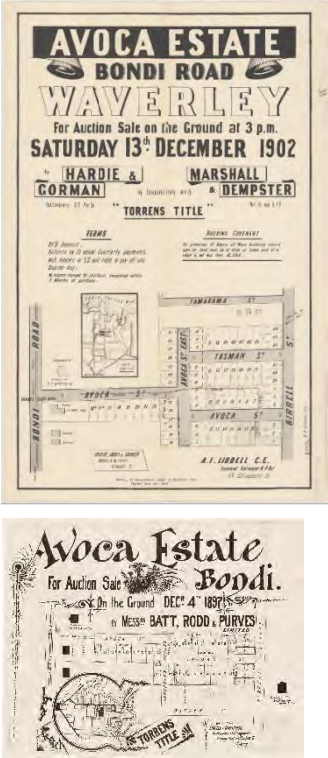




## 2.1 New Urban Conservation Areas

### 2.1.1 Avoca Estate

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



## AVOCA URBAN CONSERVATION AREA - NEW



Existing Urban Conservation Area






Proposed Urban Conservation Area

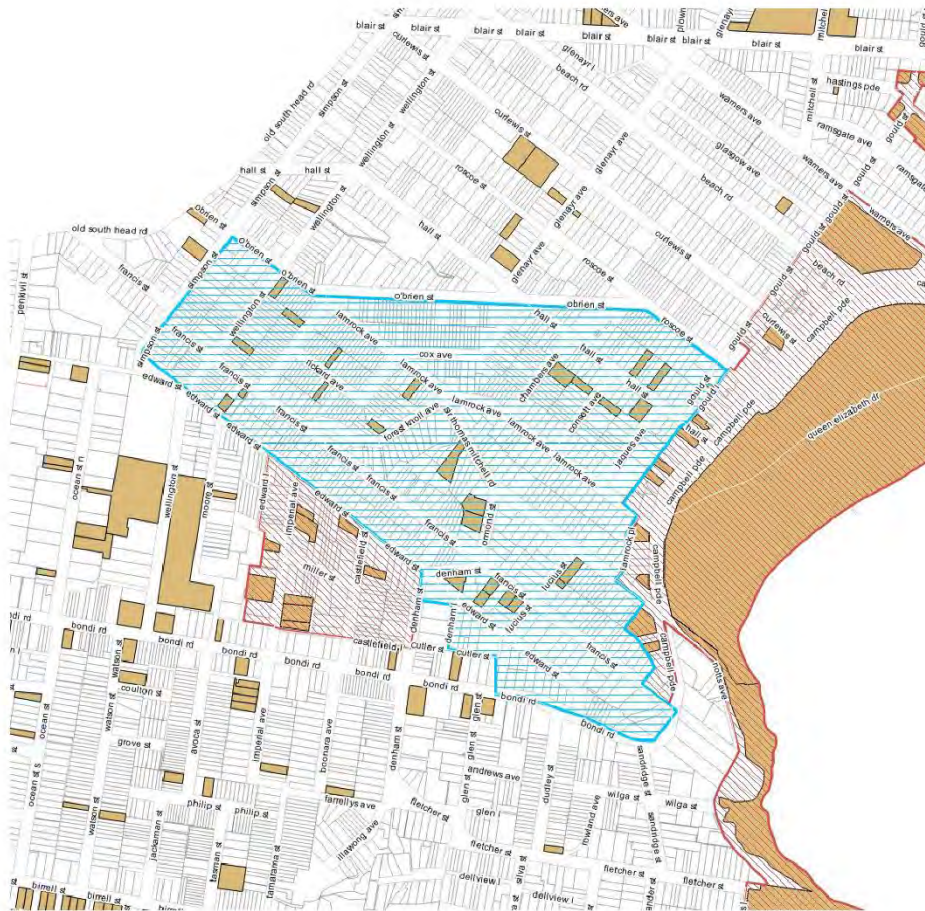


Existing Heritage Items



## 2.1.2 Bondi O'Brien Estate

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



## BONDI O'BRIEN URBAN CONSERVATION AREA - NEW



Existing Urban Conservation Area




Proposed Urban Conservation Area

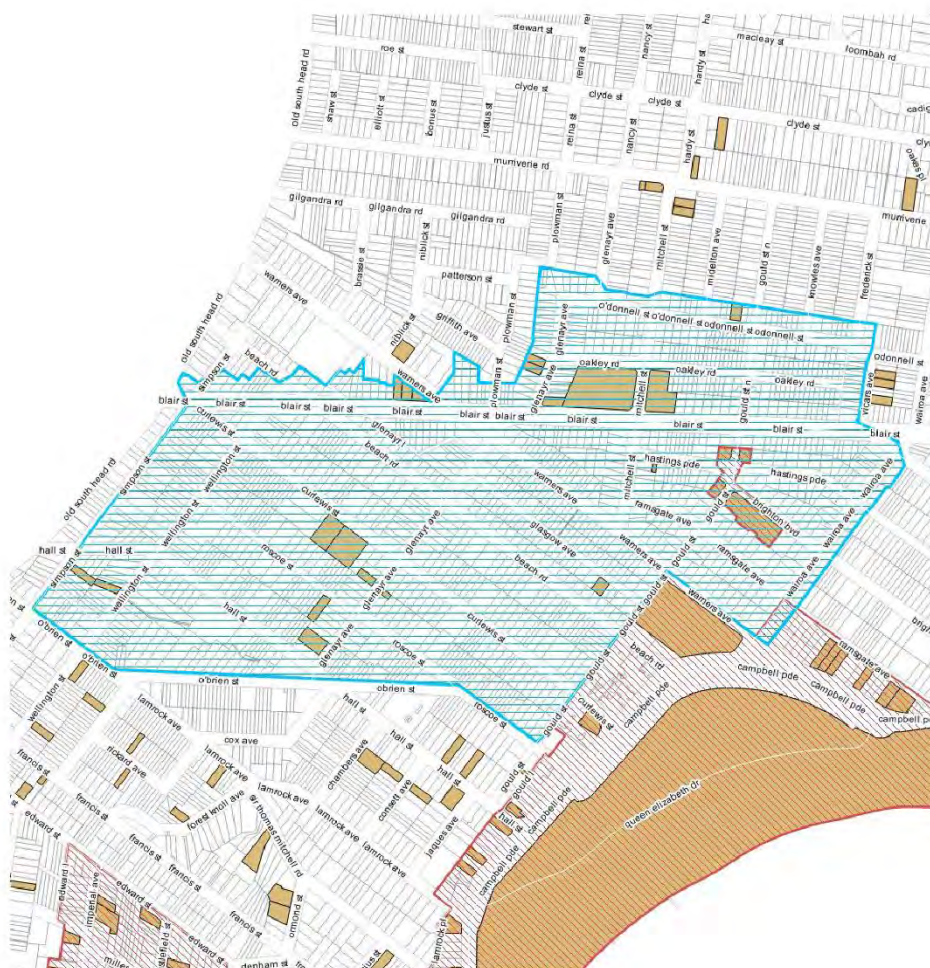


Existing Heritage Items



## 2.1.3 Bondi Basin Inter-War

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



## BONDI BASIN INTER-WAR URBAN CONSERVATION AREA - NEW



Existing Urban Conservation Area



Proposed Urban Conservation Area



Existing Heritage Items



## 2.1.4 Bondi Road

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



### BONDI ROAD URBAN CONSERVATION AREA - NEW



Existing Urban Conservation Area



Proposed Urban Conservation Area



Existing Heritage Items