						
Location - Lat/long	Latitude	-33.890639			Longitude	151.247378	
Location - AMG	Zone	MGA Zone 56 (GDA 94)	Easting		Northing		
Owner	Multiple						
Current use	Mixed residential, offices, retail/commercial						
Former Use	Rural grazing. Residential, commercial.						

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<p>Statement of significance</p>	<p>The Grafton Street Urban Conservation Area has historical, aesthetic and social significance at a local level.</p> <p>The surviving built and natural fabric of the HCA has significance for its ability to demonstrate the important historical phases of the area's development, including late-19th and early 20th century speculative subdivisions and commercial development responding to growth of public transport (tramways) in mid-19th century Sydney. Residential and retail and other service buildings from the period 1880-1915 remain substantially intact within the conservation area.</p> <p>The HCA comprises streetscapes of residential and retail structures that record the aesthetic character and qualities of late 19th and early 20th Century consolidation of Bondi Junction as a commuter suburb, based on improvements in transport and the rapid expansion of suburban Sydney between 1880 and 1915.</p> <p>The street and subdivision patterns are derived from the subdivision of the land grants in the early colonial period. The grants have historic association with colonial society, including: Captain John Piper (1773-1851); Solomon Levey (1794–1833, brother of Barnett Levey, builder of <i>Waverley House</i>); Daniel Cooper; his nephew, Sir Daniel Cooper (1821-1902); and Randolph Nott, a local resident, timber merchant and former mayor of Woollahra. The gradual subdivision of the initial grant formed the existing pattern of residential and retail buildings and related outbuildings. The 19th Century subdivisions of the initial grants and the related construction provide significant examples of late 19th and early 20th Century residential streetscapes.</p> <p>In its surviving elements of built fabric, the HCA retains the potential to reveal evidence of ways of life, building and land uses that have changed or disappeared.</p> <p>The HCA has high aesthetic significance for its visual complexity derived from:</p> <ul style="list-style-type: none"> • The variety of private building types; • The consistency of 19th century commercial streetscapes along Oxford St; • The variety of significant architectural styles and scales within the range of building types. <p>The HCA contains aesthetically significant items of architectural excellence dating from the major period of its development. The differing architectural forms, styles and scale of the houses and shops, and the variety of groupings within the precinct, illustrate the gradual and erratic nature of development of the Grafton Estate.</p> <p>The area has social significance for its association with the growth of the heritage conservation movement in Sydney during the 1960s. It was an early example of an area that received recognition by the National Trust and the Australian Heritage Commission through the efforts of the local community.</p>
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Level of Significance	National <input type="checkbox"/>	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>
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DESCRIPTION						
Designer	Various					
Builder/ maker	Various					
Physical Description	<p>The significant characteristics of the Grafton Street Conservation Area have been formed by the evolution of roadways in the Bondi Junction through its history. The strong definition of its boundaries by the elevated structure to the north of Syd Einfeld Drive (built in the 1970s), Oxford St to the south and the high-rise forms lining Oxford Street to the east. The location remains a remnant of the historic Grafton Estate now bisected by Syd Einfeld Drive, and the late-Victorian and Federation commercial streetscape of Oxford St.</p> <p>The Victorian street pattern grid of the original Grafton Estate subdivision remains evident in the wide carriageway with long, narrow lots, which are laid out on an axis perpendicular to Grafton Street.</p> <p>The topography sloping from south to north created streetscapes with repetitive stepped roof forms. The residential architecture, dominated by a variety of housing types from the late-Victorian and Federation periods, with house types including single- and two-storey attached terraces and freestanding large residences of later Victorian and Federation styles.</p>					
Construction years	Start year	1885	Finish year	1915	Circa	
Modifications and dates	Ongoing					
Further comments						

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HISTORY	
Historical notes	<p>> 1788 Prior to European settlement of the Sydney Basin the region was home to a group of Aboriginal tribes, bound by loose family connections and speaking variations of a common language called Darug. Those to the southern side of Sydney Harbour and Parramatta River were identified as the Wangal Clan of which Bennelong is the best known member. Following European settlement, the clan retreated to lands about Rushcutters Bay including the hillside rising to the north-east from Trumper Park and to areas further to the east and south-east, including the lagoon then behind the sand dunes fronting Bondi Beach.</p> <p>1788: The establishment of the settlement at Sydney Cove soon saw the development of lands to the east both by land grants to notable and influential citizens and the construction of roads and bridle paths along existing Aboriginal paths on the open ridge and down into the swampy bays of the southern harbour shores.</p> <p>1805: A track is recorded as extending along the eastern ridgeline to the South Head.</p> <p>1811: The route, which had been commissioned by Governor John Hunter, was developed as a road by the noted colonial road builder William Roberts, who received the first land grant at Bondi Beach in 1810, authorised by Governor Lachlan Macquarie. The road (now Oxford Street and Old South Head Road) connected the settlement at Sydney Cove with the South Head Signal Station. The east-west route followed the ridgeline separating the harbour slopes from the lands falling toward Botany Bay to the south.</p> <p>1814: John Piper was recommended to Governor Macquarie for a grant of land. Piper, a military officer, had arrived in Sydney on the <i>Pitt</i> in February 1792, before being granted his request to go to the penal settlement on Norfolk Island. Piper's close friendship with John Macarthur involved him in the power struggle between the military and the early governors that resulted in the Rum Rebellion of 1808. In 1802 Piper was acquitted at his court martial for supporting Macarthur in a duel in 1801. Piper returned to Norfolk Island in 1804 and was appointed commandant when Lieutenant-Governor Joseph Foveaux left on sick leave. Piper oversaw the relocation of most of the settlement to New Norfolk in Tasmania during the Napoleonic wars. He returned to Sydney in 1810, then travelled to England with his companion, Mary Ann Shears (the daughter of a convict who Piper met on Norfolk Island), their 2 boys and his daughter from an earlier relationship. From England, he sought a new position in the colony and was appointed Naval Officer responsible for collecting customs duties, excise on spirits and harbour dues and control of lighthouses. He married Mary Anne by special licence in 1816.</p> <p>1816: Piper laid the foundation stone for his new house at Point Piper, then known as Eliza Point. The stone was laid in front of a large gathering and performed by a newly established society of military masons.</p>

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	<p>1819: Piper appointed a magistrate by Governor Macquarie. He was chairman of the Bank of NSW in 1825 and sat on committees including the Australian Agricultural Company and the Scots Church.</p> <p>1820: Piper's promised grant of 190 acres was formalised on 10 February.</p> <p>c1822: Colonial tracks has increased in number by this time, with secondary trails linking outposts of settlement to the South Head Road. Prominent among these were the Frenchman's Road leading to Governor Macquarie's watch house at distant La Perouse and Captain Piper's Road, leading down to Piper's Henrietta Villa at Point Piper and the winding trail across the slopes of the Rushcutters Valley, leading to Daniel Cooper's gin distillery deep in the valley.</p> <p>1822: Captain Piper, Mary Ann and their children moved into <i>Henrietta Villa</i>, reported to have cost £10,000. The classically designed house in its picturesque setting was unrivalled in architectural style at the time. The architect is unknown but may have been Henry Kitchen. Piper led an extravagant lifestyle at Point Piper, which became the centre of Sydney's social scene. He entertained lavishly, hosting events in the domed ballroom, water parties and picnics in the grounds. A row of brass cannon stood on the lawn. Noted colonial artist Joseph Lycett was so impressed with the villa he described it in his <i>Views in Australia</i> published in 1824, as 'the most superb residence in the colony'.</p> <p>1824: Piper's Estate had grown to 1500 acres by grant and purchase, encompassing much of the land from Rose Bay to the South Head Road.</p> <p>1825: Piper is declared insolvency due to gambling debts.</p> <p>1826: Mortgagors Daniel Cooper and Solomon Levey (convict, emancipist and merchant) assumed control of Piper's lands. Levey - who was briefly married to and had a son with Ann Roberts, the daughter of Bondi's first land owner William Roberts - then went to London to establish a buying office for Cooper & Levey and to raise money. In London he chartered several ships to send merchandise to Sydney and acted as an agent for Jewish emigration to NSW. He never remarried. Ann Roberts, who had taken a lover and run away, died of maltreatment in February 1824.</p> <p>c1827: Solomon Levey's brother Barnett Levey began building <i>Waverley House</i> on South Head Road, the first house in the district that later took its name. Barnett was the colony's first Jewish free settler, arriving in December 1821. His business ventures were numerous, including windmill proprietor, developer, speculator, vegetable grower, jeweller and originator of Sydney's first lending library. He also founded Australia's first permanent theatre, the Theatre Royal in the Royal Hotel on George Street in 1829, and is described as the father of Australian theatre.</p>
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	<p>1828: Cooper & Levey were by now among the colony's largest owners of stock. They later acquired, by grant or purchase, most of the land in Waterloo, Alexandria, Redfern, Randwick and Neutral Bay</p> <p>1830: The Copper and Levey title was authenticated by a new grant of 1130 acres on 23 March.</p> <p>1833: Solomon Levey died in London after a short illness after losing a fortune on a failed settlement venture on the Swan River in Western Australia.</p> <p>1847: Daniel Cooper became sole owner of the former Point Piper estate, which covered 1130 acres across Woollahra, parts of Edgecliff, Double Bay, Point Piper, Bellevue Hill and Rose Bay. What then became the Cooper Estate remained largely leasehold land for much of the 19th century. Cooper returned to England from where he and his descendants progressively leased and subdivided the estate as the market for lands about the harbour slopes grew with the improvement of tram transport.</p> <p>1854: Cooper died. Sales of his land ceased and the land was let on a number of 99-year leases offered in West Woollahra.</p> <p>1857: Several leases were acquired for speculative purposes by Randolph Nott (a local resident, timber merchant and mayor of Woollahra in 1867). The leases covered an area of 52 acres and 3 roods between Edgecliff Road and Old South Head Road (now Oxford St), being shown as lots 94 to 100 on an 1844 survey of the estate. These were later subdivided as the Grafton estate. The lease agreement required Nott to invest £10,000 on buildings within 15 years and to charge any sub-leases at £11 per foot.</p> <p>1859: Waverley municipality is established.</p> <p>1861: Nott achieved some sub-letting prior to his leases being sequestered by the NSW Supreme Court on 30 April that year.</p> <p>1862: Daniel Cooper's nephew (later Sir Daniel Cooper) repurchased the estate when auctioned by the court.</p> <p>1870s: Settlement remained concentrated along Old South Head Road, now Oxford Street, driven by the establishment of regular horse-drawn omnibus services and, more significantly, horse and later steam-powered tram services from 1881 onwards.</p>
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	<p>1874: Land to the eastern end of the estate leased as the Adelaide Brewery. The brewery, originally owned by Simms Chapman and Gleeson, was taken over by Burrows and Gleeson in 1876 and renamed the Waverley Brewery. The site was later sold and developed, initially as Fletchers Foundry then as Holy Cross College in 1908 and later sold to an education consortium operating as Reddam House School.</p> <p>1880s: During the land boom of the 1880s Cooper subdivided the resecured lands, offering the land for sale as freehold allotments. Subdivision sales provided sites for construction of late Victorian two-storey speculative terraces over the former grant land. The change to electrification of tram services and the consolidation of the Tea Gardens as Bondi Junction provided further emphasis for infill of the remaining open sites by attached and freestanding residences during the Federation period.</p> <p>1890: Economic depression created a complex pattern of development on the estate, ranging from large freestanding residences largely of later Victorian styles, interspersed with single and two-storey terrace rows and late-Federation style terraces and cottages. The estate, located within the Woollahra municipality, remained relatively static through the early and mid years of the 20th century.</p> <p>1885: The sale advertised as the Grafton Estate was offered for sale on Saturday April 18, 1885. The estate subdivision was planned by noted Prussian architect and surveyor Ferdinand Reuss working as Reuss and Haddon. The subdivisions were progressively sold.</p> <p>1887: The Centennial Park Celebration Act of 1887 provided land for sale near, at the outer areas of the park, which had once been a common. The land was sold for gentlemen's houses in order to finance construction and landscaping of the parklands.</p> <p>1902: An extensive tram depot was constructed on part of Centennial Park at the western end of the former Grafton estates. The saw-tooth roofed structure detailed in Federation style was opened to service electric trams. Smaller Federation-style buildings fronted Oxford Street screening much of the depot from the street.</p> <p>1913: Sir William Cooper agreed – after ongoing requests, from 1885, for the state government to buy a large area of native bushland within the Cooper estate for recreation - to give the whole of the gully from Victoria Road, Bellevue Hill to Manning Road, Double Bay to the Council as a park. The land, to be known as Cooper Park, was formally dedicated to Woollahra Council on 14 May 1917.</p> <p>1960: Significant transport changes in the later 20th century, beginning with the cessation of tram services in 1960, badly affected fabric in the Grafton Estate. resulted in substantial demolition of residential fabric in the Grafton Estate.</p>
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	<p>1976-79: Construction of the eastern suburbs railway, completed in 1979, and Syd Einfield Drive in 1976-79 resulted in substantial demolition of residential buildings in the estate.</p> <p>2002: Transfer of lands south of Syd Einfield Drive from Woollahra Council to Waverley Council. This removed the existing Grafton precinct from the West Woollahra Conservation Area, identified in the Woollahra Council LEP.</p> <p>2012: The section of the conservation area transferred to Waverley Council was identified as a conservation area in the Waverley LEP 2012.</p>
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THEMES

National historical theme	<p>4 Building settlements, towns and cities.</p> <p>9 Marking the phases of life.</p>
State historical theme	<p>Towns, suburbs and villages-activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages.</p> <p>Land tenure-activities and processes for identifying forms of ownership and occupancy of land and water; Accommodation activities associated with the provision of accommodation, and particular types of accommodation.</p> <p>Persons-activities of, and associations with, identifiable individuals, families and communal groups.</p>

APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	<p>The area records the pattern of later 19th century subdivision of the Cooper Estate, an area initially within the vast Captain Piper Estate. It was acquired by Daniel Cooper around 1826 and, after short lease, in 1867 by Randolph Nott, a local resident, timber merchant and mayor of Woollahra. It was reacquired by the Cooper family and subsequently subdivided and sold as the Grafton Estate between 1885 and the early 1900.</p> <p>The Conservation Area demonstrates the process of town consolidation resulting from improved transport to Sydney associated with the land booms of the late 19th and early 20th centuries.</p>
Historical association significance SHR criteria (b)	<p>The area has general association with colonial identities Captain Piper, Daniel Cooper and Solomon Levey, the former mayor of Woollahra Randolph Nott and Sir Daniel Cooper and noted surveyor/architect Ferdinand Reuss. These associations are general and do not provide a high level of significance under this criterion of assessment.</p>

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Aesthetic significance SHR criteria (c)	<p>The Conservation Area demonstrates the aesthetic styles of late Victorian and Federation architecture applied to densely settled housing estates. The resulting streetscapes of close-set freestanding housing, speculative terrace-rows residences, shops with cantilevered awnings of the Victorian and Federation era contribute to the aesthetic significance.</p> <p>Subdivision and development as a residential location in the late 19th and early 20th century has established a group setting of notable freestanding and attached residences combining residences of late Victorian Italianate, Filigree and Gothic detailing with later Federation styled residences. Sandstone and cast iron palisade fencing and sandstone walls reinforce the quality of the residences and former streetscape now impacted by the raised carriageway of Syd Einfeld Drive.</p>
Social significance SHR criteria (d)	<p>The Conservation Area provides a significant demonstration of the building forms, setting, living conditions and variety of population of metropolitan Sydney of the late 19th and early 20th centuries.</p>
Technical/Research significance SHR criteria (e)	<p>The Conservation Area demonstrates the trade skills, material quality and construction techniques of residential housing of suburban Sydney in the later 19th and early 20th Centuries. It also demonstrates the evolving pattern of town planning and land subdivision in Waverley Municipality from the time of initial land grants (1830s) to the Inter-War period of the 20th century.</p>

Rarity SHR criteria (f)	<p>The form of construction and the remnant streetscape are representative of later 19th and early 20th century development of the Grafton Estate now impacted by expansion of the Bondi Junction commercial area. The area represents a setting increasingly rare in Waverley.</p> <p>The conservation area is rare in the Waverly municipality, combining a core area of late 19th century residential and commercial consolidation with subsequent Federation era residential construction that was to spread extensively into surrounding areas. Comparison may be made with other tram route suburbs of the later 19th century including nearby Paddington, central Newtown and Surry Hills.</p>
Representativeness SHR criteria (g)	<p>The pattern and variety of residential and commercial forms are representative of the complex pattern of residential construction resulting from improved transport, access to harbour views and the size of subdivided lots within the Grafton Estate. The resulting urban setting identifies the skills of noted surveyor/architect Ferdinand Reuss who with his associate Halloran planned the subdivisions of the Grafton Estate in 1885.</p>
Integrity	<p>The immediate and confined area retains a high degree of integrity although visually isolated from the greater extent of the Grafton Estate to the north and east.</p>

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HERITAGE LISTINGS

Heritage listing/s	Waverley and Woollahra Joint Local Environmental Plan 1991 Bondi Junction Commercial Centre
	Waverley Local Environmental Plan (Bondi Junction Centre) 2010
	Waverley Local Environmental Plan 2012, Schedule 5, Conservation Area C10

INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Heritage Study	Perumal Murphy	Waverley Heritage Study	1990	Waverley Council
DCP	Woollahra Council	Woollahra Heritage Conservation Area DCP 2003	2003	Woollahra Local History Centre

RECOMMENDATIONS

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




Name of study or report	Woollahra Heritage Conservation Area DCP 2003		
Item number in study or report			
Author of study or report	Woollahra Council		

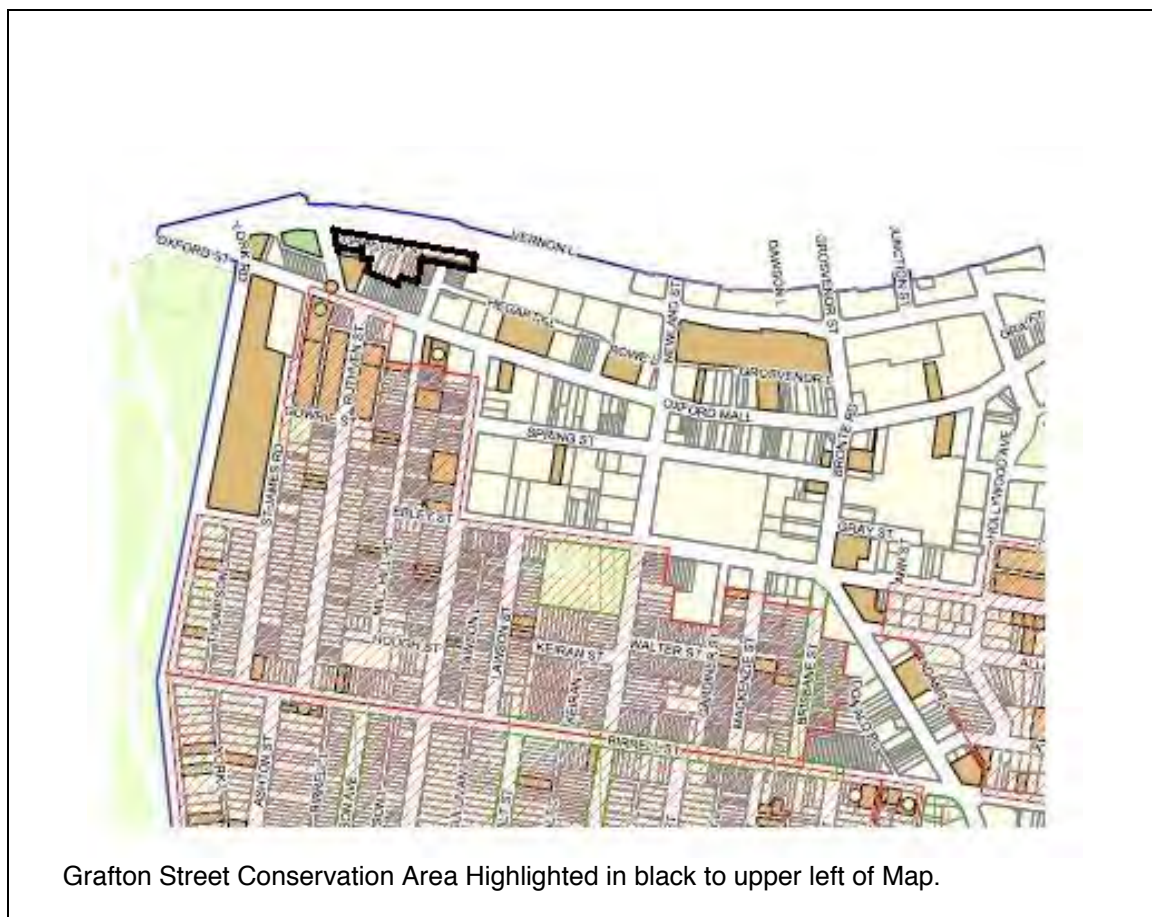
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Inspected by	Colin Brady and Anne McGoverne
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NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by		Date Oct 2019

IMAGES

Image caption	Grafton Street Conservation Area.   				
Image year	2015	Image by	Waverley Council	Image copyright holder	Waverley Council



IMAGES

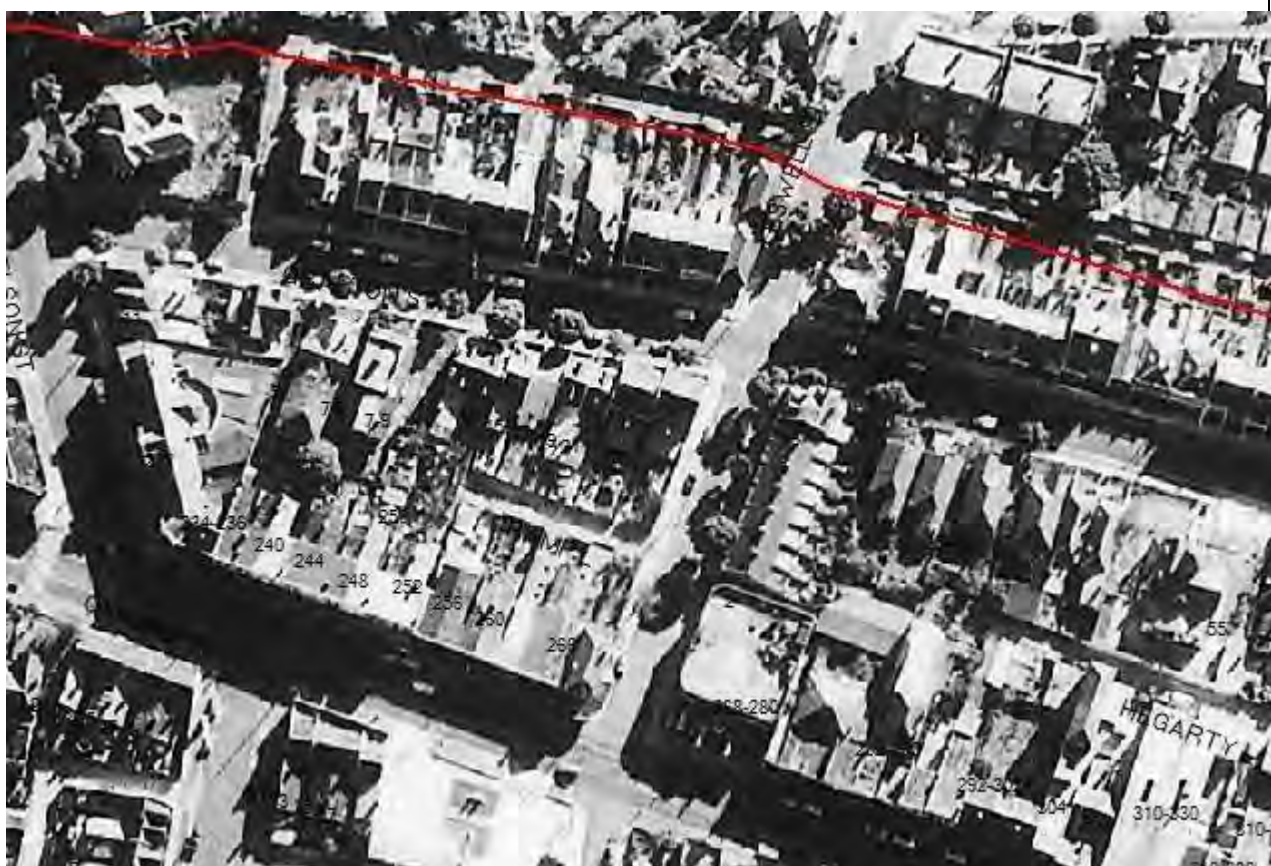
Image caption	1943 aerial survey showing Grafton Street prior to construction of Syd Einfeld drive with terraced residences to opposing – northern side of street.				
Image year	1943	Image by	Mapping NSW Six Maps	Image copyright holder	Mapping NSW



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IMAGES

Image caption	1961 aerial survey showing Grafton Street prior to construction of Syd Einfeld drive with street trees firmly established.				
Image year	1961	Image by	Waverley Council	Image copyright holder	Waverley Council




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IMAGES

Image caption	Grafton Street looking south-west. [REDACTED] [REDACTED] [REDACTED]				
Image year	2015	Image by	Colin Brady	Image copyright holder	Colin Brady



IMAGES

Image caption	Federation period residence to south side of Grafton Street viewed looking south. 				
Image year	2015	Image by	Colin Brady	Image copyright holder	Colin Brady




IMAGES

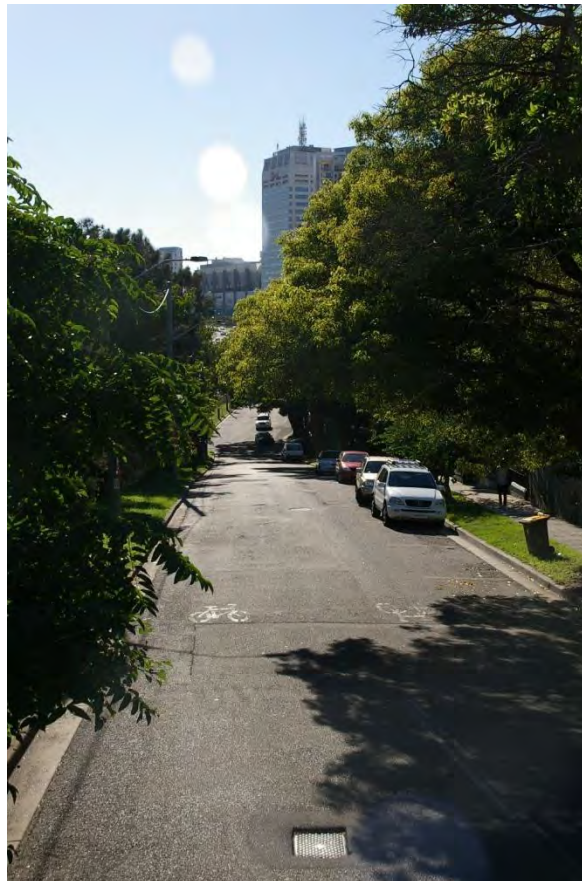
Image caption	Late Victorian-styled residence to south side of Grafton Street viewed looking south.				
Image year	2015	Image by	Colin Brady	Image copyright holder	Colin Brady



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IMAGES

Image caption	Grafton Street viewed looking east from corner of Nelson Street. 				
Image year	2015	Image by	Colin Brady	Image copyright holder	Colin Brady



IMAGES

Image caption	Victorian Filigree-style residence set above sandstone retaining wall to south side of Grafton Street viewed looking south-west.				
Image year	2015	Image by	Colin Brady	Image copyright holder	Colin Brady



IMAGES

Image caption	Victorian Italianate residence at corner of Grafton and Leswell Streets with Victorian Filigree terraces rising to Oxford Street.				
Image year	2015	Image by	Colin Brady	Image copyright holder	Colin Brady



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IMAGES

Image caption	Last remnant of the 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 19 th and early 20 th century, now abutted by high-rise towers of the modern era.				
Image year	2019	Image by		Image copyright holder	Google



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IMAGES

Image caption	Oxford Street shopping strip photographed in the Victorian era.				
Image year	C1880	Image by	Colin Brady	Image copyright holder	Waverley Library



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ITEM DETAILS						
Name of Item	Palmerston Avenue Urban Conservation Area					
Other Name/s Former Name/s						
Item type	Conservation Area					
Item group	Residential buildings					
Item category	Residential flat buildings, streetscape					
Area, Group, or Collection Name	Palmerston Avenue Urban Conservation Area					
Street number	All addresses					
Street name						
Suburb/town	Bronte				Postcode	2024
Local Government Area/s	Waverley Council					
Property description						
Location - Lat/long	Latitude				Longitude	
Location - AMG	Zone	MGA Zone 56 (GDA 94)	Easting		Northing	
Owner	Multiple					
Current use	Residential					
Former Use						
Statement of significance	The significant streetscape of residential flats buildings at the corner of Palmerston Avenue and Dickson Street in Bronte provide a benchmark for the beginnings of stylistic change of the residential flat building from Inter-War to Post-War periods. The buildings are of cohesive forms and massing. Most residences were built immediately post-WWII. The area is of local, historic and aesthetic significance.					
Level of Significance	National <input type="checkbox"/>		State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>	

DESCRIPTION	
Designer	Various
Builder/ maker	Various
Physical Description	Consistent construction during the immediate Post-War years has provided a streetscape at the corner of Palmerston Avenue and Dickson Street of residential flat buildings of cohesive form alignments and massing. Most of the buildings are two or three storeys of height and a benchmark for the beginnings of stylistic change of the residential flat building from Inter-War to Post-War periods. These residences were built post-1945 and constructed in decorative, stepped face brick mostly with parapets. Residential flat building commenced in Sydney in the mid Federation period with the first recorded example being constructed in 1906 in

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	Windmill Street, Millers Point. Housing shortages of World War I saw many existing large Federation residences converted to flats. The process continued through the Inter-War period with new construction adapting revival forms and the newly evolved Art Deco and Functionalist styles. Stylistic influences were often combined with single and double fronted hip roofs common to all styles.					
Physical condition and Archaeological potential						
Construction years	Start year	1946	Finish year	C1956	Circa	<input type="checkbox"/>
Modifications and dates	Various					
Further comments						

HISTORY

Historical notes	<p>1860s: 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.</p> <p>1865: The Palmerston Estate of 15 acres was marketed as:</p> <p style="padding-left: 40px;">Mansion and Grounds, Nelson Bay, near Waverley, For sale, by Private Contract, in consequence of the proprietor's projected visit to Europe, that beautifully situated first-class commodious Family Mansion, "Palmerson" Waverley, overlooking Bondi Bay and the ocean, together with the extensive highly ornamental grounds, containing an area of 15 acres 2 roods 34 perches. Palmerston is substantially built of stone from a design by Mr. E. T. Blackett, the well-known architect, who also superintended its erection. It contains large, lofty, well-proportioned drawing and dining rooms, library, seven bedrooms, bathroom (with hot and cold water), kitchen, laundry, butler's pantry and every desirable family convenience. At the rear is an enclosed paved yard, and detached (screened by luxuriant shrubbery from the house) is a well-appointed stable, coach-house, hayloft, groom's room, stable, yard, &c. The whole of these premises are well drained; and, on an elevated part of the grounds, considerably above the house, is a large stone reservoir, into which flows a pure, and never-failing stream of good water, which is conveyed to the house by iron pipes, copiously supplying the bedrooms, bathroom, kitchen, laundry, &c. Nothing can exceed the extreme beauty of the grounds, which at great expense have been artistically laid out with skilful judgment and tasteful pleasing effect. An extensive lawn of soft velvet turf, with handsome fountain and miniature lake in the centre fronts the house.</p> <p style="padding-left: 40px;">The surrounding domain comprises sunny glades, opening into shrubberies of choice trees of varied hues and foliage, and a delightful valley bounded by rising undulating ground studded with clumps of evergreens and flowering shrubs, and through which a pretty brook winds its tortuous way. This rivulet takes its rise from the high land, and is a very pleasing feature in the landscape. It falls into the valley by a series of romantic waterfalls, near each of which crossing the stream are picturesque wooden bridges. The banks are turfed with a rich grass sward, and</p>
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	<p>here and there are tastefully disposed grottoes and rockeries covered with ferns and water plants of every description. On one portion of the grounds are a fine orangery, a banana plantation, an orchard, and kitchen garden.</p> <p>For further particulars and inspection of plan, apply in Richardson and Wrench, Pitt Street</p> <p>1872: Palmerston 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.</p> <p>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.</p> <p>Vacant land to the west was utilized as a quarry until the 1940s.</p> <p>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.</p>
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THEMES	
National historical theme	4. Building settlements and towns
State historical theme	Towns, suburbs and villages: activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages; Land tenure: activities and processes for identifying forms of ownership and occupancy of land and water.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The residential flat buildings at the corner of Palmerston Avenue and Dickson Street benchmark for the beginnings of stylistic change of the residential flat building from Inter-War to Post-War periods.
Historical association significance SHR criteria (b)	The conservation area is associated with the original grounds of Palmerston House, erected for William Spain to the design of Edmund Blackett in the 1860s. 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.
Aesthetic significance SHR criteria (c)	Consistent construction during the immediate Post-War years provided a streetscape of cohesive form alignments and massing. Most of the buildings are two or three storeys of height. They were built post-1945 and constructed in decorative, stepped face brick mostly with parapets. Residential flat building commenced in Sydney in the mid Federation period with the first recorded example being constructed in 1906 in Windmill Street, Millers Point. The process continued through the Inter-War period with new construction adapting revival forms and the newly evolved Art Deco and Functionalist styles. Stylistic influences were often combined with single and double fronted hip roofs common to all styles.

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Social significance SHR criteria (d)	The residential flat buildings are reflective of and emerged because of the population boom and housing shortages after World War I and World War II, which resulted in enormous social change.
Technical/Research significance SHR criteria (e)	
Rarity SHR criteria (f)	
Representativeness SHR criteria (g)	
Integrity	Mostly intact

HERITAGE LISTINGS

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

INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Heritage Study	Perumal Murphy	Waverley Heritage Study	1990	Waverley Council
Heritage Study	Ines Meyer and Colin Brady	Waverley Heritage Assessment	2007	Waverley Council

RECOMMENDATIONS

Recommendations	<p>A Statement of heritage impacts is to be prepared for proposed development in the conservation area.</p> <ul style="list-style-type: none"> To conserve the character of the proposed Palmerston Avenue heritage urban conservation area, it is recommended that all items contributing to the conservation area be retained. All additional works should be consistent to the scale, detail and alignment of existing built forms. New construction should retain and enhance the relationship of built form to the topography and street frontage. New construction should also respond to the topography and hard and soft landscape. It should adopt the established face brick and tile character of the setting with decks, balconies and verandas set into the building and not cantilevered over open space. New works should also maintain existing open space around residential flat buildings and associated tree planting.
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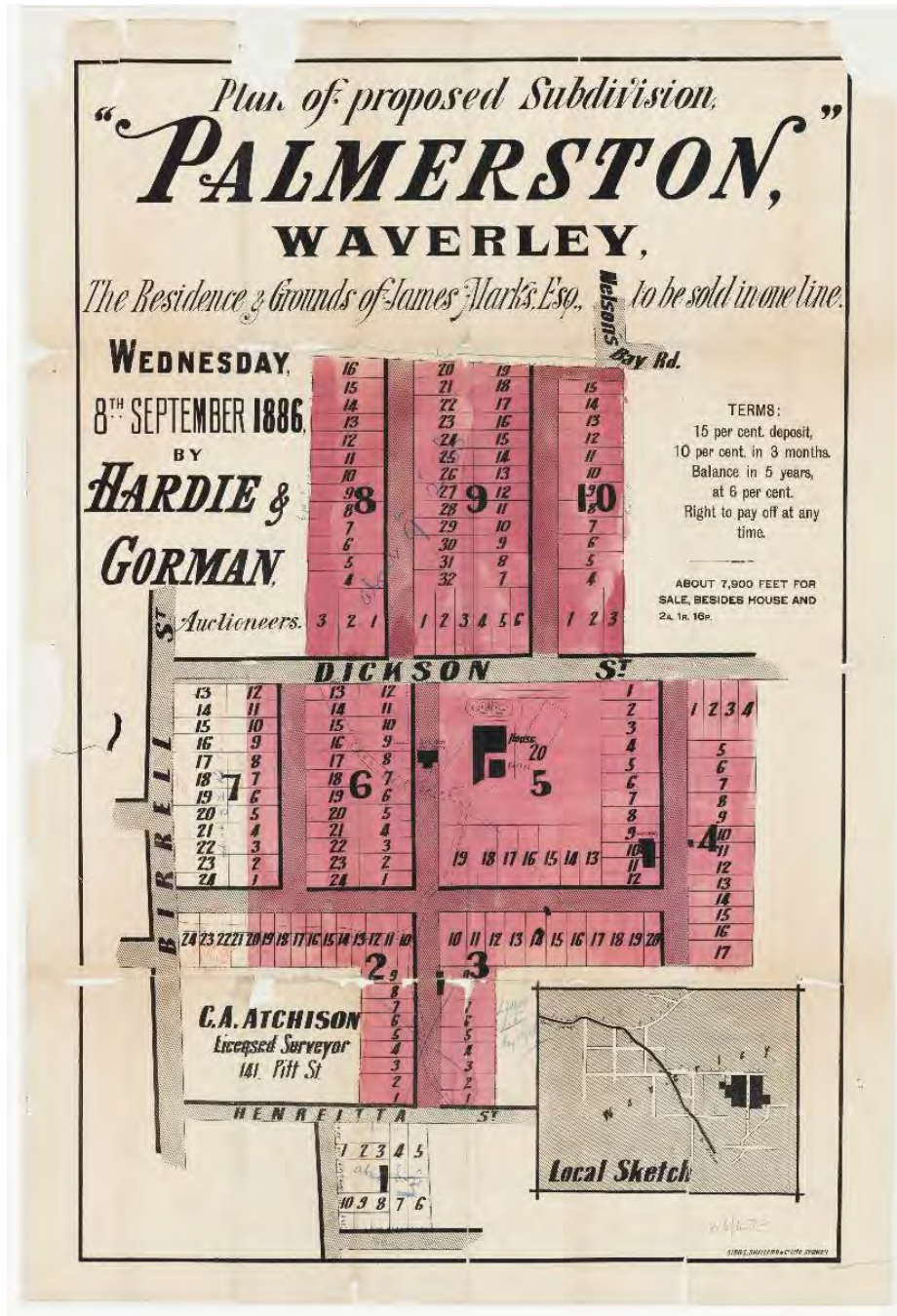
NSW State Heritage Inventory form

	<ul style="list-style-type: none"> • Additional construction should only be of secondary nature to the established building forms and landscape features. • New vehicle entries should be limited and of single vehicle width, constructed in close response to the established topography. • In case of balcony additions or alteration, metal or face brick balustrades should be preferred to glazed balustrading. • Preference should also be given to pitched roof forms, while all new roofs should respond to and defer to the established terra cotta tile roof-scape. • Any upward addition to existing buildings should be provided within existing roof voids and related localised projections of roof forms. • Exposure of 'in roof' additions to the street is to be minimal. • All roof additions are to retain and enhance existing traditional roof detailing in particular lined eaves, ridge hip and barge detailing. • Traditional finishes and detailing of existing Post-War flats is to be retained and enhanced. External face brick should not be rendered while roof tiles are only to be replaced with terra cotta tiles of like colour finish and profile. • Painted timber window frames and sashes should be retained in existing patterns including secondary horizontal glazing bars. • Lobbies stairways and entry doors are significant elements of original design in Inter War flats. • Detailing to these areas should be maintained and enhanced by appropriate lighting, colour finishes and floor coverings. • Original finishes including etched or leadlight glazing, floor tiling, architectural terra cotta (faience) mouldings, timber panelling and moulded plaster ceilings should be maintained and conserved. • Externally sandstone paving and planter beds, low rendered or stone fence lines, wrought metal railings and established planting should be maintained. • No vehicle parking or garage/carport structures should be constructed forward of the established building lines.
--	--

SOURCE OF THIS INFORMATION			
Name of study or report	Waverley Heritage Assessment	Year of study or report	2007
Item number in study or report	8		
Author of study or report	Colin Brady		
Inspected by			
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Colin Brady and Anne McGoverne	Date	2012 to 2013 Updated 2020

IMAGES					
Image caption	Palmerston Estate proposed subdivision land sale 1886				
Image year	1886	Image by		Image copyright holder	State Library of NSW

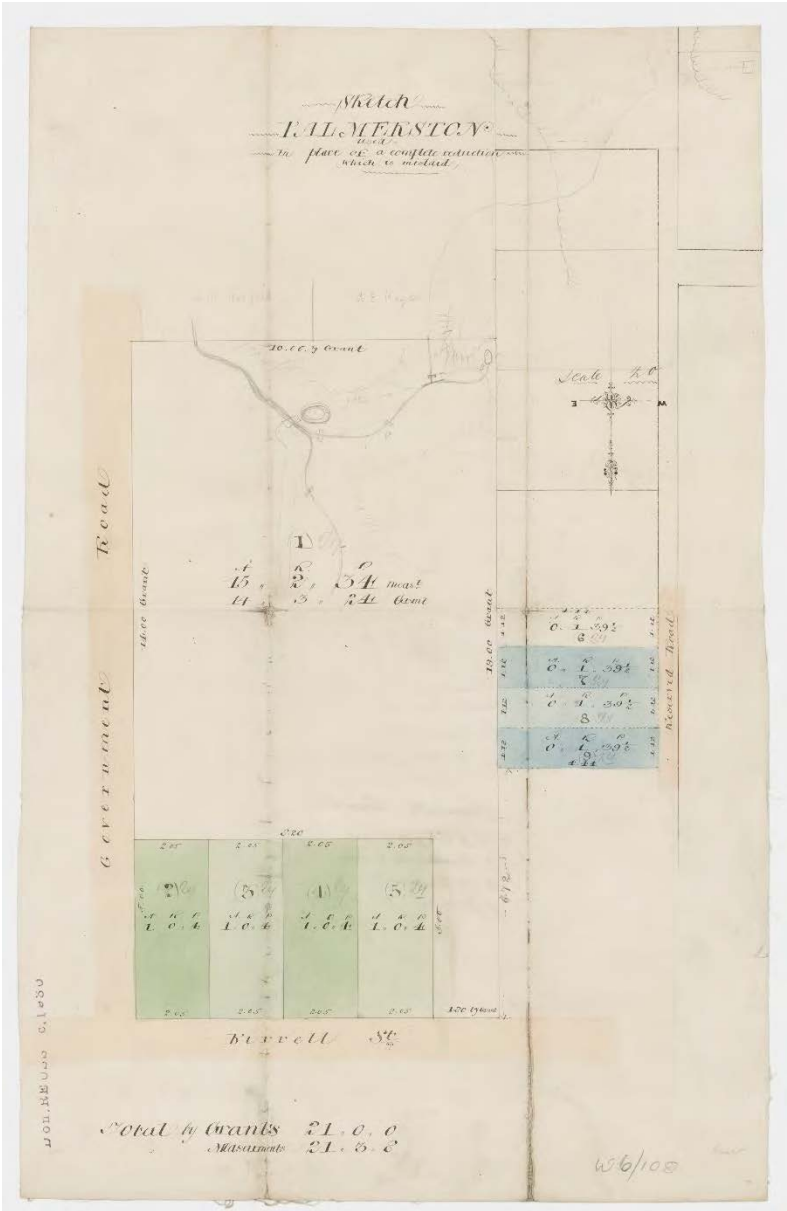
NSW State Heritage Inventory form



IMAGES

Image caption	Undated early survey for land that became the Palmerston Estate				
Image year	Undated	Image by		Image copyright holder	State Library of NSW

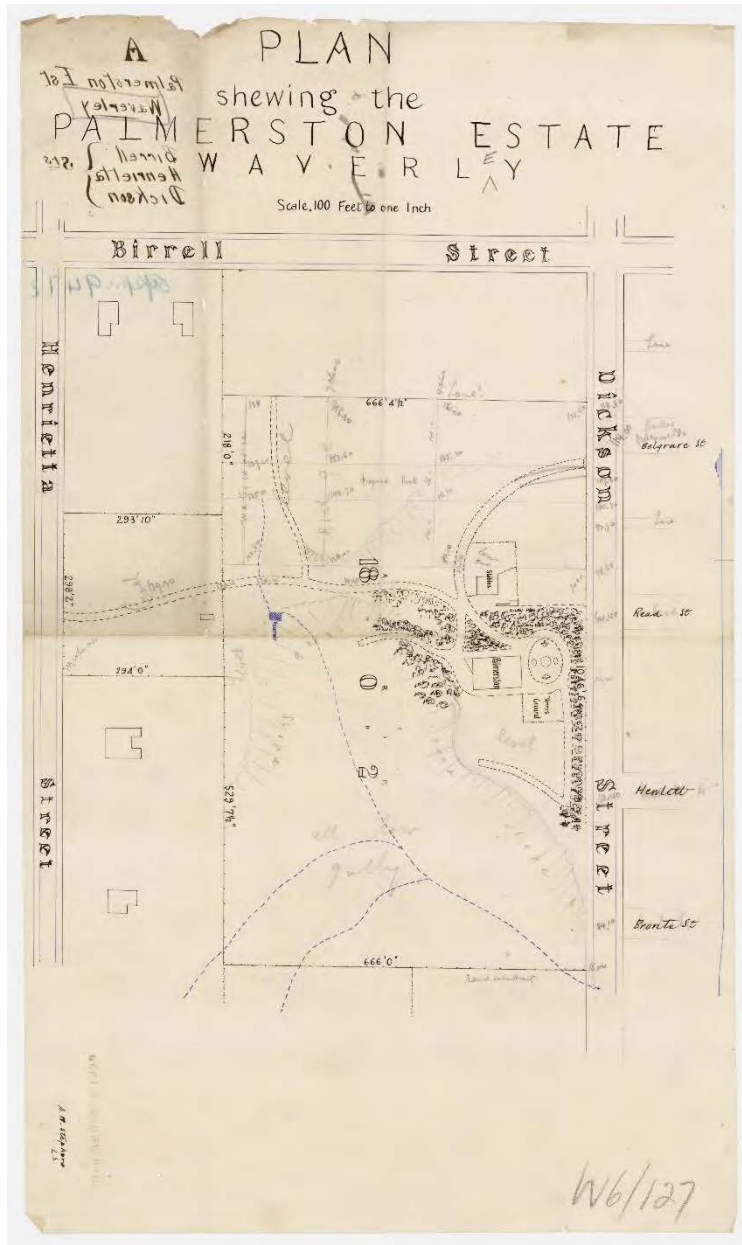
NSW State Heritage Inventory form



IMAGES -

Image caption	Palmerston Estate plan including house location				
Image year	Undated	Image by		Image copyright holder	State Library of NSW

NSW State Heritage Inventory form



NSW State Heritage Inventory form

IMAGES

Image caption	1926 land sale subdivision poster for Palmerston House and Grounds				
Image year	1926	Image by		Image copyright holder	State Library of NSW

WAVERLEY

DICKSON ST OFF BIRRELL ST

PALMERSTON HOUSE AND GROUNDS

FOR AUCTION SALE ON THE GROUND SATURDAY AT 4TH DECEMBER 3 P.M. — 1926 —

HARDIE & CORMAN

— Proprietary Ltd —
— Auctioneers Martin Place Sydney —

HEWLETT ST 15 Magnificent Allotments and
"PALMERSTON" 8 Self-contained
— Flats —

— TERMS —
DEPOSIT 25%
BALANCE in 36 equal
monthly instalments
INTEREST 6%

TORRENS TITLE

Victor Cornfield.
Licensed Surveyor R.P.A.
3 Martin Place, Sydney.

NOTE All dimensions subject to dep. P.O. No. 106/159

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Image caption	Grounds of Palmerston House				
Image year	Undated	Image by		Image copyright holder	State Library of NSW



NSW State Heritage Inventory form

IMAGES

Image caption	Post-World War II residential flat buildings conserved in the Palmerston Urban Conservation area. The apartments mark the stylistic transition from Inter-War to Post-War design.				
Image year	2020	Image by		Image copyright holder	Google



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ITEM DETAILS						
Name of Item	Dickson Estate Landscape Conservation Area					
Other Name/s Former Name/s	various					
Item type	Landscape Area					
Item group						
Item category	Landscaped street trees					
Area, Group, or Collection Name						
Street number	Various					
Street name	King St, Ewell St, Stephen St, Bondi					
Suburb/town	Bondi				Postcode	2022
Local Government Area/s	Waverley					
Property description	Cohesive grouping of fig street trees set among heritage streetscapes of Federation and Inter-War residence.					
Location - Lat/long	Latitude		Longitude			
Location - AMG (if no street address)	Zone	R2 Low Density Residential	Easting		Northing	
Owner	Managed by Waverley Council					
Current use	Landscaped street trees set among Federation and Inter War speculative housing					
Former Use	Private estate					
Statement of significance	Cohesive groupings of heritage fig street trees (<i>Ficus macrocarpa</i> var <i>Hilli</i>), 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					



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	Depression-era work schemes. Aesthetic significance includes streetscapes of cohesive planting, type, scale form and alignment.		
Level of Significance	National <input type="checkbox"/>	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

DESCRIPTION						
Designer	Not Known					
Builder/ maker	Not Known					
Physical Description	Cohesive grouping of fig street trees set among heritage streetscapes of Federation and Inter-War residence.					
Physical condition and Archaeological potential						
Construction years	Start year	1930	Finish year		Circa	
Modifications and dates						

HISTORY	
Historical notes	<p><i>Timeline History</i></p> <p><1789: Occupied by the Gadigal people, the traditional Aboriginal owners.</p> <p>1789: Commencement of the granting of land to emancipated convicts and soldiers among the white settler population.</p> <p>1803: As early as 1803, some form of road had been built by Governor John Hunter to link the colony with the signal station at Watson's Bay, South Head, along an existing aboriginal track on the ridgeline.</p> <p>1830's Commencement of assisted immigration scheme is funded by sales of land as purchase grants. Much of remaining Crown Land about Waverley is surveyed for sale in medium sized allotments typically of 5 acres.</p>



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	<p>5 acre lots along the south side of Bondi Road in the area later occupied by Avoca, Street, Imperial Avenue and Boonara Streets purchased by speculators R J Want, F Mitchell CW and C W Cole.</p> <p>1850s-80s: Establishment of large 'gentleman's residences' along Bondi Road. These largely incorporate original purchase grants as whole or part of spacious grants. Residences constructed to the south side of Bondi Road included Velette, Shirley, Avoca and Baylesford.</p> <p>Baylesford was the home of William Baylesford Greaves a surveyor who arrived in Australia in 1852 at the invitation of Sir Thomas Mitchell who he met when Mitchell visited England for the Crystal Palace Exhibition of 1851. First employed as an assistant surveyor in the Bondi District Baylesford was appointed a licensed surveyor on Mitchell's return from England. Baylesford subsequently worked in the Clarence River Area being appointed Crown Lands Commissioner of that Area. Baylesford acquired Newbold Station near Grafton and other properties in Northern NSW before retiring in 1887 to live at Baylesford Bondi Road, residing there until his death on Jan 14 1925.</p> <p>Avoca in 1891 was recorded as the home of Haviland Reynolds a son of Crimean War veteran Captain Robert Henry Reynolds [d 12 Nov 1913]. Following a sale of house contents at Avoca by Haviland Reynolds on 3 March 1892 the house and immediate acre of land were advertised for Let on 23 April 1892 [SMH] the subsequent occupant being J F Jones. Jones and family became long term residents as a tenant or owner.</p> <p>Initial subdivision of grounds to the larger residences began in the lead up to Federation when tram services to Bondi Beach also provided opportunity for speculative housing along the tram route' The Avoca Estate Bondi was offered for sale on 4 Dec 1897. Avoca Street, Frederick Parade and Tasman Street created to access subdivision.</p> <p>On 11 Feb. 1899 Avoca was advertised for sale due to the owner departing for Europe. The house was marketed as of 5 bedrooms together with 8 acres, a coach house, stables etc. [SMH 11 Feb 1899]</p> <p>1900 & 1902 Further Auction sales of the Avoca Estate followed realignment and changes to street names. The east- west dogleg in Avoca Street initially named Frederick Parade was by 1902 renamed Avoca Street East and by 1913 again renamed Philip Street.</p>
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	<p>By 1903 only two new residences were listed in Sands Directory on Avoca Street this remaining the case in 1905 The following year four additional residences were recorded to the east side of Avoca Street. By 1908 listings had increased to 10 residences extending north from Edward Bowmans <i>Ariona</i> [the second residence recorded in 1904. In 1908 14 residences are also recorded in Philip Street the number increasing to 15 north of <i>Ariona</i> in 1909 and 9 to the east side of Avoca Street.</p> <p>The rapid increase in housing supports the construction of the Federating Style residences forming the dominant aspect of Avoca and Philip Streets being constructed in the period 1906-08.</p> <p>After the death of Captain William Greaves of Baylesford in 1925 the Braylesford Estate was subdivided for sale into 23 lots on 13 June 1925. Subsequent residential construction to the eastern side of Avoca Street and was substantially in Inter War Bungalow Styles.</p> <p>1930s: Fig trees planted – <i>Ficus macrocarpa</i> var <i>Hillii</i> – during a Great Depression unemployment relief tree planting program.</p>
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THEMES	
National historical theme	<p>Developing Australia's Cultural Life (Domestic life, social Institutions and creative endeavour).</p> <p><i>Developing local and national economies (Science).</i></p>
State historical theme	<p>Creative Endeavour</p> <p>Persons- Activities of, and associations with, identifiable individuals.</p>

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The street tree planting has residential group has historical, social and aesthetic significance as an example of an employment relief scheme set among the close settlement of Bondi during the early 20th Century following the subdivision of established grounds to gentleman's residences of the mid and later 19th Century.</p>



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Historical association significance SHR criteria (b)	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.
Aesthetic significance SHR criteria (c)	The fig trees – <i>Ficus macrocarpa</i> var <i>Hillii</i> – have aesthetic significance as part of streetscapes of cohesive planting, type, scale form and alignment.
Social significance SHR criteria (d)	The streetscapes also have social significance as a demonstration of Depression-era work schemes. In the 1930s Depression, unemployed men on relief work or sustenance 'susso' schemes were involved in planting schemes.
Technical/ Research significance SHR criteria (e)	
Rarity SHR criteria (f)	Such trees are not rare in the Waverley area but their Great Depression work relief scheme history is rare at a local level
Representative ness SHR criteria (g)	
Integrity	The trees, now mature, remain in the same alignment as they were in the 1930s. Integrity has been affected by power line pruning.

HERITAGE LISTINGS

Heritage listing/s	
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INFORMATION SOURCES

Type	Author/Client	Title	Year	Repository

RECOMMENDATIONS



NSW State Heritage Inventory form

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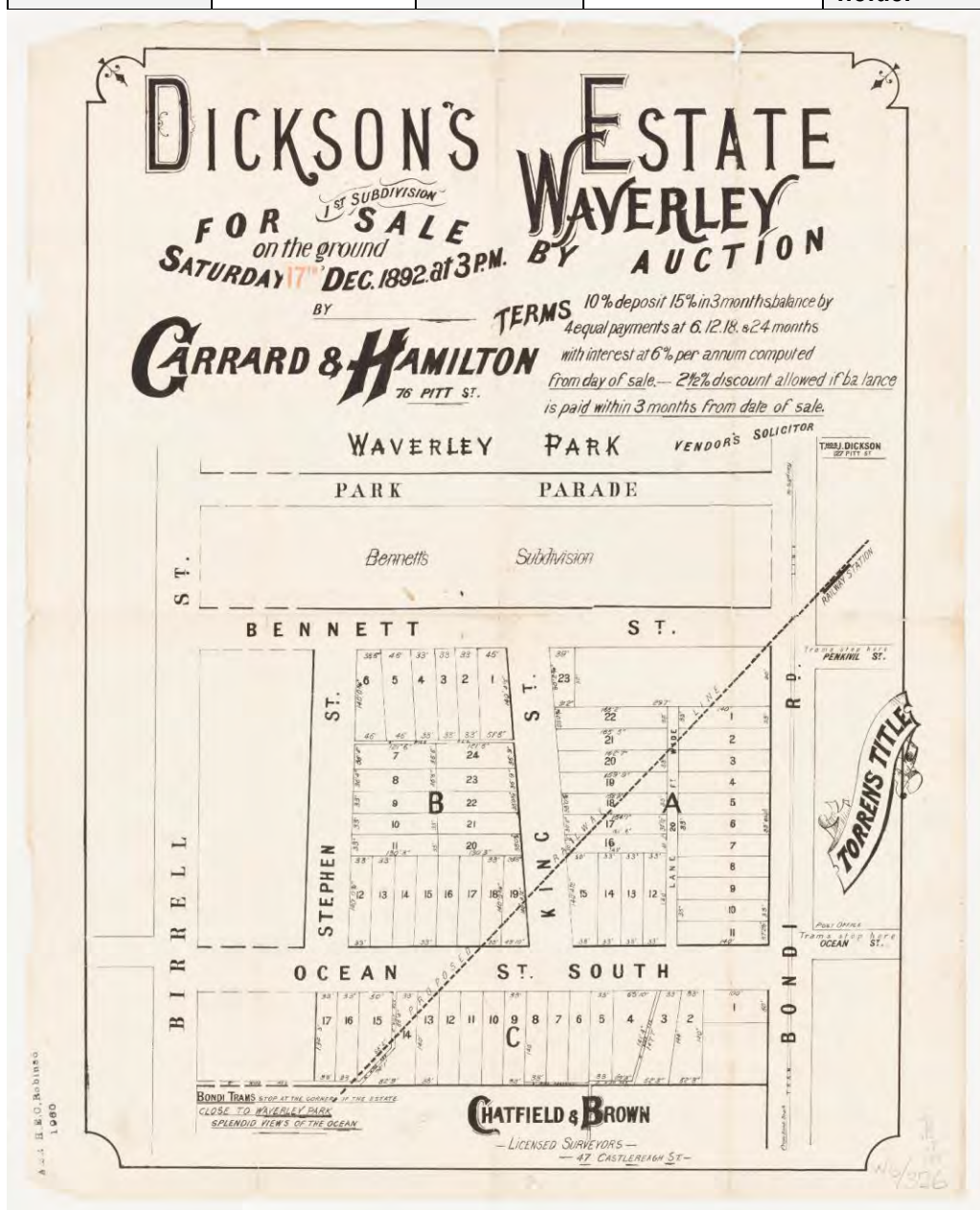
Recommendations	A Heritage Impact Statement should be provided to accompany any development application affecting the trees. Any additions and alterations shall be in accordance with the relevant planning controls.
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SOURCE OF THIS INFORMATION			
Name of study or report	Various	Year of study or report	2020
Item number in study or report	N/A		
Author of study or report	Anne McGoverne		
Inspected by			
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Anne McGoverne	Date	20/01/20

DRAFT

IMAGES

Image caption	Sale of the Dickson Estate, 1892.				
Image year	1892	Image by		Image copyright holder	State Library of NSW



DRAFT

IMAGES

Image caption	Federation semi-detached subdivision houses in King Street, supported by the avenues of figs.				
Image year	2020	Image by	2020	Image copyright holder	Google



DRAFT

IMAGES

Image caption	Ewell St, Bondi, defined by its mature fig trees dating from the 1930s				
Image year	2020	Image by		Image copyright holder	Google



DRAFT

IMAGES

Image caption	King Street, Bondi, tree-scape forms are of what was once the estate of Thomas Dickson				
Image year	2020	Image by		Image copyright holder	Google



DRAFT

IMAGES

Image caption	Stephen Street, Bondi. The fig trees create distinctive secondary streets, established in the subdivision of the Dickson family estate and timber yard.				
Image year	2020	Image by		Image copyright holder	Google





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Heritage Data Form

ITEM DETAILS						
Name of Item	South Bronte-Calga Headland Landscape Conservation Area					
Other Name/s	Calga Reserve					
Former Name/s						
Item type (if known)	Landscape					
Item group (if known)	Landscape					
Item category (if known)	Bronte Cutting					
Area, Group, or Collection Name						
Street number						
Street name						
Suburb/town	Bronte				Postcode	2024
Local Government Area/s	Waverley					
Property description	The LCA includes the Bronte Cutting, the former tram corridor that connected Macpherson Street to Bronte Beach. It forms part of a much larger cliff-scape along the esteemed Coastal Walk from Bronte to Bondi with dramatic topography and geological attributes combined with sweeping ocean views.					
Location - Lat/long	Latitude	-33.907390			Longitude	151.269205
Location - AMG (if no street address)	Zone		Easting		Northing	

Owner	Waverley Council					
Current use	Public reserve					
Former Use	Public Reserve, tramway cutting					
Statement of significance	<p>South Bronte Headland Landscape Conservation Area (LCA) has significant natural heritage values and its history and attributes as a cultural landscape. The location is significant for its long history of seaside bathing for women and men and for its association with the beginnings of the surf lifesaving movement. It supports the heritage-listed Bronte Ocean Pool (and its former array of dressing sheds) and the c.1911 Bronte tram cutting. It also has historic associational value with Bronte Park.</p> <p>The headland has significant aesthetic value based in its dramatic sandstone cliff-scape and the expansive views north toward Bondi Beach available from the southern side of Bronte. It is associated with civic consciousness and the municipal development of modern conveniences and amenity for locals. 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 coastal walkway from Bronte to Coogee. 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>The headland also has local historic value as part of the Bronte arrival experience for tram travellers from the early 1910s. The Calga Cutting, carved from the sandstone for the former tram track, has technical value as an engineering exemplar of early 20th-century municipal council coastal landscape civic works that improved access to the city's beaches. Similar projects occurred at Tamarama Marine Drive and the development of the Havelock Avenue tram cutting at South Coogee (c.1901).</p>					
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>		

DESCRIPTION	
Designer	N/A
Builder/ maker	Waverley Council

Physical Description	<p>South Bronte Headland is an aesthetically significant natural reserve that is part of and contributes to a much longer cliff-scape between Bronte Beach and Clovelly Beach. The area stretches from a line to the west of the Bronte Ocean Baths south to the line of Trafalgar Street.</p> <p>Approximately three-quarters of the existing LCA includes Calga Cutting, the former tram corridor that connected Macpherson Street to Bronte Beach. The LCA is to be extended to include Calga Reserve, which lies between the LCA and Calga Avenue. The western edge of the LCA is defined by the property boundaries of a grouping of houses which lie along the eastern side of the most southerly portion of Bronte Road.</p> <p>Since the cessation of the tram service to Bronte, Calga Cutting has been used as a vehicular parking area and pedestrian corridor.</p>					
Physical condition and Archaeological potential	<p>The LCA is in reasonable overall condition.</p> <p>The landscape has potential to contain Aboriginal archaeological remains. This would occur where there are intact, undisturbed natural soil profiles or sandstone platforms and outcrops which have previously been disturbed. Little colonial archaeological potential exists for this site, other than in the exploration of the construction and explosive techniques used to establish Calga Cutting.</p>					
Construction years (re cultural landscape)	Start year	c.1910	Finish year	Ongoing	Circa	<input type="checkbox"/>
Modifications and dates						
Further comments	<p>Three key documents relating to the development of the tramline to Bronte are held at the State Archives Office of NSW. These are:</p> <ul style="list-style-type: none"> • The Government Transport correspondence files 1902–1937 Box 8/1414, <i>Extension Waverley Terminus to Bronte Beach</i>. This is an extensive file that gives a detailed description of the development of the line from the perspective of the tramway bureaucracy. • A 1909 NSW Parliamentary Standing Committee on Public Works Inquiry (NSWLAVP) into the expediency of extending the tramway to Bronte Beach. This is another extensive document that contains detailed submissions by several local residents and includes descriptions of the suburb at the time. • A document titled <i>Railway and Tramway Construction Specification 1909–1910 No 28 Public Works Dept.</i>, which outlines the costs and works to be done in the construction of the tramway extension. The construction period for the works was approximately 36 weeks and the accepted tender for the project was approximately 12,595 pounds. The successful tenderer was Wilmot and Morgan Pty Ltd, who were commissioned on 31 April 1910. It was estimated 					

	<p>that 26,000 cubic yards of rock and sand would have to be moved for the creation of the tram line extension.</p> <p>The Lands Department also holds a Crown Plan, Misc Sydney 3000/?, which shows the extension.</p>
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HISTORY	
Historical notes	<p>(This information is extracted from the 2003 Bronte Park CMP by Mayne-Wilson & Associates.)</p> <p>1886: (October), the NSW Government resumed 14 acres of the former Bronte Estate for the purpose of a public park. Facilities for the public were constructed the following year, including the construction of the Bronte baths and the women's dressing shed located alongside.</p> <p>1880s: Other improvements to the park, such as landscaping and construction of sandstone walls to the northern gully slopes, were made over the next several years with commercial endeavours such as a refreshment booth opening in the early 1890s.</p> <p>1899-1902: Council received many complaints regarding the neglected state of Bronte Park.</p> <p>1903: Bronte's Surf Life Saving Club (SLSC) was formed in 1903. The first swimming club was built in 1904 on the cliffs over the baths, but the SLSC had to wait seven years before its club house was constructed in the beachfront park, with a correlating dressing shed built on the northern cliffs in the same year.</p> <p>c1910: The Men's Bogey Hole was cleared and the male visitors were provided with their own dressing sheds, located above the baths.</p> <p>1911: Tramline extended to Bronte Beach from its previous terminus at Waverley Cemetery. This led to a big increase in tourist numbers at Bronte Park and beach. This was accommodated with the provision of new shelter sheds in the park's north-east and construction of the main curved path, which remains today leading away from the tram passenger shelter shed. The cultural fabric of the tram line and the Calga Cutting corridor has remained virtually intact since its construction, with the exception of the removal of tram infrastructure in the current bus terminus area.</p> <p>1914 and 1916: A beach improvement scheme supplied a seawall, bandstand, kiosk and shelter sheds.</p> <p>1917: An amount of £400 was set aside in council's budget for the filling and levelling the park (presumably the area immediately behind the beach), possibly for the first time. Public access ways into the Cutting and from the LCA have remained largely unchanged since the early 20th century, with the exception of the recent cantilevered coastal walk across the front of Waverley Cemetery.</p>

	c1970: Development of dressing shed structures above the Bronte Ocean Baths occurred from the 1880s and some remained in place until c.1970. The development of these structures involved the establishment of concrete paths and foundations across the sandstone benches of the headland cliff-scape, above the pool.
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THEMES	
National historical theme	<p>2.1 Living as Australia's earliest inhabitants;</p> <p>2.5 Promoting settlement;</p> <p>3.11 Altering the environment;</p> <p>3.23 Catering for tourists;</p> <p>3.26.3 Developing alternative approaches to good health;</p> <p>8.1.4 Enjoying the natural environment;</p> <p>8.2 Going to the beach;</p> <p>8.5.3 Associating for mutual aid;</p> <p>8.5.4 Pursuing common leisure interests;</p> <p>8.13 Developing public parks & gardens</p>
State historical theme	<p>Creating, planning & managing urban functions, landscapes and lifestyles;</p> <p>Development of cultural landscapes, shaping the physical surroundings;</p> <p>Activities & events that mark the consequences of natural & cultural occurrences;</p> <p>Leisure activities associated with recreation & relaxation;</p> <p>Social institutions – activities and organisational arrangements for provision of social activities;</p> <p>Environment – cultural landscapes, shaping physical surroundings</p>
APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The South Bronte-Calga Headland LCA demonstrates the development of coastal public lands and civic improvement as an integral part of the local municipal history. It demonstrates the emergence of beach culture as an element of national identity that it capacity to shape landscapes into a significant cultural and recreational facilities. It contributes to the historical and aesthetical significance of elements of the abutting Bronte Park and Bronte Ocean Baths and the incised Calga Tram Cutting, which collectively demonstrate the role public recreation and improved public transportation had on the development of Sydney and of Bronte bay as a tourism and residential destination from the late 19th century.
Historical association	The fashioning of the headland's geological formation to support public access, via a tramway, is associated with the development of beachside suburbs in Sydney in the decade leading up to Federation in the wake of the sale and subsequent sub-division of the area's original marine

significance SHR criteria (b)	<p>villa estates. Other suburbs, including Bondi and Coogee experienced similar large-scale topographical “ameliorations” and interventions to provide suitable grades for tram corridors.</p> <p>Whilst no individuals are directly associated with the creation of the Calga Cutting, the infrastructure works demonstrate the ongoing significance placed by Waverley Council on the development of coastal infrastructure to support recreation destinations and beach culture as it emerged in Sydney.</p>
Aesthetic significance SHR criteria (c)	<p>The aesthetic significance of the site lies with its geological formations, sandstone cliffscapes, and expansive views toward Tamarama and Bondi, which together have helped create the world- renowned Coastal Path Walk. The dramatic Calga Cutting demonstrates the impact of the construction of transport infrastructure that supported the rapid development of the eastern suburbs and Sydney in the time of Federation.</p>
Social significance SHR criteria (d)	<p>With the extension of the coastal walk from Bondi to Bronte and further to Maroubra, the South Bronte Headland has gained greater prominence as a part of this lengthened cultural corridor. The headland is one of a series of popular vantage points along the coastal walk, principally due to its elevation compared to the headlands to its immediate north. The southern end of the LCA especially, at the base of Calga Reserve LCA, is a popular point of rest for walkers between Bronte and Waverley Cemetery. Professional and recreational photographers use the vantage points on the sandstone outcrops along the cliff-edge on the eastern side of Calga Cutting. The area is also supports rock climbers who utilise the faces of the cutting, although this use has been decreasing.</p> <p>The area is held in high esteem by the community as a natural landscape setting and passive and active recreational venue. It enjoys and supports high visitation, courtesy of its beachscape frontage and its spatial contribution to an established coastal walking trail.</p>
Technical/Research significance SHR criteria (e)	<p>The site is unlikely to have any particular scientific value, other than possibly geological investigations of the nature of the sandstone bedrock and outcrops within the conservation area and in further assessment and recording of endemic vegetation across the South Bronte Headland to Shark Point cliff-scape.</p> <p>The coastal cliffs and Calga reserve were previously assessed as having potential to contain Aboriginal archaeological deposits and/or rock engravings or grinding grooves. Any previously unrecorded Aboriginal archaeological deposits or features in the area would have the potential to contribute information to our understanding of Aboriginal use of the area not available through other documentary sources.</p>
Rarity SHR criteria (f)	<p>The Calga Cutting corridor, through the centre of the LCA, has rarity value for its formation as a historic tramway route. Further research and mapping could be conducted on similar landform modifications across the LGA and Sydney to establish a schedule of places where natural topographical conditions were changed to service public amenity and thoroughfares.</p>
Representative/ness	<p>South Bronte Headland LCA is representative of other cliff-scapes within the City beaches area where cultural modifications (sometimes extensive) occurred to establish vehicular and pedestrian thoroughfares which serviced the boom in popularity of seaside bathing and oceanfront recreation during the early 1900s.</p>

SHR criteria (g)	
Integrity	<p>The LCA retains much of its overall integrity as a transport corridor and the proportions and layout of the c.1910 tram cutting, which punctured the headland, and the dimensions and fabric of the ocean baths that lie at its base. The integrity of the natural landscape was compromised by the development of the cutting, but the phases of coastal transport development remain.</p> <p>Incremental impacts could also continue to occur through the intensity of use by the coastal walk community and Bronte Beach goers.</p>

HERITAGE LISTINGS

Heritage listing/s	The South Bronte Headland landscape conservation area is listed on the <i>Waverley Local Environmental Plan 2012</i> .
	Bronte Park landscape conservation area is listed on the Waverley 2012 LEP.
	Bronte Ocean Baths (within the headland LCA) is listed as a heritage item on the Waverley 2012 LEP.

INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Heritage Study	Mayne-Wilson & Associates	Bronte Beach	2003	Waverley Council
Report	Dominic Steele Consulting / Waverley Council	Indigenous Heritage Assessment Report: Waverley Cemetery, St Thomas Street Bronte NSW	September 2003	Waverley Council

RECOMMENDATIONS

Recommendations	<p>Manage impacts to ensure natural, cultural and historic significance is retained and maintained.</p> <p>Manage the landscape to ensure the area's geodiversity and biodiversity are protected, in accordance with the Australian Natural Heritage Charter.</p> <p>Further research should be undertaken into the history of tramway cuttings across the LGA, adjoining LGAs and more broadly within Sydney. Investigations should also be undertaken into the methodology of early 20th-century excavation or explosives used for the creation of such corridors.</p> <p>Calga Cutting should be heritage listed within a broader listing for the full length of the former tram corridor, from its former terminus site at Bronte to Calga Cutting's junction with Macpherson Street. A comprehensive heritage interpretation strategy for the Bronte bay cultural landscape should be prepared including Bronte Park, Bronte Beach, Bronte Ocean Baths and Calga Cutting, in discussion with the local Aboriginal community.</p> <p>Future works in the area should be undertaken with consideration of the site's archaeological potential. This should be done in consultation with the local Aboriginal community and qualified archaeologists.</p> <p>Continuing remedial work could be undertaken to remove weed overgrowth and garden-escape plants within the area.</p>
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SOURCE OF THIS INFORMATION			
Name of study or report		Year of study or report	
Item number in study or report			
Author of study or report			
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	November 2019

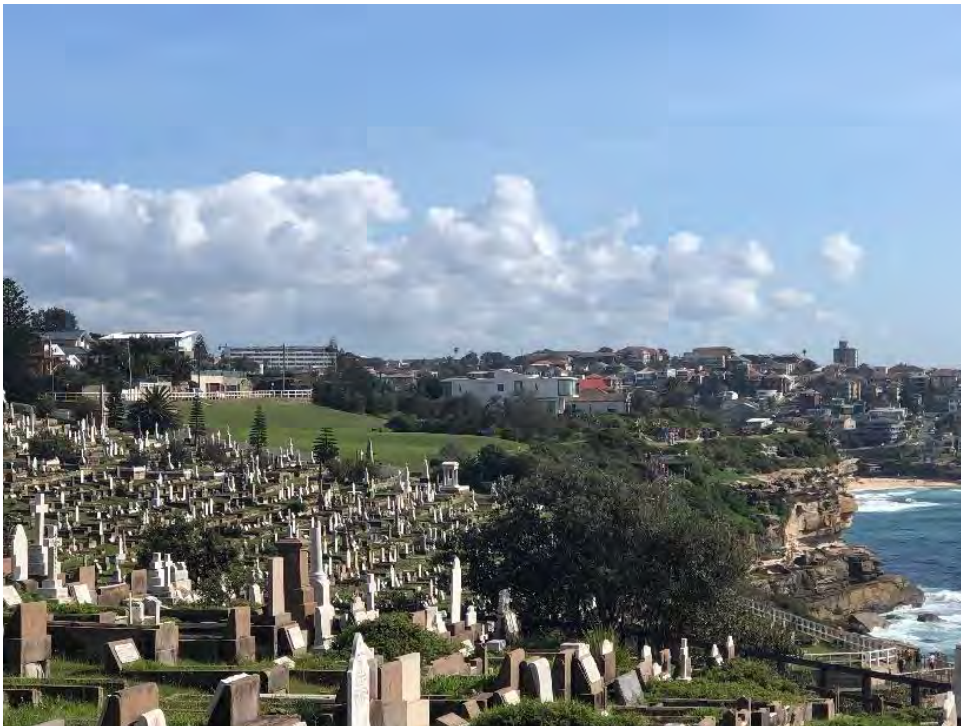
IMAGES

Image caption	View east c.1909 along the southern sector of Bronte Park, the area which now contains the café strip on the right. Whilst the tram line had not yet been extended to Bronte, power poles had already been provided to the beachfront zone. Note the first baths buildings at centre left, with the first women's dressing sheds arrowed. The house at the centre right is where SLSC member R. McKenzie lived. The adjoining open shed is where the SLSC stored its equipment until 1910. Image courtesy of Mr. Robert Mills.				
Image year	c.1909	Image by	Unknown	Image copyright holder	Land and Property Information



IMAGES

Image caption	Calga Reserve, which is proposed for inclusion in the extended South Bronte-Calga Headland Landscape Conservation Area.				
Image year	2020	Image by		Image copyright holder	Waverley Council



IMAGES

Image caption	Bronte Tram Cutting forms part of the LCA. It was part of the Bronte Beach arrival experience from the early 1900s when the tramway was extended to the beach.				
Image year	C1960	Image by		Image copyright holder	Waverley Council



IMAGES

Image caption	Boundaries of the extended South Bronte Calga Headland Landscape Conservation Area with area map				
Image year	2020	Image by		Image copyright holder	Waverley Council, Google

