

STATEMENT OF HERITAGE IMPACT

Proposed Curlewis Street Streetscape Upgrades at Bondi Beach



Job No. 9850
March 2023

Heritage21
CULTURAL BUILT HERITAGE IN THE 21ST CENTURY

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Acknowledgement of Country

Heritage 21 wishes to acknowledge the Traditional Owners of country throughout Australia and recognise their continuing connection to land, waters and community. We pay our respects to them and their cultures and to elders both past and present.

Cover page: View of Curlewis Street from its north-western end, facing south toward Bondi Beach.
(Source: Heritage 21, 24 February 2023)

The following table forms part of the quality management control undertaken by Heritage 21 regarding the monitoring of its intellectual property as issued.

Issue	Description	Date	Written by	Reviewed by	Issued by
1	Draft report (D1) issued for comment.	10.3.2023	MF	AP	MF
2	Final Report (RI) issued.	24.03.2023	MF	-	AP

1.3 Heritage Context

1.3.1 Heritage Listings

The subject site is **not** listed as an item of environmental heritage under Schedule 5 of the *Waverley Local Environmental Plan 2012* (“WLEP”). It also is not listed on the NSW State Heritage Register, the National Heritage List, the Commonwealth Heritage List, the National Trust Register (NSW), or the former Register of the National Estate.¹

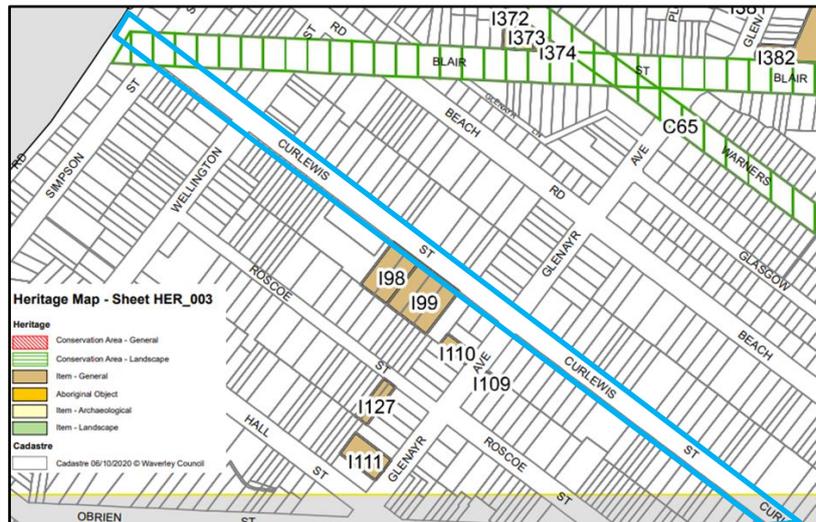


Figure 2. Detail from Heritage Map HER_003. The site is outlined in blue, heritage items shaded brown and landscape conservation areas are hatched in green (Source: NSW Legislation Online, <https://www.legislation.nsw.gov.au/maps>, annotated by Heritage 21).

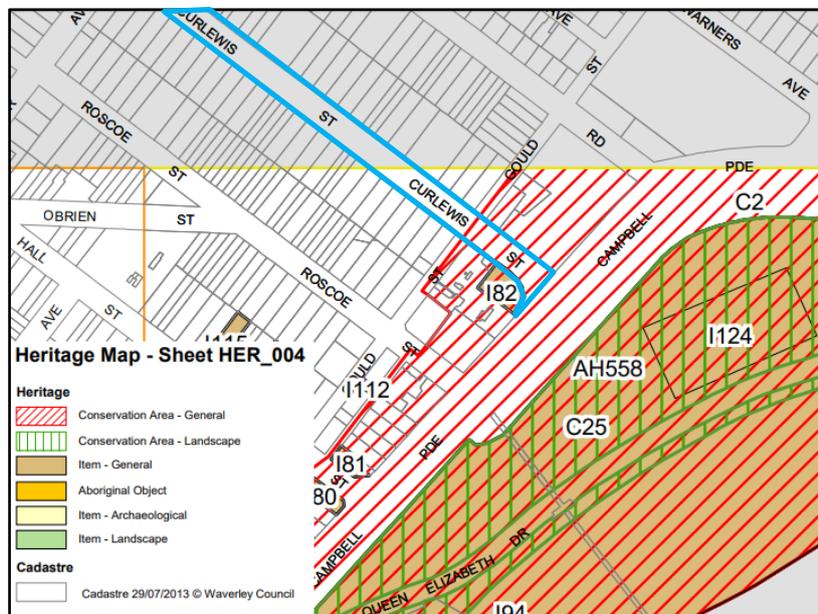


Figure 3. Detail from Heritage Map HER_004. The site is outlined in blue, heritage items shaded brown, heritage conservation areas are hatched red and landscape conservation areas are hatched in green. (Source: NSW Legislation Online, <https://www.legislation.nsw.gov.au/maps>, annotated by Heritage 21).

¹ The Register of the National Estate ceased as a statutory heritage list in 2007, but it continues to exist as an inventory of Australian heritage places.

1.3.2 Heritage Conservation Areas

As depicted in Figure 2 and Figure 3 above, a small portion in the north-west end of the subject site is located within the boundaries of the Blair Street Landscape Conservation Area (“LCA”), listed as “C23,” and another portion in the south-east of the subject site is located within the boundaries of the Bondi Beach Conservation Area (“HCA”), listed as “C2” under Schedule 5, Part 2 of the WLEP 2012.

Properties located within the HCA are considered either as contributory items or non-contributory items. The Waverley Development Control Plan (“WDGP”) 2012 defines **contributory items** as:

items that make an important and significant contribution to the character of a heritage conservation area. This not only includes buildings, but natural features such as topography, vegetation, and views as well.

Streetscape elements along Curlewis Street feature a range of civil works and exhibit features consistent with contemporary civil work construction. Despite the significance of the original configuration of Curlewis Street the street exhibits no contributory elements which meet the requisite standards to warrant status as a contributory item outside of the Blair Street LCA and Bondi Beach HCA, which are located at the two ends of the thoroughfare. As such, it is in the opinion of Heritage 21, that Curlewis Street (“the site”) is **not** a contributory item.

1.3.3 Heritage Items in the Vicinity

As depicted in Figure 2 and Figure 3 above, the subject site is situated within the general vicinity of the following heritage items and heritage conservation area listed under Schedule 5 of the WLEP 2012. The details of the listings follow:

Item/HCA Name	Address	Significance	Item Number
Bondi Beach and Park Landscape Conservation Area	-	Local	C25
1920s hotel landmark building	178A Campbell Parade (Hotel Bondi)	Local	I82
Bondi Beach Cultural Landscape	Queen Elizabeth Drive	State	I94
1940s flat buildings	63–65 Curlewis Street	Local	I98
1940s flat buildings	67–71 Curlewis Street	Local	I99

Among the above heritage items in the vicinity listed above, the subject site is adjacent to or within the visual catchment of Item I82, I94, I98, I99, and C25.

Accordingly, the discussion in Section 6.0 of this SOHI of the potential heritage impact of the proposal on heritage items in the vicinity is limited to Item I82, I94, I98, I99 and Bondi Beach Conservation Area (“HCA”) listed as “C2,” the Blair Street Landscape Conservation Area (“LCA”) listed as “C23,” and the Bondi Beach and Park Landscape Conservation Area (“LCA”), listed as “C25.”

1.4 Purpose

The subject site is partially located within the Bondi Beach Conservation Area, the Blair Street Landscape Conservation Area and is located in the vicinity of heritage items as well as the Bondi Beach and Park Landscape Conservation Area, all of which are listed under Schedule 5 of the WLEP 2012. Sections 5.10(4) and 5.10(5) of the WLEP 2012 require Waverley Council to assess the potential heritage impact of non-exempt development, such as the proposed works (refer to Section 5.0), on the heritage significance of the above mentioned heritage items and heritage conservation areas and, also, to assess the extent (whether negative, neutral or positive) to which the proposal would impact the heritage significance of those heritage items and heritage conservation areas. This assessment is carried out in Section 6.0 below.

Accordingly, this SOHI provides the necessary information for Council to make an assessment of the proposal on heritage grounds.

1.5 Methodology

The methodology used in this SOHI is consistent with *Statements of Heritage Impact* (1996) and *Assessing Heritage Significance* (2001) published by the Heritage Division of the NSW Office of Environment and Heritage and has been prepared in accordance with the principles contained in the most recent edition of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (2013).

1.6 Authors

This Statement of Heritage Impact (“SOHI” or “report”) has been prepared by Matthew Federici, reviewed by Ankita Powale and overseen by Paul Rappoport, of Heritage 21.

1.7 Limitations

- This SOHI is based upon an assessment of the heritage issues only and does not purport to have reviewed or in any way endorsed decisions or proposals of a planning or compliance nature. It is assumed that compliance with non-heritage aspects of Council's planning instruments, the BCA and any issues related to services, contamination, structural integrity, legal matters or any other non-heritage matter is assessed by others.
- This SOHI essentially relies on secondary sources. Primary research has not necessarily been included in this report, other than the general assessment of the physical evidence on site.
- It is beyond the scope of this report to address Indigenous associations with the subject site.
- It is beyond the scope of this report to locate or assess potential or known archaeological sub-surface deposits on the subject site or elsewhere.
- It is beyond the scope of this report to assess items of movable heritage.
- Any specifics regarding views should be assessed by a view expert. Heritage 21 does not consider itself to be a view expert and any comments in this report are opinion based.
- Heritage 21 has only assessed aspects of the subject site that were visually apparent and not blocked or closed or to which access was not given or was barred, obstructed or unsafe on the day of the arranged inspection.

1.8 Copyright

Heritage 21 holds copyright for this report. Any reference to or copying of the report or information contained in it must be referenced and acknowledged, stating the full name and date of the report as well as Heritage 21's authorship.

2.0 HISTORICAL CONTEXT

2.1 Local History

The following history for the Bondi Beach locality has been sourced from the NSW State Heritage Inventory form for the Bondi Beach Urban Conservation Area available on the Waverley Council website:

Bondi has a rich pre and post European settlement history. It is understood that the Waverley area was occupied by the Gadigal people, the traditional Aboriginal owners, and that Bondi Beach was the location of an open campsite(s) and burial place. Middens and engravings in sandstone shelters and caves have been found on the north and south headlands and ‘backed-artefacts’, a range of relatively small and finely made tools, were discovered at Bondi Beach, supporting the presence of aboriginal ‘workshops’.

The Bondi Beach that we are familiar with today evolved gradually over time. The area initially noted as ‘barren sands’ (1791 survey) remained largely undeveloped until the 20th Century. Land grants were allocated to William Roberts (200 acres) and Hurd (30 acres including the Ben Buckler Headland) in 1809. Hurd’s land appears to have remained unsettled for a considerable time, while Roberts’ land was used for agricultural purposes.

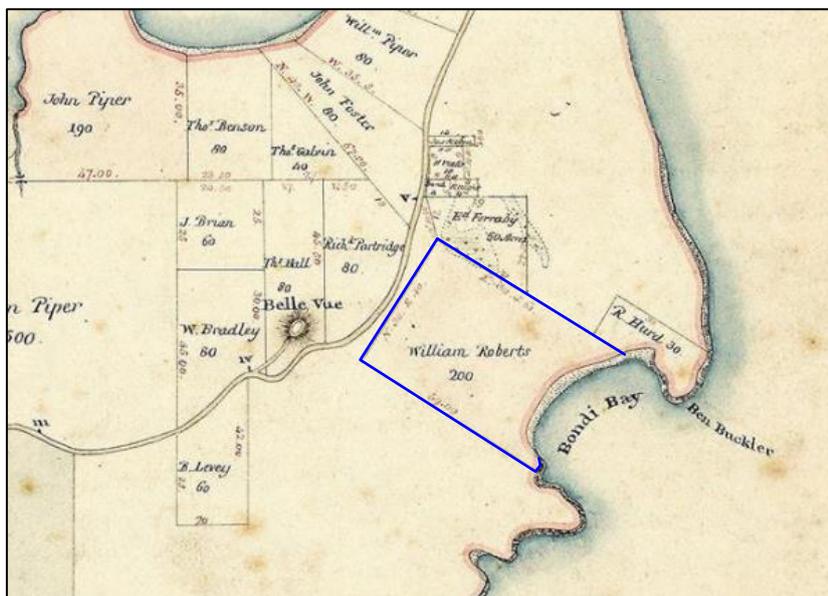


Figure 4. c.1830 Parish map showing the Bondi Beach area. Note the original 200 acre original land grant to William Roberts, which contains the present day Bondi Beachfront area, outlined in blue (Source: “Bondi Beach Urban Conservation Area,” NSW State Heritage Inventory Form, https://www.waverley.nsw.gov.au/building/heritage_and_design/heritage_conservation_areas, annotated by Heritage 21).

Bondi Beach and most of what is now Campbell Parade are located on land encompassed by the original grant to William Roberts. From the middle of the nineteenth century Bondi Beach, although on private land, started to become popular with the public for picnics and other recreational activities. As a result of community agitation an area of just over 10 hectares was resumed by the NSW Government and dedicated as a public reserve in 1882.

The southern and the majority of the northern end of Campbell Parade is located on Roberts' land with part of the northern end within the original grant to William Hurd. The southern end of Campbell Parade was previously called Waverley Street and Bondi Road, while the northern end was originally called Military Road. Campbell Parade was initially contemplated in a 1866 Reuss subdivision plan, and survey plan dated 1884.

In 1880, the Cliff House Hotel opened at the southern end of Campbell Parade to serve day trippers to the beach. The opening of the Hotel and the construction of the Bondi Baths in 1888-89 began a pattern of beach orientated buildings along the landward side of Campbell Parade. Despite this, even by the late 1800s the area was dominated by sand dunes and vegetation, with development slowly increasing in the early 1900s, as people were attracted to the area as swimming became accepted and more common with the legalisation of swimming in 1902.

A tram service was provided to Bondi Beach terminating near Hall Street in 1884. In 1911, the tram line was extended along Campbell Parade to a new terminus at North Bondi (the location of the present day bus terminus). The initial provision of transport to the southern end of Campbell Parade provided the growth of tea houses, hotels and shops fronting Campbell Parade.

It was during the Inter-War period between 1915 and 1940 when the Bondi Beach area underwent considerable growth. Buildings sprung up along the length of Campbell Parade. The buildings located to the south of Campbell Parade were generally built between 1914 and 1929, with the buildings to the north generally built between 1930 and 1940, and with the Bondi Pavilion completed in 1929. It was largely during this period that the Bondi Beach area became characterized as a lively and popular beach side community still evident today. This active beachside character continues to evolve.²

² Waverley Council, "Bondi Beach Urban Conservation Area," NSW State Heritage Inventory Form, 3-5, https://www.waverley.nsw.gov.au/building/heritage_and_design/heritage_conservation_areas.

2.2 Site Specific History

A 1900 map of the Parish of Alexandria depicts Curlewis Street roughly surveyed into the landscape. At the time a tramline crossed over Curlewis Street at the Gould Street intersection.³

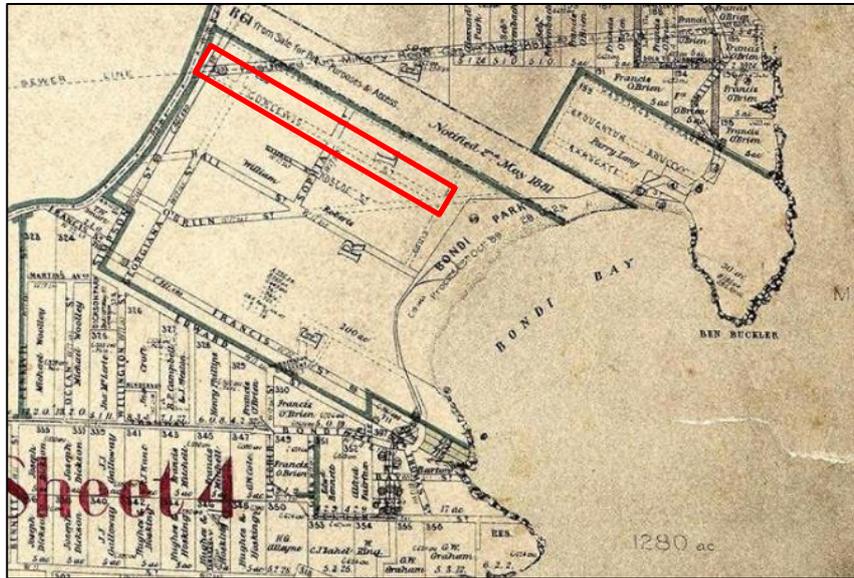


Figure 5. c. 1900 Parish map showing the early streets of the area, and the new tram line. Curlewis Street outlined in red indicating the initial stages of its construction and establishment within the locality (Source: “Bondi Beach Urban Conservation Area,” NSW State Heritage Inventory Form, https://www.waverley.nsw.gov.au/building/heritage_and_design/heritage_conservation_areas).

By 1920 Curlewis Street had an established commercial precinct. Little remains of the original commercial buildings located on the corner of Gould and Curlewis Street as depicted in Figure 6.



Figure 6. Errol Martin Real, Estate Agent at the corner of Gould and Curlewis Streets, Bondi Beach. (Source: Waverley Library, “Curlewis Street”, Waverley Council, c.1920, accessed 3 March 2023, <https://waverley.imagegallery.me/>).

³ NSW Land Registry Services, “Parish Maps,” Parish of Alexandria, Historical Land Records Viewer, accessed 23 February 2023, <https://hlrv.nswlrs.com.au/>.

Historical images indicate a tramline existed along Curlewis Street c. 1930. Little evidence of the tram line remains along Curlewis Street. The street originally comprised low-rise residential dwellings. The street features some evidence of mid-rise residences in the background, which are a common feature long the streetscape today, despite contemporary infill development (refer to Figure 7, Figure 8, Figure 9 and Figure 10).



Figure 7. Curlewis Street, Bondi, with tram tracks facing south-east toward Bondi Beach. Bondi Hotel clock tower in the background. (Source: Waverley Library, “Curlewis Street”, Waverley Council, c.1930, accessed 3 March 2023, <https://waverley.imagegallery.me/>).



Figure 8. Curlewis Street, Bondi looking east; Tram tracks and overhead wires; Hotel Bondi's clock tower, background right; Horse and cart, background left. (Source: Waverley Library, “Curlewis Street”, Waverley Council, c. 1930, accessed 3 March 2023).



Figure 9. Curlewis Street, Bondi, with tram tracks looking west. (Source: Waverley Library, “Curlewis Street”, Waverley Council, c. 1930, accessed 3 March 2023).



Figure 10. Curlewis Street, Bondi, with tram tracks looking west. (Source: Waverley Library, “Curlewis Street”, Waverley Council, c. 1930, accessed 3 March 2023).

The 1943 aerial image indicates dense residential development existed along Curlewis Street. Commercial development remained concentrated to the south near Bondi Beach (refer to Figure 11).

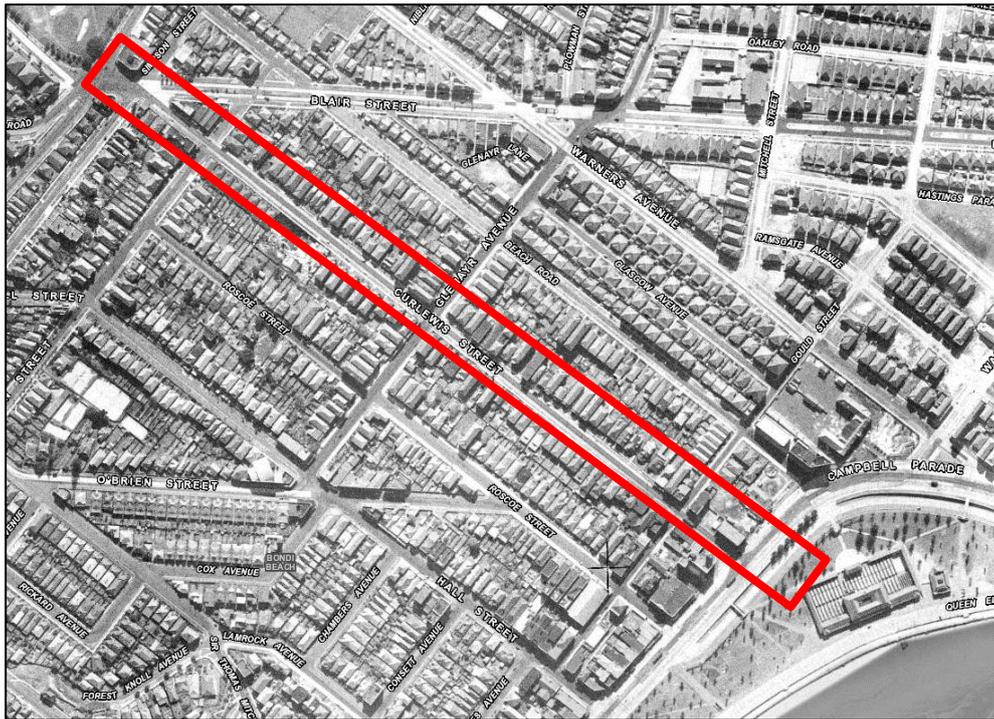


Figure 11. 1943 aerial view of Curlew Street, the subject site. Subject site outlined in red. (Source: NSW Spatial Services, “SIX Maps,” accessed 3 March 2023, <http://maps.six.nsw.gov.au/>, annotated by Heritage 21).



Figure 12. 1955 aerial photograph of Curlew Street. Subject site outlined in red. (Source: NSW Historical Imagery, <https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=f7c215b873864d44bccdda8075238cb>, annotated by Heritage 21).

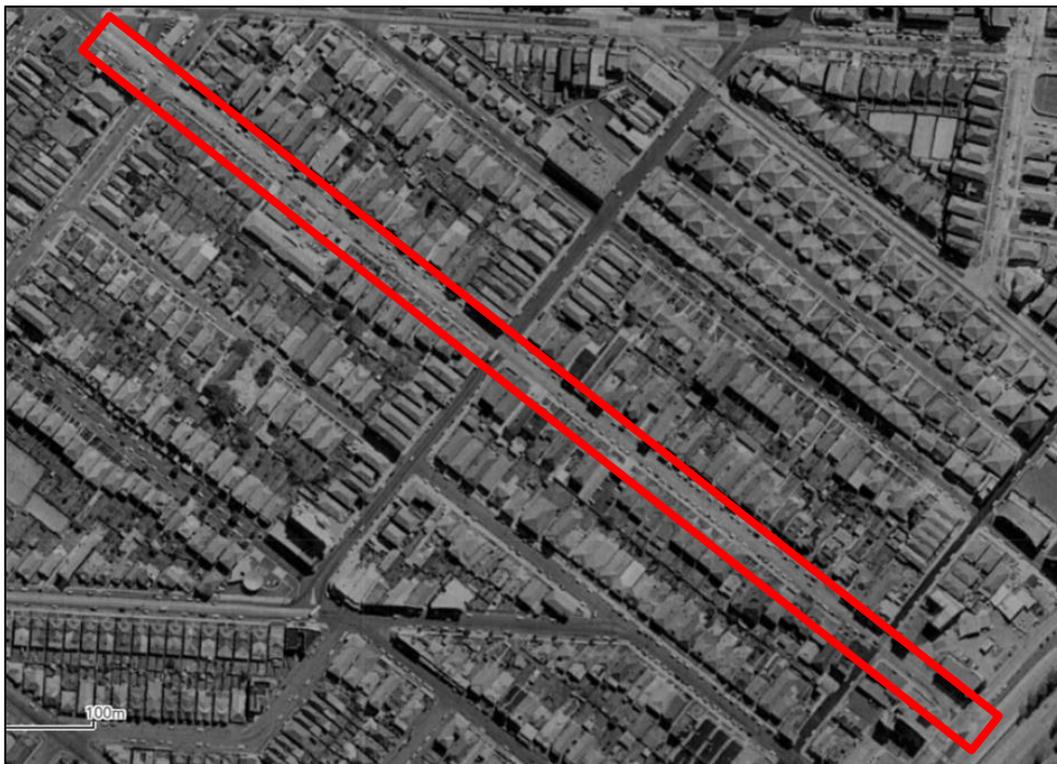


Figure 13. 1965 aerial photograph of Curlew Street Subject site outlined in red. (Source: NSW Historical Imagery, annotated by Heritage 21).



Figure 14. 1975 aerial photograph of Curlew Street. Subject site outlined in red. (Source: NSW Historical Imagery, annotated by Heritage 21).



Figure 15. 1989 aerial photograph of the south-east end of Curlew Street indicating the demolition of previous structures along the Curlew Street commercial precinct at the Curlew Street and Campbell Parade intersection. Curlew Street and Campbell Parade intersection outlined in red. (Source: NSW Historical Imagery, annotated by Heritage 21).



Figure 16. 2005 aerial photograph of the south-east end of Curlew Street. Commercial precinct within the Bondi Beach Conservation Area (C2) outlined in red. Note dense development within area outlined in red. (Source: NSW Historical Imagery, annotated by Heritage 21).

3.0 PHYSICAL EVIDENCE

3.1 The Setting

The site is located within the Bondi Beach locality and the proposed development would affect the entire length of Curlewis Street. The suburb of Bondi Beach is located 7 kilometres east of the Sydney Central Business District. The beachfront suburb is bound by North Bondi and Dover Heights to the north, Bellevue Hill to the west, and the suburbs of Bondi and Tamarama to the south. Campbell Parade runs perpendicular to the beach and is occupied by shops and restaurants catering to tourists and locals alike. This commercial strip boasts of panoramic views to Bondi Beach and the Pacific Ocean. The architectural character along Campbell Parade is predominantly four- and five-storey Inter-War, mixed-use developments, with wide sidewalks and retail establishments that activate the main street.

The subject site for the proposed streetscape upgrades is the entire length of Curlewis Street, which features mixed use development comprised of both commercial and residential buildings. The Bondi Beach commercial precinct is located toward the south-east end of the street, with views toward the beach and the historic Bondi Hotel. Leading toward the north, Curlewis Street features a mixture of Inter-War residential flat buildings and contemporary infill development. Typically, these buildings are mid-rise residential complexes. The various intersecting streets with Curlewis Street such as Gould Street and Glenayr Avenue feature minor commercial precincts with dense contemporary development situated above restaurants and cafes.

A mix of commercial and residential developments is featured along Curlewis Street. The footpaths are lined with street trees. The road features a pedestrian friendly atmosphere, which is bustling in the commercial hotspots, typically found at intersections. Buildings maintain a uniform façade line along Curlewis Street and are set back from the street. Inter-War buildings rise above the tree line.

The north of Curlewis Street is predominately residential with some low-rise residential dwellings. The Blair Street landscaped area to the north, features a central nature strip with vegetation which is unkept. The setting across Curlewis Street is characteristic of a coastal town atmosphere.

3.2 Physical Description

Curlewis Street runs north-west to south-east leading from Old South Head Road in the north, to Campbell Parade in the south. The street is made up of a variety of features which are consistent with civil road construction. Elements featured along the streetscape are bitumen street line, kerb and guttering, concrete pavement, footpaths, nature strips, pedestrian crossings, traffic islands, vehicular cross overs. Landscaping is situated along the street along the nature strip. Heritage items are situated along Curlewis Street, specifically at the Campbell Parade and Curlewis Street intersection and between Wellington Street and Glenayr Avenue.

3.3 Condition and Integrity

Legibility of the original configuration of Curlewis Street remains intact. The street pattern of the thoroughfare leading from the north-west along Old South Head Road, to the south-east, finishing at Campbell Parade remains legible.

However, the street and associated street scape elements feature works associated with the ongoing repair of street fabric which has required for the ongoing maintenance and repair overtime. The road features a variety of repaired cracks at different sections along the road. As such, sections along Curlewis Street appear fragmented due to the ongoing repair and maintenance.

3.4 Images

The following photographs have been taken by Heritage 21 at the site inspection undertaken on 24 February 2023, unless stated otherwise.

3.4.1 Curlewis Street – north-west end near Old South Head Road



Figure 17. View along Curlewis Street facing north-west toward Old South Head Road.



Figure 18. View along Curlewis Street facing south-east toward Bondi Beach.



Figure 19. View toward the Blair Street Landscape Conservation Area, standing on the south side of Curlewis Street, facing east.



Figure 20. View toward the Blair Street Landscape Conservation Area, standing on the north side of Curlewis Street on a traffic island, facing east.



Figure 21. View toward Curlewis Street and Old South Head Road, standing along Blair Street within the Blair Street Landscape Conservation Area.



Figure 22. View toward Curlewis Street, from within the Blair Street Landscape Conservation Area, facing south.



Figure 23. View of Curlewis Street, facing north-west toward Old South Head Road.



Figure 24. View of Curlewis Street, standing on the northside of the road, facing south-east toward Bondi Beach.



Figure 25. View of the Blair Street Landscape Conservation Area, facing north-east.



Figure 26. View of Curlewis Street, standing on the south side of the road, facing south-east toward Bondi Beach.

3.4.2 Curlew Street between Wellington Street and Glenayr Avenue



Figure 27. View along Curlew Street, facing south.



Figure 28. Views along Curlew Street, facing north-west toward Old South Head Road.



Figure 29. Views along Curlew Street, facing north-west toward Old South Head Road.



Figure 30. View along Curlew Street, facing south-east toward Bondi Beach.



Figure 31. External view of the northwest corner of heritage Item I98 on the south side of Curlew Street, facing south.



Figure 32. External view of the northeast corner of heritage Item I98 on the south side of Curlew Street, facing south.



Figure 33. External view of heritage items 198 and 199, standing on the north side of Curlewis Street, looking south-west across Curlewis Street.



Figure 34. External view of the nature strip and street pavement, standing on the south side of Curlewis Street, facing north.



Figure 35. View along Curlewis Street, facing south-east. Note patchwork repairs along the street pavement.



Figure 36. External view of primary façade of Inter-War building along Curlewis Street. Note the patchwork to pavement located along the footpath.



Figure 37. View toward the corner of Curlewis Street and Glenayr Avenue, facing southwest.



Figure 38. View of the footpath on the northside of Curlewis Street, facing northwest toward Old South Head Road.

3.4.3 Curlewis Street between Glenayr Avenue and Gould Street



Figure 39. External view of the Curlewis Street and Glenayr Avenue intersection, facing east.



Figure 40. External view of Curlewis Street, facing north-west toward Old South Road. Note pedestrian cross over.



Figure 41. External view of Curlewis Street, facing south-east toward Campbell Parade.



Figure 42. External view of Curlewis Street, facing south.

3.4.4 Curlew Street between Gould Street and Campbell Parade



Figure 43. View of Curlew Street standing on the northside of Curlew Street looking northwest toward the Gould Street and Curlew Street intersection.



Figure 44. View of Curlew Street, looking northwest toward Old South Head Road.



Figure 45. View along Curlew Street, looking southeast toward Campbell Parade.



Figure 46. View of the north elevation of heritage item 194, along Curlew Street, facing southwest.



Figure 47. External view of heritage item 194 at the corner of Curlew Street and Campbell parade, facing north-west.



Figure 48. External view of the Curlew Street streetscape, standing on the northeast corner of Curlew Street and Campbell Parade.

4.0 HERITAGE SIGNIFICANCE

In order to assess the impact of the proposed works on the heritage significance of the subject site, the Blair Street Landscape Conservation Area and the Bondi Beach Conservation Area (in which portions of the subject site is located), the Bondi Beach and Park Landscape Conservation Area (in the vicinity of the subject site), and heritage items in the vicinity of the site, it is necessary to first ascertain the heritage significance of these places. Accordingly, Statements of Significance for The Bondi Beach Conservation Area (C2) (refer to Section 4.1.1), and items I82, I94, I98 and I99 (refer to Sections 4.1.2, 4.1.3, 4.1.4 and 4.1.5) are provided below. The significance of these places will form part of our considerations in the assessment of heritage impact, undertaken in Section 6.0 below.

4.1 Established Significance

4.1.1 The Bondi Beach Conservation Area (C2)

The following Statement of Significance is available for the HCA on the NSW State Heritage Inventory form prepared by Waverley Council and available on the Waverley Council website:

*The Bondi Beach Urban Conservation Area (UCA Area) has historic, social and aesthetic significance as a cohesive and well detailed streetscape in a beachside setting. The UCA originally occupied by the Gadigal people incorporates land grants of the 1810's (the earliest in the Waverley LGA) with some of the land grant boundaries still evident in the current street pattern today. The Inter-War streetscape along Campbell Parade is largely intact and is unique for a beach setting. The international identity enhancement of the area as a place of recreation supported by cultural uses is also noteworthy.*⁴

4.1.2 Bondi Beach Cultural Landscape (Queen Elizabeth Drive) (Item I94)

The following Statement of Significance is available for item I94 on the NSW State Heritage Inventory:

*Bondi Beach, Bondi Park, Bondi Surf Pavilion, and the Bondi Surf Bathers Life Saving Club building form a cultural landscape of State significance as an iconic representation of the Australian beach experience. The place is historically significant as the site of many 'firsts' and other significant events in surf lifesaving, and as the largest beach improvement scheme to be carried out in the interwar years. The place demonstrates the rapid increase in popularity of beach-going once restrictions on surf bathing were eased in the early 20th century.*⁵

⁴ Waverley Council, "Bondi Beach Urban Conservation Area," Heritage Conservation Areas, https://www.waverley.nsw.gov.au/building/heritage_and_design/heritage_conservation_areas, accessed on 22 August 2022.

⁵ Heritage NSW, "Bondi Beach Cultural Landscape," State Heritage Inventory, Heritage Item ID: 5055526, accessed December 2022, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5055526>.

4.1.3 1920s hotel landmark building (Item I82)

The following Statement of Significance is available for the heritage item on the State Heritage Inventory:

*Important landmark building in the Bondi Beach townscape. Built in the early years of Bondi's popularity. Retains architectural interest for its individual design and unusual styling, despite some loss of integrity. Regional significance.*⁶

4.1.4 1940s flat buildings (Item I98)

The following Statement of Significance is available for the heritage item on the State Heritage Inventory:

*Well preserved pair of interesting, 1940's flat buildings. Part of a good group of five (with Nos. 67-71). Amongst the few older style buildings in the beach area to survive in reasonable condition.*⁷

4.1.5 1940s flat buildings (Item I99)

The following Statement of Significance is available for the heritage item on the State Heritage Inventory:

*Well preserved row of three, interesting, 1940's flat buildings. Part of a good group of five (with Nos. 63-65). Amongst the few older style buildings in the beach area to survive in reasonable condition. Local significance.*⁸

⁶ Heritage NSW, "1920s hotel landmark building," State Heritage Inventory, Heritage Item ID: 2620094, accessed 3 March 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2620094>

⁷ Heritage NSW, "1940s flat buildings," State Heritage Inventory, Heritage Item ID: 2620124, accessed 3 March 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2620124>.

⁸ Heritage NSW, "1940s flat buildings," State Heritage Inventory, Heritage Item ID: 2620125, accessed 3 March 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2620125>

5.0 WORKS PROPOSED

5.1 Proposal Description

The proposed works pertain to streetscape upgrades, including upgrades to road pavement, footpaths and landscaping and a new separated cycleway, along Curlewis Street. This would include:

- Demolition of existing pavement, kerbs and guttering, traffic islands and existing road pavement streetscape elements.
- Construction of rigid road pavement, pavement for travel lanes, pavement for parking and cycle lanes, raised concrete threshold crossing (pedestrian crossing), kerb and guttering and vehicular cross overs.
- Construction of cycleway path, footpath, landscape elements.

5.2 Drawings

Our assessment of the proposal is based on the following drawings by Northrop Consulting Engineers dated 18 November 2022 and received by Heritage 21 on 8 December 2022. These are reproduced below for reference only; the full set of Northrop’s Civil Drawings included in Appendix 1 of this application should be referred to for any details.

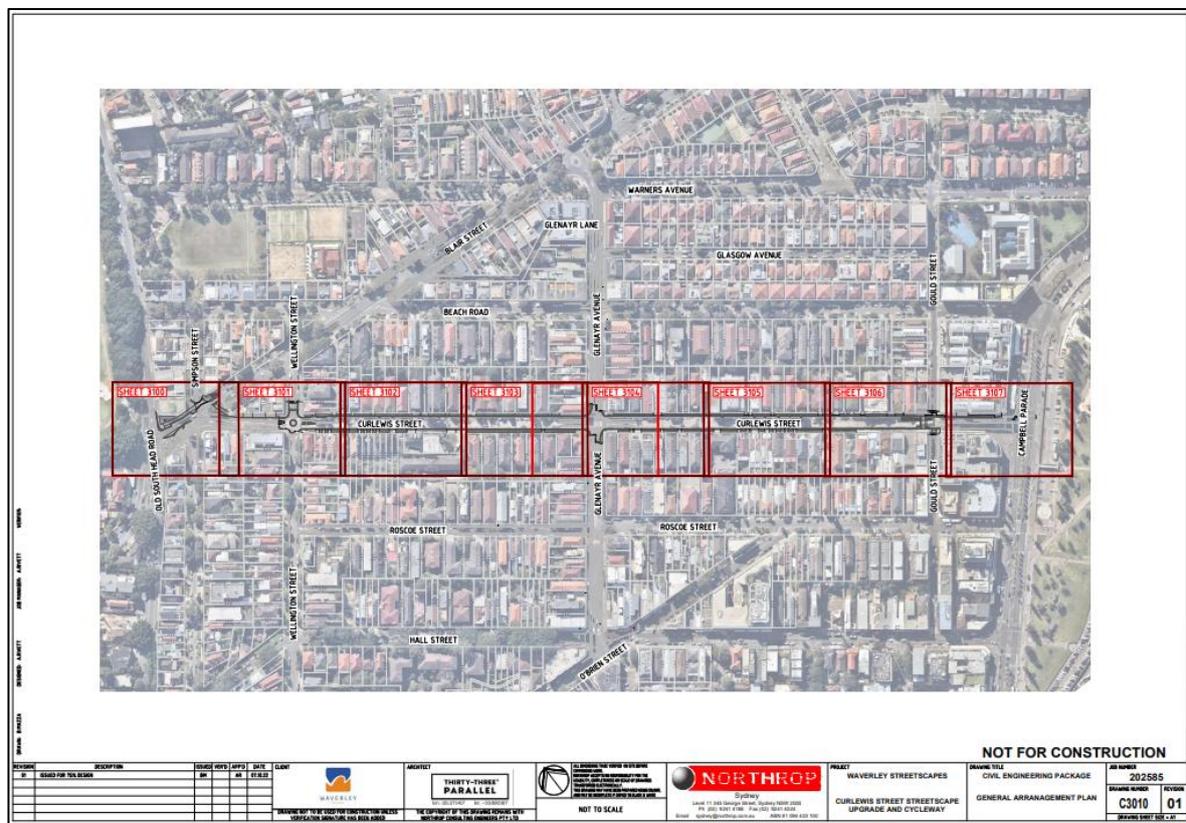


Figure 49. Proposed General Arrangement Plan

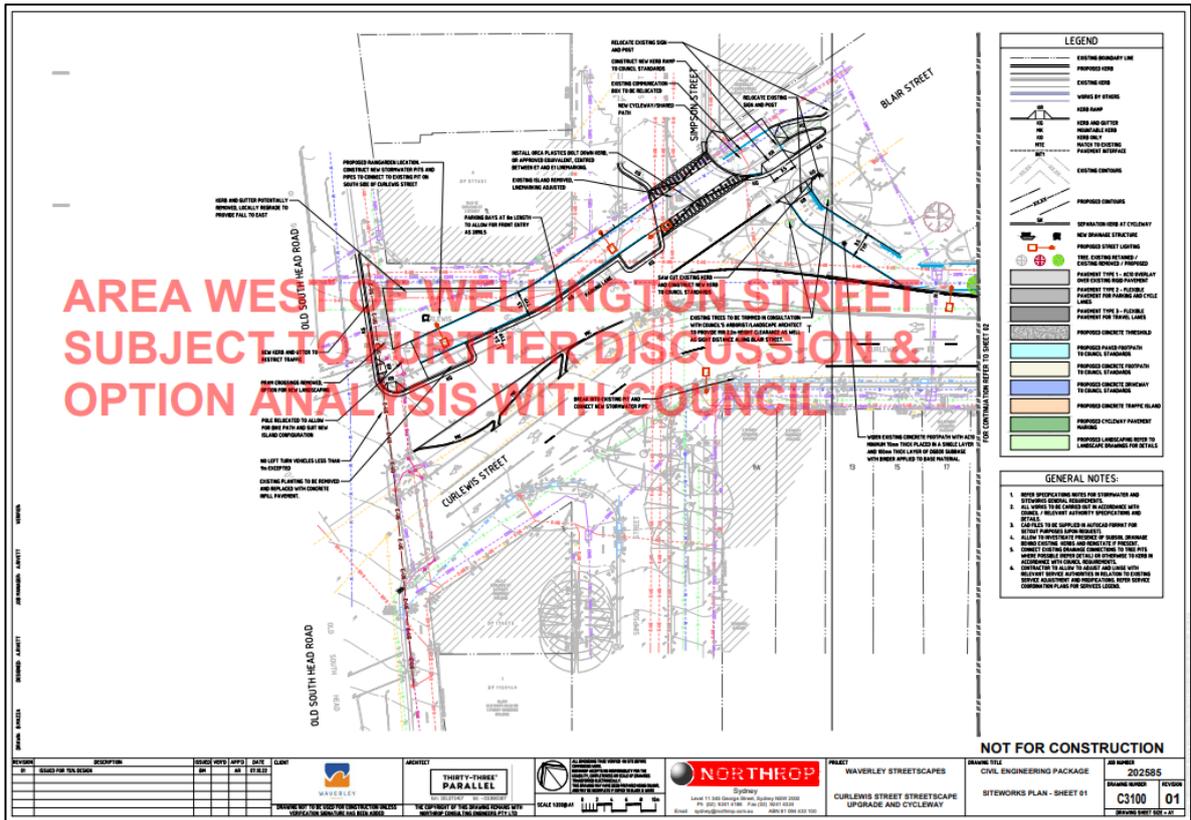


Figure 50. Proposed Site Works Plan – Sheet 1

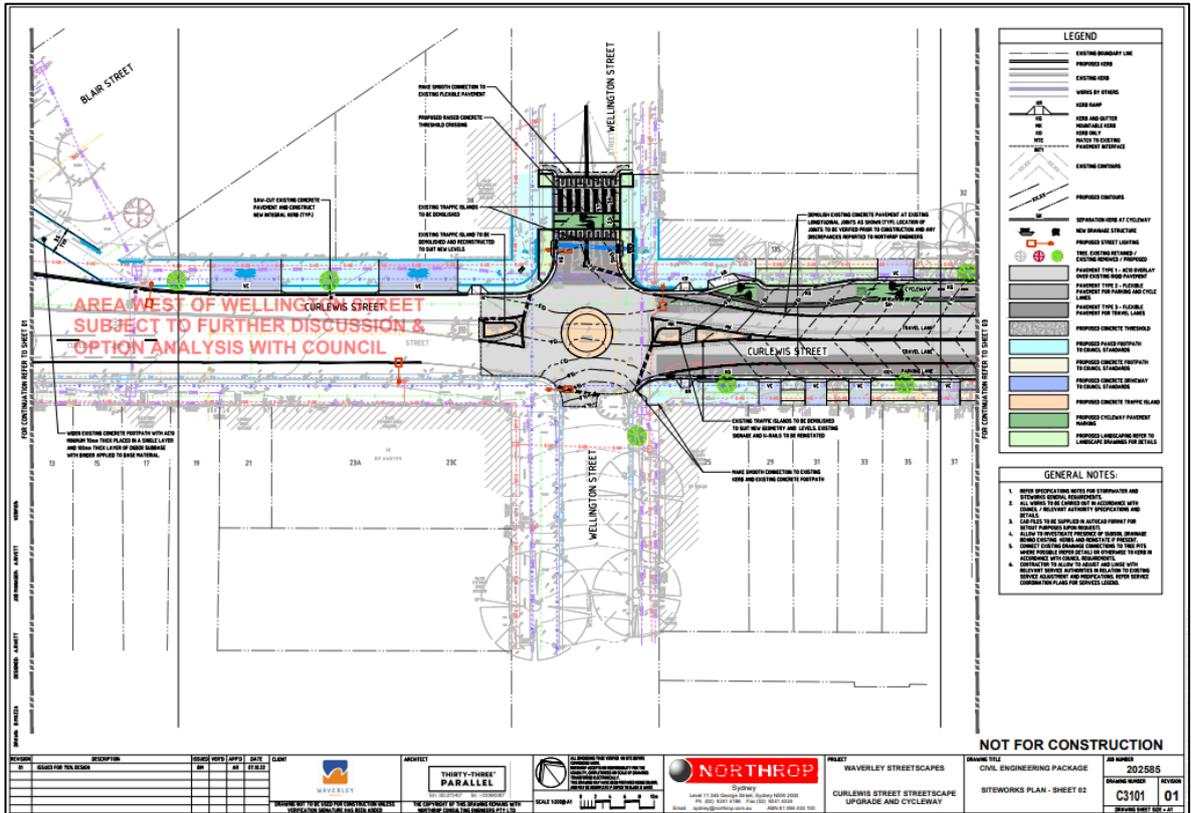


Figure 51. Proposed Site Works Plan – Sheet 2

Statement of Heritage Impact – Curlewis Street, Bondi Beach

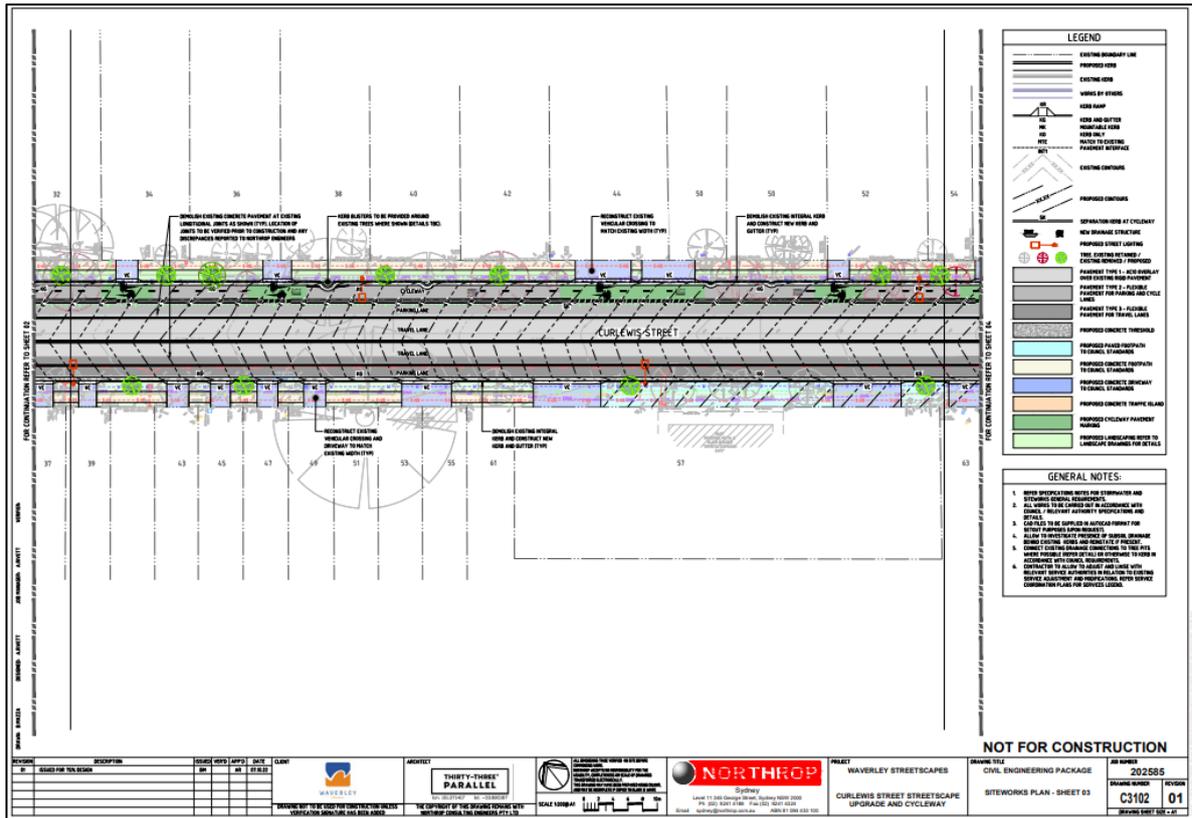


Figure 52. Proposed Site Works Plan – Sheet 3

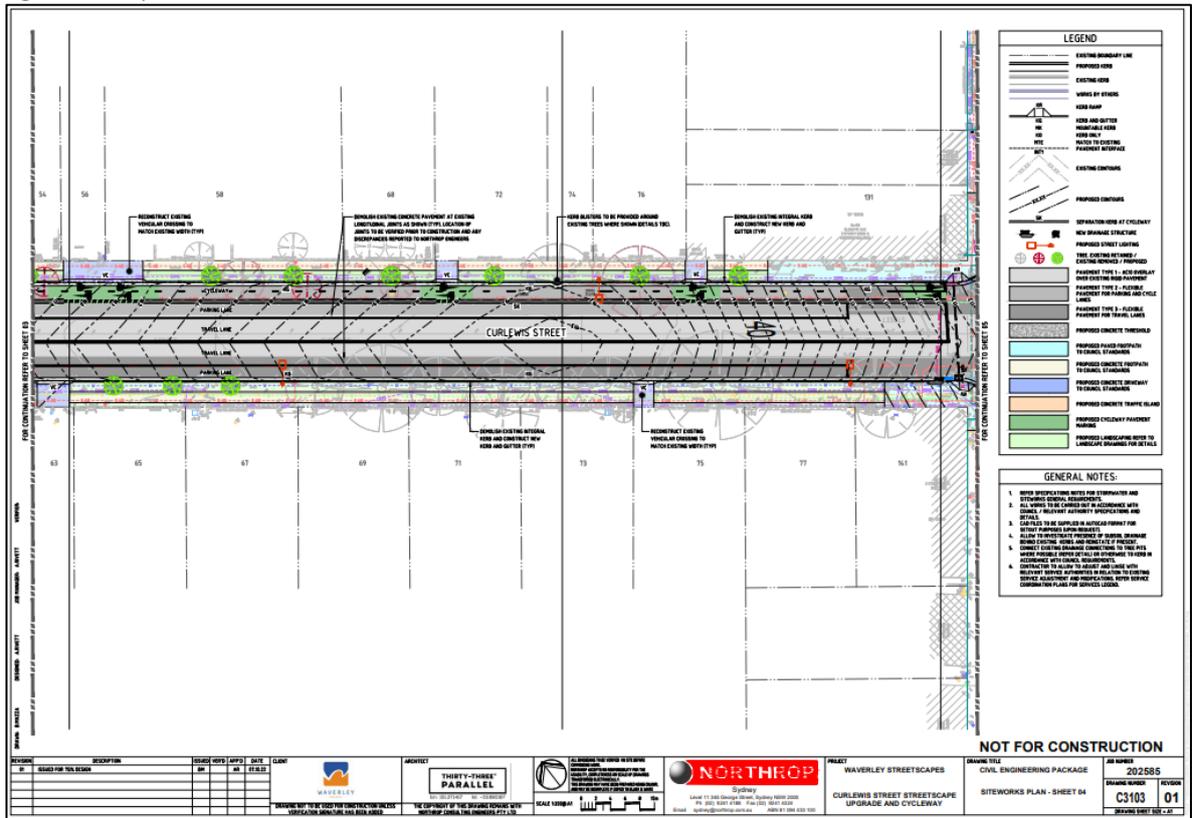


Figure 53. Proposed Site Works Plan – Sheet 4

Statement of Heritage Impact – Curlewis Street, Bondi Beach

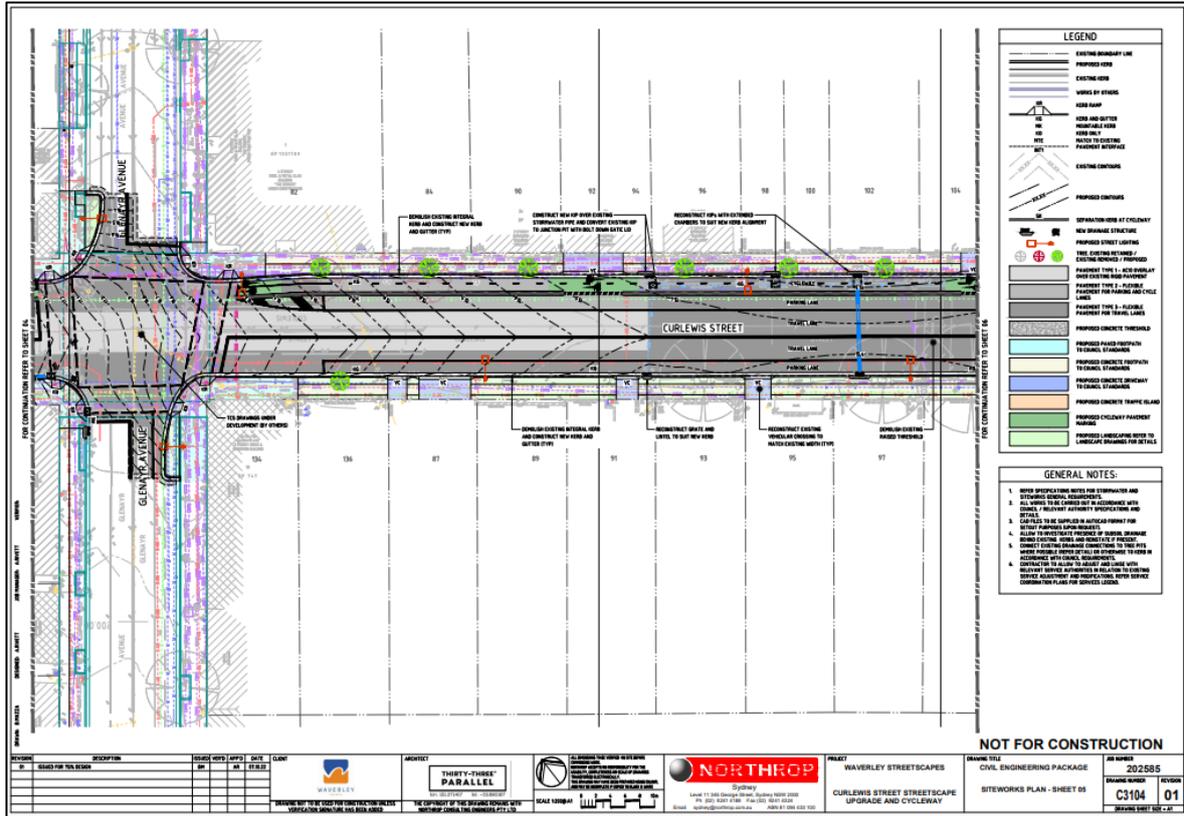


Figure 54. Proposed Site Works Plan – Sheet 5

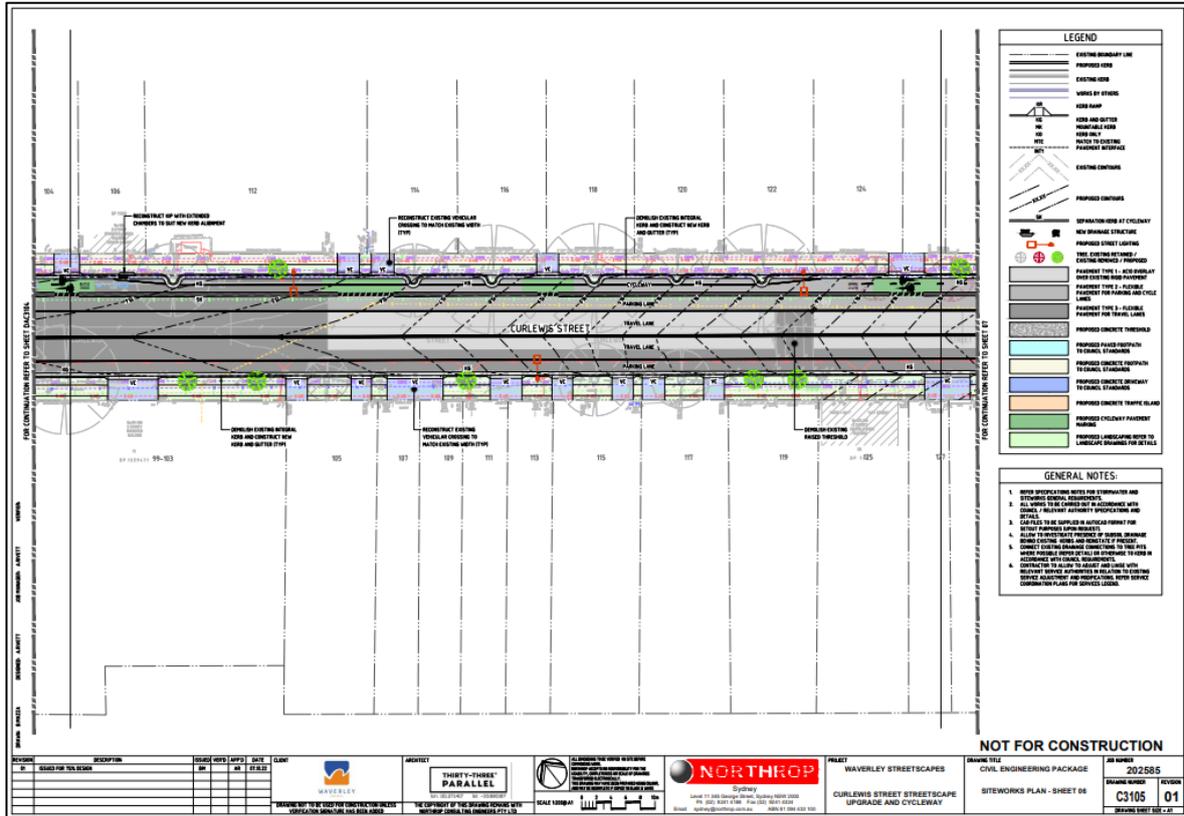


Figure 55. Proposed Site Works Plan – Sheet 6

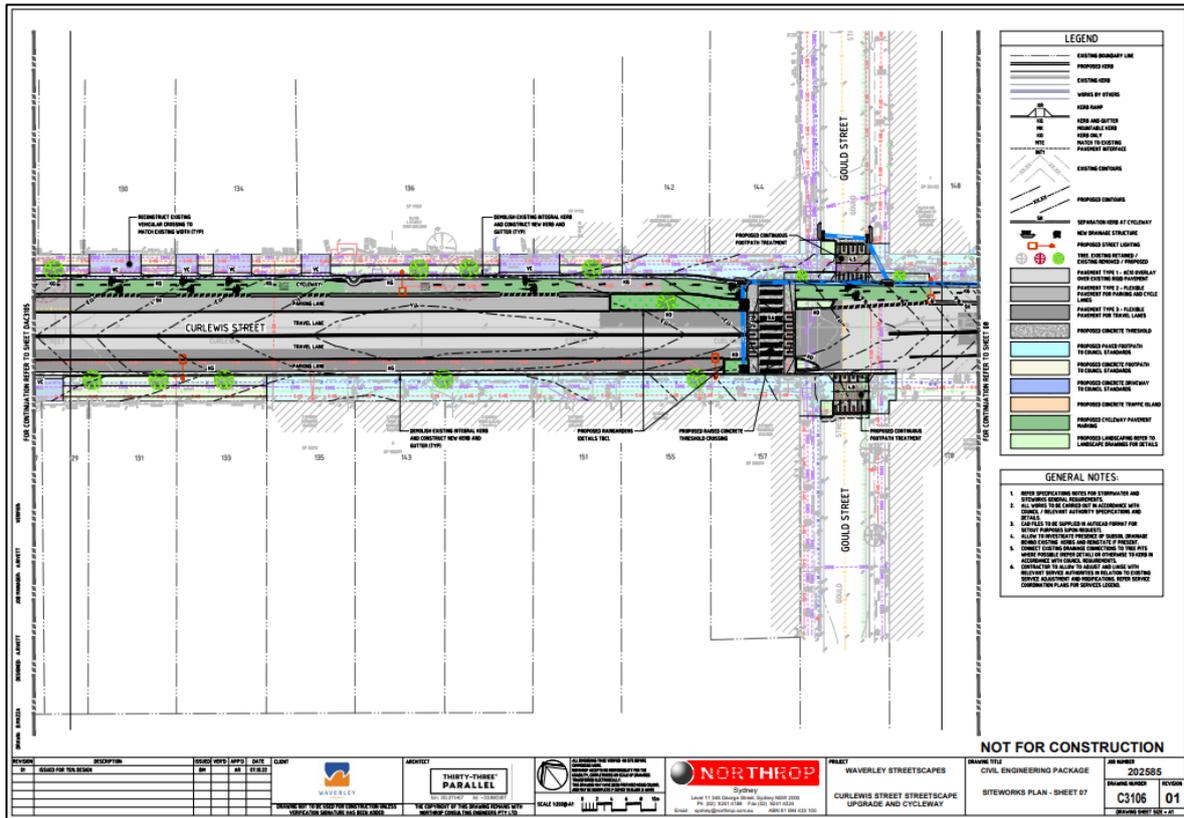


Figure 56. Proposed Site Works Plan – Sheet 7

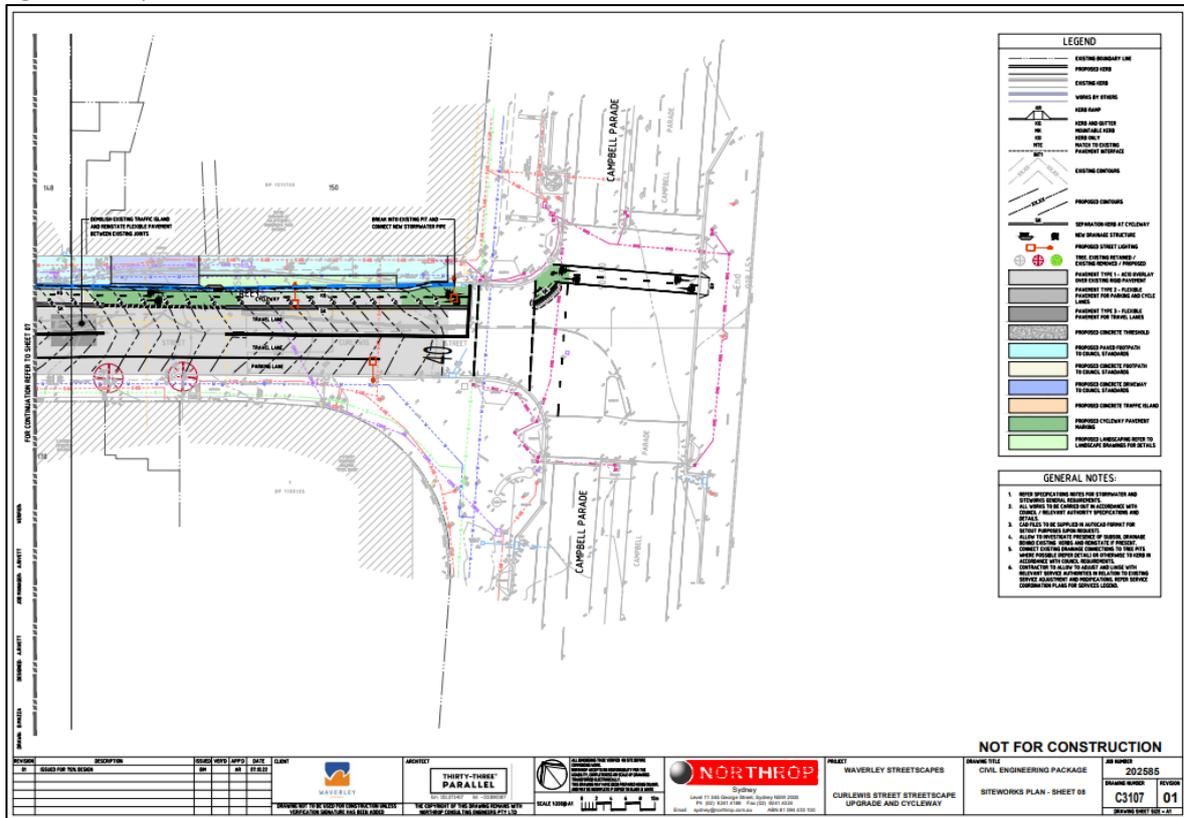


Figure 57. Proposed Site Works Plan – Sheet 8

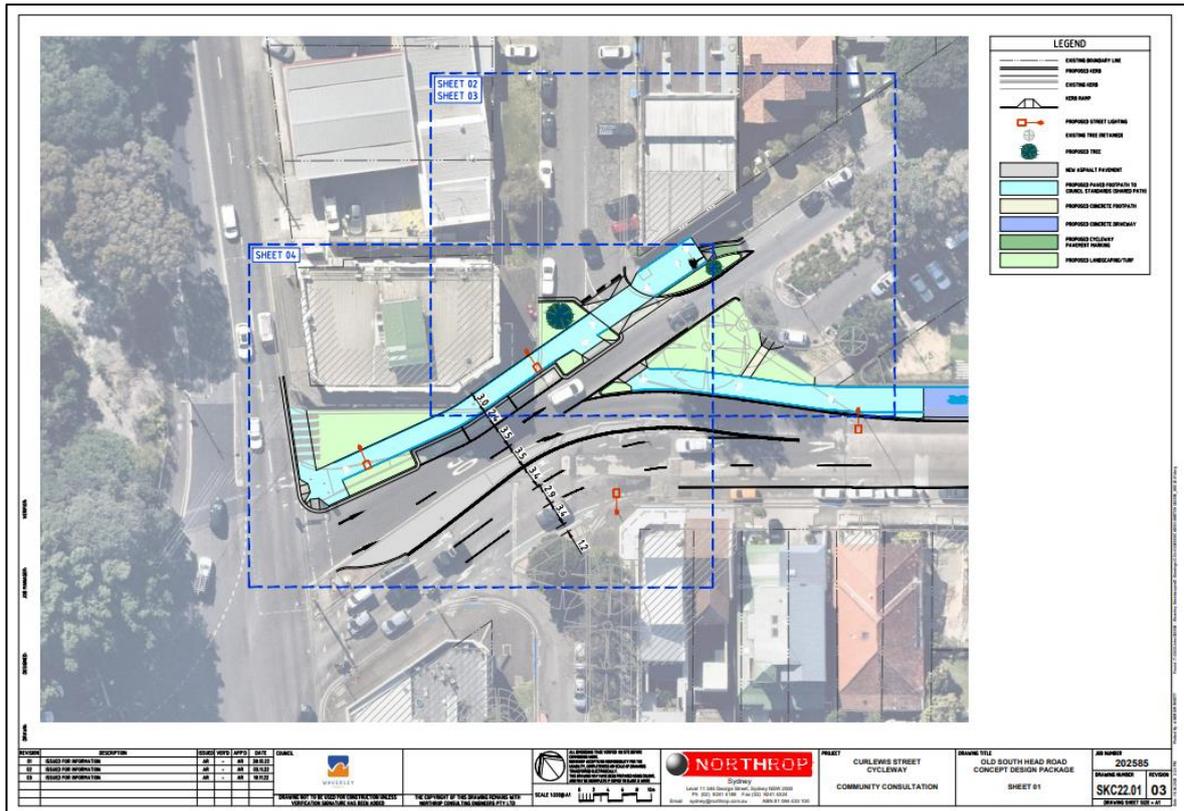


Figure 58. Curlewis Street cycleway – Sheet 1

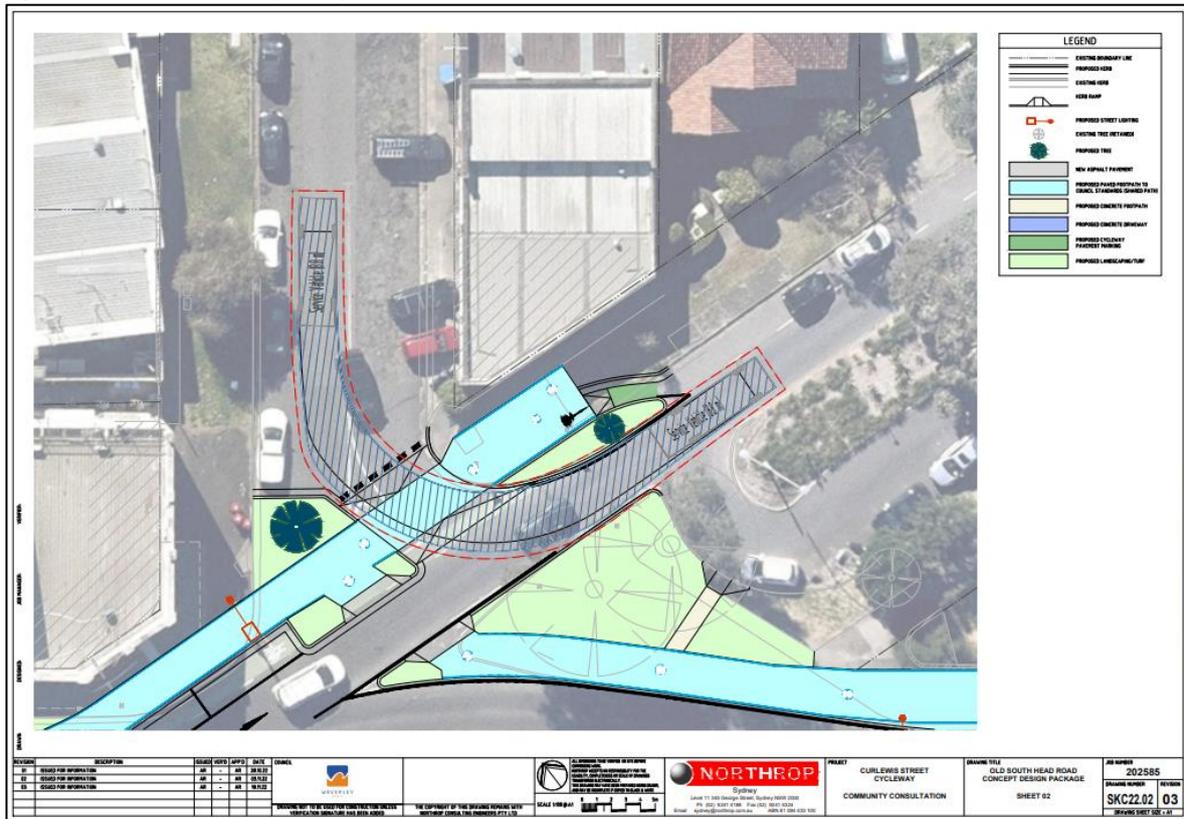


Figure 59. Curlewis Street cycleway – Sheet 2

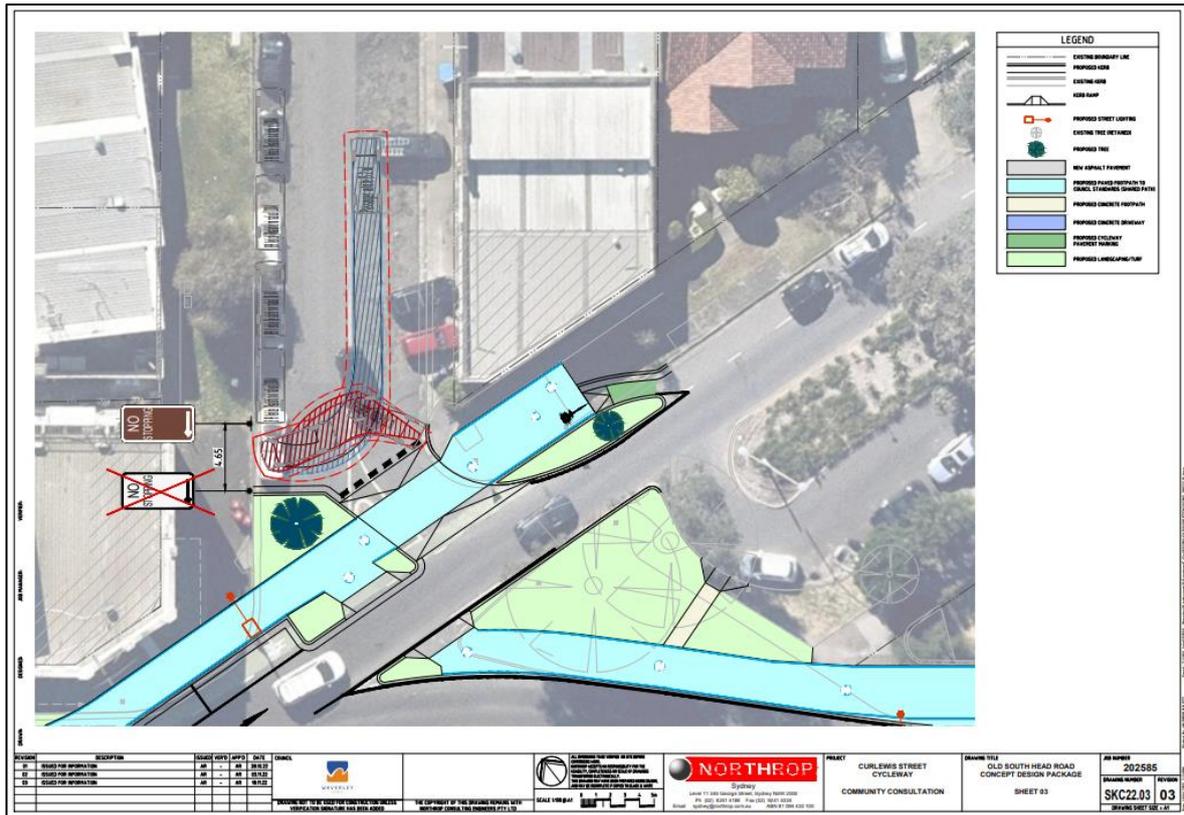


Figure 60. Curlewis Street cycleway – Sheet 3

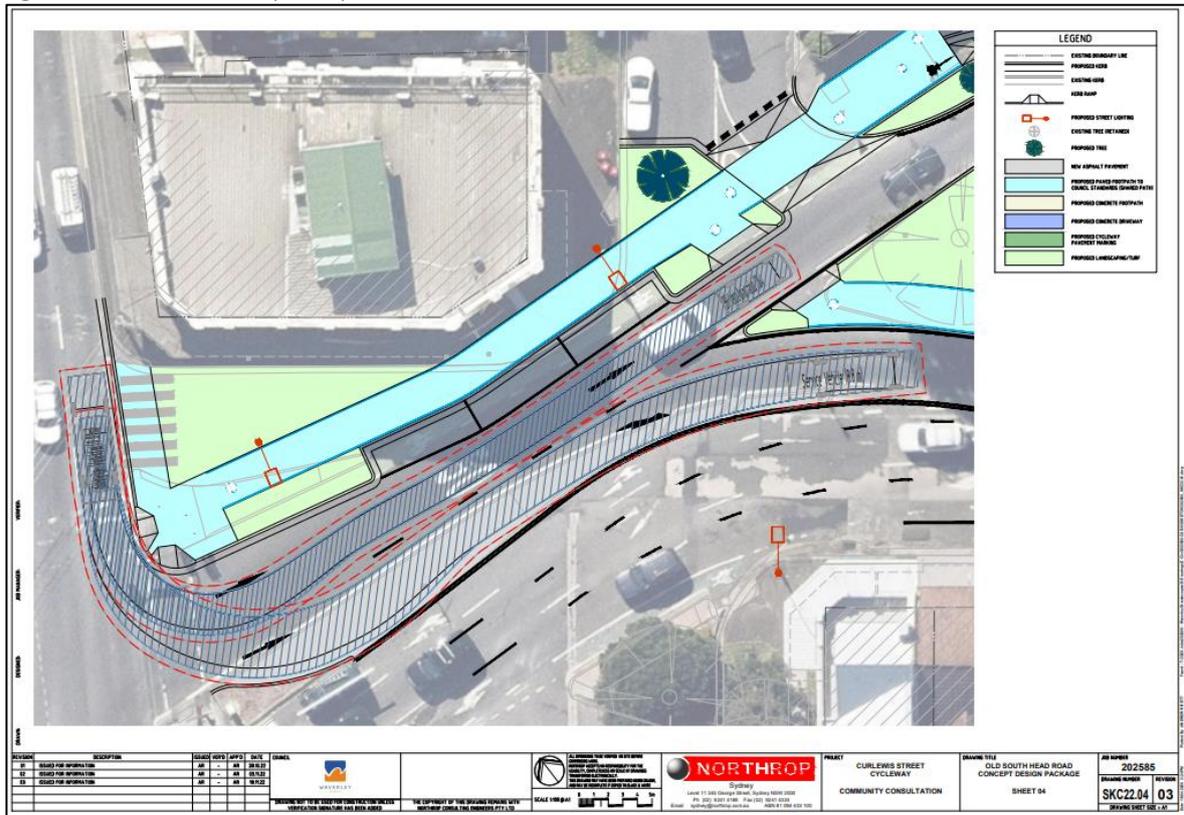


Figure 61. Curlewis Street cycleway – Sheet 4

6.0 ASSESSMENT OF HERITAGE IMPACT

6.1 Heritage Management Framework

Below we outline the heritage-related statutory and non-statutory constraints applicable to the subject site including the objectives, controls and considerations which are relevant to the proposed development as described in Section 5.0 above. These constraints and requirements form the basis of this Heritage Impact Assessment.

6.1.1 Waverley Local Environmental Plan 2012

The statutory heritage conservation requirements contained in Section 5.10 of the *Waverley Local Environmental Plan* (“WLEP”) 2012 are pertinent to any heritage impact assessment for future development on the subject site. The relevant clauses for the site and proposal are outlined below:

The statutory heritage conservation requirements contained in Section 5.10 of the WLEP 2012 are pertinent to any heritage impact assessment for future development on the subject site. The relevant clauses for the site and proposal are outlined below:

- (1) Objectives
- (4) Effect of proposed development on heritage significance
- (5) Heritage assessment

6.1.2 Waverley Development Control Plan 2012

Our assessment of heritage impact also considers the heritage-related sections of the Waverley Development Control Plan (“WDCP”) 2012 that are pertinent to the subject site and proposed development. These include:

Our assessment of heritage impact also considers the heritage-related sections of the WDCP 2012 that are pertinent to the subject site and proposed development. These include:

PART B – General Provisions

- B9 Heritage*
- B7 Transport*
 - 7.1 Streetscape*

PART E – Site Specific Development

- E2 Bondi Beachfront Area*
- E3 Local Village Centres*
 - 3.1 Village Centre Specific Controls*
 - 3.1.7 Curlewis Street*

6.1.1 State Environmental Planning Policy (Transport and Infrastructure) 2021

Our assessment of heritage impact also considers the heritage-related sections of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* (“SEPP”) that are pertinent to the subject site and proposed development. These include:

Chapter 2 Infrastructure

Part 2.1 Preliminary

Part 2.2 – General

Division 17 – Roads and traffic

Subdivision 1 Roads and road infrastructure facilities

6.1.2 NSW Office of Environment & Heritage guidelines

In its guidelines for the preparation of Statements of Heritage Impact, the NSW Office of Environment & Heritage provides a list of considerations in the form of questions aiming at directing and triggering heritage impact assessments. These are divided in sections to match the different types of proposals that may occur on a heritage item, item in a heritage conservation area or in the vicinity of heritage. Below are listed the considerations which are most relevant to the proposed development as outlined in Section 5.0 of this report.

New development adjacent to a heritage item (including additional buildings and dual occupancies)

- *How is the impact of the new development on the heritage significance of the item or area to be minimised?*
- *Why is the new development required to be adjacent to a heritage item?*
- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*
- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*
- *Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?*
- *Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?*
- *Will the additions visually dominate the heritage item? How has this been minimised?*
- *Will the public, and users of the item, still be able to view and appreciate its significance?*

New landscape works and features (including carparks and fences)

- *How has the impact of the new work on the heritage significance of the existing landscape been minimised?*
- *Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?*
- *Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?*
- *Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?*
- *How does the work impact on views to, and from, adjacent heritage items?*

New signage

- *How has the impact of the new signage on the heritage significance of the item been minimised?*
- *Have alternative signage forms been considered (e.g. free standing or shingle signs). Why were they rejected?*
- *Is the signage in accordance with section 6, 'Areas of Heritage Significance', in Outdoor Advertising: An Urban Design-Based Approach? How?*
- *Will the signage visually dominate the heritage item/heritage conservation area or heritage streetscape?*
- *Can the sign be remotely illuminated rather than internally illuminated?*

6.2 Heritage Impact Assessment

Below we assess the impact that the proposed development would have upon the subject site, the conservation areas in which it is located, and the heritage items and conservation areas in the vicinity. This assessment is based upon the Historical Context (refer to Section 2.0), the Physical Evidence (refer to Section 3.0), Heritage Significance (refer to Section 4.0) the Proposal (refer to Section 5.0), a review of the Heritage Management Framework (refer to Section 6.1).

6.2.1 Summary

Curlewis Street (“the site”) is not listed as a heritage item under the WLEP 2012. The subject site is partially located within the boundaries of the Blair Street Landscape Conservation Area listed as “C23” and the Bondi Beach Conservation Area listed as “C2,” under Schedule 5, Part 2 of the WLEP 2012. Heritage items I98, I99 and I82 listed under Schedule 5 of the WLEP 2012 are situated along Curlewis Street. Heritage item I94 and the Bondi Beach and Park Landscape Conservation Area (C25) are located within the vicinity of the subject site.

The proposal would seek to introduce a range of streetscape upgrades, including upgrades to the road pavement, footpaths and landscaping and a new separated cycleway, along Curlewis Street. Further, the proposal would include a range of civil works such as stormwater upgrades, services coordination such as telecommunication, gas and water, new street signage, pedestrian crossovers as well as driveways leading into residences along the street. The proposal would include the removal of existing street elements such as the existing pavement road, kerb and guttering, traffic islands and associated landscape elements located along Curlewis Street.

In the opinion of Heritage 21, the proposed works would not impact the significance of the Bondi Beach HCA (C2), the Blair Street LCA (C23) or heritage items in the vicinity. The proposed works would be confined to Curlewis Street, primarily situated within the public domain. Despite the significance of the configuration of Curlewis Street which was part of the development and street layout of the Bondi Beach locality c. 1900, the street exhibits little to no significant heritage fabric and has been modified over time to accommodate road and service upgrades and requirements. Nevertheless, the configuration of Curlewis Street would be retained in its entirety.

In the opinion of Heritage 21, the proposed street works and associated landscape elements would make a positive contribution to the Bondi Beach HCA (C2) and the Blair Street LCA (C23), as the proposal would ensure a sympathetic landscape treatment is maintained along Curlewis Street, pedestrian amenity is increased and would ensure commercial precincts and hotspots situated along intersecting streets, are enhanced by the proposed upgrades. Cycleways, footpaths and pedestrian cross overs would improve the visual appeal of the street and ensure the community continues to engage with the area in a positive way.

Further, the current condition of Curlewis Street exhibits a breakdown in street pavement at certain areas with consistent service upgrades and repairs creating inconsistencies along the street pavement. As such, Curlewis Street varies in dilapidation at different stages. It is in the opinion of

Heritage 21 that the proposed street upgrades would improve the condition of Curlewis Street for traffic and pedestrian requirements.

Heritage items in the vicinity would not be impacted by the proposal. The proposed works would not encroach private land and would be confined to the public domain. Footpaths and vehicle cross overs are identified as later additions. As such, the proposed works would not impact views to and from heritage items and would enhance the presentation of heritage items by creating a new streetscape which would juxtapose significant buildings with contemporary landscape elements.

Heritage 21 is satisfied that the proposed street upgrades would comply with the pertinent heritage controls outlined within the Waverley Development Control Plan 2012 and would support the proposal based on these grounds.

6.2.2 Impact Assessment against the WLEP 2012

The statutory heritage conservation requirements contained in Section 5.10 of the *Waverley LEP 2012* are pertinent to any heritage impact assessment for future development on the subject site. We assess the proposal against the relevant clauses below.

CLAUSE	ASSESSMENT
(1) Objectives	The proposal does entail work to sites and places partially listed within a heritage conservation area and landscape conservation area under Schedule 5, Part 2 of the <i>Waverley LEP 2012</i> . It is our general assessment that the materials proposed (as detailed in Section 5.0 above) would not engender a negative impact on the heritage significance of the heritage conservation area and landscape conservation in which the site is located and heritage items and the heritage conservation area located within the vicinity of the site, including their contributory fabric and general setting.
(4) Effect of proposed development on heritage significance	This Statement of Heritage Impact has been prepared to ascertain the extent to which the proposal would affect the heritage significance of the heritage conservation area and landscape conservation area and heritage items and the heritage conservation area located in the vicinity of the site.
(5) Heritage assessment	

6.2.3 Impact Assessment Against the WDCP 2012

PART B – General Provisions	
B7 – Transport	
7.1 Streetscape	
Objectives	Assessment
<p>(a) To ensure the provision of off-street parking is subject to considerations of urban design, streetscape and heritage conservation.</p>	<p>The proposed development would implement a cycleway, footpaths and existing landscape elements such as pavement for parking and cycle lanes and various raised concrete threshold crossings (pedestrian crossing). The proposal would seek to increase and maximise the amenity of the area by encouraging walking and cycling, which is in accordance with the Waverley’s 2017 Transport Plan: <i>Waverley’s People, Movement and Places</i>.</p> <p>As indicated in Figure 52, vehicle crossovers would be reconstructed along Curlewis Street. This would encourage better access to off-street parking within private residences and provide a suitable link between the public and private realms. The proposed works would not impact heritage items in a negative way as the proposed concrete thresholds would be confined to areas already subject to ongoing changes as a requirement of upgrades to civil works. Further, these would be located within the public domain and would not encroach into the private lot boundaries of heritage items.</p> <p>It is the opinion of Heritage 21, the proposed works which include, new vehicle crossovers, cycleways, footpaths and pavements for travel lanes would not detract from the Blair Street LCA (C23), the Bondi Beach HCA (C2) or heritage items in the vicinity. The proposed civil works would be confined to streetscape infrastructure already altered over time and would ensure the proposal achieves a high standard of urban design which contributes to the amenity of the street by introducing a sympathetic streetscape treatment.</p>

B8 – Heritage	
8.2 Demolition & Excavation	
Objectives	Assessment
<p><i>(a) To ensure both listed items and buildings which contribute to the significance and character of Heritage Conservation Areas are conserved.</i></p> <p><i>(b) To discourage demolition so as to preserve the value of heritage items and Heritage Conservation Areas for the local community.</i></p> <p><i>(c) That replacement development enhances the character of the conservation area.</i></p>	<p>The proposal does not include demolition of a heritage item within the Blair Street LCA (C23) or the Bondi Beach HCA (C2).</p> <p>The proposed demolition and associated excavation would be confined to civil infrastructure such as the street pavement and landscape elements. These have been identified as non-significant street fabric, later-addition elements and highly modified over time.</p> <p>The demolition of the existing road pavement and associated streetscape elements would not, in the opinion of Heritage 21, impact the significance of the HCAs or heritage items in the vicinity.</p> <p>The proposed development would introduce a range of civil infrastructure which would enrich the values of the Blair Street LCA (C23), the Bondi Beach HCA (C2) in which the subject site is located, by introducing new cycleways, footpaths, traffic islands, landscaped elements such as curbing and guttering, vehicle cross overs. The proposed civil works would in the opinion of Heritage 21, make a positive contribution to the associated HCAs in which it is located, heritage items and the HCA located within the vicinity. These works would juxtapose with significant heritage buildings within the vicinity and ensure the public domain provides suitable amenity in order for the public to engage with these listed items and heritage conservation areas.</p>
8.4 Heritage Conservation Areas	
<p><i>(a) To promote high quality design that respects and enhances the heritage significance of the conservation area.</i></p> <p><i>(b) To ensure that development respects the original built form, architectural style and character of the conservation area.</i></p> <p><i>(d) To promote development that will remove uncharacteristic items, or reduce the extent of their intrusion.</i></p>	<p>(a) Refer to Section 8.2 Demolition & Excavation above in relation to these objectives.</p> <p>(b) The proposed civil works would be confined to later-addition streetscape elements including street pavement, footpath, concrete threshold, traffic islands and associated landscaped elements. These features are identified as later addition and civil works and their proposed reconstruction would not impact the original built form or configuration of Curlewis Street. The mixed use of Curlewis Street which shifts from residential to commercial would remain intact as part of the proposal. The existing Inter-War residential buildings along Curlewis Street would be retained as part of the proposal. The Bondi Beach Conservation Area would retain the significant beachside setting. The prominent 1920's landmark hotel building (Item I82) would remain a principal feature of the Bondi Beach Conservation Area.</p>

Objectives	Assessment
	<p>(c) In the opinion of Heritage 21, the proposed development would revitalize the existing streetscape and street pavement including landscape elements. The existing street pavement and footpath features service repairs and some areas of a breakdown in fabric, which, in our opinion, detract from the visual appeal of the streetscape setting (refer to Figure 17, Figure 24 and Figure 26). As such the proposed works would introduce streetscape upgrades, which would be seamless across Curlewis Street. Patch repairs exhibited across the Curlewis Street would be removed and, thus, a more harmonious street pavement and streetscape setting would present to the Blair Street LCA and the Bondi Beach Conservation Area HCA.</p>
<p>8.5 Landscape Conservation Areas</p>	
<p><i>(a) Retain all aspects of Landscape Conservation Areas that contribute to the identified heritage significance of the area.</i></p>	<p>The proposal would retain significant landscape elements part of the Blair Street LCA (C23). As indicated in Figure 61, the proposed works would be primarily confined to streetscape elements such as a proposed paved footpath, landscaping turf and the introduction of new trees. The proposed landscaping treatment, in the opinion of Heritage 21, would make a positive contribution to the Blair Street LCA by seeking to introduce a sympathetic landscape design strategy.</p> <p>The areas of the Blair Street LCA proposed for development primarily consist of the northwest part of the Blair Street LCA. The proposal would not remove the existing trees along the traffic island and would ensure the proposal accentuates the existing landscape with the introduction of new landscaping turf (refer to Figure 58).</p>
<p>8.6 Character and Streetscape</p>	
<p><i>(a) To reinforce the existing street character, through appropriate dwelling facades, building setbacks, fence and landscaping.</i></p> <p><i>(d) To reinforce existing views along streets and from the public domain.</i></p>	<p>(a) The proposed street upgrade works would be confined to the street pavement and landscaped area, which are part of the public domain. The existing street character would be reinforced by the proposed street upgrade works, which would introduce a sympathetic landscape strategy, new travel lanes, parking lanes, public cycleways, traffic islands and footpaths (refer to Figure 52). As such, the proposed works would introduce a contemporary streetscape distinguishable as new and free from the existing patchwork currently seen on site due to ongoing maintenance. This would juxtapose with heritage items along Curlewis Street and make a positive contribution to the Blair Street LCA and Bondi Beach HCA.</p> <p>(d) As stated, the proposed works would introduce a range of street upgrades along Curlewis Street. Curlewis Street would retain its</p>

Objectives	Assessment
	<p>existing pattern and layout as represented in the c. 1900 survey of the Bondi Beach locality (refer to Figure 5).</p> <p>In the opinion of Heritage 21, this would reinforce existing street views along Curlewis Street from the public domain. The new works would increase the amenity of pedestrians using the public domain, introduce landscaping elements which would be visually appealing to the public. This would ensure the community continues to interact and engage with the environment, specifically when crossing commercial hotspots at intersections along Curlewis Street. Specifically, where Curlewis Street intersects with Glenayr Street, Gould Street and Campbell Parade. The upgrades to the street would ensure views up and down the Curlewis Street corridor make a positive contribution to the Blair Street LCA, the Bondi Beach HCA and item I94 Bondi Beach Cultural landscape in the vicinity.</p>
8.7 Siting	
<p><i>(a) To ensure that the existing heritage character of the streetscape including setbacks, siting and landscaping is maintained.</i></p> <p><i>(b) To maintain the general pattern of setbacks within a street.</i></p> <p><i>(c) To ensure that adequate curtilage and landscape setting is provided.</i></p>	<p>(a) The existing character of the streetscape exhibits later addition civil works which do not contribute to the significance of the Blair Street LCA and Bondi Beach HCA and heritage items in the vicinity. The existing street pavement exhibits patch work and cracks modified over time through ongoing repairs. The siting, configuration and layout, surrounding setting and setback of facades, including building alignment along Curlewis Street, would be maintained as part of the proposal. The establishment of the street c.1900 (refer to Figure 5) would be retained as part of the proposal.</p> <p>(b) The proposed street upgrade works would retain the existing setbacks of buildings located along Curlewis Street. The proposed works would not encroach into private land. The proposed footprint of the new works, specifically the configuration and layout of footpaths and road pavement would retain their existing footprint.</p> <p>(c) The proposed civil works and street upgrades would retain the existing footprint of streetscape elements. As such, the curtilage and landscape setting which is exhibited across Curlewis Street would be retained. The landscaped setting to the north, part of the Blair Street LCA would be retained. The Bondi Beach setting, part of the Bondi Beach HCA would also be retained as part of the proposal.</p>

Objectives	Assessment
8.13 Garages, parking and Site Access	
<p><i>(b) To promote the retention of original front facades, fences, masonry and landscaping that may otherwise be removed for parking.</i></p>	<p>The proposed street upgrades and civil works would be confined to the public domain and part of the streetscape which has been highly altered over time for various infrastructure upgrades. The proposed works would not encroach into private land. As such, original front facades, fences, masonry and landscaping within private land would be retained as part of the proposal.</p> <p>However, the proposal does include the removal of some landscaping elements and street pavement to accommodate new infrastructure and parking lanes. The proposal would remove existing traffic islands and would re-integrate new traffic islands and landscaped elements, which would ensure these features remain part of the streetscape design. As indicated in Figure 52, the proposed site works include new parking lanes. Traffic islands and existing parking lanes are later additions, and their removal would thus not impact the significance of the Blair Street LCA and Bondi Beach HCA.</p>
8.14 Garden Elements	
<p><i>(a) To ensure that the landscape settings and elements of heritage items or buildings within a conservation area are retained or reinstated.</i></p> <p><i>(b) To promote the retention of original soft and hard landscaping to maintain the character of the area.</i></p> <p><i>(c) To promote the retention of coursed local sandstone retaining walls that are characteristic of Waverley’s heritage.</i></p>	<p>(a) As stated, the proposed works would be confined to civil infrastructure and streetscape upgrades. The existing landscaped setting of Blair Street to the north-west of Curlewis Street would be retained as part of the proposal. The existing beach setting, part of the Bondi beach HCA to the south-east of Curlewis Street would be retained as part of the proposal. Traffic islands, with landscaped features, proposed for removal would be reinstated by new traffic islands with landscaped features. Tree plantings have been proposed along nature strips. As such, it is in the opinion of Heritage 21, that despite the removal of various landscape elements across the streetscape, the proposal would reintegrate a landscape treatment which would ensure garden elements remain part of the streetscape.</p> <p>(b) The proposal would introduce new soft and hard landscaping elements as part of the proposal. This objective has been addressed under 8.6, 8.7, 8.8 and 8.13 under B8 – Heritage of this heritage Impact assessment.</p> <p>(c) The proposal does not include the removal of sandstone retaining walls along Curlewis Street. The proposed works would be confined to later-addition streetscape elements which are contemporary.</p>
8.14 Detailing	

Objectives	Assessment
<p><i>(a) To encourage the retention and maintenance of original detailing to preserve the character and significance of the area or item.</i></p> <p><i>(d) To promote the retention of historic detailing styles and practices.</i></p>	<p>The proposal would retain the existing Curlewis Street layout and configuration. The original street layout which leads down to Bondi Beach, depicted above in historic photos from c. 1920-1930 (refer to Figure 7, Figure 8, Figure 9 and Figure 10), would be retained. The original detailing of the street has been removed including the historic tram tracks. As such, Curlewis Street features new streetscape elements.</p> <p>The topography of Curlewis Street, the clusters of residential and commercial dwellings which make up development along Curlewis Street would retain their existing position and points of entrance along the street. Despite the introduction of new vehicle cross overs, traditional entrances would be retained.</p>
8.18 Landscaping	
<p><i>(a) To conserve the existing inner residential street landscape character and view corridors which have been established by the colonnades and canopy of existing street tree planting.</i></p> <p><i>(b) To establish soft landscaping at the front setback compatible with the style and character of the area.</i></p>	<p>This objective has been addressed under Sub-Section 8.4, 8.5, 8.6, 8.7, 8.8 and 8.13 under Section B8 – Heritage of this heritage Impact assessment.</p>
B13 – Excavation	
<p><i>(b) To minimise the impact of excavation on the natural environment, neighbouring properties, and streetscape.</i></p>	<p>The proposed excavation of street pavement including parking lanes and traffic lanes would be confined to already existing road pavement which has been modified over time through road patch work and the introduction of contemporary civil infrastructure such as kerb and guttering, street pavement and footpaths. As such, the proposed future excavation of later addition civil infrastructure would not, in the opinion of Heritage 21, impact the existing streetscape elements, the Blair Street LCA, The Bondi beach HCA and/or heritage items in the vicinity.</p>
B14 – Advertising and Signage	
<p><i>(d) To ensure signage respects the architectural style of the building, contributes to the character of streetscape and is consistent with land uses</i></p>	<p>The proposed works include the introduction of traffic signage which will be required to ensure traffic compliance and safety of persons and vehicles engaging with the Street and streetscape. These would be distinguishable as new and reversible. Further, these would be primarily located along Curlewis Street in areas which already exhibit existing traffic signage.</p> <p>As such the proposed traffic signage would not impact the significance of the Blair Street LCA, the Bondi beach HCA and heritage items in the vicinity.</p>

Objectives	Assessment
	Refer to the full set of plans provided as part of this development application for signage and line marking plans.
B14 – Public Domain	
15.1 Improving the Public Domain	
<p><i>(b) To protect significant views and vistas from the public domain.</i></p> <p><i>(f) To reinforce the character of the area.</i></p>	<p>These objectives have been answered under Section 8.6 “Character and Streetscape” of this report.</p>
PART E – Site Specific Development	
E2 Bondi Beachfront Area	
2.2.3 Campbell Parade Centre	
<p><i>(a) To support and maintain the iconic role and unique character of the Campbell Parade retail strip as a separate area within the wider Bondi Beach Town Centre in providing local shops, services and residential accommodation for day visitors and the local community.</i></p> <p><i>(b) To increase access links between Campbell Parade and Gould Street to encourage pedestrian movement that supports local shops and increase the retail frontage.</i></p> <p><i>(c) To maintain the mixed-use character in the centre by locating small shops and services at ground level and level one with a diversity of residential accommodation above.</i></p> <p><i>(d) To ensure new development and major renovations are consistent with the existing character of the area.</i></p> <p><i>(e) To minimise heritage impacts on identified heritage items and conservation areas within this and adjoining areas.</i></p>	<p>The proposal would seek to introduce new streetscape elements within the Campbell Parade Centre located within the Bondi Beachfront Area. These would be confined to a new footpath treatment, the introduction of new kerbing, vehicle cross overs, proposed tree introduction, a new pedestrian crossover and a proposed cycleway. This addition would be primarily confined to streetscape areas situated within the public domain. The works would be primarily civil works and would not impact built forms which make up the commercial precinct at the southeast end of Curlewis Street.</p> <p>The associated modification of civil infrastructure would not impact the Bondi Beach HCA (C2) or heritage item I82, in the opinion of Heritage 21. The road pavement and civil infrastructure have been identified as later additions and are nonsignificant fabric.</p> <p>In the opinion of Heritage 21, the proposed cycleway, pedestrian crossover and upgrade to the footpath pavement would make a positive contribution to the Campbell Parade Centre which is a part of the Bondi Beachfront Area. The increase in pedestrian amenity would be an outcome of the proposed development and as such would ensure the public remains engaged with the Bondi Beachfront area and the mixed-use commercial precinct. As indicated in Figure 37, the works would be confined to those areas primarily accessible by the public. The proposed new works, in our opinion, would ensure the public continue to engage with the surrounding built forms which complies with the requisite infrastructure and compliance standards and would ensure the beach front area remains sufficiently accessible and attractive.</p>
E3 Local Village Centres	
3.1 Village Centre Specific Controls	
3.1.7 Curlewis Street	

Objectives	Assessment
<p>Existing Character and Built Form</p> <p><i>This intersection is a prominent marker along the length of Old South Head Road, dominated by traffic and providing little pedestrian amenity. The buildings are mixed architecturally with no predominant style or built form. The relative importance and scale of the intersection is not reflected in the scale of development. Buildings are of varied height, yet most contain a retail/commercial ground floor and residential upper storeys, and possess some historic character.</i></p>	
<p><i>(d) To create a vibrant streetscape, marking the ‘entrance’ to Bondi Beach and Waverley LGA, with consistent verge landscaping and signage.</i></p> <p><i>(f) To promote the provision of important urban services that cater to the needs of the broader community.</i></p>	<p>(d) The entrance to Curlewis Street from Old South Head Road marks to entrance to the major thoroughfare which runs southeast down to Bondi Beach. The entrance is located within the Blair Street Landscape Conservation Area (C23).</p> <p>The proposed works would seek to introduce a new landscape treatment, pedestrian amenity and cycleway at the Curlewis Street north-west end. The entrance to the Curlewis Street throughfare is part of The Blair Street LCA, which is marked by a diverse range of landscaped elements which contribute to the significance of the area. As indicated in Figure 25, the Blair Street Landscape Conservation Area features a traffic island with natural landscaping.</p> <p>The proposed development would seek to introduce a new paved footpath, cycleway pavement, landscaping treatment comprised of turf and trees and street lighting. As indicated in Figure 62, the proposed landscaping would make a positive contribution to the Blair Street Landscape Conservation Area. The predominant nature strip which runs along Blair Street, would not be impacted by the proposal. The new landscaped treatment would be primarily located at the Blair Street and Curlewis Street intersection. As indicated in Figure 59, the proposal would introduce two new trees and would retain the existing trees located on the traffic island and introduce a sympathetic verge garden.</p> <p>(f) As indicated in Figure 65, the proposal would implement a cycleway, new footpath and landscaping which would ensure important urban services are maintained along Curlewis Street. The proposed streetscape elements would ensure the community is provided sufficient amenity in order to improve their engagement with the area and improve community experience with the public domain.</p>

6.2.4 Impact Assessment Against the Transport and Infrastructure SEPP 2021

As discussed above in Section 6.2.1, the proposed works pertain to Curlewis Street and the Curlewis Street streetscape. The proposed works would be limited to the public domain and confined to civil and road infrastructure, including new road pavement, traffic islands, a new cycleway, footpaths,

kerb and guttering and vehicle crossovers leading into private residences along Curlewis Street. The proposed works would be partially located within the boundaries of the Blair Street Landscape Conservation Area listed as “C23,” and the Bondi Beach Conservation Area, listed as “C2,” under Schedule 5, Part 2 of the WLEP 2012. The proposed works would remain sympathetic with both the Blair Street LCA and Bondi Beach HCA as the proposal includes a sympathetic landscape strategy with the introduction of trees, a cycleway and new turf and would retain significant views of the beachside setting part of the Bondi Beach HCA. The configuration of Curlewis Street remains a significant feature which leads from Old South Head Road to Campbell Parade. This would be retained as part of the proposal. The works which pertain to this proposal would be confined to areas which are part of the streetscape and features contemporary civil infrastructure. The proposed works would not encroach into private land and would be separate from heritage-listed items located along Curlewis Street. As such, the proposal would not, in our opinion, engender a negative impact on the heritage significance of these items. Taking into consideration the sympathetic siting of the proposed works, it is in the opinion of Heritage 21 that the proposal would have a neutral impact on the heritage significance of the subject site, and heritage listed items located along Curlewis Street. As such, it is our assessment that the proposed works would not affect the heritage significance of the Blair Street LCA or the Bondi Beach HCA, in which Curlewis Street is partially located or heritage listed items along Curlewis Street. As such, it is our assessment that the proposed works would not affect the heritage significance of the subject site in a way that would be more than minor or inconsequential.

6.2.5 Impact Assessment Against the NSW Office of Environment & Heritage guidelines

As acknowledged in Section 6.1.3, the NSW Office of Environment & Heritage has identified a list of considerations in the form of questions aiming at directing and triggering heritage impact assessment. Below, we assess the proposal against the most pertinent of these questions.

Question	Assessment
New development adjacent to a heritage item (including additional buildings and dual occupancies)	
<p><i>How is the impact of the new development on the heritage significance of the item or area to be minimised?</i></p> <p><i>Why is the new development required to be adjacent to a heritage item?</i></p> <p><i>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</i></p> <p><i>How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?</i></p> <p><i>Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?</i></p> <p><i>Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?</i></p> <p><i>Will the additions visually dominate the heritage item? How has this been minimised?</i></p> <p><i>Will the public, and users of the item, still be able to view and appreciate its significance?</i></p>	<p>The proposed development would comprise a range of civil works which include street upgrades including upgrades to pavement, footpaths and landscaping and a new separated cycleway, along Curlewis Street. These works would be confined to infrastructure associated with the public domain which has been upgraded over time.</p> <p>Currently, Curlewis Street features patchwork repairs at several areas throughout the street, which leads from Old South Head Road in the north-west to Campbell Parade in the south-east. The heritage items located along Curlewis Street would maintain an adequate setback from the streetscape and are situated within private land. As such, the proposed works would not encroach into the site curtilage of heritage items located along Curlewis Street.</p> <p>Further, the proposed works would seek to introduce a sympathetic landscape strategy. As indicated in Figure 53, heritage items 198 & 199 located between numbers 63 and 71 Curlewis Street, would be set back from the proposed works. Trees have been proposed to be planted along the existing nature strip. The existing footpath would be replaced by a new concrete footpath and nature strip. As indicated in Figure 33, the street pavement adjacent to these heritage items features patchwork repairs which, in our opinion, are a visually detracting feature contrasting with the heritage items located along Curlewis Street.</p> <p>As such, the proposed street upgrades would seek to introduce new street pavement and a footpath, which would re-introduce contemporary civil works which would be seamless and new. The materials would be the same as existing and would juxtapose with adjacent heritage items located along Curlewis Street.</p> <p>As stated, the proposed works would be confined to areas of the public domain which have been modified overtime. Further, street upgrades are required to ensure the safety of commuters and pedestrians using both the street and sidewalks. As such, an upgrade in street infrastructure would ensure the public domain meets the requisite standards for vehicular, traffic and pedestrian usage.</p>

	<p>The new development would be sympathetic to the heritage items in the vicinity. The proposal would include a sympathetic landscape strategy which would reintegrate new traffic islands, nature strips and landscaping. A new cycleway would be introduced which responds to the surrounding beach side setting part of the Bondi Beach HCA. The increase in pedestrian amenity, improved walkability and cycling, ensures that commercial hotspots along Curlewis Street, remain active, vibrant and bustling. The ongoing engagement with community is a fundamental part of the Curlewis Street contribution to the Blair Street LCA and Bondi Beach HCA.</p> <p>An archaeological assessment is beyond the scope of this report.</p> <p>The proposed additions would be comprised of contemporary materials such as concrete and street pavement. Kerb and guttering would be constructed in accordance with building and compliance standards. Heritage items would remain set back from the street and present to the Curlewis Street streetscape as is existing.</p>
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New landscape works and features (including carparks and fences)	
<p><i>How has the impact of the new work on the heritage significance of the existing landscape been minimised?</i></p> <p><i>Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?</i></p> <p><i>Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?</i></p> <p><i>Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?</i></p> <p><i>How does the work impact on views to, and from, adjacent heritage items?</i></p>	<p>As stated above, the proposed streetscape upgrades would introduce a landscape strategy which would reintegrate traffic islands, new trees, a cycleway these would be primarily confined to the nature strip along Curlewis Street. As indicated in the attached plans, there is little to no removal of trees along Curlewis Street. As such, the proposed development includes the increase of natural vegetation.</p> <p>At various points along Curlewis Street, landscaped treatment is integrated with street infrastructure and broken by pedestrian cross overs. As indicated in Figure 58, landscaping would be introduced at the north-west end of Curlewis Street. This would be confined to the boundaries of the existing landscaped area and would ensure that landscaping remains a principal feature of the Blair Street LCA.</p> <p>The increase in landscaping as part of the street upgrades ensures heritage items are set in the background of a landscaped area which features trees and turf. These would not, in our opinion, obstruct views to and from these heritage items, as they would be located along nature strips and on portions of the street which are part of the public domain and in an area where landscaping already exists.</p> <p>An archaeological assessment is beyond the scope of this report.</p>

New signage	
<p><i>How has the impact of the new signage on the heritage significance of the item been minimised?</i></p> <p><i>Have alternative signage forms been considered (e.g. free standing or shingle signs). Why were they rejected?</i></p> <p><i>Is the signage in accordance with section 6, 'Areas of Heritage Significance', in Outdoor Advertising: An Urban Design-Based Approach? How?</i></p> <p><i>Will the signage visually dominate the heritage item/heritage conservation area or heritage streetscape?</i></p> <p><i>Can the sign be remotely illuminated rather than internally illuminated?</i></p>	<p>A street signage plan has been provided as part of the full set of plans and should be referred to for details. Street signs would be relocated to suit the new kerb alignment and are necessary to ensure traffic and pedestrian compliance along Curlewis Street.</p> <p>Street signage as indicated in the full set of plans, is located along the kerb and nature strip within the public domain. These are set off from heritage items and are required to ensure safety and traffic compliance. Further, they are located away from buildings, making them reversible.</p> <p>Traffic signs are designed in accordance with the Transport for NSW signage standards. The sign register covers the standard signs used in NSW for regulating, warning, informing and guiding road users. These cannot be modified and as such, the visual impact are limited within the public domain and would not obstruct views to any significant buildings.</p>

7.0 CONCLUSION & RECOMMENDATIONS

7.1 Impact Summary

The NSW Office of Environment & Heritage’s guidelines require the following aspects of the proposal to be summarised.⁹

7.1.1 Aspects of the proposal which respect or enhance heritage significance

In our view, the following aspects of the proposal would respect the heritage significance of the subject site, the Blair Street LCA (C23), the Bondi Beach Conservation Area (C2) in which it is located, and heritage items and the heritage conservation area located within the vicinity.

- The proposal would seek to introduce a new landscape treatment at the north end of Curlewis Street which would in our opinion create a sympathetic verge garden and a vibrant streetscape ‘entrance’ leading to Bondi Beach from Old South Head Road.
- The proposed streetscape elements would ensure the community is provided sufficient amenity in order to improve their engagement with the area and improve community experience with the public domain.
- The proposed civil works would be confined to streetscape infrastructure which has been already altered over time and would ensure the upgraded streetscape elements make a positive contribution to Curlewis Street, which would be more visually appealing.
- The proposed works would introduce a contemporary streetscape distinguishable as new and free from patchwork due to ongoing maintenance, which would juxtapose with heritage items along Curlewis Street and make a positive contribution to the Blair Street LCA and the Bondi Beach HCA.
- The proposal would increase the amenity of pedestrians using the public domain. This would ensure the community continues to interact and engage with the environment, specifically when crossing commercial hotspots at the Glenayr Street, Gould Street and Campbell Parade intersections.
- The proposal would include a new cycleway which responds to the surrounding beach side setting part of the Bondi Beach HCA. The increase in pedestrian amenity, improved walkability and cycling, would ensure that Curlewis Street exhibits an active street front setting. The ongoing engagement with community is a fundamental part of Curlewis Street’s contribution to the Blair Street LCA and Bondi Beach HCA.
- The proposed works include street upgrades which are located away from buildings, which would be limited to the public domain and setback from buildings along Curlewis Street.

⁹ NSW Heritage Office, “Statements of Heritage Impact.”

7.1.2 Aspects of the proposal which could have detrimental impact on heritage significance

In our view, there are no aspects of the proposal which could be detrimental to the significance of Curlewis Street (the subject site), the Bondi Beach HCA and the Blair Street LCA in which it is located and heritage items and the heritage conservation area in the vicinity. The neutral impacts of the proposal have been addressed above in Section 7.1.1. Recommendations are provided in Section 7.2 below as further mitigation measures.

7.1.3 Sympathetic alternative solutions which have been considered and discounted

No solutions of greater sympathy with the significance of the subject site, heritage conservation areas or heritage items in the vicinity have been discounted to our knowledge.

Mitigation measures are provided for consideration in Section 7.2 of this report which are based on our initial recommendations.

7.2 Mitigation Measures/Recommendations

To ensure maximum conservation of the significance of the subject site, heritage conservation area and heritage items in the vicinity, Heritage 21 also recommends the following:

- Including a landscape plan.

7.3 General Conclusion

Heritage 21 is therefore confident that the proposed works comply with pertinent heritage controls and would have a neutral impact on the heritage significance of the subject site and heritage items in the vicinity. As per the requirements under the consultation provisions of the Transport & Infrastructure SEPP 2021, it is our assessment that the proposed works would not affect the heritage significance of the site in a way that would be more than minimal. We therefore recommend that the application be viewed favourably on heritage grounds.

8.0 SOURCES

- Australia ICOMOS. "The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance." Australia ICOMOS, 2013. <http://australia.icomos.org/publications/charters/>.
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- NSW Heritage Office. "Assessing Heritage Significance." In *NSW Heritage Manual*. Paramatta: Department of Planning and Environment, 2001. <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.
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- Waverley Council. "Waverley Development Control Plan," 2022. https://www.waverley.nsw.gov.au/building/planning_a_development/waverley_development_control_plan_2022.
- Waverley Library, "Curlewis Street", Waverley Council, c.1930, accessed 3 March 2023, <https://waverley.imagegallery.me>