

4 RECOMMENDATIONS FOR INDIVIDUAL LISTING

4.1 Individual

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



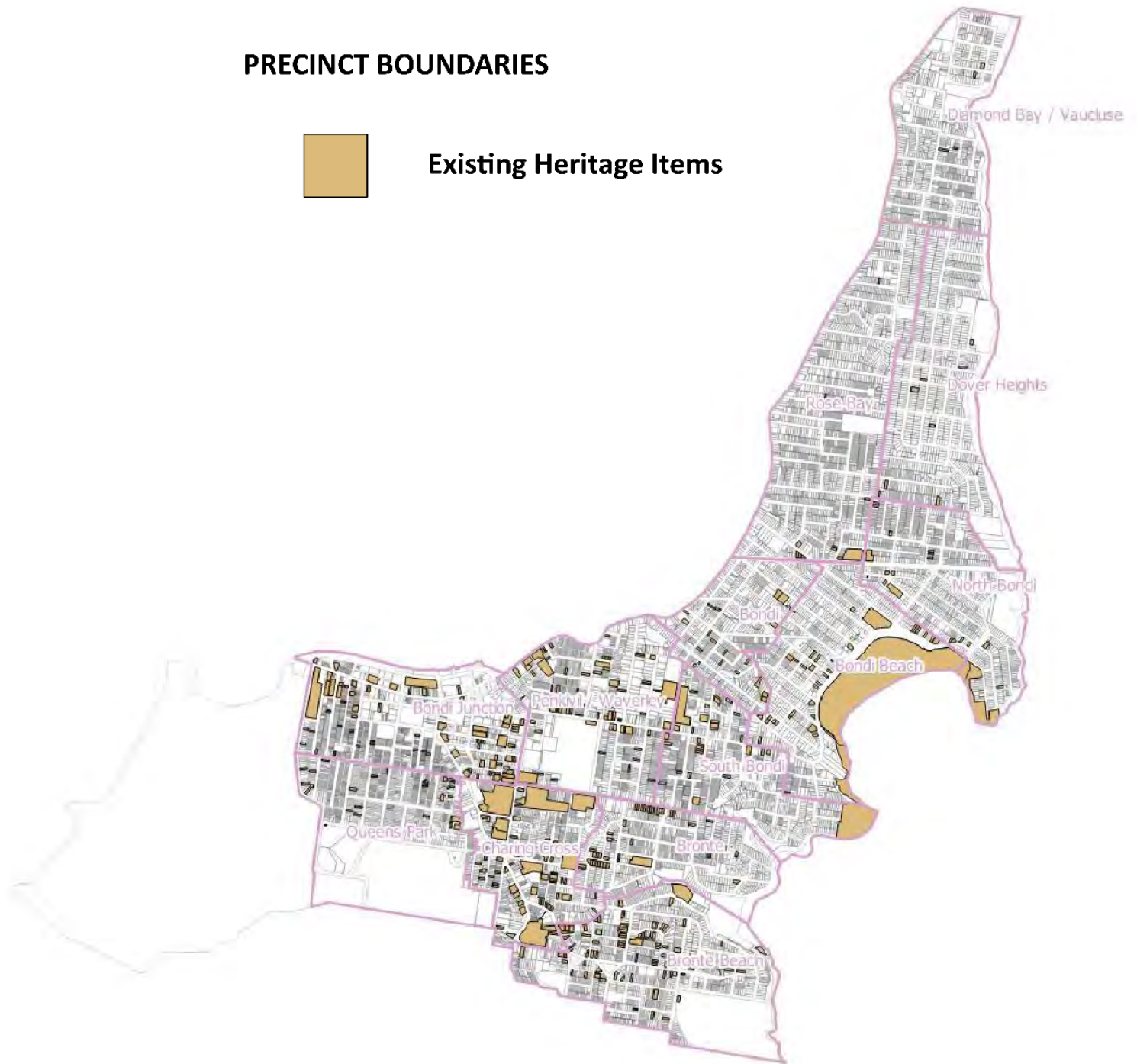
Out of the 59 items, Inter-War architecture made up the highest proportion of architectural styles with 53%. The Bondi Beach precinct area narrowly included the highest number of proposed individual heritage listings, predominantly on Campbell Parade, with 24%.

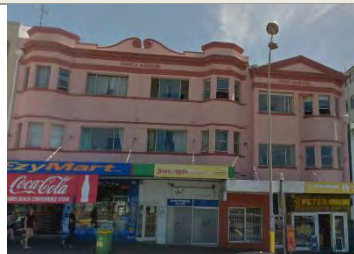

Precincts	Victorian	Federation	Inter-war	Post-war	Total
Bondi Beach	-	3	11	-	14
Bronte Beach	3	5	3	-	11
Penkivil-Waverley	4	3	6	-	13
Rose Bay	-	-	2	-	2
North Bondi	-	-	6	-	6
Dover Heights	-	-	-	4	4
Charing Cross	2	-	1	-	3
South Bondi	-	1	5	-	6
Total	9	12	34	4	59


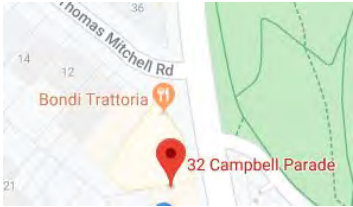


PRECINCT BOUNDARIES

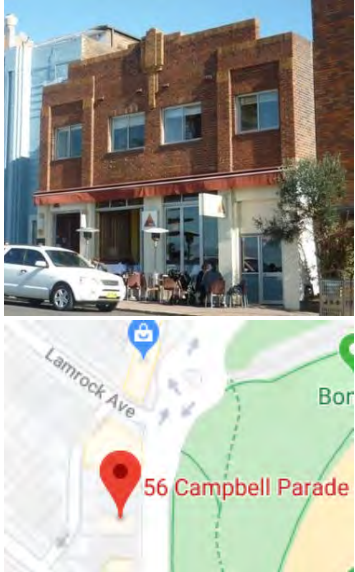
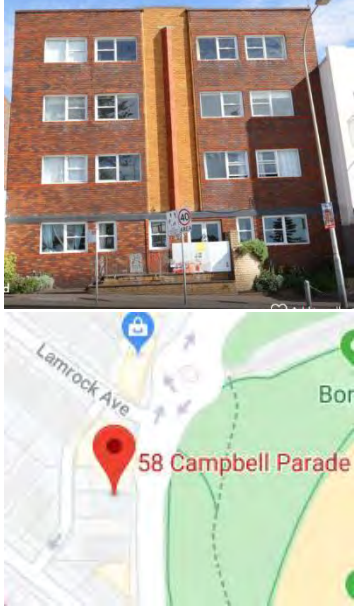



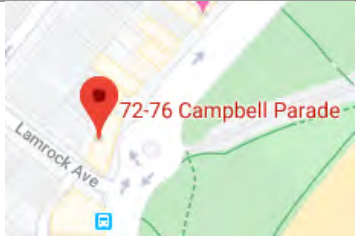

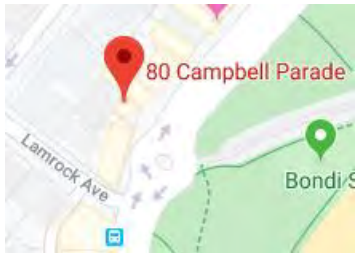
Existing Heritage Items

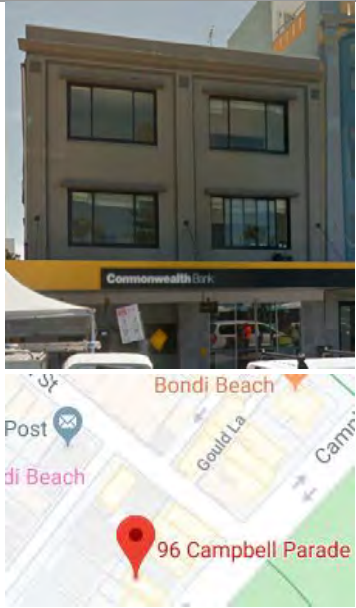
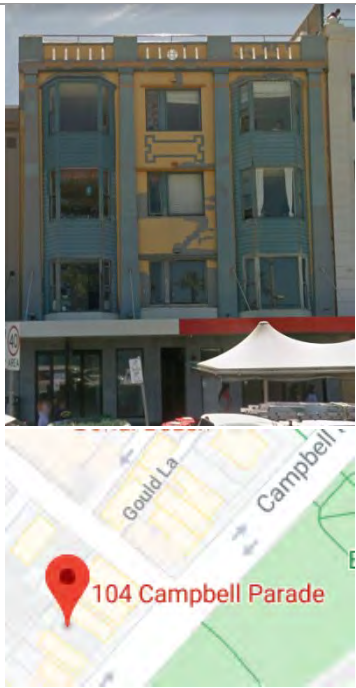


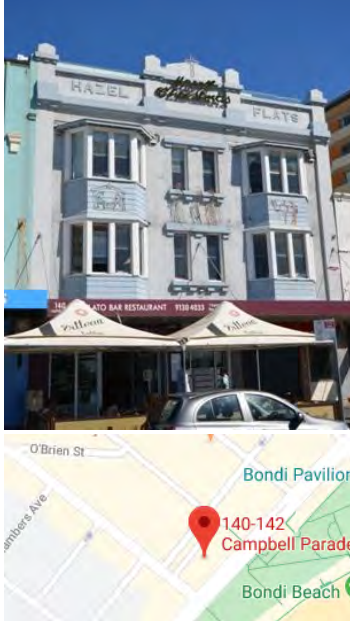

No	Address	Description and Rationale	Images Maps source: Google Images source: Google Street View
	Bondi Beach precinct		
1	28-30 Campbell Parade	<p>Inter-War: Cenira Mansions – 1924 Paired with <i>Remola Manions</i> (1923) at 20-26 Campbell Parade, which together form a defining element of the Campbell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

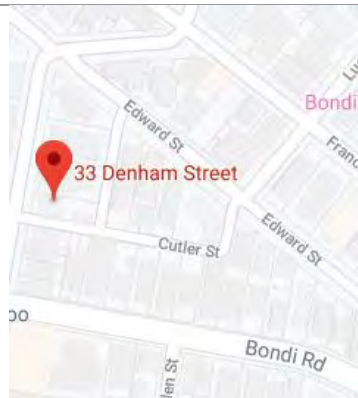

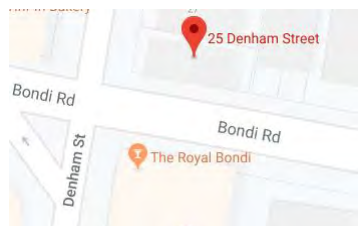

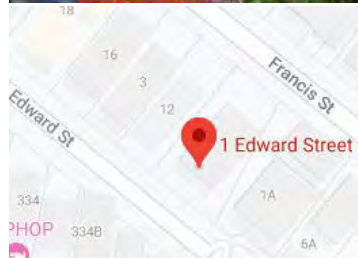
2	32 Campbell Parade	<p>Inter-War: Arnotts Flats 1923 (Sands 1924) Two-storey Classical Revival-style residential building with shopfronts to ground floor. Features pilastered columns above awning, with moulded capitals. Bracketed cornice to parapet. Upper windows unsympathetically altered. Façade remains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


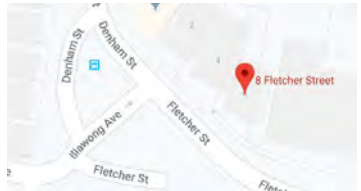
4	56 Campbell Parade	<p>Inter-War: 1930s</p> <p>Two-storey Art Deco-style Inter-War shop-top housing building. Upper level original brick in four regular bays with two end bay extruded narrowly. Original windows removed. Decorative parapet with central detail of Egyptian style. Parapet steps down to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

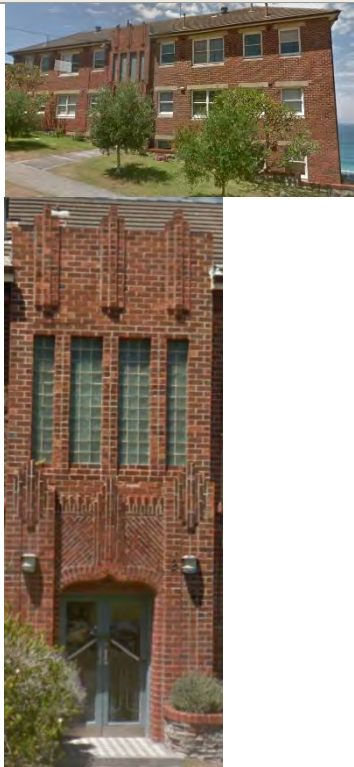
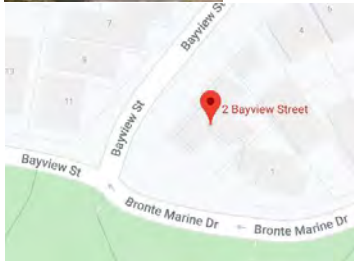

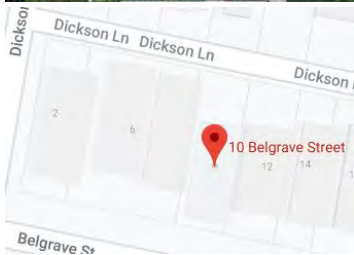
		<p>Significance: Historical, aesthetic Local landmark, long a part of the Bondi Beach townscape. Architectural integrity lost but continues to make an important streetscape contribution. Good example of the Commercial Palazzo style. <i>Grenfell Court, Majestic Mansions</i> has aesthetic and historical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


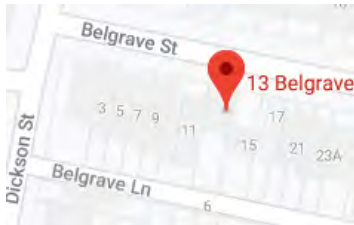

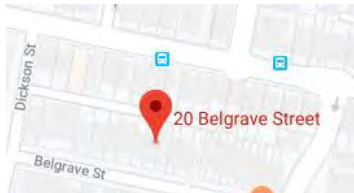
8	96 Campbell Parade	<p>Inter-War Ozone Flats 1921 (Sands)</p> <p>Three-storey Inter-War Chicago School influences. Three-storey residential building with shopfronts to ground floor. Features pilastered columns above awning, with moulded capitals. Bracketed cornice to parapet. Original windows removed.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


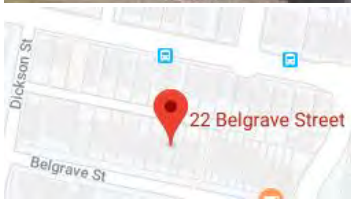

10	140-142 Campbell Parade	<p>Late Federation: Hazel Flats 1920 (Sands 1921)</p> <p>Three-storey Inter-War residential flat building with shopfronts at ground floor. Stripped Classical-style in three bays, canted on the right and left bays. Twinned windows in the central bay on each of the first and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



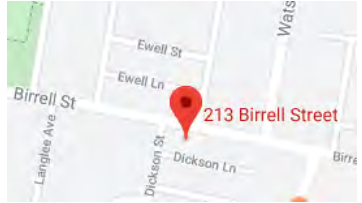

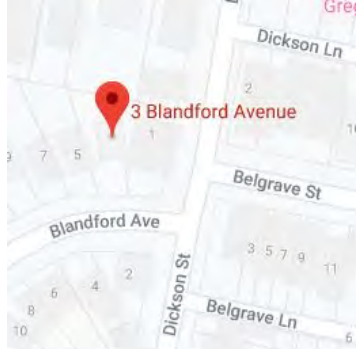
		<p>Significance: Mediterranean-style Inter-War building. Street once formed part of the carriageway entrance to the O'Brien family's Homestead Estate. Original face brick with contrasting soldier course brickwork. Unusual house-form apartments.</p> <p>Level of Significance: Local</p> <p>Integrity: Substantially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

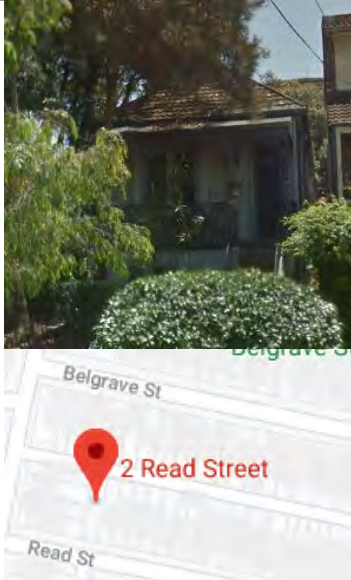
		<p>Significance: The four-level residential flat building Cecil, erected 1919-20, is a significant variation of the residential flat building type, being specifically designed for families at a time when residential flat building was focused on adult occupation. The building, financed and occupied by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





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


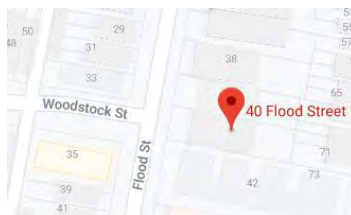

		<p>with extensive original detailing remain intact from the era. The house is of historical and aesthetic significance.</p> <p>Level of Significance: Local</p> <p>Integrity: Substantially intact</p>	
17	13 Belgrave St	<p>Federation Single-storey bungalow. Dominant terra cotta roof form with setdown veranda.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

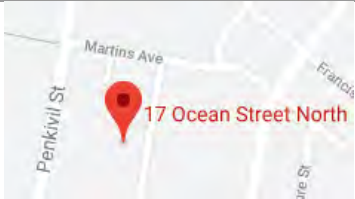

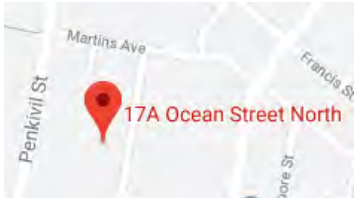
		<p>in the Bronte area. The house is an example of the evolution of housing in 19th and 20th century Waverley as the area changed from a district of rural worker housing and isolated marine villas to a setting of close subdivisions driven by improving tram links.</p> <p>Level of Significance: Local Integrity: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


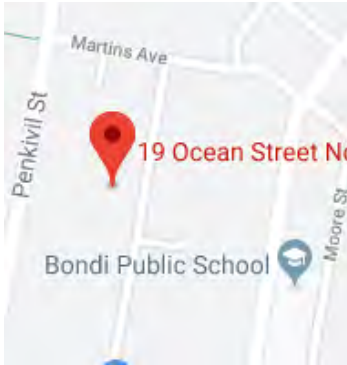

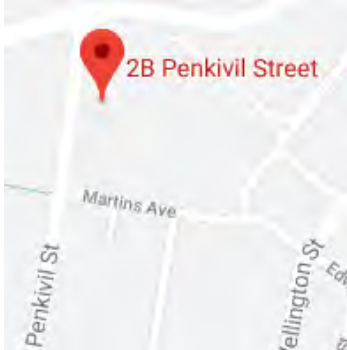
		<p>undeveloped and overlooked by freestanding villas. The roads provided the location of early suburban subdivisions, initially occupied in the later 19th century by freestanding residences.</p> <p>Significance: Historical, aesthetic</p> <p>Level of Significance: Local</p> <p>Integrity: Substantially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


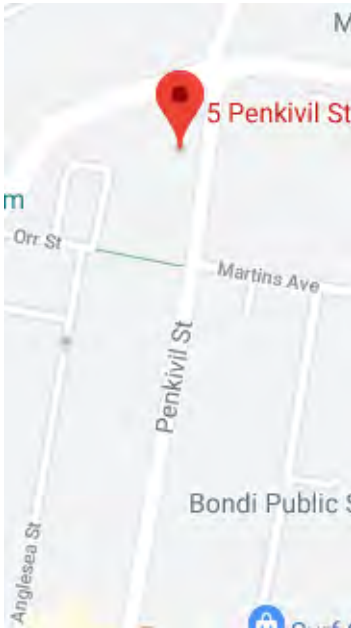
		<p>to Dickson, Brown and Palmerston streets, Blandford and Langlee avenues.</p> <p>Significance: Good and last remaining example of a 1920s Californian Bungalow in this location in Bronte with mature gardens and landscaping across prominent sandstone terraces stepping down steep site.</p> <p>Level of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

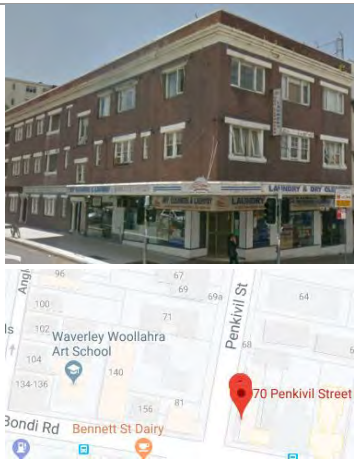
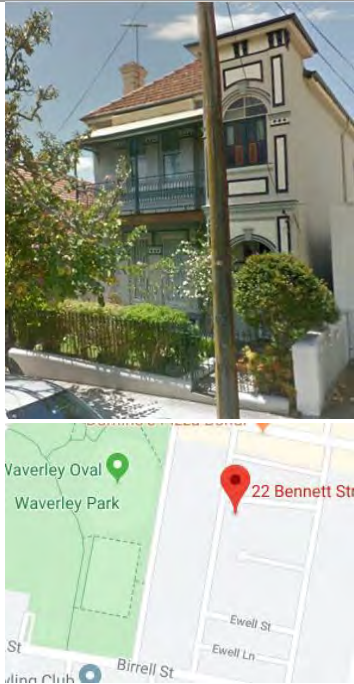
24	7 Read St	<p>Federation Early 20th century freestanding weatherboard cottage with ironwork veranda detailing. Simple rectangular floor plan. Chimney intact.</p> <p>History: In 1855, 16 blocks of land varying between 4 and 7 acres on the south side of Birrell Street at Bronte were put up for sale.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




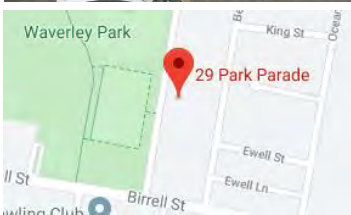
		<p>Significance: historical, aesthetic and association. The residential flat building Meta-Court is a good example of Inter-War building developed to meet the population boom that occurred after World War I.</p> <p>It is associated with a person whose development of sites of opportunity had an impact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



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


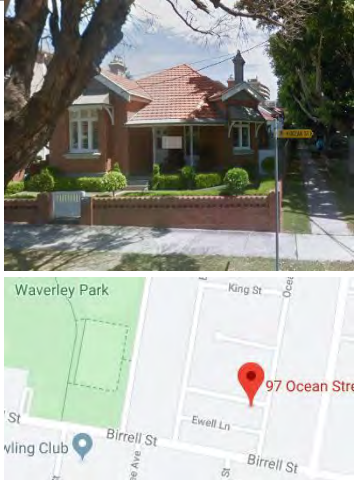
29	19 Ocean St North	<p>Inter-War Freestanding Georgian Revival-style three-storey flats building named <i>Yagobie</i>. Constructed before 1930 (<i>Sands</i>). Original face brick offset with rendered banding above windows and entrance. Simple symmetrical façade features rosette detailing on a rendered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


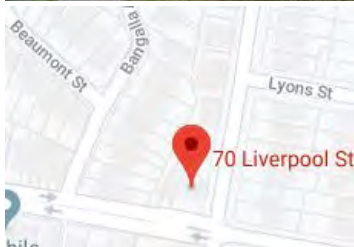
		<p>before 1885 by J. Newman, of <i>Mamhead Lodge</i>. A portion of the south end of the early subdivision between Penkivil and Anglesea streets and Bondi Road became Slade's subdivision about the 1880s. The land was later sold and developed in the Inter-War building boom at Bondi.</p> <p>Level of Significance: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




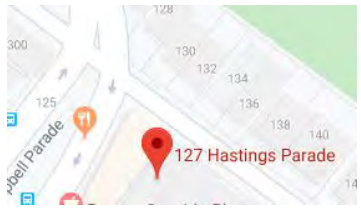
		<p>Significance: The Victorian villa demonstrates significant streetscape character and remains of aesthetic significance as an example of the evolving form of the Victorian freestanding townhouse. The residence is of aesthetic and historic significance as a dramatic streetscape remnant of large Victorian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


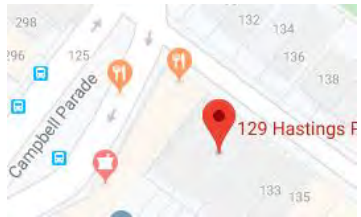

34	27 Bennett St	<p>Victorian Freestanding double-storey Victorian Italianate terrace; central tower with classical detail. Palisade fencing with decorative sandstone posts.</p> <p>History: The land on which Bennett St was constructed was purchased by Edward Bennett in March 1853, who paid the high price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


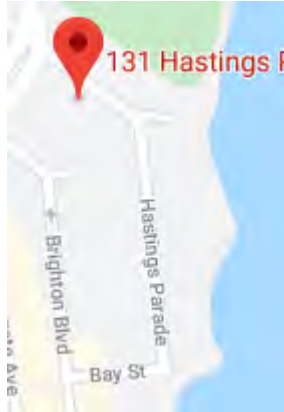


36	2-14 King St	<p>Federation Row of single-storey terraces; terra cotta tile roofs, timber balcony fretwork; pitched portico.</p> <p>History: The Federation semi-detached residences formed part of the speculative subdivision of later 19th century estates in Waverley. The streetscapes were established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



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

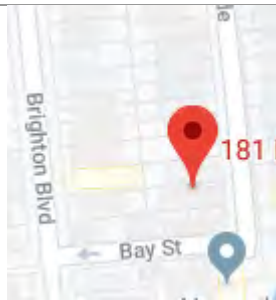





		<p>Ave's parkland entry off the original South Head Rd. It is a good example of an Inter-War building with Old English influences. Features an unusual roof with hipped gable feature set asymmetrically, with terra cotta roof, face brick and original roof form still intact. Non-original windows detract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

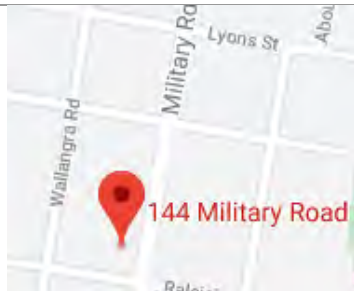

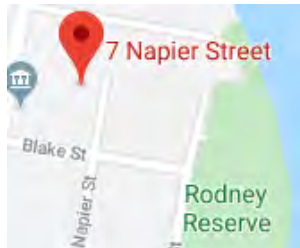

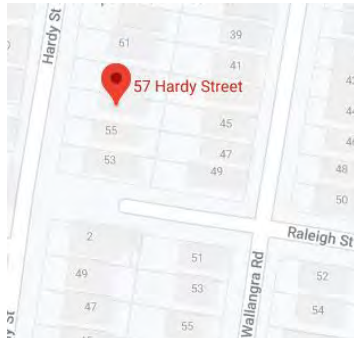
		<p>incorporated multi-paned upper sashes. Detailed quarry-faced low sandstone fences addressed the main street frontage. The paired residential flat building retain substantial original detail with later changes including render and painting of face brick change to roof tile profiles and removal of some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





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





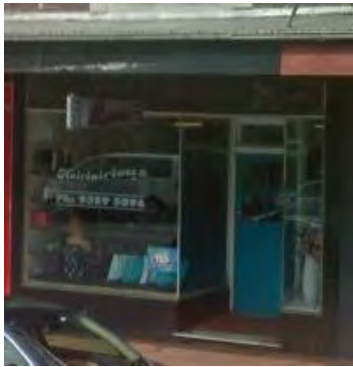
		<p>change to roof tile profiles and removal of some original window sashes.</p> <p>History: Following initial development as the Queenscliff Estate in the 1880s, Hasting Parade at Ben Buckler became a sought-after site for Inter- War residential flat buildings due to exceptional views of the ocean and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


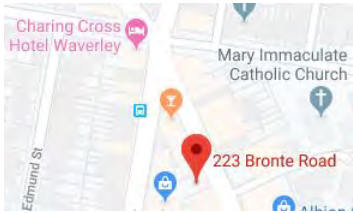
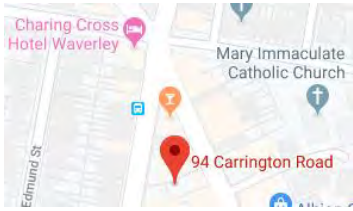
		<p>cottages, others occupying vacant sites on the rocky slopes looking south over Bondi Beach.</p> <p>Significance: The buildings form a grouping of similarly styled residential flat buildings. All were constructed at about the same time. Fine examples of the American influence based on the Spanish Mission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


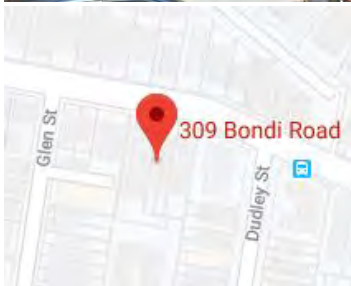


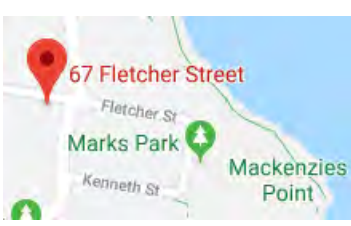
		<p>Beach. Many replaced earlier Federation cottages, others occupying vacant sites on the rocky slopes looking south over Bondi Beach.</p> <p>Significance: Historical, aesthetic</p> <p>Level of Significance: Local</p> <p>Integrity: Varied states of intactness</p>	
	Dover Heights precinct		
46	14 Lyons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


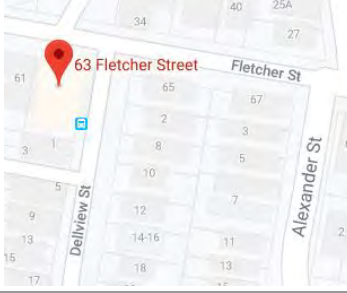




		<p>Significance: Historical, aesthetic Intact example of a 1950s house displaying features typical of the period. Of note is the provision of the garage, a new concept at the time.</p> <p>Level of Significance: Local Integrity: Substantially intact</p>	
49	7 Napier St	<p>Post-Functionalist double-storey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

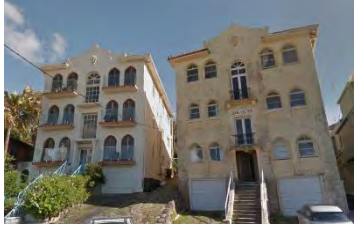

	Charing Cross precinct		
51	65 Albion St, Bronte	<p>Late Victorian Freestanding terrace in good condition. Slab-sided projecting blade-like walls. Filigree-style detail on front façade appears little altered. Original cast iron columns and lacework decoration. Elaborate stucco mouldings and original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

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

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

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