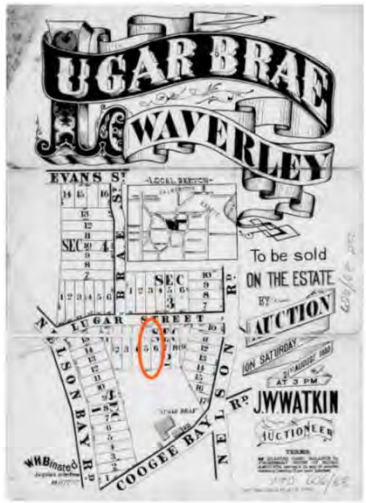




3 SUMMARY OF AMENDED CONSERVATION AREAS

3.1 Amended Urban Conservation Areas

3.1.1 Yanko-Lugar Brae - Evans St extension

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



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



Existing Urban Conservation Area

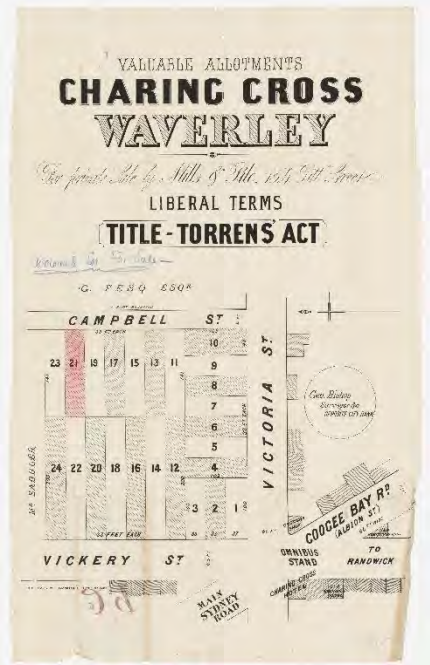




Proposed Heritage Conservation Area - Extended






Existing Heritage Items

3.1.2 Charing Cross - extension

<p>History</p> 	<p>The existing Charing Cross HCA covers Waverley's oldest and most intact commercial centre, dating from its days as a small service village on the road to Coogee and on to Governor Lachlan Macquarie's watchtower at La Perouse, erected in 1822. The centre pre-dates Bondi Junction as Waverley's commercial hub and was established from land grants made in the 1830s. Waverley was inaugurated as a municipality at Charing Cross (known then as Maddens Corner) in 1859. Its Victorian history remains visible in the streetscapes, characterised by rare, mid-Victorian shops interspersed with two-storey retail facades of late-Victorian, Federation and Inter-War styles, and Post-War infill. The proposed HCA extension aims to include a small number of significant buildings of those eras that contribute to and further preserve the heritage streetscapes, which contain two buildings (including Mary Immaculate Church) significant enough to warrant State Heritage listing.</p>
<p>Character</p> 	<p>The existing HCA exhibits a two-storey character with near-complete rows of late Victorian and Federation-style terraces and some Inter-War apartments. The peripheral streets contain a number of large freestanding Victorian residences which remain generally unaltered.</p>
<p>Statement of Significance</p> 	<p>The streetscapes retain notable 19th and early 20th buildings of both state and local heritage significance. The high integrity of the built form in the area records the historic evolution of a place from a village east of Sydney. The slowing of growth in post-World War 2 ensured the preservation of the historic fabric of Charing Cross.</p>

3.1.3 Grafton Street - extension

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



GRAFTON STREET URBAN CONSERVATION AREA - EXTENSION



Existing Urban Conservation Area



Proposed Heritage Conservation Area - Extended / Reduced



Existing Heritage Items