COUNCIL MEETING

ATTACHMENTS UNDER SEPARATE COVER

7.00PM, TUESDAY 5 MAY 2020

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ATTACHMENTS UNDER SEPARATE COVER

CM/7.4/20.05(1) Waverley Heritage Assessment - Exhibition

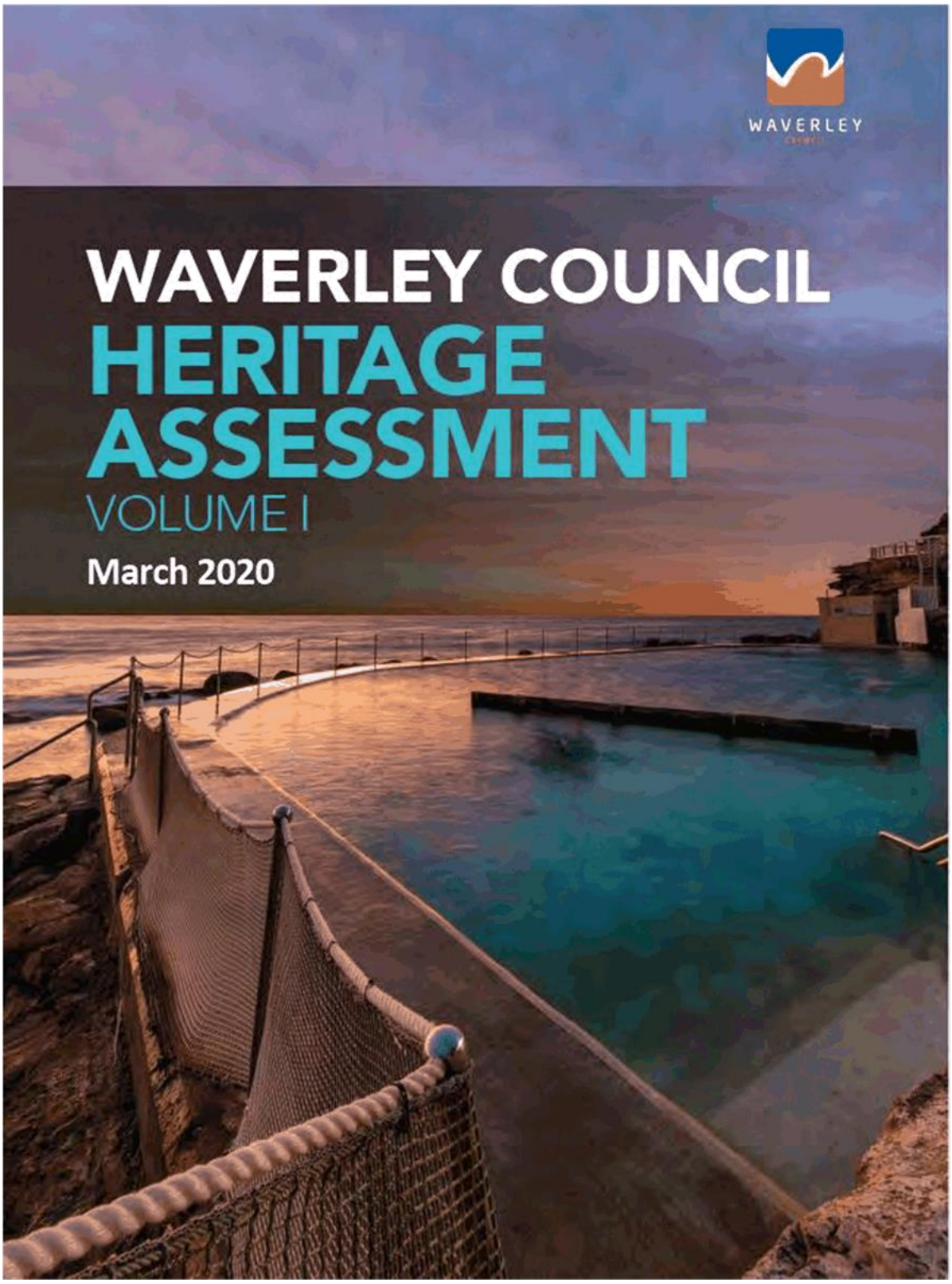
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WAVERLEY
WAVERLEY COUNCIL
HERITAGE ASSESSMENT
VOLUME I
March 2020

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PART 1: HERITAGE ASSESSMENT OVERVIEW

EXECUTIVE SUMMARY

The Waverley Heritage Policy of 2007 and the associated Schedule 5 – Environmental Heritage LEP 2012 has been reviewed based upon recent field investigation, increased recognition of Waverley's Inter-War architecture and development and the improved availability of historic documentation through new digital resources. A wealth of stories have been revealed.

Applying assessment criteria for determining cultural significance established by the NSW Heritage Council, the current review proposes the following inclusions and amendment to the Waverley LEP. Schedule 5:

- **4 New Urban Conservation Areas (UCAs):**
  - Bondi O'Brien Estate
  - Bondi Basin Inter-War
  - Avoca Estate
  - Bondi Road
- **3 Amended UCAs:**
  - Yanko/Lugar Brae – formerly Evans St
  - Charing Cross
  - Grafton Street
- **1 reduced UCA:**
  - Palmerston
- **1 new Landscape Conservation Area (LCA):**
  - Dickson Estate (King St, Stephen St and Ewell St, Bondi)
- **1 amended LCA:**
  - South Bronte Headland-Calga Reserve
- **59 new individually listed items** not currently captured in any heritage register
- **1 Heritage Tree** site

Proposed changes to Schedule 5 listings have emphasised the use of Heritage Conservation Areas (HCAs), with limited increase in individual listings. Past experience with the management of HCAs has shown they achieve better integration of new works that are cohesive. This reduces

the erosion of established character and historic/cultural significance. The current review has considered some 750 sites identified by precinct committees and Council survey. That number has been reduced to 59 items assessed as of local heritage significance and not previously included in Council's Schedule 5. Of the sites not recorded for listing many are within existing or proposed HCAs.

As an outcome of this review, a series of recommendations that aim to highlight Waverley's rich and varied history are proposed. These include educational initiatives to communicate the importance of heritage to the local community.

Background

It has been over 10 years since the last Waverley Heritage Policy was prepared. The challenge now, as it was then, is how to acknowledge heritage as an integral and defining part of Waverley's character. In order to encourage this, the value of conserving heritage needs to be communicated to the community.

It is the role of heritage interpretation and conservation to tell the stories of the people who lived in, worked in and visited the area. If this is done well, the area's heritage will be embraced and celebrated. These stories can be told, and heritage protected, in a number of ways. One such way is by creating HCAs and identifying individual heritage items, then placing them on the Schedule 5-Environmental Heritage list for inclusion in the Waverley Local Environmental Plan (LEP). In highlighting Waverley's rich history, heritage should be seen as making a positive contribution to and a necessary element of the retention of the area's character and significance.

Among the things that have changed since the last heritage review is the way some architecture styles have become more celebrated. There is a greater understanding of the role particular types of architecture play in the area's evolution, and how their history connects with their wider social context. Inter-War flat buildings – most of which are nearing 100 years old – are one such example of an architectural type and style now being viewed with growing affection.

Inter-War flat buildings played an important role in the formation of Waverley. Federation of the Australian colonies in 1901 awoke a newfound national pride that sought a unique identity. Waverley had many elements that helped to define it: emerging beach culture, space to build, proximity to transport and city, and a new type of building stock - the Inter-War residential flat building. It became a cornerstone of the prolific growth of Sydney in the Inter-War period, especially in the east and in particular at Waverley. This, coupled with the advent of Company land titles, widened the opportunity for home ownership. Labour law reforms, which reduced

working hours particularly on weekends, created more leisure time, and beach-going tourism boomed (once ocean swimming was made legal in 1902).

These social and economic reforms, at that time in history, impacted significantly on the character of Waverley. In some suburbs, change was dramatic – especially in the Bondi basin area. Much of the central and northern basin remained massive sand dunes in the early 20th century. Over the first decades of the new century these were progressively levelled, initially for Federation housing but in the Inter-War years for residential flat buildings and semi-detached housing. The Inter-War flat buildings became the new face of Bondi as development tamed the powerful forces of nature. Inter-War flats, of which the Art Deco style is perhaps the best known, continue to make an important contribution to the distinctive character of Waverley.

Ongoing change and development in Waverley must be well-considered to ensure that what is significant is conserved. In some parts of the municipality, there has been a loss of particular styles over time, making the surviving examples even more important. Hence, a new UCA is proposed in the Avoca Street area at Bondi to preserve largely intact late 19th and early 20th century streetscapes. Many such streetscapes have suffered from poorly resolved additions and been altered to their detriment in other parts of Waverley. The advent of private vehicles has also degraded streetscapes with the addition of front carports.

This Heritage Assessment will inform an updated Schedule 5-Environmental Heritage, as part of a comprehensive review of the LEP. The Assessment highlights areas and items that are considered significant. Schedule 5 lists all heritage items, HCAs and places or items of Aboriginal or archaeological significance identified in the local government area (LGA). The Assessment has a two-fold purpose: envisioning and providing statutory protection.

A focus has been placed on utilizing HCAs where possible. This helps preserve streetscapes of heritage significance, the character of an area, its architectural history and historic tree canopies. Items of individual heritage significance have also been recommended, these selected through a strict application of the Heritage Council listing criteria, resulting in a reduction of the 750 potential heritage items identified to approximately 59 items.

The proposed additional conservation areas and individual items will add to Waverley's 17 existing UCAs, 52 LCAs and about 500 individual items that are already included in Schedule 5. The existing HCAs (the overarching term that covers Urban Conservation Areas and Landscape Conservation Areas, both of which can exist in the same area) are good precedents for understanding the value of the proposed changes. For example, the Queens Park and Mill Hill HCAs have become highly appreciated for their heritage character while still enabling

adaptation in a considered way. Many independent studies, including those noted by the NSW Heritage Council in its factsheet *Heritage Listing Explained: What It Means for You*, show that listed properties with well-maintained heritage features have been found to attract a price premium. Period features and other heritage attributes often feature prominently in advertising because of this appeal.

Once this Assessment has been endorsed by council, it will be publicly exhibited, with the purpose of obtaining feedback from the community and key stakeholders. If recommendations in the Assessment are contested, a panel of independent experts with a community representative will be convened by Council. The panel will assist in assessing and deliberating the final items and HCAs for inclusion in an updated Schedule 5 list. Their comments will be considered for incorporation into an updated Assessment for the purposes of informing a Planning Proposal with the intention of amending the LEP. The proposed heritage list embraces history, character and context – the cornerstones of what makes Waverley unique.

1 INTRODUCTION

Waverley Council is required to maintain a list of heritage items and HCAs that are significant to the local area under the Local Environmental Plan 2012 (Schedule 5). The last full Waverley heritage review occurred in 2007 and resulted in the development of the current Waverley Heritage Policy. An updated Heritage Assessment has now been prepared.

The following map shows the study area of the Assessment, which includes the whole of the Waverley Local Government Area.



Study Area: Waverley LGA

1.1 Study Aims

The aims of the Waverley Heritage Assessment are to:

- Identify, analyse and assess the cultural heritage of the Waverley LGA;
- Ongoing research;
- Recommend heritage promotions; and
- Educate and inform Waverley's residents about heritage protection.

This study identifies and assesses previously unidentified individual items and HCAs of notable heritage significance not included in the existing Schedule 5-Environmental Heritage LEP 2012.

1.2 Methodology

This Assessment has been informed by best-practice standards and guidelines used for determining heritage significance established by the NSW Heritage Council, Heritage Office and NSW Department of Urban Affairs and Planning, as set out in the NSW Heritage Manual. It has also been prepared in accordance with the national best-practice standards for assessment contained in the Burra Charter (Australia ICOMOS, 2013).

The **Burra Charter** defines significance as being of:

> *"… aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups."*

To determine whether sites have heritage significance, and therefore warrant heritage listing, each site has been assessed against the seven NSW criteria of heritage significance as set out in the NSW Heritage Manual:

> ***Criterion (a):*** An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area);
> ***Criterion (b):*** An item has strong or special association with the life or works of a person, or

group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area);

Criterion (c): An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);

Criterion (d): An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;

Criterion (e): An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the culture or natural history of the local area);

Criterion (f): An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area);

Criterion (g): An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or environments.

Using Heritage Office guidelines, data provided by the WAMP and submissions from Waverley Precinct Committees, the Waverley Council Heritage team developed a systematic approach to identifying and assessing heritage. The WAMP, which began in 2018, highlighted items of potential heritage significance. These items were reviewed through site visits, desktop assessment or a combination of both. Consideration with comparable precincts was also reviewed. This visual assessment was supported by vigorous historic research.

A detailed history and inventory sheet has been prepared for each HCA. The inventory sheets include a full history, a statement of significance and the reasons for each listing. A summary of each proposed HCA and individual item has been included in the body of this report to help emphasize what is important about the area. However, it is highly recommended that the full inventory sheets be reviewed to understand the complexity of each proposal.

1.3 Heritage and Sustainability

Heritage and sustainability have a strong interrelationship, yet heritage is often overlooked as a tool for achieving more sustainable development. The built environment contributes heavily to global greenhouse gases, with World Green Building Council figures revealing that 45% of carbon dioxide emissions directly or indirectly related to construction and building operation. Taking better care of heritage buildings and extending their life expectancy significantly reduces the demand that new development makes for energy, land and materials. It also ensures

continuity between past, present and future. Cultural heritage is not renewable: new items can be added to it, but it cannot be reproduced once destroyed.

Preservation of heritage buildings, and strategies for their adaptive reuse, represents a sustainable alternative to demolition and reconstruction. It offers the opportunity to recycle resources in place, reduce energy use and decrease waste. Research by Sydney's Total Environment Centre found that upgrading existing buildings to achieve substantial cuts in greenhouse gases is more climate-friendly than producing new energy-efficient buildings.

2 FRAMEWORK

2.1 Structure of this Report

This Assessment has identified, described and analyzed the environmental heritage of the Waverley LGA. The document is made up of three parts:

- **Part 1** includes an 'Executive Summary' and 'Introduction', which establishes the aims and methodology. The 'Background' contains a discussion of the historical context that produced Waverley's architectural character. It helps describe the story of Waverley's development and the underlying reasons for and importance of listing items and areas.

- **Part 2** provides detailed information on the changes to Schedule 5 recommended in the Heritage Assessment for 2020. It includes summary descriptions of each proposed new and amended HCA. The individual listing recommendations include Section 170 items (heritage items managed by state agencies) and trees with heritage significance. Some items are recommended for inclusion in Schedule 5; other items have been reviewed but are not recommended for listing; others fall within a proposed or existing HCA. Part 2 also contains recommendations and next steps.

- **Appendix 1** contains an undated Waverley Thematic History.

  Appendix 2 contains the detailed Heritage Inventory Forms for all proposed and amended HCAs.

  Appendix 3 contains detailed Heritage Inventory Forms for all of Waverley's HCAs that have not been amended in this review. It also contains a list of all items included in the 2012 LEP. These will be brought forward into the updated 2020 LEP.

2.2 Limitations

The Waverley Heritage Assessment does not include an assessment of Aboriginal heritage. A Waverley Aboriginal Cultural Heritage Study was prepared in 2009 and includes a comprehensive background to Aboriginal heritage in the Waverley LGA. Any item of Aboriginal significance that is uncovered has immediate protection in place, mainly under the *NSW National Parks and Wildlife Service Act (1974).*

Notwithstanding the above, it is recommended that further research be carried out to further identify and understand how Aboriginal people connected to Waverley as a place. This will inform the history of Waverley, which will be updated as part of future LEP Housekeeping amendments and separate discrete studies.

Other limitations were recognized during the preparation of the Waverley Heritage Assessment, including movable heritage and archaeological items, and these have not been addressed.

2.3 Public Consultation

As part of the Waverley Architectural Mapping Project (WAMP), which began in 2018, presentations were made to Waverley's Precinct Committees to gain their input. The WAMP aims to map all of Waverley's architectural styles and urban typologies by systematically reviewing every lot in the LGA according to architectural style, dwelling type, evidence of modifications to architectural styles, land use, on-site car parking, number of storeys, items of heritage interest and distinctive property features.

The primary objectives of the project are to uncover patterns of use across the LGA since colonial settlement, and to develop a comprehensive database of attributes relating to the built form, which has also be used to help inform the review of Schedule 5. The data will contribute to Council's land use knowledge base and be used to inform local strategic planning decisions.

As part of the WAMP process, Precinct Committees were asked to contribute information on historic buildings and sites in their areas. They were provided with guidance on the identification of potential heritage items. By the time the consultation process concluded in April 2019, a large number of nominations for potential heritage listing had been provided. The precinct nominations were publicly exhibited on Waverley Council's Have Your Say website over the period December 2018-January 2019. Further consultation on the items of heritage interest, including reasons for inclusion or rejection, will be carried out after exhibition of the Heritage Assessment.

2.4 Interim Protection

When the draft Assessment has been exhibited publicly there is some legal protection in place for items that have been proposed for listing. This is in the form of an Interim Heritage Order (IHO), which can be applied to a building of significance if there is the threat of demolition, as outlined in the *NSW Heritage Act 1977*. The purpose of an IHO is to provide a "breathing space" of no more than 12 months, during which a full heritage assessment can be completed. This will confirm whether or not an item should be listed as a heritage item as part of Schedule 5.

Once this Heritage Assessment has been endorsed by Council and the public exhibition and feedback process completed, a draft Planning Proposal will be prepared and exhibited. The listed heritage items and HCAs then have status under the *Environmental Planning and Assessment Act* and weight can be given to their significance as part of any future development assessment. Full heritage status is claimed upon gazettal of a future LEP amendment.

3 BACKGROUND TO LISTING

3.1 Introduction

Heritage best-practice has been applied to assessing items submitted for inclusion in Waverley's updated Schedule 5 list. Documentary and physical evidence relating to subject sites has been reviewed under categories of Cultural Significance identified within NSW Heritage Office *Guidelines for Assessment of Significance*. Grounds for exclusion from listing have also been acknowledge in the assessment. The following is an overview of historical, aesthetic and architectural research, discoveries and stories that informed decision-making for the proposed update of Waverley's Heritage Policy.

3.2 Historic and Architectural Overview

For more than a thousand generations, Aboriginal people occupied the area now known as Waverley in the period before and after European settlement. The Bidjigal and Gadigal people of Sydney's east used the high ridgelines to travel, overlook and manage their lands. They developed sophisticated food husbandry techniques that involved a spiritual relationship with the land to ensure food, animal and plant reproduction. Their legacy is embedded in sites across Waverley. Further research is proposed to provide a more detailed insight into how Aboriginal people connected to the area that became known as Waverley.

Waverley became a municipality in 1859. It remains a small municipality at just 9.2 square kilometres. Over the past 160 years, economic boom and bust have shaped Waverley's streetscapes. Despite its size, the municipality has a big history, with connections to many of the landmark events in Australia's evolution to nationhood. The story has a cast of colourful characters; leaders who helped form a country and a surf culture that became a permanent part of Australia's national identity. Telling such stories will help establish a bond between Waverley, its people and the heritage contained within it.

From the ridgeline at Charing Cross, Waverley's first commercial centre overlooks the great Centennial Parklands. It is an extraordinary neighbourhood asset, bequeathed to future generations by Governor Lachlan Macquarie. Macquarie established the Sydney Common and later Centennial Park to prevent development, providing the early colony with a fresh water supply (from Lachlan Swamp and Busby's Bore), replacing the polluted Tank Stream that ran along what today is Pitt Street.



1858 Centennial Swamps Sands & Kenny's map of Sydney and its Environs. Source: State Library

Standing in Centennial Park, near the Paddington Gates, is a statue of Sir Henry Parkes, a towering figure in the push towards Federation and self-government of the Australian colonies. Several times Premier of NSW in the run-up to Federation, Parkes (right, painted by Julian Ashton) stood for the NSW seat of Waverley at the last election he contested. Much is owed to the drive and momentum Parkes provided in federating the Australian colonies. Not more than 100m away from the Parkes statue in Centennial Park is the Federation memorial dome, which now stands on the spot Lord Hopetoun proclaimed the Commonwealth of Australia on January 1, 1901, watched by tens of thousands of people. He swore in Edmund Barton as the nation's first Prime Minister. Barton now lies at Waverley's South Head Cemetery.



Source: Parliamentary Education Office

The newly federated nation needed a range of architecture to establish national government. Up on the ridgeline at Charing Cross, John Smith Murdoch dictated the design of a building as the new nation's first Commonwealth Architect. That building is the now-heritage-listed former Post Office. It is Stripped Classical in style and still stands wedged between Bronte and Carrington roads. While overseeing the Post Office design and many other civic buildings, Murdoch was part of a selection panel that chose Walter and Marion Burley Griffin as winners of the design competition for the layout of the nation's new capital, Canberra. Murdoch designed another key civic building in Stripped Classical style – Canberra's "temporary" Parliament House, which remained the centre of federal government until 1988. The architect also helped choose winning designs for two Stripped Classical Australian war memorials: one on the Western Front at Viller-Bretonneux in France, the other in Canberra.



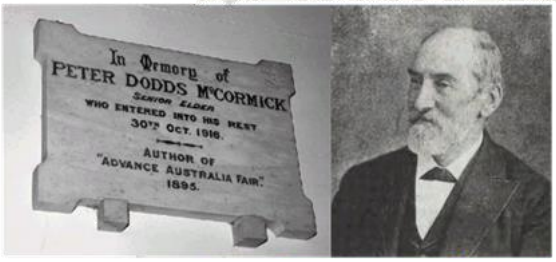
Source: Waverley Library, National Museum of Australia



At the inauguration of the Commonwealth of Australia in Centennial Park in 1901, a 10,000-voice choir sang an anthemic piece of music composed by a noted resident of Waverley, Peter Dodds McCormick. That anthem was *Advance Australia Fair*. McCormick, a Scotsman, was an elder of the Grahame Memorial Uniting Church, still extant on Victoria St at Charing Cross. McCormick's Victorian terrace home at 20 Yanko Ave, Bronte, still stands much as it was when he lived there. He composed the anthem in 1878. It was played by massed bands at celebrations for the naming of the federal capital in Canberra and at important national events thereafter, but was not officially named the national anthem until 1984. McCormick died in Waverley in 1916. His home at Yanko Ave remains within the proposed extension to the **Evans St HCA at Bronte**. The area's colonial evolution began in the 1840s, when demand for villas in Waverley grew. *Bronte House* was the first to be built, in 1845, as a romantic retreat from formal city life and is now considered one of only a small group of exemplary Regency-style villas in Australia. It is the oldest extant residence in Waverley. The proposed extended HCA nearby would include a significant number of late Victorian and early Federation buildings and streetscapes still remaining from 1880s subdivisions of Bronte's grand Marine Villa estates – *Yanko, Lugar Brae, Bleak House* and *Ocean View* estate – all on the slopes above *Bronte House*. The late Victorian-era building boom left a legacy of often-grand terrace houses in notable groups, also conserved in the proposed extension to the **Charing Cross HCA.**

Source: Waverley Library







Source: Domain

The proximity and extension of tramways throughout Waverley hastened the pace of change, leaving a legacy of consistent Federation streetscapes, such as those identified in the proposed **Bondi O'Brien Estate HCA**. A similar story of late Victorian and early Federation development is recorded in the proposed new **Avoca Estate HCA**, on the southern side of Bondi Road. Consistent Federation streetscapes of established character and cultural significance



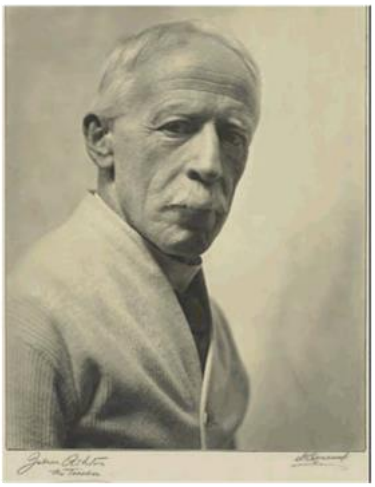
Source: Waverley Library

remain today from the speculative subdivision of the 19th-century grand villas, including *Avoca*, *Baylesford* and *Boonara*, build along Bondi Road on purchase grants issued in the 1840s-60s.

At nearby Tamarama, amid the Federation-era development boom that consumed the *Avoca* estate, an artists' colony began to form around the home of the man whose work included portraits of Sir Henry Parkes dating back to 1891 (and now held in the National Portrait Gallery, London). The pair, each hugely influential in the newly federated country, were friends and confidantes. Julian Rossi Ashton, illustrator for *The Bulletin* and founder of the art school bearing his name, took up residence in a house on what is now Illawong Ave, Tamarama. It overlooked Fletcher's Glen, which he first saw while producing engravings, including the one at right, for the monumental publication *The Picturesque Atlas of Australasia* in 1886. In the 1890s he became a Trustee of the Art Gallery of NSW, in which capacity he encouraged the collection of Australian art. Through the gallery and his school, he created strong connections with many of Australia's most notable artists – including Norman Lindsay, Charles Condor, Arthur Streeton, Tom Roberts, Elioth Gruner, Jesse Hilder, George Lambert, Thea Proctor, Sydney Long, Sydney Ure Smith and William Dobell. They orbited Ashton's home at Tamarama for 50-odd years. Their collective body of work includes many paintings of Bondi, Tamarama and Bronte beaches, now held in Australia's state galleries.



Sources: The Picturesque Atlas of Australasia. Art Gallery of NSW





Norman Lindsay



Charles Condor



Elioth Gruner (self portrait)



Arthur Streeton



Tom Robert

Sources: The Picturesque Atlas of Australasia, Art Gallery of NSW

In 2019, paintings of Waverley's coastline began to attract the attention of the National Gallery in London, in particular the painting by Sir Arthur Streeton, *Blue Pacific (right)*, depicting cliffs north of Coogee Beach. The gallery hung the painting next to one of Monet's *Water Lillies* masterpieces as part of its recognition that the Impressionist art movement of the late 19th century was thriving well beyond Europe, having filtered to far-flung corners of the globe via artists who had connections to the European avant garde. Bondi's lost post-Impressionist artists include Jesse Jewhurst (J.J) Hilder (Bondi resident and Waverley bank employee) and Elioth Gruner (who lived at 12 Ashley St, Tamarama).







Waverley was the home of other significant artists at the time of Federation and on into the Inter-War period. Their work played an unrivalled role in defining and shaping Australia's emerging national identity.

Photographer Henry King, who lived at 22 Wellington Street and is buried at Waverley Cemetery, took a famous photograph (right) in 1907 of Ashton with his fellow Society of Artists members, which includes some of the most significant Australian artists of that generation, notably Norman and Rose Lindsay, Harry Weston, Will Dyson, Sydney Long and D.H Souter. All had strong connections with turn-of-the-century Bondi.



Many of photographer Max Dupain's most celebrated images (right) were taken at Bondi. Noted photographers Harold Cazneaux (known as the father of modern Australian photography) and Frank Hurley (regarded as the most powerful force to shape Australian documentary film before World War II) also documented life at Bondi.



Other important Waverley artists included the architect of the Anzac War Memorial at Hyde Park (right), Bruce Dellit, who was educated at the Christian Brother College, now Waverley College. His collaborator on the memorial, Rayner Hoff, was the original "sculptor by the sea" - having purchased a small cottage called *Rosamond*, at 23 Kenneth St, Tamarama, in 1928. Hoff taught sculpture at East Sydney Technical College and produced all the sculpture for Dellit's acclaimed memorial. Hoff also designed the Lion logo for the Holden motor company, won the Wynne Prize in 1927 and designed the Sulman Award medal for architecture. He collapsed surfing at Bondi in 1937 and died two days later.





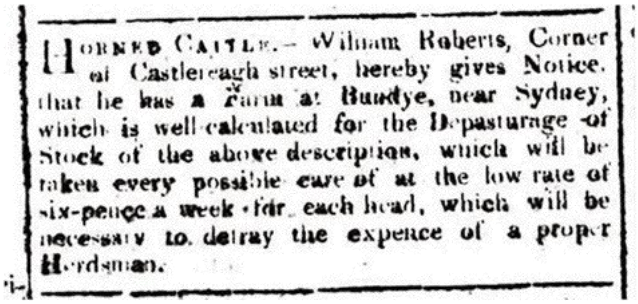


Another significant Bondi resident was Henry Souter, writer, poet, playwright, graphic satirist on *The Bulletin* and arts editor for *Arts and Architecture* magazine. His largest surviving work is the allegorical mural painting depicting the emergence of the lifesaver as an icon of Australian manhood, painted for the Bondi Surf Bathers Life Saving Club, of which he was president in 1920-21. The mural is now on display in the National Maritime Museum's permanent collection. Along with the "digger" and the "bushman, the lifesaver achieved an iconic place in Australia's cultural imagery and the beach emerged as



an alternative mythological landscape to the Australian interior. The interior represented toil and hardship against unforgiving landscapes; the coast evoked images of health and leisure in the equally unforgiving environment of the sea. Bondi became the place Australians met nature's challenge in the surf - and the Bronzed Aussie image emerged.

What attracted the artists to Waverley's coast? Research reveals Bondi was a suburb that emerged only at Federation, despite the first land grants having been made in the early colonial period. Governor Lachlan Macquarie signed a grant of 200 acres - from Bondi's beachfront to Old South Head Rd and Edward St in the south to Beach Rd in the north - to William Roberts as early as 1810. Roberts, a noted colonial road builder, Sydney innkeeper and emancipated convict, leased his land at "Bundye" for cattle grazing.



HORNED CATTLE.—William Roberts, Corner of Castlereagh street, hereby gives Notice, that he has a Farm at Bundye, near Sydney, which is well calculated for the Depasturage of Stock of the above description, which will be taken every possible care of at the low rate of six-pence a week for each head, which will be necessary to defray the expence of a proper Herdsman.

Macquarie made another large grant at this time, to Captain John Piper. It covered 1500 acres between Point Piper and Bondi Junction. Piper, a gambler, soon lost the estate to debt. It was purchased by Daniel Cooper and Solomon Levey (emancipated convict brother of Barnett Levey, who built Waverley House). Solomon Levey was married to Ann Roberts, daughter of Bondi Beach grantee William Roberts. The Cooper/Levey lands included the current **Grafton St HCA**, which, if extended, would preserve the last remnant of the original Victorian and Federation shopping strip at West Oxford Street.



The land at Bondi remained in Roberts family hands, undeveloped, until 1848 when it was sold to E.S. (Monitor) Hall in trust for his daughter Georgiana. She was married to Francis O'Brien (far right). Their home, known as the Homestead (right), was built on the ridge of the south side of the Bondi Valley, and was set among leafy grounds that featured a family mausoleum (right), today marked by Forest Knoll Avenue.





Over time, they sold off land because of

financial problems. At the same time, the tramway's arrival and extension drove interest in development at Bondi. The estate lands O'Brien sold off to clear debt provided sites for rapid Federation-era speculative subdivision on the southern ridge and slope of Bondi basin, which created the consistent Federation streetscapes which remain today and are identified in the proposed **Bondi O'Brien Estate UCA**.

It took another decade for the floor of the Bondi basin to begin to develop. Tramway maps from that period reveal there were few roads in the Bondi valley before 1890 and a limited number on the southern slope. Geology and geomorphology dictated the evolution of the Bondi basin we see today. High sand dunes (pictured right by photographer Frank Hurley) and a crescent beach formed the present-day Bondi embayment over the course of 6000 years. Early photos of Bondi from 1870 reveal the evolution of a highly volatile landscape of sand dunes and hinterland lagoons (right) surrounded by windswept vegetation on higher ground. Extensive mobile sand drifts are recorded well into the 20th century between Bondi Beach and Rose Bay.



The dunes kept the area free of development in the 19th century (below). Only in the early 20th century did engineers, funded by the state government, begin to work out ways of removing hundreds of tonnes of sand from the Bondi basin. Wicker fences and marram grass were employed to stabilise the dunes at the beachfront. Horses were also used (seen in the



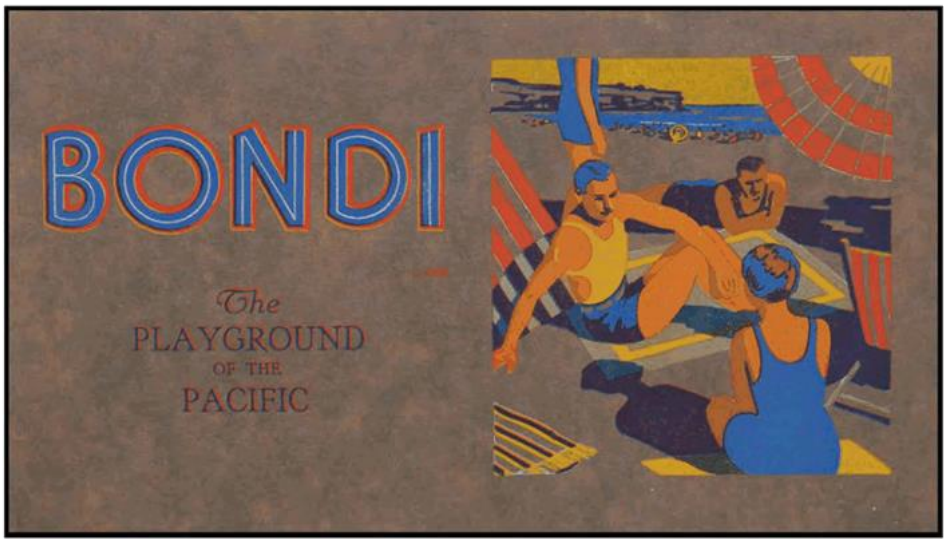






photo above from 1916) to speed-up the removal of 180 acres of sand dunes at Bondi. When it was sufficiently cleared, by about 1920, so began the massive Inter-War building boom in the Bondi basin that still shapes Bondi's streetscapes today.

The Inter-War boom had a remarkable impact on the character of Waverley. Sydney's population grew enormously during this era and the demand for housing grew with it. Bondi basin provided the one missing ingredient for growth – undeveloped land. By 1920, the sand dune remediation created a stage for the rapid transformation of the suburb. The speed of development resulted in a consistency of streetscapes - with a predominant aesthetic of face-brick exteriors with terra cotta tile roofs. This historically, socially, aesthetically and architecturally important era would be preserved in the proposed **Bondi Basin Inter-War UCA**.



- **Detailed Waverley Thematic History – Page 100**

PART 2: WAVERLEY HERITAGE ASSESSMENT 2020

1 RECOMMENDED SCHEDULE 5 CHANGES

1.1 Overview

After the rigorous research and analysis process outlined above, the Waverley Heritage Assessment 2020 proposes the following:

1 **4 New UCAs:**

- Avoca Estate
- Bondi O'Brien Estate
- Bondi Basin Inter-War
- Bondi Road

2 **3 Amended UCAs:**

- Yanko-Lugar Brae – formerly Evans St
- Charing Cross
- Grafton Street

3 **1 reduced UCA**:

- Palmerston

4 **1 new LCA:**

- Dickson Estate (King St, Stephen St and Ewell St, Bondi)

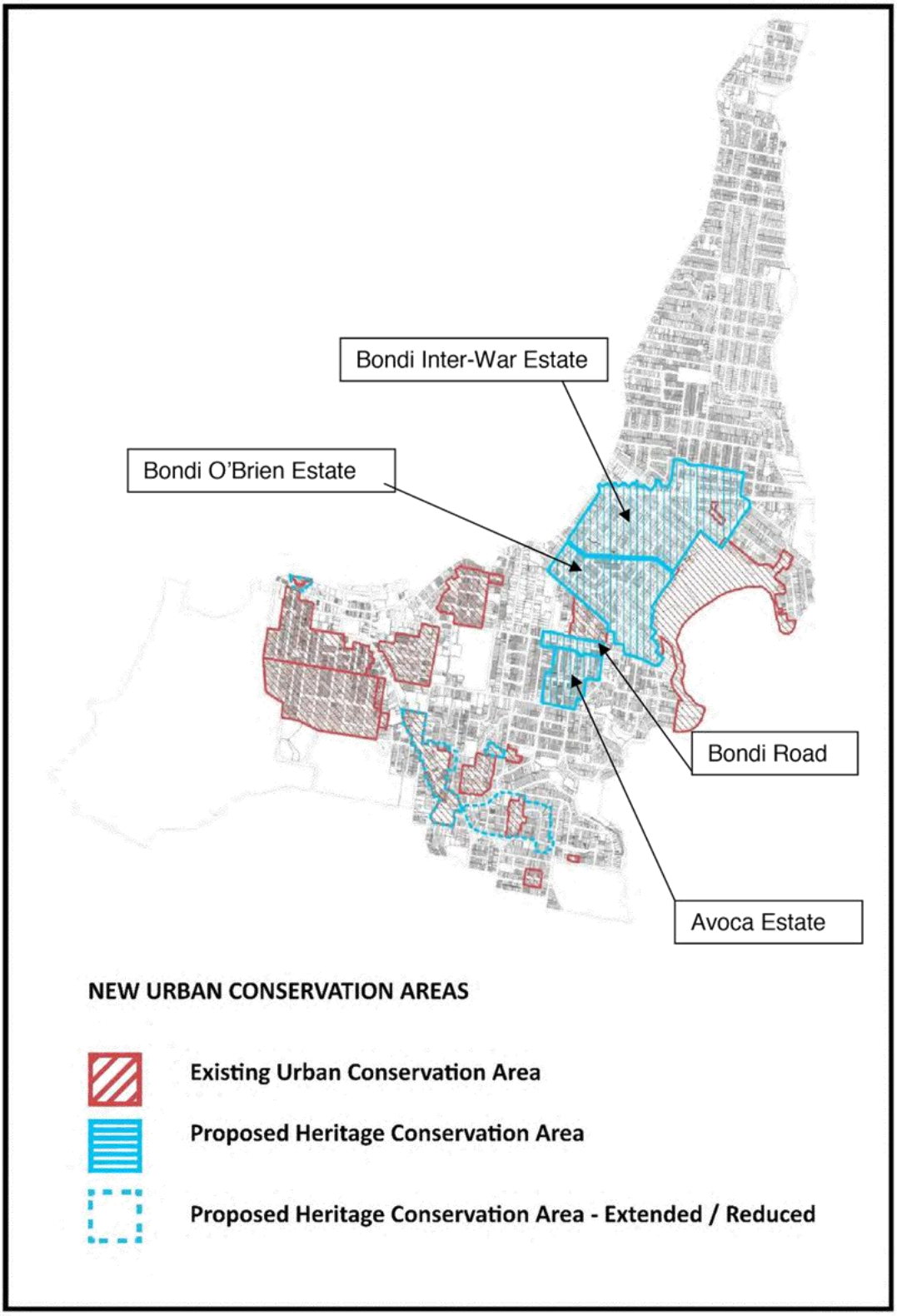
5 **1 amended LCA:**

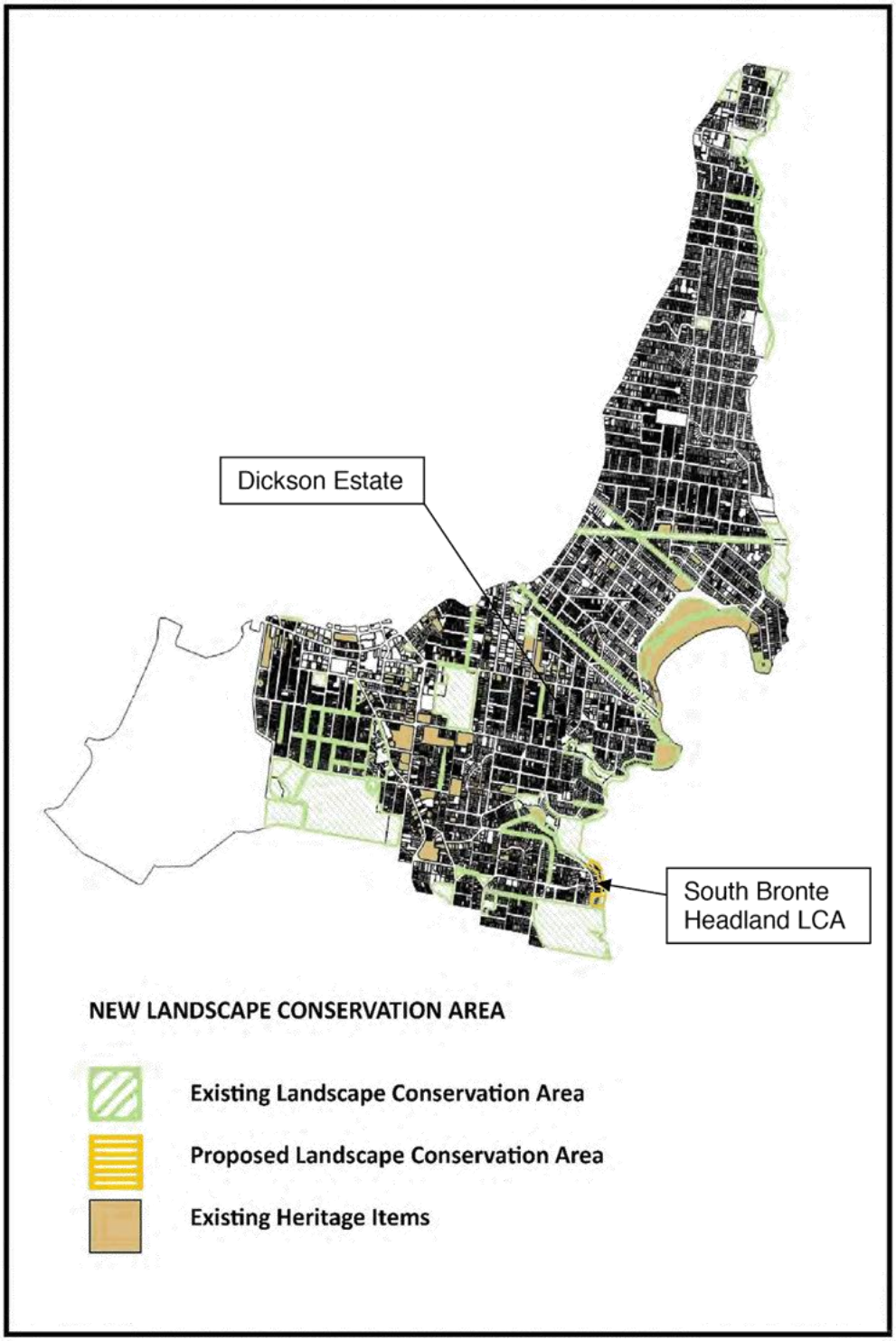
- South Bronte Headland-Calga Reserve

6 **59 new individually listed items** not currently captured in any heritage register.

7 **1 Heritage Tree** site.




Bondi Inter-War Estate
Bondi O'Brien Estate
Bondi Road
Avoca Estate
NEW URBAN CONSERVATION AREAS
Existing Urban Conservation Area
Proposed Heritage Conservation Area
Proposed Heritage Conservation Area - Extended / Reduced


Dickson Estate
South Bronte Headland LCA
NEW LANDSCAPE CONSERVATION AREA
Existing Landscape Conservation Area
Proposed Landscape Conservation Area
Existing Heritage Items

2 SUMMARY OF NEW CONSERVATION AREAS



The following pages include a summary of each of the proposed new or amended UCAs and LCAs recommended in this heritage review. The summary includes maps that highlight the location of proposed changes, the heritage items already listed within the area and the existing and proposed curtilage for each HCA. In addition, a succinct history with early subdivision posters, a character statement with photographs highlighting local character and a Statement of Significance is included for each of the proposed HCAs. The summary provided is only a snapshot of the wider, more detailed history that each HCA reveals about the development of Waverley. It is strongly recommended that the full Heritage Inventory Sheet for each HCA under consideration in this review, which are included in the Appendices, be reviewed in detail to appreciate the full history and significance behind each of the proposed changes. An overview of each of the UCAs, both those that are existing and these that have been recommended, are depicted on the following tables and maps.



2.1 New Urban Conservation Areas

2.1.1 Avoca Estate

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



AVOCA URBAN CONSERVATION AREA - NEW

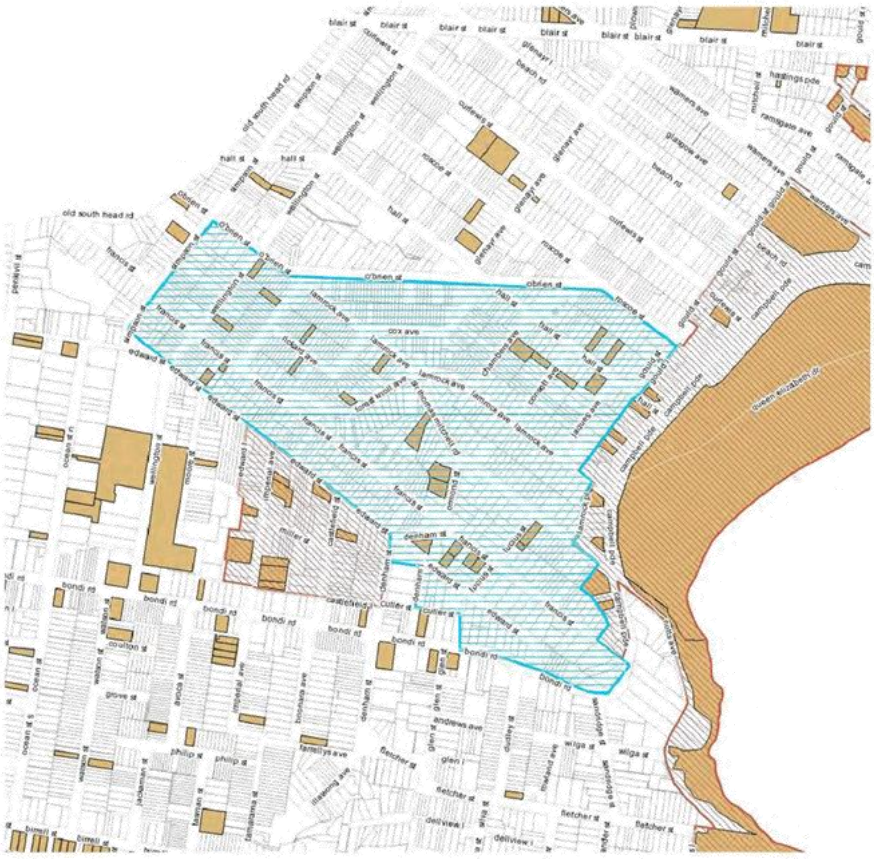
Existing Urban Conservation Area

Proposed Urban Conservation Area

Existing Heritage Items

2.1.2 Bondi O'Brien Estate

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



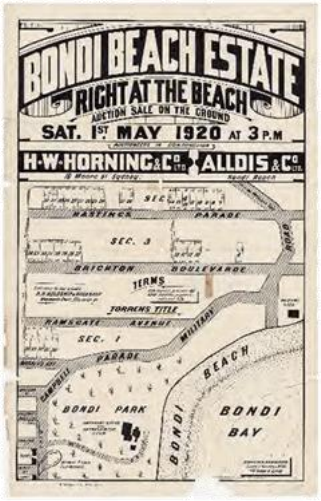
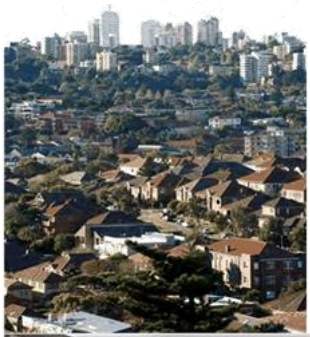
BONDI O'BRIEN URBAN CONSERVATION AREA - NEW

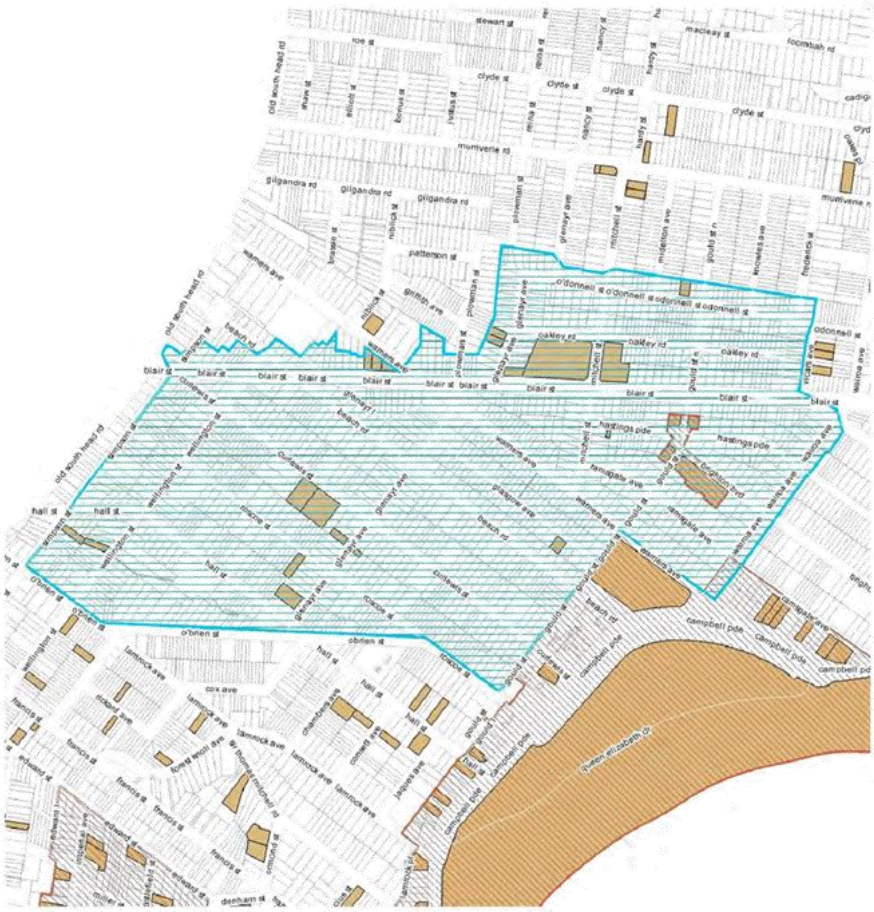
Existing Urban Conservation Area

Proposed Urban Conservation Area

Existing Heritage Items

2.1.3 Bondi Basin Inter-War

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



BONDI BASIN INTER-WAR URBAN CONSERVATION AREA - NEW

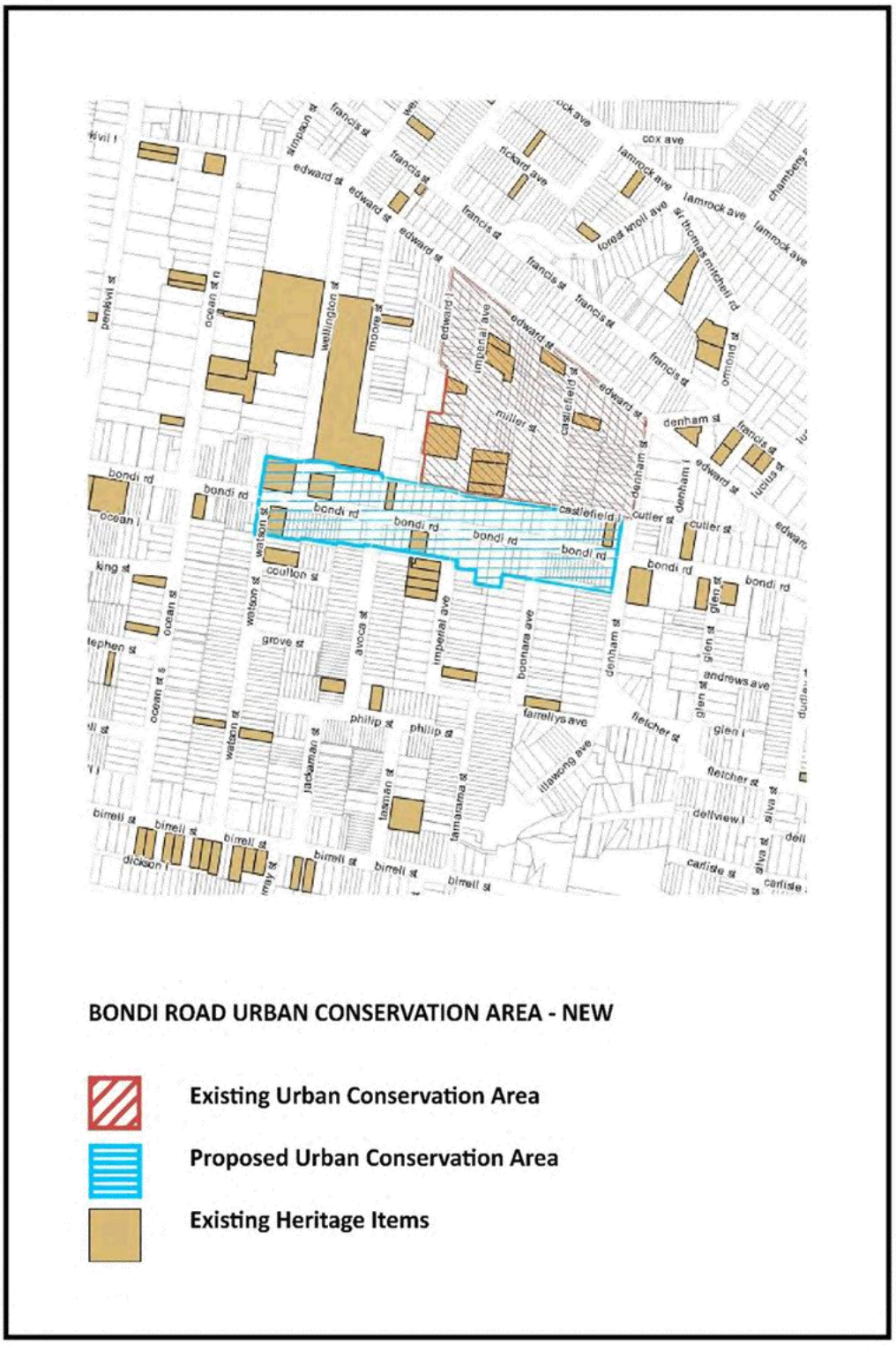
Existing Urban Conservation Area

Proposed Urban Conservation Area

Existing Heritage Items

2.1.4 Bondi Road

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


BONDI ROAD URBAN CONSERVATION AREA - NEW
Existing Urban Conservation Area
Proposed Urban Conservation Area
Existing Heritage Items

2.2 New Landscape Conservation Areas

2.2.1 Dickson Estate - (King, Ewell and Stephen Streets, Bondi)

History 	The proposed LCA protects consistent streetscapes of *Ficus macrocarpa var 'Hillii'* (Fig) trees typical of those created along with the speculative subdivision of later 19th century estates in Waverley. The streetscapes of the short cross streets were established by the subdivision of the Dickson's family estate occupied by the residence of James Dickson and the associated timber yard. Dickson's Estate was subdivided for sale on December 3, 1892, with frontages to King, Stephen and Ewell streets. A further sale of unsold lots took place on November 10, 1907, in Ewell and Stephen streets.
Character 	The plantings created distinctive secondary streets with avenues of street trees that now support built heritage streetscapes of Federation and Inter-War residences resulting from the subdivision of the Dickson family residence and timber mill.
Statement of Significance 	Cohesive groupings of heritage fig street trees, most dating back to Great Depression unemployment relief tree planning programs of the1930s. The Landscape Conservation Area has historic, aesthetic and social significance as a demonstration of the evolution of Waverley from isolated gentleman's residences to close-set suburban housing of the Federation and Inter-War periods. The streetscapes also have social significance as a demonstration of Depression-era work schemes. Aesthetic significance includes streetscapes of cohesive planting, type, scale form and alignment.


DICKSON ESTATE LANDSCAPE CONSERVATION AREA
Existing Landscape Conservation Area
Proposed Landscape Conservation Area
Existing Heritage Items

3 SUMMARY OF AMENDED CONSERVATION AREAS

3.1 Amended Urban Conservation Areas

3.1.1 Yanko-Lugar Brae - Evans St extension

History 	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.
Character  	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.
Statement of Significance  	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).



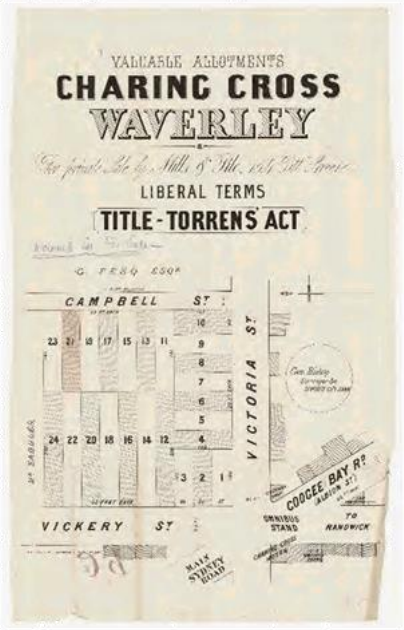
YANKO - LUGAR BRAE URBAN CONSERVATION AREA - EXTENSION
(Formerly Evans St HCA)

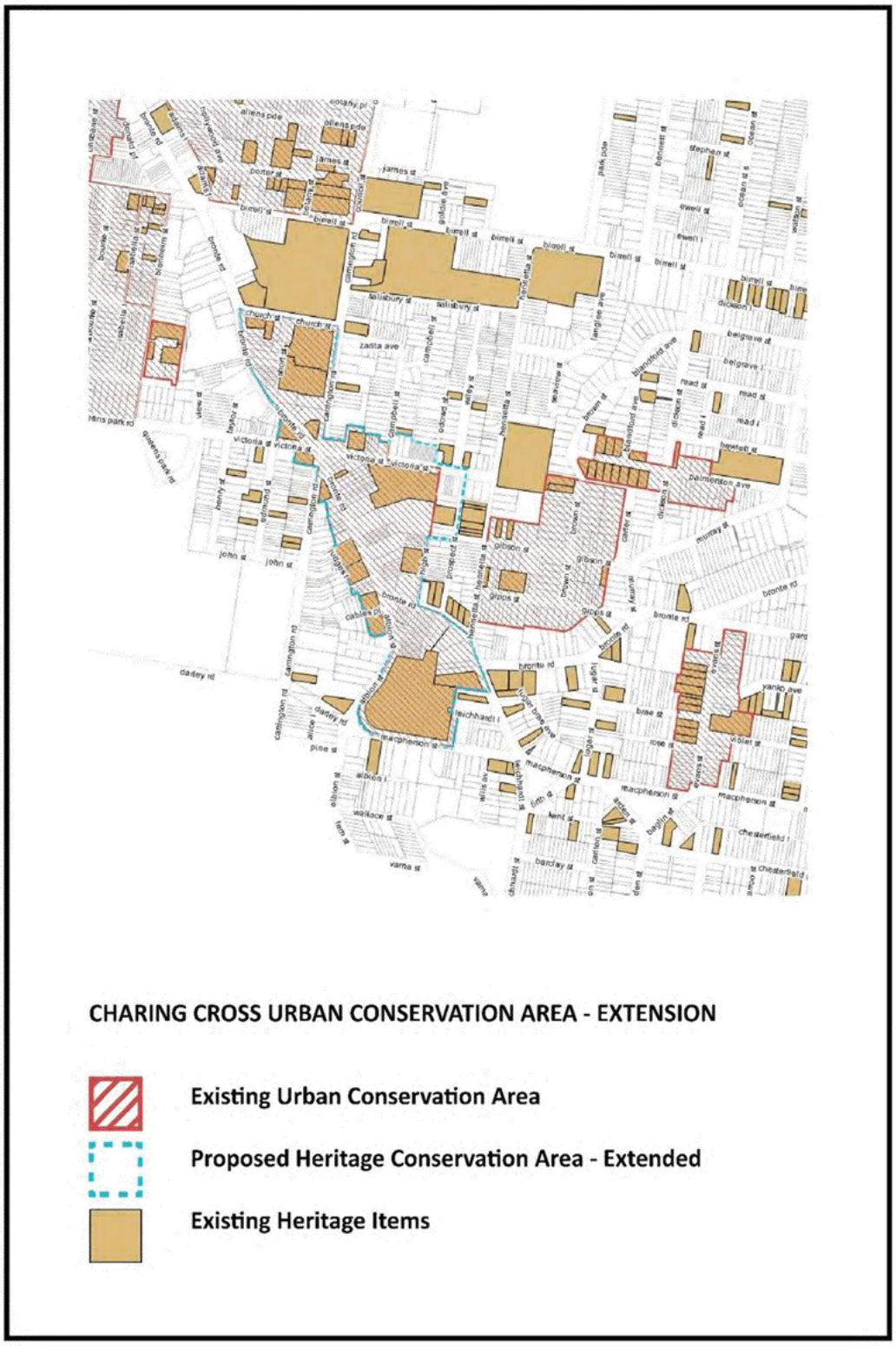
Existing Urban Conservation Area

Proposed Heritage Conservation Area - Extended

Existing Heritage Items

3.1.2 Charing Cross - extension

History 	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.
Character  	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.
Statement of Significance 	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.


CHARING CROSS URBAN CONSERVATION AREA - EXTENSION
Existing Urban Conservation Area
Proposed Heritage Conservation Area - Extended
Existing Heritage Items

3.1.3 Grafton Street - extension

History 	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.
Character 	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.
Statement of Significance  	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.



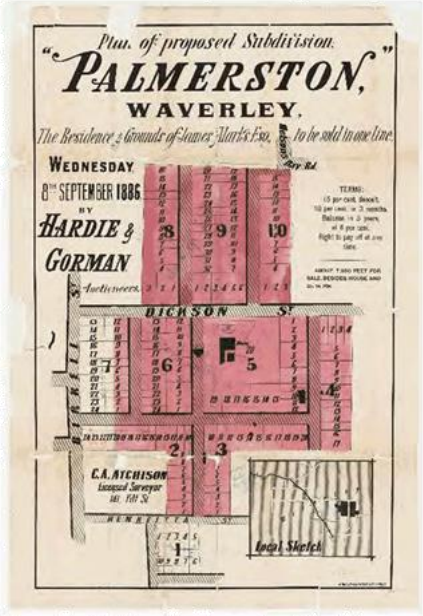
GRAFTON STREET URBAN CONSERVATION AREA - EXTENSION

Existing Urban Conservation Area

Proposed Heritage Conservation Area - Extended / Reduced

Existing Heritage Items

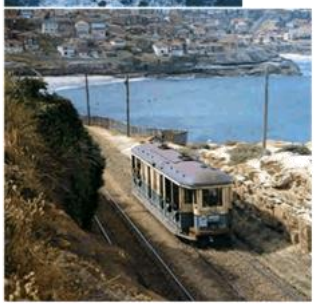
3.1.4 Palmerston Street - reduction

History 	The conservation area covers part of the original grounds of Palmerston House, erected for William Spain to the design of Edmund Blackett in the 1860s. Current boundaries of the conservation area exceed the area of heritage significance. The Palmerston Estate of 15 acres was marketed in 1865 and in 1872 was purchased by the Sydney merchant John De Villiers Lamb for 6250 pounds. The estate was bounded to the south by Gipps Street and to the east by Dickens Street. Progressive subdivision of the estate saw the establishment of Palmerston Avenue from Murray Street to Dickson Street, enabling residential construction and the southern side of Bronte Public School. Vacant land to the west was utilized as a quarry until the 1940s. The post-war extension of Palmerston Avenue to the west provided land for subdivision and construction of residential flat buildings in the immediate post-WWII period.
Character  	Cohesive grouping of early post-war residential flat buildings demonstrating the transition from Inter-War to Post-War aesthetic styles.
Statement of Significance  	Inter-War flat buildings to the corner of Palmerston Avenue and Dickens Street provide a benchmark for the beginnings of stylistic change of the residential flat building from Inter-War to Post-War periods.


PALMERSTON URBAN CONSERVATION AREA - REDUCTION
Existing Urban Conservation Area
Proposed Heritage Conservation Area - Reduced
Existing Heritage Items

3.2 Amended Landscape Conservation Areas

3.2.1 South Bronte-Calga Headland - extension

History 	The proposed extension to the South Bronte Headland LCA aims to bring the adjacent Calga Reserve into the existing LCA. The LCA already includes Calga Cutting - the former tram corridor that connected Macpherson Street to Bronte Beach - but did not include Calga Reserve parkland. More than 1 million people use the Coastal Walk from Bronte to Bondi every year. Calga Reserve is aesthetically significant as part of that much greater cliff-scape along the highly esteemed coastal walk.
Character 	The headland, including the Calga Cutting, is well-known and esteemed as a prominent corridor of coastal public land, with dramatic topographical and geological attributes combined with sweeping ocean views.
Statement of Significance  	South Bronte Headland LCA has significant natural heritage values as a cultural landscape. The location has a long history of seaside bathing and is associated with the beginnings of the surf lifesaving movement, the heritage-listed Bronte Ocean Pool and the c.1911 Bronte tram cutting. The area's scenic features are held in high esteem by locals and tourists who utilise Calga Cutting and the adjoining Calga Reserve to traverse the Coogee-Bronte-Bondi coastal walk. The headland also has local historic significance as part of the Bronte arrival experience for tram travellers from the early 1910s. It is associated with civic consciousness, the municipal development of modern conveniences and local amenity, and the setting of Waverley Cemetery.



SOUTH BRONTE HEADLAND LANDSCAPE CONSERVATION AREA - EXTENSION

Existing Landscape Conservation Area

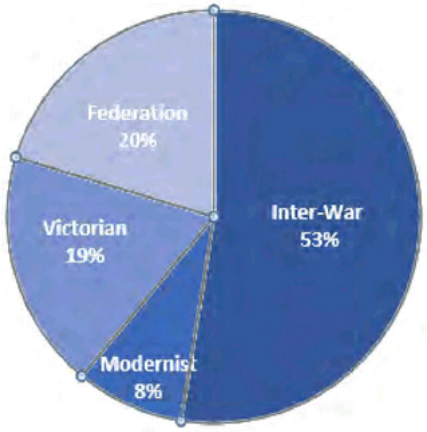
Proposed Landscape Conservation Area

Existing Heritage Items

4 RECOMMENDATIONS FOR INDIVIDUAL LISTING

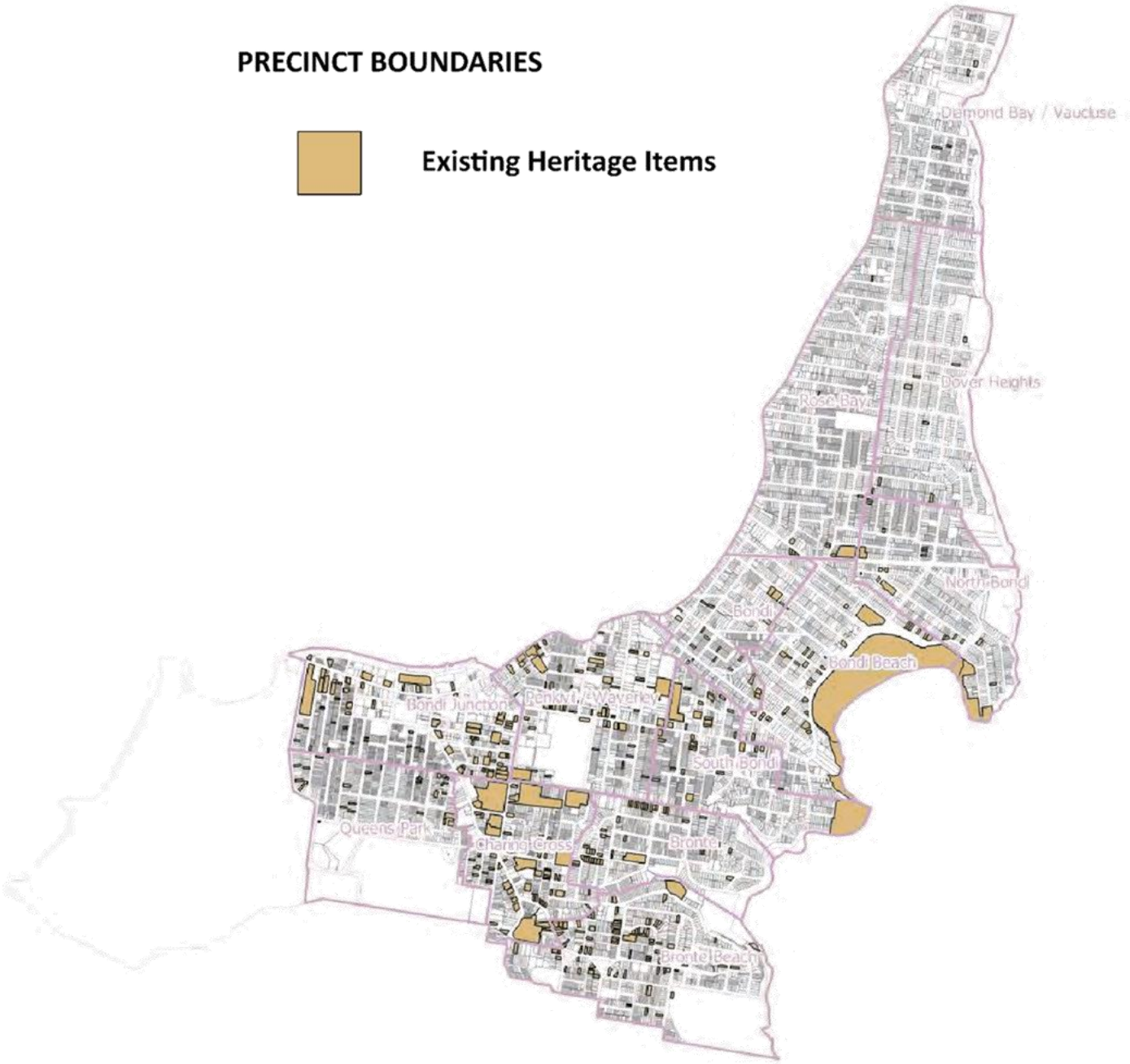
4.1 Individual

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).

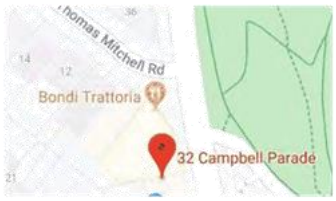


Out of the 59 items, Inter-War architecture made up the highest proportion of architectural styles with 53%. The Bondi Beach precinct area narrowly included the highest number of proposed individual heritage listings, predominantly on Campbell Parade, with 24%.

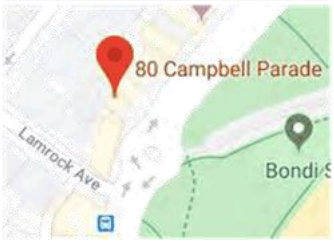
Precincts	Victorian	Federation	Inter-war	Post-war	Total
Bondi Beach	-	3	11	-	14
Bronte Beach	3	5	3	-	11
Penkivil-Waverley	4	3	6	-	13
Rose Bay	-	-	2	-	2
North Bondi	-	-	6		6
Dover Heights	-	-	-	4	4
Charing Cross	2	-	1	-	3
South Bondi	-	1	5	-	6
Total	9	12	34	4	59

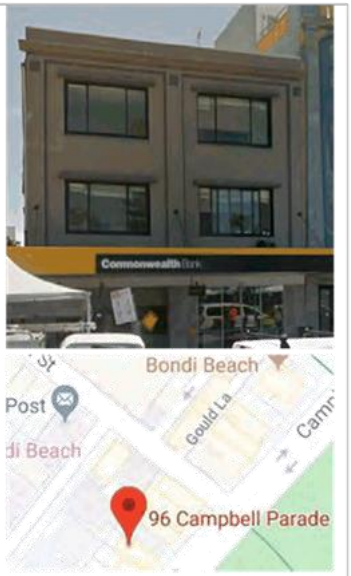
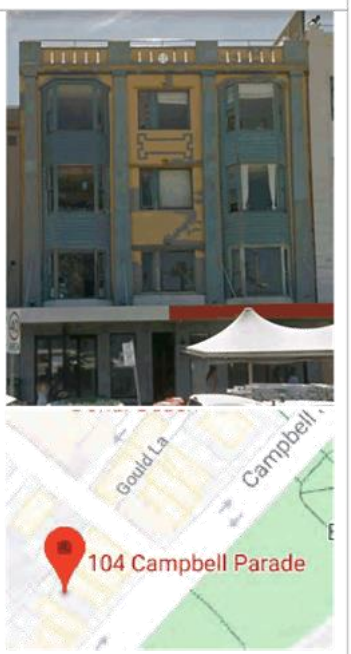

PRECINCT BOUNDARIES
Existing Heritage Items
Diamond Bay / Vaucluse
Dover Heights
Rose Bay
North Bondi
Bondi
Bondi Beach
Bondi Junction
Bondi / Waverley
South Bondi
Queens Park
Charing Cross
Bronte
Bronte Beach

No	Address	Description and Rationale	Images *Maps source: Google* *Images source: Google Street View*
	Bondi Beach precinct		
1	28-30 Campbell Parade	**Inter-War:** *Cenira Mansions* – **1924** Paired with *Remola Manions (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. *Cenira Mansions*, 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. *Cenira Mansions* has aesthetic and historical significance as an Inter-War flat building defining the Campbell Parade Conservation Area. **Level of Significance:** Local **Integrity:** Substantially intact	 

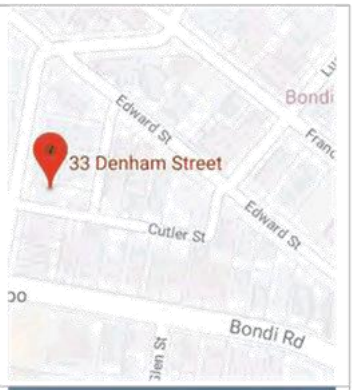
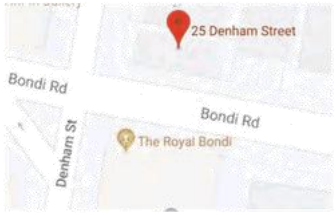
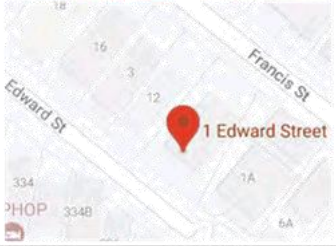
2	32 Campbell Parade	**Inter-War:** *Arnotts Flats* **1923** (Sands 1924) Two-storey Classical Revival-style residential building with shopfronts to ground floor. Features pilastered columns above awning, with moulded capitals. Bracketed cornice to parapet. Upper windows unsympathetically altered. Façade remains essentially intact. Reversible unsympathetic changes. **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. **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. **Level of Significance:** Local **Integrity:** Substantially intact	 
3	50-54 Campbell Parade	**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. **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. **Significance:** *Walhalla Court* has aesthetic and historical significance as an Inter-War flat building defining the Campbell Parade Conservation Area. **Level of Significance:** Local **Integrity:** Substantially intact	 

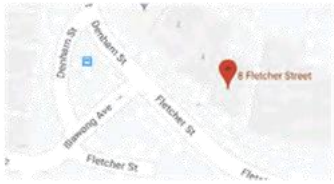
4	56 Campbell Parade	**Inter-War: 1930s** Two-storey Art Deco-style Inter-War shop-top housing building. Upper level original brick in four regular bays with two end bay extruded narrowly. Original windows removed. Decorative parapet with central detail of Egyptian style. Parapet steps down to the sides. Rendered brick at street level. **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. **Significance:** The building has aesthetic and historical significance as an Inter-War flat building defining the Campbell Parade Conservation Area. **Level of Significance:** Local **Integrity:** Substantially intact	 
5	58 Campbell Parade	**Inter-War: 1930s** 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. **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. **Significance:** The building has aesthetic and historical significance as an Inter-War flat building defining the Campbell Parade Conservation Area. **Level of Significance:** Local **Integrity:** Substantially intact	 
6	72-76 Campbell Parade	**Federation:** *Grenfell Court, Majestic Mansions* **1916** (Sands 1917) 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. **History:** Photographs from 1929 show the original building had light wall colours with features highlighted in a dark colour.	

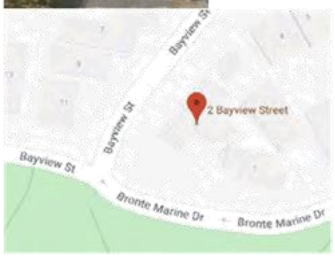
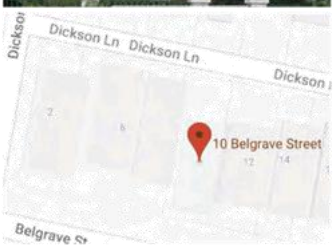
		Significance: Historical, aesthetic Local landmark, long a part of the Bondi Beach townscape. Architectural integrity lost but continues to make an important streetscape contribution. Good example of the Commercial Palazzo style. *Grenfell Court, Majestic Mansions* has aesthetic and historical significance as an Inter-War flat building defining the Campbell Parade Conservation Area. **Level of Significance:** Local **Integrity:** Substantially intact	
7	80 Campbell Parade	**Federation** *Oceanic Mansions* **1918** (Sands 1919) 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 *Oceanic Mansions* 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. **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. **Significance:** *Oceanic, Majestic Mansions* 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. **Level of Significance:** Local **Integrity:** Substantially intact	 

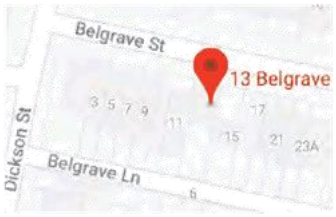
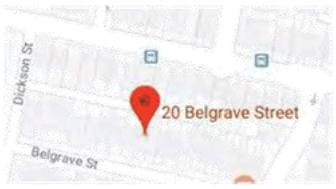
8	96 Campbell Parade	**Inter-War** *Ozone Flats* **1921** (Sands) Three-storey Inter-War Chicago School influences. Three-storey residential building with shopfronts to ground floor. Features pilastered columns above awning, with moulded capitals. Bracketed cornice to parapet. Original windows removed. Rendered brick. Shopfronts substantially altered. **History:** The flats provided both holiday accommodation and permanent residences and were constructed in an amalgam of popular revival styles. **Significance:** *Ozone Flats* has aesthetic and historical significance as an Inter-War flat building defining the Campbell Parade Conservation Area. **Level of Significance:** Local **Integrity:** Substantially intact	
9	104 Campbell Parade	**Inter-War** *Biltmore Private Hotel* **1915-1928** (Sands) 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. **History:** The flats provided both holiday accommodation and permanent residences and were constructed in an amalgam of popular revival styles. **Significance:** *Biltmore Private Hotel* has aesthetic and historical significance as an Inter-War flat building defining the Campbell Parade Conservation Area. **Level of Significance:** Local **Integrity:** Substantially intact	

10	140-142 Campbell Parade	**Late Federation:** *Hazel Flats* **1920** (Sands 1921) 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. **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. **Significance:** *Hazel Plats* 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. **Level of Significance:** Local **Integrity:** Substantially intact	
11	33 Denham St	**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. **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.	

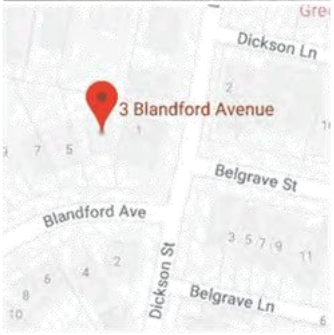
		Significance: Mediterranean-style Inter-War building. Street once formed part of the carriageway entrance to the O'Brien family's Homestead Estate. Original face brick with contrasting soldier course brickwork. Unusual house-form apartments. **Level of Significance:** Local **Integrity:** Substantially intact	
12	25 Denham St	**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. **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. **Reasons for listing:** Historical; architectural; aesthetic; streetscape **Significance** Good example of an Inter-War Spanish Mission-style flat building. Typical of the style. Landmark building on Bondi Road. **Level of Significance:** Local **Integrity:** Substantially intact	 
13	1 Edward St 10 Francis St	**Inter-War** Cecil, 1919 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. **Reasons for listing:** Historical; architectural; aesthetic; social	 

		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. **Level of Significance:** State **Integrity:** Intact	
14	8 Fletcher St, Tamarama	**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. **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. **Reasons for listing:** Historical; architectural; aesthetic; streetscape **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. **Level of Significance:** Local **Integrity:** Substantially intact	 

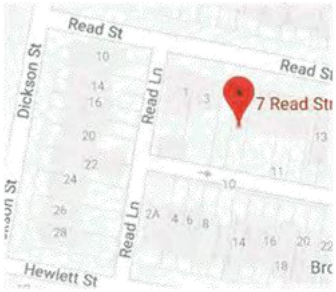
	Bronte precinct		
15	2 Bayview St	**Inter-War** residential flat building. Landmark double-fronted 2 and 3-storey apartment block overlooking Bronte Beach. Original face-brick with contrasting brick lintels over windows. Projecting entrance portico with central parapet obscuring tile roof. Front elevation Portico with Old English-style brick detailing. **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. **Reasons for listing:** Historical; architectural; aesthetic; streetscape **Significance:** Unusually large Inter-War flat building with landmark proportions with well detailed entrance brickwork a feature. **Level of Significance:** Local **Integrity:** Substantially intact	  
16	10 Belgrave St, Bondi	**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 **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. **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	 

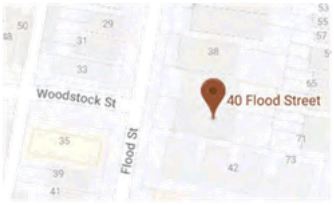
		with extensive original detailing remain intact from the era. The house is of historical and aesthetic significance. **Level of Significance:** Local **Integrity:** Substantially intact	
17	13 Belgrave St	**Federation** Single-storey bungalow. Dominant terra cotta roof form with setdown veranda. Single-fronted symmetrical design. Timber veranda posts. **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. **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. **Level of Significance:** Local **Integrity:** Substantially intact	 
18	20 Belgrave St	**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. **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". **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	 

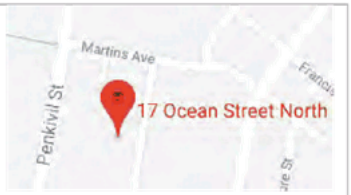
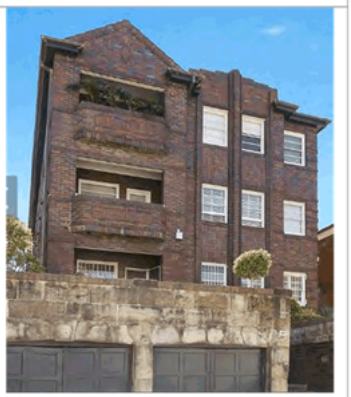
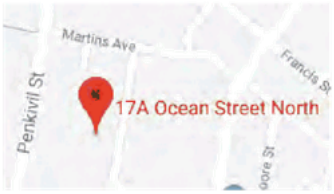
		in the Bronte area. The house is an example of the evolution of housing in 19th and 20th century Waverley as the area changed from a district of rural worker housing and isolated marine villas to a setting of close subdivisions driven by improving tram links. **Level of Significance:** Local **Integrity:** Substantially intact	
19	22 Belgrave St	**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. **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". **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. **Level of Significance:** Local **Integrity:** Substantially intact	 
20	209 Birrell St	**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. **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. **Significance:** Historical, aesthetic **Level of Significance:** Local **Integrity:** Substantially intact	
21	213 Birrell St	**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. **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. **Significance:** Historical, aesthetic **Level of Significance:** Local **Integrity:** Substantially intact	 
22	3 Blandford Ave	**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 **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. 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	 

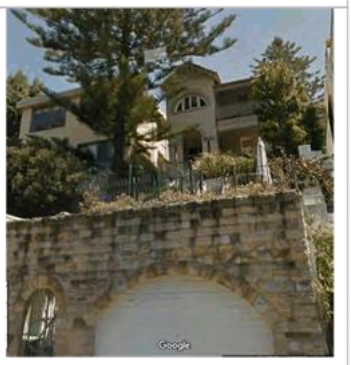
		to Dickson, Brown and Palmerston streets, Blandford and Langlee avenues. **Significance:** Good and last remaining example of a 1920s Californian Bungalow in this location in Bronte with mature gardens and landscaping across prominent sandstone terraces stepping down steep site. **Level of Significance:** Local **Integrity:** Substantially intact	
23	2 Read St	**Federation** Freestanding, single-storey early 20th century weatherboard cottage; ironwork veranda posts, sandstone front fence with iron palisade infill. **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". **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. **Level of Significance:** Local **Integrity:** Substantially intact	

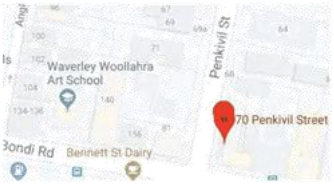
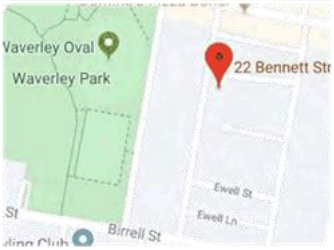
24	7 Read St	**Federation** Early 20th century freestanding weatherboard cottage with ironwork veranda detailing. Simple rectangular floor plan. Chimney intact. **History**: In 1855, 16 blocks of land varying between 4 and 7 acres on the south side of Birrell Street at Bronte were put up for sale. Of 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". **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. **Level of Significance:** Local **Integrity:** Substantially intact	 
25	16 St Thomas St	**Inter-War 1927** 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 typography. 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. **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.	 

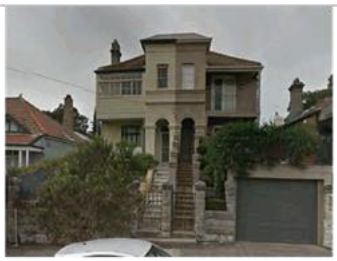
		Significance: historical, aesthetic and association. The residential flat building Meta-Court is a good example of Inter-War building developed to meet the population boom that occurred after World War I. It is associated with a person whose development of sites of opportunity had an impact on the character 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. **Level of Significance:** Local **Integrity:** Substantially intact	
	Penkivil Waverley precinct		
26	40 Flood St, Bondi	**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. **History:** Inter-War Art Deco style demonstrated the dynamic progress of and confidence ion 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. **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. **Level of Significance:** Local **Integrity:** Substantially intact	 
27	17 Ocean St North, Bondi	**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.	

		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. **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 **Level of Significance:** Local **Integrity:** Substantially intact	
28	17a Ocean St North	**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. **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. **Reasons for listing:** Historical; architectural; aesthetic; streetscape **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. **Level of Significance:** Local **Integrity:** Substantially intact	 

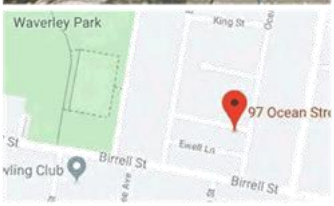
29	19 Ocean St North	**Inter-War** Freestanding Georgian Revival-style three-storey flats building named *Yagobie*. Constructed before 1930 (*Sands*). Original face brick offset with rendered banding above windows and entrance. Simple symmetrical façade features rosette detailing on a rendered lintel 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. **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. **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 **Level of Significance:** Local **Integrity:** Substantially intact	 
30	2b Penkivil St	**Inter-War** Freestanding three-storey Art Deco-style Inter-War flats building, named *Roland Gardens*. 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. **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	 

		before1885 by J. Newman, of *Mamhead Lodge*. 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. **Level of Significance:** Local **Integrity:** Substantially intact	
31	5 Penkivil St	**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. **History**: 5 Penkivil Street is known as *Summerton* 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 before1885 by J. Newman, of *Mamhead Lodge*. Robert Newman was in occupation in 1867. The Lodge was later known as *Mamhead Flats*. 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 Svdney 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) *San Jose* was No 1 in 1900, occupied by Mrs M MacKenzie.	 

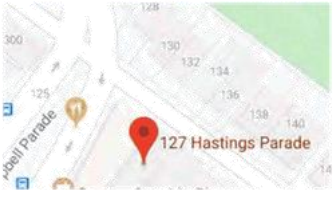
		Significance: The Victorian villa demonstrates significant streetscape character and remains of aesthetic significance as an example of the evolving form of the Victorian freestanding townhouse. The residence is of aesthetic and historic significance as a dramatic streetscape remnant of large Victorian villa development on a raised site with views to Bondi Beach over Schneider's Glen (Thomas Hogan Reserve). **Level of Significance:** Local **Integrity:** Substantially intact	
32	70 Penkivil St Also known as 160 Bondi Road	**Inter-War:** Constructed in the 1930s in a simple Classical style with Chicago School influences.rendered frieze and cornice and upper level window architraves. **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. **Significance:** Historical, aesthetic **Level of Significance:** Local **Integrity:** Substantially intact	 
33	22 Bennett St	**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 Aesthetic, historical, part of early grand estate subdivision along the top half of Bondi Road. **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. **Significance:** Historical, aesthetic **Level of Significance:** Local **Integrity:** Substantially intact	 

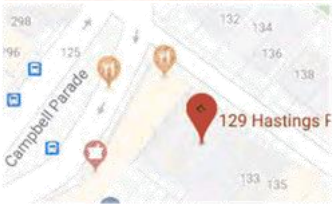
34	27 Bennett St	**Victorian** Freestanding double-storey Victorian Italianate terrace; central tower with classical detail. Palisade fencing with decorative sandstone posts. **History:** The land on which Bennett St was constructed was purchased by Edward Bennett in March 1853, who paid the high price 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. **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. **Level of Significance:** Local **Integrity:** Altered unsympathetically, reversible	 
35	28, 29 Park Parade	**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. **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. **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. **Level of Significance:** Local **Integrity:** Substantially intact, reversible	 

36	2-14 King St	**Federation** Row of single-storey terraces; terra cotta tile roofs, timber balcony fretwork; pitched portico. **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. **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 the1930s. 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. **Level of Significance:** Local **Integrity:** Unsympathetically altered	 

37	4, 6, 8, 10 Stephen St	**Federation** Row of single-storey terraces; terracotta and slate roofs, chimneys intact; some iron fretwork, pitched central portico. **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. **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 the1930s. 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. **Level of Significance:** Local **Integrity:** Unsympathetic altered	  
38	97 Ocean St	**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. **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	 

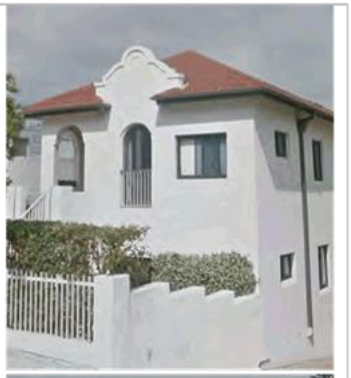
		Bondi Road of 141 and 131 acres each for £123 and £67. This area was subdivided into allotments before 1887.In 1845, four portions were secured by Joseph Dickson for £25 each. Two of the portions faced Bondi Road and two Birrell Street, from Bennett Street to between Ocean and Watson streets. Dickson 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. 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. **Significance:** Good example of a Federation residence, intact. Historical, architectural, aesthetic; streetscape significance. **Level of Significance:** Local **Integrity:** Substantially intact	
	Rose Bay precinct		
39	70 Liverpool St	**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. **History:** **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. **Level of Significance:** Local **Integrity:** Substantially intact	 
40	1 Warners Ave	**Inter-War** The Bondi Lawn Bowling Club was established in 1935. The clubhouse is an important streetscape feature of Warners	

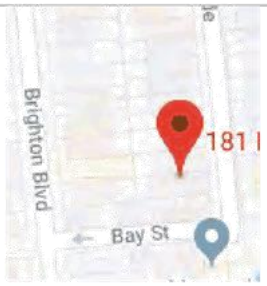
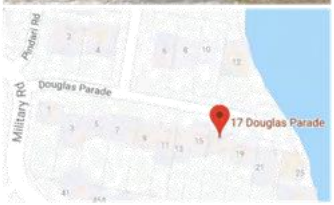
		Ave's parkland entry off the original South Head Rd. It is a good example of an Inter-War building with Old English influences. Features an unusual roof with hipped gable feature set asymmetrically, with terra cotta roof, face brick and original roof form still intact. Non-original windows detract from 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. **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. **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. **Level of Significance:** Local **Integrity:** Substantially intact	 
	North Bondi precinct		
41	127-129 Hastings Parade	**Inter-War** The paired residential flat buildings demonstrate the later Arts & Crafts style employed in speculative residential flat buildings of the 1920s. 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. 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. **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. **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. 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. **Significance:** Historical, aesthetic **Level of Significance:** Local **Integrity:** Substantially intact, reversible changes	 
42	131 Hastings Parade	**Inter-War** 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	

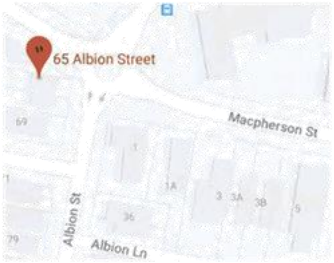
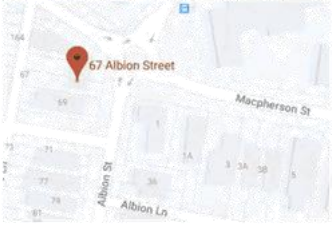
		windows between expressed pilasters tapered into a raised parapet. Outer corners of the front elevation have return pilasters rising above the parapet. Curved balconies are set in the returns to each side of the centre bay, these finished in rendered masonry. Now rendered and painted, the building is likely to have been initially constructed in face brick. **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. **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. **Significance:** Historical, aesthetic **Level of Significance:** Local **Integrity:** Substantially intact	 
43	133-135 Hastings Parade	**Inter-War** The paired residential flat buildings demonstrate the later Arts & Crafts style employed in speculative residential flat buildings of the 1920s. 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. 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. **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. **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. 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. **Significance:** Historical, aesthetic **Level of Significance:** Local **Integrity:** Substantially intact	
44	165-171 Hastings Parade	**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. **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	

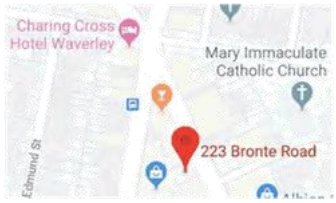
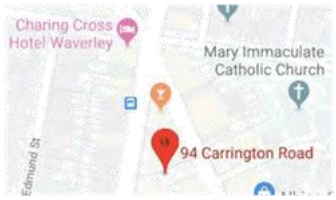
		cottages, others occupying vacant sites on the rocky slopes looking south over Bondi Beach. **Significance:** The buildings form a grouping of similarly styled residential flat buildings. All were constructed at about the same time. Fine examples of the American influence based on the Spanish Mission 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. Historical, aesthetic **Level of Significance:** Local **Integrity:** Varied states of intactness	   
45	181 Hastings Parade	**Inter-War** 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. **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. **Significance:** Historical, aesthetic **Level of Significance:** Local **Integrity:** Varied states of intactness	
	Dover Heights precinct		
46	14 Lyons Rd	**Modernist** 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. Rare surviving example of Modernist house. Local aesthetic, historical importance. **History:** A derivation of earlier Ocean Liner/Functionalist forms **Significance:** Historical, aesthetic **Level of Significance:** Local **Integrity:** Substantially intact	 
47	17 Douglas Parade	**Post-Functionalist** Single-storey post-Functionalist style home. Plain render, contrast banding, irregular element arrangement; curved entry; ribbon windows; flat roof concealed by parapet. Rare unaltered example of Functionalist style house. Local aesthetic, historical importance. **History:** A derivation of earlier Ocean Liner/Functionalist forms **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. **Level of Significance:** Local **Integrity:** Substantially intact	 
48	144 Military Rd, Dover Heights	**Post-Functionalist** 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. Rare example of Post-Functionalist home.. **History:** A derivation of earlier Ocean Liner/Functionalist forms	

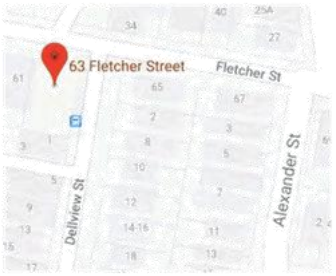
		Significance: Historical, aesthetic Intact example of a 1950s house displaying features typical of the period. Of note is the provision of the garage, a new concept at the time. **Level of Significance:** Local **Integrity:** Substantially intact	
49	7 Napier St	**Post-Functionalist** double-storey Functionalist 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. **History:** A derivation of earlier Ocean Liner/Functionalist forms. **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. **Level of Significance:** Local **Integrity:** Substantially intact	 
50	57 Hardy St	**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. **History:** A derivation of earlier Ocean Liner/Functionalist forms. **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. **Level of Significance:** Local **Integrity:** Substantially intact	 

	Charing Cross precinct		
51	65 Albion St, Bronte	**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. **History**: Era of construction associated with sale of Bronte's early land grant marine villa gentleman's residences for speculative subdivision. **Reasons for listing:** Historical; architectural; aesthetic; streetscape **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. **Level of Significance:** Local **Intergrity**: Substantially intact	 
52	67 Albion St, Bronte	**Late Victorian** *Bolingbroke* 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. **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. **Reasons for listing:** Historical; architectural; aesthetic; streetscape **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. **Level of Significance:** Local. **Intergrity**: Substantially intact	 

53	223-227 Bronte Road (Lot A in DP 332733) 94 Carrington Road (Lot A & B in DP 332733) 203-209 Bronte Rd (Lot A in DP 105665)	**Inter-War** The site, which is facing large-scale development pressure, includes two buildings of heritage significance within the Charing Cross Heritage Conservation Zone: **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. **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. **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	    

		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 mi 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. **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 Kenworth'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. **Level of Significance:** Local **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.	  

	South Bondi precinct		
54	309-311 Bondi Rd	**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. Federation shops built in response to tramline extension, with shops servicing growing population. Development driven by subdivision boom **History:** **Significance:** Historical, aesthetic **Level of Significance:** Local **Integrity:** Substantially intact	 
55	67 Fletcher St	**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. 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? **History:** **Significance:** Historical, aesthetic **Level of Significance:** Local **Integrity:**	  

56	63 Fletcher St	**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. 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. **History:** **Significance:** Historical, aesthetic **Level of Significance:** Local **Integrity:**	 
57	69 Fletcher St	**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. **History:** **Significance:** Historical, aesthetic **Level of Significance:** Local **Integrity:** Substantially intact	 
58	1 Silva St	**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. **History:** **Significance:** Historical, aesthetic **Level of Significance:** Local **Integrity:** Substantially intact	 

59	7, 9 Wonderland Ave	**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 **History:** **Significance:** Historical, aesthetic **Level of Significance:** Local **Integrity:** Substantially intact	 

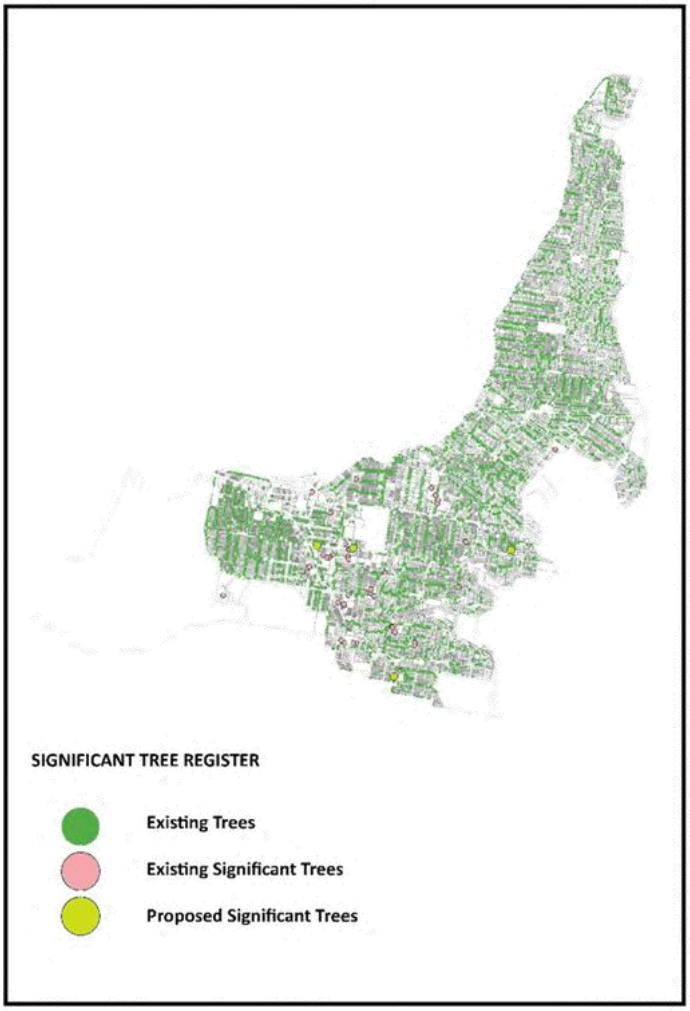
4.2 Section 170 buildings

The *Heritage Act 1977* requires government agencies to keep a register of heritage items under their care. This is called a Heritage and Conservation Register or more commonly, a Section 170 Register. Agencies that hold such registers are required to conserve and manage these items. The following items within the Waverley LGA are listed on the Section 190 Register but are yet to be included on Waverley's Schedule 5 and so have been included in this heritage assessment are now recommended for listing on the LEP. The rationale for the proposed inclusion on Schedule 5 is that they have been identified as being of local significance and therefore should be accommodated in the heritage list.

No	Address	Description
1	359 Old South Head Road	Bondi Fire Station
2	Bondi Road	Bondi Road Tram Overbridge
3	Blair Street	Bondi Sewage Treatment Plant
4	80 Gould Street	Electricity Substation No 183
5	Leichhardt Lane	Electricity Substation No 184
6	26 Anglesea Street	Electricity Substation No 269
7	1S Gordon Street	Electricity Substation No 301
8	Glenayr Avenue	Electricity Substation No 339
9	2 Lucius Street	Electricity Substation No 344
10	46-47 Murriverie Road	Electricity Substation No 345
11	108A Francis Street	Electricity Substation No 346
12	46A Murray Street	Electricity Substation No 347
14	1 Hastings Parade	Electricity Substation No 354
15	15 Pindari Road	Electricity Substation No 594
16	Campbell Parade	Electricity Substation No 84
17	Bronte Beach	Sewage Pumping Station No 56
18	Military Road	Sewer Vent (Ben Buckler)
19	Paul Street	Waverley Reservoir (Elevated) WS 0136
20	Paul Street	Waverley Reservoir No 1 (Covered)
21	Paul Street	Waverley Reservoir No 2 (Covered)
22	Council Street	Waverley Reservoir No 3

4.3 Heritage Significant Trees

Trees with identified heritage values can be listed in Schedule 5 of the Waverley LEP. Listing can include individual trees or groups of trees, such as those that form part of a landscape or garden of a listed heritage property. Such trees are assessed for their significance using the Heritage Office criteria rather than for their landscape qualities. Waverley Council can also lists such items on its Significant Tree Register (below). They are protected by the Waverley Development Control Plan - Part B5 Tree Preservation. This tree register defines significant trees as "those trees that make a major contribution to the everyday landscape and are therefore of special value to the community". At present there are 52 trees on the register. It is proposed that trees on one sites be included on Schedule 5 as trees with heritage significance.



Significant Tree Register

The following trees have been assessed as also having Heritage significance:

No	Address	Description
1	Rowland St, Bondi	*Phoenix canariensis* **Significance: Historic, aesthetic** Avenue of palm trees linked to the earliest iteration of the Bondi tramline and its terminus in Rowland St. The tramline assisted the early development of Bondi as a tourist destination in the 19th century, before sea bathing, with attractions including the Bondi Aquarium and, later, Wonderland City. The tram detour off Bondi Rd via Fletcher St and Rowland St is reflected in the curved elements of the buildings along its route. The detour was required because of the steepness of Bondi Rd at its lowest point.

5 CONSIDERED FOR LISTING BUT NOT RECOMMENDED

NO.	STREET NAME	SUBURB	LAND USE	DWELLING TYPE	ARCH STYLE	NOTE (2018 WAMP)	2019 ASSESSMENT OUTCOME
4	Coulton Street	BONDI	Residential	Semi-detached	Federation	Part of a group 2 - 12 but some modification	Representative rather than notable
18	Dudley Street	BONDI	Residential	Semi-detached	Federation	Detailed decorative timber to verandahs inc surrounding buildings - possible precinct	Representative rather than notable
8	Edward Street	BONDI	Residential	Residential flat building	Federation		In a conservation area
11	Ewell Street	BONDI	Residential	Semi-detached	Federation	Small cottage, with street trees	Representative rather than notable
11	Ewell Street	BONDI	Residential	Semi-detached	Federation	Small cottage, with street trees	Residences have lost integrity - no further assessment. Ewell Street trees require further assessment.
11	Beach Road	BONDI	Residential	Detached	Federation	Consistent flat buildings (some modifications)	In a conservation area.
22	Beach Road	BONDI	Residential	Detached	Federation		In a conservation area.
24	Beach Road	BONDI	Residential	Detached	Federation		In a conservation area
26	Beach Road	BONDI	Residential	Semi-detached	Federation		In a conservation area
28	Beach Road	BONDI	Residential	Semi-detached	Federation		In a conservation area
41	Beach Road	BONDI	Residential	Detached	Federation		In a conservation area
43	Beach Road	BONDI	Residential	Detached	Federation		In a conservation area.

45	Beach Road	BONDI	Residential	Detached	Federation		In a conservation area
47	Beach Road	BONDI	Residential	Detached	Federation		In a conservation area
51	Beach Road	BONDI	Residential	Detached	Federation		In a conservation area
53	Beach Road	BONDI	Residential	Manor home	Federation		In a conservation area
55	Beach Road	BONDI	Residential	Manor home	Federation		In a conservation area
94	Beach Road	BONDI	Residential	Semi-detached	Federation		In a conservation area
96	Beach Road	BONDI	Residential	Semi-detached	Federation		In a conservation area
98	Beach Road	BONDI	Residential	Semi-detached	Federation		In a conservation area
100	Beach Road	BONDI	Residential	Semi-detached	Federation		In a conservation area
12	Consett Avenue	BONDI	Residential	Detached	Federation		In a conservation area
38	Francis Street	BONDI	Residential	Semi-detached	Federation	Stone retaining wall	In a conservation area
45	Cox Avenue	BONDI	Residential	Detached	Colonial	Good detailing	In a conservation area
8	Bennett Street	BONDI	Residential	Semi-detached	Federation		Representative rather than notable
18	Belgrave Street	Bondi Beach	Residential	Detached	Federation		Representative rather than notable
160	Blair Street	Bondi Beach	Residential	Detached	Federation	Good detailing and proportions	In a conservation area.
18	Edward Street	Bondi Beach	Residential	Residential flat building	Inter-war	Good proportions	In a conservation area
631	Old South Head Road	Bondi Beach	Residential	Detached	Federation	Good proportions and detailing	Representative rather than notable
5	Clarke Street	Vaucluse	Residential	Detached	Federation	Modified and extended	Earlier than 1943 (aerial) but high wall and garage obstructs views to property. Unclear architectural value.

18	Clarke Street	Vaucluse	Residential	Detached	Federation	Modified and extended	Representative rather than notable
1	Wallace Street	Waverley	Residential	Detached	Federation	Weatherboard cottage	Demolished 2018
15	Bennett Street	Bondi	Residential	Manor home	Inter-war	Pair 15-17	Representative rather than notable
17	Bennett Street	Bondi	Residential	Manor home	Inter-war	Pair 15-17	Representative rather than notable
19	Bennett Street	Bondi	Residential	Residential flat building	Inter-war	Pair 19-21	Representative rather than notable
21	Bennett Street	Bondi	Residential	Residential flat building	Inter-war	Pair 19-21	Representative rather than notable
15	Bennett Street	Bondi	Residential	Manor home	Inter-war	Pair 15-17	Representative rather than notable
17	Bennett Street	Bondi	Residential	Manor home	Inter-war	Pair 15-17	Representative rather than notable façade
19	Bennett Street	Bondi	Residential	Residential flat building	Inter-war	Pair 19-21	Representative rather than notable
21	Bennett Street	Bondi	Residential	Residential flat building	Inter-war	Pair 19-21	Representative rather than notable
33	Bennett Street	Bondi	Residential	Manor home	Inter-war	Good brick detailing	Representative rather than notable
631	Old South Head Road	Bondi Beach	Residential	Detached	Federation	Good proportions and detailing	Representative rather than notable
5	Clarke Street	Vaucluse	Residential	Detached	Federation	Modified and extended	Representative rather than notable
18	Clarke Street	Vaucluse	Residential	Detached	Federation	Modified and extended	Representative rather than notable
338	Bondi Road	Bondi Beach	Residential	Residential flat building	Inter-war	Good detailing, massing and frontage to	Representative rather than notable

						Bondi Rd and Edward St	
38	Flood Street	Bondi Beach	Residential	Residential flat building	Inter-war	Brick detailing	Representative rather than notable
164	Wellington Street	Bondi Beach	Residential	Residential flat building		Small brick apartments	In a conservation area
	Dave Brown Place, Bronte Park	Bronte Beach	Recreation	Square courtyard in front of Bronte Surf Club	1970s	Face-brick courtyard recreation space with plaque	Built fabric of little importance. Plaque commemorating Dave Brown's achievements and presented by Waverley's first female mayor should be incorporated into new surf club or other facility.
22	Belgrave Street	Bronte	Residential	Detached	Inter-war	Extensive additions	Representative rather than notable
4	Boundary Street	Bronte	Residential	Semi-detached	Inter-war	Detailing	Representative rather than notable
6	Boundary Street	Bronte	Residential	Semi-detached	Inter-war	Detailing, modifications (extension)	Representative rather than notable
11	Arthur Street	Dover Heights	Residential	Detached	Inter-war	Considered as group	Representative rather than notable
157	Dover Road	Rose Bay	Residential	Detached	Inter-war	Historic character, minor modification	Representative rather than notable
70	Hardy Street	Rose Bay	Residential	Detached	Inter-war	Interesting form and massing on sloping lot	Representative rather than notable
230	Military Road	DOVER HEIGHTS	Residential	Detached	Inter-war	Modified extension	Representative rather than notable
94	Clyde Street	North Bondi	Residential	Semi-detached	Inter-war	Good brickwork, detailing	Representative rather than notable

96	Clyde Street	North Bondi	Residential	Semi-detached	Inter-war	Good brickwork, detailing, modified with second storey	Representative rather than notable
36	Hardy Street	DOVER HEIGHTS	Residential	Dual occupancy	Post-war	nil	No further research. No presence to the street; internal modifications.
11	Arthur Street	DOVER HEIGHTS	Residential	Detached	Inter-war	Consider group of Inter-war	No further assessment. No. 11 modified (rendered/painted brick))
157	Dover Road	DOVER HEIGHTS	Residential	Detached	Inter-war	Historic character, minor modification	Appears to be a modest architectural example
70	Hardy Street	DOVER HEIGHTS	Residential	Detached	Inter-war	Interesting form and massing on sloping lot	No further assessment. Modest example.
230	Military Road	DOVER HEIGHTS	Residential	Detached	Inter-war	Good detailing, modified extension?	Pre 1943, modest building. 1977 addition.
109	Carrington Road	Queens Park	Residential	Semi-detached	Federation	Earlier terrace?	No further assessment. Part of a pair with low integrity likely.
4	Victoria Street	Queens Park	Residential	Semi-detached	Federation	Early cottage	Originally part of a group, modified
6	Victoria Street	Queens Park	Residential	Semi-detached	Federation	Early cottage	Originally part of a group, modified
16	Queens Park Rd	Queens Park	Good detailing	Good detailing	Good detailing	Good detailing	Substantial modification
4	Victoria Street	Queens Park	Residential	Semi-detached	Federation	Early cottage	Originally part of a group,

6	Victoria Street	Queens Park	Residential	Semi-detached	Federation	Early cottage	Originally part of a group, modified
7	Loomba h Road	WAVERL EY	Residential	Detached	Post-war	Some modification but similarities to 7 Ethel St	Similar to other buildings in the area; rendered and painted, c. 1960s (

6 NEXT STEPS AND RECOMMENDATIONS

The detailed heritage assessment outlined above highlights Waverley's rich and varied history, stretching back to the earliest days of European settlement. Understanding that history is key to preserving and maintaining Waverley's heritage significance into the future. Using strict application of best-practice heritage assessment criteria, this review proposes the inclusion of additional individual items and new and amended urban conservation areas on Schedule 5 of the LEP for the purposes of public exhibition.

The assessment has considered Waverley's natural and built fabric as a product of its layered history. The Thematic History (outlined in Appendix 1) – together with pervious histories prepared in 1959, 1993 and 2007 – provides a basis for the understanding and interpretation of items within the assessment. The HCAs that have been recommended for listing reflect significant eras of the LGA's past. They contain a consistent and identifiable character that, if lost, would diminish the community's ability to understand its past and potentially rob it of neighbourhoods that over time will become more valued and highly prized.

The increased availability of historical material, much of it now digitised, has enhance our understanding of Waverley as a place and the pockets within it. This newly uncovered information gives fresh insight into what features are significant and why, and how this was and is reflected in Waverley's unique urban environment today. It comes at a time when the community's esteem for and understanding of heritage continues to grow as, over time, items of significance are lost to the pressures of development. Ongoing rigorous assessment of what is significant will also help to stem the increasing need for Interim Heritage Orders. (Refer to Section 2.2.4 Interim Protection for further detail.)

Recommendations resulting from this heritage assessment are as follows:

- Updated Schedule 5 of Waverley LEP
- Research on how Aboriginal people connection to place with a focus on Waverley
- Heritage Walks responding to Waverley stories uncovered
- Adaptive Re-use Strategy – best practice for integrating old buildings with new work
- An updated history of Waverley to complement the Dowd *History of Waverley*, extending the detailed history of Waverley from 1959 to the present
- Ongoing promotion of Waverley's heritage, including investigation of digital opportunities
- Celebration / Education / Interpretation events as required

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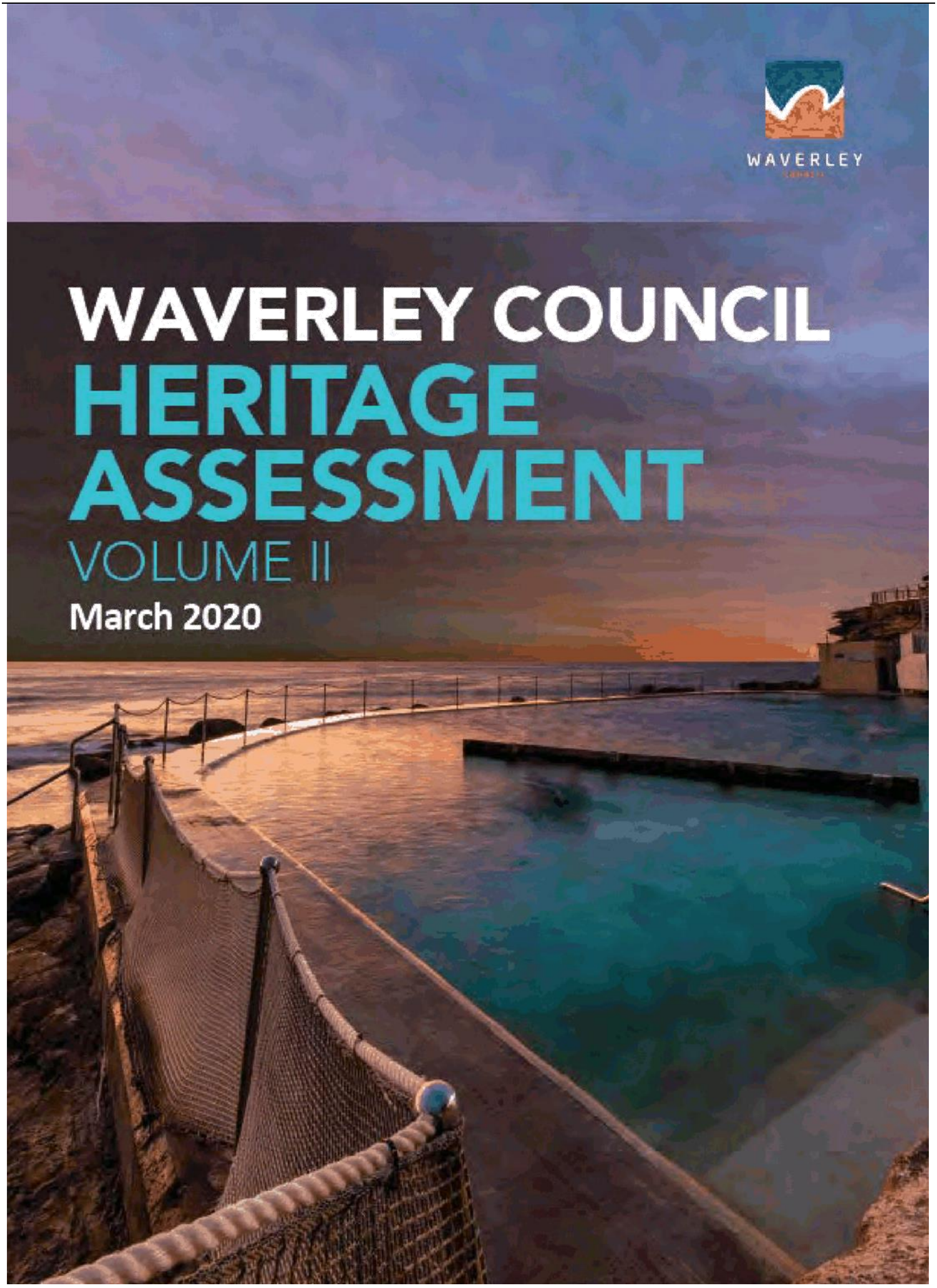
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WAVERLEY
WAVERLEY COUNCIL
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APPENDIX 1 THEMATIC HISTORY

1.1 Pre-European Settlement

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

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





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

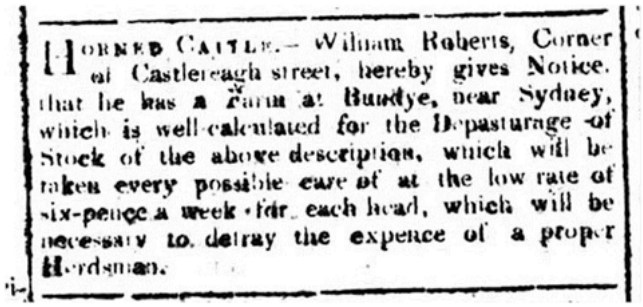
Aboriginal people have inhabited the greater Sydney region for over 20,000 years. A number of communities were associated with the land between Sydney Harbour and Botany Bay. The surrounding coastal strip contains a range of Aboriginal sites including middens, art sites, axe grinding grooves and rock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

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

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

1.2 Early Development of Waverley

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


HORNED CATTLE.—William Roberts, Corner of Castlereagh street, hereby gives Notice, that he has a Farm at Bundye, near Sydney, which is well calculated for the Depasturage of Stock of the above description, which will be taken every possible care of at the low rate of six-pence a week for each head, which will be necessary to defray the expence of a proper Herdsman.

Roberts received 200 acres (82 hectares) of land, including Bondi Beach, in recognition of his services in supervising construction the South Head Road (later Oxford Street and Old South Head Road). Roberts was also an innkeeper in Sydney and, in common with other land holders, resided there while renting out his land at Bondi for the grazing of cattle. He died in 1819, and the Bondi holding passed through family connections

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



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

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

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

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

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

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

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

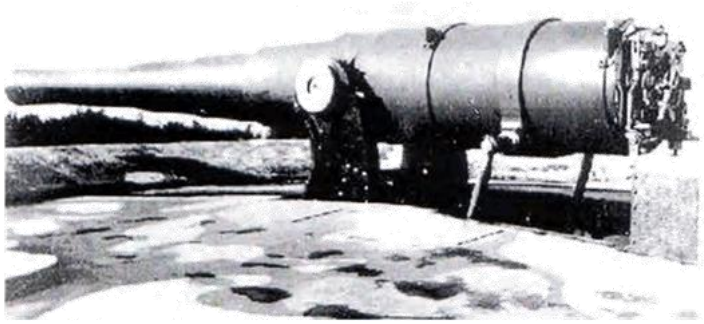
The early economic depression began in the early 1840s and temporarily halted the “feverish speculation”, indulged in by all classes (*Sydney Morning Herald*, 2 January 1843). No additional land sales took place in the area until 1846, and any proposed development existed only as drawings on paper. However,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

1.3 Defence in Waverley

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

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

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



The battery site at Ben Buckler.
Source: Waverley Library

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

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

1.4 Farmland in Waverley

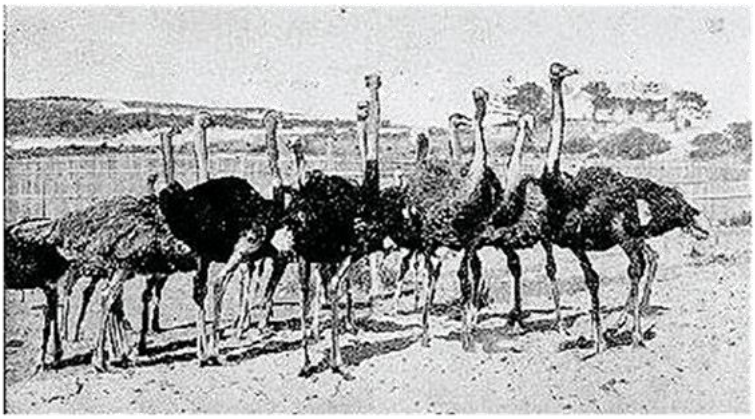
Although Waverley's sandy soil was not well suited for agriculture, some rural activities were established in the 19th century. Flagstaff farm (now Waverley Park) was operating before 1850. The farm combined agriculture (on its flat land) and cattle grazing on nearby hills and sand dunes. The farm was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

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

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

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

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



Barracluff's Ostrich Farm. Source: Waverley Library



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

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



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

Tanneries

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

Soap Factories

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

Metal Factories

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

Breweries

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

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

Hotels

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

1.5 Villas and Mansions

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

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

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





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

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

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



1.6 Traffic and Transport

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

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

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

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

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



Trams in Bondi Junction and Charing Cross.

Source: Local Studies Collection, Waverley Library

Sydney's tramway system remained government owned and controlled throughout its life. The overall length of tram line grew from 2.4 kilometres in 1879 to 70 kilometres in 1889. Waverley was one of the first LGA's with an operating tram system. The first track in the area followed the bus route from Darlinghurst to Charing Cross and was constructed in 1881.These steam tramways were expensive to build and costly to run, but they effectively created a suburban public transport system for the eastern suburbs. By 1882, the Waverley tramlines were estimated to have carried 4,700 passengers a month.

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

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

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

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

1.7 Leisure and Recreation

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

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

Tamarama Beach and Wonderland City circa 1906-07

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



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

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

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

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

1.8 Public Health

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

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

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

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

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

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

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

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

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



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

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

1.9 Amenity and Infrastructure

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

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

Roads

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

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

Drinking Water

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

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

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

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

Street Lighting

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

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

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

Beach Facilities

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







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

Other Facilities:

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



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



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

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



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

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

1.10 Speculation and Subdivision

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

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



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

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



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

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

1.11 Flats and Bungalows

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

Building boomed during that decade with approximately 6000 new buildings, including residential flat buildings and bungalows. Residential flat buildings were first introduced to Sydney in 1905 with a construction at Windmill Street, Millers Point. During World War 1, shortage of construction materials saw many large residences subdivided into “flats” as demand for homes increased. The semi-detached residence became popular in the Federation period because it allowed more light and ventilation into houses than a traditional terrace row. Residential flat buildings and Federation residences proved ideally suited to speculative development of land in Sydney’s inner LGAs during the Inter-War period.

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

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

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

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



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

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

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

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



1.12 Community

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

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

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

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

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

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

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

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

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	the forms and streetscapes resulting from initial subdivisions of open lands within the O'Brien Estate nearest to the formed roadways of Old South Head and Bondi roads. Regular transport - initially horse-drawn and, later, steam and then electric trams - encouraged ageing members of the O'Brien family to selectively subdivide readily accessible areas of the estate whilst retaining the original homestead, associated grounds and family mausoleum. Regular transport - initially horse-drawn and, later, steam and then electric trams - encouraged ageing members of the O'Brien family to selectively subdivide readily accessible areas of the estate whilst retaining the original homestead, associated grounds and family mausoleum. The initial subdivisions of the Federation period 1890-1919 saw construction of semi-detached and freestanding residences about the southern side of the valley in response to improved tram transport and the beginnings of aquatic recreation at Bondi Beach. Resulting streetscapes of generous freestanding residences to the upper slopes and more close-set semi-detached residences to the lower slopes and valley floor reflected the relative amenity of the subdivisions and the continuing influence of the O'Brien Homestead and grounds, which remained a feature of the valley until the later 1920s. The subsequent Inter-War period, 1919-1939, saw the emergence and dominance of a new building type, the residential flat building. It was employed extensively within new subdivisions of the remaining grounds to the O'Brien Homestead and on sites of opportunity within existing streets to the southern and northern slopes of the valley. The residential flat building was even more prolific in reclamation of the Bondi sand drifts to the valley floor and northern side of the Bondi Valley. Despite the Great Depression of 1929-1934, the momentum of construction continued unabated until the outbreak of World War II. It established a setting of brick and tile, employed in the varied Revival styles of the Inter-War years, moving toward the beginnings of Modern architecture evident in the Functionalist designs of the late 1930s. The speed of development saw a consistency of streetscapes characteristic of boom periods and emphasized by the avenue planning of major traffic routes including Campbell Parade to the south-east and Blair Street, Warners Avenue and Curlewis Street, signifying the beginning of the automobile age in metropolitan Sydney.

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Level of Significance	National ☐	State ☐	Local ☒

DESCRIPTION						
Designer	Various.					
Builder/ maker	Various.					
Physical Description	The Bondi Valley Conservation Area Bondi A combines streets terraced across the south-western slopes of the Bondi Valley with streets on the valley floor aligned with the original boundaries of the O'Brien Estate. Streets typically provided long perspectives, emphasised by cohesive building forms being substantial groupings of Federation-era freestanding and semi-detached residences interspersed with two- and three-storey Inter- War residential flat buildings and freestanding bungalows. Face-brick exteriors with terra cotta tile roofs predominate in both periods. Later interventions largely from the 1970s onwards comprise freestanding residential flat buildings of late Modern, Post-Modern and more recent Modernist Revival styles and altered residences typically having first-floor additions.					
Physical condition and Archaeological potential	The potential for uncovering archaeological remnants should be considered when carrying out any works on sites of previous occupancy such as Forest Knoll and the Homestead and in locations of sandstone formations likely to include middens.					
Construction years	**Start year C 1890**		**Finish year C1940**		**Circa**	1890-1940
Modifications and dates						

HISTORY

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

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

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

HERITAGE LISTINGS	
Heritage listing/s	Waverley LEP

INFORMATION SOURCES				
Type	**Author/Client**	**Title**	**Year**	**Repository**

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Research				Waverley Council
Biography				Australian Dictionary of Biography

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

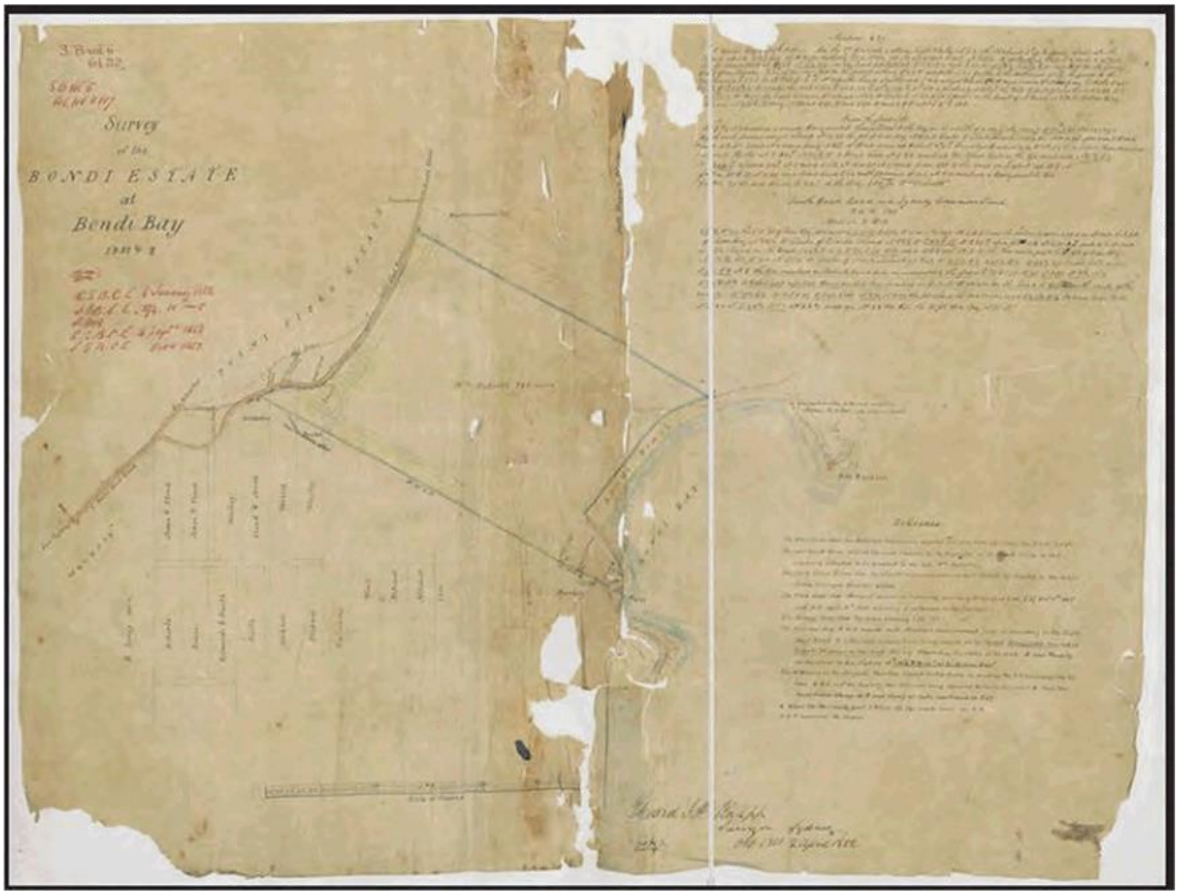
SOURCE OF THIS INFORMATION			
Name of study or report	Various	**Year of study or report**	2019
Item number in study or report	N/A		
Author of study or report	Colin Brady		
Inspected by			
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	Anne McGoverne	**Date**	2020

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IMAGES

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

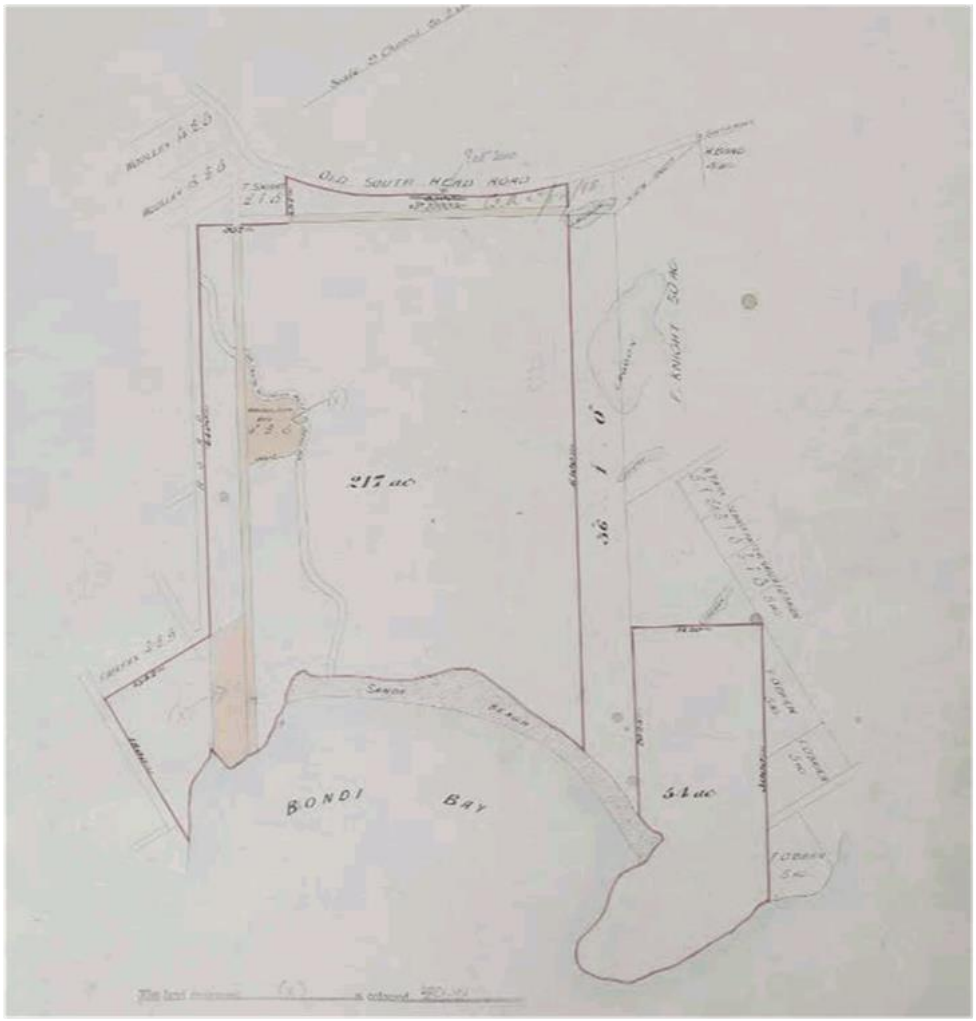


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Image caption	The William Roberts grant mapped in 1868. It suggests the Roberts land grant was 217 acres, not the widely noted 200 acres. A quarry is shown in what became the O'Brien family mausoleum and is now Sir Thomas Mitchell Drive and Forest Knoll Ave. The hinterland sand dune lagoons on the northern side of the Bondi basin are also marked, as is the Hurd grant at Ben Buckler. F. O'Brien is also noted as owning land near Ben Buckler at this time.				
Image year	1868	**Image by**	Unknown, Sourced from State Archives	**Image copyright holder**	State Archives of NSW



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

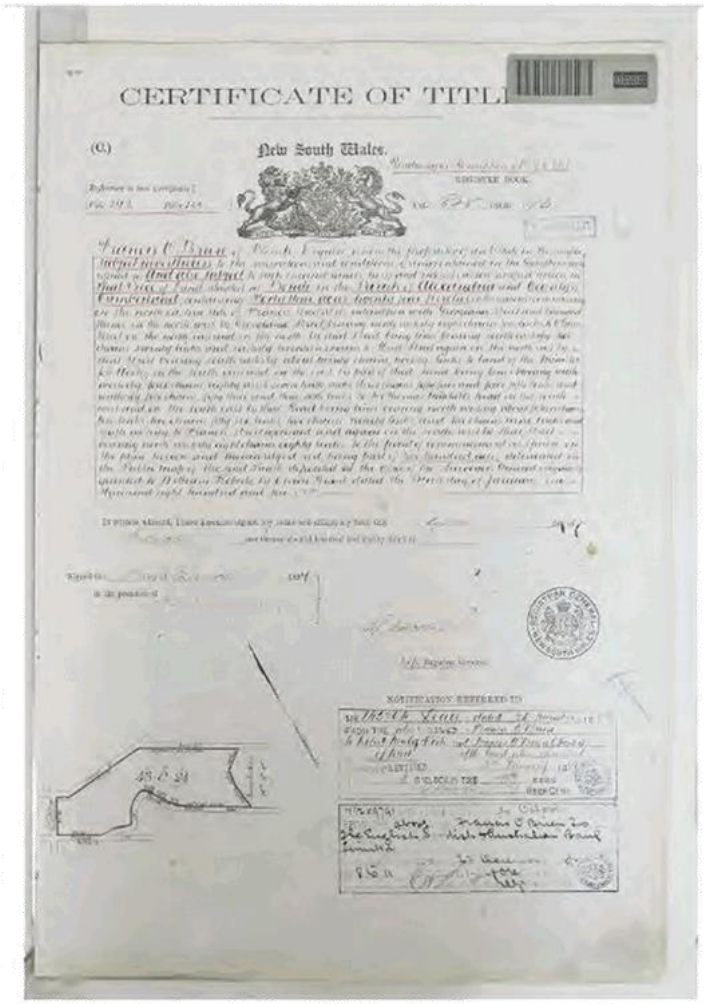


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Image caption	Certificate of Title showing the transfer of land from the William Roberts grant to Francis O'Brien in 1855.				
Image year	1855	**Image by**		**Image copyright holder**	State Archives



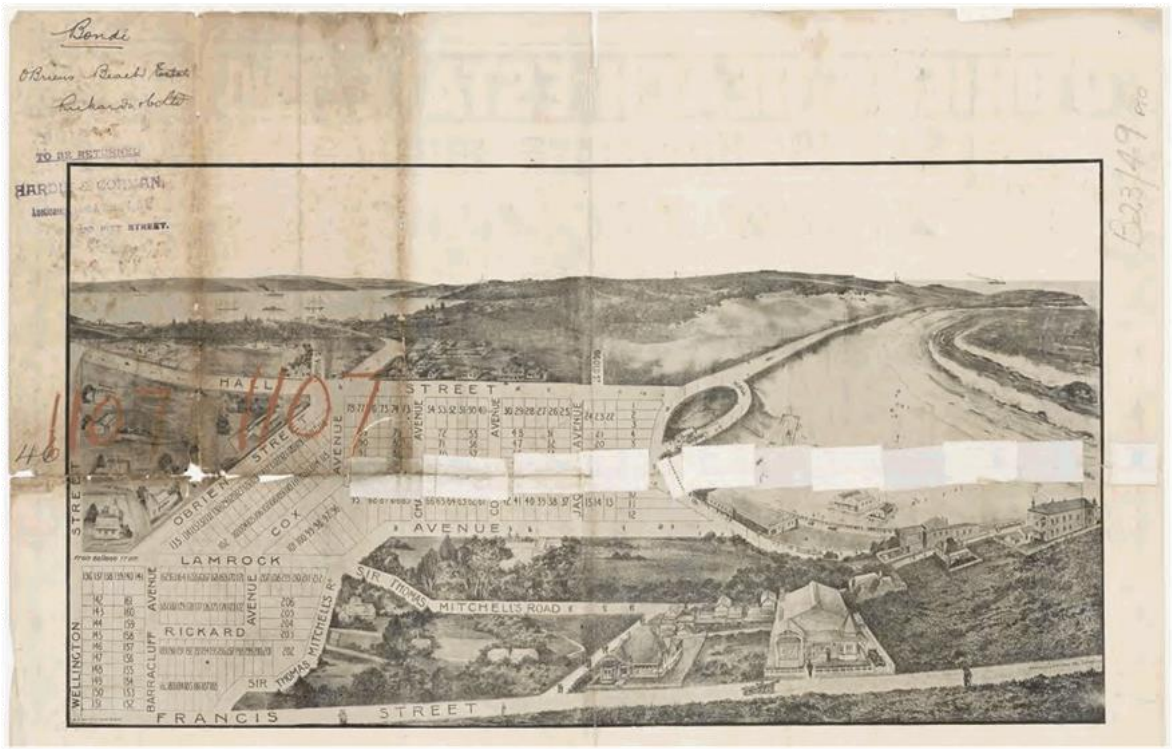
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Image caption	The Federation-era subdivision of the O'Brien Estate begins. Many of the houses built during this era remain extant				
Image year	1910, 2020	**Image by**		**Image copyright holder**	State Library of NSW; Waverley Council



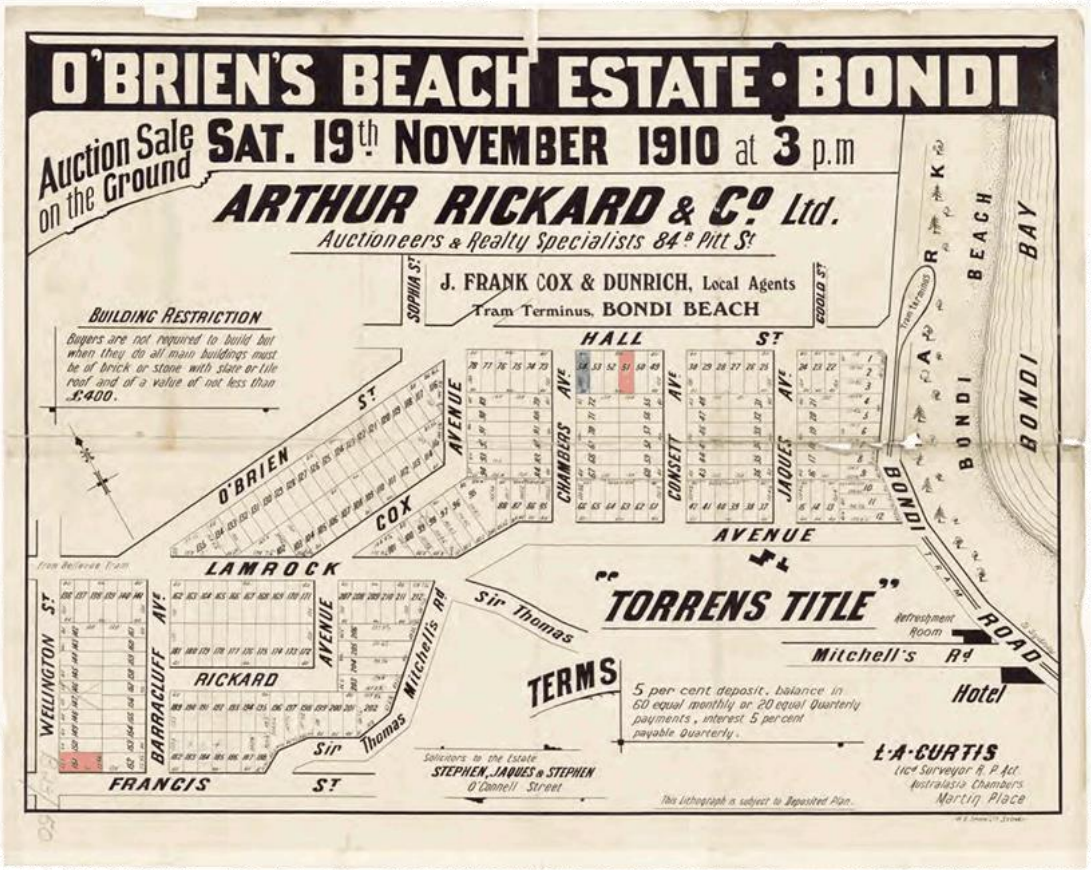


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Image caption	The O'Brien Estate is subdivided and offered for sale.				
Image year	1910	**Image by**		**Image copyright holder**	State Library of NSW



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

Castlefield Street



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

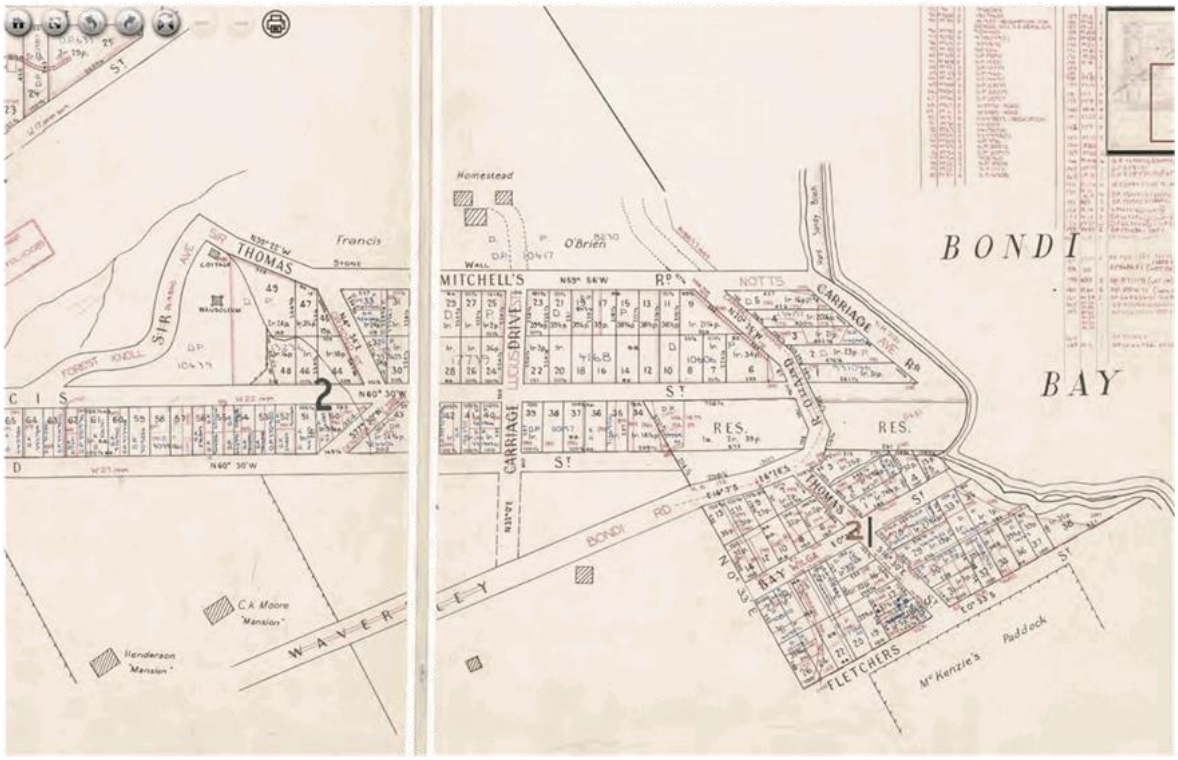
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Image caption	O'Brien Estate subdivision map showing the position of the original Homestead and the carriage way to the estate, now Lucius St. The O'Brien family mausoleum is also marked near Forest Knoll Ave.				
Image year	c1910	**Image by**		**Image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

Viewer



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

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

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

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

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	1803: As early as 1803, some form of road had been built by Governor John Hunter to link the colony with the signal station at Watson's Bay, South Head, following an existing Aboriginal track on the ridgeline and across the Bondi Valley. January 1810: Noted colonial road builder William Roberts was granted 200 acres, extending from the later line of Edward Street to the south-west, Beach Road to the north-east and from Old South Head Road to Bondi Beach. Roberts, an absentee landlord, used the Bondi land for gazing of cattle on agistment. 1819: William Roberts dies. The Bondi Land grant remained in family hands until 8 March 1851 when it was sold to Edward Smith (Monitor) Hall for 200 pounds in trust for his daughter, the wife of Francis O'Brien. A notice of the birth of a son to Mrs Francis O'Brien at her residence Bondi on 18 January 1851 supports the O'Briens being in residence at Bondi prior to the exchange in March. The O'Brien residence was initially known as Bondi Lodge and later The Homestead. Its location to the south-west side of the Bondi Valley and the construction of a family mausoleum to the west had considerable impact upon the subsequent development of the valley. 1852: The first attempt at subdivision by Francis O'Brien included a subdivision plan drawn up by Knapp. This established much of the later street pattern plan in the valley, but provided little or no sales. The roads marked on the map were not built until much later. 1855: A road was surveyed from Old South Head Road principally along the later route of Sir Thomas Mitchell Road. 1854 -1856: Negotiations with E. S. Hall saw a reserve established to southern end of Bondi Beach, leaving 179 acres in the estate. 1 July 1861: Francis O'Brien mortgages the Bondi Estate to Frederick Fanning for 20,000 pounds. The mortgage excluded the Barton and Long sections to the north and south ends of the beach. 1866: Frederick Fanning had subdivision plans prepared by the prominent surveyor Reuss covering lands in the Bondi Valley from Old South Head Road to Bondi Park and from Edwards Street to the later line of Beach Road. The Reuss plan preserved 35 acres about The Homestead. August 1868 Francis O'Brien has Bondi Estate brought under the Real Property Act. October 1873 Some 51 acres to the south-western side of the valley passed into the hands of Frederick Charles Curlewis.

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	1877: Following the bankruptcy of Francis O'Brien, the residue of the estate was vested to Frederick Thomas Humphrey, then transferred to Frederick C. Griffiths in September 1878. Part of this land was subdivided for sale by J H Reuss in June 1879 and lots offered for sale in November 1879. 1879-1920s: numerous subdivisions of the estate undertaken initially preserved The Homestead surrounds. 1880: Cliff House Hotel opens at the southern end of Campbell Parade to service a growing number of beach day-trippers. 1882: NSW government resumes 25 acres of private land for public recreation at Bondi Beach. 1884: First tramway to Bondi opens, stopping at Hall St. The tram is steam-powered and runs from Circular Quay and Railway Square. 1886: Tidal Baths open at the southern end of Bondi Beach. 1890: Tram line from Bondi to Waverley opens. 1894: Tram line is extended to Bondi Beach with a looped track at the beachfront. 1900: State government agrees to begin funding sand dune stabilisation and removal project. 1901: Federation occurs with the proclamation of the Commonwealth of Australia January 1. Australia begins to establish itself as a nation with its own character. Federation architecture was expressive of this sense of pride, with Australiana themes often incorporated, such as flora and fauna motifs in building features. Verandas and larger window openings responded to the Australian setting and climate. 1902: Sea bathing becomes legal as Section 77 of the Police Offences Act is scrapped. 1905: First dressing sheds are built at Bondi Beach. 1906: Tram line to Bondi is electrified. Bondi Surf Club begins operation as use of beach by swimmers increases.

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	1907: Red and yellow lifesaver caps are worn for the first time at Bondi as Bondi's popularity as a tourist destination grows and the beach becomes associated with health, leisure and democracy – a playground everyone could enjoy equally. 1911: "Castle" dressing sheds complete with turrets open at the beach. Described in *The Sydney Morning Herald* as the most up-to-date surf bathers' accommodation in the State and the Commonwealth. A tearoom for day-trippers is included. Tramline extended to North Bondi. 1914: Bellevue Hill tram line extended to Bondi Beach via Birriga Rd and Curlewis St to North Bondi. 1914-18: World War 1. Sand dune removal program continues on the central and northern side of the Bondi Valley. 1916: Site acquired by the state for Bondi Beach Public school on Campbell Parade, but the government baulked at the cost of clearing sand from the site. Other sites were investigated but eventually the school buildings were erected. 1919: First sale of land that included The Homestead and immediate grounds occurring in 1919. 1920s: Rapid expansion of housing across the Bondi Basin driven by a post-war economic boom, rapid population growth in Sydney and the Waverly LGA, speculative building of residential flats in response to the acute post-war housing shortages, the new Company Title land title system (providing separate ownership of apartments) and the increasingly extensive tramway transport network. The speed of subdivision saw a consistent streetscapes emerge, characteristic of boom periods. Between 1923 and 1926, land values in the Waverley municipality rose an average of 37 per cent. 1920s: Bondi Beach and the lifesaver emerge as a source of iconography for a new national identity, individuality and freedom, fostering growth of tourism to the beach and the need for more accommodation options. 1921: Census data reveals the rapid growth of population and number of dwellings in Waverley during the Inter-War years:

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	Population	Number of dwellings			Owned	Rented
		Houses	Flats	Total		
1911	19,831			4,211		
1921	36,797	6761	647	7,799	33%	65%
1933	55,902	9306	4380	13,686	26%	72%

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

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

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

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

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

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

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

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	1932: The Sydney Harbour Bridge opens as the Great Depression hits. The notion of the beach as an egalitarian playground takes root, especially at Bondi with its large working class population. 1933: Sydney's tram network acquires the status of the world's largest (before it was decommissioned 30 years later). 1938: Black Saturday surf rescue. 1939-45: World War II. Soldiers hold a Lifesaving carnival on Tel Aviv Beach in 1941. 1946: Three-track tram terminus is cut into the roadway at North Bondi. 1948: Lightweight swimwear fabric is developed. This reduces the need for dressing sheds, resulting in the surf pavilion's use fading. 1957: Waverley's population peaks at 71,000 1960: February 28 – Last tram runs to North Bondi and Bronte. 1971: First City to Surf race. 2006: 70% of Bondi households live in flats.

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

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

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

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

HERITAGE LISTINGS	
Heritage listing/s	Waverley LEP

INFORMATION SOURCES

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

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

SOURCE OF THIS INFORMATION

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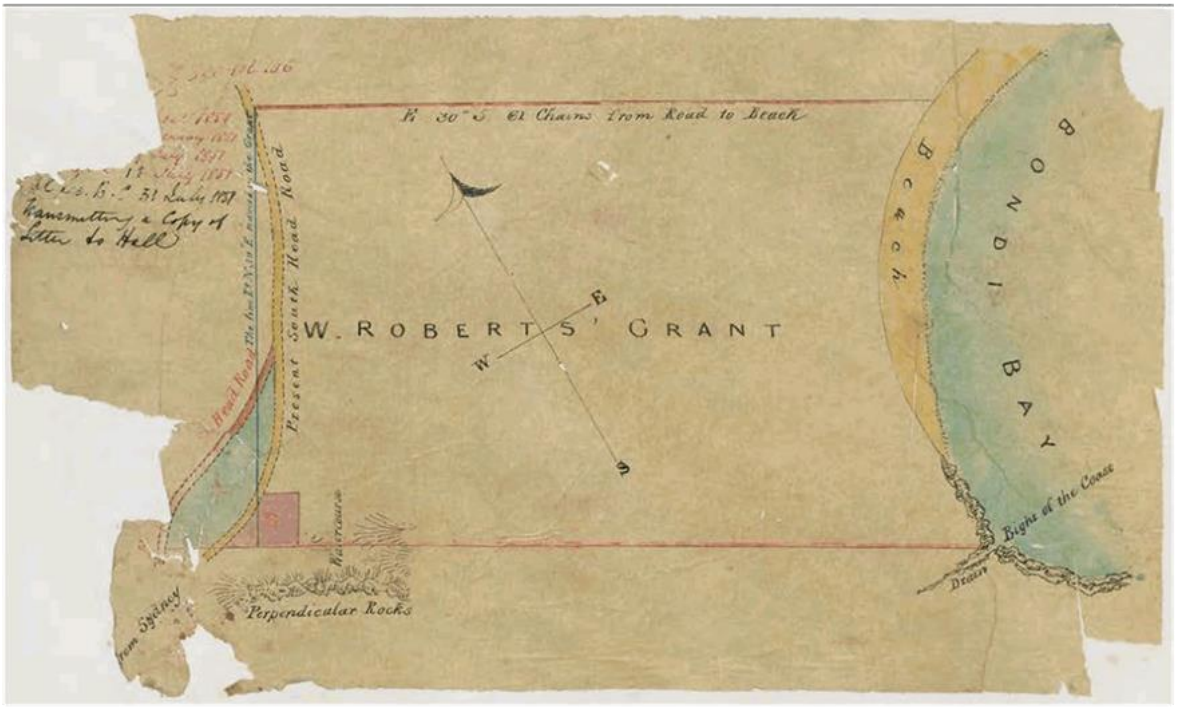
Name of study or report	Various	**Year of study or report**	2019
Item number in study or report	N/A		
Author of study or report			
Inspected by			
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by		**Date**	

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

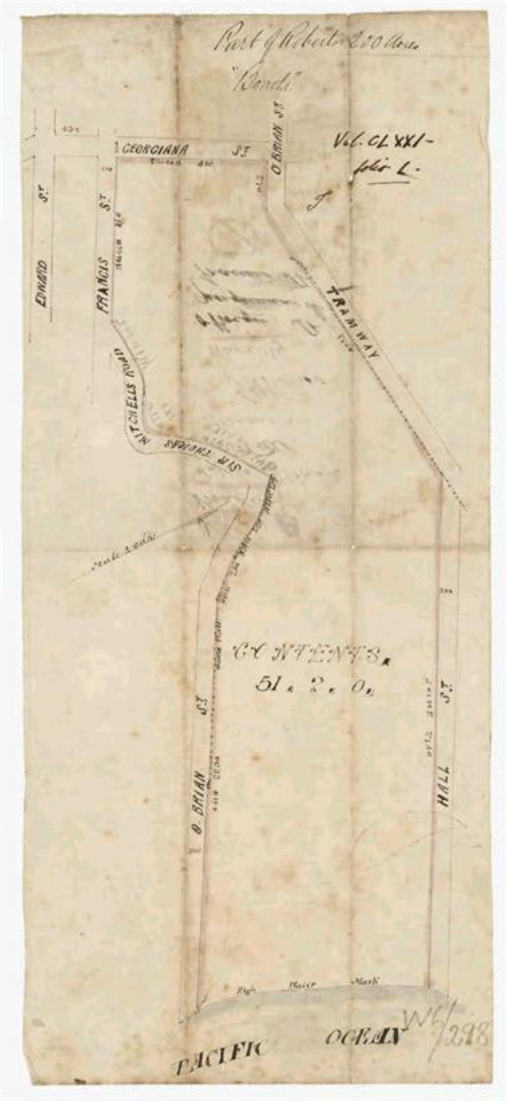


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Image caption	Map marking parts of William Roberts' estate and showing the path of the railway Thomas O'Brien built across the Bondi and dunes to remove the basalt he was quarrying at the coastal end of what is now Murreverie Rd. The street names all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

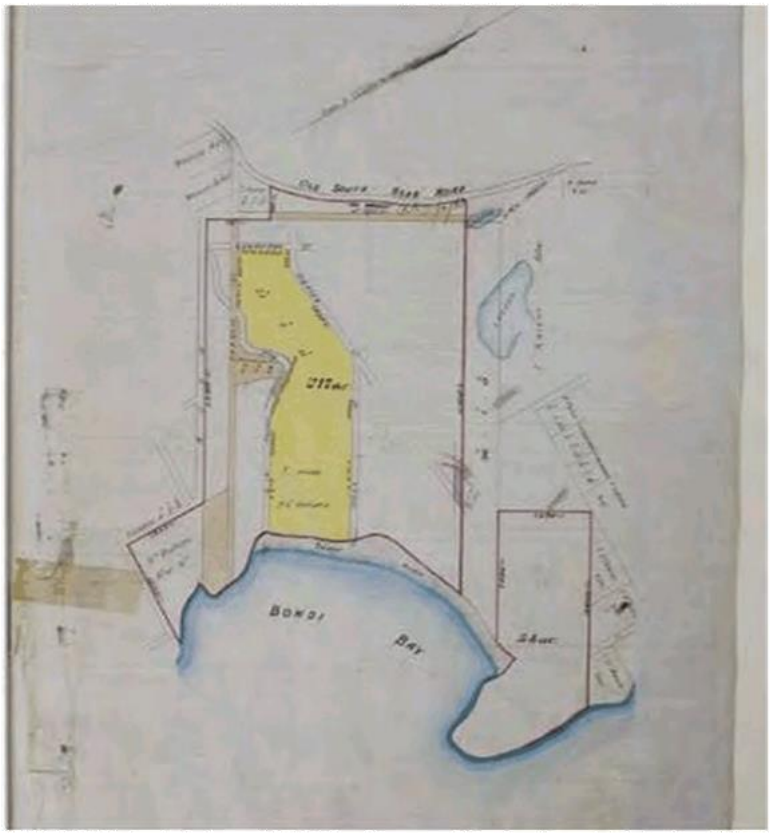


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Image caption	Land from the O'Brien Homestead Estate, shows the location of sand dune lagoons				
Image year	C1870	**Image by**		**Image copyright holder**	State Library of NSW

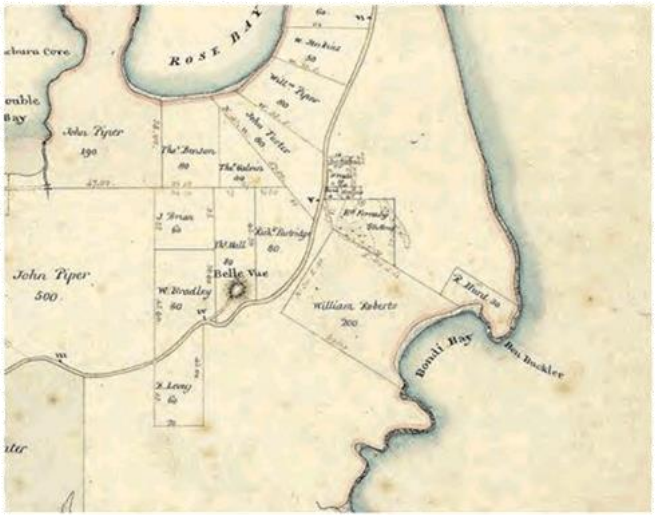


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Image caption	Parish map, c1830				
Image year	1830	**Image by**		**Image copyright holder**	NSW Land and Property Information

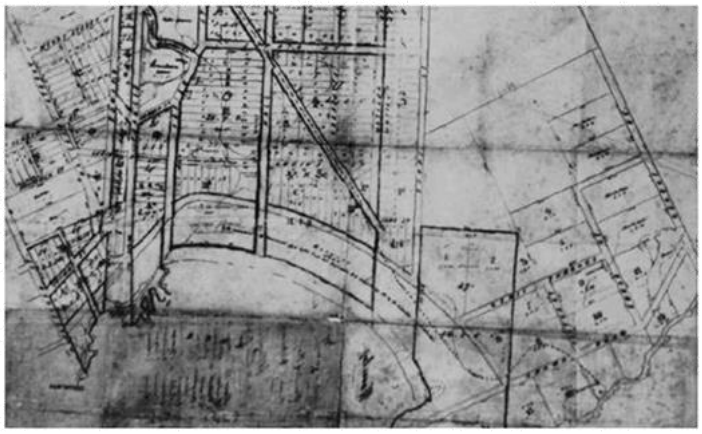


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Image caption	1866 Reuss subdivision plan. The subdivision was not successful because of the sand dunes that prevented development and the plan was shelved; the roads marked remained unbuilt.				
Image year	1866	**Image by**		**Image copyright holder**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



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

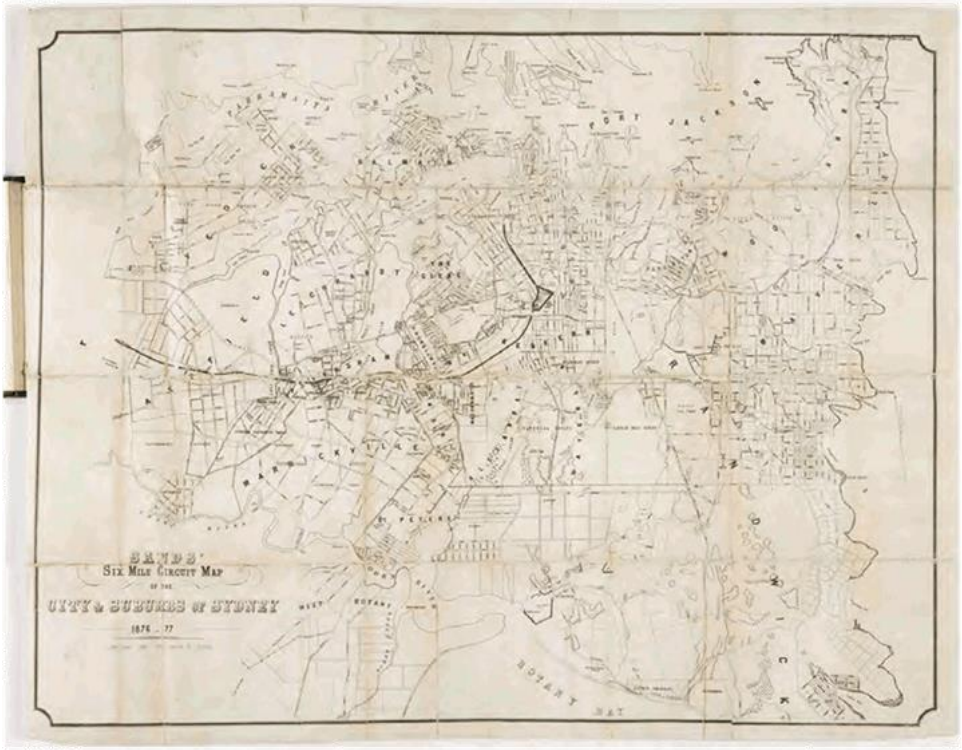


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Image caption	1876 *Sands' six mile circuit map of the city & suburbs of Sydney 1876-77.* Bondi Valley remains without roads.				
Image year	1876	**Image by**		**Image copyright holder**	State Library



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



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

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





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



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

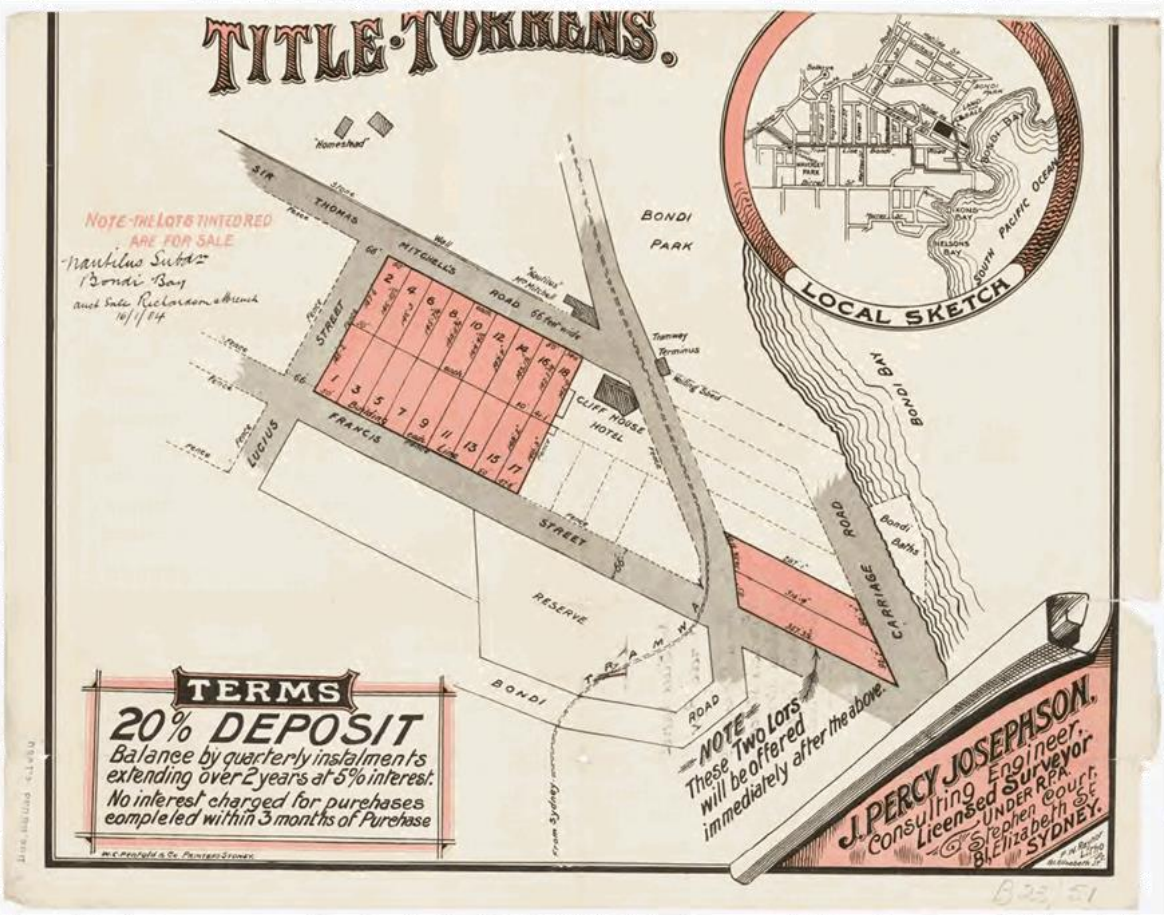


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Image caption	1898-06 Nautilus estate land sale poster. One of the earliest sub-division sales in the Bondi Basin				
Image year	1898	**Image by**		**Image copyright holder**	State Library

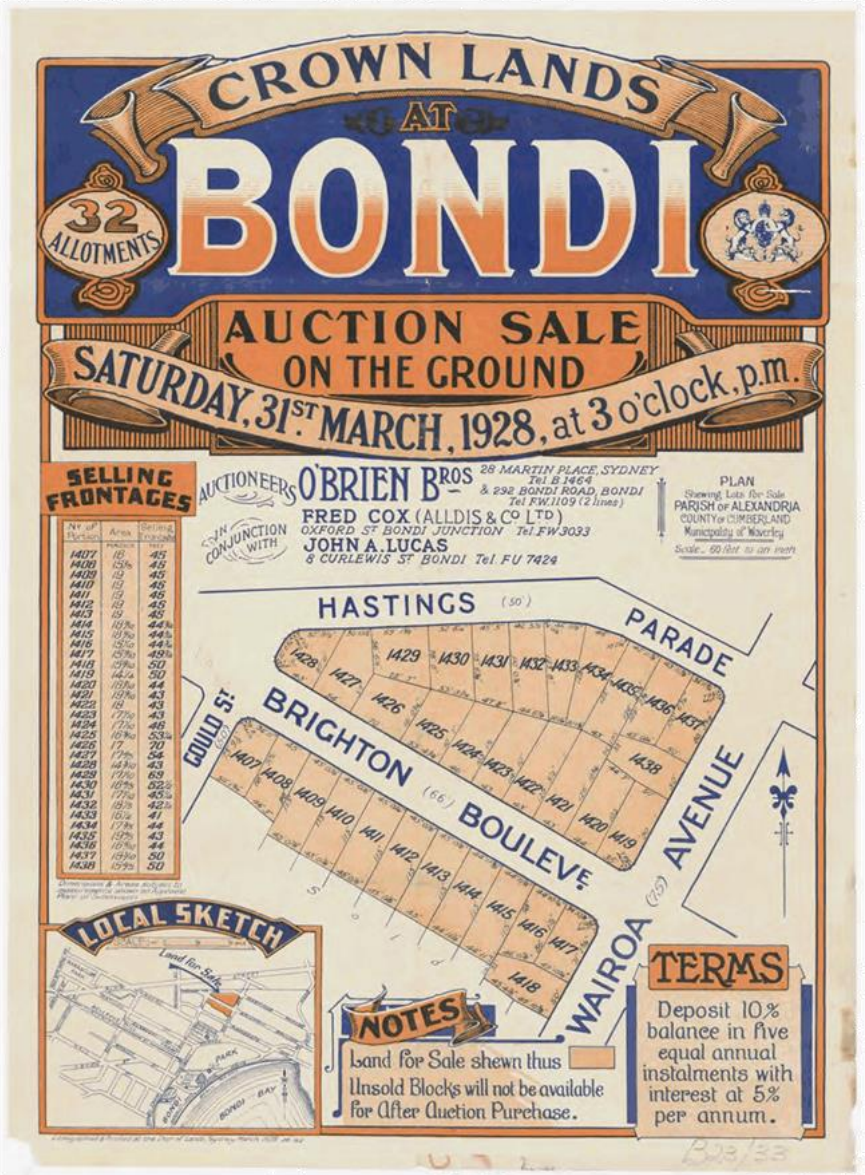


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Image caption	1928 Bondi Basin land sales boom after World War 1 as the population booms and the sand dunes are remediated..				
Image year	1928	**Image by**		**Image copyright holder**	State Library





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

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

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

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

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	1803: As early as 1803, a basic road had been built by Governor John Hunter to link the colony with the signal station at Watson's Bay, South Head, The South Head Road followed an existing Aboriginal track on the ridgeline south of the Harbour before descending into and across the Bondi Valley. 1830s: Commencement of assisted immigration scheme was funded by sales of land as purchase grants. Much of remaining Crown Land about Waverley was surveyed for sale in medium sized allotments typically of 5 acres. 1840s: 5-acre lots along the south side of Bondi Road in the area later occupied by Avoca, Street, Imperial Avenue and Boonara Streets were purchased by speculators R.J. Want, F Mitchell and C.W. Cole. 1850s-60s: Establishment of large 'gentleman's residences' along Bondi Road. These largely incorporate original purchase grants as whole or part of spacious grounds. Residences constructed to the south side of Bondi Road included: • *Greganhurst* occupied by Thomas Gregan, Waverley Councillor 1867-68, • Avoca occupied by John Birrell, first chairman of Waverley Council in 1859 • *Braylesford* erected by Christopher Newton in 1862 and later the home of William Braylesford Greaves. • *Velette* • *Shirley* • Further along Bondi Road stood *Gearlock*, the home of F. Mackenzie • *Boonara House* occupied by Mres Mackenzie both associated with Mackenzie's Dairy. *Baylesford* was the home of William Baylesford Greaves, a surveyor who arrived in Australia in 1852 at the invitation of Sir Thomas Mitchell, whom he met when Mitchell visited England for the Crystal Palace Exhibition of 1851. First employed as an assistant surveyor in the Bondi district, Baylesford was appointed a licensed surveyor on Mitchell's return from England. Baylesford subsequently worked in the Clarence River area, being appointed Crown Lands Commissioner of that area. Baylesford acquired Newbold Station,near Grafton, and other properties in northern NSW before retiring in 1887 to live at *Braylesford* on Bondi Road. He resided there until his death on Jan 14, 1925. 1891: *Avoca* was recorded as the home of Haviland Reynolds, a son of Crimean War veteran Captain Robert Henry Reynolds [d 12 Nov 1913]. Following a sale of house contents at *Avoca* by Haviland Reynolds on 3 March 1892, the house and immediate acre of land were advertised for let in *The Sydney Morning Herald* on 23 April 1892, the subsequent occupant being J. F. Jones. Jones and family became long-term residents as tenant or owner.

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	Initial subdivision of grounds to the larger residences began in the lead up to Federation when tram services to Bondi Beach also provided opportunity for speculative housing along the tram route' 1881: Initial sales of this period began with the *Bennet* Estate and *Greganhurst* Estate in February 1885. *Dickson* Estate followed in December 1892. 1897: The *Avoca* Estate Bondi was offered for sale on 4 Dec 1897. Avoca Street, Frederick Parade and Tasman Street were created to access the subdivisions. 1899: 11 Feb. *Avoca* was advertised for sale due to the owner departing for Europe. The house was marketed as 5 bedrooms, together with 8 acres, a coach house, stables etc. [SMH 11 Feb 1899] 1900-1902: Further auction sales of the *Avoca* Estate followed realignment and changes to street names. The east-west dogleg in Avoca Street initially named Frederick Parade was by 1902 renamed Avoca Street East and by 1913 again renamed Philip Street. 1903: Only two new residences were listed in Sands Directory on Avoca Street, this remaining the case in 1905. The following year four additional residences were recorded to the east side of Avoca Street. By 1908 listings had increased to 10 residences extending north from Edward Bowman's *Ariona*, the second residence recorded in 1904. In 1908 14 residences are also recorded in Philip Street the number increasing to 15 north of *Ariona* in 1909 and 9 to the east side of Avoca Street. The rapid increase in housing provided the Federation-style residences forming the dominant aspect of Avoca and Philip streets originating in the period 1906-08. 1925 Captain William Greaves of *Baylesford* dies. The *Braylesford* Estate was subdivided for sale into 23 lots on 13 June 1925. Subsequent residential construction to the eastern side of Avoca Street was substantially in Inter-War Bungalow Styles.

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

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

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

HERITAGE LISTINGS	
Heritage listing/s	Waverley LEP 2012

INFORMATION SOURCES

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

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

SOURCE OF THIS INFORMATION

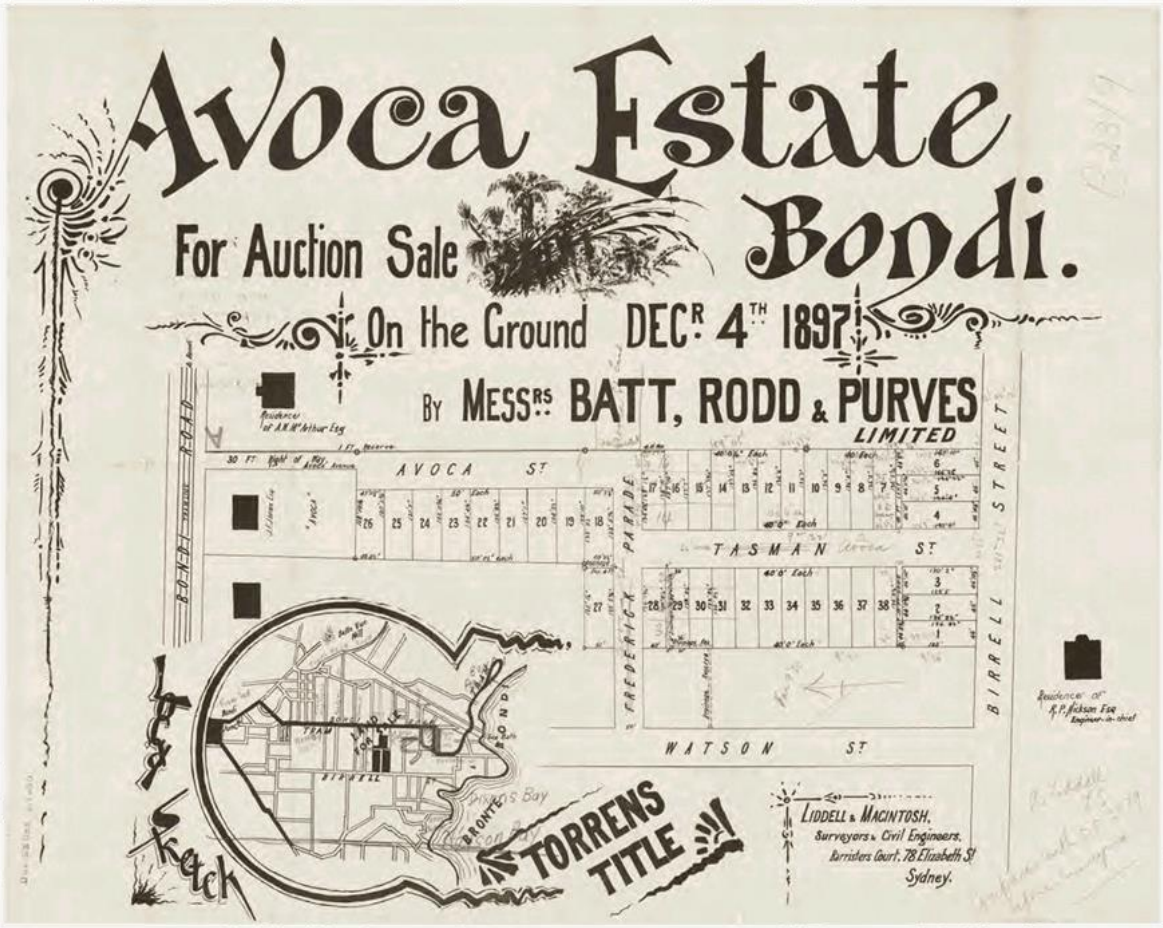
Name of study or report	Various	**Year of study or report**	2019
Item number in study or report	N/A		
Author of study or report	Colin Brady		
Inspected by	Colin Brady		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	Colin Brady	**Date**	

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

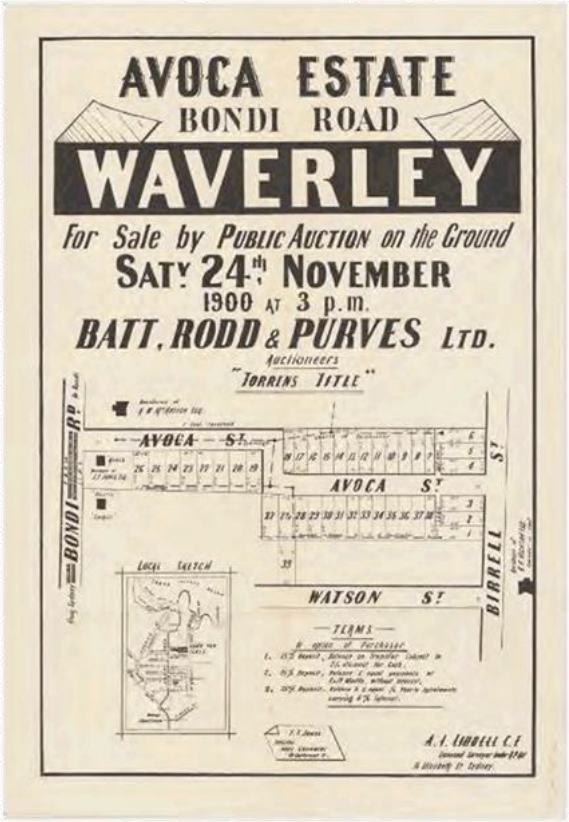


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Image caption	Land sales continue into the Federation era of the former Avoca estate. Much of the subdivision was sold for housing in this era and the streetscapes of today still contain many good, intact examples of the speculative housing completed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

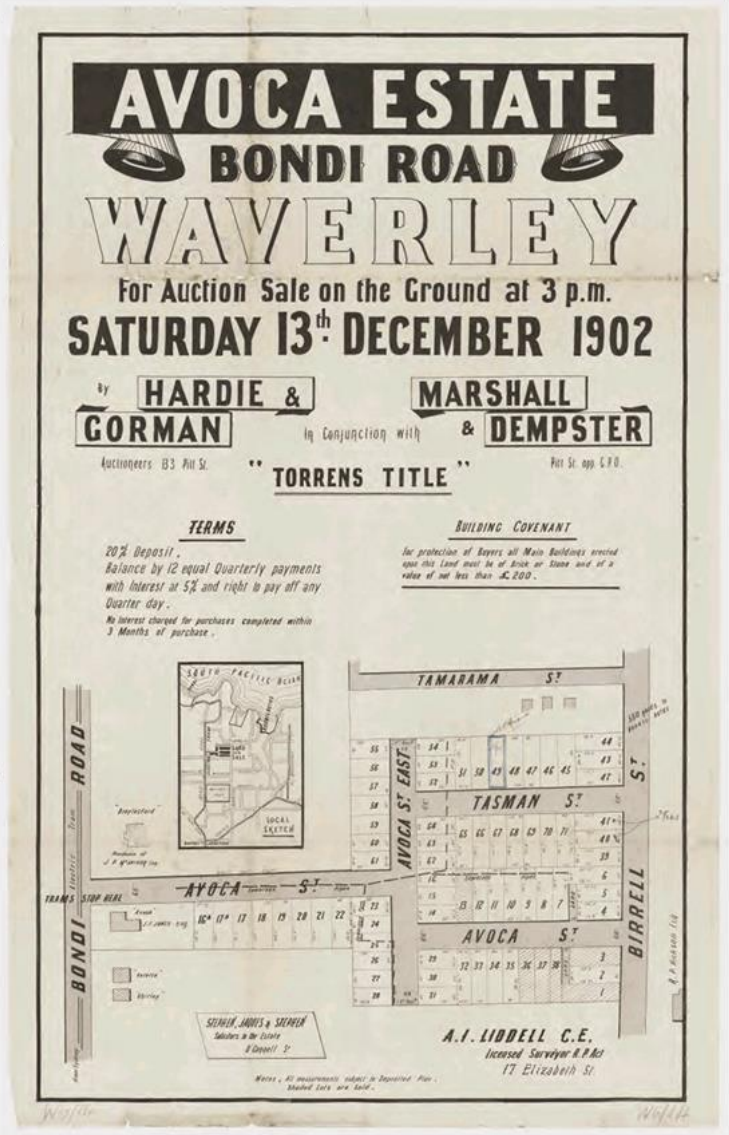


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Image caption	More of the Avoca Estate land is subdivided in the west and put up for sale. Today, the area has historic, aesthetic and social significance as a demonstration of Waverley's evolution from isolated gentlemen's residences to close-set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

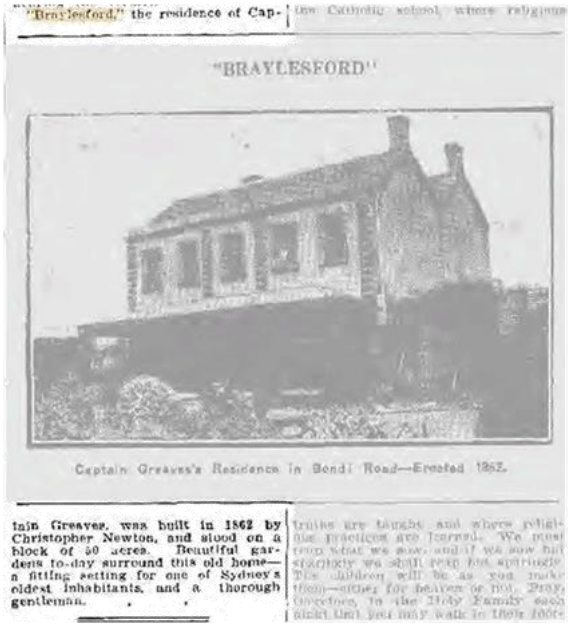


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Image caption	Land from the former Braylesford Estate formed part of the subdivision that now forms the Avoca UCA. The house was on the south side of Bondi Road between Avoca Street and Imperial Ave. It was home to Captain William Albert Braylesford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



"BRAYLESFORD"

Captain Greaves's Residence in Bondi Road—Erected 1862.

Iain Greaves, was built in 1862 by Christopher Newton, and stood on a block of 50 acres. Beautiful gardens to-day surround this old home—a fitting setting for one of Sydney's oldest inhabitants, and a thorough gentleman.



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





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



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



REAL ESTATE AUCTIONS.

Under Instructions from
PERPETUAL TRUSTEE COMPANY (LIMITED),
IN THE ESTATE OF THE LATE W. A. B. GREAVES.

BONDI BONDI

BRAYLESFORD ESTATE

The Most Important Subdivision yet offered in this Progressive District, forming an exclusive position, bounded by modern business premises, good-class Homes, flats,
comprising
BUSINESS, RESIDENTIAL, AND FLAT SITES,
with Frontages to
BONDI ROAD, AVOCA STREET, and
IMPERIAL AVENUE SOUTH.

AUCTION SALE ON THE GROUND,
NEXT SATURDAY, JUNE 13, 1925.
AT 3 P.M.

TERMS: 10 per cent. deposit, balance in 12 equal quarterly payments. Interest 6½ per cent. per annum, payable quarterly.

TORRENS TITLE. Plans being available.

Messrs. W. S. GRAY and PERKINS, 275 George Street, Solicitors for the Estate.

HARDIE & GORMAN PROPRIETARY, LTD.,
AUCTIONEERS,
36 MARTIN PLACE;
in conjunction with
W. S. THOMAS, BONDI JUNCTION

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







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ITEM DETAILS						
Name of Item	**Bondi Road Urban Conservation Area, Bondi**					
Other Name/s Former Name/s	various					
Item type	Commercial streetscapes and shop-top housing					
Item group						
Item category	Federation and Inter-War speculative commercial and residential housing					
Area, Group, or Collection Name						
Street number	Various					
Street name	Bondi Road (between Wellington and Watson streets and Denham Street)					
Suburb/town	Bondi			**Postcode**	2022	
Local Government Area/s	Waverley					
Property description	Speculative subdivision of later 19th century Estates providing suburban freestanding and semi- detached housing lots in streetscapes established by the progressive subdivision of the grounds to large residences Avoca and --- originally constructed facing Bondi Road in the mid to later 19th Century.					
Location - Lat/long	**Latitude**		**Longitude**			
Location - AMG (if no street address)	**Zone**	R3 Low Density Residential	**Easting**		**Northing**	
Owner	Private					
Current use	Shops, commercial and residential					
Former Use	Private Estates					
Statement of significance	The current streetscape of Bondi Road demonstrates the historic subdivision of early gentry estates in response to improved tram transport and speculative land booms of the period 1881-1939, producing a setting of Federation and Inter-War styles cohesive in scale, massing and alignment. Later replacement of remaining early					

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	structures has eroded the cohesion of the setting which remains notable for its detail, extended groupings, and demonstration of the early- to mid-20th century history of building types and the society of Waverley.		
Level of Significance	National ☐	State ☐	Local ☒

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

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

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	was the ridgeline route of the Frenchman's Road leading to Coogee and onto the northern shore of Botany Bay. 1831: Secondary roads substantially evolved along easements marking the boundaries of early government grants in Sydney's east. As early as 1831 a site plan of Levy's 1827 Grant on the South Head Road shows an easement for a "Government Road" along the southern boundary the road extending east toward the coast. A crescent planned in association with Levey's Waverley House and provided with the name Waverley Crescent predated the adoption of the name to the overall area. 1834: Commencement of assisted immigration scheme is funded by sales of land as purchase grants. Much of remaining Crown Land about Waverley is surveyed for sale in medium-sized allotments typically of 5 acres Streets purchased by speculators such as R.J. Want, F. Mitchell and C.W. Cole. 1859: Soon after establishment of Waverley Municipality in 1859 the name Waverley Street was applied to the former Government Road leading east to Bondi. Both sides of Waverley Street were initially occupied by generous [nominally 5-acre] purchase grants occupied by Gentry Villas erected in the 1850-60s with views to the ocean and harbour. 1850s-80s: Establishment of large "gentleman's residences" along Bondi Road. These largely incorporate original purchase grants as whole or part of spacious grants. Residences constructed to the south side of Bondi Road included *Avoca*, *Braylesford*, *Boonara*, *Greganhurst*, *Velette*, *Shirley* and *Gaerlock,* with *Castlefield*, *Rockley*, *Branxton* and *Mexheim* to the north side. The sites were typically set behind hedged and screen planting to the Bondi Road frontage. *Baylesford* was the home of William Baylesford Greaves a surveyor who arrived in Australia in 1852 at the invitation of Sir Thomas Mitchell who he met when Mitchell visited England for the Crystal Palace Exhibition of 1851. First employed as an assistant surveyor in the Bondi District, Baylesford was appointed a licensed surveyor on Mitchell's return from England. Baylesford subsequently worked in the Clarence River area, being appointed Crown Lands Commissioner of that area. Baylesford acquired Newbold Station near Grafton and other properties in Northern NSW before retiring in 1887 to live at *Baylesford* on Bondi Road, residing there until his death on Jan 14, 1925. 1880s: Completion of a steam tram service to Tamarama Aquarium by 1884 combined with the land boom of the 1880s provided opportunity for subdivision of the Gentry Estates and in particular the grounds of villas fronting Bondi Road.

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	1881: Subdivision sales from 1881 had by the end of the boom in 1889 produced small groups of residential terraces, partially screening the original villas, a concentration of small shops about Ocean Street and to the northern side of the street a number of large residences on smaller sites than the original villas. 1891*: Avoca* was recorded as the home of Haviland Reynolds [d 12 Nov 1913], a son of Crimean War veteran Captain Robert Henry Reynolds. Following a sale of house contents at *Avoca* by Haviland Reynolds on 3 March 1892, the house and immediate acre of land were advertised For Let on 23 April 1892 [SMH], the subsequent occupant being J. F. Jones. Jones and family became long-term residents as a tenant or owner. 1890s: Initial subdivision of grounds to the larger residences began in the lead up to Federation when tram services to Bondi Beach also provided opportunity for speculative housing along the tram route. The Avoca Estate Bondi was offered for sale on 4 Dec 1897. Avoca Street, Frederick Parade and Tasman Street were created to access subdivision. 1899: On 11 Feb. 1899 *Avoca* was advertised for sale due to the owner departing for Europe. The house was marketed as of 5 bedrooms together with 8 acres, a coach house, stables etc. [SMH 11 Feb 1899] 1900: Substantial change to Bondi Road occurred at the beginning of the 20th century, prompted by the beginnings of aquatic recreation at Bondi Beach and further improvement to transport as tram services to Bondi extended to the beach in 1894 and were electrified in 1901. To service the growing numbers of Federation residences to both sides of Bondi Road, groups of speculative "shop-top" housing were erected along both sides of Bondi Road, these being concentrated at tram stops. Earlier terrace rows were also given a new frontage in Federation style extending out to the street boundary. 1900-1902: Further auction sales of the Avoca Estate followed realignment and changes to street names. The east- west dogleg in Avoca Street initially named Frederick Parade was by 1902 renamed Avoca Street East and by 1913 again renamed Philip Street. 1905: Both sides of Bondi Road were substantially developed, the streetscape distinctly asymmetrical. Beyond the retail grouping about Ocean Street, the north side was predominantly residential, combining early and later Victorian grand residences with single-storey freestanding and attached Federation housing. To the south side was a more consistent street frontage of retail /shop-top housing, with varied single- and two-storey post-supported verandas over the footpath. To both

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	sides early villas remained with reduced frontages largely screened by mature planting and setback from the street frontage. 1925: After the death of Captain William Greaves of *Baylesford* in 1925, the Braylesford Estate was subdivided for sale into 23 lots on 13 June 1925. Subsequent residential construction to the eastern side of Avoca Street and was substantially in Inter-War bungalow styles. 1919-1939: The subsequent Inter-War period saw the emergence and dominance of a new building type, the residential flat building. It was employed extensively. The beginnings of residential flats at Waverley were focused on tourist accommodation above tea rooms at Bondi Beach. The emergence of the building type as permanent residences was a distinctive feature of Inter-War development along Bondi Road, the scale and massing related to the existing scale of buildings to the northern side of Bondi Road and the street alignment of 'shop-top' housing. A key element in this evolution was the dental business/residence at the corner of Bondi Road and Flood Street, designed by the architect Roscoe Collins, an innovator in residential flat building in Sydney of the early 1900s. Despite the Great Depression of 1929-1934, the momentum of construction continued unabated until the outbreak of World War II. It established a setting of brick and tile, employed in the varied Revival styles of the Inter-War years, moving toward the beginnings of Modern architecture evident in the Functionalist designs of the late 1930s.

THEMES	
National historical theme	Developing Australia's Cultural Life (Domestic life, social Institutions and creative endeavour). *Developing local and national economies (Science).*
State historical theme	Creative Endeavour- Exemplar of an architectural style.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The shop-top groups on Bondi Road have historical, social and aesthetic significance as an example of the historic subdivision of early gentry estates in response to improved tram transport and speculative land booms of the period 1881-1939, producing a setting of Federation and Inter-War styles cohesive in scale, massing and alignment.

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

HERITAGE LISTINGS	
Heritage listing/s	Waverley LEP 2012

INFORMATION SOURCES				
Type	**Author/Client**	**Title**	**Year**	**Repository**

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RECOMMENDATIONS	
Recommendations	1. Any additions and alterations shall be in accordance with the relevant planning controls. 2. All existing construction prior to 1950 in the Conservation Area should be considered contributory to the Conservation Area. 3. Contributory buildings and their original features should be retained. Any unsympathetic elements should be removed and original features restored. 4. Neutral buildings may be replaced or altered, so that the property is made compatible with the significance of the area. 5. Intrusive buildings should be replaced or altered so that the property is made compatible with the significance of the area. 6. The pattern of shopfronts should be retained. 7. Historic building forms should remain clearly identifiable within any redevelopment and/or extension of existing structures. 8. The original built form should remain as the dominant aspect of any new works to contributory buildings. 9. Original shopfronts including openings and related detailing and signage locations should be retained and restored in any works to existing contributory buildings. 10. The pattern of small service lanes and walkways should remain. 11. Original external finishes should be retained and reinstated. Original face brick should not be rendered and/or painted. Slate and terra cotta tiling to roofs should be maintained and matched in new works to the core building. 12. A heritage impact statement should be prepared for proposed work to all contributory elements in the Conservation Area and to sites adjacent to or in the visual curtilage of contributory fabric.

SOURCE OF THIS INFORMATION			
Name of study or report	Various	**Year of study or report**	
Item number in study or report	N/A		

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Author of study or report	Colin Brady		
Inspected by			
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by		**Date**	9/2/20

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IMAGES

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



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



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





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



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



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



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



Castlefield House Inter War flats

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





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

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

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

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

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

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	1830s Commencement of assisted immigration scheme is funded by sales of land as purchase grants, with free grants ceasing in 1831. Much of remaining Crown Land about Waverley is surveyed for sale in medium-sized allotments typically of 5 acres. 1832 Road to Coogee constructed along the north-south ridgeline through Charing Cross. Road connecting with the 1803 road linking Sydney town to South Head. Ocean views and improving roads attracted wealthy migrants to the area to build large homes away from of the growing and polluted city. 1836 Mortimer Lewis, New South Wales Colonial Architect, becomes the first person to purchase land at Nelson Bay, later known as Bronte. Lewis, who lived at Watson's Bay, expanded his holding at Bronte from 12 to 42 acres and laid the foundations for a large house, but was forced to sell in the financial recession of the 1840s. 1843 Lewis's 17-hectare (42-acre) property is bought for 420 pounds by English barrister Robert Lowe (later Viscount Sherbrooke) and his wife Georgiana, who arrived in Sydney in 1842. They completed the building in 1845-46. It is illustrated in early watercolour paintings by Georgiana Lowe (held in the State Library), shown as an early colonial Gothic Revival building much as it is today, with gardens forming an important part of the outdoor pleasures of colonial villa life. 1840s Simple cottages constructed along Bronte Rd. 1850s Development slowed in Sydney by the gold rush years. Charing Cross is consolidated as a village with the introduction of horse-drawn omnibus services. 1850s-80s Establishment of large gentleman's residences at Bronte on original purchase grants. Residences constructed in the area included Yanco, Bleak House and Lugar Brae for city professionals and merchant classes who acquired wealth via the prosperity brought about by gold discoveries. Development is confined to elevated, airy plateau land with views to the coast, harbour and Botany Bay. 1853 Dugald Macpherson (1813-1854) purchased 5 acres and 7 perches of Crown land west of Lugar St, bounded by what is now Macpherson St, Leichhardt St and Lugar St. Macpherson worked for the Colonial Treasury, holding the position of cashier of the Receiving Room Iron Chest. He died soon after. 1856 *Bleak House* built on land to the east of Lugar St, with the residence facing Nelson Rd (now Macpherson St). The grounds extended down the north-facing slope of the Bronte Gully to Gipps St. The house was names after the serialised novel by Charles Dickins published in 20 episodes between March 1852 and September 1853. One of the earliest residents and most likely original owner was the wholesale grocer and wine and spirit merchant Josiah Harper, whose wife gave birth to a son at Bleak

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	House in June 1864. Harper was replaced at Bleak House by C.M. Evans, who lived there until 1874. Nearby Evans St, which was on the eastern boundary of the former Bleak House estate, takes its name from C.M Evans. 1856 Land grant to Charles Simmons on what is now Evans St. 1858 Macpherson's widow, Chirsty Anne Macpherson, conveyed the Lugar Brae grant to John Taylor (1807-1863) for 1475 pounds. 1859 Taylor erects a residence, named *Lugar Brae*, overlooking Bronte, with the rear facing Leichhardt St. *Lugar Brae* had extensive grounds encompassing gardens and lawns. 1859 Charles Simmons begins building *Yanko House*. Simons represented the Nelson ward on Waverley Council. 1863 Taylor, who was associated with the mercantile and shipping firm Gilchrist, Watts and Co Ltd and as a manager of the Commercial Bank Ltd, died at home. 1866 *Yanco* (later *Yanko*) is built with a distinctive tower overlooking Nelson Bay (Bronte Beach). The mansion started as a modest single-storey villa of mid-Victorian style with extensive grounds. Successive stages of stone additions were financed by land sales, creating Bronte's early street grid. 1876 *Lugar Brae* remained tenanted until the executors and trustees of Taylor's will conveyed the property to merchant Alexander Hamilton Maxwell, who was married (in 1872) to Taylor's third daughter Eliza Catherine. Maxwell was an alderman (Nelson ward) of Waverley Council from 1877-78. By this time his estate was 13 acres in size, made up of MacPherson's grant plus the grant of 7 acres, 3 roods and 36 perches made to Robert Webster, who had built the *Bleak House* estate. 1879 C.M. Evans dies and Evans St is constructed as part of the *Bleak House* subdivision, begun by the trustees of Evans's estate. Extensive subdivision of the Gipps St frontages began in November 1879, with further land sales in December 1889, with frontages to MacPherson and Rose streets. Sales included sites to the western side of Evans St, which provided the beginnings of a streetscape of substantial Victorian Italianate residences in Evans St. April 1880 Maxwell sells nine acres of the *Lugar Brae* estate as well as Charles Mottram Evans's former grant known as *Ocean View* (6 acres, 12 perches) to William Joyce Hobbs (1843-1906 – a chemist and shop owner in Newtown) for 5000 pounds. The land, collectively, was bounded by today's Leichhardt St, Macpherson St, Evans

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	St and Bronte Rd. *Lugar Brae* House was retained within a large garden setting, but was later subdivided (today's No 2-20 Leichhardt St) and Lugar Brae Ave was built. August 1880 Hobbs begins the residential subdivision of *Lugar Brae* and *Ocean View* grants as the Lugar Brae estate. It resulted in the creation of Lugar St, Brae St and Rose St. Part of the Lugar Brae estate was purchased for a Wesleyan Methodist church (No 2a Leichhardt St), with the foundation stone laid in July 1881. 1881 The sale was successful and coincided with substantial government service improvements including water supply and the extension of steam tram services from the city via Bondi to a terminus at Charing Cross. 1880s Initial subdivision of large estates' grounds begins in meet the growing demand for land as a land speculation frenzy begins in the lead up to Federation. Reasons include a maturing economy, growing bank willingness to lend for development and to prospective owners. 1880 Tram services to Bronte from the city also provided opportunity for speculative housing along the tram route. Tramline extended to Waverley Cemetery in 1890. 1880 John Taylor's *Lugar Brae* estate is subdivided by new owner William Joyce Hobbs. Speculative development of the area begins, including by builder and local alderman Frank Guest (1843-1913). An early resident of newly formed Lugar St (at *Roslyn*, No 7) was David Ross (1861-1926) monumental stonemason and partner in the company Ross & Bowman, which worked quarries at Waverley and Coogee 1882 *Yanko* estate is sub-divided, creating Virgil St (now Yanko Avenue). 1881 David John Cooper subdivides Lots 2, 3, 4, 5 and 6. The first 4 lots purchased by W Griffith. Lot 6 sold to H. Bebb, the W. Griffith (1890) then W. McMillan (1890). 1882 *Bronte House* and estate offered for sale as a sub-division. All that remain of the mansion is a two-storey heritage-listed sandstone coachhouse / stables (now within the grounds on 34a Yank Ave). 1886 Further sales of the Bleak House estate in March included lots facing Nelson Rd (Macpherson St) to both sides of Bleak House and lots along Brae St, newly created to run east-west across the estate to enable subdivision of land at the centre of the estate. 1890 Charing Cross tram line extended along Macpherson St to St Thomas St.

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	1891 Street configurations finalised in Evans St and Violet St, with Waverley Council and prominent land owner Edwin Fieldhouse jointly paying for kerbs and guttering. Edwin Fieldhouse and his brother, William, jointly had substantial land holdings and dairy farms in Sydney and Campbelltown, including the historic Glenalvon house and grounds there, where Edwin and family resided until 1891. 1892 "*Elsmore*" (now 19 Evans St) first appears in Sands Directory, occupied by Edwin Fieldhouse. He purchased the land from William McMillan, who had large land holdings in the area. Fieldhouse built the grand late-Victorian gentleman's residence in the Italianate style with landscaped gardens and lived there until 1911. 1894 The funeral of Mrs Emily Cummins was recorded, on June 17, from Bleak House to Waverley Cemetery. The house was again mentioned in newspapers in November 1894. 1900 & 1902 Further Auction sales of the Estate followed realignment and changes to street names 1902 Tramway converted to electric service. 1910 William Fieldhouse died and Edwin dissolves the assets they jointly owned. Edwin vacates *Elsmore* at Bronte and, in June, advertised the estate for sale. An advertisement in the SMH June 24 1911, contains a detailed description of the property "overlooking the ocean, Bronte, Little Coogee and the coastline … [with] elegant double drawing room, dining, morning, breakfast, library and ballrooms … mostly fitted with marble mantels, electric bells, richly corniced ceilings". 1911 Electric tram reached Bronte Beach via Macpherson St through the Bronte tram cutting, which encouraged development of the area. Houses and shops built along the tram route 1913 *Elsmore* sale did not proceed, and estate was let to Robert Thompson until 1916, when the title was transferred to Fieldhouse's third son Richmond Llewellyn and the owner moved to Randwick. 1920 Richmond subdivided a small portion of the *Elsmore* estate fronting Evans St. 1921 Remained of the *Elsmore* estate sold to M. E. McDonald, who leased the estate back to the Fieldhouse family until 1923. 1924 M. E. McDonald leased *Elsmore* to Mrs Eva Arnold as a hostel for women until she died in 1932.

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	1927 *Lugar Brae House* demolished. 1932 *Elsmore* sold by bank to E. J. Egan, who owned it until 1941 when it was sold to Lillian Ross West for 3000 pounds. 1956 *Elsmore* turned into the Westhaven hospital and, in 1956, Ellsmore Convalescent hospital. 1966 Elsmore returns to private family ownership

THEMES	
National historical theme	Developing Australia's Cultural Life (Domestic life, social Institutions and creative endeavour, leisure). Developing local and national economies (science). Building settlements, towns and cities
State historical theme	Creative Endeavour- Exemplar of an architectural style. Persons- Activities of, and associations with, identifiable individuals. Towns, suburbs and villages Land tenure Domestic life

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

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

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

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

HERITAGE LISTINGS	
Heritage listing/s	Waverley Local Environment Plan 2012, Schedule 5 Conservation Area C6

INFORMATION SOURCES

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

RECOMMENDATIONS	
Recommendations	A Statement of Heritage Impact should be prepared to accompany any development application for major works in the Conservation Area. Heritage Exemption Certificates should be applied for in the case of minor works to buildings. Any additions and alterations shall be in accordance with the relevant planning controls. All new works should maintain the scale, detail and alignment of existing built forms and landscaping relative to the street. New works should be of a secondary nature and generally visually screened from the street. The single-storey Victorian residences should retain existing bulk and height to the street frontage, with any upward addition being restricted to rear areas and/or provided in existing roof voids and projections of roof slopes not facing the street. All roof additions are to retain and enhance the existing traditional roof detailing, in particular chimneys, ridge and barge detailing.

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	Existing traditional iron palisade fencing should be maintained in conjunction with established planting. Vehicle entries and parking should closely follow the established pattern of fencing and any new vehicle entry should be of single width only. Waverley Council's *Guide Notes for Inter-War Flat Buildings* are to be utilized for residential flat buildings.

SOURCE OF THIS INFORMATION			
Name of study or report	Various	**Year of study or report**	2019
Item number in study or report	N/A		
Author of study or report			
Inspected by	Colin Brady and Fleur Mellor		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	Anne McGoverne	**Date**	16/11/19

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IMAGES

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

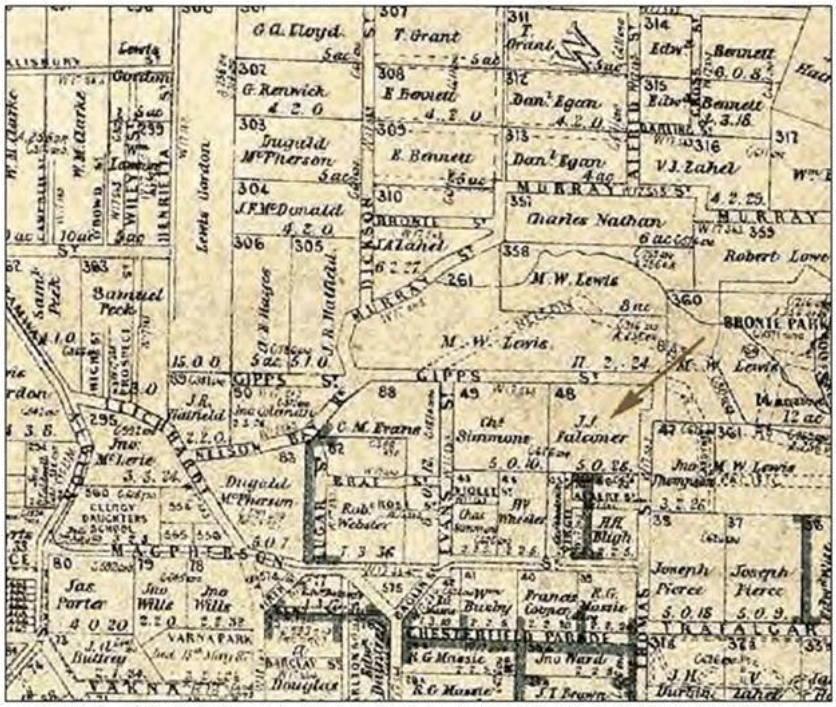


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Image caption	1860s Bronte marine villa estate grants				
Image year	1860s	**Image by**		**Image copyright holder**	State Library

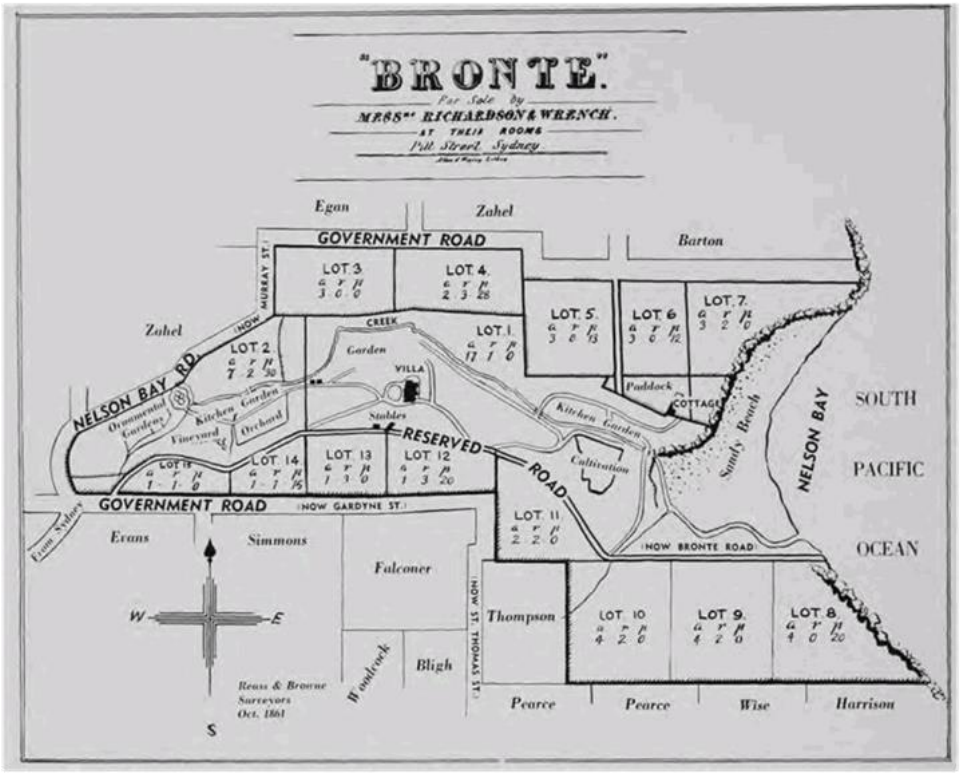


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Image caption	Attempted sub-division of nearby Bronte House estate, November 11, 1861. Map includes names of early grants in Yanko-Lugar Brae Heritage Conservation Area.				
Image year	1861	**Image by**		**Image copyright holder**	National Library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

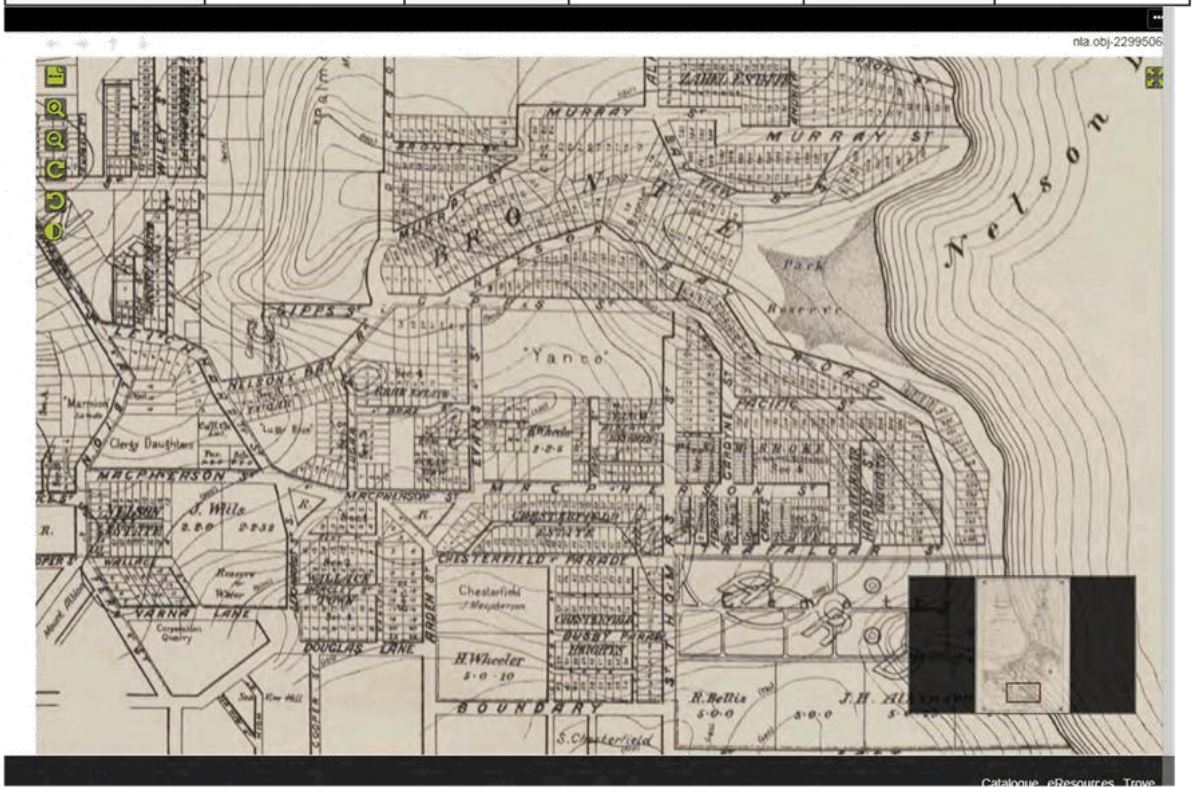


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Image caption	Marine villa subdivisions plans				
Image year	C1880s	**Image by**		**Image copyright holder**	Land and Property Information NSW



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



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



SOURCE: DOMAIN.COM.AU

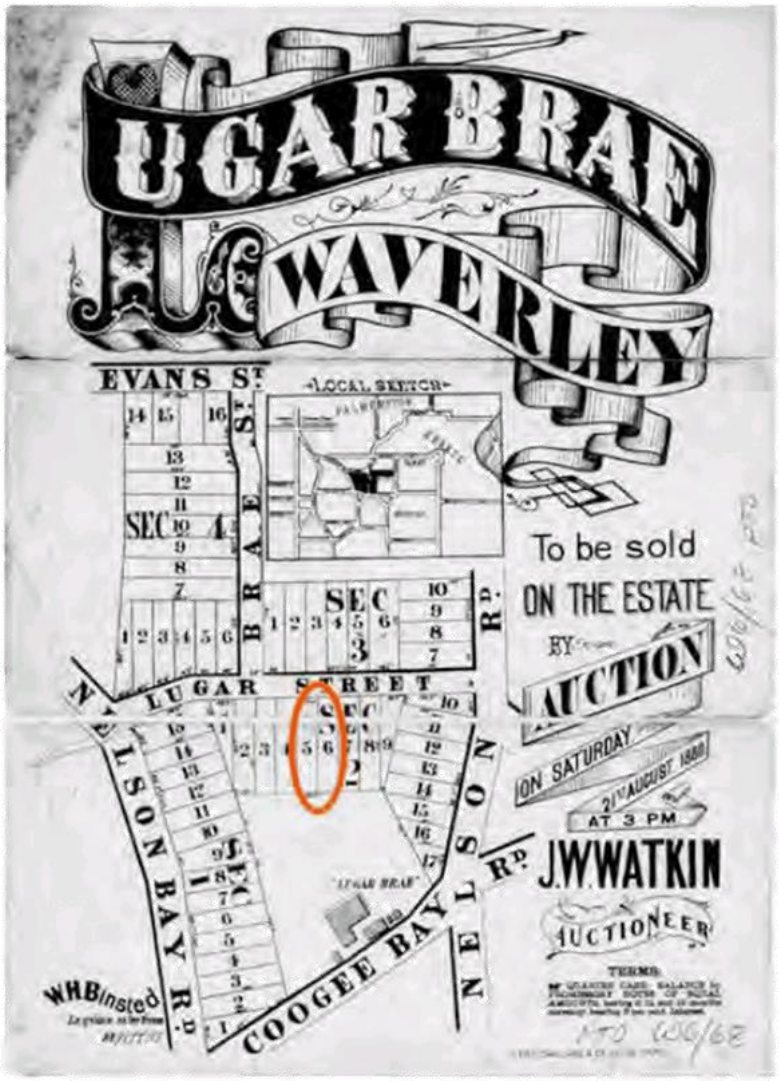


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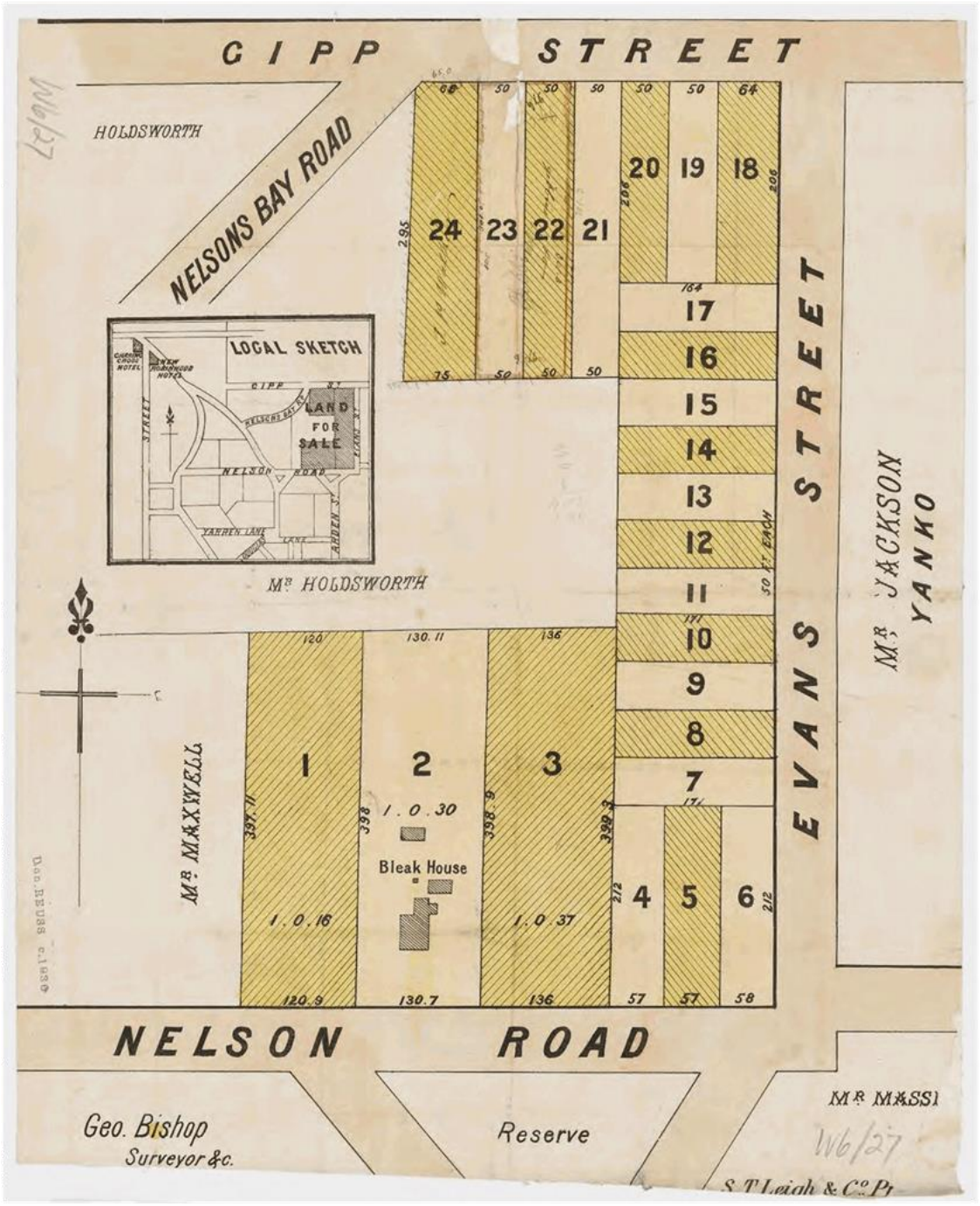
Image caption	Lugar Brae estate subdivision land sale poster. Bleak House early subdivision poster 1880 Yanko estate sub division 1915				
Image year	1880s, 1915	**Image by**		**Image copyright holder**	State Library z-sp-b27



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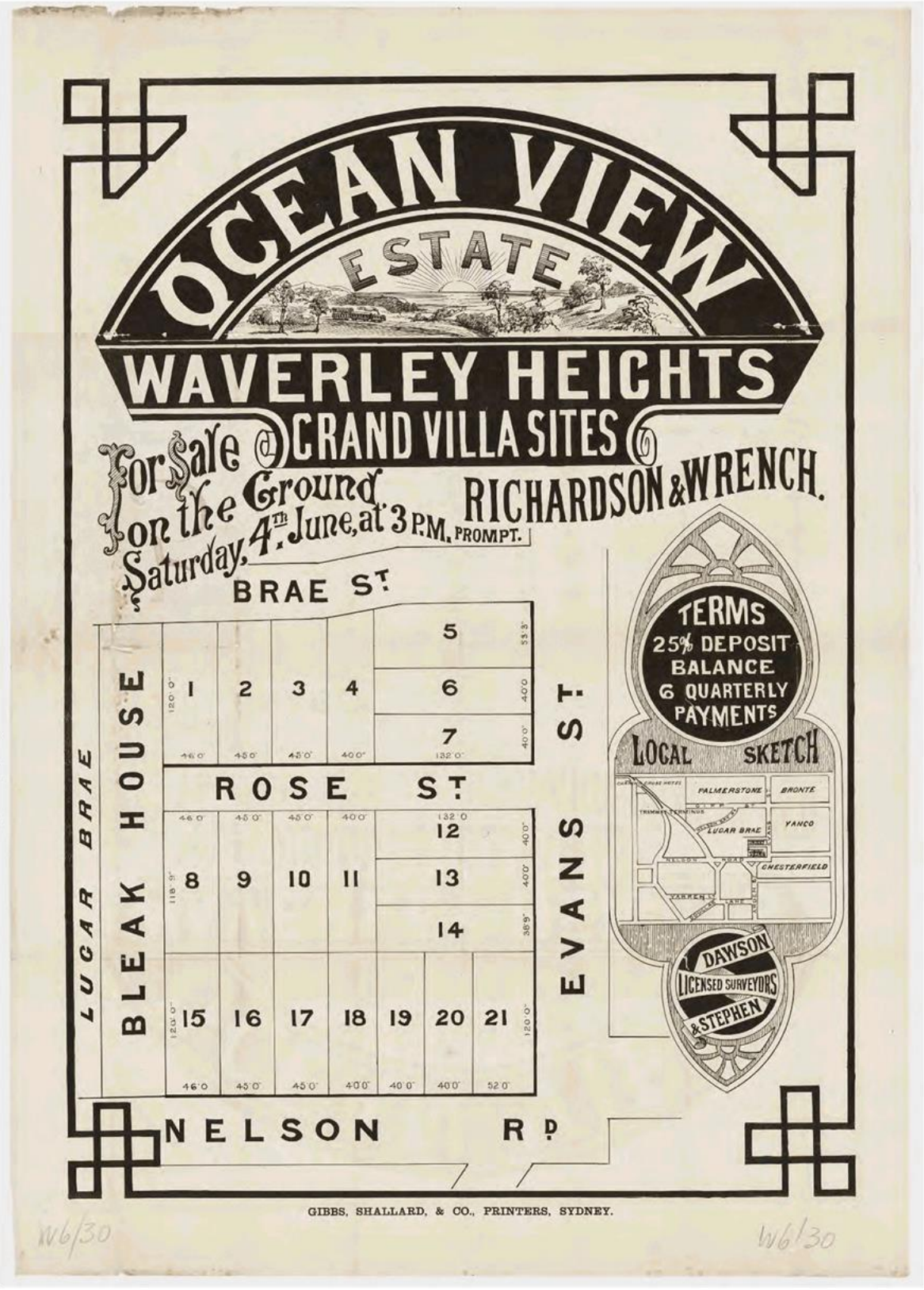
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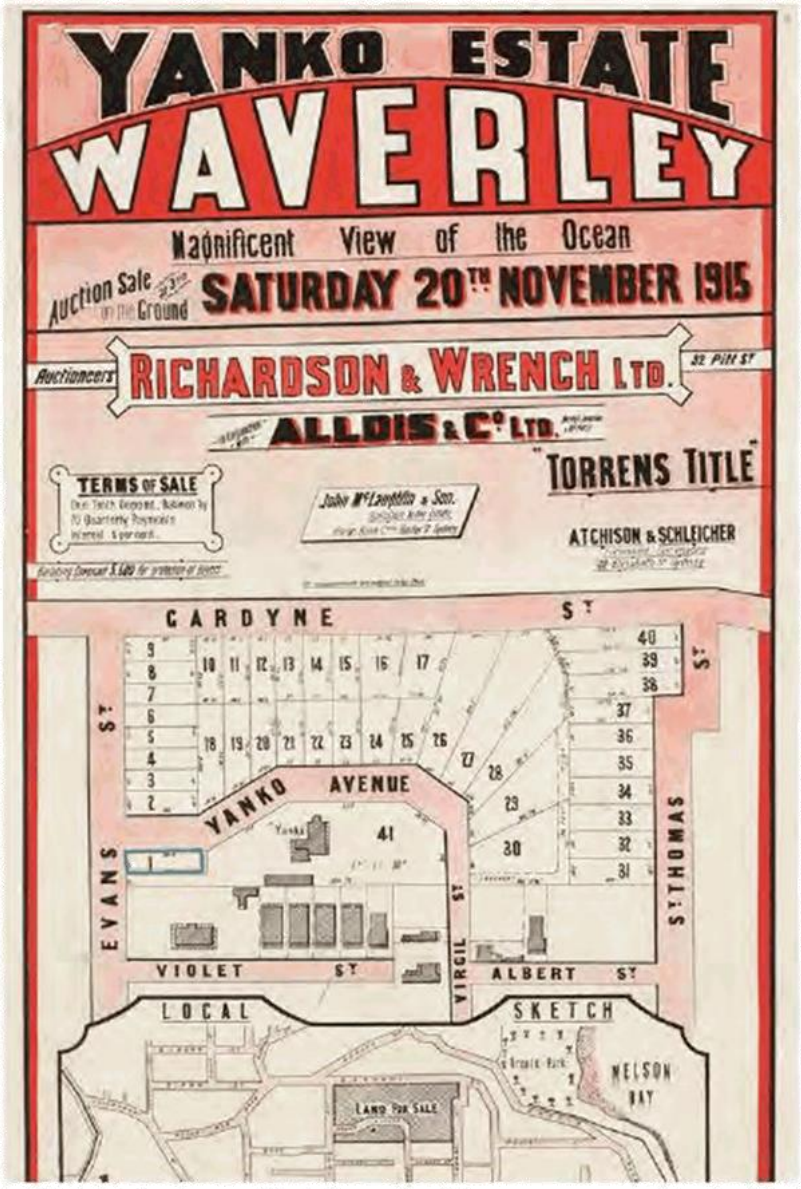
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ITEM DETAILS						
Name of Item	**Charing Cross Urban Conservation Area**					
Other Name/s Former Name/s	Maddens Corner					
Item type	Built. Area.					
Item group	Residential buildings (private). Urban Area.					
Item category	Cottage, Flat, House, Terrace, Villa. Streetscape.					
Area, Group, or Collection Name	Charing Cross Urban Conservation Area					
Street number						
Street name	Carrington Street, Church Street, Bronte Road, Victoria Street, Albion Street, Macpherson Street					
Suburb/town	Waverley				**Postcode**	2024
Local Government Area/s	Waverley Council					
Property description	Various					
Location - Lat/long	**Latitude**			**Longitude**		
Location - AMG	**Zone**	MGA Zone 56 (GDA 94)	**Easting**	338,631.238220699	**Northing**	6,247,350.71174392
Owner	various					
Current use	Residential, retail, commercial, educational					
Former Use	Residential, tannery, retail, commercial, educational					
Statement of significance	The streetscape retains notable 19th and early 20th buildings of both state and local heritage significance. The high integrity of built form in the area records the historic evolution of a place from an early village east of Sydney. The layered fabric dominated by Federation style buildings indicates a streetscape generated by tram transport beginning in the 1880s. The slowing of growth in post-World War 2 ensured the preservation of Waverley's earliest history.					
Level of Significance	National ___		State ___		Local ___	

DESCRIPTION

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Designer	Various					
Builder/ maker	Various					
Physical Description	The Conservation Area extends along Bronte Road (formerly Cowper Street and Coogee Road) from Church Street as far south as St Catherine's School on Macpherson Street. The village centre is distinguished by the acute intersection of major traffic routes Carrington and Bronte Roads and the secondary route of Victoria Street. The village centre is characterised by two-storey retail facades of late Victorian, Federation and Inter War styles interspersed with rare early Victorian shop and residential forms [some concealed by later frontages] and later Post War development. Peripheral streets exhibit a two-storey character with near complete rows of late Victorian and Federation Style terraces and a small number of Inter-war and Art Deco apartments. A number of large freestanding Victorian residences remain generally unaltered or within educational campuses. Buildings are of face brick, stone and rendered masonry with decorative plaster and iron filigree detailing. Earlier worker housing provides examples of vernacular and mid-Victorian forms in timber and stone.					
Physical condition and Archaeological potential	Various states of condition of properties. All sites in the area have archaeological potential, particularly those previously associated with local industries and residential sites with former wells and privies in which household refuse was discarded.					
Construction years	**Start year**	1840s	**Finish year**	1930s	**Circa**	—
Modifications and dates	The former post office, built in 1923 was designed by the architect John Smith Murdoch, designer of the "temporary" Parliament House in Canberra that remained in services until the 1980s. The post office replaced the 1840s residence of John Madden, an early Waverley entrepreneur. The Inter-War Stripped Classical style building is an important element of the streetscape at the Charing Cross intersection. The Art Deco Charing Cross Hotel, Victoria Street (west) was built in1935 and replaced the old inn built by William Newland in 1857. On the opposite corner of Victoria Street stood the village pump that provided fresh water from an underground spring. The first Waverley branch of the Bank of NSW used the corner building. Along Carrington Road are important community facilities. St. Charles' Boys School was built in 1902, continuing a long history of educational buildings on the site dating back to 1854. St. Clare's College for girls was purchased for the Poor Clares order of Catholic nuns in 1885, who were brought out from Ireland specifically to teach at the school. The foundation stone for the chapel of Our Lady of the Angels was laid in					

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	1917. 60-68 Carrington Road was the Waverley Fire Station 1915-1940s, then a function and reception business and is now strata units. Victoria Street (east) - Grahame Memorial Uniting Church, 1897, and church hall 1885, are of important historic and social significance. Inside the church is a plaque to Peter Dodds McCormick, a church elder and composer of Australia's National Anthem, "Advance Australia Fair". Mary Immaculate Roman Catholic Church, 1913, the interior was especially designed to display paintings and other decorations. Beside the church a new modern building replaces the old Friary. The present Robin Hood Hotel, corner of Bronte and Carrington Roads, replaced the old inn of the same name built in the 1880s. 245-263 Bronte Road, Head's buildings dated 1887, is a particularly well-preserved commercial property. 282 Bronte Road, incorporates facade elements of “Minnamurra” c. 1894, with a shop occupying a restored stone cottage forward of the main building. The Commonwealth Bank has occupied the corner site at Albion Street from 1921, undergoing numerous alterations and extensions over the years. 340 Bronte Road was the site of John Bunyan's stables for his omnibus horses. In 1910 he built an open-air picture show which became the Bronte Picture Palace, converted to talking pictures. Hoyts Theatres were the last operators and in 1957 the site became a petrol station and then an equipment hire business. 4-22 High Street, "Glenrock Terrace", provides a rare example of worker housing constructed by Ebenezer Vickery in 1866, for the employees of his adjacent tannery. 1 Albion Street, now a florist, was previously a tobacconist, a newsagents and an antique shop. The upper balcony has recently been added. 24 Albion Street, "St John's", built 1891 was a doctor's residence and surgery until sold in 1957 to St Catherine's School as classrooms and residential accommodation. St Catherine's School, originally known as Clergy Daughter's School, the oldest existing girls' school in Australia, open on March 5, 1856. One of their most prominent students was Dame Joan Sutherland. An underground sandstone water

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	tank of the 1860s is marked by a plaque in Macpherson Street, between Albion Street and Carrington Road.
Further comments	

HISTORY	
Historical notes	**Initial Land Grants** Following the establishment of Old South Head Road in 1811, Bronte Road evolved as a route south to Coogee Bay and Governor Macquarie's watchtower at La Perouse. The Conservation Area comprises areas originally within purchase grants of William Manners Clarke (1837), Lewis Gordon, (1838), and Samuel Peak, (1839). Gordon's lands were substantially transferred to J Vickery between 1839 and 1858. Subdivisions of these early grants provided the sites of a small service village on the road to Coogee and La Perouse. **Naming of the Village** John Madden also purchased lands from Lewis Gordon at the intersection of what was Coogee Road and the later Carrington Road. Madden erected three stone cottages on the lands. Madden and his son John Madden Jnr. were signatories to the establishment of Waverley Council in 1859. The village was originally referred to as *Maddens Corner* and retained its local identity until Madden's house was purchased and demolished c.1919 as the site of the Post Office. Maddens Corner was in 1859 renamed by the inaugural Waverley Council as Charing Cross. **Expansion after 1859** By 1854, the immediate area accommodated small stores, smithies and hotels serving local market gardeners, dairymen and travellers to Coogee. The village expanded with the 1866 establishment of Vickery's Glenrock Tannery to the eastern side of Charing Cross. By 1868 the tannery and leather goods factory employed over 140 men producing 1200 pairs of boots a week. The Vickery family also constructed Glenrock Terrace, a row of sandstone workers' cottages, remaining in High Street, Charing Cross, south of the former tannery site. Vickery's tannery closed on 8 Nov 1881 with the land subdivided as the Tannery Estate. In the 1890s, existing stone quarries expanded to supply city construction. Quarry workers had erected small stone cottages about streets to the eastern side of Charing Cross as early as the 1850s. During that time, two hotels, *Newlands* (1857) later the *Charing Cross* and the *Robin Hood* (1859) commenced trade in Vickery Street (now Carrington Road) Both were substantial premises erected in stone and served to further strengthen the focal point of Maddens Corner /Charing Cross by the 1860s. William Newland (1807-1883), builder, proprietor of *Newlands Hotel*, and councillor from 1859 -1860 opened the hotel to the first meeting of Waverley Council on 16 June 1859. Newland encouraged the decision by council to rename Madden's

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Corner as Charing Cross. The name soon appeared on *Newlands Hotel,* which Newland continued to run until about 1863 when he became insolvent. About 1880 the *Robin Hood* moved to its current site, the former location continuing to trade as the *Oxford Hotel.* Community groups initially meeting in these and other hotels around Waverley included the Grand United Order of Odd Fellows – Sons of Independence Branch, established in 1861. The Order, after years of meeting in venues of convenience, erected The Odd Fellows Hall in Church Street. The hall was eventually acquired by St Anne's School after 1959.

A Centre for Schools and Churches

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

In September 1857 the foundation stone was laid for St Catherine's School, relocating from Ocean Street, Woollahra, to its current Albion Street site at the southern end of Charing Cross. Both locations, t the opposite ends of the village, would progressively expand as school complexes, with St Charles primary school and St Clare's School and Convent (1884) developing between Maddens Corner and Church Street. In 1879 the Franciscan order received a donation of nearly 3 acres in Victoria Street on or about the former Vickery's Tannery site, gifted by Mrs C Logue. In March 1891, construction of a three-storey Norman-style Friary commenced on this land. Later population growth would see the erection of the Renaissance-style Mary Immaculate Catholic Church opened in 1913 on the east side of this land. Opposite Mary Immaculate Church, the Presbyterian Church - having conducted its first service in the Odd Fellows Hall in Church Street on Jan. 17, 1885 - proceeded to lay the foundation stone of a church in November 1885. The initial church was superseded in February 1898 by a much larger Gothic-style sandstone building, the Grahame Memorial Church named in honour of benefactor Mrs W Grahame. These institutions defined the northern and southern limits of Charing Cross from the irregular strip of retail and residential undertakings extending along Cowper Street [now Bronte Road] to the Tea Gardens [now Bondi Junction] and along Macpherson Street to the south-east.

Consolidation of the Village

The subdivision of Samuel Peak's Sea View Estate in 1863, bounded by Victoria, Henrietta and High Street established the current lot patterns to the eastern side of Charing Cross. Further substantial subdivision and development occurred from the 1870s onwards with horse-drawn omnibus services to the city and tram services linking Charing Cross with the Tea Gardens [Bondi Junction] in April 1881. The tram line was continued through to Randwick by 1887. This furthered growth and consolidation of the village, establishing a streetscape of two-storey retail frontages with living space above opening onto post- supported verandas. Initially of late Victorian style, these continued to be erected in Federation styles through the early 20th century. Electrification of the tramway between Bondi Junction and Waverley in

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	October 1902 accelerated the development of Charing Cross. In the process, much of the early Victorian streetscape was replaced with Federation-styled shops, high-parapeted frontages replacing the hip-roofed veranda forms of the 19th century. In 1889, Waverley Volunteer Fire Brigade first occupied a building in Carrington Road at Charing Cross. Following the September 1912 opening of an "unofficial" Post Office in Carrington Road, commitment was made to a formal post office. Prior or during World War One, the Commonwealth Government acquired the house of pioneer John Madden at the intersection of Carrington and Bronte Roads. The site, was cleared by 1919 and a new post office erected by 1923. The architect John Smith Murdoch was, at the same time, designing the "temporary" Parliament House in Canberra, Australia's new national capital. When opened, the new Post Office was designated as "Charing Cross", but in 1940 the designation was altered to "Waverley". The demands of commerce supported establishment of banks at Charing Cross. In 1888 the Bank of NSW opened at the corner of Victoria Street and Carrington Road. In 1919 the Australian Bank of Commerce opened at 240 Bronte Road, before merging with the Bank of NSW in 1931. In 1920 the Government Savings Bank purchased land from the Seaview Estate, erecting a bank and residence near the intersection of Bronte Road and Albion Streets. The building remained in use after merger with the Commonwealth Bank in 1931. **Between the Wars** Inter-War development at Charing Cross included the Art Deco-styled Charing Cross Hotel and the Functionalist-style Robin Hood Hotel dramatically situated at the acute intersection of Carrington and Bronte Roads and completion of the prominent twin towers to Mary Immaculate Church in 1929-30. In 1910 omnibus operator John Bunyan built an open-air picture show on his former stables site at the corner of Bronte Road and High Street. After 1924, the theatre was converted to Bronte Stadium by promoter Pat O'Conner operating until 1936, reverting to a picture theatre The Bronte Hoyts by 1945 and closing in 1957. By the outbreak of World War 2, residential flat buildings had replaced earlier construction in peripheral sites about Charing Cross, including a distinctive setting of Inter-War planning that formed Santa Marina Avenue, south of Charing Cross. The 1940s saw substantial freestanding Victorian residences still extant in the main street of Charing Cross, including Minnamurra and another large residence with secondary shopfronts constructed to the eastern side of Bronte Road. Inter-War and earlier construction had substantially removed buildings from the formative 1840-50s. Those that remained included a small shop to the eastern side of Bronte Road (still standing in 2019) and a hip-roofed cottage in Carrington Road, north of the post

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	office. This was the last of John Madden's 1840s stone cottages and was later used as a Catholic presbytery, then the he home of "Granny" Cosgrove, a granddaughter of John Madden and herself a noted local. The house has since been demolished.

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

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The area records the pattern of early 19th century purchase grants which provided the basis for the later grid street pattern of Charing Cross. The Conservation Area was an early small bustling town containing industry, cottages, small retail stores and hotels.
Historical association significance SHR criteria (b)	The area has historical association with initial speculative absentee land owners William Manners Clarke, a conveyancer, and Lewis Gordon, a government surveyor, and Samuel Peak, a Sydney retailer. J. Vickery, a land entrepreneur of the mid-19th century, established a tannery in the area and provided housing for workers during the 1860s. The area has close historic association with early 1840s resident John Madden, a stonemason and provider of the initial location name Maddens Corner. Madden's family were also associated with other Waverley pioneering families, including the Fitzgeralds and Teefeys.
Aesthetic significance SHR criteria (c)	The area retains freestanding and attached residences demonstrating the aesthetic forms, fabric and detailing of Victorian Georgian Vernacular construction. The freestanding, semi-detached and attached examples of single- and two-storey housing provide a notable assemblage of built forms from the mid-19th century. Later Victorian, Federation and Inter-War residences and commercial properties include notable terrace groups and prominent corner buildings demonstrating the forms and aesthetic considerations of Waverley during consolidation, promoted by the growth of transport from the 1880s onwards.

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Social significance SHR criteria (d)	The area retains significance as a demonstration of the forms, streetscapes and social relationship of industry, worker housing and commerce in the early years of Waverley municipality. The scale, forms and history of the remaining worker cottages, terraces, shops and hotels provide a notable demonstration of the municipality's social history.
Technical/Research significance SHR criteria (e)	The area records the forms of construction and detail employed in retail buildings within outer villages and later commuter suburbs of the Sydney region during the 19th and early 20th centuries. Former manufacturing sites retain archaeological potential, as does the site of John Madden's early cottages, school house and churches.
Rarity SHR criteria (f)	The area contains rare examples of village structures of the mid-19th century, together with rare examples of ecclesiastic architecture, notably the Renaissance-styled Mary Immaculate Church with its murals by Italian artist Professor Cesare Vagarini.
Representativeness SHR criteria (g)	The area has representative value as a cohesive example of the built form, styles and functions of structures comprising an early outer village of colonial Sydney, later consolidating as a transport-based suburban centre of Waverley municipality.
Integrity	Charing Cross retains integrity as a village centre incorporating a diversity of retail and service structures, principally of the Federation and Inter-War periods, with rare examples of earlier retail structures incorporated into the main streetscape.

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

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

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

RECOMMENDATIONS	
Recommendations	1. All existing construction prior to 1950 in the Conservation Area should be considered contributory to the Conservation Area.

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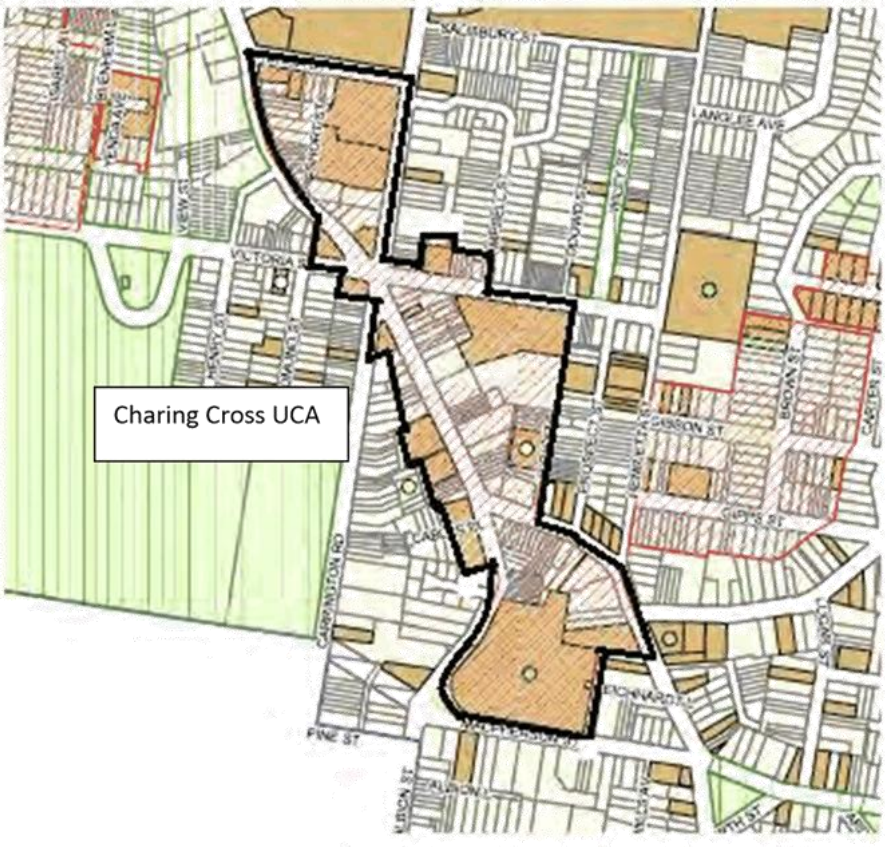
	2. Contributory buildings and their original features should be retained. Any unsympathetic elements should be removed and original features restored. 3. Neutral buildings may be replaced or altered, so that the property is made compatible with the significance of the area. 4. Intrusive buildings should be replaced or altered so that the property is made compatible with the significance of the area. 5. The pattern of two-store shopfronts with street awnings should be retained. 6. Where documentary evidence exists, first-floor post-supported or cantilevered balconies should be reinstated to street frontages. 7. Historic building forms should remain clearly identifiable within any redevelopment and/or extension of existing structures. 8. The original built form should remain as the dominant aspect of any new works to contributory buildings. 9. Original shopfronts including openings and related detailing and signage locations should be retained and restored in any works to existing contributory buildings. 10. The pattern of small service lanes and walkways should remain. 11. Original external finishes should be retained and reinstated. Original face brick and sandstone walls and fences should not be rendered and/or painted. Slate and terra cotta tiling to roofs should be maintained and matched in new works to the core building. 12. Sandstone retaining walls and boundary walls should be retained and repaired. 13. A heritage impact statement should be prepared for proposed work to all contributory elements in the Conservation Area and to sites adjacent to or in the visual curtilage of contributory fabric.

SOURCE OF THIS INFORMATION			
Name of study or report	NA	**Year of study or report**	
Item number in study or report	NA		
Author of study or report	See Information sources above		
Inspected by	Colin Brady		
NSW Heritage Manual guidelines used?		Yes ▬	No ▬
This form completed by	Rosanne Paskin & Colin Brady	**Date**	Feb 2013

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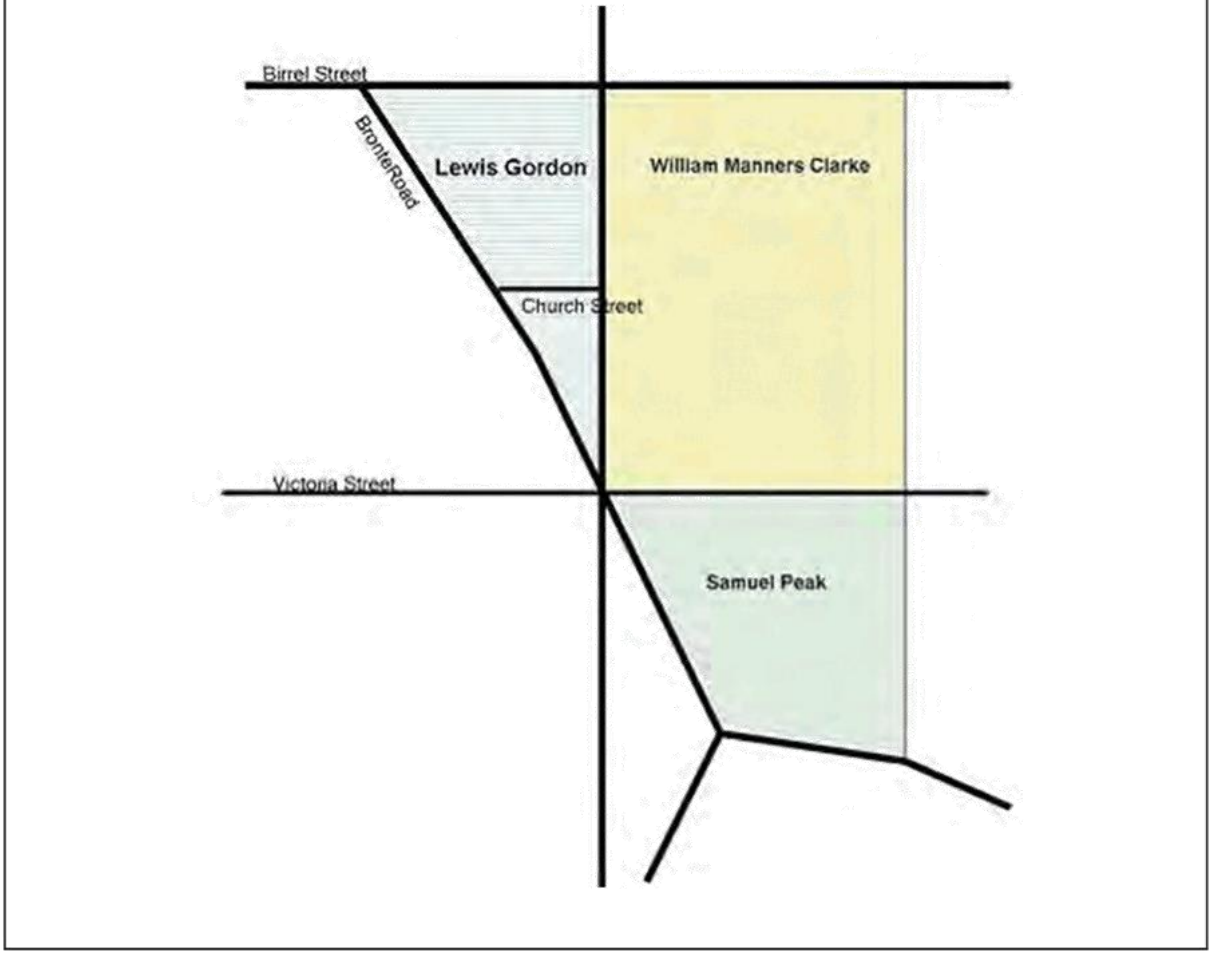
Image caption	Waverley Local Environmental Plan 2012 Schedule 5, Item C7 Charing Cross Urban Conservation Area http://www.legislation.nsw.gov.au/mapindex?type=epi&year=2012&no=540%27				
Image year	2012	**Image by**	Waverley Council	**Image copyright holder**	Waverley Council



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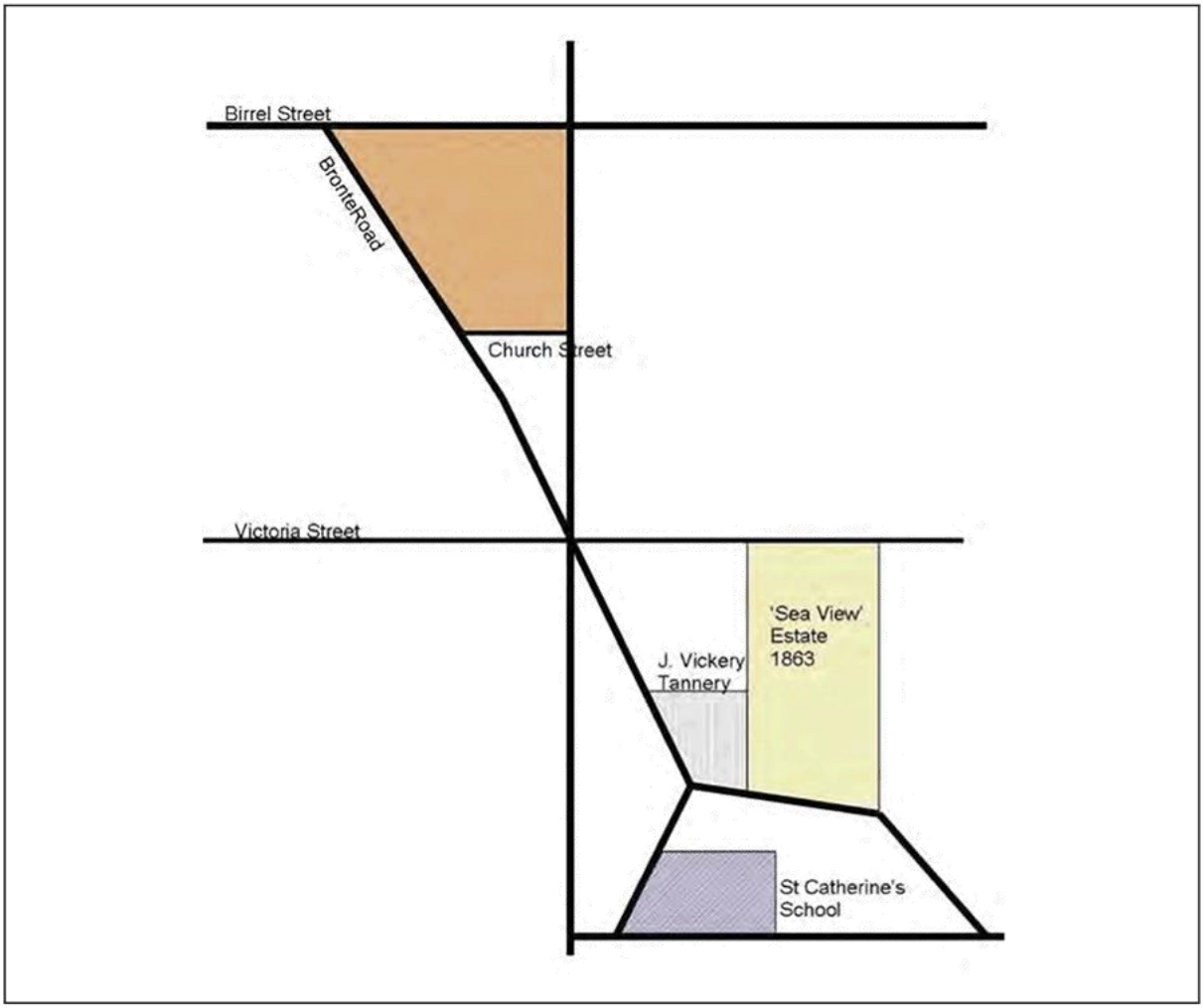
Image caption	Original land grants of the 1830s				
Image year	NA	**Image by**	Waverley Council	**Image copyright holder**	Waverley Council



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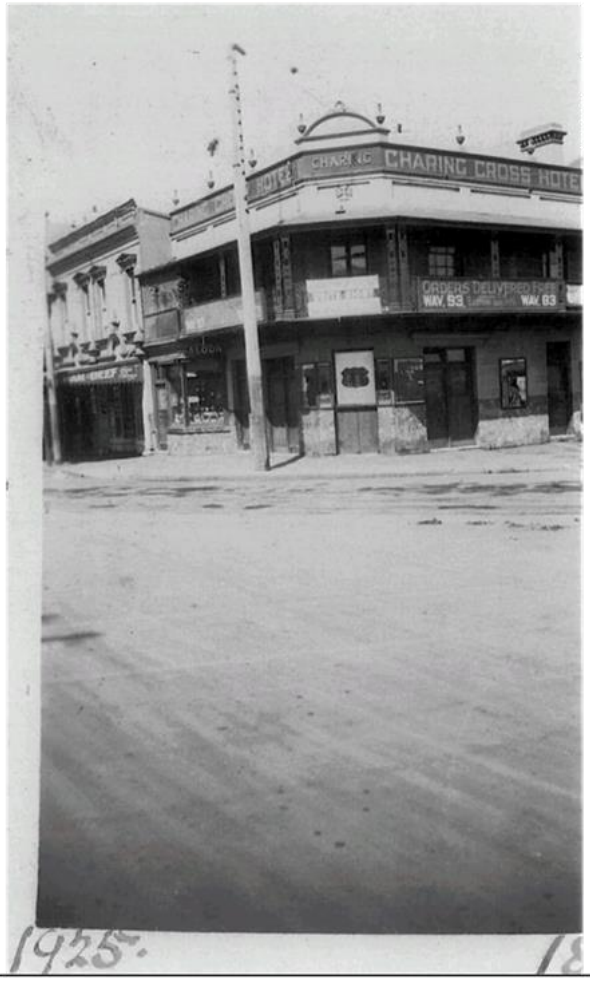
Image caption	Notable Subdivisions of Charing Cross				
Image year		**Image by**	Waverley Council	**Image copyright holder**	Waverley Council



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



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



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



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



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





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







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






Image caption	Public Service and Entertainment

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Image year 2014		**Image by** Colin Brady		**Image copyright holder**	Colin Brady



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



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



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

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Statement of significance	The Grafton Street Urban Conservation Area has historical, aesthetic and social significance at a local level. The surviving built and natural fabric of the HCA has significance for its ability to demonstrate the important historical phases of the area's development, including late-19th and early 20th century speculative subdivisions and commercial development responding to growth of public transport (tramways) in mid-19th century Sydney. Residential and retail and other service buildings from the period 1880-1915 remain substantially intact within the conservation area. The HCA comprises streetscapes of residential and retail structures that record the aesthetic character and qualities of late 19th and early 20th Century consolidation of Bondi Junction as a commuter suburb, based on improvements in transport and the rapid expansion of suburban Sydney between 1880 and 1915. The street and subdivision patterns are derived from the subdivision of the land grants in the early colonial period. The grants have historic association with colonial society, including: Captain John Piper (1773-1851); Solomon Levey (1794–1833, brother of Barnett Levey, builder of *Waverley House*); Daniel Cooper; his nephew, Sir Daniel Cooper (1821-1902); and Randolph Nott, a local resident, timber merchant and former mayor of Woollahra. The gradual subdivision of the initial grant formed the existing pattern of residential and retail buildings and related outbuildings. The 19th Century subdivisions of the initial grants and the related construction provide significant examples of late 19th and early 20th Century residential streetscapes. In its surviving elements of built fabric, the HCA retains the potential to reveal evidence of ways of life, building and land uses that have changed or disappeared. The HCA has high aesthetic significance for its visual complexity derived from: • The variety of private building types; • The consistency of 19th century commercial streetscapes along Oxford St; • The variety of significant architectural styles and scales within the range of building types. The HCA contains aesthetically significant items of architectural excellence dating from the major period of its development. The differing architectural forms, styles and scale of the houses and shops, and the variety of groupings within the precinct, illustrate the gradual and erratic nature of development of the Grafton Estate. The area has social significance for its association with the growth of the heritage conservation movement in Sydney during the 1960s. It was an early example of an area that received recognition by the National Trust and the Australian Heritage Commission through the efforts of the local community.

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Level of Significance	National ☐	State ☐	Local ☒

	DESCRIPTION					
Designer	Various					
Builder/ maker	Various					
Physical Description	The significant characteristics of the Grafton Street Conservation Area have been formed by the evolution of roadways in the Bondi Junction through its history. The strong definition of its boundaries by the elevated structure to the north of Syd Einfeld Drive (built in the 1970s), Oxford St to the south and the high-rise forms lining Oxford Street to the east. The location remains a remnant of the historic Grafton Estate now bisected by Syd Einfeld Drive, and the late-Victorian and Federation commercial streetscape of Oxford St. The Victorian street pattern grid of the original Grafton Estate subdivision remains evident in the wide carriageway with long, narrow lots, which are laid out on an axis perpendicular to Grafton Street. The topography sloping from south to north created streetscapes with repetitive stepped roof forms. The residential architecture, dominated by a variety of housing types from the late-Victorian and Federation periods, with house types including single- and two-storey attached terraces and freestanding large residences of later Victorian and Federation styles.					
Construction years	**Start year**	1885	**Finish year**	1915	**Circa**	☐
Modifications and dates	Ongoing					
Further comments						

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

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	1819: Piper appointed a magistrate by Governor Macquarie. He was chairman of the Bank of NSW in 1825 and sat on committees including the Australian Agricultural Company and the Scots Church. 1820: Piper's promised grant of 190 acres was formalised on 10 February. c1822: Colonial tracks has increased in number by this time, with secondary trails linking outposts of settlement to the South Head Road. Prominent among these were the Frenchman's Road leading to Governor Macquarie's watch house at distant La Perouse and Captain Piper's Road, leading down to Piper's Henrietta Villa at Point Piper and the winding trail across the slopes of the Rushcutters Valley, leading to Daniel Cooper's gin distillery deep in the valley. 1822: Captain Piper, Mary Ann and their children moved into *Henrietta Villa,* reported to have cost £10,000. The classically designed house in its picturesque setting was unrivalled in architectural style at the time. The architect is unknown but may have been Henry Kitchen. Piper led an extravagant lifestyle at Point Piper, which became the centre of Sydney's social scene. He entertained lavishly, hosting events in the domed ballroom, water parties and picnics in the grounds. A row of brass cannon stood on the lawn. Noted colonial artist Joseph Lycett was so impressed with the villa he described it in his *Views in Australia* published in 1824, *as* 'the most superb residence in the colony". 1824: Piper's Estate had grown to 1500 acres by grant and purchase, encompassing much of the land from Rose Bay to the South Head Road. 1825: Piper is declared insolvency due to gambling debts. 1826: Mortgagors Daniel Cooper and Solomon Levey (convict, emancipist and merchant) assumed control of Piper's lands. Levey - who was briefly married to and had a son with Ann Roberts, the daughter of Bondi's first land owner William Roberts - then went to London to establish a buying office for Cooper & Levey and to raise money. In London he chartered several ships to send merchandise to Sydney and acted as an agent for Jewish emigration to NSW. He never remarried. Ann Roberts, who had taken a lover and run away, died of maltreatment in February 1824. c1827: Solomon Levey's brother Barnett Levey began building *Waverley House* on South Head Road, the first house in the district that later took its name. Barnett was the colony's first Jewish free settler, arriving in December 1821. His business ventures were numerous, including windmill proprietor, developer, speculator, vegetable grower, jeweller and originator of Sydney's first lending library. He also founded Australia's first permanent theatre, the Theatre Royal in the Royal Hotel on George Street in 1829, and is described as the father of Australian theatre.

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1828: Cooper & Levey were by now among the colony's largest owners of stock. They later acquired, by grant or purchase, most of the land in Waterloo, Alexandria, Redfern, Randwick and Neutral Bay

1830: The Copper and Levey title was authenticated by a new grant of 1130 acres on 23 March.

1833: Solomon Levey died in London after a short illness after losing a fortune on a failed settlement venture on the Swan River in Western Australia.

1847: Daniel Cooper became sole owner of the former Point Piper estate, which covered 1130 acres across Woollahra, parts of Edgecliff, Double Bay, Point Piper, Bellevue Hill and Rose Bay. What then became the Cooper Estate remained largely leasehold land for much of the 19th century. Cooper returned to England from where he and his descendants progressively leased and subdivided the estate as the market for lands about the harbour slopes grew with the improvement of tram transport.

1854: Cooper died. Sales of his land ceased and the land was let on a number of 99-year leases offered in West Woollahra.

1857: Several leases were acquired for speculative purposes by Randolph Nott (a local resident, timber merchant and mayor of Woollahra in 1867). The leases covered an area of 52 acres and 3 roods between Edgecliff Road and Old South Head Road (now Oxford St), being shown as lots 94 to 100 on an 1844 survey of the estate. These were later subdivided as the Grafton estate. The lease agreement required Nott to invest £10,000 on buildings within 15 years and to charge any sub-leases at £11 per foot.

1859: Waverley municipality is established.

1861: Nott achieved some sub-letting prior to his leases being sequestered by the NSW Supreme Court on 30 April that year.

1862: Daniel Cooper's nephew (later Sir Daniel Cooper) repurchased the estate when auctioned by the court.

1870s: Settlement remained concentrated along Old South Head Road, now Oxford Street, driven by the establishment of regular horse-drawn omnibus services and, more significantly, horse and later steam-powered tram services from 1881 onwards.

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	1874: Land to the eastern end of the estate leased as the Adelaide Brewery. The brewery, originally owned by Simms Chapman and Gleeson, was taken over by Burrows and Gleeson in 1876 and renamed the Waverley Brewery. The site was later sold and developed, initially as Fletchers Foundry then as Holy Cross College in 1908 and later sold to an education consortium operating as Reddam House School. 1880s: During the land boom of the 1880s Cooper subdivided the resecured lands, offering the land for sale as freehold allotments. Subdivision sales provided sites for construction of late Victorian two-storey speculative terraces over the former grant land. The change to electrification of tram services and the consolidation of the Tea Gardens as Bondi Junction provided further emphasis for infill of the remaining open sites by attached and freestanding residences during the Federation period. 1890: Economic depression created a complex pattern of development on the estate, ranging from large freestanding residences largely of later Victorian styles, interspersed with single and two-storey terrace rows and late-Federation style terraces and cottages. The estate, located within the Woollahra municipality, remained relatively static through the early and mid years of the 20th century. 1885: The sale advertised as the Grafton Estate was offered for sale on Saturday April 18, 1885. The estate subdivision was planned by noted Prussian architect and surveyor Ferdinand Reuss working as Reuss and Haddon. The subdivisions were progressively sold. 1887: The Centennial Park Celebration Act of 1887 provided land for sale near, at the outer areas of the park, which had once been a common. The land was sold for gentlemen's houses in order to finance construction and landscaping of the parklands. 1902: An extensive tram depot was constructed on part of Centennial Park at the western end of the former Grafton estates. The saw-tooth roofed structure detailed in Federation style was opened to service electric trams. Smaller Federation-style buildings fronted Oxford Street screening much of the depot from the street. 1913: Sir William Cooper agreed – after ongoing requests, from 1885, for the state government to buy a large area of native bushland within the Cooper estate for recreation - to give the whole of the gully from Victoria Road, Bellevue Hill to Manning Road, Double Bay to the Council as a park. The land, to be known as Cooper Park, was formally dedicated to Woollahra Council on 14 May 1917. 1960: Significant transport changes in the later 20th century, beginning with the cessation of tram services in 1960, badly affected fabric in the Grafton Estate. resulted in substantial demolition of residential fabric in the Grafton Estate.

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	1976-79: Construction of the eastern suburbs railway, completed in 1979, and Syd Einfeld Drive in 1976-79 resulted in substantial demolition of residential buildings in the estate. 2002: Transfer of lands south of Syd Einfeld Drive from Woollahra Council to Waverley Council. This removed the existing Grafton precinct from the West Woollahra Conservation Area, identified in the Woollahra Council LEP. 2012: The section of the conservation area transferred to Waverley Council was identified as a conservation area in the Waverley LEP 2012.

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

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

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

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

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

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

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

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

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

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Inspected by	Colin Brady and Anne McGoverne

NSW Heritage Manual guidelines used?		Yes☒	No☐
This form completed by		**Date**	Oct 2019

IMAGES

Image caption	Grafton Street Conservation Area. [redacted]				
Image year	2015	**Image by**	Waverley Council	**Image copyright holder**	Waverley Council



Grafton Street Conservation Area Highlighted in black to upper left of Map.

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



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



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



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



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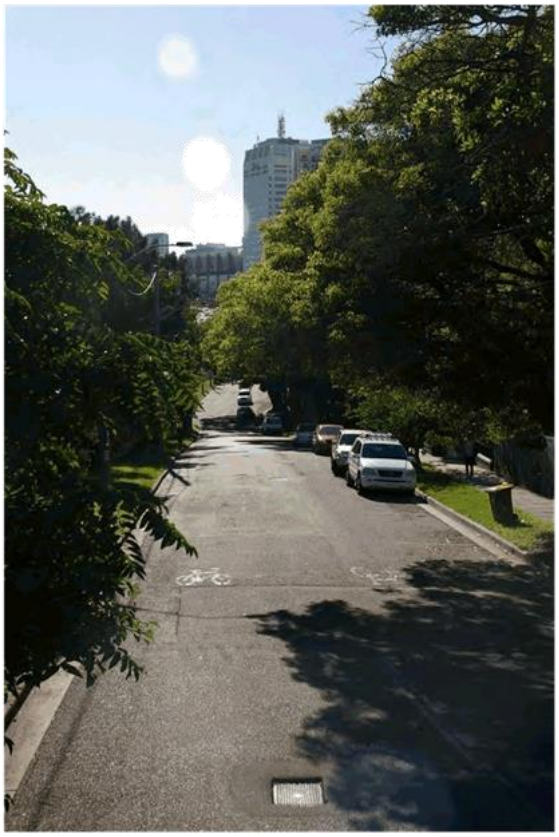
Image caption	Late Victorian-styled residence to south side of Grafton Street viewed looking south.				
Image year	2015	**Image by**	Colin Brady	**Image copyright holder**	Colin Brady



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



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



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



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Image caption	Last remnant of the Victorian streetscape along Oxford Street that grew along the tramline. It is an important remnant of the Visual presentation of Bondi Junction in the late 19th and early 20th century, now abutted by high-rise towers of the modern era.				
Image year	2019	**Image by**		**Image copyright holder**	Google





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



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

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

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

HISTORY	
Historical notes	1860s: The conservation area covers part of the original grounds of Palmerston House, erected for William Spain to the design of Edmund Blackett in the 1860s. 1865: The Palmerston Estate of 15 acres was marketed as: Mansion and Grounds, Nelson Bay, near Waverley, For sale, by Private Contract, in consequence of the proprietor's projected visit to Europe,that beautifully situated first-class commodious Family Mansion, "Palmerson" Waverley, overlooking Bondi Bay and the ocean, together with the extensive highly ornamental grounds, containing an area of 15 acres 2 roods 34 perches. Palmerston is substantially built of stone from a design by Mr. E. T. Blackett, the well-known architect, who also superintended its erection. It contains large, lofty, well-proportioned drawing and dining rooms, library, seven bedrooms, bathroom (with hot and cold water), kitchen, laundry, butler's pantry and every desirable family convenience. At the rear is an enclosed paved yard, and detached (screened by luxuriant shrubbery from the house) is a well-appointed stable, coach-house, hayloft, groom's room, stable, yard, &c. The whole of these premises are well drained; and, on an elevated part of the grounds, considerably above the house, is a large stone reservoir, into which flows a pure, and never-failing stream of good water, which is conveyed to the house by iron pipes, copiously supplying the bedrooms, bathroom, kitchen, laundry, &c. Nothing can exceed the extreme beauty of the grounds, which at great expense have been artistically laid out with skilful judgment and tasteful pleasing effect. An extensive lawn of soft velvet turf, with handsome fountain and miniature lake in the centre fronts the house. The surrounding domain comprises sunny glades, opening into shrubberies of choice trees of varied hues and foliage, and a delightful valley bounded by rising undulating ground studded with clumps of evergreens and flowering shrubs, and through which a pretty brook winds its tortuous way. This rivulet takes its rise from the high land, and is a very pleasing feature in the landscape It falls into the valley by a series of romantic waterfalls, near each of which crossing the stream are picturesque wooden bridges. The banks are turfed with a rich grass sward, and

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	here and there are tastefully disposed grottoes and rockeries covered with ferns and water plants of every description. On one portion of the grounds are a fine orangery, a banana plantation, an orchard, and kitchen garden. For further particulars and inspection of plan, apply in Richardson and Wrench, Pitt Street 1872: Palmerston purchased by the Sydney merchant John De Villiers Lamb for 6250 pounds. The estate was bounded to the south by Gipps Street and to the east by Dickens Street. Progressive subdivision of the estate saw the establishment of Palmerston Avenue from Murray Street to Dickson Street, enabling residential construction and the southern side of Bronte Public School. Vacant land to the west was utilized as a quarry until the 1940s. The Post-War extension of Palmerston Avenue to the west provided land for subdivision and construction of residential flat buildings in the immediate post-WWII period.

THEMES	
National historical theme	4. Building settlements and towns
State historical theme	Towns, suburbs and villages: activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages; Land tenure: activities and processes for identifying forms of ownership and occupancy of land and water.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The residential flat buildings at the corner of Palmerston Avenue and Dickson Street benchmark for the beginnings of stylistic change of the residential flat building from Inter-War to Post-War periods.
Historical association significance SHR criteria (b)	The conservation area is associated with the original grounds of Palmerston House, erected for William Spain to the design of Edmund Blackett in the 1860s. The Palmerston Estate of 15 acres was marketed in 1865 and in 1872 was purchased by the Sydney merchant John De Villiers Lamb for 6250 pounds.
Aesthetic significance SHR criteria (c)	Consistent construction during the immediate Post-War years provided a streetscape of cohesive form alignments and massing. Most of the buildings are two or three storeys of height. They were built post-1945 and constructed in decorative, stepped face brick mostly with parapets. Residential flat building commenced in Sydney in the mid Federation period with the first recorded example being constructed in 1906 in Windmill Street, Millers Point. The process continued through the Inter-War period with new construction adapting revival forms and the newly evolved Art Deco and Functionalist styles. Stylistic influences were often combined with single and double fronted hip roofs common to all styles.

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

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

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

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

RECOMMENDATIONS	
Recommendations	A Statement of heritage impacts is to be prepared for proposed development in the conservation area. • To conserve the character of the proposed Palmerston Avenue heritage urban conservation area, it is recommended that all items contributing to the conservation area be retained. • All additional works should be consistent to the scale, detail and alignment of existing built forms. • New construction should retain and enhance the relationship of built form to the topography and street frontage. • New construction should also respond to the topography and hard and soft landscape. • It should adopt the established face brick and tile character of the setting with decks, balconies and verandas set into the building and not cantilevered over open space. • New works should also maintain existing open space around residential flat buildings and associated tree planting.

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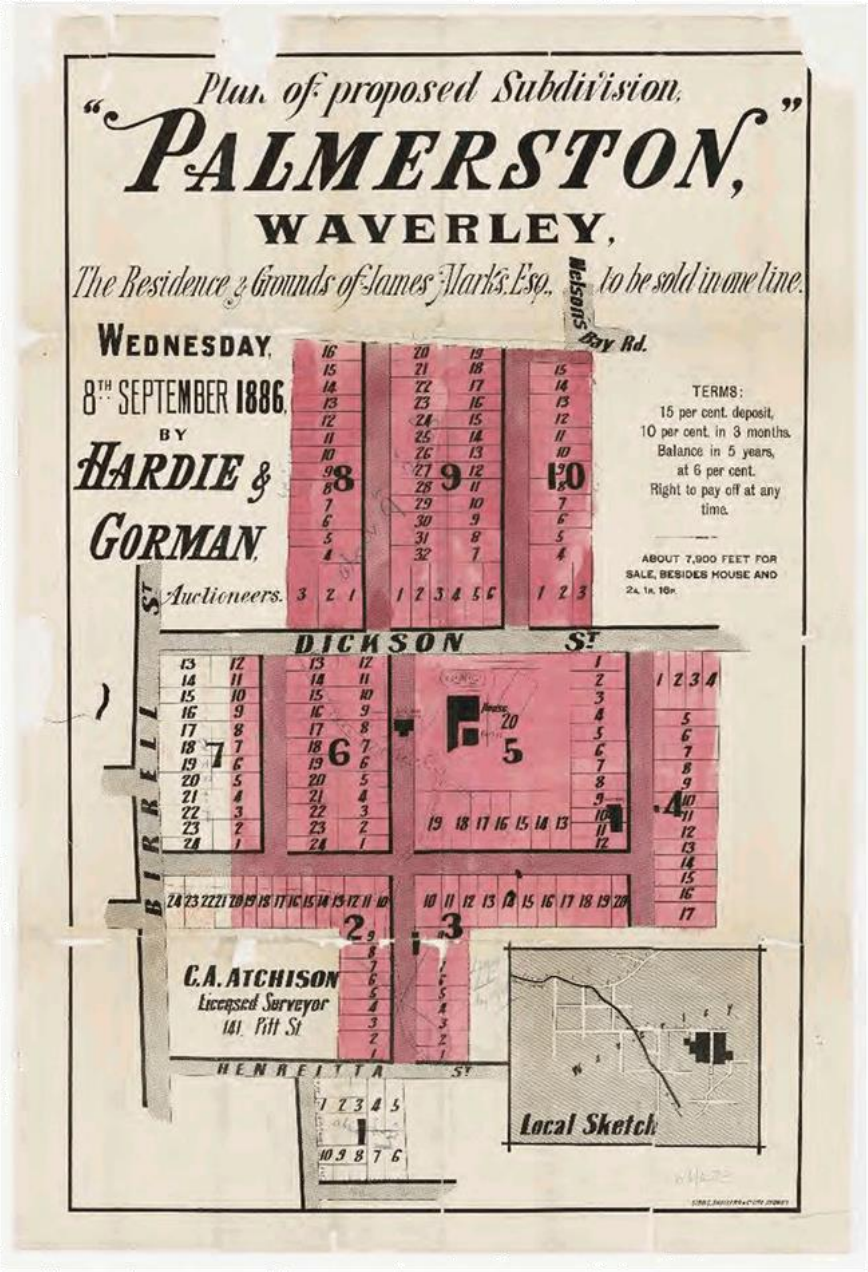
	• Additional construction should only be of secondary nature to the established building forms and landscape features. • New vehicle entries should be limited and of single vehicle width, constructed in close response to the established topography. • In case of balcony additions or alteration, metal or face brick balustrades should be preferred to glazed balustrading. • Preference should also be given to pitched roof forms, while all new roofs should respond to and defer to the established terra cotta tile roof-scape. • Any upward addition to existing buildings should be provided within existing roof voids and related localised projections of roof forms. • Exposure of 'in roof' additions to the street is to be minimal. • All roof additions are to retain and enhance existing traditional roof detailing in particular lined eaves, ridge hip and barge detailing. • Traditional finishes and detailing of existing Post-War flats is to be retained and enhanced. External face brick should not be rendered while roof tiles are only to be replaced with terra cotta tiles of like colour finish and profile. • Painted timber window frames and sashes should be retained in existing patterns including secondary horizontal glazing bars. • Lobbies stairways and entry doors are significant elements of original design in Inter War flats. • Detailing to these areas should be maintained and enhanced by appropriate lighting, colour finishes and floor coverings. • Original finishes including etched or leadlight glazing, floor tiling, architectural terra cotta (faience) mouldings, timber panelling and moulded plaster ceilings should be maintained and conserved. • Externally sandstone paving and planter beds, low rendered or stone fence lines, wrought metal railings and established planting should be maintained. • No vehicle parking or garage/carport structures should be constructed forward of the established building lines.

SOURCE OF THIS INFORMATION			
Name of study or report	Waverley Heritage Assessment	**Year of study or report**	2007
Item number in study or report	8		
Author of study or report	Colin Brady		
Inspected by			
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	Colin Brady and Anne McGoverne	**Date**	2012 to 2013 Updated 2020

IMAGES

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

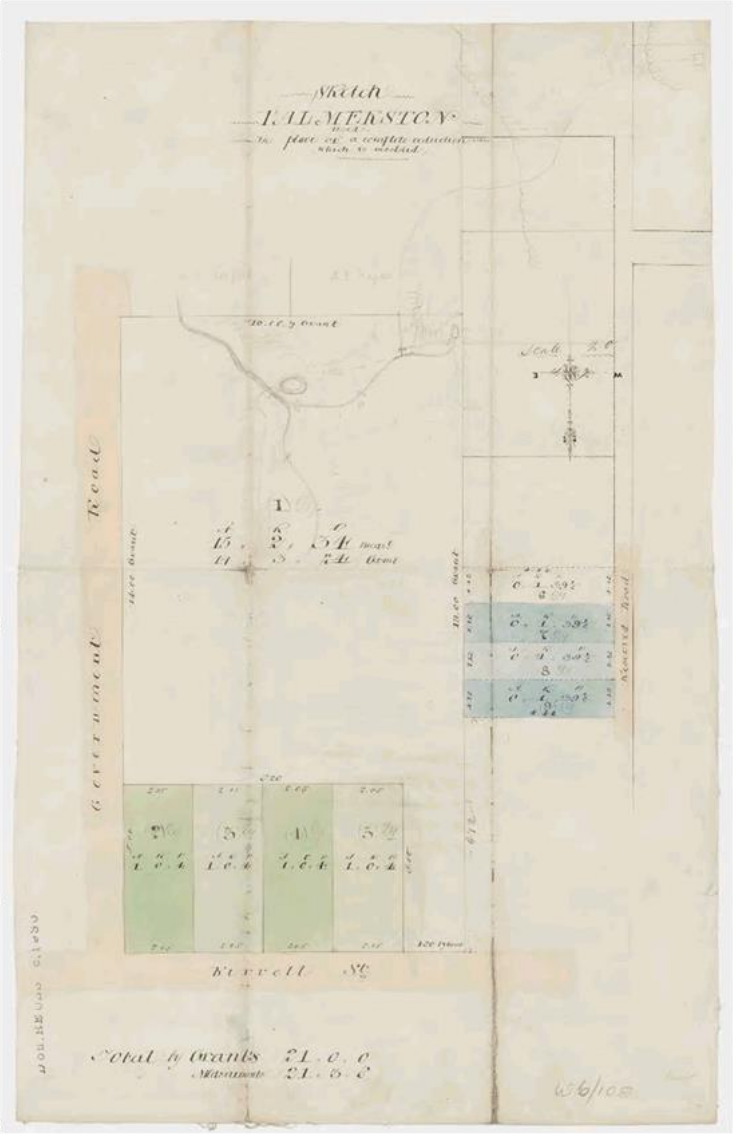
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Image caption	Undated early survey for land that became the Palmerston Estate				
Image year	Undated	**Image by**		**Image copyright holder**	State Library of NSW

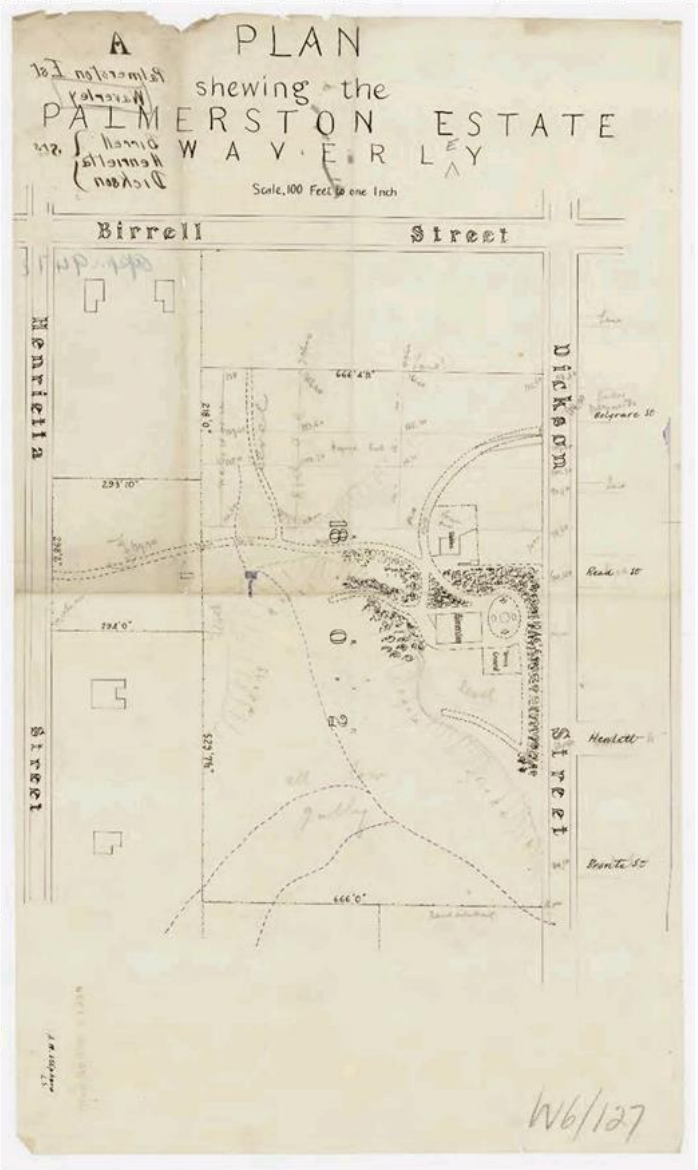
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Image caption	Palmerston Estate plan including house location				
Image year	Undated	**Image by**		**Image copyright holder**	State Library of NSW

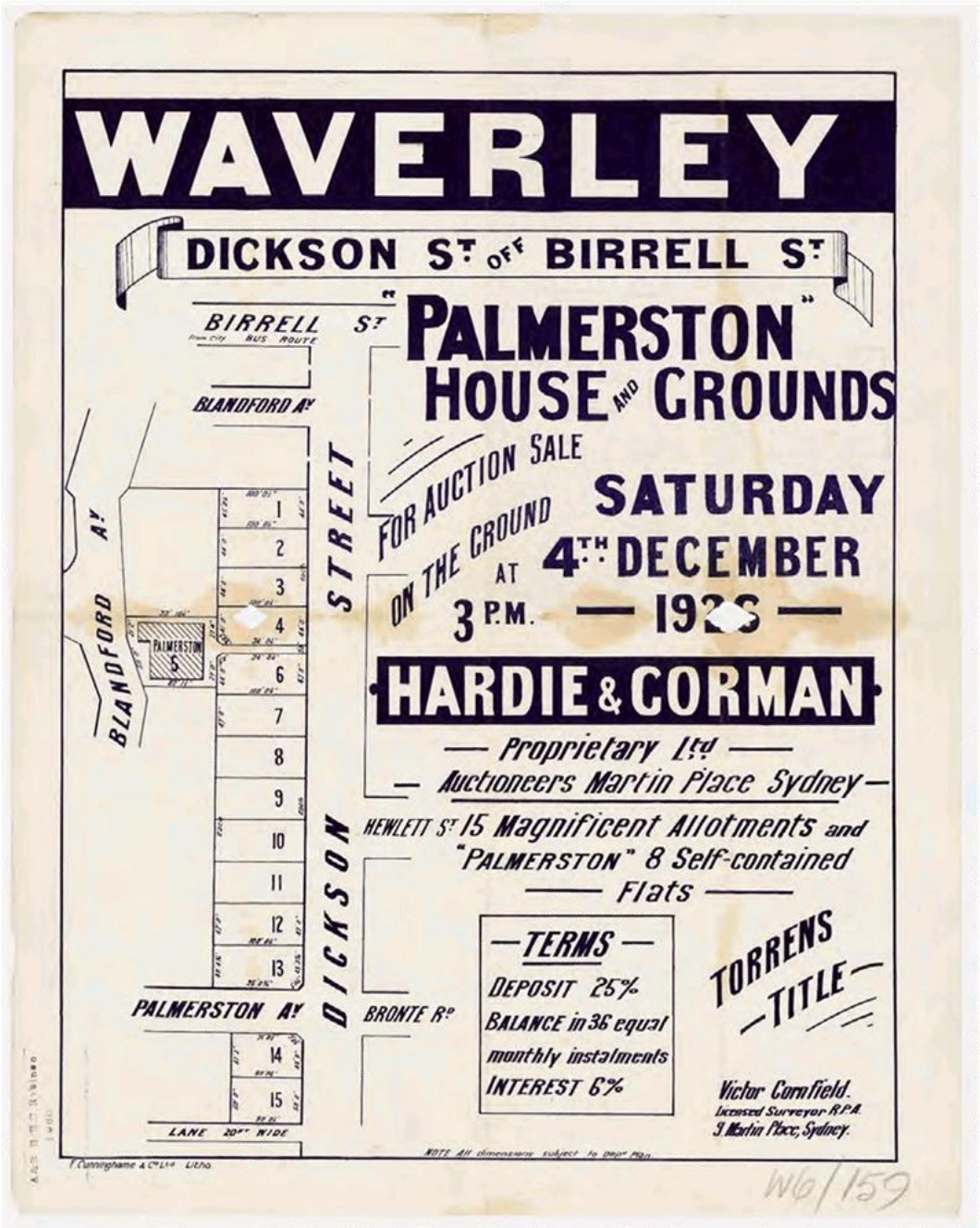
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Image caption	1926 land sale subdivision poster for Palmerston House and Grounds				
Image year	1926	**Image by**		**Image copyright holder**	State Library of NSW



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



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







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ITEM DETAILS						
Name of Item	Dickson Estate Landscape Conservation Area					
Other Name/s Former Name/s	various					
Item type	Landscape Area					
Item group						
Item category	Landscaped street trees					
Area, Group, or Collection Name						
Street number	Various					
Street name	King St, Ewell St, Stephen St, Bondi					
Suburb/town	Bondi			**Postcode**	2022	
Local Government Area/s	Waverley					
Property description	Cohesive grouping of fig street trees set among heritage streetscapes of Federation and Inter-War residence.					
Location - Lat/long	**Latitude**		**Longitude**			
Location - AMG (if no street address)	**Zone**	R2 Low Density Residential	**Easting**		**Northing**	
Owner	Managed by Waverley Council					
Current use	Landscaped street trees set among Federation and Inter War speculative housing					
Former Use	Private estate					
Statement of significance	Cohesive groupings of heritage fig street trees (*Ficus macrocarpa var Hillii*), most dating back to Great Depression unemployment relief tree planning programs of the1930s. The Landscape Conservation Area has historic, aesthetic and social significance as a demonstration of the evolution of Waverley from isolated gentleman's residences to close-set suburban housing of the Federation and Inter-War periods. The streetscapes also have social significance as a demonstration of					

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	Depression-era work schemes. Aesthetic significance includes streetscapes of cohesive planting, type, scale form and alignment.		
Level of Significance	National ☐	State ☐	Local ☒

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

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

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	5 acre lots along the south side of Bondi Road in the area later occupied by Avoca, Street, Imperial Avenue and Boonara Streets purchased by speculators R J Want, F Mitchell CW and C W Cole. 1850s-80s: Establishment of large 'gentleman's residences' along Bondi Road. These largely incorporate original purchase grants as whole or part of spacious grants. Residences constructed to the south side of Bondi Road included Velette, Shirley, Avoca and Baylesford. Baylesford was the home of William Baylesford Greaves a surveyor who arrived in Australia in 1852 at the invitation of Sir Thomas Mitchell who he met when Mitchell visited England for the Crystal Palace Exhibition of 1851. First employed as an assistant surveyor in the Bondi District Baylesford was appointed a licensed surveyor on Mitchell's return from England. Baylesford subsequently worked in the Clarence River Area being appointed Crown Lands Commissioner of that Area. Baylesford acquired Newbold Station near Grafton and other properties in Northern NSW before retiring in 1887 to live at Baylesford Bondi Road, residing there until his death on Jan 14 1925. Avoca in 1891 was recorded as the home of Haviland Reynolds a son of Crimean War veteran Captain Robert Henry Reynolds [d 12 Nov 1913]. Following a sale of house contents at Avoca by Haviland Reynolds on 3 March 1892 the house and immediate acre of land were advertised for Let on 23 April 1892 [SMH] the subsequent occupant being J F Jones. Jones and family became long term residents as a tenant or owner. Initial subdivision of grounds to the larger residences began in the lead up to Federation when tram services to Bondi Beach also provided opportunity for speculative housing along the tram route' The Avoca Estate Bondi was offered for sale on 4 Dec 1897. Avoca Street, Frederick Parade and Tasman Street created to access subdivision. On 11 Feb. 1899 Avoca was advertised for sale due to the owner departing for Europe. The house was marketed as of 5 bedrooms together with 8 acres, a coach house, stables etc. [SMH 11 Feb 1899] 1900 & 1902 Further Auction sales of the Avoca Estate followed realignment and changes to street names. The east- west dogleg in Avoca Street initially named Frederick Parade was by 1902 renamed Avoca Street East and by 1913 again renamed Philip Street.

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	By 1903 only two new residences were listed in Sands Directory on Avoca Street this remaining the case in 1905 The following year four additional residences were recorded to the east side of Avoca Street. By 1908 listings had increased to 10 residences extending north from Edward Bowmans *Ariona* [the second residence recorded in 1904. In 1908 14 residences are also recorded in Philip Street the number increasing to 15 north of *Ariona* in 1909 and 9 to the east side of Avoca Street. The rapid increase in housing supports the construction of the Federating Style residences forming the dominant aspect of Avoca and Philip Streets being constructed in the period 1906-08. After the death of Captain William Greaves of Baylesford in 1925 the Braylesford Estate was subdivided for sale into 23 lots on 13 June 1925. Subsequent residential construction to the eastern side of Avoca Street and was substantially in Inter War Bungalow Styles. 1930s: Fig trees planted – *Ficus macrocarpa var Hillii* – during a Great Depression unemployment relief tree planting program.

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

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

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Historical association significance SHR criteria (b)	The streetscapes of the short cross streets were established by the subdivision of the Dickson's family estate occupied by the residence of James Dickson and the associated timber yard. Dickson's Estate was subdivided for sale on December 3, 1892, with frontages to King, Stephen and Ewell streets. A further sale of unsold lots took place on November 10, 1907, in Ewell and Stephen streets.
Aesthetic significance SHR criteria (c)	The fig trees – *Ficus macrocarpa var Hillii* – have aesthetic significance as part of streetscapes of cohesive planting, type, scale form and alignment.
Social significance SHR criteria (d)	The streetscapes also have social significance as a demonstration of Depression-era work schemes. In the 1930s Depression, unemployed men on relief work or sustenance 'susso' schemes were involved in planting schemes.
Technical/ Research significance SHR criteria (e)	
Rarity SHR criteria (f)	Such trees are not rare in the Waverley area but their Great Depression work relief scheme history is rare at a local level
Representative ness SHR criteria (g)	
Integrity	The trees, now mature, remain in the same alignment as they were in the 1930s. Integrity has been affected by power line pruning.

HERITAGE LISTINGS	
Heritage listing/s	

INFORMATION SOURCES				
Type	**Author/Client**	**Title**	**Year**	**Repository**

RECOMMENDATIONS

NSW State Heritage Inventory form

NSW Heritage Office

DRAFT

Recommendations	A Heritage Impact Statement should be provided to accompany any development application affecting the trees. Any additions and alterations shall be in accordance with the relevant planning controls.

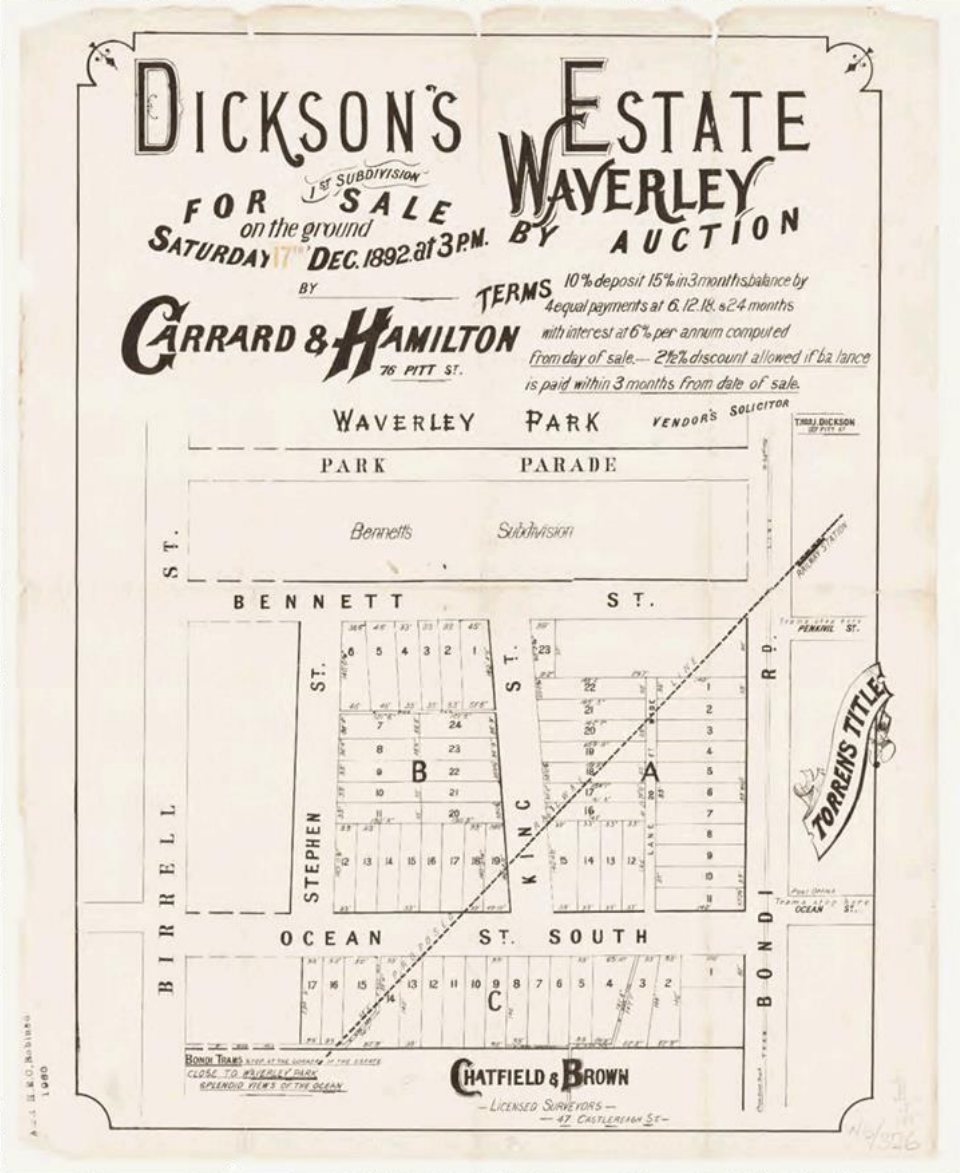
SOURCE OF THIS INFORMATION			
Name of study or report	Various	**Year of study or report**	2020
Item number in study or report	N/A		
Author of study or report	Anne McGoverne		
Inspected by			
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	Anne McGoverne	**Date**	20/01/20

NSW State Heritage Inventory form

DRAFT

IMAGES

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



NSW State Heritage Inventory form

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IMAGES

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



NSW State Heritage Inventory form

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IMAGES

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



NSW State Heritage Inventory form

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IMAGES

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



NSW State Heritage Inventory form

DRAFT

IMAGES

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





NSW State Heritage Inventory form

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Heritage Data Form

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

Owner	Waverley Council					
Current use	Public reserve					
Former Use	Public Reserve, tramway cutting					
Statement of significance	South Bronte Headland Landscape Conservation Area (LCA) has significant natural heritage values and its history and attributes as a cultural landscape. The location is significant for its long history of seaside bathing for women and men and for its association with the beginnings of the surf lifesaving movement. It supports the heritage-listed Bronte Ocean Pool (and its former array of dressing sheds) and the c.1911 Bronte tram cutting. It also has historic associational value with Bronte Park. The headland has significant aesthetic value based in its dramatic sandstone cliff-scape and the expansive views north toward Bondi Beach available from the southern side of Bronte. It is associated with civic consciousness and the municipal development of modern conveniences and amenity for locals. The area's scenic features are held in high esteem by locals and tourists who utilise Calga Cutting and the adjoining Calga Reserve to traverse the coastal walkway from Bronte to Coogee. The headland, including the Calga Cutting, is well-known and esteemed as a prominent corridor of coastal public land, with dramatic topographical and geological attributes combined with sweeping ocean views. The headland also has local historic value as part of the Bronte arrival experience for tram travellers from the early 1910s. The Calga Cutting, carved from the sandstone for the former tram track, has technical value as an engineering exemplar of early 20th-century municipal council coastal landscape civic works that improved access to the city's beaches. Similar projects occurred at Tamarama Marine Drive and the development of the Havelock Avenue tram cutting at South Coogee (c.1901).					
Level of Significance	State ☐		Local ☒			

DESCRIPTION	
Designer	N/A
Builder/ maker	Waverley Council

Physical Description	South Bronte Headland is an aesthetically significant natural reserve that is part of and contributes to a much longer cliff-scape between Bronte Beach and Clovelly Beach. The area stretches from a line to the west of the Bronte Ocean Baths south to the line of Trafalgar Street. Approximately three-quarters of the existing LCA includes Calga Cutting, the former tram corridor that connected Macpherson Street to Bronte Beach. The LCA is to be extended to include Calga Reserve, which lies between the LCA and Calga Avenue. The western edge of the LCA is defined by the property boundaries of a grouping of houses which lie along the eastern side of the most southerly portion of Bronte Road. Since the cessation of the tram service to Bronte, Calga Cutting has been used as a vehicular parking area and pedestrian corridor.					
Physical condition and Archaeological potential	The LCA is in reasonable overall condition. The landscape has potential to contain Aboriginal archaeological remains. This would occur where there are intact, undisturbed natural soil profiles or sandstone platforms and outcrops which have previously been disturbed. Little colonial archaeological potential exists for this site, other than in the exploration of the construction and explosive techniques used to establish Calga Cutting.					
Construction years (re cultural landscape)	**Start year**	c.1910	**Finish year**	Ongoing	**Circa**	☐
Modifications and dates						
Further comments	Three key documents relating to the development of the tramline to Bronte are held at the State Archives Office of NSW. These are: • The Government Transport correspondence files 1902–1937 Box 8/1414, *Extension Waverley Terminus to Bronte Beach*. This is an extensive file that gives a detailed description of the development of the line from the perspective of the tramway bureaucracy. • A 1909 NSW Parliamentary Standing Committee on Public Works Inquiry (NSWLAVP) into the expediency of extending the tramway to Bronte Beach. This is another extensive document that contains detailed submissions by several local residents and includes descriptions of the suburb at the time. • A document titled *Railway and Tramway Construction Specification 1909–1910 No 28 Public Works Dept*., which outlines the costs and works to be done in the construction of the tramway extension. The construction period for the works was approximately 36 weeks and the accepted tender for the project was approximately 12,595 pounds. The successful tenderer was Wilmot and Morgan Pty Ltd, who were commissioned on 31 April 1910. It was estimated					

	that 26,000 cubic yards of rock and sand would have to be moved for the creation of the tram line extension. The Lands Department also holds a Crown Plan, Misc Sydney 3000/?, which shows the extension.

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

	c1970: Development of dressing shed structures above the Bronte Ocean Baths occurred from the 1880s and some remained in place until c.1970. The development of these structures involved the establishment of concrete paths and foundations across the sandstone benches of the headland cliff-scape, above the pool.

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

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

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

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

INFORMATION SOURCES

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

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

RECOMMENDATIONS

Recommendations	Manage impacts to ensure natural, cultural and historic significance is retained and maintained. Manage the landscape to ensure the area's geodiversity and biodiversity are protected, in accordance with the Australian Natural Heritage Charter. Further research should be undertaken into the history of tramway cuttings across the LGA, adjoining LGAs and more broadly within Sydney. Investigations should also be undertaken into the methodology of early 20th-century excavation or explosives used for the creation of such corridors. Calga Cutting should be heritage listed within a broader listing for the full length of the former tram corridor, from its former terminus site at Bronte to Calga Cutting's junction with Macpherson Street. A comprehensive heritage interpretation strategy for the Bronte bay cultural landscape should be prepared including Bronte Park, Bronte Beach, Bronte Ocean Baths and Calga Cutting, in discussion with the local Aboriginal community. Future works in the area should be undertaken with consideration of the site's archaeological potential. This should be done in consultation with the local Aboriginal community and qualified archaeologists. Continuing remedial work could be undertaken to remove weed overgrowth and garden-escape plants within the area.

SOURCE OF THIS INFORMATION			
Name of study or report		**Year of study or report**	
Item number in study or report			
Author of study or report			
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☐	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	November 2019

IMAGES

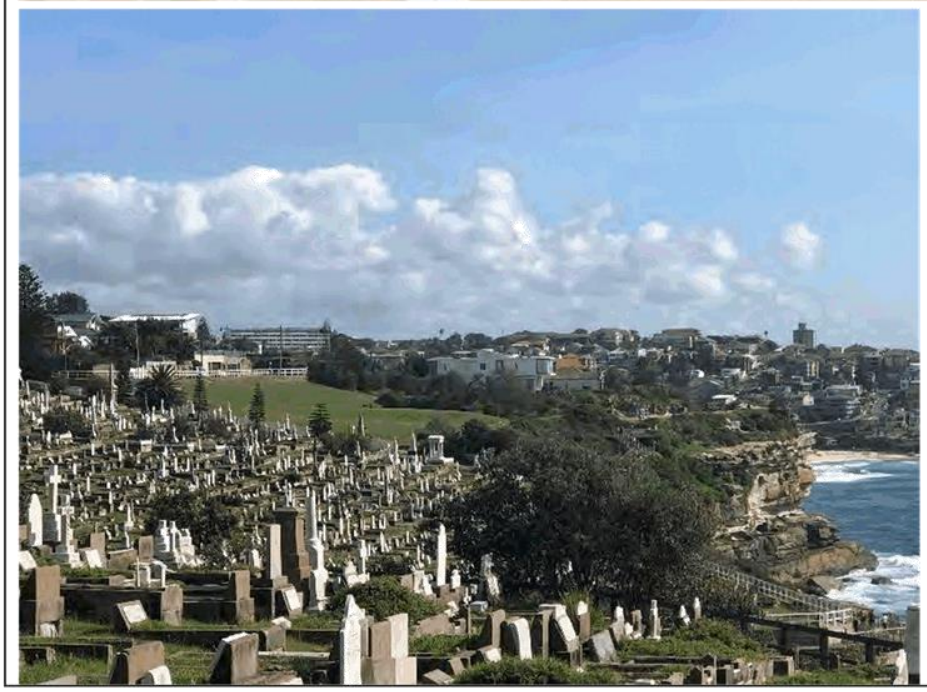
Image caption	View east c.1909 along the southern sector of Bronte Park, the area which now contains the café strip on the right. Whilst the tram line had not yet been extended to Bronte, power poles had already been provided to the beachfront zone. Note the first baths buildings at centre left, with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



IMAGES

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





IMAGES

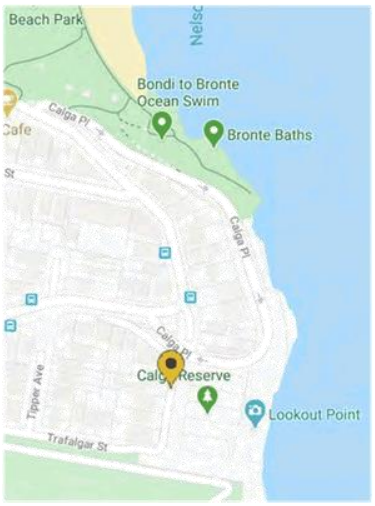
Image caption	Bronte Tram Cutting forms part of the LCA. It was part of the Bronte Beach arrival experience from the early 1900s when the tramway was extended to the beach.				
Image year	C1960	**Image by**		**Image copyright holder**	Waverley Council



IMAGES

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





State Heritage Register Nomination Form

NSW GOVERNMENT Department of Planning
Heritage Council of New South Wales

Important notes for nominators

Before completing this form, read the *Guideline for Nominations to the State Heritage Register* * to check whether a nomination is appropriate.

You should only nominate an item you believe to be particularly important in the context of all of NSW, beyond the local area or region.

This is because only items of *state* heritage significance are eligible for listing on the State Heritage Register.

When completing this form note that:

- **It must be completed and submitted electronically.***
- **Follow the guideline* to fill out the form accurately.**
- **YELLOW sections of this form are mandatory for your nomination to be accepted for consideration.**
- **BLUE sections of this form are recommended, but are not essential, unless otherwise indicated in the form.**
- **The completed form must show *how* the nominated place is *state* significant to meet the criteria for listing on the register.**
- **Incomplete nominations, or those with insufficient information, may not be accepted.**
- **A complete and accurate nomination form, with a clear assessment of state significance of the place or object, will assist in the timely consideration of your nomination.**

*** Download this form and guideline at: www.heritage.nsw.gov.au/nominating**

A. Nominated place

1. Name

Name of place / object:	Bronte Ocean Pool
Other or former name(s):	Bronte Baths

2. Location

Street address*:	(no.)	Bronte Road (street name)	
	Bronte (suburb / town)		
Alternate street address:	(no.)	(street name)	
	Located within Bronte parkland and beachscape (suburb / town)		
Local government area:	Waverley		
Land parcel(s)*:	7308 (Lot no/s)	(section no.)	1149798 (DP no.)
	(Lot no/s)	(section no.)	(DP no.)
	(Lot no/s)	(section no.)	(DP no.)
Co-ordinates*:	-33.905233 (Latitude)	151.269282 (Longitude)	(Datum)

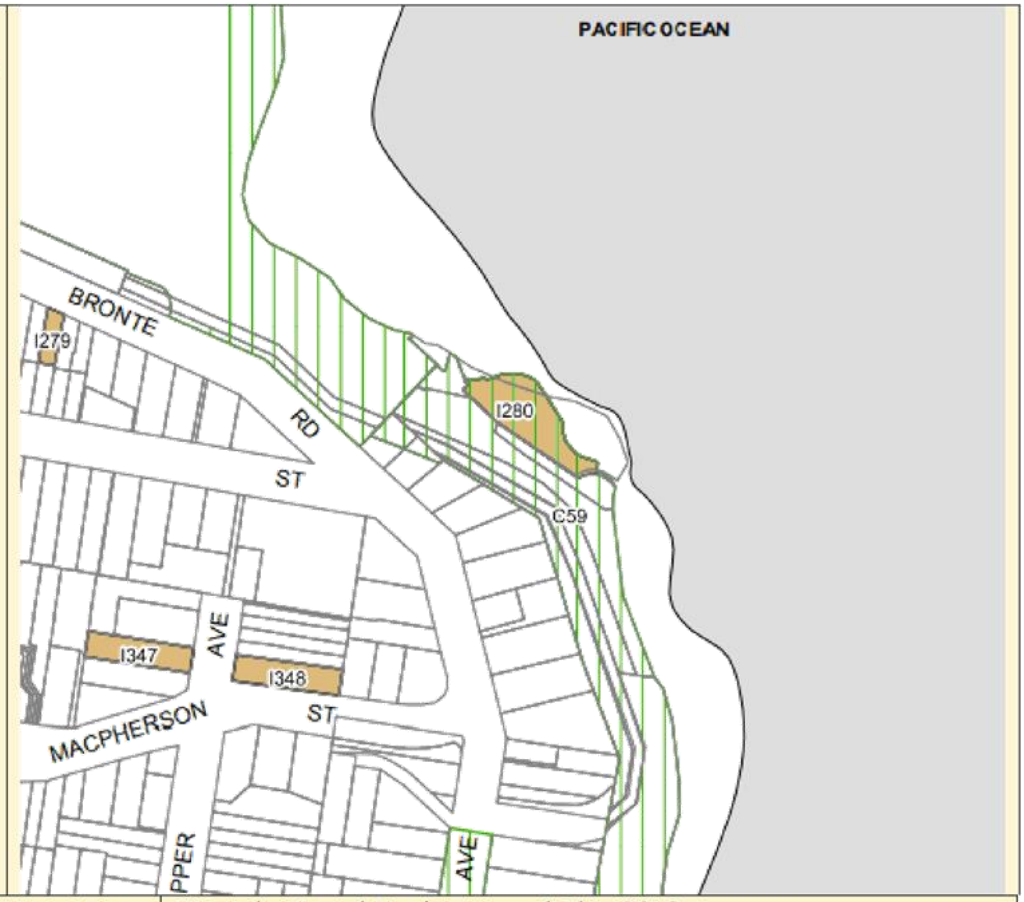
*At least one of these three location details must be provided. For a movable object, enter its principal location. If the place has no street number, provide land parcels. If it has no land parcels, provide Co-ordinates and a map.

State Heritage Register Nomination Form

NSW GOVERNMENT Department of Planning
Heritage Council of New South Wales

3. Extent of nomination

Curtilage map of nominated area:



Source of map or plan:	Waverley Local Environmental Plan 2012
Boundary description (in words):	From the centreline of the tram cutting to the high tide line on the east and north-east.

4. Ownership

Name of owner(s):	Waverley Council	
Contact person:	Fleur Mellor	
Contact position:	Manager, Urban Design and Heritage (Acting)	
Postal address:	Cnr Paul St and Bondi Rd (street address or postal box)	
	Bondi Junction (suburb or town)	
	NSW (state)	2022 (post code)
Phone number:	02 9083 8209	
Ownership explanation:	Crown land administered by Waverley Council (Waverley LGA)	

B. Significance

State Heritage Register Nomination Form

NSW GOVERNMENT Department of Planning
Heritage Council of New South Wales

5. Why is it important in NSW?

Statement of state significance:	It is of State heritage significance for the following reasons: As part of the ribbon of similar ocean baths that dot the NSW coast the Bronte Ocean Pool is of historical importance for its association with beginnings of ocean bathing in NSW and Waverley. It is of aesthetic importance as a rare feature on the Australia coast. Sydney's early ocean pools are widely acknowledged as having played significant roles in nurturing Australia's beach cultures, swimming cultures and surf lifesaving movement. Constructed in 1887, Bronte Baths are a historically significant example of the Australian tradition of Ocean Baths commencing with construction of the Bogey Hole by convict labour at Newcastle in 1819. Combining hewn rock and mass concrete sides, the irregular shaped baths and the adjoining Bogey Hole, formed by placement of boulders on a natural rock ledge, demonstrate and record the beginnings of publicly funded swimming venues in the Waverley Municipality and across coastal NSW. Despite periodic storm damage that has resulted in progressive change to the seawall and surrounds of the baths including construction and later removal of club and change rooms, the baths still reflect their original configuration and alignment of 1887. The pool has historic and technical significance, demonstrating the evolution of ocean baths in the late 19th and early 20th century. The transformation from simple rock pool to ocean baths built on a tidal rock platform coincided with and helped foster the growth of the amateur swimming movement, including the evolution of women's competitive swimming. The baths have social significance as host to the emergence of recreationals and competitive swimming in NSW, as the venue for male and female amateur swimming events that fostered Olympic-level swimmers as well as the Bronte Splashers, one of NSW's first winter swimming clubs (1921). The baths reflects the social change away from bathing as a means of hygiene to swimming as a recreational and competitive sporting activity with associated health benefits. Its social significance also relates to the baths' focal point for communal recreation, swimming education and competitive swimming from the early 20th century. The baths have strong associations with the emergence of women's competitive swimming, including with Fanny Durack, the first woman swimmer in history to win an Olympic Gold medal in 1912 at the Stockholm Games, and Mina Wylie, who won a Silver medal at the same Games. Their achievements were significant in the promotion of women's sport and helped create a path to elite sport for a stable of subsequent Australian swimming champions. Bronte Baths is of historical importance as the location for the first competitive swimming event in which Australian Crawl was

State Heritage Register Nomination Form

NSW GOVERNMENT Department of Planning
Heritage Council of New South Wales

	performed in 1901 by 15-year-old Alick Wickham, a Soloman Islander. He entered a race at Bronte Baths and astonishes onlookers with his unusual speed and swimming style, which involved turning his head from side to side and breathing with each complete stroke. The swimming style, while not invented by Wickham, became known as the Australian Crawl.
Comparisons:	Bondi Icebergs National Heritage List (2008) Place ID: 106009 The pool complex is significant for its strong associations with the famous 'Bondi Icebergs' winter swimming club as well as other swimming groups. The pool and clubhouse enjoy a strong nexus not usually enjoyed by other seaside pools. The site has been used continuously for organized swimming since before 1900 and has a strong social importance as a meeting place as well as a sporting and recreational facility. The Bondi Icebergs contributed strongly to this development. 1819-20 - Newcastle Bogey Hole The Bogey Hole is listed on the NSW State Heritage Register in recognition of its importance in the course of NSW's history. It potentially has national significance as the earliest known example in the whole of Australia of a purpose-built ocean swimming pool. State Heritage Listing (No. 01678): One of the two remaining constructed features from the days of the earliest European settlement in Newcastle, probably the earliest European-built work extant, it is a convict constructed baths hewn out of a rock face for Major James Morisset, a notable military figure from the early period of European settlement in Australia. The Bogey Hole is the first recorded European purpose-built ocean pool on the NSW coast. It forms a picturesque and interesting feature in the coastal landscape of King Edward Park and is of considerable social significance to the people of Newcastle.

C. Description

6. Existing place or object

Description:	Sydney's Bronte Beach hosts both the formalised Bronte Baths and an adjacent ring-of-rocks pool known as the Bronte Bogey Hole. The bogey hole is a naturally formed pool that has been "improved" through human intervention on a number of occasions. The site located on the rock shelf to the southern end of Bronte Beach is occupied by a traditional ocean bath.

State Heritage Register Nomination Form

NSW GOVERNMENT Department of Planning
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Condition of fabric and/or archaeological potential:	The potential for uncovering archaeological remnants should be considered when carrying out any works on Bronte Ocean Pool.
Integrity / intactness:	Bronte Ocean Pool is important in demonstrating the principle characteristics of formalised ocean pools in NSW. The form of the pool is largely the same as when originally built, with upgrades over time to prevent deterioration and improve safety. Council upgraded the Bronte Ocean Pool in 2006, consistent to 1940s photographs. The upgrades focused on the need to conserve the relationship of the pool to its setting, by selecting finishes that allowed rapid weathering of exterior walls. The works also reduced the bevelled inner edge to the pool to improve user safety. There was a localised reduction in pool size associated with stabilising the existing structure.
Modifications Dates:	1883 - Construction 1888 - Pool opened 1893 - Storm damages adjacent changing sheds, which are removed 1905 - Bogey Hole extended with large boulders, later washed away 1914-16 - Seawall and prominade constructed 1925 - Centrifugal pump installed; north-western end of pool wall mwidened, replacing rocks at the end of the Bogey Hole 1960s - Old clubhouse on the cliff above the pool is swept away in a storm and never replaced 2006 - Pool upgrade by Waverley Council, returning the pool to a more natural, uncluttered style 2016 - Storm damage required structural rectification and works to fix the beach promenade.
Date you inspected the place for this description:	March 10, 2020
Current use*:	Recreational Facility
Original or former use(s)*:	Recreational facility
Further comments:	

Illustrations can be inserted as images in section J.

* These details must be entered if you are basing the significance of the place or object on its past or present use.

D. Historical outline

7. Origins and historical evolution

Years of construction*:	1859 - Bogey Hole (start year)	1883-88 - pool (finish year)
Designer / architect*:		
Maker/ builder:	Mr A. Williams, supervising engineer with the NSW Department of Public Works, Harbours and Rivers branch - concurrently supervised	

State Heritage Register Nomination Form

NSW GOVERNMENT Department of Planning
Heritage Council of New South Wales

	the construction of baths at Bondi Beach
Historical outline of place or object:	Pre-1789: Land occupied by the Bidjigal and Gadigal people of Sydney's east coast. Evidence of the occupation of Waverley by Aboriginal people includes rock carvings, paths, middens, artefacts, engravings and rock shelters. Aboriginal people made use of the abundant fresh water at Bondi, Tamarama and Bronte and fished and collected seafood from those waters and shores. 1789: Arrival of the First Fleet and commencement of land grants to emancipated convicts and soldiers among the white settler population. 1819: Construction of ocean baths in Australia commences. Convict labour was utilised to construct ocean baths in the rock shelf below what is now King Edward Park in Newcastle. 1836: Mortimer Lewis, New South Wales Colonial Architect, became the first person to purchase land at Nelson Bay, later known as Bronte. 1883: Waverley Council provides 150 pounds to build sea baths at Bronte. At that time people swam at an existing swimming spot known as the bogey hole at South Nelson Bay. 1887: Construction of baths at Bronte commenced under the supervision of Mr A. Williams, engineer with the NSW Department of Public Works, Harbours and Rivers Branch who was concurrently supervising the construction of baths at Bondi Beach. 1888: (February 6) Bronte Baths officially opens. Photographic records of the time show the baths in similar form to the current arrangement. Waverley Council adopts regulations for conduct at the baths "Gentlemen could bathe between daylight from 10am to 4pm each day. Ladies could also bathe at the same time daily, except Sundays and public holidays which are reserved exclusively for men." Council leases the baths to Frank Lloyd. 1890: On 29 November Bronte's first swimming club, Waverley Amateur Swimming Club, held a tournament at the pool followed by a carnival in March 1891. 1892: In September the Department of Lands renewed the five-year lease for the pool. 1893: On 2 June heavy damage to the baths in a storm was reported and a recommendation was made to remove the change sheds adjacent to the bogey hole seen in images of this time. At this time the baths were described as being about 150 feet in length and 72 feet at the widest part with depth varying from 1 to 6 feet. Water quality was maintained by a 'shoot' allowing seawater into the pool. 1894: Royal Life Saving Society established in Waverley, only three years after the RLSC was established in England. Major John Bond (1855-1927) was appointed Waverley's first RLSC instructor. 1895: Henry (Harry) Wylie, a champion long-distance swimmer and diver, leased Bronte Baths from Waverley Council (November 1895 to June 1901). He later established Wylie's Baths at Coogee (1907), which still bear his name. During his time at Bronte, his daughter Mina (Wilhelmina) Wylie (1891-1984) and her friend Fanny (Sarah Frances) Durack (1889-1956) learnt to swim and trained at the Baths. They swam half to three-quarters of a mile daily in warmer months.

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	1896: Mina Wylie, aged 5, joins her father and two brothers in an aquatic act in which she swam with her hands and feet tied. 1899: W.H. Bond wins the first State Championship for the Eastern Suburbs Swimming Club. 1901: 15-year-old Alick Wickham, a Solomon Islander, enters a race at Bronte Baths and reportedly astonishes onlookers with his unusual speed and swimming style, which involved turning his head from side to side and breathing with each complete stroke, His arm action was short and fast. A prominent swimming coach at the East Sydney Swimming Club, George Farmer, who witnessed the swim, is reported to have exclaimed "Look at that kid crawling!" He recruited Wickham, who became one of Sydney's top swimmers. The swimming style, while not invented by Wickham, became known as the Australian Crawl and his swim at Bronte Baths is considered to be the first time the stroke was swum competitively in Australia. 1902: NSW ban on ocean swimming (in place since 1838) is lifted after public protests. Mina Wylie competes in the first NSW Ladies' Championships. 1903: Bronte Surf Life Saving Club established. 1905: In response to a petition, the Bogey Hole to the north of the pool was extended only to have large boulders again wash in during storms. 1905: NSW Women's Amateur Swimming Association formed. The Eastern Suburbs Swimming Club-Ladies Branch (known as the Eastern Suburbs Ladies Swimming Club) is formed on October 31 at Brown's Hall, Bronte. 1906: Eastern Suburbs Ladies Swimming Club office holders appointed. Swim meets held at pools including Bronte, Coogee Aquarium and Farmers Baths (Rushcutters Bay and Rose Bay). 1907: A further tender was let for enlargement of the Bogey Hole. 1907: Miss Gladys Tate, aged 16, wins 100 yards ESLSC championships in 1:22.2/5 seconds. She defeats Dorothy Hall and Fanny Durack, aged 17. Gladys Tate turned professional in 1911 and swam match races for prize money. 1908: (March) Gladys Tate and Fanny Durack selected for the Australasian Championships in Brisbane. 1909: Bronte Ladies Swimming Club is formed, with 31 ladies attending the first swim in the Bronte Bogey Hole. Later absorbed into the Eastern Suburbs Ladies Swimming Club. The Eastern Suburbs Ladies League Swimming Club is formed the same year but folds by 1912. 1909: Mina Wylie one of three women in Australia to be honoured with the Royal Life Saving Society's award of merit (silver medallion). 1910: Wylie sets first world record for 100 yards freestyle of 1:15.8s. 1911: Tram service opened. A tram stop was built on top of the cliff at Bronte along with a path down to the baths. 1912: (March) Fanny Durack breaks the world record for 100 yards. 1912: (July) Fanny Durack becomes the first woman in history to win a Gold medal for swimming, at the Stockholm Olympics. Mina Wylie

	comes second and wins silver for their 100m freestyle event. Durack broke the world record for her swim in the heats. It was the first Olympics that women were allowed to compete in the pool and Durack's race was the only individual event women could compete in. The only other event was the 4 x 100m relay; both women offered to swim two legs each but were refused permission. It was the last Olympics in which pure gold was used for medals. Neither swimmer had been selected in the Australasian team because a NSWLASA rule forbad women competing in the presence of men. It was also claimed there was only enough money to send men. A public outcry relaxed the rule and sufficient funds were raised to send both women. 1912-18: Fanny Durack sets 12 more world records. 1915: Durack awarded the World Trophy, originally known as the Helms award. The annual sporting award honours the foremost amateur athlete of each continent. 1914-1916: Seawall and promenade constructed. 1916: The Eastern Suburbs Ladies Amateur Swimming Club is formed by Fanny Durack and Annie Brown so they can compete in NSW Ladies Amateur Swimming Association events. 1917: Evelyn de Lacy is born in Perth, Western Australia. She won the first of eight Australian championships in 1935, completing the 220-440 yards double. She repeated the feat in 1936. In 1937 she took the 110 and 880 yards crowns. In 1936 she represented Australia at the Berlin Olympics, aged 18, and became Western Australia's first female Olympian. She moved to Sydney in 1938 to train for the 1940 Olympics, but World War II ended her international career. 1918: Wylie and Durack travelled to the US but were unable to compete because the tour has not been sanctioned by the Amateur Swimming Union of Australia. 1921: Fanny Durack retires from competitive swimming. She marries Bernard Gately, a horse trainer, at St Mary's Cathedral, then devotes herself to coaching children. 1922: Mina Wylie wins the NSW 880-yards title by an extraordinary 110 yards. 1923: Pool lessee John Bond introduced the daring practice of mixed sex bathing on Sundays, holiday afternoons and evenings. 1925: Pool improvements included a club room and installation of a centrifugal pump. Photographic records indicate that the north-western end of the pool wall was widened around this time, formally replacing rocks at the end of the Bogey Hole. 1928-1970: Mina Wylie retires from swimming and begins teaching children to swim at Presbyterian Ladies' College at Pymble. 1938: Evelyn de Lacy moves to Sydney for the British Empire Games, where she wins a gold medal in the 110 yards freestyle, a silver in the 4 x 110 yards freestyle relay and a bronze in the 3 x 110 yards medley relay. One of her Empire Games' teammates was Bondi Amateur Swimming Club member Margaret Dovey, who had won the Australian breaststroke championship in 1937. Dovey later married Gough Whitlam who became Prime Minister in 1973.

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	1939: Evelyn de Lacy began training at Bronte for the 1940 Olympics, but World War II ends her international swimming career. She marries Albert Whillier in 1940 and adds another NSW title to her collection before retiring from competitive swimming in 1943. She begins a coaching career at Bronte Baths, where she teaches until the 1990s, and is an active member of the Bronte Breakers and the Eastern Suburbs Ladies Swimming Club into her 70s. Her daughter won two national breaststroke championships in the 1950s. 1942: ESASC closes for World War II. 1945: Fanny Durack is made a life member of the NSW Women's Amateur Swimming Association. Between 1906 and 1934 she won 115 state and national swimming titles and held world records in freestyle, breaststroke and backstroke. 1946: Night swimming for ladies recommences. 1948: ESASC renamed the Bronte Ladies Amateur Swimming Club 1956: Fanny Durack dies of cancer and is buried in at Waverley Cemetery. Her brother Frank presented her Olympic Gold medal to the Commonwealth Government that year and it is held in the National Library of Australia. Her gravestone, replaced in 1990, reads: "In memory of Sarah "Fanny" Durack (Mrs Bernard Gately) died 20 March 1956, aged 66. First woman swimmer to win an Olympic gold medal, Stockholm 1912. Held every world freestyle record from 100 yards to one mile." 1960s: The old Bronte clubhouse on the cliffs above the pool is swept away in a storm and never replaced. Restricted access and the rationalisation of sheds, fences and change rooms to the cliff side of the pool remained until the Council's contested ownership of the site was resolved. 1967: Fanny Durack is inducted into the International Swimming Hall of Fame in Florida, recognised by FINA, the international governing body for swimming. 1975: Mina Wylie inducted to the International Swimming Hall of Fame. 1984: (July 6) Mina Wiley dies. She never married and lived most of her life in the family home at Coogee. She is buried at Waverley Cemetery. A sculpture of her stands at Wylie's Baths at Coogee and a street in Canberra, Mina Wylie Crescent, in the suburb of Gordon, is named in her honour. 1998: BLASC changes its name to Bronte Swimming Club Inc. and becomes a family club for men and women. 2006: Bronte Ocean Pool was upgraded in 2006 by Waverley Council, returning the pool to a more natural, uncluttered style.

* These details must be entered (as shown in the guideline) if you are basing the significance of the place or object on its architectural or technical qualities or its historical period of construction.

Historical maps, photographs or other illustrations that help to explain the history of the place can be inserted in section J.

8. Historical themes represented

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National theme(s): ***Select one or more of 1-9.*** ***New line for each selected.***	8. Developing Australia's cultural life 4. Building settlements, towns and cities
State theme(s): ***Select one or more for each above selected National theme 1-9.*** ***New line for each selected.***	*Within National themes 1-3:* 3. Environment - cultural landscape *Within National themes 4-9:* 8. Social institutions 8. Sport 8. Leisure 6. Education

E. Criteria

9. Assessment under Heritage Council criteria of state significance

A. It is important in the course or pattern of the cultural or natural history of NSW.	It meets this criterion of State significance because... Bronte Ocean Pool has historical significance as an example of Sydney's early ocean pools, which are widely acknowledged as having played significant roles in nurturing Australia's beach cultures, swimming cultures, and surf lifesaving movement. Bronte Ocean Pool has historical significance as an example of the development of the Waverley area since the late nineteenth century.
B. It has a strong or special association with the life or works of a person, or group of persons of importance in the cultural or natural history of NSW.	It meets this criterion of State significance because... Bronte Ocean Pool has strong association with the life and work of female Olympic swimmers, Fanny Durack, Mina Wylie and Evelyn Whillier. Fanny Durack was the first woman swimmer to win an Olympic gold medal, Stockholm 1912. She held every world freestyle record from 100 yards to one mile. Between 1906 and 1934 she won 115 state and national swimming titles and held world records in freestyle, breaststroke and backstroke. Mina Wylie was the first woman swimmer to win an Olympic silver medal, at Stockholm in 1912. She was inducted into the International Swimming Hall of Fame in 1975. In 1909 Mina Wylie one of three women in Australia to be honoured with the Royal Life Saving Society's award of merit (silver medallion). Olympian Evelyn Whillier (maiden name De Lacy). Whillier represented Australia, aged 18, in swimming at the 1936 Berlin Olympics, and two years later she won a gold medal at the 1938

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	Empire Games held in Sydney. When she returned she settled in Bronte and became a Bronte Baths regular until her death in 2004. In her late seventies she could be seen in the water at 5am a daily, summer and winter, swimming several kilometres as part of her exercise routine. Whillier was an active member of the Bronte Breakers and the Bronte Amateur Ladies Swimming Club, coaching and giving swimming lessons for more than 40 years. She is credited with teaching two generations of locals to swim. Bronte Ocean Pool also has strong associations with the development of the Australian Crawl swimming stroke. The 15-year-old Alick Wickham, a Solomon Islander, first used the stroke in in a race at Bronte Baths. The swimming style, while not invented by Wickham, became known as the Australian Crawl and his swim at Bronte is considered to be the first time the stroke was swum competitively in Australia. Bronte Ocean Pool also has strong associations with Waverley Swimming Club, which moved its headquarters to the pool in 1894.
C. It is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW.	It meets this criterion of State significance because... Bronte Ocean Pool has aesthetic significance as a key feature of Bronte parklands and the of the Bondi-to-Coogee Coastal Walk. The pool has wider aesthetic significance as part of the ribbon of similar ocean baths that dot the NSW coast and are a rare feature elsewhere in Australia. The 120-year old Bronte Ocean Pool was upgraded in 2006 by Waverley Council. Alterations were consistent with the 1940s photographs and returned the pool to a more natural, uncluttered style. Conservation works stabilising the pool retained the essential aspects of ocean bathing inherent in the pool's heritage and design.
D. It has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons.	It meets this criterion of State significance because... The item has strong/ special association with swimming and the surf lifesaving community. Swimming clubs in the Eastern Suburbs have used the Pool for tournaments and headquarters. The ocean pool has also been a training ground for early female Olympic swimmers whose ground-breaking achievements helped set up the club infrastructure that fostered and encouraged future generations of champion Australian female swimmers.
E. It has potential to yield information that will contribute to an understanding of the cultural or natural history of NSW.	It meets this criterion of State significance because... Bronte Ocean Pool has potential to yield information that will contribute to an understanding of wild swimming and the construction of ocean pools.
F. It possesses uncommon, rare or endangered aspects of the cultural or natural history of NSW.	It meets this criterion of State significance because... Ocean Pools are abundant in Sydney and along much of the NSW coast. However, the bevelled profile of the Bronte Ocean Pool has not been seen in other pools in the Sydney Illawarra or Newcastle areas

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	and is a departure from conventional ocean pool design.
G. It is important in demonstrating the principal characteristics of a class of cultural or natural places/ environments in NSW.	It meets this criterion of State significance because... The Bronte Ocean Pool is a well preserved example of a formalised pool in an ocean setting that has evolved over time through upgrades to address deterioration and change of user requirements.

F. Listings

10. Existing heritage listings

Check one box for each of the following listings:

Listed	Not listed	
☒	☐	**Local environmental plan (LEP) - heritage item** (call the local council to confirm)
☐	☐	**Regional environmental plan (REP) - heritage item** (call the local council to confirm)
☒	☐	**LEP - Conservation area** (call the local council to confirm)
☐	☐	**Draft LEP - Draft heritage item** (call the local council to confirm)
☐	☐	**Draft LEP - Draft conservation area** (call the local council to confirm)
☐	☐	**State Heritage Register** (search the register at www.heritage.nsw.gov.au)
☐	☐	**National Trust register** (call the National Trust to confirm)
☐	☐	**Aboriginal heritage information management system** (by Dept. of Environment & Conservation)
☐	☐	**Royal Australian Institute of Architects Register of 20th Century Architecture** (call the RAIA)
☐	☐	**National shipwreck database** (search maritime.heritage.nsw.gov.au/public/welcome.cfm)
☐	☐	**Engineers Australia list** (call Engineers Australia to confirm)
☐	☐	**National Heritage List** (search Australian Heritage Database www.deh.gov.au/cgi-bin/ahdb/search.pl)
☐	☐	**Commonwealth Heritage List** (search above Australian Heritage Database)
☐	☐	**Register of the National Estate** (search above Australian Heritage Database)
☐	☐	**NSW agency heritage and conservation section 170 register** (call owner or occupier Agency)
Other listings:		

G. Photograph

11. Image 1

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Principal photograph of place or object:	
Subject of photo:	Bronte Ocean Pool
Date of photo:	17/03/20
Photographer:	Waverley Council
Copyright holder:	Waverley Council

Include additional photographs and images in section J.

If possible, please also provide a high resolution, publication-quality copy of this image saved to disk (or as non-digital prints) with the signed hard-copy of the nomination form.

H. Author

12. Primary author of this form

Your name:		Colin Anne (first)	Brady McGoverne (family)
Organisation:	Waverley Council		
Position:	Heritage Architect and Heritage Planner		
Daytime phone number:	02 90838117		
Fax number:			
Postal address:	Cnr Paul St and Bondi Road (street address or postal box)		
	Bondi Junction (suburb or town)		
	NSW (state)	2022 (post code)	
Email address:	anne.mcgoverne@waverley.nsw.gov.au		
Date form completed:	17/03/2020		

13. References used for completing this form

	Author	Title	Publisher	Repository / location	Year published
1	Marie-Louise McDermott	Ocean Baths	The Dictionary of Sydney	Dictionary of Sydney	2011
2	Waverley Library	Bronte Baths: A History	Waverley Library, from sources in	Waverley Library	2008

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			the Local History Collection		
3	Waverley Library	Waverley's Water Women	Waverley Council	Waverley Council	2012
4	Colin Brady and Ines Meyer	Waverley Heritage Policy	Waverley Council	Waverley Council	2007
5	Helen King	Sarah (Fanny) Durack	Australian Dictionary of Biography	Australian Dictionary of Biography	1981
6	Warwick Hirst	Wilhemina (Mina) Wylie	Australian Dictionary of Biography	Australian Dictionary of Biography	2012
7	West Australian Institute of Sport	Evelyn Whillier (de Lacy)	West Australian Institute of Sport	https://wais.org.au/other/hoc_detail.php?id=78	Downloaded November 10, 2019
8	Waverley Council	Heritage and Urban Planning Assessment - Bronte Ocean Pool, Bronte Beach	Waverley Council	Waverley Council	2006
9	Bronte Swimming Club	History of Bronte Swimming Club and Bronte Baths		https://www.bronteswimming.com.au/history	2019
1					
1					
1					

14. Signed by author

Author (sign and print name) Dated

15. Signed by copyright holder(s) of image(s)

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Image copyright holder (sign and print name)	Dated
Image copyright holder (sign and print name)	Dated
Image copyright holder (sign and print name)	Dated

Signing 14 and 15 confirms the author of this form and copyright holder(s) of images give permission for the Heritage Branch to use non-confidential information and images entered in this form for any purpose related to processing the nomination. Possible uses include (but are not limited to) publication on the Heritage Branch website, newsletter, reports or other publications. The author of the form, image copyright holder(s) and photographer(s) will be acknowledged when published.

I. Nominator

16. Nominator to be contacted by Heritage Branch

Name:	Ms	Anne (first)	McGoverne (family)
Organisation:	Waverley Council		
Position in organisation:	Heritage Planner		
Daytime phone number:	90838117		
Fax number:			
Postal address:	Cnr Paul St and Bondi Road (street address or postal box)		
	Bondi Junction (suburb or town)		
	NSW (state)	2022 (post code)	
Email address:			

Alternate contact name:	Ms	Fleur (first)	Mellor (family)
Position in organisation:	Manager, Urban Design and Heritage (Acting)		
Daytime phone number:	02 90838209		
Fax number:			
Postal address:	Cnr Paul St and Bondi Road, Bondi Junction, NSW, 2022		
Email address:	fleur.mellor@waverley.nsw.gov.au		

17. Reasons for nomination

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Background or reasons for nomination:	The nomination for State Heritage listing is made in response to a resolution by Waverley Council. Research by the council's Heritage Planners supported the proposed listing. The Bronte Ocean Pool is also held in high community esteem for its long history of association with the Bronte and wider Waverley community. It also holds an important place in Australia's cultural landcape. Ocean pools have fostered generations of elite Australian swimmers. Recent research into Bronte Ocean Pool has revealed a significant story of women Olympic swimmers in the early 20th century.

18. Form signed by nominator for submitting

Nominator (sign and print name) Dated

CHECKLIST *Spell check your form - double click here (or F7)*

Before submitting this form, check that you have:

- ☒ completed all yellow sections, and other sections marked as essential.
- ☒ completed blue sections wherever possible.
- ☒ explained why the place or object is *state* significant in the statement of state significance.
- ☒ explained *how* one or more of the criterion has been fulfilled for listing.
- ☒ inserted photographs, maps and other illustrations as digital or scanned images.
- ☒ acknowledged all sources and references you used.
- ☒ signed and dated this form.
- ☒ obtained the nominator's and image copyright holders' signatures.
- ☐ if possible, attached a disk (or non-digital prints) for posting select image/s of high resolution, suitable for publication.

TO SUBMIT THIS NOMINATION:

Post all of the following:	**Addressed to:**
1. a signed hard-copy of the form; 2. an electronic copy of the completed form saved to disk (unless you prefer to email it separately); and 3. other attachments, such as high-resolution copies of photographs suitable for publication.	The Director Heritage Branch NSW Department of Planning Locked Bag 5020 Parramatta NSW 2124
	If an electronic copy of the form is not posted, email it instead to: nominations@planning.nsw.gov.au

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J. Additional photographs, maps or other images

Image 2

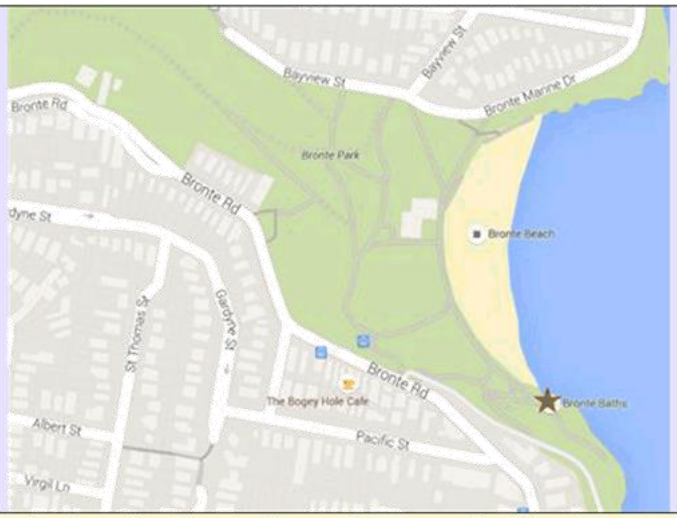
Photograph or other image:	
Subject of image:	Map locating Bronte Ocean Pool - marked by star
Date of image:	17/02/20
Photographer or author:	Google Maps
Copyright holder:	N/A

Image 3

Photograph or other image:	
Subject of image:	The first construction of Bronte Baths; On the left, holding life buoy, first caretaker of Bronte Baths and Bronte Park, who was appointed on 18 October 1887.
Date of image:	1888
Photographer or author:	Henry King
Copyright holder:	Waverley Library

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Image 4

Photograph or other image:	
Subject of image:	Bronte Beach showing Bronte Baths before railings and fences erected; Looking north; Bogey Hole not yet formed
Date of image:	1889
Photographer or author:	Unknown
Copyright holder:	Waverley Library

Image 5

Photograph or other image:	
Subject of image:	Bronte Park; Photo of painting by Tom Ferris; Park showing creek crossed by footbridge; Boy standing by creek; Bronte Baths in background.
Date of image:	1890
Photographer or author:	Unknown
Copyright holder:	Waverley Library

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Image 6

Photograph or other image:	
Subject of image:	Men-only bathing in Bronte Baths. The sign above the wooden building reads: "Eastern Suburbs Headquarters Swimming Club"; Initials on flag "E.S.S.C.". The post may be linked to the removal of rocks. Photographer with his camera and tripod in foreground.
Date of image:	1904
Photographer or author:	Unknown
Copyright holder:	Waverley Library

Image 7

Photograph or other image:	
Subject of image:	Men's and boys' swimming carnival at Bronte Baths; Swimmers in the Bogey Hole and surf; Bandstand on beach near Bronte Surf Life Saving Club clubhouse
Date of image:	1925
Photographer or author:	Unknown
Copyright holder:	Waverley Library

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Image 8

Photograph or other image:	
Subject of image:	'Bathers' "The Bathing Pool, Bronte, NSW". The Bogey Hole, Bronte Beach.
Date of image:	1910
Photographer or author:	Unknown. Part of the "Rose Series" purchased by the State Library of Victoria in 1987.
Copyright holder:	State Library of Victoria, Swanston Street, Melbourne

Image 9

Photograph or other image:	
Subject of image:	Bronte Beach; Children building sandcastle in front of Bogey Hole; Bronte Baths at right
Date of image:	.c1940s
Photographer or author:	Unknown
Copyright holder:	Waverley Library

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Image 10

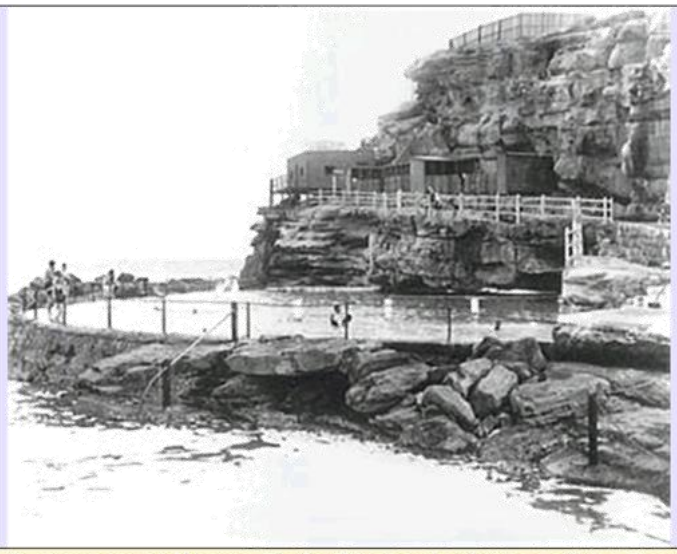
Photograph or other image:	
Subject of image:	Swimmers at Bronte Bath; Timber buildings of the Eastern Suburbs Swimming Club
Date of image:	1910
Photographer or author:	
Copyright holder:	Waverley Library

Image 11

Photograph or other image:	
Subject of image:	
Date of image:	
Photographer or author:	
Copyright holder:	

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Image 12

Photograph or other image:	
Subject of image:	
Date of image:	
Photographer or author:	
Copyright holder:	

Image 13

Photograph or other image:	
Subject of image:	
Date of image:	
Photographer or author:	
Copyright holder:	

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Image 14

Photograph or other image:	
Subject of image:	
Date of image:	
Photographer or author:	
Copyright holder:	

Image 15

Photograph or other image:	
Subject of image:	
Date of image:	
Photographer or author:	
Copyright holder:	

State Heritage Register Nomination Form

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Important notes for nominators

Before completing this form, read the *Guideline for Nominations to the State Heritage Register* * to check whether a nomination is appropriate.

You should only nominate an item you believe to be particularly important in the context of all of NSW, beyond the local area or region.

This is because only items of *state* heritage significance are eligible for listing on the State Heritage Register.

When completing this form note that:

- **It must be completed and submitted electronically.***
- **Follow the guideline* to fill out the form accurately.**
- **YELLOW sections of this form are mandatory for your nomination to be accepted for consideration.**
- **BLUE sections of this form are recommended, but are not essential, unless otherwise indicated in the form.**
- **The completed form must show *how* the nominated place is *state* significant to meet the criteria for listing on the register.**
- **Incomplete nominations, or those with insufficient information, may not be accepted.**
- **A complete and accurate nomination form, with a clear assessment of state significance of the place or object, will assist in the timely consideration of your nomination.**

*** Download this form and guideline at: www.heritage.nsw.gov.au/nominating**

A. Nominated place

1. Name

Name of place / object:	War Memorial Hospital, Waverley
Other or former name(s):	Edina, Ellerslie, Wytchazel, Banksia Eastern Suburbs Senior Citizens Welfare Centre Wilson O'Riley Building E. H. Hunter Lodge

2. Location

Street address*:	125 (no.)	Birrell St (street name)	
	Waverley, 2024 (suburb / town)		
Alternate street address:	(no.)	(street name)	
	Site bounded by Carrington St, Birrell St, Bronte Rd and Church St (suburb / town)		
Local government area:	Waverley		
Land parcel(s)*:	1/172133 1/567694 1/948186 1/1061588 3/667555 2/1061548 1/1061548 (Lot no/s)	(section no.)	(DP no.)

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	7/948185 B/317831 3/593710 4/593710 A/317831 1/212655 1/166786 (Lot no/s)	(section no.)	(DP no.)
	1/1115706 1/630460 2/630460 1/167332 1/1098550 2/1098550 3/1098550 (Lot no/s)	(section no.)	(DP no.)
Co-ordinates*:	33°53'50.9"S (Latitude)	151°15'13.3"E (Longitude)	(Datum)

*At least one of these three location details must be provided. For a movable object, enter its principal location. If the place has no street number, provide land parcels. If it has no land parcels, provide Co-ordinates and a map.

3. Extent of nomination

Curtilage map of nominated area:	
Source of map or plan:	
Boundary description (in words):	The War Memorial Hospital. Represents early allotments in the area. Limited subdivision has occurred but the original estate is largely intact.

4. Ownership

Name of owner(s):	Uniting	
Contact person:	Fiona Logge	
Contact position:	Development Manager	
Postal address:	Level 4 /222 Pitt Street, (street address or postal box)	
	Sydney (suburb or town)	
	NSW (state)	2000 (post code)
Phone number:	02 9376 1526	
Ownership explanation:	Private gentleman's estate converted to War Memorial Hospital. Uniting Church (aged and health care) now owns the site.	

B. Significance

5. Why is it important in NSW?

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Statement of state significance:	It is of State heritage significance because... The War Memorial Hospital is representative of 19th Century estates developed by prominent families in New South Wales. Established by the Vickery family from 1866, the development of the estate reflects the family's successful industrial and political interests within Sydney and the wider state. Donated to the Methodists by the Vickery family as a memorial to Ebenezer Vickery Jr, the War Memorial Hospital is an outstanding representative example of private philanthropy and the 20th century conversion of Victorian estates to institutional uses and reflects the Vickery's most substantial donation to the Methodists. The 19th Century buildings and landscape of the original estate featured elaborate Victorian Italianate design, notably in the called Edina, which is a very good and highly intact example of a Victorian mansion and showpiece of Victorian architectural technology with vaulted and concreted verandah construction, cast ironwork, grand internal stairs and elaborate stained glass windows. The three large Victorian houses (Ellerslie, Banksia, Wytchazel), built for family members, designed as a group and distinctively located along a private street, form a rare and very good example of a Victorian streetscape. The War Memorial Hospital demonstrates the role of religious orders in the provision of public services before government. This was the Methodist Church's first venture into medical care in New South Wales, which has continued for almost 100 years including training of hundreds of nurses from 1922-1980s. Edina's form, scale and design as well as early mature plantings including the pair of Norfolk Island pines demonstrate aesthetic significance as landmarks within the broader surrounding area and contribute to an understanding of the development of the eastern suburbs of Sydney during the Victorian era. Edina: Outstanding Late Victorian "Boom Style" mansion. The key building in the hospital grouping. Exceptional significance. Wytchazel and Banksia: Impressive, late Victorian, semi-detached villa. Exceptional significance. Ellerslie: Two-storey late Victorian villa. Outstanding example of late Victorian architecture. Exceptional significance. Maternity Building: Special historic and community interest as part of the hospital group. Exceptional significance.

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	Vickery Memorial Chapel: Excellent brick and stonework. High significance Coach House and Stables: Original hipped slate roof with eaves brackets and moulded chimneys. Moderate significance Federation Cottage: Late Edwardian-style brick cottage. Moderate significance. Nurses Home: Post-war, brick building. Moderate significance. War Memorial Hospital Grounds: Rare example of a Late Victorian mansion conserving original grounds and setting. High significance.
Comparisons:	Several comparative examples reflect the history, use and associations of the War Memorial Hospital.This list is not exhaustive. 19th Century Estates: The following are examples of early, substantial 19th Century estates developed by prominent families in the colony. The Swifts, 68 Darling Point Rd, Darling Point The Swifts is a substantial Gothic Revival mansion constructed between 1872 and 1882 and designed by G. A. Morrell. Sir Robert Lucas Lucas-Tooth, the distinguished Australian brewer and was significantly remodelled in the 1880s with similarities to Government House. Purchased by the Resch family who were also brewers, the place remained in private hands until bequeathed by Edmund Resch Jr to the Roman Catholic Church in 1963. During this time, Cardinals of the Roman Catholic Archdiocese resided in the property. After a period of vacancy, the Moran family purchased the property and it underwent several years of restoration to return the place to a private residence. Subdivision of the original estate occurred during its history at various times with high rise and other development located in the vicinity. Bronte House, 470 Bronte Rd, Bronte The oldest residence in Waverley was constructed in the 1845 in Gothic style, single storey cottage. It was originally part of a much larger 42 acre parcel of land owned by the Colonial Architect, William Mortimer Lewis in 1836. Robert Lowe purchased the property and completed the house. The Ebsworth family owned the place for the longest time, from 1882 until selling to Waverley Council in 1948. It is currently privately leased out as a family residence with open days occurring several times each year. Scarba Home, 30 Wellington St, Bondi Scarba Home is a late Victorian mansion originally constructed in the mid-1850s before being extended c.1890s with Victorian Italianate features. The historic garden layout and mature trees are apparent as well as fine sandstone entrance gate pillars and plinth wall, fine lawns,

	carriage loop and possibly the driveway. First appears in Sands Directory in 1884, occupied by Malcolm Campbell and known as "Scarba". Former residence of A.M. Loewenthal, who was a philanthropist and alderman of the Council in 1914-15. The property was acquired by the NSW Government just prior to World War 1 and passed on to the Benevolent Society which established a children's welfare home there in 1917. Scarba was sold in 2016 and is once again a private residence.

C. Description

6. Existing place or object

Description:	The War Memorial Hospital consists of a number of buildings, including the original grand estate residences, buildings constructed to support hospital operations, as well as cottages and other accommodation and facilities. The main buildings that relate to the original estate and early hospital operations are described below. Interiors of these built elements have not formed part of this assessment.
Condition of fabric and/or archaeological potential:	The potential for uncovering archaeological remnants is likely at Waverley War Memorial Hospital. The Conservation Management Plan 2017 indicates archaeological remnants are potentially contained at the former gatekeeper's cottage and the lake in the centre of the lot. The presence of moveable heritage - including items dating from the original residential estate or from its 100-year history as a hospital - building plans and other written records - can contribute to understanding the site's evolution, its use and history.
Integrity / intactness:	Edina: Outstanding Late Victorian "Boom Style" mansion. One of the grandest ever built in Waverley and the best surviving. Exterior essentially intact. Attractively set in original grounds. The key building in the hospital grouping. Exceptional significance. Wytchazel and Banksia: Impressive, late Victorian, semi-detached villa. Essentially intact and one of the best surviving examples in the Waverley LGA.Exceptional significance. Ellerslie: Two-storey late Victorian villa. Outstanding example of late Victorian architecture despite some loss of integrity. Exceptional significance. Maternity Building: Good example of a 1930s institutional building. Limited architectural interest due to some loss of integrity, but special historic and community interest as part of the hospital group. Exceptional significance. Vickery Memorial Chapel: Good brick chapel with most unusual roof. Excellent brick and stonework. High significance

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	Coach House and Stables: Two-storey, brickwork now painted. Original hipped slate roof with eaves brackets and moulded chimneys. Converted to hospital use, with additions and external alterations. Modifications have impacted on its authenticity and integrity. Moderate significance Federation Cottage: Late Edwardian-style brick cottage. Veranda now enclosed and re-roofed in concrete tiles. No major alterations otherwise. Moderate significance. Nurses Home: Post-war, brick building with central 3-storey element. Enclosed areas on either side of the central section appear to be later additions to the flat rooftop. Moderate significance. War Memorial Hospital Grounds: Rare example of a Late Victorian mansion conserving original grounds and setting. Mature trees and remnants of the formal Victorian garden including layout and paths which date from an early part of the site's history are in situ. Many of the original plantings, however, are no longer present with many removed c.1970s. The original layout and lot size can still be ascertained. High significance.
Modifications Dates:	The War Memorial Hospital, established in 1922 by the Methodist Church occupies the original buildings and grounds of the former Edina estate. Later additions including the 1930s southern wing and 1950s nurses' accommodation (E. Hunter Lodge) and later aged care accommodation reflects the staged of development of hospital operations. Specifically, the 1930s maternity block was designed with regard to patient care including adequate light, ventilation and garden setting with contemporary building largely respecting the 19th Century layout and built form.
Date you inspected the place for this description:	17/03/20
Current use*:	Geriatric care including rehabilitation and assessment services and aged care residential living.
Original or former use(s)*:	Private Residences
Further comments:	

Illustrations can be inserted as images in section J.

* These details must be entered if you are basing the significance of the place or object on its past or present use.

D. Historical outline

7. Origins and historical evolution

Years of construction*:	1866-1888 (start year)	1920s-1980s (finish year)

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Designer / architect*:	Thomas Rowe (1829-1899), architect
Maker/ builder:	William Leggoe, of Paddington
Historical outline of place or object:	Pre-1789: Occupied by the Bidjigal and Gadigal people, the traditional Aboriginal owners. 1789: Commencement of the granting of land to emancipated convicts and soldiers among the white settler population. 1803: As early as 1803, a form of road was built by Governor John Hunter to link the colony with the signal station at Watsons Bay, South Head, along an existing Aboriginal track on the ridgeline. c.1800s: European colonisation of the Waverley area began with gradual release of land by the colonial government for purchase. The eastern suburbs were isolated, with the sand dunes and ridgelines considered unsuitable for agriculture. 1827: Ebenezer Vickery was born in London, son of Joseph and Mary (nee Burgess) Vickery. 1833: The Vickery family arrived in Sydney on the Richard Reynolds in August. 1837: William Manners Clarke purchased two 10-acre parcels of land in December. The first at the corner of Birrell St and Carrington Rd for £26 and the second on the east side of this portion for £10/10/-. The land was formally transferred in March 1838. By August, part of this land was transferred to Lewis Gordon. 1827: Waverley House, the first large villa residence in the area, is constructed in the Waverley area by Barnett Levey, followed by Bronte House (still extant) between 1843-45. 1853: A residence known as Rockhampton was constructed by Gordon on the subject site. Over the years, various parts of Gordon's land were subdivided and sold. The 1850s and 1860s saw a number of large villas constructed by prominent citizens of the professional and merchant classes. 1851: Ebenezer Vickery took over management of his father Joseph's boot factory in George St, established soon after their arrival in the colony. E. Vickery married Jane Begg in February. 1858: Joseph Vickery was a member of the committee formed to agitate for the establishment of the Waverley municipality. 1859: The Municipality of Waverley was proclaimed on the 13th June, the second suburb in Sydney to be constituted. E. Vickery acquired land from James Heather Atkinson in May. This 6 acres was part of Gordon's grant. 1864: E. Vickery, as chairman, commissioned an office building in Pitt Street for Fitzroy Ironworks Co. It was the first colonial building to use structural iron. 1863-64: Vickery served as an alderman for Waverley Council. 1866: E. Vickery commissions architect Thomas Rowe (1829-1899) to design Edina and building begins that year. E. Vickery sets up a tannery and boot factory in Waverley. As part of this, the Glenrock Terraces (still extant) were constructed to house tannery workers on High Street. 1874: Vickery purchased neighbouring land, returned the lot to its

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	original size. c.1880s: Vickery, a big Methodist Church benefactor, funded the building of Lugar Brae church, Waverley, in 1882 and a church in Wellington St, Bondi in 1885. 1882: A semi-detached pair of villas, Wytchazel and Banksia, were built for Vickery's sons. Ellerslie was also constructed about this time for Vickery's son-in-law Gustav Waterhouse, believed to be an extension from the 1853 Rockhampton residence. 1884: Edina, a two-storey late Victorian Italianate mansion with wide verandas and central tower feature, was designed by Thomas Rowe, who had a business relationship with Vickery. The building was constructed by William Leggoe, of Paddington. 1887: E. Vickery was appointed to the Legislative Council of NSW. 1888: The stables, coach house and gate lodge were completed. c.1890s: The formal driveway entered the estate from Birrell St and Bronte Rd. Photographs depict lawns with mature trees, bushes, formal gardens and paths. 1902: The Vickery family company was incorporated as E. Vickery and Sons Pty. 1905: E. Vickery purchased the Lyceum Theatre in Pitt St for the Methodist Church, which opened as The Vickery Mission Settlement. He also supported the Sydney Young Men's and Young Women's Christian Associations. 1906: Ebenezer Vickery died and was buried at Waverley Cemetery. His son Ebenezer Vickery Junior inherited the estate and lived in Edina. He subdivided part of the estate for family, retaining the existing buildings and gardens. c. 1910: Residences constructed in the subdivided lots along Bronte and Birrell streets between c.1910 and 1920s. 1915: Vickery died on May 21, survived by his wife Jane Ellen who stayed in Edina. 1918: The memorial hospital idea was raised at the Methodist Conference for NSW by Rev. James Green, a veteran of the Boer War who served as senior chaplain in WWI. The church had established educational facilities, but this was the first hospital project. It was decided early on that the hospital would not be sectarian. 1919: Jane Ellen Vickery offered the Edina estate to the church for use as a hospital in memory of Ebenezer Vickery Junior. The Methodists were required to buy Wytchazel, Banksia and Ellerslie and 6 cottages as part of a deal, accepted in June. 1921: Ellerslie was opened as an isolation ward for 19 patients, the first part of the hospital opened in February. More than 10,000 patients were treated during the 1920s with over 3000 babies born. 1922: Official opening of the War Memorial Hospital by the Governor Sir W. Davidson on Remembrance Day, at which the title deeds were handed over. Hospital management was overseen by a board including members of the Vickery family under the Private Hospitals Act 1908. Banksia and Wytchazel were converted for accommodation for nurses. 1923: A new wing to accommodate an operating theatre was

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	completed from the first floor of Edina. This was dedicated to 44 combatants in WWI. 1932: Jane Ellen died and the Vickery Memorial Chapel was constructed as a memorial the following year. 1933: The coach house and stables were converted to a laundry. 1935: A new maternity ward block of 40 beds was designed by Noel W. McPherson and opened by the NSW premier. It also provided 19 surgical beds, kitchen, dining room, lecture room and engineering department. The building was sensitively designed to the south of Edina, with open balconies to the north to allow light and air to the wards and a garden setting. 1952: The Elizabeth Hunter Nurses Home (named after the first matron) was designed and built for nurses' accommodation on the corner of Birrell St and Carrington St. Other upgrades during the 1950s included new operating and sterilisation rooms and air-conditioning. 1954: An article described 300 nurses graduating during the year from the War Memorial Hospital and "are now engaged in the widespread areas of Australia". 1963: The Eastern Suburbs Senior Citizens Welfare Centre was constructed on Bronte Road. The land was donated to the Methodists. 1969: The War Memorial Hospital became part of the NSW public hospital system, which provided a new funding. Nurse training ceased. c.1970s: The Gatehouse was demolished and main entrance closed. 1979: Maternity services were closed. c.1980s: The hospital shifted to geriatric care including rehabilitation and assessment services. 1985: A $2.5 million refurbishment was undertaken. The former board of management was replaced with appointees under the Health Commission of NSW. 1991: An aged self-care facility was constructed to the rear of the Eastern Suburbs Senior Citizens Welfare Centre. The land had been subdivided from the original estate and was purchased by the Methodist Church in 1988. c.2017:Master planning for the War Memorial Hospital site undertaken to enable an amendment to the Waverley Local Environmental Plan 2012 and subsequent proposal for redevelopment.

* These details must be entered (as shown in the guideline) if you are basing the significance of the place or object on its architectural or technical qualities or its historical period of construction.

Historical maps, photographs or other illustrations that help to explain the history of the place can be inserted in section J.

8. Historical themes represented

National theme(s): ***Select one or more of 1-9.*** ***New line for each***	8. Developing Australia's cultural life 3. Developing local, regional, national economies 9. Marking the phases of life 6. Educating

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selected.	
State theme(s): ***Select one or more for each above selected National theme 1-9.*** ***New line for each selected.***	*Within National themes 1-3:* 3. Health *Within National themes 4-9:* 8. Religion 9. Persons 8. Creative endeavour 4. Land tenure 9. Birth and Death

E. Criteria

9. Assessment under Heritage Council criteria of state significance

A. It is important in the course or pattern of the cultural or natural history of NSW.	It meets this criterion of State significance because... The Waverley Memorial Hospital is historically significant as an example of planned benefaction, a form of philanthropy that saw 19th century suburban villas, mansions and estates donated in the early 20th century for use by social institutions for the public good. The establishment of the hospital also required significant investment and support from the community with 25,000 pounds raised with the assistance of a Women's Guild, demonstrating its social value and contribution to an understanding of how NSW's community institutions were formed. The Methodist Church's establishment of a hospital as a memorial to the First World War is a prominent example of the expressions of commemoration which prevailed in Australian public and community building projects in the 1920s. The War Memorial Hospital was the first medical facility the Methodists provided for the community. Notably, it was decided early on that the hospital would be non-sectarian and inclusive. The site and 19th century residential buildings at the War Memorial Hospital reflect the history of subdivision and residential development of the area, in particular the construction of mansions within landscaped grounds by the wealthy merchant classes, buoyed by the stable economic conditions of the 1870s and 1880s. The ongoing use since 1922 as a fully equipped medical hospital offering nurse training is of historical significance in the evolution of health care and services in Sydney. Nurses training was a primary function of the hospital from its early establishment and was one of the first outside of Sydney Hospital to offer it. It was also the first to hold graduation ceremonies for nurses on Armistice Day. The nurse training contributed to the availability of medical care throughout the state and further afield..

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B. It has a strong or special association with the life or works of a person, or group of persons of importance in the cultural or natural history of NSW.	It meets this criterion of State significance because... The Edina estate is closely associated with the Vickery family, the prominent 19th century Sydney merchants and philanthropists who supported many works by the Methodist Church. The family's donation of the estate to the Methodist Church was made as a memorial to Ebenezer Vickery Jr. The Vickery family ran or supported a number of businesses and industries of metropolitan and state significance including coal production (7 mines, 2 colliers and a colliery at Mt Keira) and stations for cattle and sheep. Another notable family associated with the estate was the Waterhouses. Gustav Waterhouse married Mary Jane Price in 1874 and lived in Ellerslie. The Waterhouses were active in politics, the science community and the Vickery family's interests in NSW. As one of the most ambitious and substantial works ever carried out by the Methodist Church in NSW, the War Memorial Hospital has a strong and significant historical association with the Methodist and later with the Uniting Church. As the establishment of the hospital was non-sectarian, the provision of this service was important to the community at large. The early estate buildings are associated with Thomas Rowe, a prominent architect who was responsible for the design of a number of public and private buildings in the later half of the 1800s in both Sydney and regional areas. Rowe started his practice in 1857 and had one of the largest in NSW, with offices Bathurst, Orange, Newcastle, Goulburn and Sydney. Some of his best-known buildings are Presbyterian Church, Bathurst (1871), the Jewish Synagogue in Elizabeth Street, Sydney (1874), Sydney Hospital in Macquarie Street (1879, completed by John Kirkpatrick after 1891), Newington College, Stanmore (1878), Sydney Arcade and Vickery's Building, Pitt Street, Sydney (1874) and warehouses for Hoffnung & Co. in Charlotte Street, Brisbane (1879) and Pitt Street, Sydney (1881). Rowe was also active in public life. He was superintendent of the Dowling Street Wesleyan Sunday school in 1860-90 and was active in the Paddington and Waverley Methodist churches and a warden at St Mark's Church of England, Darling Point. He was a founder of the Institute of Architects of NSW in 1871, and its president in 1876-89 and 1895-97. He was an alderman for Bourke ward on the Sydney City Council in 1872-76. As first mayor of Manly in 1877, he set up and became captain of the Manly Fire Brigade, the first municipal brigade in Australia, and initiated the planting of the Norfolk Island pines that became the distinctive feature of the Manly beach fronts. He was a founder of the United Services Institution of NSW, and was a trustee of the Rushcutter Bay Park. He became lieutenant-colonel of the Engineer Corps in 1886, and was a member of the commission on defence from foreign aggression. In 1888 he became president of the Metropolitan Board of Water Supply and Sewerage. (Australian Dictionary of Biography)

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	Rowe was known for his elaborate style, particularly after his visits to Europe. The Victorian Italianate style of Edina would appear to reflect this favoured style of the time. Rowe and Vickery's strong connections to the Methodist Church lead to a number of collaborations including the Vickery estate as well as the former Waverley Council Chambers and Randwick Council Chambers.
C. It is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW.	It meets this criterion of State significance because... The War Memorial Hospital site is one of the largest remaining suburban Victorian spaces in eastern Sydney; its overall spatial order is still discernible through the site's topography, trees, scale and arrangement of buildings. It contains Edina, which is a very good and highly intact example of a Victorian mansion, which is a showpiece of Victorian architectural technology (vaulted and concreted verandah construction, cast ironwork, internal stairs). The three large Victorian houses (Ellerslie, Banksia, Wytchazel) built for family members, designed as a group and distinctively located along a private street, form a rare and very good example of a Victorian streetscape to two streets: the private street and Birrell Street. Despite some earlier subdivision, the original allotment is intact and now largely under single ownership. The landscape design is significant as a highly representative example of Victorian estate planning, including the remnant statuary, tree species, fences and gates. The picturesque character of this Victorian landscape is overlaid by 1920s hospital-period landscaping which is of aesthetic and stylistic significance in its own right. The Norfolk Island pines within the lawn are aesthetically significant as landmark trees visible from as far away as Centennial Park. The tower of Edina, visible from the surrounding streets and along the length of Birrell Street, is of similar landmark value. Some of the 20th century hospital buildings are of aesthetic significance. The 1935 wing is a stylistically rare example of European Expressionism, and is sensitive to Edina in its siting and scale. The chapel is a fine and original work of chapel architecture and rare for its time. The 1935 wing also demonstrates design features which reflect ideas relating to medical care at the time involving the provision of adequate light and ventilation to the wards with open north facing balconies and attention to the garden setting. The War Memorial Hospital's aesthetically significant components are: Edina, Mansion, Church St Outstanding Late Victorian "Boom Style" mansion. One of the grandest ever built in Waverley and the best surviving, with exterior essentially intact and attractively set in its original grounds. It remains the key building in the present hospital grouping. The plan is essentially square, with encircling two-storey veranda. Projecting elements include the magnificent central tower over entry porch. Colonnaded within the line of the main roof. Extensive stucco

	ornament includes bracketed cornices and Classical motifs to the tower. Tiled verandas with iron lace balustrade to balcony areas. Stands in its original garden setting with trees and statuary. Additions at rear (Carrington Road). History: Private residence then hospital operations. Banksia, Wytchazel villas, Birrell St Impressive, late Victorian, semi-detached villa, essentially intact and one of the best surviving examples in the Waverley LGA. Two storeys with complex plan and high pitched slate roof shape. Italianate style, with Gothic influence evident in pitch of gables. Complements Ellerslie on opposite side of driveway. Bays below gables to driveway feature unusual parapets, with cast iron verandas and balconies inbetween. Elaborately decorated in stucco, especially bay. Iron lace decoration to verandas and balconies. History: Private residence then nurses' home Ellersley, villa, Birrell St Outstanding example of late Victorian architecture despite some loss of integrity. Complements Banksia and Wytchazel. Italianate style with Gothic influence evident in steep-pitched, gabled roof. Complex plan and roof shape. Bay below gable facing driveway with unusual parapet feature. Deep double veranda beside appears to be the result of extension and enclosure. Good stucco mouldings. Part of ground floor to rear appears to be an earlier stone structure. History: Private residence then Administration (Wilson O'Riley Building). Former Coach House and Stables, Church Street Important element in the historic Edina grouping, as an original outbuilding. Integrity compromised, but much of the original fabric survives and the original form and function can still be appreciated. Two-storey brick building built right to street on both frontages. Brickwork now painted. Original hipped slate roof with eaves brackets and moulded chimneys. Loft opening onto Church Street. Converted to hospital use, with additions and other external alterations to detail. Modifications have impacted on its authenticity and integrity. History: Coach house and stables, then laundry. Maternity Building, Birrell St Good example of a 1930s institutional building. Limited architectural interest due to some loss of integrity, but special historic and community interest as part of the hospital group. Helps frame the garden area to Edina and remains sympathetic in its scale and styling. Largely rendered. Terra cotta tiled roof. Rectangular massing. Three storeys with attic area over projecting entry. Features its own high pitched, hipped roof. Large eaves brackets of special note. Most openings have round arches with fanlights. Limited balcony areas, both recessed and open. Decoration generally restrained, in keeping

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	with the period. Added to over the years. Some alteration to the main façade, but original still recognisable. Numerous additions, generally unsympathetic, on Church Street and Carrington Road elevations. History: Maternity building then hospital operations. War Memorial Hospital Grounds Fine grounds with elegant lawn and majestic trees of considerable age. Forming an impressive setting to an outstanding grouping of Victorian period buildings. Rare example of a late Victorian mansion conserving original grounds and setting. Mature trees and remnants of the formal Victorian garden including layout and paths which date from an early part of the site's history are in situ. Many of the original plantings, however, are no longer present with many removed c.1970s The gatekeeper's house at the corner of Birrell Street and Bronte Road was also removed during this time with the original entry fence and gates remaining but not in use. Another entrance to the main residential buildings was located on Birrell Street, however the gates and fences have been removed. Some elements of the formal garden are intact, for example the circular pathway to the east of the entrance to Edina and the two pine trees on either side of the main residence. This paired planting of trees was a feature of Victorian-era gardens reflecting the symmetry of the built form. The pathways have been bituminised with wider roads and space allowed for onsite parking. A lake originally located near the centre of the allotment was filled in with a tennis court constructed. Nurses Home (E.H. Hunter Lodge): Well-executed, post-war (1952), brick building with central 3-storey element and 2-storey wings to the north and south. Windows with a vertical emphasis and a projecting entry way on the south-east side. Enclosed areas on either side of the central section appear to be later additions to the flat rooftop. History: Nurses' accommodation then patients' accommodation. Vickery Memorial Chapel, Birrell St Unusual brick chapel with considerable charm, built in 1933. Part of hospital group and complementing 20th century and earlier buildings nearby. Most unusual roof. Octagonal in plan with gabled projection. Projection is in stone and features a round arched, stained glass window. Leadlight windows on most faces to main building. Main roof takes the form of a truncated octagonal cone or pyramid. Overall form reminiscent of a beehive. Excellent brick and stonework. Special terra cotta roof tiles, similar to shingles. History: remains a chapel Cottage, Birrell St Late Edwardian style brick cottage, probably c. 1920. Standard L-shaped plan with pyramidal tiled roof and gabled projection.

	Decoration generally restrained. Veranda now enclosed and re-roofed in concrete tiles. No major alterations otherwise. History: Residence then hospital operations. Bungalow, Birrell St Part of the hospital group. Good, late example of the Federation bungalow style..
D. It has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons.	It meets this criterion of State significance because... The War Memorial Hospital is of some social significance for the high esteem the local community have held for it over the 20th century. People who have had contact with the hospital, including people who were born there during its time as a maternity hospital, and nurses who trained there, hold it in high regard. There are several expressions of gratitude to the hospital by local community groups located within the hospital, and it continues to be a place of memorial, with buildings, wings and rooms given names in honour of individuals. The War Memorial Hospital is associated with the Methodists who had a strong benevolent mandate and supported a range of services and facilities for the community. The construction of a chapel in memorial to Jane Ellen Vickery also reflected the importance of religion and spirituality of the community at this time.
E. It has potential to yield information that will contribute to an understanding of the cultural or natural history of NSW.	It meets this criterion of State significance because... There is some research potential within the buildings to discover the earlier forms of the Victorian houses. It is unclear whether archaeological investigation has been carried out in the past. There may be potential for archaeological remnants, particularly in the vicinity of c.1800s buildings which require further consideration and investigation, and in the lake area which later became a tennis court.
F. It possesses uncommon, rare or endangered aspects of the cultural or natural history of NSW.	It meets this criterion of State significance because... The War Memorial Hospital contains a rare example of European Expressionism (1935 main wing) and a 1930s chapel which is rare for its time. The Victorian streetscape of the private street addressed by three Victorian houses built as a set is significant for its rarity. The estate is one of a very small number of Victorian Sydney suburban estates to survive with its spatial order and 19th century planning intact. As the first instance of the Methodists providing health services for the community, the War Memorial Hospital is rare both as a site of dual commemoration as an initiative of the Methodists for WWI, as well as the Vickerys for their family members.
G. It is important in demonstrating the principal characteristics of a class of cultural or natural places/ environments in NSW.	It meets this criterion of State significance because... The War Memorial Hospital is an excellent representative example of the philanthropic conversion of a 19th century mansion estate to a community use. The mansion itself is a very good and highly intact example of its type. The establishment of the hospital as a memorial to

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	the First World War is a very good and substantial example of commemorative projects undertaken by private and public organisations in the 1920s.

F. Listings

10. Existing heritage listings

Check one box for each of the following listings:

Listed	Not listed	
☒	☐	**Local environmental plan (LEP) - heritage item** (call the local council to confirm)
☐	☐	**Regional environmental plan (REP) - heritage item** (call the local council to confirm)
☐	☐	**LEP - Conservation area** (call the local council to confirm)
☐	☐	**Draft LEP - Draft heritage item** (call the local council to confirm)
☐	☐	**Draft LEP - Draft conservation area** (call the local council to confirm)
☐	☐	**State Heritage Register** (search the register at www.heritage.nsw.gov.au)
☐	☐	**National Trust register** (call the National Trust to confirm)
☐	☐	**Aboriginal heritage information management system** (by Dept. of Environment & Conservation)
☐	☐	**Royal Australian Institute of Architects Register of 20th Century Architecture** (call the RAIA)
☐	☐	**National shipwreck database** (search maritime.heritage.nsw.gov.au/public/welcome.cfm)
☐	☐	**Engineers Australia list** (call Engineers Australia to confirm)
☐	☐	**National Heritage List** (search Australian Heritage Database www.deh.gov.au/cgi-bin/ahdb/search.pl)
☐	☐	**Commonwealth Heritage List** (search above Australian Heritage Database)
☒	☐	**Register of the National Estate** (search above Australian Heritage Database)
☐	☐	**NSW agency heritage and conservation section 170 register** (call owner or occupier Agency)
Other listings:		NSW War Memorials Register

G. Photograph

11. Image 1

Principal photograph of place or object:	
Subject of photo:	War Memorial Hospital site, Vickery family's Edina mansion
Date of photo:	1917-46
Photographer:	E.B. Studios
Copyright holder:	National Library of Australia

Include additional photographs and images in section J.

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If possible, please also provide a high resolution, publication-quality copy of this image saved to disk (or as non-digital prints) with the signed hard-copy of the nomination form.

H. Author

12. Primary author of this form

Your name:	Ms	Anne (first)	McGoverne (family)
Organisation:	Waverley Council		
Position:	Heritage Planner		
Daytime phone number:	02 90838117		
Fax number:			
Postal address:	Cnr Paul St and Bondi Rd (street address or postal box)		
	Bondi Junction (suburb or town)		
	NSW (state)		2022 (post code)
Email address:	anne.mcgoverne@waverley.new.gov.au		
Date form completed:	17/03/20		

13. References used for completing this form

	Author	Title	Publisher	Repository / location	Year published
1.	Waverley Council	War Memorial Hospital Preliminary Heritage Assessment	Waverley Council	Waverley Council	2018
2.	Hector Abrahams Architects	War Memorial Hospital Conservation Management Plan	War Memorial Hospital Conservation Management Plan	War Memorial Hospital Conservation Management Plan	2017
3.	Waverley Council	Waverley Heritage Policy	Waverley Council	Waverley Council	2007
4.	John Oultram Heritage and Design	Conservation Management Plan 2005 (Historical Evidence section only)	Waverley Council	Waverley Council	2005
5.	Phillipa Mayer Productions	Waverley War Memorial Hospital Historical Presentation	Phillipa Mayer		2002
6.	Waverley Council	Waverley Heritage Study	Waverley Council		1993
7.	Perumal Murphy Pty Limited	Waverley Heritage Study	Waverley Council	Waverley Council	1990
8.	J. M. Freeland	Thomas Rowe,	Australian	Online	1976

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		architect	Dictionary of Biography		
9.	Trove	National Library of Australia	National Library of Australia	Trove	2018
10.	NSW Heritage Office	Assessing Heritage Significance	NSW Heritage Office	NSW Heritage Office	2001
11.					
12.					

14. Signed by author

Author (sign and print name) Dated

15. Signed by copyright holder(s) of image(s)

Image copyright holder (sign and print name) Dated

Image copyright holder (sign and print name) Dated

Image copyright holder (sign and print name) Dated

Signing 14 and 15 confirms the author of this form and copyright holder(s) of images give permission for the Heritage Branch to use non-confidential information and images entered in this form for any purpose related to processing the nomination. Possible uses include (but are not limited to) publication on the Heritage Branch website, newsletter, reports or other publications. The author of the form, image copyright holder(s) and photographer(s) will be acknowledged when published.

I. Nominator

16. Nominator to be contacted by Heritage Branch

Name:	Ms	Fleur (first)	Mellor (family)
Organisation:	Waverley Council		

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Position in organisation:	Manager, Urban Design and Heritage (Acting)	
Daytime phone number:	90838209	
Fax number:		
Postal address:	Cnr Paul St and Bondi Rd (street address or postal box)	
	Bondi Junction (suburb or town)	
	NSW (state)	2022 (post code)
Email address:	fleur.mellor@waverley.nsw.gov.au	

Alternate contact name:	Ms	Anne (first)	McGoverne (family)
Position in organisation:	Heritage Planner		
Daytime phone number:	90838117		
Fax number:			
Postal address:	Cnr Paul St and Bondi Rd, Bondi Junction, 2022		
Email address:	anne.mcgoverne@waverley.nsw.gov.au		

17. Reasons for nomination

Background or reasons for nomination:	The nomination for State Heritage listing is made in response to a resolution by Waverley Council. Research by the council's Heritage Planners supported the proposed listing. The War Memorial Hospita is has a long history of association with the wider Waverley community.

18. Form signed by nominator for submitting

Nominator (sign and print name) Dated

CHECKLIST

Spell check your form - double click here (or F7)

Before submitting this form, check that you have:

- ☒ completed all yellow sections, and other sections marked as essential.
- ☒ completed blue sections wherever possible.
- ☒ explained why the place or object is *state* significant in the statement of state significance.
- ☒ explained *how* one or more of the criterion has been fulfilled for listing.
- ☒ inserted photographs, maps and other illustrations as digital or scanned images.
- ☒ acknowledged all sources and references you used.
- ☒ signed and dated this form.
- ☒ obtained the nominator's and image copyright holders' signatures.
- ☐ if possible, attached a disk (or non-digital prints) for posting select image/s of high resolution, suitable for publication.

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TO SUBMIT THIS NOMINATION:

Post all of the following:	**Addressed to:**
1. a signed hard-copy of the form; **2.** an electronic copy of the completed form saved to disk (unless you prefer to email it separately); and **3.** other attachments, such as high-resolution copies of photographs suitable for publication.	The Director Heritage Branch NSW Department of Planning Locked Bag 5020 Parramatta NSW 2124
	If an electronic copy of the form is not posted, email it instead to: nominations@planning.nsw.gov.au

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J. Additional photographs, maps or other images

Image 2

Photograph or other image:	
Subject of image:	Aerial photograph of the War Memorial Hospital. Most of the site is under single ownership of the Uniting Church with the exception of some individual housing lots to Birrell St.
Date of image:	August 2018
Photographer or author:	Google Maps
Copyright holder:	Google Maps

Image 3

State Heritage Register Nomination Form

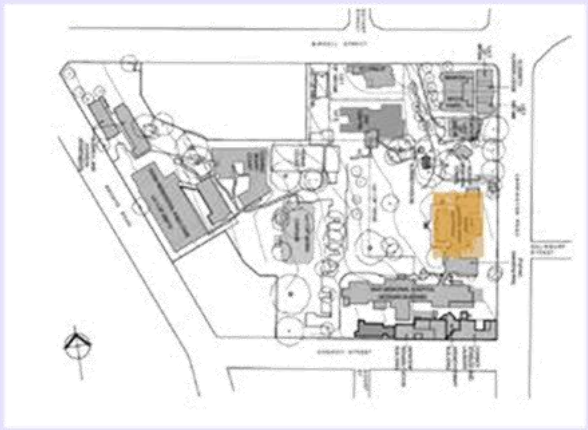
NSW GOVERNMENT Department of Planning
Heritage Council of New South Wales

Photograph or other image:	  
Subject of image:	Evolution of the War Memorial Hospital site - main phases of development of the site. From top: Aerial photograph, 1948; Aerial photograph, 1970 (note removal of trees at site centre); Aerial photograph, 2018. Contemporary development focused in the site's western half, away from the historic core. This necessitated some demolition of cottages on Bronte Rd
Date of image:	1948, 1970, 2018
Photographer or author:	Exponare
Copyright holder:	

State Heritage Register Nomination Form

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Image 4

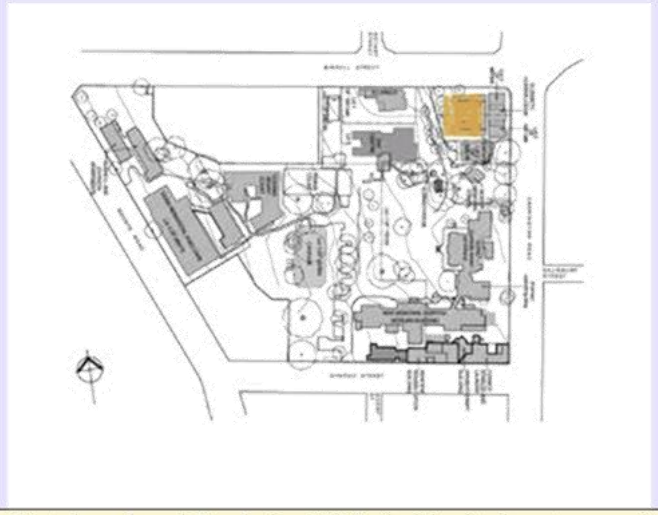
Photograph or other image:	   
Subject of image:	Edina, 1866, (with site locator map)
Date of image:	1880 and 2018

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Photographer or author:	Waverley Council
Copyright holder:	Waverley Council

Image 5

Photograph or other image:	  
Subject of image:	Wytchazel and Banksia, 1882, (with site locator map)
Date of image:	Unknown, 2018
Photographer or author:	Unknown, Waverley Council
Copyright holder:	Waverley Couuncil

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Image 6

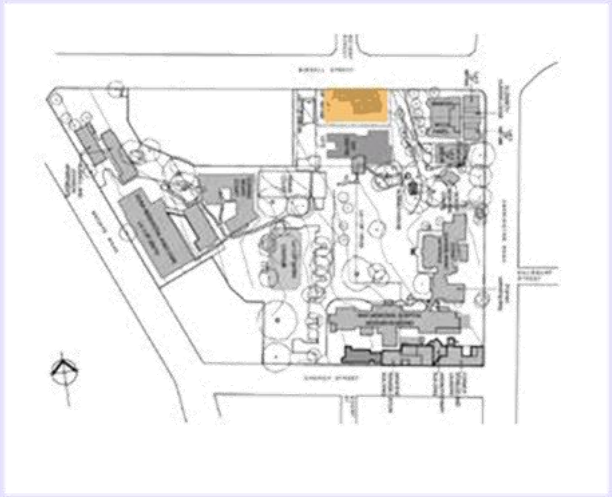
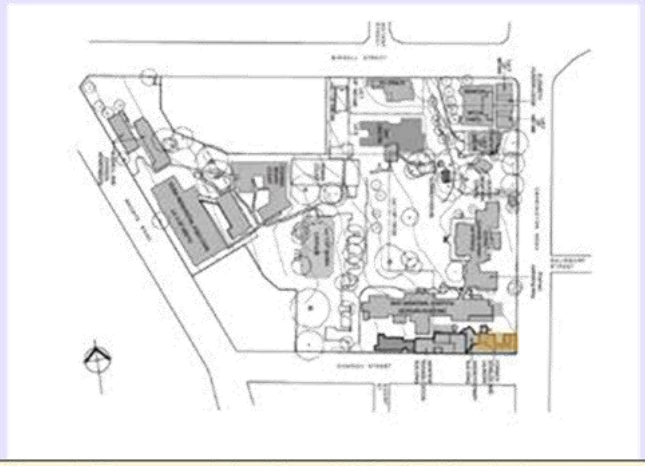
Photograph or other image:	  
Subject of image:	Ellerslie, 1882, (with site locator map)
Date of image:	1882, 2018
Photographer or author:	Unknown; Waverley Council
Copyright holder:	Waverley Council

Image 7

State Heritage Register Nomination Form

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Photograph or other image:	  
Subject of image:	Coach House and Stables, 1888, (with site locator map)
Date of image:	1990, 2018
Photographer or author:	Waverley Council
Copyright holder:	Waverley Council

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Image 8

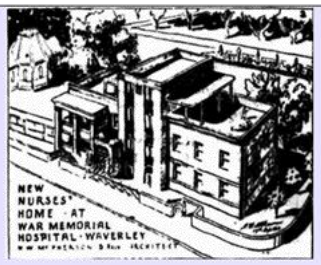
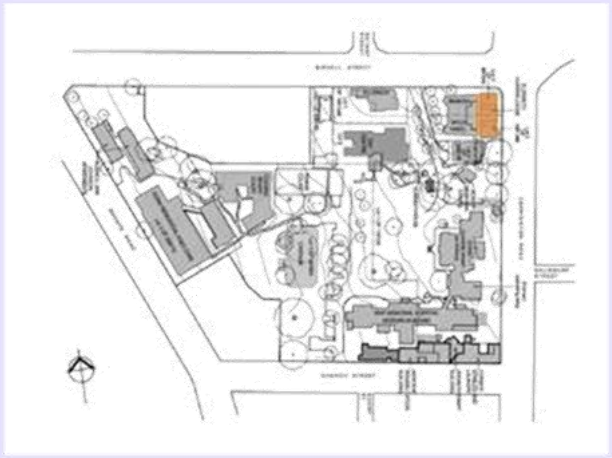
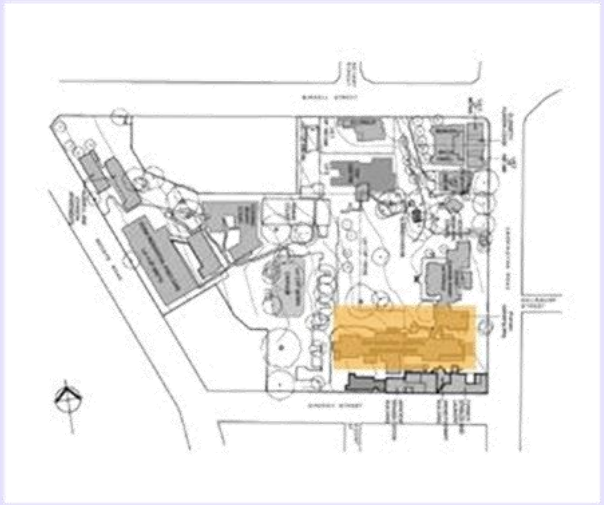
Photograph or other image:	  
Subject of image:	Nurses Home (E. H. Hunter Lodge), 1952, (with site locator map)
Date of image:	1950, 2018
Photographer or author:	Waverley Council
Copyright holder:	Waverley Council

Image 9

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Photograph or other image:	  
Subject of image:	Maternity Building, 1935, (with site locator map)
Date of image:	1983, 2018
Photographer or author:	
Copyright holder:	Waverley Council

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Image 10

Photograph or other image:	  
Subject of image:	Birrell St entrance (year unknown); Central gardens looking east from the entrance of Edina; Edina and Morgan buildings
Date of image:	Unknown (photo 1, 2). Photo 3 - 1983
Photographer or author:	Unknown
Copyright holder:	Waverley Library

Image 11

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Photograph or other image:	 
Subject of image:	War Memorial Hospital landscape
Date of image:	2018
Photographer or author:	Waverley Council
Copyright holder:	Waverley Council

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Image 12

Photograph or other image:	  
Subject of image:	Vickery Memorial Chapel, 1933, (with locator map)
Date of image:	1983, 2018
Photographer or author:	
Copyright holder:	Waverley Library

Image 13

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Photograph or other image:	

36 BUILDING January 13, 1936.

MAIN ENTRANCE VESTIBULE, WAR MEMORIAL HOSPITAL, WAVERLEY, N.S.W.

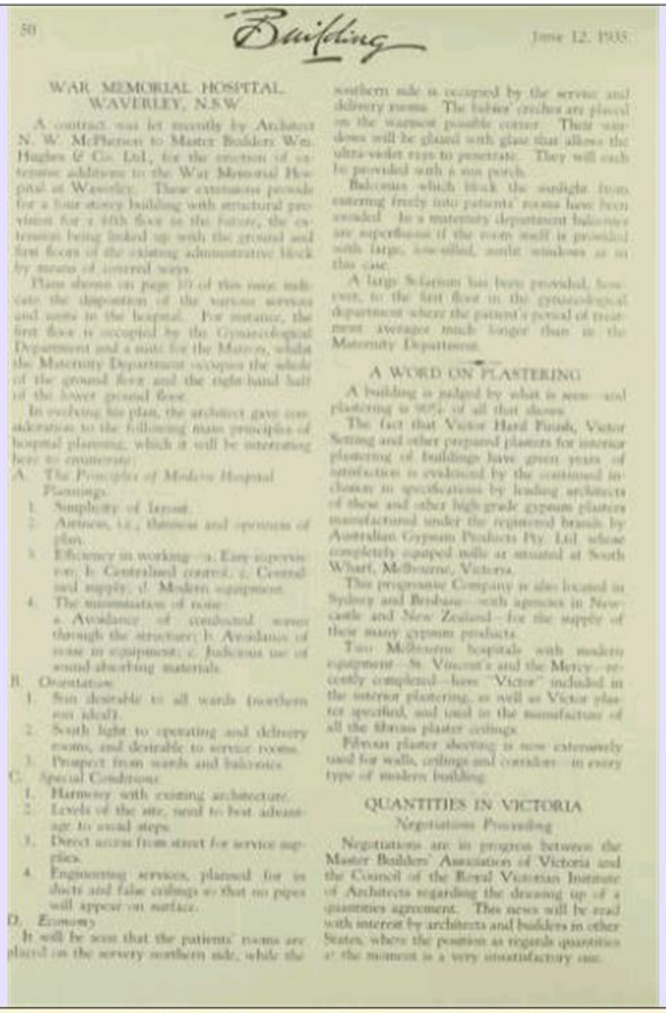
Showing Japanese oak panelling and Thatcher and Oberg parquetry flooring in Japanese oak and blackwood.

Subject of image:	War Memorial Hospital, Building magazine, Vol 57
Date of image:	13 January 1936
Photographer or author:	Building magazine
Copyright holder:	Trove

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Image 14

Photograph or other image:	
Subject of image:	The Principals of Modern Hospital Planning, War Memorial Hospital, Building magazine Vol 56 No 334
Date of image:	12 June 1935
Photographer or author:	Building magazine
Copyright holder:	Trove

50 Building June 12, 1935

WAR MEMORIAL HOSPITAL, WAVERLEY, N.S.W.

A contract was let recently by Architect N. W. McPherson to Master Builders Wm. Hughes & Co. Ltd., for the erection of extensive additions to the War Memorial Hospital at Waverley. These extensions provide for a four-storey building with structural provision for a fifth floor in the future, the extension being linked up with the ground and first floors of the existing administrative block by means of covered ways.

Plans shown on page 39 of this issue indicate the disposition of the various services and units in the hospital. For instance, the first floor is occupied by the Gynaecological Department and a suite for the Matron, whilst the Maternity Department occupies the whole of the ground floor and the right-hand half of the lower ground floor.

In evolving his plan, the architect gave consideration to the following main principles of hospital planning, which it will be interesting here to enumerate:

A. The Principles of Modern Hospital Planning.
1. Simplicity of layout.
2. Aptness, i.e., fitness and openness of plan.
3. Efficiency in working—a. Easy supervision; b. Centralised control; c. Central supply; d. Modern equipment.
4. The minimisation of noise—a. Avoidance of conducted noises through the structure; b. Avoidance of noise in equipment; c. Judicious use of sound-deadening materials.

B. Orientation.
1. Sun desirable to all wards (northern sun ideal).
2. South light to operating and delivery rooms, and desirable to service rooms.
3. Prospect from wards and balconies.

C. Special Conditions.
1. Harmony with existing architecture.
2. Levels of the site, need to best advantage to avoid steps.
3. Direct access from street for service supplies.
4. Engineering services, planned for in ducts and false ceilings so that no pipes will appear on surface.

D. Economy.

It will be seen that the patients' rooms are placed on the sewery northern side, while the southern side is occupied by the service and delivery rooms. The babies' cradles are placed on the warmest possible corner. Their windows will be glazed with glass that allows the ultra-violet rays to penetrate. They will each be provided with a sun porch.

Balconies which block the sunlight from entering freely into patients' rooms have been avoided. In a maternity department balconies are superfluous if the room itself is provided with large, sun-sill, north windows as in this case.

A large Solarium has been provided, however, to the first floor in the gynaecological department where the patient's period of treatment averages much longer than in the Maternity Department.

A WORD ON PLASTERING

A building is judged by what is seen—and plastering is 90% of all that shows.

The fact that Victor Hard Finish, Victor Setting and other prepared plasters for interior plastering of buildings have given years of satisfaction is evidenced by the continued inclusion in specifications by leading architects of these and other high-grade gypsum plasters manufactured under the registered brands by Australian Gypsum Products Pty. Ltd. whose completely equiped mills are situated at South Wharf, Melbourne, Victoria.

This progressive Company is also located in Sydney and Brisbane—with agencies in Newcastle and New Zealand—for the supply of their many gypsum products.

Two Melbourne hospitals with modern equipment—St. Vincent's and the Mercy—recently completed—have "Victor" included in the interior plastering, as well as Victor plaster specified, and used in the manufacture of all the fibrous plaster ceilings.

Fibrous plaster sheeting is now extensively used for walls, ceilings and corridors—in every type of modern building.

QUANTITIES IN VICTORIA

Negotiations Proceeding

Negotiations are in progress between the Master Builders' Association of Victoria and the Council of the Royal Victorian Institute of Architects regarding the drawing up of a quantities agreement. This news will be read with interest by architects and builders in other States, where the position as regards quantities at the moment is a very unsatisfactory one.

Image 15

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Photograph or other image:	
Subject of image:	
Date of image:	
Photographer or author:	
Copyright holder:	

State Heritage Register Nomination Form

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Important notes for nominators

Before completing this form, read the *Guideline for Nominations to the State Heritage Register* * to check whether a nomination is appropriate.

You should only nominate an item you believe to be particularly important in the context of all of NSW, beyond the local area or region.

This is because only items of *state* heritage significance are eligible for listing on the State Heritage Register.

When completing this form note that:

- **It must be completed and submitted electronically.***
- **Follow the guideline* to fill out the form accurately.**
- **YELLOW sections of this form are mandatory for your nomination to be accepted for consideration.**
- **BLUE sections of this form are recommended, but are not essential, unless otherwise indicated in the form.**
- **The completed form must show *how* the nominated place is *state* significant to meet the criteria for listing on the register.**
- **Incomplete nominations, or those with insufficient information, may not be accepted.**
- **A complete and accurate nomination form, with a clear assessment of state significance of the place or object, will assist in the timely consideration of your nomination.**

*** Download this form and guideline at: www.heritage.nsw.gov.au/nominating**

A. Nominated place

1. Name

Name of place / object:	Cecil Flats
Other or former name(s):	

2. Location

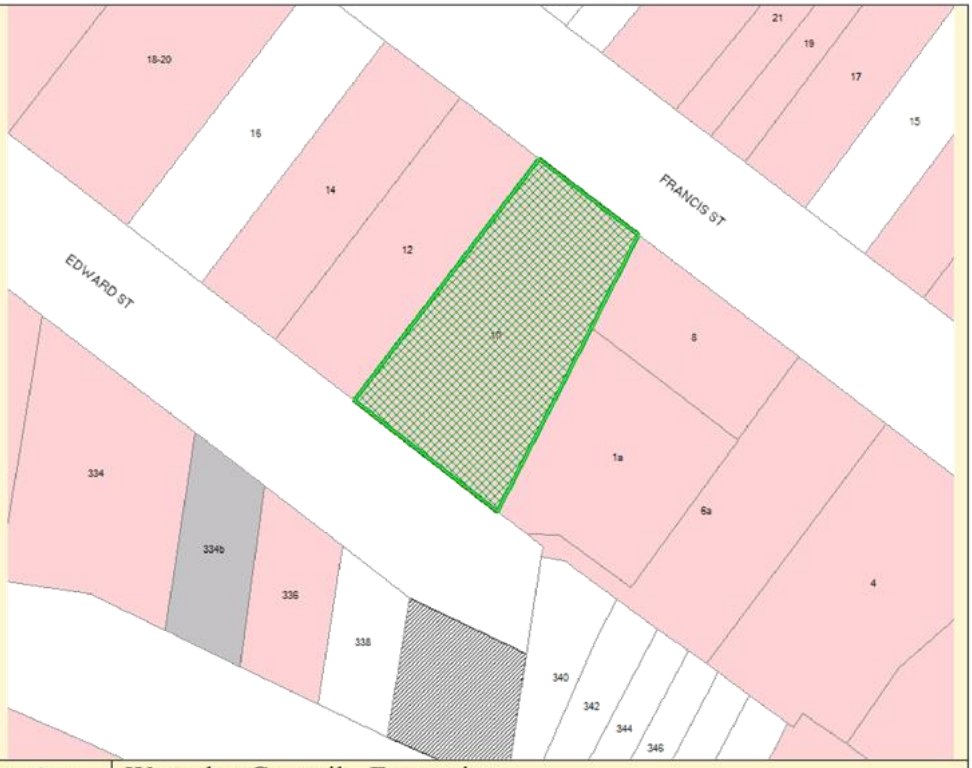
Street address*:	1 (no.)	Edward Street (street name)	
	Bondi (suburb / town)		
Alternate street address:	10 (no.)	Francis St (street name)	
	Bondi (suburb / town)		
Local government area:	Waverley		
Land parcel(s)*:	SP30919 Strata Plan (Lot no/s)	(section no.)	(DP no.)
	34B (Lot no/s)	2 (section no.)	411 (DP no.)
	(Lot no/s)	(section no.)	(DP no.)
Co-ordinates*:	33°53'40.7"S (Latitude)	151°16'17.9"E (Longitude)	(Datum)

*At least one of these three location details must be provided. For a movable object, enter its principal location. If the place has no street number, provide land parcels. If it has no land parcels, provide Co-ordinates and a map.

3. Extent of nomination

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Curtilage map of nominated area:	
Source of map or plan:	Waverley Council - Exponaire
Boundary description (in words):	Curtilage is consistent with the cadastra drawing

4. Ownership

Name of owner(s):	SP30919	
Contact person:	C/- Body Corporate Services	
Contact position:	Strata Managers	
Postal address:	Level 27, 66-68 Goulburn Street (street address or postal box)	
	Sydney (suburb or town)	
	NSW (state)	2000 (post code)
Phone number:	02 8216 0398	
Ownership explanation:	Residential apartments described as SP30919. Body Corporate managed by company known as Body Corporate Services.	

B. Significance

5. Why is it important in NSW?

Statement of state significance:	It is of State heritage significance because... 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 was financed and occupied by local Councillor and businessman A. M. Loewenthal, who was well-known for his philanthropic activities with an emphasis

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	on community and social well-being, particularly for future generations. The building, which employed the Arts and Crafts style, is of generous one- to three-bedroom apartments with sleep-outs based on those utilised 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. The building is notable as the only Bondi example of the work of the distinguished Architect Claud Hamilton, who designed and built significant Neo-Classical dressed-brick buildings on the Darlinghurst Ridge in the Kings Cross area of Sydney. Five of Hamilton's buildings are listed on the NSW Chapter of the Australian Institute of Architects' Register of Notable 20th Century Building. The AIA notes that Hamilton's buildings are still being located. Hamilton was also noted for his technical experimentation and was described in newspaper reports of his death as "well-known as the inventor of a plastic cement building material and built a large number of houses at Lithgow of this material". The Cecil was also a childhood home of WWII veteran Sir John Isaac Loewenthal (1914-1979), who attended Bondi Public School and later became an outstanding surgeon among a generation of great Australian surgeons who learned their craft in the demanding conditions of World War II. His work with hospitals including Royal Prince Alfred and the new Westmead and his advocacy on behalf of injured soldiers repatriated during the Vietnam War made him somewhat of a national figure. Loewenthal was also a founder (1960) and national president (1975-79) of the National Heart Foundation of Australia.
Comparisons:	120 Gloucester St, The Rocks https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5053168 The building demonstrates a novel, rare design of a model factory and dwelling designed by the State Government to improve the living standards and health of the working population. The model factory and the adjacent park predates the surviving garden factories in Australia which were modelled, in turn, on Port Sunlight and Bourneville in England and is unusual in that it was constructed amidst an existing urban area. This design shows the NSW Government Architect's long-standing interest in workers' housing and the improvement of the urban environment. The scale, form, use of materials and detailing of the building makes a positive contribution to the intact 19th and early 20th century streetscapes of the Gloucester, Harrington, and Essex Street precinct.

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C. Description

6. Existing place or object

Description:	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.
Condition of fabric and/or archaeological potential:	The building exhibits a reasonable standard of maintenance and retains original form and detail externally and internally. There is limited potential for uncovering archaeological remnants, this being the first European structure identified on the site and the land form being substantially altered in construction.
Integrity / intactness:	The building displays a high degree of integrity despite internal largely cosmetic changes. While the grounds have been reduced by subdivision and retain limited original landscaping,the building retains strong streetscape presence in both Edward and Francis Streets. The flat roofed building retains extensive detailing in Arts and Crafts style both externally and internally.
Modifications Dates:	Various
Date you inspected the place for this description:	19/9/19
Current use*:	Private residential
Original or former use(s)*:	Tenanted
Further comments:	

Illustrations can be inserted as images in section J.

* These details must be entered if you are basing the significance of the place or object on its past or present use.

D. Historical outline

7. Origins and historical evolution

Years of construction*:	1919 (start year)	1920 (finish year)
Designer / architect*:	Claud Hamilton	
Maker/ builder:	A. M. (Abraham Marcus) Loewenthal (1874-1945)	

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Historical outline of place or object:	Pre-1789: Occupied by the Bidjigal and Gadigal people, the traditional Aboriginal owners. 1789: Commencement of the granting of land to emancipated convicts and soldiers among the white settler population. 1803: As early as 1803, some form of road had been built by Governor John Hunter to link the colony with the signal station at Watson's Bay, South Head, along an existing aboriginal track on the ridgeline. 1810: First land grant at Bondi to noted colonial road builder and emancipated convict William Roberts. Grant signed by Governor Lachlan Macquarie. Roberts leased the 200 acres for cattle grazing. 1830s: Commencement of assisted immigration scheme is funded by sales of land as purchase grants. Much of remaining Crown Land about Waverley is surveyed for sale in medium sized allotments typically of 5 acres. 1850s-80s: Establishment of large 'gentleman's residences' along Bondi Road. These largely incorporate original purchase grants as a whole or part of spacious grants. Residences constructed to the north side of Bondi Road include Forest Knoll. These have extensive views over Bondi Bay. 1900s: Despite considerable resistance to the concept of residential flat buildings, by the end of the first decade of the 20th Century these were extending out from the immediate beachfront to select sites about the Bondi ridgeline, offering proximity to tram services and outlook to the ocean. 1920: Waverley businessman and member of the Council A. M. Loewenthal had completed and leased Cecil Flats at the eastern end of Edward Street, Bondi. The building, designed in later Federation Arts and Crafts style, comprised 11 flats ranging from 1 to 3 bedrooms with sleep-outs. The building was located on approximately one acre overlooking the Bondi Valley to the north-east. The flat-roofed building stepped down at the rear, providing four storeys to the Francis Street elevation with garages set into the lower slope and two storeys set well back from the Edward Street frontage. Children's amenities were incorporated into the extensive grounds.

* These details must be entered (as shown in the guideline) if you are basing the significance of the place or object on its architectural or technical qualities or its historical period of construction.

Historical maps, photographs or other illustrations that help to explain the history of the place can be inserted in section J.

8. Historical themes represented

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National theme(s): ***Select one or more of 1-9.*** ***New line for each selected.***	3. Developing local, regional, national economies 8. Developing Australia's cultural life
State theme(s): ***Select one or more for each above selected National theme 1-9.*** ***New line for each selected.***	*Within National themes 1-3:* *Within National themes 4-9:* 9. Persons 4. Accommodation 8. Creative endeavour

E. Criteria

9. Assessment under Heritage Council criteria of state significance

A. It is important in the course or pattern of the cultural or natural history of NSW.	It meets this criterion of State significance because... The residential flat building has historical, social and aesthetic significance as an example of the close settlement of Bondi during the early 20th Century responding to improved tram transport; the economic boom of the immediate post-World War One period and the subdivision of established grounds to gentleman's residences of the mid and later 19th Century. The residential flat building represents an innovative approach to the construction of residential flat buildings, being specifically focused on families and providing expansive grounds and amenities catering for children residing in the building.
B. It has a strong or special association with the life or works of a person, or group of persons of importance in the cultural or natural history of NSW.	It meets this criterion of State significance because... The building is associated with A. M. Loewenthal, an councillor of Waverley, successful businessman and patron. Loewenthal was a principle proponent of the Waverley School of Arts. He resided at Scarba House at 30 Wellington St, Bondi, between 1914-15, which is an outstanding late Victorian "Boom Style" mansion that is one of Waverley's best surviving Victorian villas. In 1916 Scarba House was given to the Benevolent Society of NSW, Australia's first and oldest charity, set up by Edward Smith "Monitor" Hall, who purchased a large parcel of land at Bondi c1850 from the estate of the first land grant, given to noted colonial road builder, inn keeper and emancipated convict William Roberts by Governor Lachlan Macquarie. The land, bought in trust for Hall's daughter Georgiana, who was marriend to Francis O'Brien, remained in Hall/O'Brien hands until their Homestead Estate was sold for subdivision in 1919. A.M.

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Lowental purchased the land from that subdivision.

The Cecil building is also associated with the noted Architect Claud Hamilton (1891-1943), who designed and built many distinguished neo-classical dressed brick buildings in the Kings Cross area.
Hamilton was born in Bluff in the south of New Zealand in 1891. He migrated to Australia in 1913 and commenced independent practise as an architect in Sydney soon after. He became a registered architect in NSW on 26 June 1923 and had an office in the Daily Telegraph Building on King St. Throughout the 1920s he built residential flat buildings in the Kings Cross area, designed in a restrained Federation Arts and Crafts manner. His grandest buildings are Savoy (1919) and Byron Hall (1928), Regents Court (1926) and Sandringham (1932) on Springfield Avenue; Wirringulla (1927 - featured in the film Dating the Enemy) and Kaloola (1927) in St Neot Avenue; Lakemount (1933) in Roslyn Gardens and St Johns Flats (1916); Versailles (1929) and Normandy on Darlinghurst Road; and Tennyson House (c.1928) in Farrell Avenue.
Reports of Hamilton's death in The Sydney Morning Herald note that he was "well-known as the inventor of a plastic cement building material and built a large number of houses at Lithgow of this material Mr Hamilton supervised for Australian Consolidated Industries in a number of its constructions, and designed and constructed a large number of flats at Kings Cross."
Several of Hamilton's buildings are listed on the NSW Chapter of the Australian Institute of Architects' register of notable 20th century architecture including Savoy, Regents Court, Byron Hall, Tennyson House and Lakemount. The AIA notes that Hamilton's buildings are still being identified.

The Cecil building was the childhood home of the noted surgeon and WWII veteran Sir John Isaccs Loewenthal (1914-1979), who attended Bondi Public School. One of the generation of great Australian surgeons who learned their craft in the demanding conditions of World War II, Loewenthal was an outstanding surgeon. Of all the University of Sydney men of his generation, he was the closest to being a national figure. He is commemorated by the John Loewenthal research fellowship of the Royal Australian College of Surgeons and the Sir John Loewenthal award of the National Heart Foundation. Loewenthal was a founder (1960) and national president (1975-79) of the National Heart Foundation of Australia, and a member of the Cancer Council of New South Wales, the National Health and Medical Research Council. and vice-chairman of the Ludwig Institute of Cancer Research. He was an honorary fellow of the American College of Surgeons, the Royal College of Surgeons, Edinburgh, the Cardiac Society of Australia and New Zealand, and the College of Physicians, Surgeons and Gynaecologists of South Africa. He was an active member of the new Westmead Hospital board. He served on the boards of Royal North Shore Hospital and the Royal Alexandra

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	Hospital for Children. He was appointed C.M.G. in 1975 and knighted in 1978.
C. It is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW.	It meets this criterion of State significance because... The building is an example of the Federation Arts and Crafts style employed in the design and detail of an early residential flat building of the immediate post-World War One period. The flat-roofed structure incorporates Arts and Crafts detailing in the treatment of windows, the entry lobby, roof-top parapet main entry walkway, street front pergola and interiors.
D. It has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons.	It meets this criterion of State significance because... The building is a rare example of an Inter-War residential flat building specifically designed for families in contrast to the adult focus of flat building of the period.
E. It has potential to yield information that will contribute to an understanding of the cultural or natural history of NSW.	It meets this criterion of State significance because... The subject building contains technical information relevant to the transitional Federation style of architecture.
F. It possesses uncommon, rare or endangered aspects of the cultural or natural history of NSW.	It meets this criterion of State significance because... Residential flat buildings of the Inter-War period built with specific focus on family living are notably rare. The building is of high significance under this criterion.
G. It is important in demonstrating the principal characteristics of a class of cultural or natural places/ environments in NSW.	It meets this criterion of State significance because... The residential flat building at 1 Edward Street Bondi is a rare representation of emerging social values of the Inter-War period based upon benevolence and a concept of nation building that briefly held sway though the Federation and early Inter-War period.

F. Listings

10. Existing heritage listings

Check one box for each of the following listings:

Listed	Not listed	
☐	☐	**Local environmental plan (LEP) - heritage item** (call the local council to confirm)
☐	☐	**Regional environmental plan (REP) - heritage item** (call the local council to confirm)
☐	☐	**LEP - Conservation area** (call the local council to confirm)
☒	☐	**Draft LEP - Draft heritage item** (call the local council to confirm)
☒	☐	**Draft LEP - Draft conservation area** (call the local council to confirm)
☐	☐	**State Heritage Register** (search the register at www.heritage.nsw.gov.au)
☐	☐	**National Trust register** (call the National Trust to confirm)
☐	☐	**Aboriginal heritage information management system** (by Dept. of Environment & Conservation)

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☐	☐	**Royal Australian Institute of Architects Register of 20th Century Architecture** (call the RAIA)
☐	☐	**National shipwreck database** (search maritime.heritage.nsw.gov.au/public/welcome.cfm)
☐	☐	**Engineers Australia list** (call Engineers Australia to confirm)
☐	☐	**National Heritage List** (search Australian Heritage Database www.deh.gov.au/cgi-bin/ahdb/search.pl)
☐	☐	**Commonwealth Heritage List** (search above Australian Heritage Database)
☐	☐	**Register of the National Estate** (search above Australian Heritage Database)
☐	☐	**NSW agency heritage and conservation section 170 register** (call owner or occupier Agency)
Other listings:		

G. Photograph

11. Image 1

Principal photograph of place or object:	
Subject of photo:	Cecil Flats
Date of photo:	19.9.19
Photographer:	Google Maps
Copyright holder:	Google Maps

Include additional photographs and images in section J.

If possible, please also provide a high resolution, publication-quality copy of this image saved to disk (or as non-digital prints) with the signed hard-copy of the nomination form.

H. Author

12. Primary author of this form

Your name:	Ms	Anne (first)	McGoverne (family)
Organisation:	Waverley Council		
Position:	Heritage Planner		
Daytime phone	90838117		

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number:		
Fax number:		
Postal address:	Cnr Paul St and Bondi Road (street address or postal box)	
	Bondi Junction (suburb or town)	
	NSW (state)	2022 (post code)
Email address:	anne.mcgoverne@waverley.nsw.gov.au	
Date form completed:	18/03/2020	

13. References used for completing this form

	Author	Title	Publisher	Repository / location	Year published
1.	Colin Brady	Cecil Research	Colin Brady	Colin Brady	2019
2.	Various	A. M. Loewenthal	Trove	Trove	Various
3.	John Carmody	Sir John Isaccs Loewenthal (1914-1979)	Australian Dictionary of Biography	Volume 15, Australian Dictionary of Biography/MUP	2000
4.	M. J. B Kenny	Edward Smith Hall (1786-1960)	Australian Dictionary of Biography	Volume 1, Australian Dictionary of Biography/MUP	1966
5.	Unknown	Sydney Architect Dead	The Sydney Morning Herald	Trove	May 22, 1943, p11
6.					
7.					
8.					
9.					
10.					
11.					
12.					

14. Signed by author

Author (sign and print name) Dated

15. Signed by copyright holder(s) of image(s)

Image copyright holder (sign and print name) Dated

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Image copyright holder (sign and print name)	Dated
Image copyright holder (sign and print name)	Dated

Signing 14 and 15 confirms the author of this form and copyright holder(s) of images give permission for the Heritage Branch to use non-confidential information and images entered in this form for any purpose related to processing the nomination. Possible uses include (but are not limited to) publication on the Heritage Branch website, newsletter, reports or other publications. The author of the form, image copyright holder(s) and photographer(s) will be acknowledged when published.

I. Nominator

16. Nominator to be contacted by Heritage Branch

Name:	Ms	Fleur (first)	Mellor (family)
Organisation:	Waverley Council		
Position in organisation:	Manager, Urban Design and Heritage (Acting)		
Daytime phone number:	90838209		
Fax number:			
Postal address:	Cnr Paul St and Bondi Road (street address or postal box)		
	Bondi Junction (suburb or town)		
	NSW (state)	2022 (post code)	
Email address:	fleur.mellor@waverley.nsw.gov.au		

Alternate contact name:	Ms	Anne (first)	McGoverne (family)
Position in organisation:	Waverley Council		
Daytime phone number:	90838117		
Fax number:			
Postal address:	Cnr Paul St and Bondi Road, Bondi Junction, NSW, 2022		
Email address:	anne.mcgoverne@waverley.nsw.gov.au		

17. Reasons for nomination

Background or reasons for nomination:	

18. Form signed by nominator for submitting

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Nominator (sign and print name)	Dated

CHECKLIST *Spell check your form - double click here (or F7)*

Before submitting this form, check that you have:

- ☒ completed all yellow sections, and other sections marked as essential.
- ☒ completed blue sections wherever possible.
- ☒ explained why the place or object is *state* significant in the statement of state significance.
- ☒ explained *how* one or more of the criterion has been fulfilled for listing.
- ☒ inserted photographs, maps and other illustrations as digital or scanned images.
- ☒ acknowledged all sources and references you used.
- ☒ signed and dated this form.
- ☒ obtained the nominator's and image copyright holders' signatures.
- ☐ if possible, attached a disk (or non-digital prints) for posting select image/s of high resolution, suitable for publication.

TO SUBMIT THIS NOMINATION:

Post all of the following:	**Addressed to:**
1. a signed hard-copy of the form; **2.** an electronic copy of the completed form saved to disk (unless you prefer to email it separately); and **3.** other attachments, such as high-resolution copies of photographs suitable for publication.	The Director Heritage Branch NSW Department of Planning Locked Bag 5020 Parramatta NSW 2124
	If an electronic copy of the form is not posted, email it instead to: nominations@planning.nsw.gov.au

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J. Additional photographs, maps or other images

Image 2

Photograph or other image:	
Subject of image:	Newspaper article including image of Cecil Flats taken from the rear northern elevation with lower ground floor and garages to Francis Street. "[Mr Lowenthal] has definite ideas that flats can be constructed to preserve all the amenities of cottage life. In any housing scheme … children must be provisioned for, not merely tolerated, but encouraged. So the flats were built, and in addition to the facilities for the welfare of children, the builder introduced hot water radiation into them - a novel feature at that time."
Date of image:	The Mercury newspaper, Hobart, July 29, 1941, page 3
Photographer or author:	The Mercury, Hobart
Copyright holder:	The Mercury, Hobart

EXPERIMENT IN HOUSING

Flats For Families Only

ONE man in Australia has had courage enough to give practical effect to his ideas of community housing. He broke new ground by building a block of 11 flats, designed expressly for tenants with families, and made the stipulation that they should not be available to tenants without families. He is Mr. A. M. Loewenthal, of Sydney, who with Mrs. Loewenthal, is visiting Hobart on an extended holiday.

"Only couples with families need apply" is the slogan of Mr. A. M. Loewenthal, builder of these palatial flats overlooking Bondi Beach. He was influenced largely by Australia's need for population.

THE flats were built at Bondi (N.S.W.) more than 20 years ago as a social experiment, and Mr. Loewenthal declares today that at no time in the intervening years has he regretted his decision. Adjoining the flats is a large block of land, converted into a children's playground. There are swings, a merry-go-round, cubby-houses and other delights of childhood days. Shortly after the construction of the flats, known as The Cecil, overlooking Bondi Beach, the recreation facilities afforded tenants and their children represented a land value of £2,000. Bondi's advance since has probably trebled the value of the area.

"That is one of the reasons why I built the flats," Mr. Loewenthal told an interviewer handing him a family photograph of Mr. and Mrs. Loewenthal and their six children, two of whom, Capt. L. S. Loewenthal and Capt. John I. Loewenthal, are now serving in the Middle East.

* * * *

WHEN Mr. Loewenthal became an alderman of the Waverley Council (N.S.W.) he turned his attention to a study of the problem of housing, and his views were raised against the want of family comfort usual to flats.

He has definite ideas that flats can be constructed to preserve all the amenities of cottage life. In any housing scheme, he says, children must be provided for, not merely tolerated, but encouraged.

So the flats were built, and in addition to the facilities for the welfare of children, the builder introduced hot water radiation into them, a novel feature at that time.

"As a social experiment it have never had cause to regret it," Mr. Loewenthal said, "but the pity has been that others have not taken advantage of it. Local authorities, generally speaking, have allowed the construction of flats, one crowded against the other, and the result is that a mum with a family goes into a flat and finds nowhere for the children to play.

"The greatest service any authority can do is to make adequate provision for the rising generation," Mr. Loewenthal said. "Australia's greatest need is population."

He advocated a scheme for construction of flats at the Waverley Council, but could not get the support of his fellow aldermen. Briefly it provided that with each storey in a block of flats, the distance from each adjoining should be three feet greater than its predecessor. "That scheme would let a little more sunshine and air into them," he said.

* * *

NOR have the activities of the Loewenthal family been confined to the welfare of tenants. Mr. Loewenthal until last year was on the board of the Royal Alexandra Hospital for Children, and Mrs. Loewenthal was a member of the board of the Benevolent Society of New South Wales, the oldest charitable society in Australia, whose special work is for the Royal Hospital for Women. After many years of service they made room for younger persons to take their places.

Mr. Loewenthal has been associated with the A.M.P. Society first as field representative and latterly as consultant, and he has been instrumental in completing new business totalling more than £3,000,000, an Australian record in life assurance salesmanship. With his own policies Mr. Loewenthal has instituted a practical method of benevolence and good citizenship by earmarking 10 for various educational, philanthropic, and charitable institutions. He pays the premiums, and on his death the institutions will receive the sums assured, plus the accumulated bonuses. Thus he disposes of a definite proportion of the estate without depriving family or dependants of their inheritance.

Image 3

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Photograph or other image:	  
Subject of image:	The Cecil, 10 Francis St façade; Back garden (Francis St); View to Bondi Beach from roof-top common area
Date of image:	2017
Photographer or author:	Domain
Copyright holder:	Domain.com.au

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Image 4

Photograph or other image:



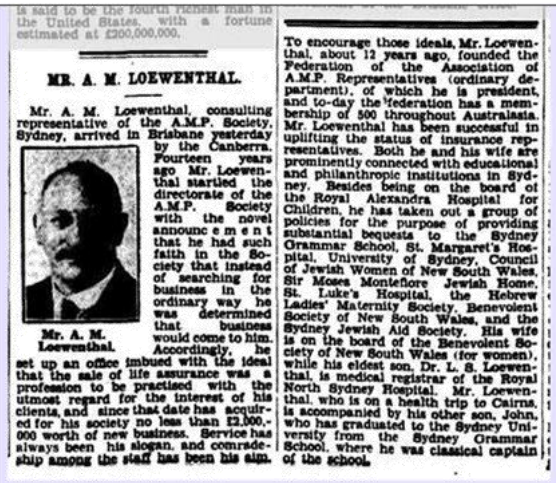


Subject of image:	The Cecil, Edward St façade
Date of image:	2005 2015
Photographer or author:	Domain.com.au
Copyright holder:	Domain.com.au

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Image 5

Photograph or other image:	
Subject of image:	"Both [Mr Loewenthal] and his wife are prominently connected with educational and philanthropic institutions in Sydney. Besides being on the board of the Royal Alexandra Hospital for Children, he has taken out a group of policies for the purpose of providing substantial bequests to the Sydney Grammar School, St Margaret's Hospital, University of Sydney, Council of Jewish Women of NSW, Sir Moses Montefiore Jewish Home, St Luke's Hospital, the Hebrew Ladies Maternity Society, Benevolent Society of NSW (for women) and the Sydney Jewish Aid Society." The Courier Mail, Brisbane, 5 February 1932, Trove
Date of image:	5 February 1932
Photographer or author:	The Courier Mail, Brisbane
Copyright holder:	The Courier Mail, Brisbane

is said to be the fourth richest man in the United States, with a fortune estimated at £200,000,000.

MR. A. M. LOEWENTHAL.

Mr. A. M. Loewenthal, consulting representative of the A.M.P. Society, Sydney, arrived in Brisbane yesterday by the Canberra. Fourteen years ago Mr. Loewenthal startled the directorate of the A.M.P. Society with the novel announcement that he had such faith in the Society that instead of searching for business in the ordinary way he was determined that business would come to him. Accordingly, he set up an office imbued with the ideal that the sale of life assurance was a profession to be practised with the utmost regard for the interest of his clients, and since that date has acquired for his society no less than £2,000,000 worth of new business. Service has always been his slogan, and comradeship among the staff has been his aim.

Mr. A. M. Loewenthal.

To encourage those ideals, Mr. Loewenthal, about 12 years ago, founded the Federation of the Association of A.M.P. Representatives (ordinary department), of which he is president, and to-day the federation has a membership of 500 throughout Australasia. Mr. Loewenthal has been successful in uplifting the status of insurance representatives. Both he and his wife are prominently connected with educational and philanthropic institutions in Sydney. Besides being on the board of the Royal Alexandra Hospital for Children, he has taken out a group of policies for the purpose of providing substantial bequests to the Sydney Grammar School, St. Margaret's Hospital, University of Sydney, Council of Jewish Women of New South Wales, Sir Moses Montefiore Jewish Home, St. Luke's Hospital, the Hebrew Ladies' Maternity Society, Benevolent Society of New South Wales, and the Sydney Jewish Aid Society. His wife is on the board of the Benevolent Society of New South Wales (for women), while his eldest son, Dr. L. S. Loewenthal, is medical registrar of the Royal North Sydney Hospital. Mr. Loewenthal, who is on a health trip to Cairns, is accompanied by his other son, John, who has graduated to the Sydney University from the Sydney Grammar School, where he was classical captain of the school.

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Image 6

Photograph or other image:	
Subject of image:	"A social experiment which has been an outstanding success was tried … at Bondi by Mr A. M. Loewenthal … [He] made the stipulation that the flats should be available only to tenants with one or more children and he erected on an adjacent block of land swings, a merry-go-round and other play equipment. [He] has never regretted the experiment. The only pity he said … was that others had not followed suit. The greatest service any authority could do was to make adequate provision for the rising generation." Launceston Examiner, 31 October, 1941. Trove
Date of image:	31 October, 1941
Photographer or author:	Launceston Examiner
Copyright holder:	Launceston Examiner

SUCCESSFUL EXPERIMENT IN HOUSING

A social experiment which has been an outstanding success was tried more than 20 years ago at Bondi (N.S.W.) by Mr. A. M. Loewenthal, of Sydney, when he built a block of 11 flats designed expressly for tenants with families. With Mrs. Loewenthal, he is visiting Launceston for a month and is staying at the Launceston Hotel.

Mr. Loewenthal made the stipulation that the flats should be available only to tenants with one or more children and he erected on an adjacent block of land swings, a merry-go-round and other play equipment.

Mr. Loewenthal has never regretted the experiment. The only pity, he said yesterday, was that others had not followed suit. The greatest service any authority could do was to make adequate provision for the rising generation.

After being associated with the A.M.P. Society for nearly 25 years as a field representative Mr. Loewenthal is now a consultant to the advertising committee. When a field officer he created an Australian record in life assurance salesmanship by completing new business totalling more than £3,600,000. With his own life policies Mr. Loewenthal has instituted a practical method of benevolence by earmarking 10 policies for various educational, philanthropic and charitable institutions in New South Wales. He pays the premiums and on his death the institutions will receive the sums assured, plus accumulated bonuses.

Mr. and Mrs. Loewenthal have six children, two of whom, Captain L. S. Loewenthal and Captain John I. Loewenthal, are medical officers abroad with the A.I.F.

Image 7

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Photograph or other image:	
Subject of image:	"The Landlord Who Admires Children", 12 December, 1920 "Mrs. Loewenthal takes particular pride in the interior arrangements of the Cecil, and the flats are certainly most conveniently planned. In each is permanent hot water and a permanent hot water radiator in every room. In the Winter the building is therefore pervaded with a gentle heat, without additional expense to the tenant. There are house telephones to each flat, so that the visitor need never climb unnecessary stairs. In the matter of the stairs, too, The Cecil is convenient, for the people on the fourth floor have only one flight to climb when entering from the covered way. At the same time they have the pleasure of a four-storey view on the ocean side. There is a service lift, a cupboard on the landing for parcels, a linen chest, individual gas meters, and pantries roomy enough for store-rooms. In each bed room there is a built-in hanging closet and boot cupboard. Under the system of double garbage tins the janitor, simplytakes away the

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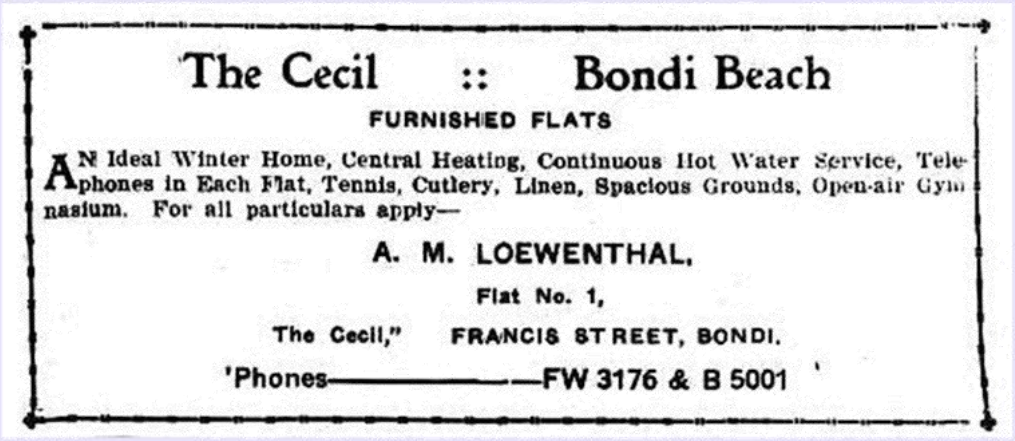
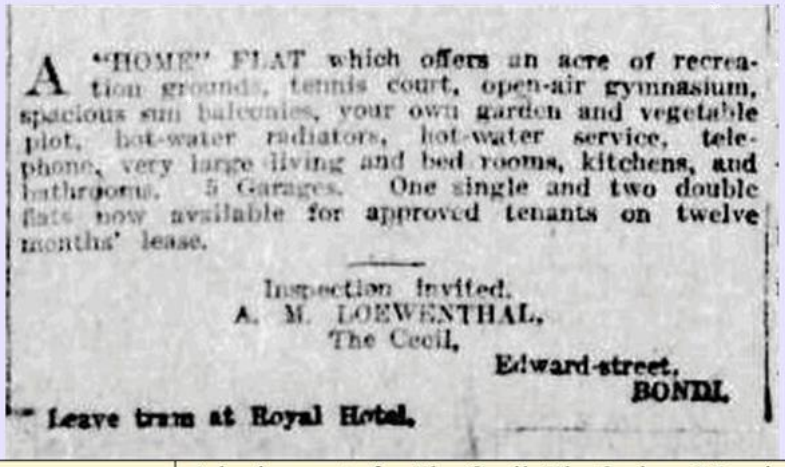
NSW GOVERNMENT Department of Planning
Heritage Council of New South Wales

	used one each evening and replaces it with one that shines like an average milk can. In each kitchen there is a patent ironing board hung on the wall. This is detachable and conceals a cupboard for the electric iron and other odds and ends. Plenty of Ground Space. The laundry is most complete with gas coppers into which hot water runs, two sets of troughs, and a penny in the slot gas meter. It is also equipped with pulley lines for hanging the clothes in bad weather. Off this is a box room where all spare luggage may be stored, a mangle, and the ironing room. Near at hand again is the maids' bathroom and lavatory, also fully supplied with hot water. There is so much space round the Cecil that any tenant who desires to do so is invited to make for himself a flower or vegetable garden."
Date of image:	12 December, 1920
Photographer or author:	The Sunday Times
Copyright holder:	The Sunday Times

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Image 8

Photograph or other image:	 THE CECIL. AMERICAN FLATS DE LUXE. Featuring every Modern Comfort which caters for the convenience and recreation of discriminating tenants. Cards to inspect on application to the owner, A. M. LOEWENTHAL, The Cecil, Edward-street, Bondi, or Perpetual Trustee-building, 33-39 Hunter-st.  The Cecil :: Bondi Beach FURNISHED FLATS AN Ideal Winter Home, Central Heating, Continuous Hot Water Service, Telephones in Each Flat, Tennis, Cutlery, Linen, Spacious Grounds, Open-air Gymnasium. For all particulars apply— A. M. LOEWENTHAL, Flat No. 1, The Cecil," FRANCIS STREET, BONDI. 'Phones——————FW 3176 & B 5001  A "HOME" FLAT which offers an acre of recreation grounds, tennis court, open-air gymnasium, spacious sun balconies, your own garden and vegetable plot, hot-water radiators, hot-water service, telephone, very large living and bed rooms, kitchens, and bathrooms. 5 Garages. One single and two double flats now available for approved tenants on twelve months' lease. Inspection Invited. A. M. LOEWENTHAL, The Cecil, Edward-street, BONDI. Leave tram at Royal Hotel.

Subject of image:	Adertisements for The Cecil: The Sydney Morning Herald, 26 June, 1920 p 4, The Hebrew Standard of Australasia, 20 July, 1928 p7; The Sydney Morning Herald, 3 July, 1920, p 17. Trove
Date of image:	26 June, 1920; 20 July, 1920; 3 July, 1920.
Photographer or author:	The Sydney Morning Herald, The Hebrew Standard of Australasia
Copyright holder:	The Sydney Morning Herald, The Hebrew Standard of Australasia

Image 9

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Photograph or other image:

Loewenthal, Sir John Isaacs (1914–1979)

by John Carmody

This article was published in *Australian Dictionary of Biography*, Volume 15, (MUP), 2000

Sir John Isaacs Loewenthal (1914-1979), military surgeon and academic, was born on 22 December 1914 at Bondi, Sydney, seventh and youngest child of native-born parents Abraham Marcus Loewenthal, commercial agent, and his wife Carlotta Minnie, née Cohen. John attended Bondi Public and Sydney Grammar schools; for winning first place in literary subjects in 1931, he was made school captain. Despite showing little interest in science at school, he enrolled in medicine at the University of Sydney (M.B., B.S., 1938); he graduated with second-class honours and the Clayton and F. Norton Manning prizes for clinical medicine and for psychiatry.

Subject of image:	Son of A.M. Loewenthal - Sir John Isaacs Loewenthal, a noted surgeon
Date of image:	2000
Photographer or author:	John Carmody
Copyright holder:	Australian Dictionary Of Biography (MUP)

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Image 10

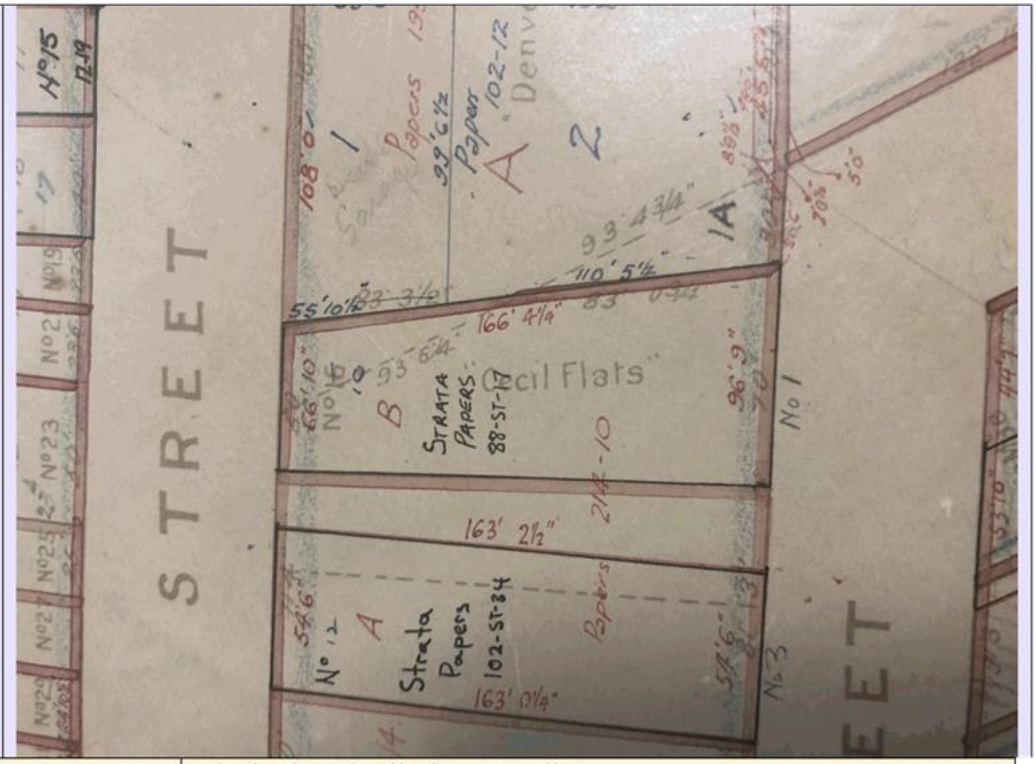
Photograph or other image:	
Subject of image:	Block Plan, Cecil Flats, Bondi
Date of image:	c1920s (Photograph taken 20/03/20)
Photographer or author:	Waverley Council
Copyright holder:	Waverley Council

Image 11

Photograph or other image:	BONDI BEACH, THE CECIL, right at the surf.—Quality furnished FLATS, telephone, tennis, garages, hot-water service. A. M. LOEWENTHAL, No. 1 Flat, The Cecil, Edward-st, Bondi. FW3176, or leading agents.
Subject of image:	The Cecil facilities advertised in The Sydney Morning Herald, 8 September 1928.
Date of image:	8 September 1928.
Photographer or author:	The Sydney Morning Herald.
Copyright holder:	The Sydney Morning Herald

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Heritage Council of New South Wales

Image 12

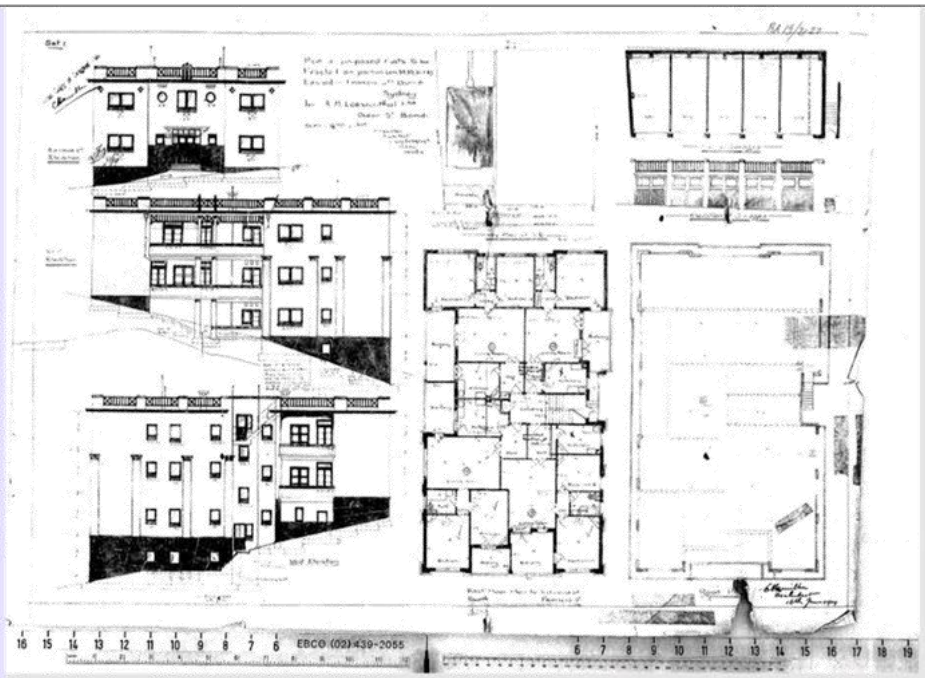
Photograph or other image:	
Subject of image:	Approval drawings for The Cecil lodeged with Waverley Council by the architect Claud Hamilton. It was one of his earliest buildings, completed about the same time as the Savoy building in Darlinghurst, which is on the Australian Institute of Architects register of notable 20th century buildings.
Date of image:	1919
Photographer or author:	Claud Hamilton
Copyright holder:	Waverley Council

Image 13

Photograph or other image:	
Subject of image:	
Date of image:	
Photographer or author:	

State Heritage Register Nomination Form

NSW GOVERNMENT
Department of Planning
Heritage Council
of New South Wales

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Image 14

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Image 15

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