



IRF24/1473

Gateway determination report – PP-2023-2373

Waverley Heritage Policy Implementation Planning
Proposal

October 25

Published by NSW Department of Planning and Environment

dpie.nsw.gov.au

Title: Gateway determination report – PP-2023-2373

Subtitle: Waverley Heritage Policy Implementation Planning Proposal

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Acknowledgment of Country

The Department of Planning and Environment acknowledges the Traditional Owners and Custodians of the land on which we live and work and pays respect to Elders past and present.

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Table 1 Reports and plans supporting the proposal

Relevant reports and plans
PP-2023-2373 – Planning Proposal (October 2023)
PP-2023-2373 – Proposed Schedule 5 Part 1 amendments
PP-2023-2373 – Proposed Schedule 5 Part 2 amendments
PP-2023-2373 – Proposed Schedule 5 Part 3 amendment
PP-2023-2373 – Proposed Heritage Map Amendments (30 March 2022)
Waverley Local Planning Panel Meeting Minutes (23 June 2021)
Waverley Strategic Planning and Development Committee Meeting Agenda and Minutes (5 April 2022)
Waverley Council Heritage Policy Volume 1 (September 2023)
Draft Heritage Data Forms

1 Planning proposal

1.1 Overview

Table 2 Planning proposal details

LGA	Waverley
PPA	Waverley Council
NAME	Waverley Heritage Policy Implementation Planning Proposal
NUMBER	PP-2023-2373
LEP TO BE AMENDED	Waverley LEP 2012
ADDRESS / DESCRIPTION	Multiple sites in the Waverley LGA
RECEIVED	25/10/2023
FILE NO.	IRF24/1473
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There are no donations or gifts to disclose and a political donation disclosure is not required

1.2 Objectives of planning proposal

The planning proposal contains intended outcomes to explain the intent of the proposal.

The intended outcome of the planning proposal is to provide statutory protection of areas and items of heritage significance by amending Schedule 5 of the Waverley Local Environmental Plan 2012 (Waverley LEP 2012) and the associated Heritage Maps.

The intent of this planning proposal is clear and adequate.

1.3 Explanation of provisions

The planning proposal seeks to amend the Waverley LEP 2012 to:

- Amend Schedule 5 Part 1 and the Heritage Map to include 44 new local heritage items;
- Amend Schedule 5 Part 2 and the Heritage Map to:
 - create 6 new heritage conservation areas (HCAs)
 - extend 4 existing HCAs
 - reduce the extent of one existing HCA;
- Amend Schedule 5 Part 3 and Heritage Map to correct an error relating to existing archaeological item A541 in Birrell Street, Queens Park.

Table 3 lists the proposed heritage items and **Table 4** lists the proposed new and amended HCAs.

The planning proposal does not seek to amend the current zoning or development standards that currently apply to the subject sites.

Table 3 Proposed heritage items

Locality	Item name	Address	Property Description
Bondi	Victorian freestanding double-storey Italianate terrace	22 Bennett Street	Lot 2 DP 913862
Bondi	Victorian freestanding terrace	27 Bennett Street	Lot 54 DP 561
Bondi	Inter-war Classical-style shop-top housing	160 Bondi Road	Lot 1 DP 69996
Bondi	Inter-war two-storey Spanish Mission-style house	25 Denham Street	Lot 1 DP105041
Bondi	Inter-war double-storey Mediterranean-style residential building	33 Denham Street	SP 5944
Bondi	Inter-war Spanish Mission-style freestanding, two-storey residential flat building	8 Fletcher Street	SP11621
Bondi	Inter-war freestanding three-storey Art Deco style residential flat building	40 Flood Street	SP 11638
Bondi	Federation semi-detached dwellings	2-14 King Street	Lots A-E DP 442605, Lots 1-2 DP 210153
Bondi	Inter-war Functionalist-style flat building	17-17A Ocean Street	SP5012, SP14025
Bondi	Federation freestanding single-storey bungalow	97 Ocean Street	Lot 21 Sec E DP 3426
Bondi	Inter-war freestanding three-storey Art Deco-style residential flat building	2b Penkivil Street	SP 10884
Bondi	Palm trees on Rowland Avenue	Rowland Avenue	
Bondi Beach	Inter-war Cenira Mansions	28-30 Campbell Parade	Lot 5 DP 10606
Bondi Beach	Inter-war Arnotts Flats	32 Campbell Parade	Lot 4 DP 10606
Bondi Beach	Inter-War shop-top housing and residential flat buildings	50-58 Campbell Parade	SP 13459, SP 30493 and SP 2723
Bondi Beach	Federation Grenfell Court, Majestic Mansions	72-76 Campbell Parade	SP 15206
Bondi Beach	Federation Oceanic Mansions	80 Campbell Parade	Lot C DP 33445
Bondi Beach	Inter-war Ozone Flats	96 Campbell Parade	Lot 5 DP 5953
Bondi Beach	Inter-war Biltmore Private Hotel	102-106 Campbell Parade	SP 49165
Bondi Beach	Late Federation Hazel Flats	140-142 Campbell Parade	SP 863
Bondi Beach	Inter-war four-storey	10 Francis Street	SP 30919

Locality	Item name	Address	Property Description
Bronte	Inter-war residential flat building	2 Bayview Street	SP 13046
Bronte	Federation single-storey bungalow	209 Birrell Street	Lot 1 DP 2456
Bronte	Federation single-storey bungalow	213 Birrell Street	Lot 3 DP 2456
Bronte	Inter-war Californian bungalow	3 Blandford Avenue	Lot 19 DP 10213
Bronte	Inter-war Georgian Revival-style residential flat building	16 St Thomas Street	SP 6120
Dover Heights	Functionalist single-storey house	17 Douglas Parade	Lot 25 DP 10675
Dover Heights	Functionalist house	57 Hardy Street	Lot 23 DP 11822
Dover Heights	Modernist house	14 Lyons Street	Lot 116 DP 11822
Dover Heights	Post-Functionalist double-storey house	144 Military Road	Lot 77 DP 11822
Dover Heights	Inter-war double-storey house	7 Napier Street	Lot 6 DP 14080
North Bondi	Inter-war paired Arts and Crafts-style residential flat buildings	127-129 Hastings Parade	SP 11808, SP 13225
North Bondi	Inter-war two-storey Art Deco flats	131 Hastings Parade	SP 10488
North Bondi	Inter-war paired Arts and Crafts flats	133-135 Hastings Parade	SP 7142, SP 13666
North Bondi	Inter-war Spanish Mission-style freestanding residences	165-171 Hastings Parade	SP 66653, SP 30066, Lot 31 DP 654606, Lot 1 DP 522571
North Bondi	Inter-war Art Deco-style flats	181 Hastings Parade	SP 18687
North Bondi	Inter-war Bondi Lawn Bowling Club	1A Warners Avenue ¹	Lot 1619 DP752011
Rose Bay	Inter-war double-storey residence	70 Liverpool Street	Lot 13A DP 319298
Tamarama	Inter-war Art Deco-style four storey flats	1 Alexander Street	SP 33060
Tamarama	Inter-war Art Deco-style three-storey flats	69 Fletcher Street	SP 11361
Tamarama	Inter-war Art Deco-style flats	1 Silva Street	SP 30488
Tamarama	Inter-war Spanish Mission-style three-storey residential flat building	7-9 Wonderland Avenue	Lot B DP 329513, SP 15634
Waverley	Victorian freestanding paired terraces	65-67 Albion Street	Lot 1 DP 72866, Lot 1 DP 68420
Waverley	Inter-war two storey shop-top housing	94 Carrington Road	Lots A-B DP 332733

¹ The planning proposal lists site as 1-3 Warners Avenue, however a search has identified the site as 1A Warners Avenue (refer to site description in Table 5)

Table 4 Proposed and amended heritage conservation areas

Description	Proposed change
Conservation areas – general	
Avoca Estate	New HCA between Birrell Street and Bondi Road, Bondi, and east of Watson Street (see Table 6).
Bondi Basin	New HCA to the north and west of Bondi Beach (see Table 6).
Bondi Road	New HCA along Bondi Road, Bondi, between Watson and Denham Streets (see Table 6).
O'Brien Estate	New HCA in the suburb of Bondi Beach (see Table 6).
War Memorial Hospital	New HCA around the War Memorial Hospital in Waverley (see Table 6).
Charing Cross	Extend HCA west along Victoria Street, Waverley (see Table 7).
Grafton Street	Extend HCA south to Oxford Street, Bondi Junction (see Table 7).
Palmerston Avenue	Reduce HCA to along Palmerston Avenue, Bronte between Brown Street and Dickson Street (see Table 7).
Evans Street	Extend west to Bronte Road and east to St Thomas Street (see Table 7) and rename 'Yanko-Lugar Brae'.
Conservation areas – landscape	
Dickson Estate	New HCA along King Street, Stephen Street, and eastern part of Ewell Street, Bondi (see Table 6).
South Bronte Headland	Expand existing HCA to the southwest and combine it with the Calga Reserve conservation area. Rename the expanded conservation area 'South Bronte-Calga Headland Conservation Area' (see Table 7).

1.4 Site description and surrounding area

The planning proposal applies to multiple sites and areas within the Waverley LGA, which is located within the Eastern City District. The sites and areas subject to the proposal are described in **Tables 5 to 8**.

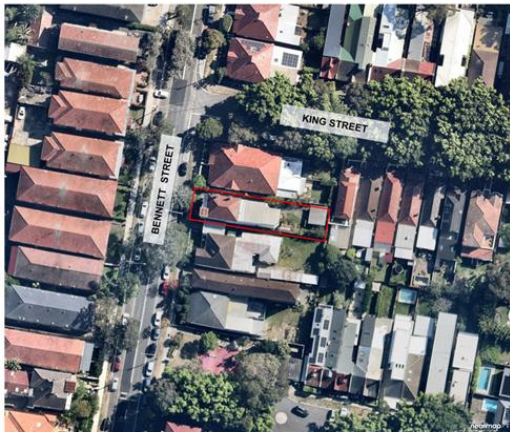
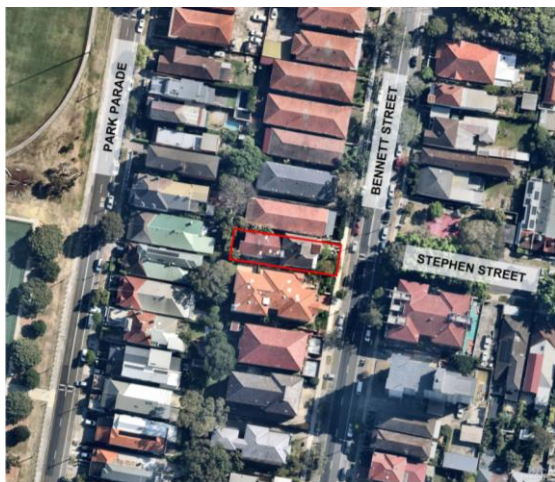
The Department has undertaken a review of the proposal and supporting draft heritage data forms. In some instances, the documents do not include clear photographic documentation of the proposed items and some of the property descriptions appear to be out of date, including property descriptions for:

- 14 Lyons Street, Dover Heights
- 1A Warners Avenue, North Bondi

Council should review the documents prior to exhibition. The Gateway determination includes a condition to update the proposal prior to exhibition to ensure property descriptions are up to date and that all supporting heritage data forms include photographs and figures which are accurate, clearly labelled and identify each of the sites or areas (including significant features where relevant).

1.4.1 Proposed heritage items

Table 5: Site description of proposed heritage items

SITE IDENTIFICATION										
ADDRESS / LEGAL DESCRIPTION	SITE DESCRIPTION / EXISTING DEVELOPMENT	EXISTING CONTROLS (WAVERLEY LEP 2012)								
Site 1: 22 Bennett Street, Bondi										
22 Bennett Street, Bondi / Lot 2 DP 913862  Subject Site Figure 1: 22 Bennett Street, Bondi (Source: Nearmap, November 2023)	 Figure 2: View of 22 Bennett Street, Bondi (Source: Draft Heritage Data Form, Waverley Council, p.7) Site description The site is zoned R2 Low Density Residential and is rectangular in shape. The site is bounded by a low density attached dwelling (to the north), low density detached dwellings (to the south and east) and Bennett Street (to the west). Existing development The site is occupied by a two-storey freestanding villa dating back to the late Victorian era, reflecting the subdivision of the Dickson's Estate, 1892.	Site 1 - Existing development controls <table><tr><td>Land use zoning</td><td>R2 Low Density Residential</td></tr><tr><td>Floor Space Ratio</td><td>0.5:1</td></tr><tr><td>Maximum Height of Building</td><td>8.5m</td></tr><tr><td>Minimum Lot Size</td><td>325m²</td></tr></table>	Land use zoning	R2 Low Density Residential	Floor Space Ratio	0.5:1	Maximum Height of Building	8.5m	Minimum Lot Size	325m ²
Land use zoning	R2 Low Density Residential									
Floor Space Ratio	0.5:1									
Maximum Height of Building	8.5m									
Minimum Lot Size	325m ²									
Site 2: 27 Bennett Street, Bondi										
27 Bennett Street, Bondi / Lot 54 DP 561  Subject site Figure 3: 27 Bennett Street, Bondi (Source: Nearmap, November 2023)	 Figure 4: View of 27 Bennett Street, Bondi (Source: Draft Heritage Data Form, Waverley Council, p.6) Site description The site is rectangular in shape and currently zoned R3 Medium Density Residential. The site is bounded by low density detached dwellings to the north and west, medium density residential to the south, and Bennett Street to the east. Existing development The site is occupied by a two-storey freestanding villa dating from the Victorian period, and reflecting the subdivision of the Bennett's Estate, 1853.	Site 2 - Existing development controls <table><tr><td>Land use zoning</td><td>R3 Medium Density Residential</td></tr><tr><td>Floor Space Ratio</td><td>0.9:1</td></tr><tr><td>Maximum Height of Building</td><td>12.5m</td></tr><tr><td>Minimum Lot Size</td><td>325m²</td></tr></table>	Land use zoning	R3 Medium Density Residential	Floor Space Ratio	0.9:1	Maximum Height of Building	12.5m	Minimum Lot Size	325m ²
Land use zoning	R3 Medium Density Residential									
Floor Space Ratio	0.9:1									
Maximum Height of Building	12.5m									
Minimum Lot Size	325m ²									

SITE IDENTIFICATION

Site 3: 160 Bondi Road, Bondi

160 Bondi Road, Bondi / Lot 1 DP 69996



Subject site

Figure 5: 160 Bondi Road, Bondi (Source: Nearmap, November 2023)



Figure 6: View of 160 Bondi Road, Bondi (Source: Draft Heritage Data Form, Waverley Council, p.7)

Site description

The site is rectangular and is bounded medium density residential to the north, Bondi Road to the south, shop-top housing to the east and Penkivil Street to the west.

The site is opposite local heritage items (I7 - *Late Victorian commercial terrace* and I8 - *Federation Queen Anne style mixed development*) located at 75-83 and 85-101 Bondi Road, Bondi; as well as local heritage items (I59 – Federation house and I15 - Federation Arts and Crafts style mixed development) located at 81 Penkivil Street, and 158 Bondi Road, Bondi.

Existing development

The site is occupied by a three-storey attached shop and flat building dating from the Inter-War period (c1929).

Site 3 - Existing development controls

Land use zoning	E1 Local Centre
Floor Space Ratio	1.5:1
Maximum Height of Building	13m
Minimum Lot Size	N/A
Active Street Frontages	Provisions of clause 6.5 'Active street frontages' of WLEP 2012 apply.

Site 4 – 25 Denham Street, Bondi

25 Denham Street, Bondi / Lot 1 DP 105041



Subject site

Figure 7: 25 Denham Street, Bondi (Source: Nearmap, November 2023)



Site description

The site is zoned R3 Medium Density Residential and is rectangular in shape. The site is bounded by a two-storey detached dwelling to the north, Bondi Road to the south, low density attached dwellings to the east and Denham Street, to the west.

The site is also located directly opposite local heritage item (I20 - Royal Hotel Inter-war Mediterranean style) located at 283 Bondi Road, Bondi.

Existing development

The site is currently occupied by a two-storey Inter-War Spanish Mission flat building.

Figure 8: View of 25 Denham Street, Bondi (Source: Draft Heritage Data Form, Waverley Council, p.7)

Site 4 - Existing development controls

Land use zoning	R3 Medium Density Residential
Floor Space Ratio	0.9:1
Maximum Height of Building	12.5m
Minimum Lot Size	325m ²

SITE IDENTIFICATION

Site 5: 33 Denham Street, Bondi

33 Denham Street, Bondi / SP 5944



Figure 9: 33 Denham Street, Bondi (Source: Nearmap, November 2023)



Figure 10: View of 33 Denham Street, Bondi (Source: Draft Heritage Data Form, Waverley Council, p.7)

Site description

The site is rectangular in shape and is bounded by medium density residential development to the north, Cutler Street to the south, Denham Lane and Medium Density Residential zoned land to the east, and Denham Street to the west.

The site is located directly opposite the local heritage conservation area (C11 - Imperial Avenue Conservation Area—General) on Denham Street.

Existing development

Existing development is characterised by a two-storey freestanding flat building in the Inter-War period.

Site 5 - Existing development controls

Land use zoning	R3 Medium Density Residential
Floor Space Ratio	0.9:1
Maximum Height of Building	12.5m
Minimum Lot Size	325m ²

Site 6: 8 Fletcher Street, Bondi

8 Fletcher Street, Bondi / SP 11621



Figure 11: 8 Fletcher Street, Bondi (Source: Nearmap, November 2023)



Figure 12: View of 8 Fletcher Street, Bondi (Source: Waverley Council's Heritage Inventory Sheet, p.7)

Site description

The site is irregular in shape and zoned R3 Medium Density Residential. The site is bounded by medium density residential to the north, east and west, and Fletcher Street to the south.

The site is not located within an existing heritage conservation area or in close proximity to existing heritage items.

Existing development

The site is occupied by a two-storey flat building dating from the Inter-War period, c1934.

Site 6 - Existing development controls

Land use zoning	R3 Medium Density Residential
Floor Space Ratio	0.9:1
Maximum Height of Building	12.5m
Minimum Lot Size	325m ²

Site 7: 40 Flood Street, Bondi

40 Flood Street, Bondi / SP 11638



Figure 13: 40 Flood Street, Bondi (Source: Nearmap, November 2023)



Site description

The site is rectangular in shape and is bounded by medium density residential to the north and south, low density residential to the east, and Flood Street to the west.

The site is located directly opposite the Flood Street Landscape Conservation Area (C42) and Woodstock Street Conservation Area—General (C16) to the west.

Existing development

The site is currently occupied by a three-storey flat building dating from the Inter-War period (c1939).

Figure 14: View of 40 Flood Street, Bondi (Source: Draft Heritage Data Form, Waverley Council, p.6)

Site 7 - Existing development controls

Land use zoning	R3 Medium Density Residential
Floor Space Ratio	0.9:1
Maximum Height of Building	12.5m
Minimum Lot Size	325m ²

SITE IDENTIFICATION

Site 8: 2-14 King Street, Bondi

2-14 King Street, Bondi / Lots A-E DP 442605, Lots 1-2 DP 210153



Subject site

Figure 15: 2-14 King Street, Bondi (Source: Nearmap, November 2023)



Figure 16: View of 8 and 10 King Street, Bondi (Source: Draft Heritage Data Form, Waverley Council, p.7)

Site description

The site is bounded by Ocean Lane to the north, low density dwellings to the south, low density attached dwellings to the east, and to the west fronting Bennett Street.

Existing development

The site is occupied by a group of single-storey attached and semi-detached residences dating from the Federation period, representing the early development of the Dickson's Estate 1892 subdivision.

It is noted the draft heritage data form only contains a photograph of 8 and 10 King Street, Bondi, and map identifying the location of 14 King Street, Bondi. A Gateway condition is recommended that the supporting draft heritage data form be updated to include maps and photographs which clearly identify the location and significant features of the sites proposed to be listed at 2-14 King Street, Bondi.

Site 8 - Existing development controls

Land use zoning	R2 Medium Density Residential
Floor Space Ratio	0.5:1
Maximum Height of Building	8.5m
Minimum Lot Size	325m ²

Site 9: 17-17A Ocean Street, Bondi

17-17A Ocean Street, Bondi / SP5012, SP14025



Subject site

Figure 17: 17-17A Ocean Street, Bondi (Source: Nearmap, November 2023)



Site description

The site is bounded medium density residential development to the north, low density residential to the south, Ocean Street to the east and high-density residential development to the west.

The site is located directly north of local heritage item (I47 - Inter-war bungalow) at 21 Ocean Street, Bondi.

Figure 18: View of 17 and 17A Ocean St, Bondi (Source: Google Maps Street view, December 2023)

Existing development

17 Ocean Street, Bondi is occupied by a two-storey Inter-War Functionalist flat building that is part of a group of Inter-War flat buildings atop a garage.

17A Ocean Street, Bondi is occupied by a three-storey Inter-War Art Deco and Inter-War Old English style flat building that is part of a group of Inter-War flat buildings.

Site 9 - Existing development controls

Land use zoning	R4 High Density Residential
Floor Space Ratio	1.5:1
Maximum Height of Building	28m
Minimum Lot Size	325m ²

SITE IDENTIFICATION

Site 10: 97 Ocean Street, Bondi

97 Ocean Street, Bondi / Lot 21 Sec E DP 3426



Subject site

Figure 19: 97 Ocean Street, Bondi (Source: Nearmap, November 2023)



Site description

The site is rectangular in shape and is bounded by Ewell Street to the north, low density detached residential to the south, Ocean Street to the east and low density attached residential to the west.

Existing development

The site is occupied by a one-storey freestanding Federation house.

Figure 20: View of 97 Ocean Street, Bondi (Source: Draft Heritage Data Form, Waverley Council, p.7)

Site 10 - Existing development controls

Land use zoning	R2 Low Density Residential
Floor Space Ratio	0.5:1
Maximum Height of Building	8.5m
Minimum Lot Size	325m ²

Site 11: 2B Penkivil Street, Bondi

2B Penkivil Street, Bondi / SP 10884



Subject site

Figure 21: 2B Penkivil Street, Bondi (Source: Nearmap, November 2023)



Site description

The site is bounded by high density residential to the north, medium density residential to the south, a local heritage conservation area (C63 - Thomas Hogan Reserve and Bird Sanctuary (Formerly Glen-Roona Reserve) Landscape Conservation Area) to the east, and Penkivil Street to the west.

Existing development

The site is occupied by a four and five-storey Inter-War Art Deco flat building dating from the Inter-War period (c1936).

Figure 22: View of 2B Penkivil Street, Bondi (Source: Draft Heritage Data Form, Waverley Council, p.6)

Site 11 - Existing development controls

Land use zoning	R3 Medium Density Residential
Floor Space Ratio	0.9:1
Maximum Height of Building	12.5m
Minimum Lot Size	325m ²

SITE IDENTIFICATION

Site 12: Rowland Avenue, Bondi

Rowland Avenue, Bondi

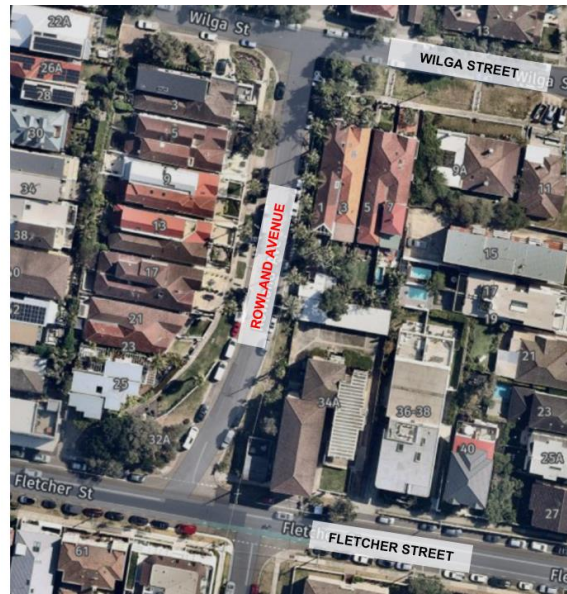


Figure 23: Rowland Avenue, Bondi (Source: Nearmap, November 2023)



Site description

The subject site is bounded by Wilga Street, Bondi, to the north, and R3 Medium Density Residential zoned land to the east, west and south.

Mature avenue planting of *Washingtonia robusta* (Mexican Fan Palm/ Cotton Palm) is located on the grass verges either side of Rowland Avenue.

Figure 24: View of Rowland Avenue, Bondi (Source: Draft Heritage Data Form, Waverley Council, p.6)

Site 12 – Existing development controls

Land use zoning	Part RE1 Public Recreation and Part R3 Medium Density Residential (see Figure 25)
Floor Space Ratio	N/A
Maximum Height of Building	N/A
Minimum Lot Size	N/A



Figure 25: Extract from WLEP 2012 Land Use Zoning map (Source: NSW spatial viewer, November 2023)

Site 13: 28-30 Campbell Parade, Bondi Beach

28-30 Campbell Parade, Bondi Beach / Lot 5 DP 10606



Figure 26: 28-30 Campbell Parade, Bondi Beach (Source: Nearmap, November 2023)



Site description

The site is bounded by low density shop-top housing to the north; medium density shop-top housing to the south; Campbell Parade to the east and medium density residential to the west.

Existing development

The site is currently occupied by three-storey attached shop top housing, dating from the Inter-War period (c1924).

Figure 27: Street view showing site at 28-30 Campbell Parade, Bondi Beach (Source: Draft Heritage Data Form, Waverley Council, p.8)

Site 13 - Existing development controls

Land use zoning	E1 Local Centre
Floor Space Ratio	3:1
Maximum Height of Building	15m
Minimum Lot Size	N/A
Active Street Frontages	Clause 6.5 'Active street frontages' applies.
Heritage	Located within the Bondi Beach Conservation Area – classified of 'local significance'.
Key sites	Clause 6.9 'Design Excellence' applies.

SITE IDENTIFICATION

Site 14: 32 Campbell Parade, Bondi Beach

32 Campbell Parade, Bondi Beach / Lot 4 DP 10606



Subject site

Figure 28: 32 Campbell Parade, Bondi Beach (Source: Nearmap, November 2023)



Site description

The site is bounded by 5-storey mixed use commercial/residential development to the north; 3-storey attached shop top housing to the south; Campbell Parade to the east and medium density residential to the west.

Existing development

Existing development comprises a two-storey attached shop-top housing development (Arnett's Flats), dating from the Inter-War period (c1923).

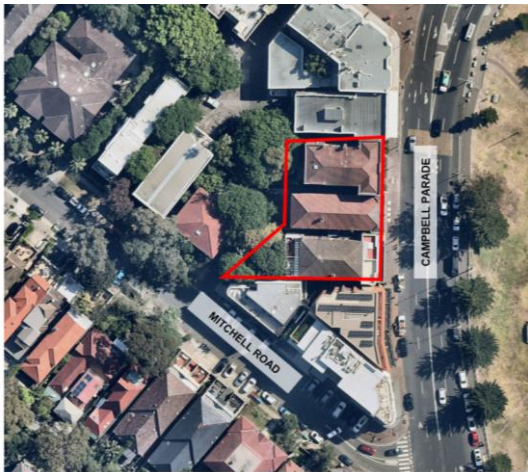
Figure 29: View of 32 Campbell Parade, Bondi Beach (Source: Draft Heritage Data Form, Waverley Council, p.8)

Site 14 - Existing development controls

Land use zoning	E1 Local Centre
Floor Space Ratio	3:1
Maximum Height of Building	15m
Minimum Lot Size	N/A
Active Street Frontages	Clause 6.5 'Active street frontages' applies.
Heritage	Located within the Bondi Beach Conservation Area – classified of 'local significance'
Key sites	Clause 6.9 'Design Excellence' applies.

Site 15: 50-58 Campbell Parade, Bondi Beach

50-58 Campbell Parade, Bondi Beach / SP 13459, SP 30493 and SP 2723



Subject site

Figure 30: 50-58 Campbell Parade, Bondi Beach (Source: Nearmap, November 2023)



Site description

The subject site is bounded by 3-storey shop top housing to the north; 3-storey mixed use commercial/residential to the south; Campbell Parade to the east; and Lamrock Parade to the west.

Existing development

50-54 Campbell Parade, Bondi Beach:

The site is currently occupied by Walhalla Court, a three-storey flat building dating from the Inter-War period (c1936), a key period of significance of the Bondi area and part of a group that reflects a Riviera-style promenade.

Figure 31 (top): View of 50-54 Campbell Parade, Bondi Beach (Source: Draft Heritage Data Form, Waverley Council, p.8)



56 Campbell Parade, Bondi Beach: The site is currently occupied by a two-storey shop-top flat building dating from the Inter-War period (c1936).

Figure 32 (middle): View of 56 Campbell Parade, Bondi Beach (Source: Draft Heritage Data Form, Waverley Council, p.13)



58 Campbell Parade, Bondi Beach: The site is currently occupied by a four-storey attached flat building dating from the Inter-War period (c1938).

Figure 33 (last): View of 58 Campbell Parade, Bondi Beach (Source: Draft Heritage Data Form, Waverley Council, p.9)

Site 15 - Existing development controls

Land use zoning	E1 Local Centre
Floor Space Ratio	3:1
Maximum Height of Building	15m
Minimum Lot Size	N/A
Active Street Frontages	Clause 6.5 'Active street frontages' applies.
Heritage	Within the Bondi Beach Conservation Area – classified of 'local significance'
Key sites	Clause 6.9 'Design Excellence' applies.

SITE IDENTIFICATION

Site 16: 72-76 Campbell Parade, Bondi Beach

72-76 Campbell Parade, Bondi Beach / SP 15206



Subject site

Figure 34: 72-76 Campbell Parade, Bondi Beach (Source: Nearmap, November 2023)



Figure 35: View of 72-76 Campbell Parade, Bondi Beach (Source: Draft Heritage Data Form, Waverley Council, p.8)

Site description

The subject site is bounded by a two-storey commercial development and 5-storey mixed use commercial residential development to the north; Lamrock Avenue to the south; Campbell Parade to the east and 5-storey residential to the west.

Existing development

The subject site is occupied by a four-storey flat building (comprising Pacific Mansions and Majestic Mansions) with ground floor retail, dating from the early Inter-War period (c1915).

Site 1 - Existing development controls

Land use zoning	E1 Local Centre
Floor Space Ratio	3:1
Maximum Height of Building	15m
Minimum Lot Size	N/A
Active Street Frontages	Clause 6.5 'Active street frontages' applies.
Heritage	Located within the Bondi Beach Conservation Area – classified of 'local significance'
Key sites	Clause 6.9 'Design Excellence' applies.

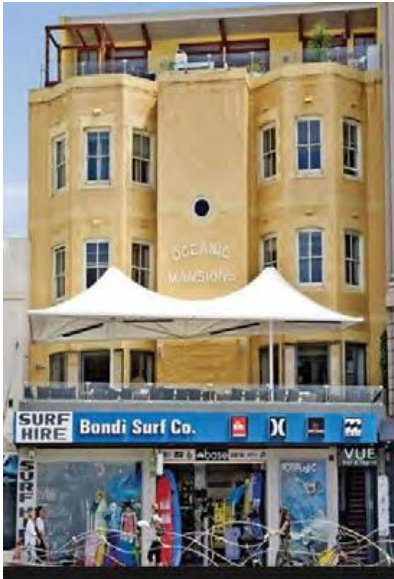
Site 17: 80 Campbell Parade, Bondi Beach

80 Campbell Parade, Bondi Beach / Lot C DP 33445



Subject site

Figure 36: 80 Campbell Parade, Bondi Beach (Source: Nearmap, November 2023)



Site description

The subject site is bounded by a five-storey mixed use commercial residential development to the north; 4-storey mixed use commercial residential development to the south; Campbell Parade to the east and medium density residential to the west.

Existing development

The subject site is occupied by a five-storey flat building with ground floor retail, dating from the early Inter-War period, c.1918.

Figure 37: View of 80 Campbell Parade, Bondi Beach (Source: Draft Heritage Data Form, Waverley Council, p.8)

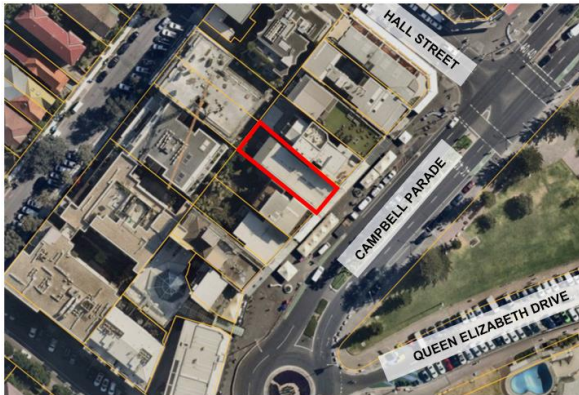
Site 17 - Existing development controls

Land use zoning	E1 Local Centre
Floor Space Ratio	3:1
Maximum Height of Building	15m
Minimum Lot Size	N/A
Active Street Frontages	Clause 6.5 'Active street frontages' applies.
Heritage	Within the Bondi Beach Conservation Area – classified of 'local significance'
Key sites	Clause 6.9 'Design Excellence' applies.

SITE IDENTIFICATION

Site 18: 96 Campbell Parade, Bondi Beach

96 Campbell Parade, Bondi Beach / Lot 5 DP 5953



Subject site

Figure 38: 96 Campbell Parade, Bondi Beach (Source: Nearmap, November 2023)



Site description

The subject site is bounded by 4-storey mixed use commercial residential development to the north, 5-storey mixed use commercial residential development to the south, Campbell Parade to the east and medium density residential to the west.

Existing development

The site is occupied by a three-storey residential / commercial building that is part of a group dating from the Inter-War period, c1920.

Figure 39: View of 96 Campbell Parade, Bondi Beach (Source: Draft Heritage Data Form, Waverley Council, p.8)

Site 18 - Existing development controls

Land use zoning	E1 Local Centre
Floor Space Ratio	3:1
Maximum Height of Building	15m
Minimum Lot Size	N/A
Active Street Frontages	Clause 6.5 'Active street frontages' applies.
Heritage	Within the Bondi Beach Conservation Area – classified of 'local significance'
Key sites	Clause 6.9 'Design Excellence' applies.

Site 19: 102-106 Campbell Parade, Bondi Beach

102-106 Campbell Parade, Bondi Beach / SP 49165



Subject site

Figure 40: 102-106 Campbell Parade, Bondi Beach (Source: Nearmap, November 2023)



Subject site

The subject site is bounded by 4-storey mixed-use commercial residential development to the north; 3-storey commercial residential development to the south; Campbell Parade to the east and mixed-use residential development to the west.

Existing development

The site is currently occupied by a 4-storey mixed use residential/commercial development, dating from the Inter-War period (1920).

Figure 41: View of 102-106 Campbell Parade, Bondi Beach (Source: Google maps, November 2023)

Site 19 - Existing development controls

Land use zoning	E1 Local Centre
Floor Space Ratio	3:1
Maximum Height of Building	15m
Minimum Lot Size	N/A
Active Street Frontages	Clause 6.5 'Active street frontages' applies.
Heritage	Located within the Bondi Beach Conservation Area – classified of 'local significance'
Key sites	Clause 6.9 'Design Excellence' applies.

SITE IDENTIFICATION

Site 20: 140-142 Campbell Parade, Bondi Beach

140-142 Campbell Parade, Bondi Beach / SP 863



Subject site

Figure 42: 140-142 Campbell Parade, Bondi Beach (Source: Nearmap, November 2023)



Site description

The subject site is bounded by 3-storey mixed use commercial residential development to the north; commercial/residential development to the south; Campbell Parade to the east and Gould Lane to the west.

Existing development

140-142 Campbell Parade, Bondi Beach:

The site is currently occupied by a three-storey building mixed use commercial residential building with ground-floor retail, dating from the Inter-War period (1920).

Figure 43: View of 140-142 Campbell Parade, Bondi Beach (Source: Draft Heritage Data Form, Waverley Council, p.8)

Site 20 - Existing development controls

Land use zoning	E1 Local Centre
Floor Space Ratio	3:1
Maximum Height of Building	15m
Minimum Lot Size	N/A
Active Street Frontages	Clause 6.5 'Active street frontages' applies.
Heritage	Located within the Bondi Beach Conservation Area – classified of 'local significance'
Key sites	Clause 6.9 'Design Excellence' applies.

Site 21: 10 Francis Street, Bondi Beach (also known as 1 Edward Street, Bondi)

10 Francis Street, Bondi Beach / SP 30919



Subject site

Figure 44: 10 Francis Street, Bondi Beach (Source: Nearmap, November 2023)



Figure 45: The subject site viewed from Edward Street, Bondi (Source: Draft Heritage Data Form, Waverley Council, p.7)

Site description

The subject site is bounded by Francis Street to the north; Edward Street to the south; and medium density residential to the east and west.

Existing development

The subject site at 10 Francis Street, Bondi Beach (also known as 1 Edward Street, Bondi Beach) is currently occupied by a four-storey Federation Arts & Crafts-style flat building.

Site 21 - Existing development controls

Land use zoning	R3 Medium Density Residential
Floor Space Ratio	0.9:1
Maximum Height of Building	12.5m
Minimum Lot Size	325m ²

SITE IDENTIFICATION

Site 22: 2 Bayview Street, Bronte

2 Bayview Street, Bronte / SP 13046



Subject site

Figure 46: 2 Bayview Street, Bronte (Source: Nearmap, November 2023)



Figure 47: 2 Bayview Street, Bronte (Source: Draft Heritage Data Form, Waverley Council, p.7)

Site description

The site is bounded by Bayview Street to the north and west; Bronte Marine Drive to the south and 3-storey residential to the east.

Existing development

The site is currently occupied by a two and three-storey freestanding flat building, dating from the Inter-War period 1940.

Site 22 - Existing development controls

Land use zoning	R2 Low Density Residential
Floor Space Ratio	0.5:1
Maximum Height of Building	8.5m
Minimum Lot Size	325m ²

Site 23: 209 Birrell Street, Bronte

209 Birrell Street, Bronte / Lot 1 DP 2456



Subject site

Figure 48: 209 Birrell Street, Bronte (Source: Nearmap, November 2023)



Site description

The site is bounded by Birrell Street to the north; Dickson Lane to the south; a 2-storey detached residential dwelling to the east and Dickson Street to the west.

Existing development

The site is occupied by a one-storey freestanding dwelling dating from the early Federation period.

Figure 49: 209 Birrell Street, Bronte (Source: Draft Heritage Data Form, Waverley Council, p.7)

Site 23 - Existing development controls

Land use zoning	R2 Low Density Residential
Floor Space Ratio	0.5:1
Maximum Height of Building	8.5m
Minimum Lot Size	325m ²

Site 24: 213 Birrell Street, Bronte

213 Birrell Street, Bronte / Lot 3 DP 245



Subject site

Figure 50: 213 Birrell Street, Bronte (Source: Nearmap, November 2023)



Site description

The site is bounded by Birrell Street to the north, Dickson Lane to the south, a four-storey residential flat building to the east and a two-storey detached residential dwelling to the west.

Existing development

The site is currently occupied by a one-storey freestanding dwelling (*Wyrallah*) dating from the early Federation period, a key period of significance of the Kenilworth second subdivision (c1890).

Figure 51: 213 Birrell Street, Bronte (Source: Draft Heritage Data Form, Waverley Council, p.7)

Site 24 - Existing development controls

Land use zoning	R2 Low Density Residential
Floor Space Ratio	0.5:1
Maximum Height of Building	8.5m
Minimum Lot Size	325m ²

SITE IDENTIFICATION

Site 25: 3 Blandford Avenue, Bronte

3 Blandford Avenue, Bronte / Lot 19 DP 10213



Subject site

Figure 52: 3 Blandford Avenue, Bronte (Source: Nearmap, November 2023)



Site description

The subject site is bounded by a detached dwelling to the north, Blandford Avenue to the south, and detached dwellings to the east and west.

Existing development

The site is occupied by a freestanding residential bungalow dating from the Inter-War period, c.1921.

Figure 53: 3 Blandford Avenue, Bronte (Source: Draft Heritage Data Form, Waverley Council, p.7)

Site 25 - Existing development controls

Land use zoning	R2 Low Density Residential
Floor Space Ratio	0.5:1
Maximum Height of Building	8.5m
Minimum Lot Size	325m ²

Site 26: 16 St Thomas Street, Bronte

16 St Thomas Street, Bronte / SP 6120



Subject site

Figure 54: 16 St Thomas Street, Bronte (Source: Nearmap, November 2023)



Subject site

The site is bounded by residential land uses to the north, south and east, and St Thomas Street, Bronte, to the west.

Existing development

The subject site is occupied by a three-storey freestanding flat building, dating from the Inter-War period (c1927).

Figure 55: 16 St Thomas Street, Bronte (Source: Draft Heritage Data Form, Waverley Council, p.6)

Site 26 - Existing development controls

Land use zoning	R2 Low Density Residential
Floor Space Ratio	0.5:1
Maximum Height of Building	8.5m
Minimum Lot Size	325m ²

Site 27: 17 Douglas Parade, Dover Heights

17 Douglas Parade, Dover Heights / Lot 25 DP 10675



Subject site

Figure 56: 17 Douglas Parade, Dover Heights (Source: Nearmap, November 2023)



Subject site

The site is bounded by Douglas Parade, Dover Heights, to the north, and low-density residential land uses to the east, south and west.

Existing development

The site is occupied by a one-storey freestanding residence dating from the late Inter-War period.

Figure 57: 17 Douglas Parade, Dover Heights (Source: Draft Heritage Data Form, Waverley Council, p.6)

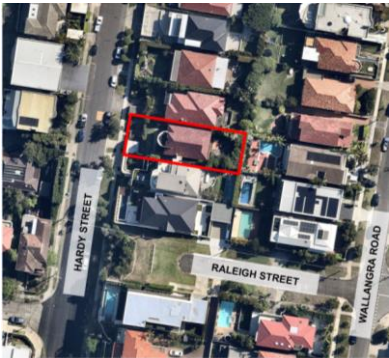
Site 27 - Existing development controls

Land use zoning	R2 Low Density Residential
Floor Space Ratio	0.5:1
Maximum Height of Building	8.5m
Minimum Lot Size	500m ²

SITE IDENTIFICATION

Site 28: 57 Hardy Street, Dover Heights

57 Hardy Street, Dover Heights / Lot 23 DP 11822



Subject site

Figure 58: 57 Hardy Street, Dover Heights (Source: Nearmap, November 2023)



Figure 59: 57 Hardy Street, Dover Heights (Source: Draft Heritage Data Form, Waverley Council, p.6)

Site description

The site is bounded by low density residential dwellings to the north, east and south, and Hardy Street to the west.

Existing development

Existing development on the site comprises a one and a half-storey freestanding residence dating from the late Inter-War period (1939).

Site 28 - Existing development controls

Land use zoning	R2 Low Density Residential
Floor Space Ratio	0.5:1
Maximum Height of Building	8.5m
Minimum Lot Size	500m ²

Site 29: 14 Lyons Street, Dover Heights

14 Lyons Street, Dover Heights / Lot 116 DP 11822



Subject site

Figure 60: 14 Lyons Street, Dover Heights (Source: Nearmap, November 2023)



Figure 61: 14 Lyons Street, Dover Heights (Source: Draft Heritage Data Form, Waverley Council, p.7)

Site description

The site is bounded by Lyons Street to the north, Lord Howe Street to the east, and detached residential dwellings to the south and west.

Existing development

The site is occupied by a one-storey freestanding residence (the Kalowski House, designed by architect Harry Seidler) dating from the post-war period (1958). The heritage assessment criteria summary table in the proposal and supporting draft heritage data form identify the site as 14 Lyons Road, Dover Heights. However, this site is identified on SIX maps as 14 Lyons Street, Dover Heights. A Gateway condition is recommended to resolve this inconsistency prior to consultation.

Site 29 - Existing development controls

Land use zoning	R2 Low Density Residential
Floor Space Ratio	0.5:1
Maximum Height of Building	8.5m
Minimum Lot Size	500m ²

Site 30: 144 Military Road, Dover Heights

144 Military Road, Dover Heights / Lot 77 DP 11822



Subject site

Figure 62: 144 Military Road, Dover Heights (Source: Nearmap, November 2023)



Site description

The site is bounded by detached residential dwellings to the north, south and west, and Military Road, Dover Heights, to the east.

Existing development

Existing development comprises a two-storey freestanding residence, dating from the Inter-War period, a key period of significance of the 1923 subdivision.

Figure 63: 144 Military Road, Dover Heights (Source: Draft Heritage Data Form, Waverley Council, p.6)

Site 30 - Existing development controls

Land use zoning	R2 Low Density Residential
Floor Space Ratio	0.5:1
Maximum Height of Building	8.5m
Minimum Lot Size	500m ²

SITE IDENTIFICATION

Site 31: 7 Napier Street, Dover Heights

7 Napier Street, Dover Heights / Lot 6 DP 14080



Subject site

Figure 64: 7 Napier Street, Dover Heights (Source: Nearmap, November 2023)



Site description

The site is located opposite Kesser Torah College and is bounded by Napier Street to the east, and low density residential zoned land to the north, west and south.

Existing development

The site is occupied by a two-storey freestanding residence, dating from the late Inter-War period c1940.

Figure 65: 7 Napier Street, Dover Heights (Source: Draft Heritage Data Form, Waverley Council, p.6)

Site 31 - Existing development controls

Land use zoning	R2 Low Density Residential
Floor Space Ratio	0.5:1
Maximum Height of Building	8.5m
Minimum Lot Size	500m ²

Site 32: 127-129 Hastings Parade, North Bondi

127-129 Hastings Parade, North Bondi / SP 11808, SP 13225



Subject site

Figure 66: 127-129 Hastings Parade, North Bondi (Source: Nearmap, November 2023)



Figure 67: 127-129 Hastings Parade, North Bondi (Source: Google Maps Street View, November 2023)

Site description

The site is bounded by Hastings Parade, North Bondi and shop top housing to the north and west, and residential land uses to the east and south.

Existing development

Two-storey freestanding flat buildings dating from the Inter-War period.

Site 32 - Existing development controls

Land use zoning	R3 Medium Density Residential
Floor Space Ratio	0.6:1
Maximum Height of Building	9.5m ²
Minimum Lot Size	232m ²

Site 33: 131 Hastings Parade, North Bondi

131 Hastings Parade, North Bondi / SP 10488



Subject site

Figure 68: 131 Hastings Parade, North Bondi (Source: Nearmap, November 2023)



Figure 69: 131 Hastings Parade, North Bondi (Source: Draft Heritage Data Form, Waverley Council, p.7)

Site description

The site is bounded by Hastings Parade, North Bondi, to the north, and residential uses to the south and east and west.

Existing development

The site is occupied by a two-storey freestanding flat building, dating from the Inter-War period, c1935-8.

Existing development controls

Land use zoning	R3 Medium Density Residential
Floor Space Ratio	0.6:1
Maximum Height of Building	9.5m ²
Minimum Lot Size	232m ²

SITE IDENTIFICATION

Site 34: 133-135 Hastings Parade, North Bondi

133-135 Hastings Parade, North Bondi / SP 7142, SP 13666



Subject site

Figure 70: 133-135 Hastings Parade, North Bondi (Source: Nearmap, November 2023)



Figures 71 & 72: 133-135 Hastings Parade, North Bondi (Source: Draft Heritage Data Form, Waverley Council, p.7)

Site description

The site is bounded by Hastings Parade, North Bondi, to the north, and residential uses to the east, south and west.

Existing development

The site comprises two-storey freestanding pair of flat buildings, dating from the Inter-War period.

Site 1 - Existing development controls

Land use zoning	R3 Medium Density Residential
Floor Space Ratio	0.6:1
Maximum Height of Building	9.5m
Minimum Lot Size	232m ²

Site 35: 165-171 Hastings Parade, North Bondi

165-171 Hastings Parade, North Bondi / SP 66653, SP 30066, Lot 31 DP 654606, Lot 1 DP 522571



Subject site

Figure 73: 165-171 Hastings Parade, North Bondi (Source: Nearmap, November 2023)

Site description

The site is bounded by residential uses to the north, south and west and Hastings Parade, North Bondi, to the east.



Figure 74 & 75: 165-168 Hastings Parade, North Bondi (Source: Draft Heritage Data Form, Waverley Council, p.9)

Existing development

165-168 Hastings Parade, North Bondi

Existing development comprises of a pair of three-storey freestanding Spanish Mission flat buildings, dating from the Inter-War period 1929-1933.



Figure 76 & 77: 169-171 Hastings Parade, North Bondi (Source: Draft Heritage Data Form, Waverley Council, p.9)

169-171 Hastings Parade, North Bondi:

Existing development comprises a pair of one-storey freestanding Spanish Mission bungalows, dating from the Inter-War period c1933.

Site 35 - Existing development controls

Land use zoning	R3 Medium Density Residential
Floor Space Ratio	0.6:1
Maximum Height of Building	9.5m
Minimum Lot Size	232m ²

SITE IDENTIFICATION

Site 36: 181 Hastings Parade, North Bondi

181 Hastings Parade, North Bondi / SP 18687



Figure 78: 181 Hastings Parade, North Bondi (Source: Nearmap, November 2023)



Site description

The site is bounded by residential uses to the north, south and west and Hastings Parade, North Bondi, to the east.

Existing development

The site is occupied by a two-storey freestanding flat building, dating from the Inter-War period.

Figure 79: 181 Hastings Parade, North Bondi (Source: Draft Heritage Data Form, Waverley Council, p.7)

Site 36 - Existing development controls

Land use zoning	R3 Medium Density Residential
Floor Space Ratio	0.6:1
Maximum Height of Building	9.5m
Minimum Lot Size	232m ²

Site 37: Bondi Bowling Club, Warners Avenue, North Bondi

1A Warners Avenue, North Bondi / Lot 1619 DP752011



Figure 80: 1A Warners Avenue, North Bondi (Source: Nearmap, July 2024)



Figure 81: 1A Warners Avenue, North Bondi (Source: Draft Heritage Data Form, Waverley Council, p.7)

Site description

The site is bounded by Warners Avenue, North Bondi, to the north, and residential uses to the south and east, and Bondi Bowling Club bowling greens to the east.

The planning proposal and supporting draft heritage data form identify the site as 1-3 Warners Avenue, North Bondi (SP 9166). The Bowling Club site shows on SIX maps as 1A Warners Avenue, North Bondi (Lot 1619 DP752011). A Gateway condition is recommended to resolve this inconsistency and ensure the site is correctly identified on the proposed mapping, prior to consultation.

Existing development

Bondi Bowling Club is an Inter-War bowling clubhouse and greens.

Site 37 - Existing development controls

Land use zoning	R3 Medium Density Residential
Floor Space Ratio	0.6:1
Maximum Height of Building	9.5m
Minimum Lot Size	232m ²

SITE IDENTIFICATION

Site 38: 70 Liverpool Street, Rose Bay

70 Liverpool Street, Rose Bay / Lot 13A DP 319298



Subject site

Figure 82: 70 Liverpool Street, Rose Bay (Source: Nearmap, November 2023)



Site description

The site is bounded by residential uses to the north and west, Hardy Street, to the east and Liverpool Street, to the south.

Existing development

The site is occupied by a two-storey dwelling, dating from the early post-war period.

Figure 83: 70 Liverpool Street, Rose Bay (Source: Draft Heritage Data Form, Waverley Council, p.6)

Site 38 - Existing development controls

Land use zoning	R2 Low Density Residential
Floor Space Ratio	0.5:1
Maximum Height of Building	8.5m
Minimum Lot Size	500m ²

Site 39: 1 Alexander Street, Tamarama

1 Alexander Street, Tamarama / SP 33060



Subject site

Figure 84: 1 Alexander Street, Tamarama (Source: Nearmap, November 2023)



Site description

The site is bounded by Fletcher Street, Tamarama, to the north, a residential flat building to the south and west; and Alexander Street, Tamarama, to the east.

Existing development

1 Alexander Street, Tamarama:

Three-storey freestanding flat building that dates from the Inter-War period.

Figure 85: 1 Alexander Street, Tamarama (Source: Draft Heritage Data Form, Waverley Council, p.6)

Site 39 - Existing development controls

Land use zoning	R3 Medium Density Residential
Floor Space Ratio	0.6:1
Maximum Height of Building	9.5m
Minimum Lot Size	232m ²

Site 40: 69 Fletcher Street, Tamarama

69 Fletcher Street, Tamarama / SP 11361



Subject site

Figure 86: 69 Fletcher Street, Tamarama (Source: Nearmap, November 2023)



Site description

The site is bounded by Fletcher Street to the north; residential dwellings to the south and east; and Alexander Street to the west.

Existing development

The site is occupied by a three-storey freestanding flat building (with ground floor garage parking), dating from the Inter-War period (1938).

Figure 87: 69 Fletcher Street, Tamarama (Source: Draft Heritage Data Form, Waverley Council, p.6)

Site 40 - Existing development controls

Land use zoning	R3 Medium Density Residential
Floor Space Ratio	0.6:1
Maximum Height of Building	9.5m
Minimum Lot Size	232m ²

SITE IDENTIFICATION

Site 41: 1 Silva Street, Tamarama

1 Silva Street, Tamarama / SP 30488



Subject site

Figure 88: 1 Silva Street, Tamarama (Source: Nearmap, November 2023)



Site description

The site is bounded by Dellview Lane, Tamarama, to the north; residential dwellings to the south and west; and Silva Street to the east.

Existing development

The site is occupied by a three and four-storey attached flat building, dating from the Inter-War period (1936).

Figure 89: 1 Silva Street, Tamarama (Source: Draft Heritage Data Form, Waverley Council, p.6)

Site 41 - Existing development controls

Land use zoning	R3 Medium Density Residential
Floor Space Ratio	0.6:1
Maximum Height of Building	9.5m
Minimum Lot Size	232m ²

Site 42: 7-9 Wonderland Avenue, Tamarama

7-9 Wonderland Avenue, Tamarama / Lot B DP 329513, SP 15634



Subject site

Figure 90: 7-9 Wonderland Avenue, Tamarama (Source: Nearmap, November 2023)



Figure 91: 7-9 Wonderland Avenue, Tamarama (Source: Draft Heritage Data Form, Waverley Council, p.6)

Site description

The site is bounded by medium density residential flat buildings to the north; Wonderland Avenue, Tamarama, to the south; 4-storey attached residential dwellings to the east, and residential to the west.

Existing development

The site comprises a pair of freestanding residential flat buildings (with ground floor garages), dating from the Inter-War period (1933-1934).

Site 42 - Existing development controls

Land use zoning	R3 Medium Density Residential
Floor Space Ratio	0.6:1
Maximum Height of Building	9.5m
Minimum Lot Size	232m ²

Site 43: 65-67 Albion Street, Waverley

65-67 Albion Street, Waverley / Lot 1 DP 72866, Lot 1 DP 68420



Subject site

Figure 92: 65-67 Albion Street, Waverley (Source: Nearmap, November 2023)



Site description

The site is bounded by a free-standing terrace house to the north; a residential flat building to the south; Albion Street, Waverley, to the east; and Alice Lane to the west.

Existing development

Existing development on the site comprise a pair of two-storey freestanding terrace houses, dating from the late Victorian period.

Figures 93 & 94: 65-67 Albion Street, Waverley (Source: Draft Heritage Data Form, Waverley Council, p.7)

Site 43 - Existing development controls

Land use zoning	R3 Medium Density Residential
Floor Space Ratio	0.9:1
Maximum Height of Building	12.5m
Minimum Lot Size	325m ²

SITE IDENTIFICATION

Site 44: 94 Carrington Road, Waverley

94 Carrington Road, Waverley / Lots A-B DP 332733



Figure 95: 94 Carrington Road, Waverley (Source: Nearmap, November 2023)



Site description

The site is bounded by the Eastern Suburbs Legion Club to the north; E1 Local Centre zoned land to the south; Bronte Road to the east; and Carrington Road to the west.

Existing development

94 Carrington Road, Waverley:

Two-storey attached flat building (Stamatiko Flats, 1936), located at the rear of 223-227 Bronte Road, Waverley.

Figure 96: Stamatiko Flats at 94 Carrington Road, Waverley (Source: Draft Heritage Data Form, Waverley Council, p.12)

Site 44 - Existing development controls	
Land use zoning	E1 Local Centre
Floor Space Ratio	1:1
Maximum Height of Building	9m
Minimum Lot Size	N/A
Heritage	Eastern portion of site is located within Charing Cross Heritage Conservation Area
Active Street Frontages	Clause 6.5 'Active Street Frontages' applies

1.4.2 Proposed new heritage conservation areas

Table 6: Site description of proposed new heritage conservation areas

SITE IDENTIFICATION	
AVOCA ESTATE (PROPOSED NEW HCA - GENERAL)	
SITE LOCATION	The proposed new HCA is bounded by: • Royal Lane and E1 Local Centre zoned land (to the north); • Birrell Street, Farrellys Avenue and R2 Low Density Residential zoned land (to the south); • Denham Street and R2 Low Density Residential zoned land (to the east), and • Coulton Street, Grove Street and R2 Low Density Residential zoned land (to the west). As shown in the following figures, the site is zoned R2 Low Density Residential and contains several heritage items. Existing development comprises low rise dwelling houses, semi attached dwellings and attached dwellings. The site is located just over 1km south-east of the Bondi Junction Strategic Centre and 2.7km from Bondi Junction Train Station. Bus services are available within walking distance along Bondi Road, Denham Street and Birrell Street. There are existing open space and recreational areas nearby including Tamarama Gully and Tamarama Beach, as well as Waverly Park and Waverly Oval.  Subject site

Figure 97: Proposed new Avoca Estate Heritage Conservation Area (Source: Adapted from Nearmap, November 2023)

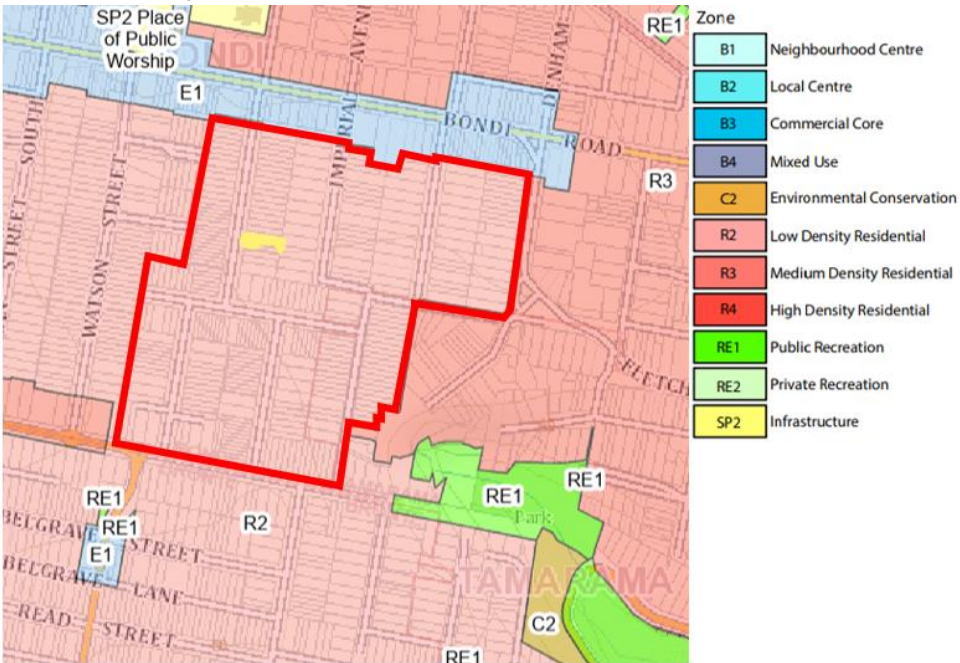
SITE IDENTIFICATION

EXISTING CONTROLS

Development controls under Waverley Local Environmental Plan 2012

Land Use Zoning

R2 Low Density Residential

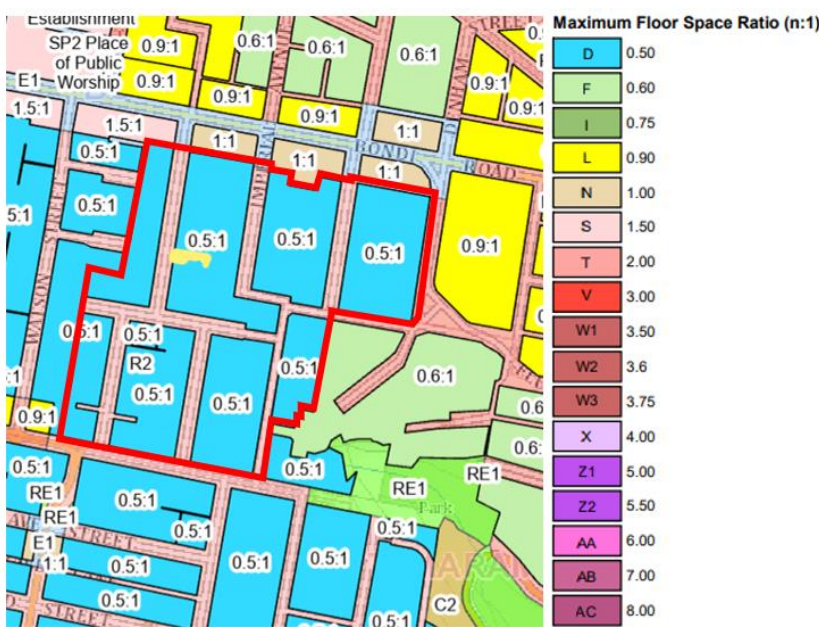


Subject site

Figure 98: Existing land use zoning (Source: NSW Planning Portal Spatial Viewer, November 2023)

Floor Space Ratio

0.5:1

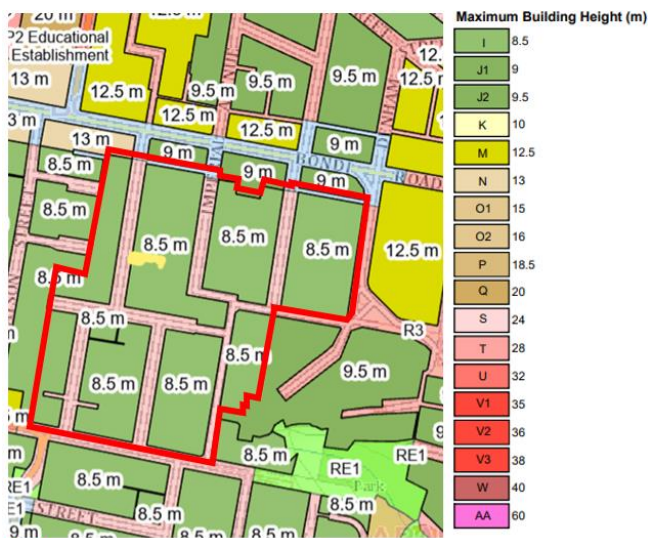


Subject site

Figure 99: Existing floor space ratio controls (Source: NSW Planning Portal Spatial Viewer, November 2023)

Height of Buildings

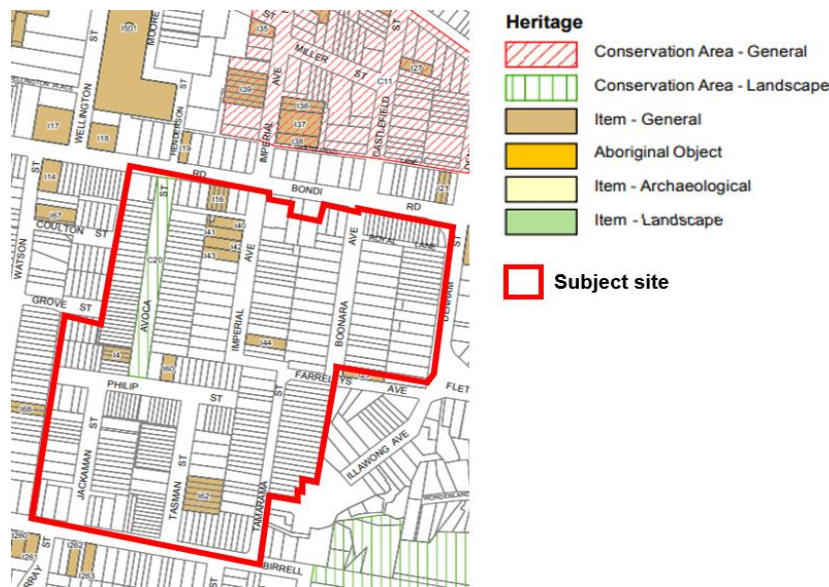
8.5m



Subject site

Figure 100: Existing height of building controls (Source: NSW Planning Portal Spatial Viewer, November 2023)

Heritage



Subject site

Figure 101: Existing heritage (Source: Waverley LEP 2012 Heritage Map Sheet HER_004A)

SITE IDENTIFICATION

BONDI BASIN (PROPOSED NEW HCA - GENERAL)

SITE LOCATION

The proposed new HCA is bounded by:

- Blair Street, Curlewis Street, E1 Local Centre, R2 Low Density Residential and R3 Medium Density Residential zoned land (to the north);
- Hall Street, O'Brien Street, Roscoe Street, Warners Avenue, Bondi Beach Public School and E1 Local Centre and R3 Medium Density Residential (to the south);
- Gould Street, Vicars Avenue, E1 Local Centre, R2 Low Density Residential and R3 Medium Density Residential (to the east); and
- Simpson Street, Wellington Street, E1 Local Centre, R2 Low Density Residential and R3 Medium Density Residential (to the west).

As shown in the following figures, the proposed HCA is predominantly R3 Medium Density Residential with large areas of E1 Local Centre. The site also includes land zoned R2 Low Density Residential, SP2 Educational Establishment, SP2 Place of Public Worship, SP2 Telecommunications Facility, RE1 Public Recreation and RE2 Private Recreation. There are several heritage items and proposed heritage items in the subject area.

Existing development in the area includes dwellings, residential flat buildings, commercial buildings including retail and restaurants, visitor accommodation and infrastructure.

The site located in walking distance to existing open space and recreational areas including Bondi Beach and Bondi Beach Park. Existing public transport includes bus services operating along Campbell Parade.



Subject site

Figure 102: Proposed new Bondi Basin Heritage Conservation Area (Source: Adapted from Nearmap, November 2023)

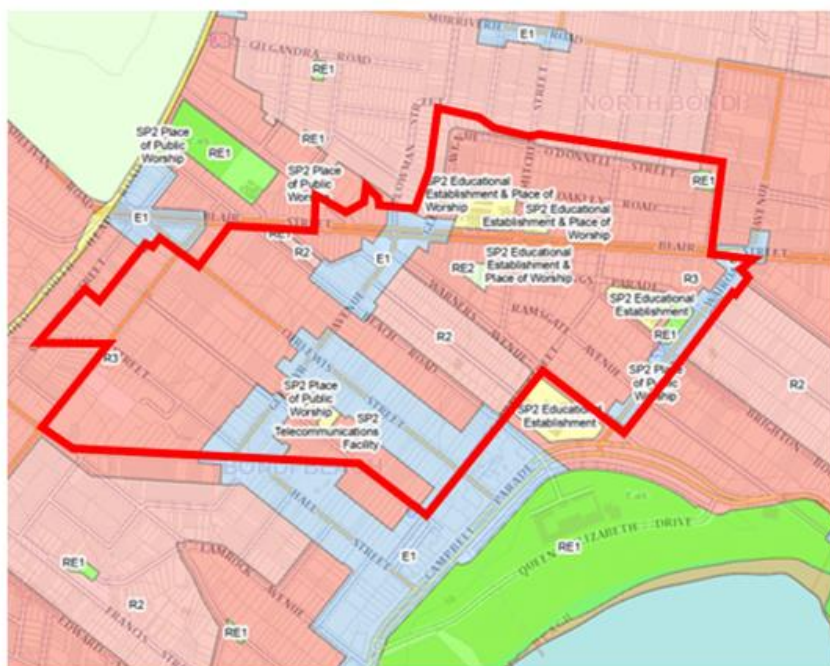
SITE IDENTIFICATION

EXISTING
CONTROLS

Development controls under Waverley Local Environmental Plan 2012

Land Use Zoning

Predominantly R3 Medium Density Residential, including part R2 Low Density Residential; part SP2 Educational Establishment; part SP2 Place of Public Worship; part SP2 Telecommunications Facility; part RE1 Public Recreation and part RE2 Private Recreation.

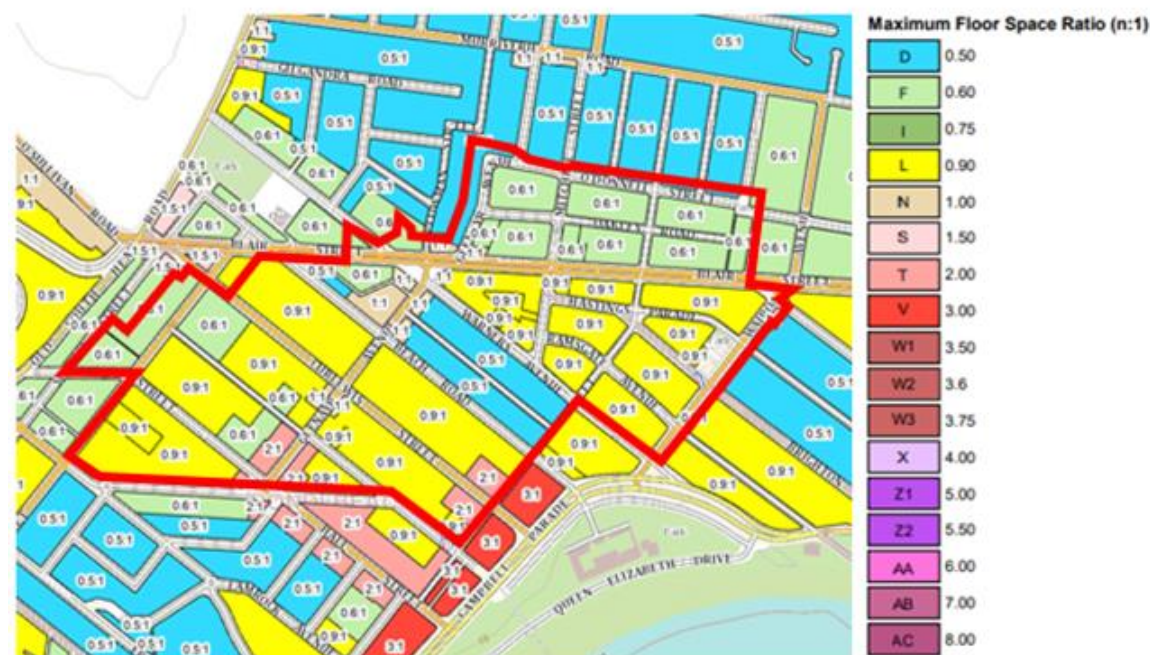


Subject site

Figure 103: Existing land use zoning (Source: NSW Planning Portal Spatial Viewer, November 2023)

Floor Space Ratio

Predominantly 0.9:1, including part 0.5:1; part 0.6:1, part 1:1 and part 2:1.



Subject site

Figure 104: Existing floor space ratio controls (Source: NSW Planning Portal Spatial Viewer, November 2023)

Height of Buildings

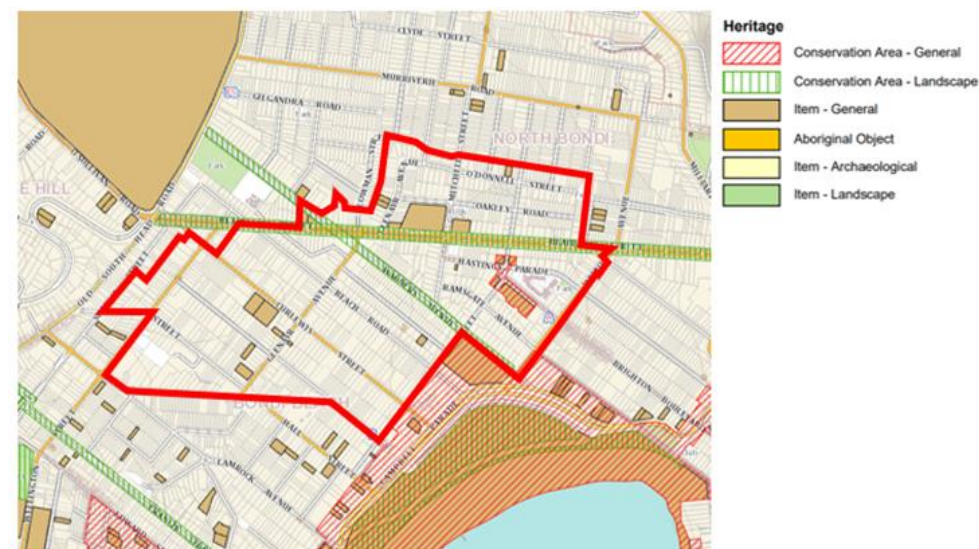
Predominantly 12.5m, including part 8.5m; part 9m, part 9.5m and part 13m.



Subject site

Figure 105: Existing height of building controls (Source: NSW Planning Portal Spatial Viewer, November 2023)

Heritage



Subject site

Figure 106: Existing heritage controls (Source: NSW Planning Portal Spatial Viewer, November 2023)

SITE IDENTIFICATION

BONDI ROAD (PROPOSED NEW HCA – GENERAL)

SITE LOCATION

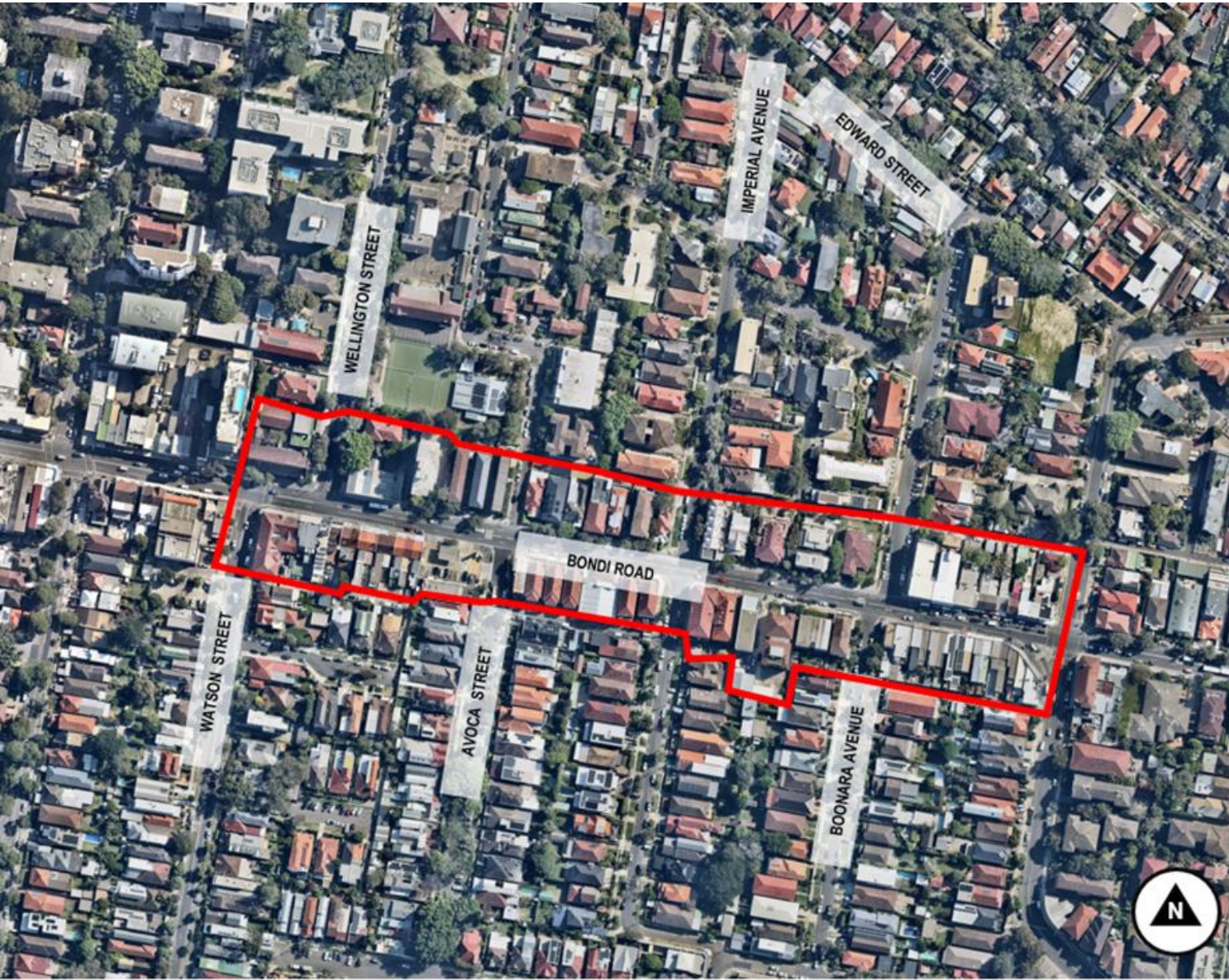
The subject site is bounded by:

- Sisters of St Joseph Church, Bondi Public School and R3 Medium Density Residential zoned land (to the north);
- R2 Low Density Residential zoned land (to the south); and
- E1 Local Centre zoned land (to the east and west).

As shown in the following figures, the proposed HCA is zoned predominantly E1 Local Centre with some areas of R3 Medium Density Residential and SP2 Place of Public Worship. There are several heritage items within the subject area.

Existing development includes a range of businesses, services and some residential within the Bondi Road centre.

The subject site is located in close proximity to existing public transport, including bus services which operate along Bondi Road and within walking distance of open space and recreational areas including Waverley Oval and Park.



 Subject site

Figure 107: Proposed new Bondi Road Heritage Conservation Area (Source: Adapted from Nearmap, November 2023)

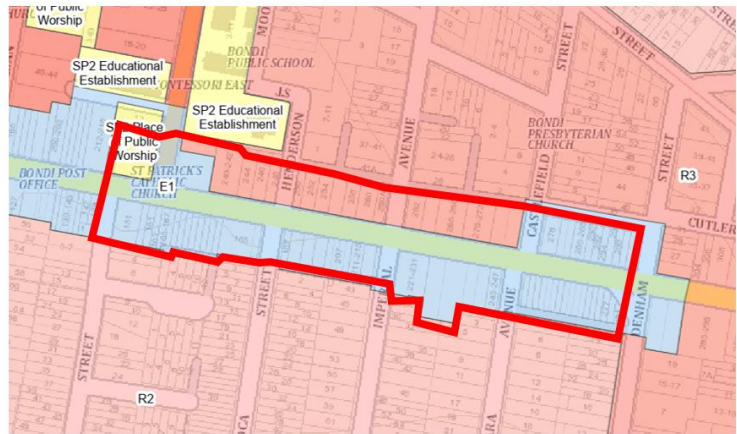
SITE IDENTIFICATION

EXISTING CONTROLS

Development controls under Waverley Local Environmental Plan 2012

Land Use Zoning

Predominantly E1 Local Centre, including part R3 Medium Density Residential and SP2 Place of Public Worship.



Subject site

Figure 108: Existing land use zoning (Source: NSW Planning Portal Spatial Viewer, November 2023)

Floor Space Ratio

Part 0.9:1, part 1:1 and part 1.5:1.



Subject site

Figure 109: Existing floor space ratio controls (Source: NSW Planning Portal Spatial Viewer, November 2023)

Height of Buildings

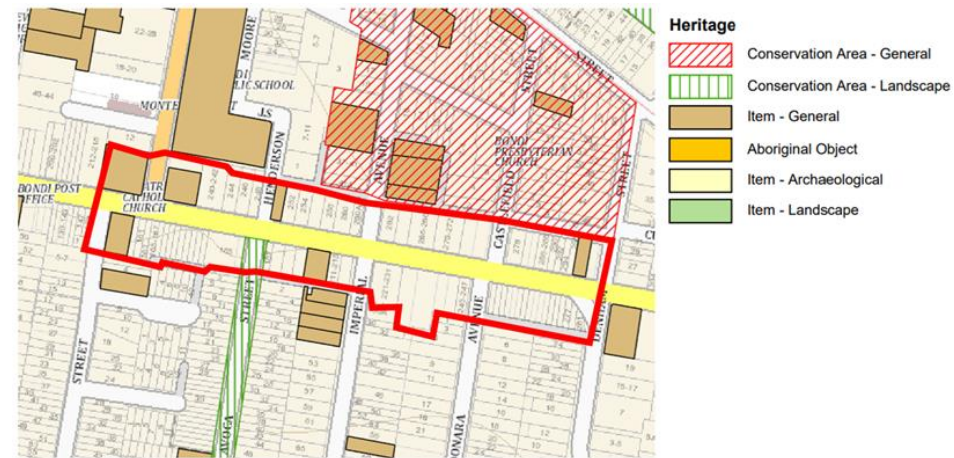
Part 9m, part 12.5m and part 13m.



Subject site

Figure 110: Existing height of building controls (Source: NSW Planning Portal Spatial Viewer, November 2023)

Heritage



Subject site

Figure 111: Existing heritage controls (Source: NSW Planning Portal Spatial Viewer, November 2023)

SITE IDENTIFICATION

O'BRIEN ESTATE (PROPOSED NEW HCA - GENERAL)

SITE LOCATION

The subject site is bounded by:

- O'Brien Street, R3 Medium Density and E1 Local Centre zoned land (to the north);
- Edward Street, Bondi Road and R3 Medium Density Residential zoned land (to the south);
- E1 Local Centre zoned land (to the east); and
- Wellington Street, Denham Street and R3 Medium Density Residential zoned land (to the west).

As shown in the following figures, the proposed HCA is zoned predominantly R3 Medium Density Residential and R2 Low Density Residential, including a significant area of E1 Local Centre land which is part of the Bondi Beach local centre.

Existing development includes a range of businesses, services, visitor accommodation and residential in the Bondi Beach centre and surrounding residential areas with dwellings and apartments.

The subject site is located within close proximity to existing public transport, including bus services along Campbell Parade and O'Brien Street and within walking distance of existing open space and recreational areas including Bondi Beach and Bondi Beach Park, Dickson Park/Reserve and Thomas Hogan Reserve.



 Subject site

Figure 112: Proposed new O'Brien Estate Heritage Conservation Area (Source: Adapted from Nearmap, November 2023)

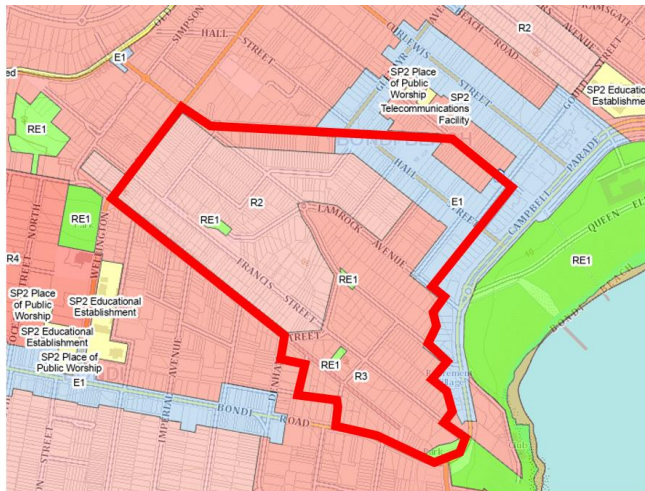
SITE IDENTIFICATION

EXISTING CONTROLS

Development controls under Waverley Local Environmental Plan 2012

Land Use Zoning

Predominantly R3 Medium Density Residential and R2 Low Density Residential, including part E1 Local Centre.

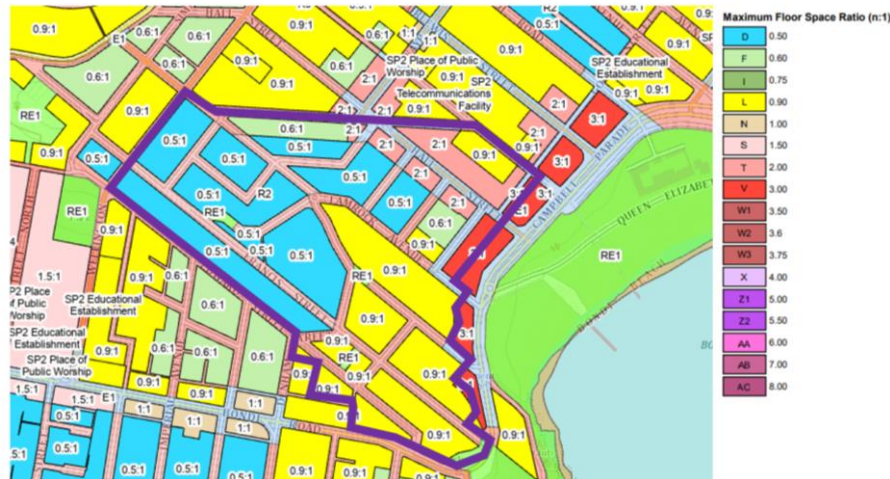


Subject site

Figure 113: Existing land use zoning (Source: NSW Planning Portal Spatial Viewer, November 2023)

Floor Space Ratio

Part 0.5:1, part 0.6:1, part 0.9:1, part 2:1 and part 3:1.

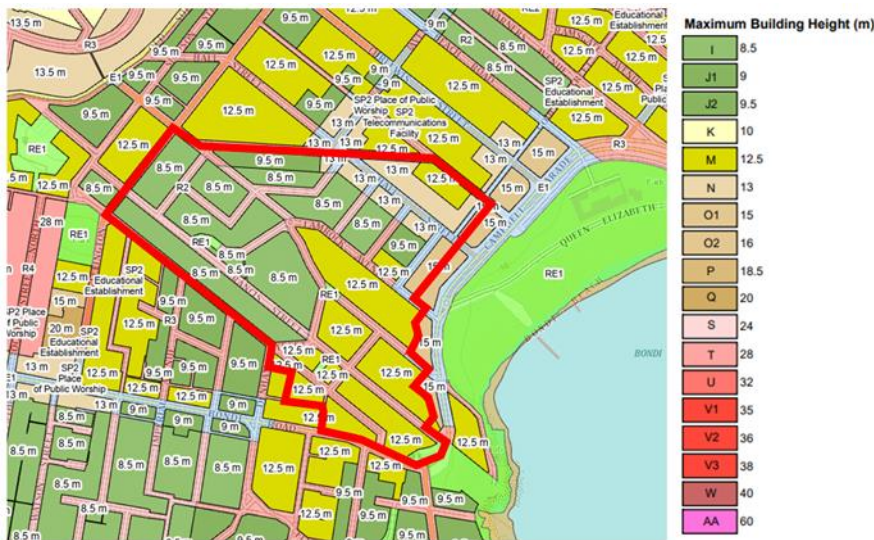


Subject site

Figure 114: Existing floor space ratio controls (Source: NSW Planning Portal Spatial Viewer, November 2023)

Height of Buildings

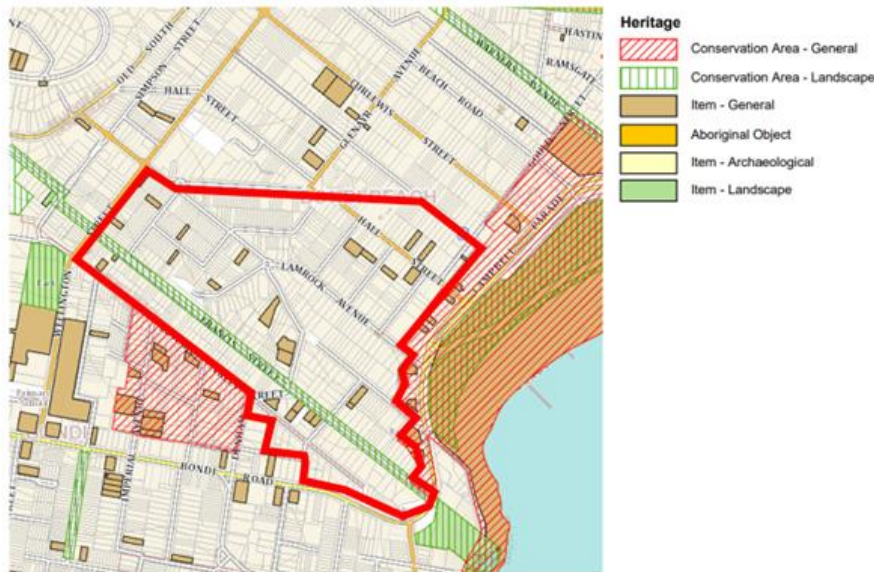
Predominantly 8.5m and 12.5m, including part 13m.



Subject site

Figure 115: Existing height of building controls (Source: NSW Planning Portal Spatial Viewer, November 2023)

Heritage



Subject site

Figure 116: Existing heritage controls (Source: NSW Planning Portal Spatial Viewer, November 2023)

SITE IDENTIFICATION

WAR MEMORIAL HOSPITAL (PROPOSED NEW HCA - GENERAL)

SITE
LOCATION

The subject site is bounded by Birrell Street (to the north); Church Street (to the south); Carrington Road (to the east) and Bronte Road (to the west).

The site is zoned SP2 Health Service Facility and R3 Medium Density Residential. The War Memorial Hospital is a local heritage item in the Waverley LEP 2012.

In addition to the FSR under Clause 4.4, the site is also subject to site specific provisions under 6.13 *Development at Edina Estate, Waverley* of the Waverley LEP 2012.

The site is located within close proximity to existing public transport, including bus services which operate along Birrell Street. Nearby open space and recreational areas include Queens Park and Waverley Oval and Park.



 Subject site

Figure 117: Proposed new War Memorial Heritage Conservation Area (Source: Adapted from Nearmap, November 2023)

SITE IDENTIFICATION

EXISTING CONTROLS

Development controls under Waverley Local Environmental Plan 2012

Land Use Zoning

Predominantly SP2 Health Service Facility, including part R3 Medium Density Residential



Subject site

Figure 118: Existing land use zoning (Source: NSW Planning Portal Spatial Viewer, November 2023)

Floor Space Ratio

Part 0.6:1 and part 0.9:1



Subject site

Figure 119: Existing floor space ratio controls (Source: NSW Planning Portal Spatial Viewer, November 2023)

Height of Buildings

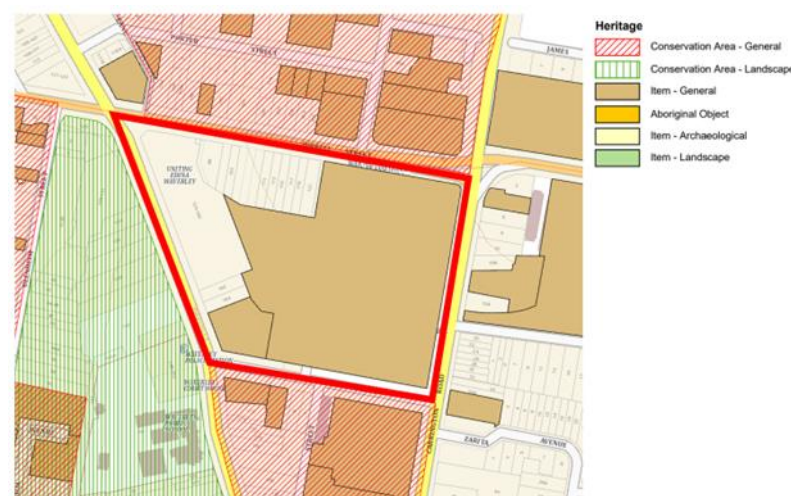
Part 9.5m and part 12.5m



Subject site

Figure 120: Existing height of building controls (Source: NSW Planning Portal Spatial Viewer, November 2023)

Heritage



Subject site

Figure 121: Existing heritage controls (Source: NSW Planning Portal Spatial Viewer, November 2023)

SITE IDENTIFICATION

DICKSON ESTATE (PROPOSED NEW HCA - LANDSCAPE)

SITE DESCRIPTION

The proposed new HCA comprises:

- King Street, Bondi, between Ocean Street to the east and Bennett Street to the west;
- Stephen Street, Bondi, between Ocean Street to the east and Bennett Street to the west; and
- The eastern part of Ewell Street, Bondi, closest to Ocean Street to the east.

The subject area contains Hills fig street trees.

The broader area is zoned R2 Low Density Residential.



Figure 122: Proposed new Dickson Estate Landscape Conservation Area (Source: Nearmap, November 2023)

SITE IDENTIFICATION

EXISTING CONTROLS

Development controls under Waverley Local Environmental Plan 2012

Land Use Zoning

Predominantly R2 Low Density Residential, including part RE1 Public Recreation

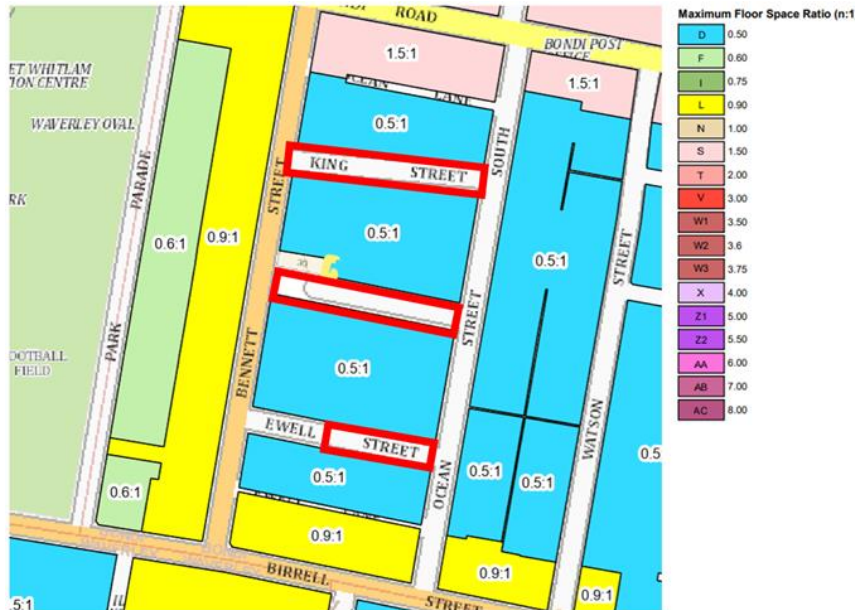


Subject site

Figure 123: Existing land use controls (Source: NSW Planning Portal Spatial Viewer, November 2023)

Floor Space Ratio

N/A

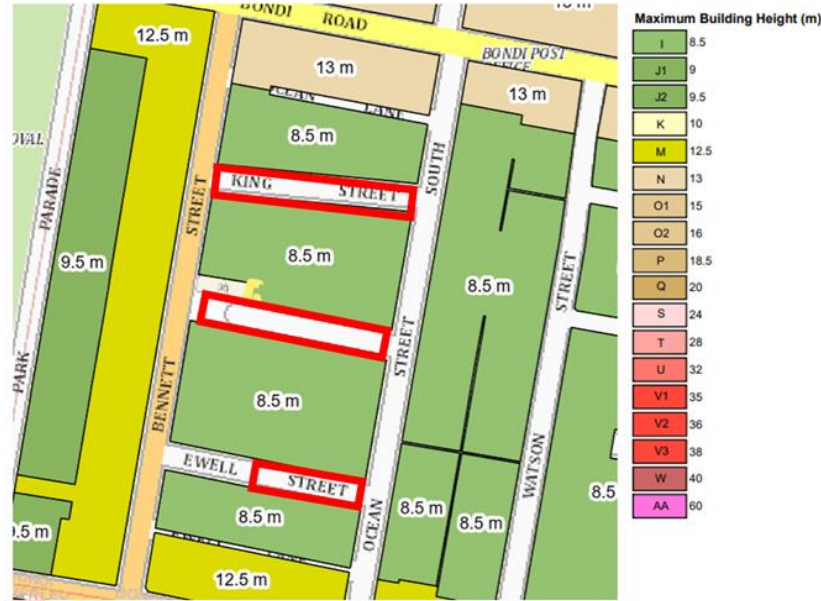


Subject site

Figure 124: Existing floor space ratio controls (Source: NSW Planning Portal Spatial Viewer, November 2023)

Height of Buildings

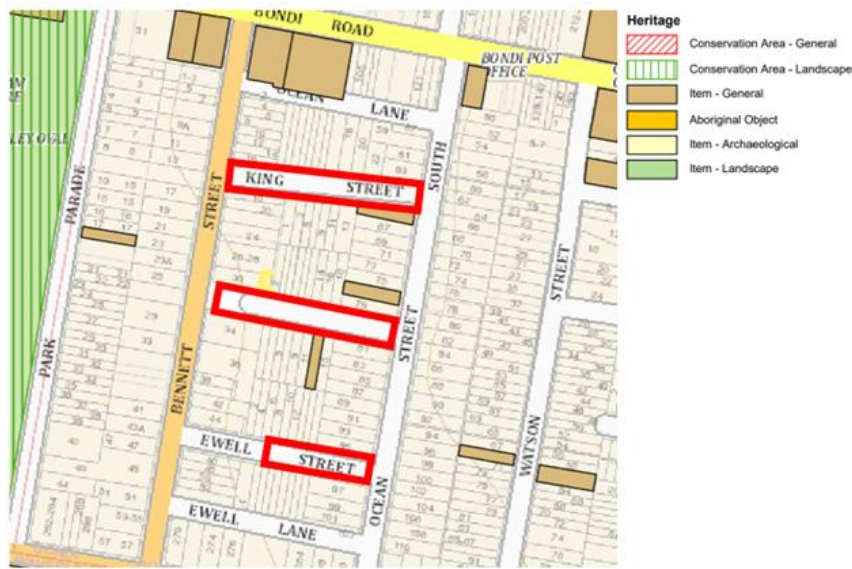
N/A



Subject site

Figure 125: Existing height of building controls (Source: NSW Planning Portal Spatial Viewer, November 2023)

Heritage



Subject site

Figure 126: Existing heritage controls (Source: NSW Planning Portal Spatial Viewer, November 2023)

1.4.3 Proposed amendments to existing heritage conservation areas

Table 7: Site description of proposed amended heritage conservation areas

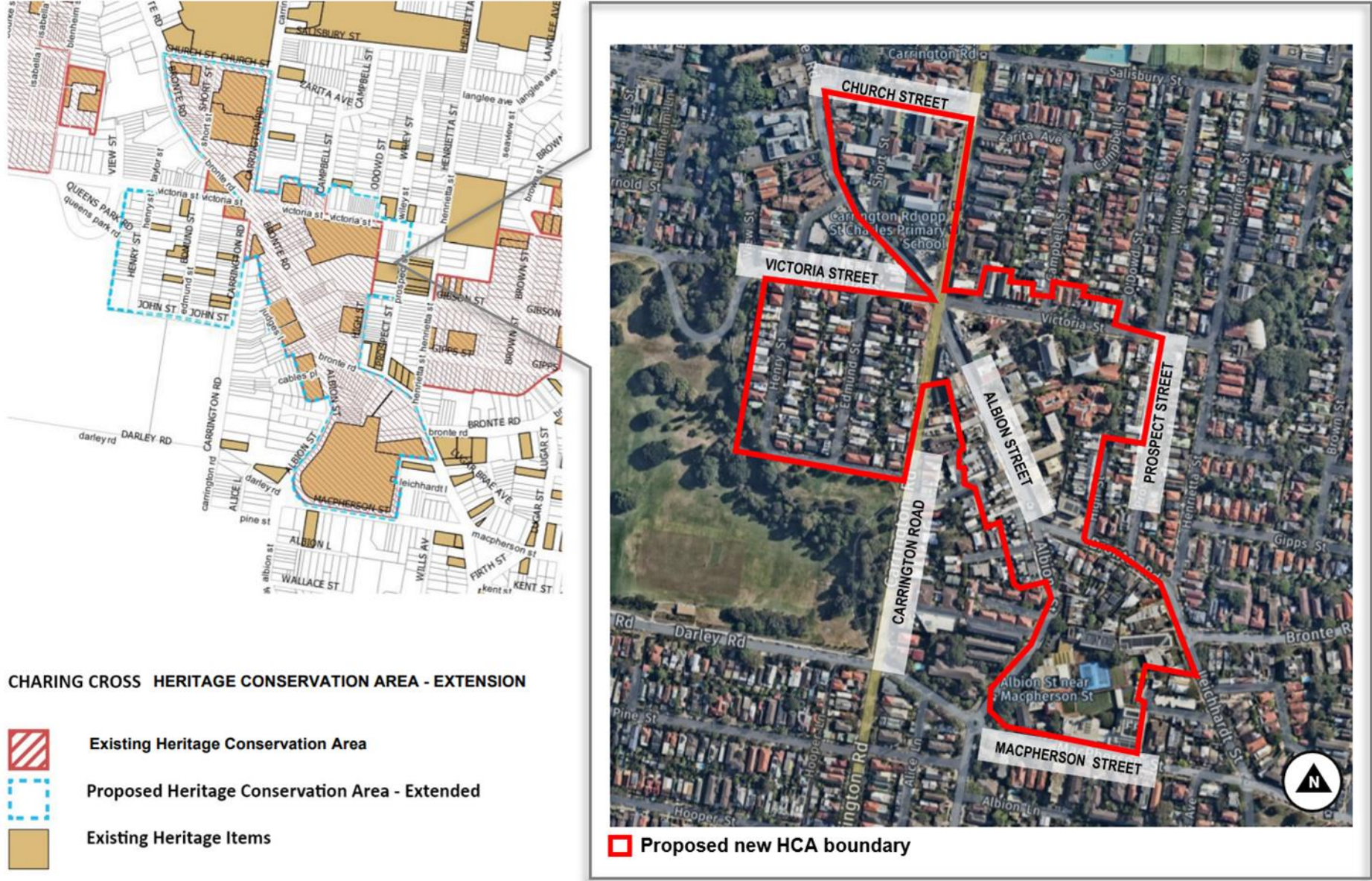
SITE IDENTIFICATION	
CHARING CROSS (PROPOSED HCA BOUNDARY EXTENSION)	
SITE LOCATION	The subject site is bounded by: • Church Street, Victoria Street and low and medium Density Residential and local centre zoned land to the north; • John Street, Macpherson Street, medium density residential and local centre zoned land to the south; • Carrington Road, Prospect Street, High Street, Bronte Road, Bronte Road, Leichhardt Street and low density residential zoned land to the east; and • Bronte Road, Queens Park, medium density residential and local centre zoned land to the west. 

Figure 127: Proposed extension to existing Charing Cross Heritage Conservation Area (Source: NSW Planning Portal Spatial Viewer, November 2023, and Waverley Heritage Policy [Version dated September 2023], p.47)

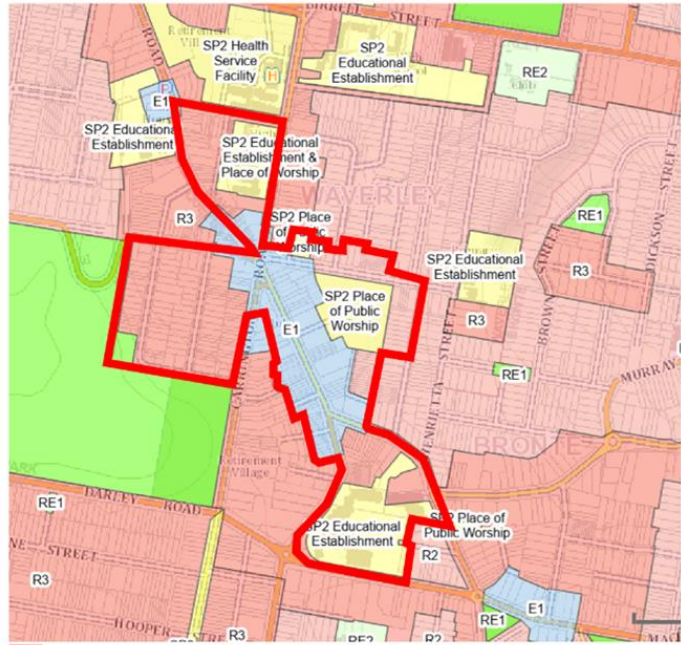
SITE IDENTIFICATION

EXISTING
CONTROLS

Development controls under Waverley Local Environmental Plan 2012

Land Use Zoning

Part R3 Medium Density Residential, part E1 Local Centre, Part SP2 Place of Public Worship and Part SP2 Educational Establishment

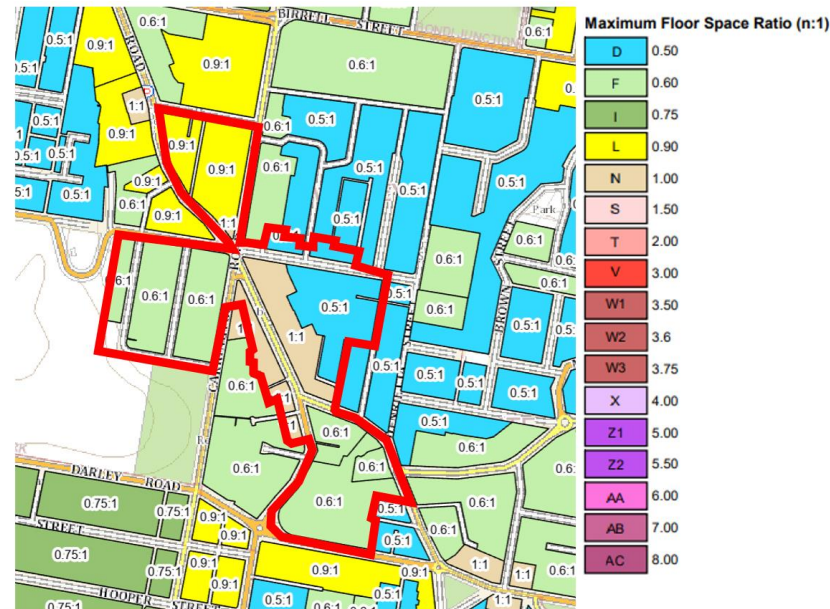


Subject site

Figure 128: Existing land use zoning (Source: NSW Planning Portal Spatial Viewer, November 2023)

Floor Space Ratio

Prat 0.5:1, part 0.6:1, part 0.9:1 and part 1:1.

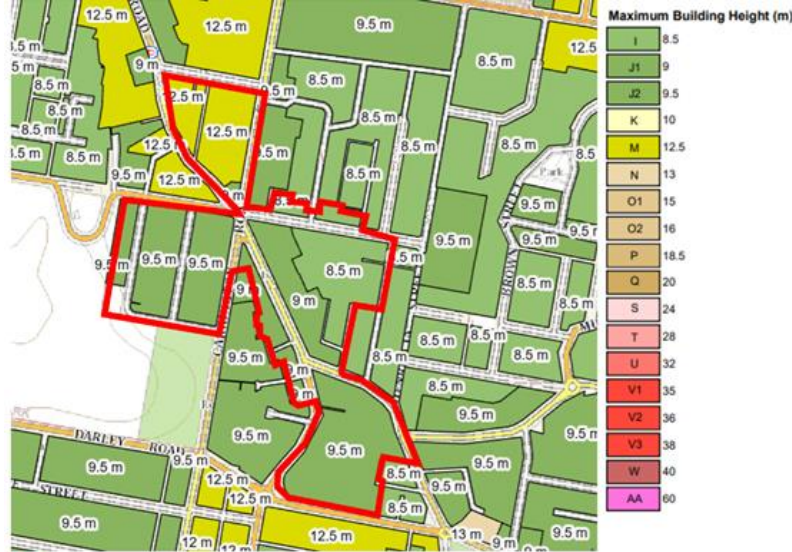


Subject site

Figure 129: Existing floor space ratio controls (Source: NSW Planning Portal Spatial Viewer, November 2023)

Height of Buildings

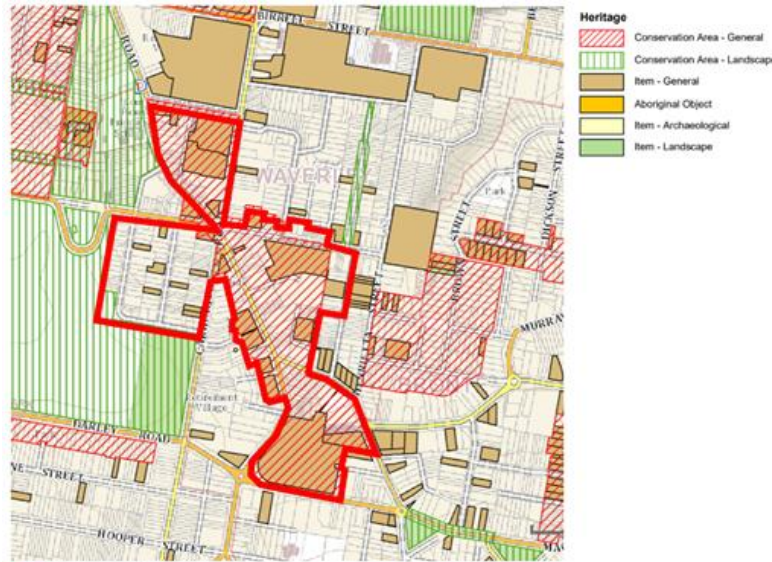
Part 8.5m, part 9m, part 9.5m and part 12.5m



Subject site

Figure 130: Existing height of building controls (Source: NSW Planning Portal Spatial Viewer, November 2023)

Heritage



Subject site

Figure 131: Existing heritage controls (Source: NSW Planning Portal Spatial Viewer, November 2023)

SITE IDENTIFICATION

GRAFTON STREET (PROPOSED HCA BOUNDARY EXTENSION)

SITE LOCATION

The subject site is bounded by Grafton Street to the north; Oxford Street and Hegarty Lane to the south; Leswell Street and mixed use zoned land to the east and Nelson Street to the west.



GRAFTON STREET HERITAGE CONSERVATION AREA - EXTENSION



Existing Heritage Conservation Area



Proposed Heritage Conservation Area - Extended / Reduced



Existing Heritage Items



Proposed new HCA boundary

Figure 132: Proposed extension to existing Grafton Street Heritage Conservation Area (Source: NSW Planning Portal Spatial Viewer, November 2023, and Waverley Heritage Policy [Version dated September 2023], p.49)

SITE IDENTIFICATION

EXISTING
CONTROLS

Development controls under Waverley Local Environmental Plan 2012

Land Use Zoning

MU1 Mixed Use

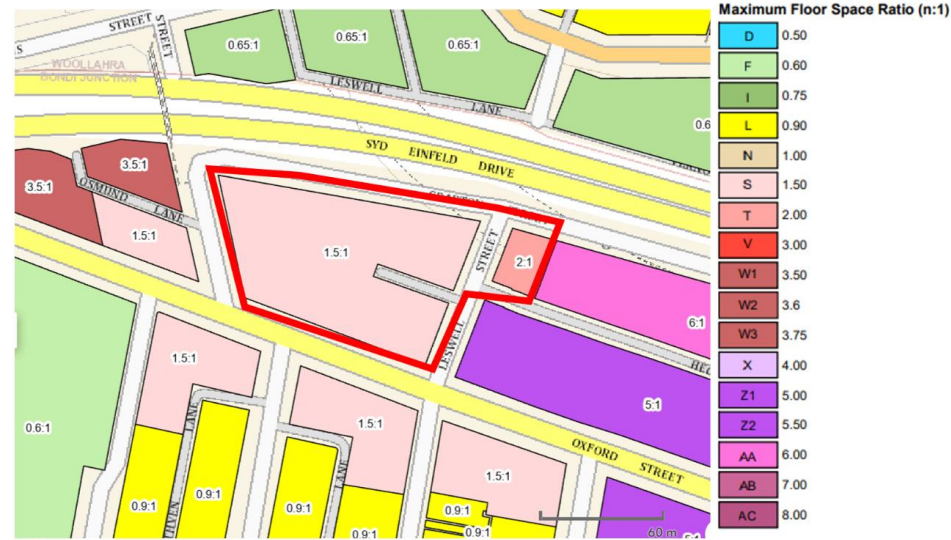


Subject site

Figure 133: Existing land use zoning (Source: NSW Planning Portal Spatial Viewer, November 2023)

Floor Space Ratio

Part 1.5:1 and part 2:1



Subject site

Figure 134: Existing floor space ratio controls (Source: NSW Planning Portal Spatial Viewer, November 2023)

Height of Buildings

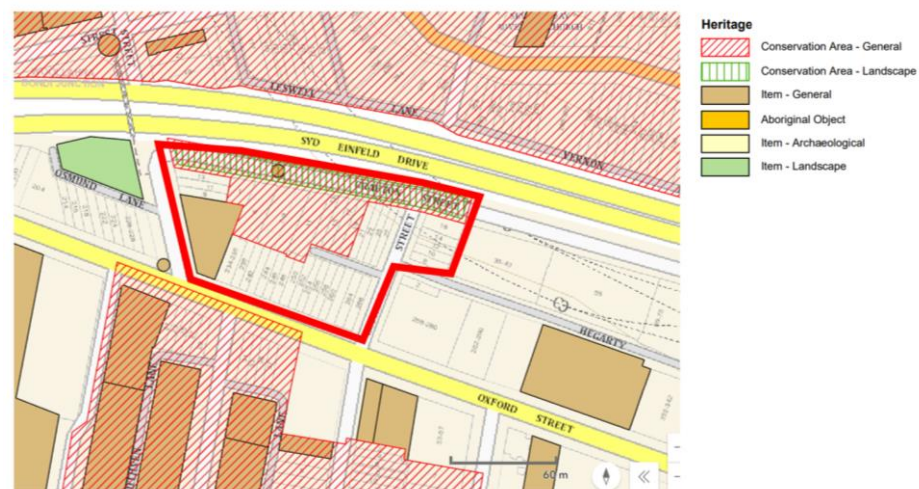
15m



Subject site

Figure 135: Existing height of building controls (Source: NSW Planning Portal Spatial Viewer, November 2023)

Heritage



Subject site

Figure 136: Existing heritage controls (Source: NSW Planning Portal Spatial Viewer, November 2023)

SITE IDENTIFICATION

PALMERSTON (PROPOSED HCA BOUNDARY REDUCTION)

SITE LOCATION

The subject site is bounded by Blandford Avenue and low and medium density residential zoned land to the north; Langlee Lane and low density residential zoned land to the south; Dickson Street to the east and Palmerston Avenue and Brown Street to the west.



PALMERSTON HERITAGE CONSERVATION AREA - REDUCTION

-  Existing Heritage Conservation Area
-  Proposed Heritage Conservation Area - Reduced
-  Existing Heritage Items



Figure 137: Proposed reduction to existing Palmerston Heritage Conservation Area (Source: NSW Planning Portal Spatial Viewer, November 2023, and Waverley Heritage Policy [Version dated September 2023], p.51)

SITE IDENTIFICATION

EXISTING
CONTROLS

Development controls under Waverley Local Environmental Plan 2012

Land Use Zoning

R3 Medium Density Residential



Subject site

Figure 138: Existing land use zoning (Source: NSW Planning Portal Spatial Viewer, November 2023)

Floor Space Ratio

0.6:1



Subject site

Figure 139: Existing floor space ratio controls (Source: NSW Planning Portal Spatial Viewer, November 2023)

Height of Buildings

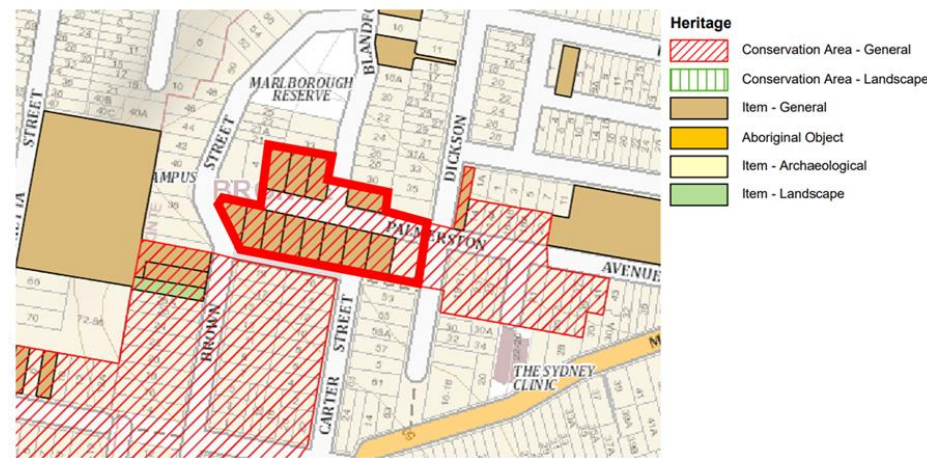
9.5m



Subject site

Figure 140: Existing height of building controls (Source: NSW Planning Portal Spatial Viewer, November 2023)

Heritage



Subject site

Figure 141: Existing heritage controls (Source: NSW Planning Portal Spatial Viewer, November 2023)

SITE IDENTIFICATION

EVANS STREET (PROPOSED HCA BOUNDARY EXTENSION AND RENAMING TO YANKO-LUGAR BRAE)

SITE LOCATION

The subject site is bounded by Bronte Road, Gardyne Street and low density residential zoned land to the north; Macpherson Street and Chesterfield Lane to the south; St Thomas Street and low density residential and local centre zoned land to the east; and Leichhardt Street and a mix of local centre, low and medium density residential and special use (educational establishment) zoned land to the west.



Figure 142: Proposed extension of Evans Street Heritage Conservation Area [and renaming to Yanko-Lugar Brae] (Source: NSW Planning Portal Spatial Viewer, November 2023, and Waverley Heritage Policy [Version dated September 2023], p.45)

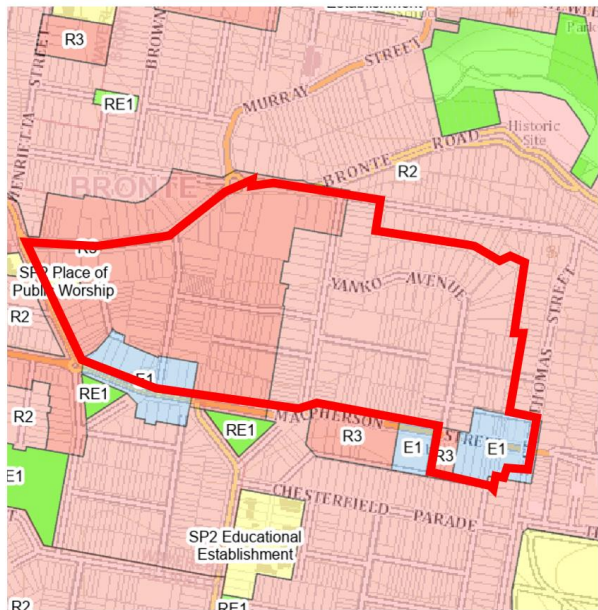
SITE IDENTIFICATION

EXISTING
CONTROLS

Development controls under Waverley Local Environmental Plan 2012

Land Use Zoning

Predominantly R2 Low Density Residential and R3 Medium Density Residential, including part E1 Local Centre

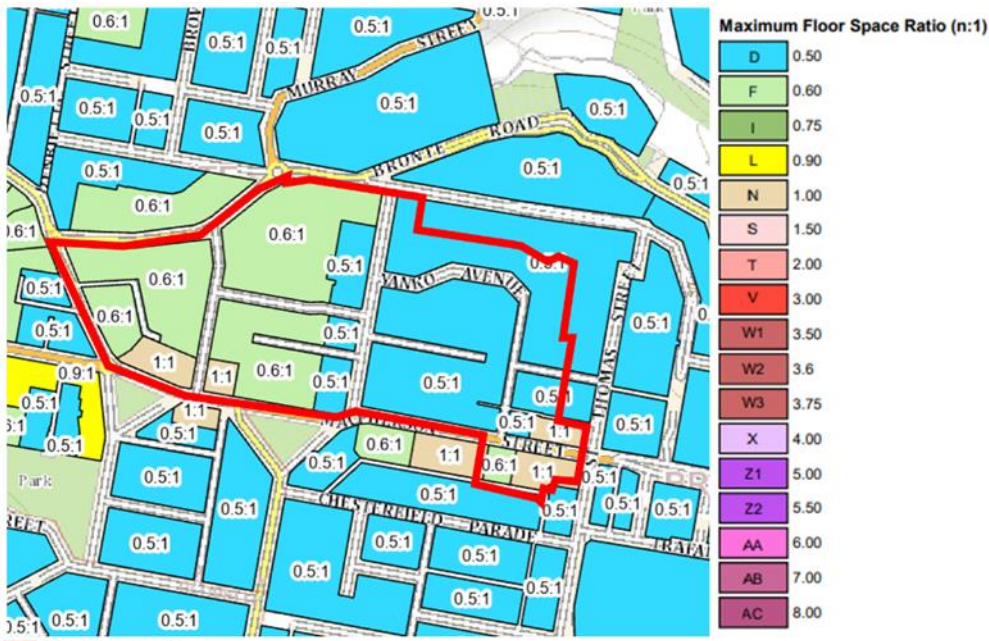


Subject site

Figure 143: Existing land use zoning (Source: NSW Planning Portal Spatial Viewer, November 2023)

Floor Space Ratio

Part 0.5:1, part 0.6:1 and part 1:1.

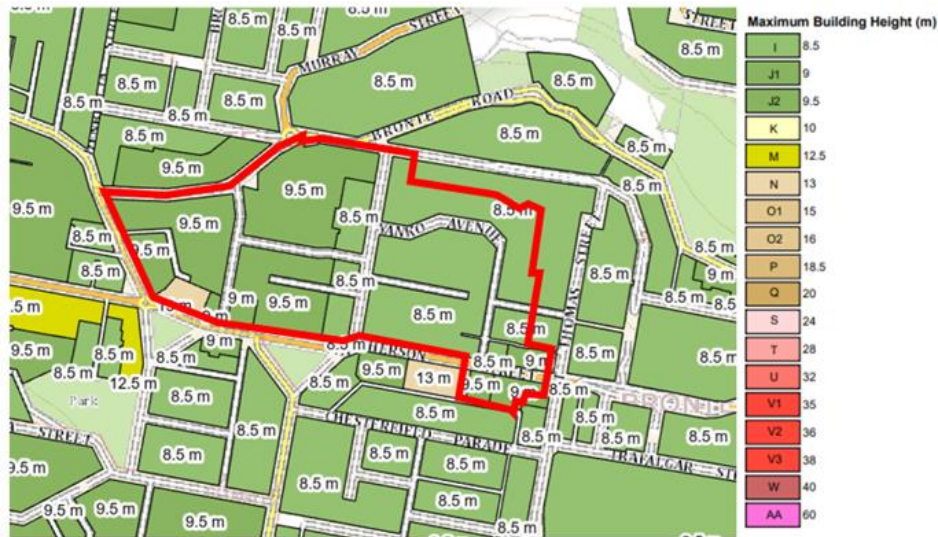


Subject site

Figure 144: Existing floor space ratio controls (Source: NSW Planning Portal Spatial Viewer, November 2023)

Height of Buildings

Part 8.5m, part 9m, part 9.5m and part 13m.



Subject site

Figure 145: Existing height of building controls (Source: NSW Planning Portal Spatial Viewer, November 2023)

Heritage



Subject site

Figure 146: Existing heritage controls (Source: NSW Planning Portal Spatial Viewer, November 2023)

SITE IDENTIFICATION

SOUTH BRONTE HEADLAND (PROPOSED LANDSCAPE HCA BOUNDARY EXTENSION)

SITE
DESCRIPTION

The subject area is largely located within an existing landscape conservation area C59 'South Bronte Headland Landscape Conservation Area' (with the exception of Calga Reserve) and is bounded by an existing landscape conservation area (C29 'Bronte Beach and Park Landscape Conservation Area') to the north; Trafalgar Street to the south; the coastline to the east and existing R2 Low Density Residential zoned land to the west.



SOUTH BRONTE HEADLAND LANDSCAPE CONSERVATION AREA - EXTENSION



Figure 147: Proposed extension of existing South Bronte Headland Landscape HCA (Source: Waverley Heritage Policy [Version dated September 2023], p.53)

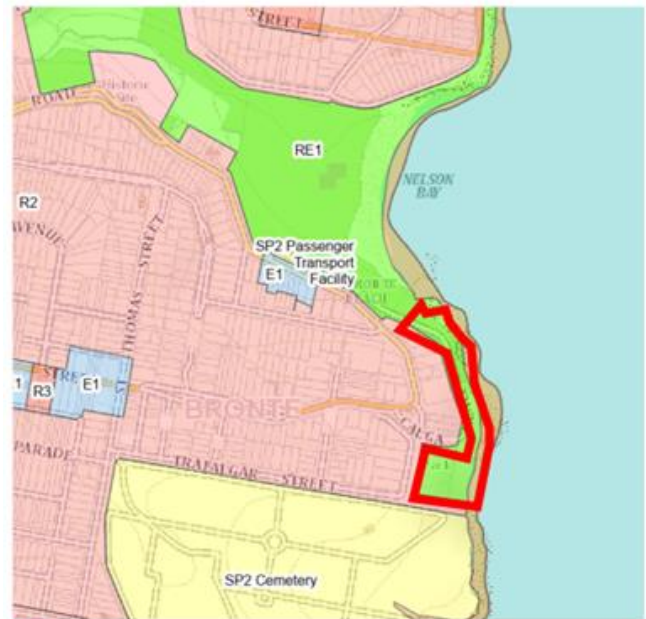
SITE IDENTIFICATION

EXISTING
CONTROLS

Development controls under Waverley Local Environmental Plan 2012

Land Use Zoning

RE1 Public Recreation

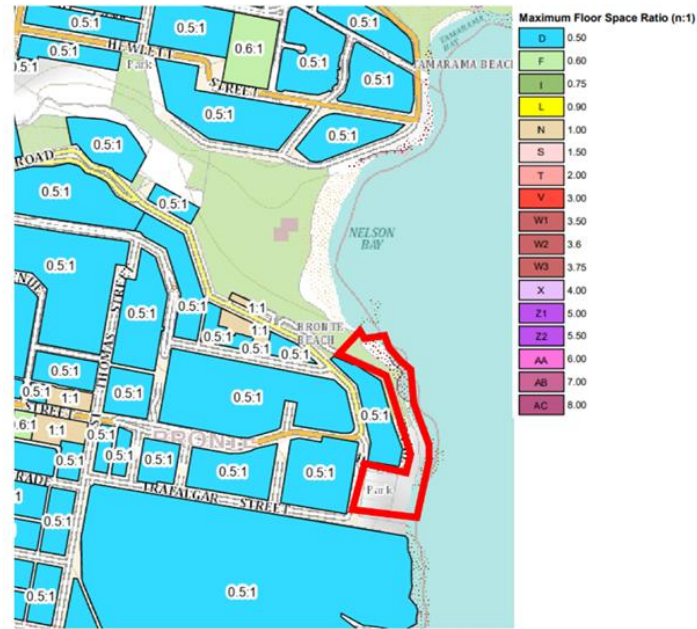


Subject site

Figure 148: Existing land use zoning (Source: NSW Planning Portal Spatial Viewer, November 2023)

Floor Space Ratio

N/A

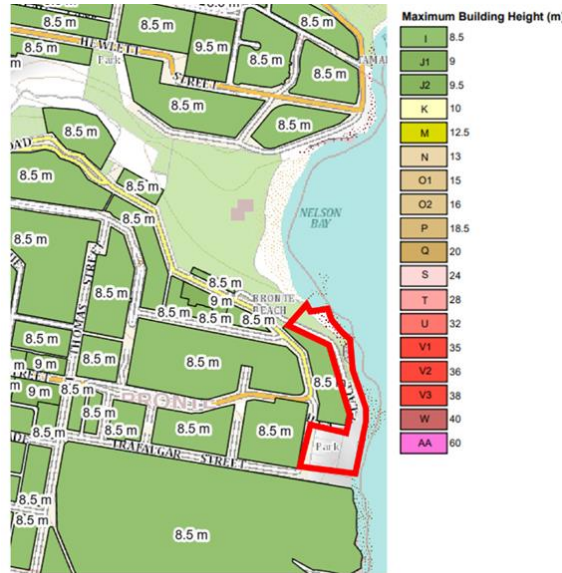


Subject site

Figure 149: Existing floor space ratio controls (Source: NSW Planning Portal Spatial Viewer, November 2023)

Height of Buildings

N/A



Subject site

Figure 150: Existing height of building controls (Source: NSW Planning Portal Spatial Viewer, November 2023)

Heritage



Subject site

Figure 151: Existing heritage controls (Source: NSW Planning Portal Spatial Viewer, November 2023)

1.4.4 Proposed amendments to existing local archaeological heritage item A541

Table 8: Existing and proposed site relating to item A541

SITE IDENTIFICATION	
LISTING OF LOCAL ARCHAEOLOGICAL HERITAGE ITEM A541 IN BIRRELL STREET, QUEENS PARK	
Existing under WLEP 2012	Proposed
Item A541 is currently identified at 85-87 Birrell Street, Queens Park, under the WLEP 2012 and Heritage Map (Figure 152).  ● Local archaeological heritage item Figure 152: Existing heritage controls (Source: Adapted from NSW Planning Portal Spatial Viewer, July 2024)	The proposal and supporting maps identify the proposed change to the Waverley LEP 2012 Heritage Map, to rectify an error by moving item A541 from 85-87 Birrell Street, Queens Park, to 93-97 Birrell Street, Queens Park (Figure 153).  ● Local archaeological heritage item Figure 153: Proposed update to heritage controls (Source: Planning Proposal – Proposed Heritage Map Amendments)

1.5 Mapping

The planning proposal includes mapping to identify the proposed changes to the Waverley LEP 2012 Heritage Map and is considered suitable for community consultation, subject to updates to correct the location of the proposed new heritage item (Bondi Bowling Club) at 1A Warners Avenue, North Bondi.

The proposed heritage map amendments include indicative item numbers to identify the proposed new heritage items and HCA listings or amendments.

1.6 Background

A summary of the process to date is provided in **Table 9**.

Table 9 Summary of key background information

Date	Event
2020	Council completed an LGA-wide heritage assessment.
July to October 2020	Public exhibition of Waverley Heritage Assessment
8 June 2021	Waverley Heritage Policy adopted by Council and resolved to prepare a planning proposal to implement the policy.
23 June 2021	Waverley Local Planning Panel supported a planning proposal to implement the Waverley Heritage Policy progressing to Gateway.
5 April 2022	Council's Strategic Planning and Development Committee resolved in part to submit a revised planning proposal for Gateway determination to incorporate the following changes: - include 50-80 Campbell Parade, Bondi as a proposed local heritage item. - proposed amended boundaries for the O'Brien and Bondi Basin HCAs. - include the entire Waverley War Memorial Hospital site as a proposed local HCA.
30 May 2022	Council lodged the Waverley Heritage Policy Implementation Planning Proposal (PP-2022-1971) for Gateway determination.
22 June 2022	The Department returned the proposal (PP-2022-1971) requesting additional information as it was not adequate to proceed to Gateway assessment.
25 October 2023	Council submitted a new Waverley Heritage Implementation Planning Proposal package (PP-2023-2373) for Gateway Assessment.
31 October 2023	Council provided the outstanding draft heritage inventory documents.

2 Need for the planning proposal

The planning proposal seeks to give effect to the Waverley Council Heritage Policy, which identifies new heritage items, new HCAs and amendments to existing conservation areas. This policy was the outcome of a comprehensive heritage assessment of the Waverley LGA undertaken by Council staff. It also seeks to rectify an error in the listing and mapping of an existing item.

The proposal states that the Policy was informed by guidelines used for determining heritage significance established by the NSW Heritage Council, Heritage Office and NSW Department of Planning, Industry and Environment, as set out in the NSW Heritage Manual 2000 (p.6).

The Department notes that this guideline has been superseded by the 'Assessing Heritage Significance - Guidelines for assessing places and objects against the Heritage Council of NSW criteria' (the Guideline), published by the NSW Department of Planning and Environment in May 2023. This does not adversely impact the proposal.

A planning proposal is the mechanism to amend the Waverley LEP 2012, to implement the recommendations of Councils Heritage Policy and rectify an error in the listing and mapping of an existing heritage item.

2.1 Proposed local heritage items

Each site was assessed against the seven criteria included in the Heritage Office Guideline. If an item meets one of the seven listing criteria at a local level and retains the integrity of its key attributes, it can be considered to have local heritage significance.

Each of the 44 proposed local heritage items are identified as meeting at least three of the criteria for heritage listing at a local level. The key findings of this assessment are summarised in **Table 10**.

Table 10 Summary of Council's Heritage Review – Proposed heritage items

Site	a) Historic	b) Historical association	c) Aesthetic / creative / technical achievement	d) Social, cultural and spiritual	e) Research potential	f) Rare	g) Representative
22 Bennett Street, Bondi	✓	✓	✓	✗	✗	✓	✓
27 Bennett Street, Bondi	✓	✗	✓	✗	✗	✓	✓
160 Bondi Street, Bondi	✓	✗	✓	✗	✗	✗	✓
25 Denham Street, Bondi	✓	✗	✓	✗	✗	✓	✓
33 Denham Street, Bondi	✓	✗	✓	✗	✗	✗	✓
8 Fletcher Street, Bondi	✓	✗	✓	✗	✗	✓	✓
40 Flood Street, Bondi	✓	✗	✓	✗	✗	✗	✓
2-14 King Street, Bondi	✓	✗	✓	✗	✗	✗	✓
17-17A Ocean Street, Bondi	✓	✗	✓	✗	✗	✗	✓
97 Ocean Street, Bondi	✓	✗	✓	✗	✗	✗	✓

Site	a) Historic	b) Historical association	c) Aesthetic / creative / technical achievement	d) Social, cultural and spiritual	e) Research potential	f) Rare	g) Representative
2B Penkivil Street, Bondi	✓	✓	✓	✗	✗	✓	✓
Rowland Avenue	✗	✗	✓	✗	✗	✓	✓
28-30 Campbell Parade, Bondi Beach	✓	✗	✓	✗	✗	✗	✓
32 Campbell Parade, Bondi Beach	✓	✗	✓	✗	✗	✗	✓
50-54 Campbell Parade, Bondi Beach	✓	✗	✓	✗	✗	✗	✓
56 Campbell Parade, Bondi Beach	✓	✗	✓	✗	✗	✗	✓
58 Campbell Parade, Bondi Beach	✓	✓	✓	✗	✗	✗	✓
72-76 Campbell Parade, Bondi Beach	✓	✗	✓	✗	✗	✗	✓
80 Campbell Parade, Bondi Beach	✓	✗	✓	✗	✗	✗	✓
96 Campbell Parade, Bondi Beach	✓	✗	✓	✗	✗	✗	✓
102-106 Campbell Parade, Bondi Beach	✓	✗	✓	✗	✗	✗	✓

Site	a) Historic	b) Historical association	c) Aesthetic / creative / technical achievement	d) Social, cultural and spiritual	e) Research potential	f) Rare	g) Representative
140-142 Campbell Parade, Bondi Beach	✓	✗	✓	✗	✗	✗	✓
10 Francis Street, Bondi Beach	✓	✓	✓	✗	✗	✓	✓
2 Bayview Street, Bronte	✓	✓	✓	✗	✗	✗	✓
209 Birrell Street, Bronte	✓	✗	✓	✗	✗	✓	✓
213 Birrell Street, Bronte	✓	✗	✓	✗	✗	✓	✓
3 Blandford Street, Bronte	✓	✗	✓	✗	✗	✗	✓
16 St Thomas Street, Bronte	✓	✓	✓	✗	✗	✗	✓
17 Douglas Parade, Dover Heights	✓	✓	✓	✗	✗	✓	✓
57 Hardy Street, Dover Heights	✓	✓	✓	✗	✗	✗	✓
14 Lyons Street, Dover Heights	✓	✓	✓	✗	✓	✓	✓
144 Military Road, Dover Heights	✓	✗	✓	✗	✗	✗	✓
7 Napier Street, Dover Heights	✓	✗	✓	✗	✗	✗	✓
127-129 Hastings	✓	✗	✓	✗	✗	✗	✓

Site	a) Historic	b) Historical association	c) Aesthetic / creative / technical achievement	d) Social, cultural and spiritual	e) Research potential	f) Rare	g) Representative
Parade, North Bondi							
131 Hastings Parade, North Bondi	✓	✗	✓	✗	✗	✗	✓
133-135 Hastings Parade, North Bondi	✓	✗	✓	✗	✗	✗	✓
165-171 Hastings Parade, North Bondi	✓	✗	✓	✗	✗	✓	✓
181 Hastings Parade, North Bondi	✓	✗	✓	✗	✗	✗	✓
1A Warners Avenue, North Bondi	✓	✓	✓	✗	✗	✗	✓
70 Liverpool Street, Rose Bay	✓	✗	✓	✗	✗	✓	✓
1 Alexander Street, Tamarama	✓	✗	✓	✗	✗	✗	✓
69 Fletcher Street, Tamarama	✓	✗	✓	✗	✗	✗	✓
1 Silva Street, Tamarama	✓	✓	✓	✗	✗	✗	✓
7-9 Wonderland Avenue, Tamarama	✓	✗	✓	✗	✗	✓	✓

Site	a) Historic	b) Historical association	c) Aesthetic / creative / technical achievement	d) Social, cultural and spiritual	e) Research potential	f) Rare	g) Representative
65-67 Albion Street, Tamarama	✓	✗	✓	✗	✗	✓	✓
94 Carrington Road, Waverley	✓	✓	✓	✗	✓	✓	✓

The documentation provided by Council in support of the planning proposal addresses the local criteria for assessing heritage. A summary is provided below.

Criterion (a) Historic significance: 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)

Regarding 'historic significance', all the individual sites identified for heritage listing (excluding Rowland Avenue) in the planning proposal have been found to satisfy the criterion at a local level, on account of the following:

- Several sites represent the subdivision of early villa estates, which was an important phase in Waverley's history.
- Several sites comprise freestanding Victorian villas, which demonstrate a notable example of domestic life in Waverley in the late 19th century.
- Several sites represent the development of flat buildings in the Inter-War period, indicative of the 1920s-1930s development boom, a prominent period of economic prosperity and speculative development in Waverley, associated with the changing demographics.
- Several sites represent the development of Campbell Parade and the Charing Cross Village Precinct following public transport improvements through tram extensions to North Bondi and Charing Cross.
- Several sites represent the change in inter-war residences to incorporate a garage, reflecting the growth in private vehicle ownership.
- A site demonstrates the change in land use in Waverley from agricultural to residential, and another reflects the growth of community facilities in the years of rapid development in Bondi.

Criterion (b) Historical association: 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)

Regarding 'historical association', the planning proposal identifies the sites have been found to satisfy the criterion at a local level, on account of having associations with persons and groups of importance, including:

- Rev. Adin Parson, Wesleyan Minister of St Peters and amateur architect.
- Architects L.G.H McCredie, D. Forsyth Evans, W.T. Broome, E.W. Chicken, F.A. Leslie Allen, including the internationally significant, Harry Seidler, as well as George S. Carson, a prominent local Waverley architect and club official.
- Property developer Philip Nicholas Renouf.

- A.M. Lowenthal, a Waverley businessman and alderman.

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

The planning proposal identifies that several sites have been found to satisfy the criterion at a local level, on account of the following:

- The sites being identified as aesthetically distinctive, displaying features and detailing of Victorian Italianate, Federation, Post-War Modernist, Inter-War Utilitarian, Inter-War Spanish Mission, Inter-War Functionalist, Inter-War Free Classical or Inter-War Art-Deco style development in the Waverley LGA.
- The sites retaining their original design integrity despite some alterations on certain sites.

A Gateway condition is recommended that the proposal be updated prior to consultation, to include visual documentation of the subject sites that clearly illustrates the aesthetic value of the items proposed for listing as some of the photographs and figures are unclear.

Criterion (d) Social Significance

Council did not identify any of the sites as meeting the criteria for social significance.

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

Regarding 'research potential', two sites at 14 Lyons St, Dover Heights and 94 Carrington Road, Waverley, were identified as meeting the criterion at a local level on account of the sites having research potential in the context of being early houses of internationally significant architect, Harry Seidler; and an example of the work of architect George N. Kentworthy.

The heritage report does not indicate these sites to have potential to yield new or further information. The Department considers the sites do not meet this criterion based on the current level of information provided. This does not prevent the proposal proceeding as the proposed items are identified as meeting other criteria.

Criterion (f) Rare: 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).

Regarding 'rarity', the planning proposal identifies that several sites were found to satisfy the criterion on account of the following:

- Their uniqueness in the Waverley LGA, being a rare example of intact freestanding late-Victorian and Victorian Italianate Villas, and Spanish Mission Style flats.
- The uniqueness of the dwelling types in the Waverley LGA, being an example of an Inter-War Functionalist Streamlined Modern-style house, a substantially intact Post-War Modern house, and freestanding Filigree Victorian terrace.
- The Palm Trees on Rowland Avenue demonstrate a rare mature street planting of *Washingtonia robusta* (Mexican Fan Palm/ Cotton Palm) in the Waverley LGA.

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

Regarding 'representativeness', the planning proposal identifies that all the items proposed for listing were identified as having significance at a local level on account of the following:

- Several sites are representative of a residential development that contains fine examples of Victorian Italianate, late-Victorian, Federation, Inter-War Spanish Mission, Inter-War Art

Deco and Inter-War Utilitarian style architecture, demonstrative of early development of estate subdivisions, as well as the change in historical land use.

- The Bondi Bowling Club on Warners Avenue was identified by Council as having *“representative significance at a state level as a fine and intact example of an Inter-War bowling clubhouse in a park setting”* (p.4 of draft heritage data form).
- The Palm Trees on Rowland Avenue have been identified by Council as having representative significance as it is *‘a fine, distinctive, mature avenue planting of Washingtonia robusta (Mexican Fan Palm/ Cotton Palm)’* dating from the late 20th Century.
- Several sites were identified as containing individual items as well as groups of residential or mixed-use retail/residential development comprising notable examples of Inter-War free Classical, Inter-War Art Deco, Inter-War Functionalist style, Inter-War Federation and late Federation architecture, illustrative of a key period of the development of Campbell Parade and Bondi Beach.
- Site were identified as containing individual items as well as groups of intact examples of residential development in the Inter-War Art Deco and Inter-War Functionalist style of architecture, reflecting Bronte’s development and the development of Dover Heights in response to increased car ownership.
- The Kalowski House at 14 Lyons Street, Dover Heights, was identified as being representative of the early domestic architecture of renowned architect, Harry Seidler.
- Several sites were identified as having local representative significance as they contain fine and intact examples of Inter-War Functionalist, Inter-War Bungalow, Inter-War Spanish Mission and Inter-War Art Deco style residential development in Waverley.

In summary, each of the 44 sites has met at least three of the criteria for heritage listing at a local level. The Department considers there is sufficient merit for the proposed new local heritage listings to proceed to Gateway determination.

2.2 Proposed new HCA’s

Each area was assessed against the seven criteria included in the Heritage Office Guideline. If an item meets one of the seven listing criteria at a local level and retains the integrity of its key attributes, it can be considered to have local heritage significance.

Council’s assessment has found that the proposed new general and landscape HCAs meet at least four of the criteria for assessing heritage significance. The key findings of this assessment are summarised below in **Table 11**.

Table 11 Summary of Council’s Heritage Review – Proposed new HCAs

Site	a) Historic	b) Historical association	c) Aesthetic / creative / technical achievement	d) Social, cultural and spiritual	e) Research potential	f) Rare	g) Representative
Avoca Estate	✓	✓	✓	✗	✗	✗	✓
Bondi Basin	✓	✗	✓	✓	✗	✓	✓
Bondi Road	✓	✗	✓	✓	✗	✗	✗

Site	a) Historic	b) Historical association	c) Aesthetic / creative / technical achievement	d) Social, cultural and spiritual	e) Research potential	f) Rare	g) Representative
O'Brien Estate	✓	✓	✓	✓	✗	✓	✓
War Memorial Hospital	✓	✓	✓	✓	✓	✓	✓
Dickson Estate (Proposed new HCA – Landscape)	✓	✓	✓	✗	✗	✓	✓

Proposed Avoca Estate HCA

The proposed Avoca Estate HCA aims to conserve the consistent Federation-era streetscapes south from Bondi Road around Avoca Street.

The proposal states that it has historic, associational, aesthetic and representative significance of the speculative Federation and later Inter-War commuter-based housing constructed as a result of the subdivision of villa estates about Bondi in response to improved tram transport.

The streetscapes are characterised by cohesive rows of Federation freestanding and semi-detached residences, and rows on Inter-War bungalows. The aesthetic significance is diminished by inappropriate street fencing, particularly in Tamarama Street, and poorly resolved additions such as front carports. The heritage data form notes that where details are missing on specific examples these are generally evident within associated residences. Photos of dwellings are provided in the heritage data sheet.

The analysis on the representativeness criteria does not include a comparative analysis with other similar areas in the LGA or region. A Gateway condition is recommended that this is included prior to exhibition. This does not prevent the proposal proceeding as the proposed HCA was identified by Council as meeting other criteria.

Proposed Bondi Basin HCA

The proposed Bondi Basin HCA is described as 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 house. Brick and terra cotta tile are identified as the primary aesthetic of the construction period.

The proposal states that the proposed HCA demonstrates the rapid development of the Inter-War period and the evolution of the flat building typology with the expanded use of the new housing type in the development of vacant lands largely occupied by sand dunes and related to improvements in public and private transport as well as increased leisure opportunities. The areas aesthetic significance and the high regard of the local community are emphasised.

The planning proposal identifies that it meets the criteria for historic, aesthetic, social, technical, rarity and representative significance at a local level. The proposed HCA covers a large area comprising development from many different periods and there are a number of heritage items in the area.

While the history and aesthetic of the Inter-war development in the area is acknowledged, this does not necessarily warrant an LEP listing. The heritage assessment and documentation provided by Council is not sufficient and does not provide solid justification for the HCA.

The proposed HCA is not supported as:

- Council has not established substantive reasoning for the proposed HCA.
- The documentation provided does not clearly explain how the HCA boundaries were identified and how the proposed area creates a cohesive HCA. The description of the physical attributes and 'aesthetic' significance of the Inter-war buildings is broad and whilst a history of period is provided in detail, the 'historic' significance of the physical attributes and significance to the local area is not clearly documented. In this regard, the supporting photographs are unclear and do not clearly document the built form of the proposed HCA.
- The discussion around the criteria, such as 'social', 'rare' and 'technical', is broad and does not provide specifics describing how the proposed HCA meets the criteria at a local level.
- The assessment against the 'representativeness' criterion includes a statement comparing the cohesion of the proposed HCA with coastal lands at Merewether in Newcastle and Sydney's harbour-side suburbs. However, this statement is not supported by sufficient analysis.
- Furthermore, the proposed HCA covers a large area which has seen significant alterations and variations, including intrusive development. This has not been described in sufficient detail, the proposal notes only that later 20th century development is secondary to the aesthetic character of the area with regard to material.

The significance analysis notes that the collective character of groupings of Inter-War flats make a significant contribution to Bondi and to Waverley LGA and are valued by the local community. Council may want to consider a thematic study to identify specific and representative inter-war flat buildings or groupings that have heritage significance to the local or wider community.

The proposed HCA is not supported. The Gateway determination includes a condition to update the planning proposal to remove all references to the proposed Bondi Basin prior to consultation.

Proposed Bondi Road HCA

The proposed Bondi Road HCA aims to conserve the residential and shopping strip along Bondi Road (between Watson Street and Denham Street) which emerged along the tram line during the speculative land booms of the 1881-1939 period.

The planning proposal states that the buildings have a cohesive form, scale and style that have historic, aesthetic and social significance at a local level.

The documentation states that whilst later development has eroded the cohesion of the setting, the remaining shop-top groups and early-to-mid century buildings remain notable for their detail and presentation as the entry to Bondi Beach establishing a strong local character and village feel that is valued by the local community. It is noted that the recommendations include guidance that make clear sensitive redevelopment of neutral or intrusive sites is supported and that sensitive additions to contributory buildings whilst maintaining significant structures and fabric is possible.

Whilst the proposal contains historical photographs there is little documentation of the current setting and significant physical attributes. A Gateway condition is recommended that the proposal be updated to include further physical description and photo documentation prior to exhibition.

Proposed O'Brien Estate HCA

The planning proposal seeks to create an HCA of streets across the south-western slopes of the Bondi Valley and 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.

The documentation provided does not clearly explain how the HCA boundaries were identified and how the proposed area creates a cohesive HCA. There is insufficient analysis of the physical attributes, curtilage and setting of the proposed HCA and whilst a history of the area is provided in detail the 'historical' significance of the physical attributes is not clearly documented. The discussion around the criteria, such as 'social' and 'technical', is broad and does not provide specifics describing how the proposed HCA meets the criteria at a local level. Additionally, the assessment against the 'representativeness' criterion is not supported by a comparative analysis.

Furthermore, the proposed HCA covers a large area which has seen significant alterations and variations, including intrusive development. This has not been described in sufficient detail, nor has the proposal discussed whether this impacts on the significance of the proposed HCA.

The assessment and documentation provided by Council is not sufficient and does not provide sufficient justification for proposed HCA. The proposed HCA is not supported as:

- The planning proposal and supporting documents do not contain sufficient analysis of the physical attributes, curtilage and setting of the proposed HCA,
- Council has not established substantive reasoning for the proposed HCA,
- There is no comparative analysis with other similar estates within the LGA or region.

The proposed HCA is not supported. The Gateway determination includes a condition to update the planning proposal to remove all references to the proposed Bondi O'Brien Estate HCA prior to consultation.

Proposed War Memorial Hospital HCA

The War Memorial Hospital HCA aims to conserve the significant curtilage surrounding the War Memorial Hospital Site, comprising the Edina Estate bounded by Bronte Road, Birrell Street, Church Street and Carrington Road, Waverley.

The planning proposal states that the proposed HCA:

"...complements the Council decision to nominate the War Memorial Hospital site and its extended heritage curtilage for inclusion of the State Heritage Register in May 2020. Despite this request and a number of follow-up requests from Council, Heritage NSW did not deem the listing a priority, whilst acknowledging that the site had some merit for heritage listing at a State level. This placed the Edina Estate site at risk of not having its heritage value adequately considered in any possible future Development Application. Council has since adopted a site-specific Development Control Plan for the site that prioritises its heritage. While this Conservation Area has not been included within the wider Heritage Policy, because it is considered to be ancillary to the existing listing of Heritage Items on site, Council is seeking to strengthen and expedite additional heritage protection by including it in this Planning Proposal." (p.10)

The State Heritage Register Committee of the NSW Heritage Council on 4 August 2020² resolved to:

"Agree that while the War Memorial Hospital, Waverley may meet the threshold for state heritage significance, but it is not a priority for SHR listing at this time and the nomination is closed." (p.10)

It is unclear how the full extent of the proposed HCA meets the heritage significance criteria as the data inventory sheet speaks primarily of the existing heritage item comprising the former hospital. The planning proposal does not justify how the proposed HCA does not constitute a duplication.

² The SHRC Meeting Minutes of 4 August 2020 can be found on its [website](#).

Existing provisions in the LEP for heritage conservation apply to the development assessment processes and would require consideration of the curtilage of the existing item.

Adequate documentation has been provided in support of this amendment. The proposed HCA is not supported at this time. A Gateway condition is recommended to update the planning proposal to remove the proposed HCA prior to consultation.

Proposed Dickson Estate HCA – Landscape

The proposal identifies that the street tree planting has historical significance at a local level, as a demonstration of Depression-era work schemes for the relief of unemployment in Waverley resulting from the Prevention and Relief of Unemployment Act, 1930-31. The Hills Figs reflect the changing trends in street tree planting in the Inter-War period.

The Waverley Heritage Policy provides images of the street trees. The draft heritage data form does not include images of the streets, documentation demonstrating the link to the Depression works programs nor does it include detail of the comparative analysis undertaken.

Furthermore, discussions around ‘social’ significance are not contemporary, and should be considered as historical. This does not prevent the proposal proceeding as the proposed HCA was identified by Council as meeting other criteria.

For transparency during consultation, the planning proposal and heritage data form should be updated to include additional information prior to consultation to support this component of the proposal. It is recommended the Gateway determination include a condition in this regard.

2.3 Proposed amended HCAs

Each area was assessed against the seven criteria included in the Heritage Office Guideline. If an item meets one of the seven listing criteria at a local level and retains the integrity of its key attributes, it can be considered to have local heritage significance.

Council’s assessment has found that the proposed amended general and landscape HCAs meet at least four of the criteria for assessing heritage significance. The key findings of this assessment are summarised below in **Table 12**.

Table 12 Summary of Council’s Heritage Review – Proposed amended HCAs

Site	a) Historic	b) Historical association	c) Aesthetic / creative / technical achievement	d) Social, cultural and spiritual	e) Research potential	f) Rare	g) Representative
Charing Cross	✓	✓	✓	✓	✗	✓	✓

Grafton Street	✓	✗	✓	✓	✗	✓	✓
Palmerston Avenue	✓	✗	✓	✗	✗	✓	✓
Yanko-Lugar Brae (Evans Street)	✓	✓	✓	✓	✗	✓	✓
South Bronte Headland Calga Reserve	✓	✓	✓	✓	✗	✓	✓

Proposed extension of Charing Cross HCA

The planning proposal states that the proposed extension to the existing Charing Cross Conservation Area aims to include areas that contribute to the historic, aesthetic and social significance of Charing Cross as Waverley's oldest and most intact village and commercial centre. Currently the HCA extends along Bronte from Church Street south to St Catherine's School on Macpherson Street.

In summary, 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 interwar and Art Deco apartments. 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.

The proposal states that the extension includes the Canonbury Subdivision of 1878 and extends along Victoria and Prospect Street. The reasons for extending the HCA are unclear in the planning proposal and supporting documentation. It is also noted the proposal states the amendment will extend the HCA to include the Mary Immaculate Church, but this is already contained within the existing HCA footprint. There is limited information and analysis to support the inclusion of residential land west of Carrington Road.

This amendment to the HCA cannot be supported by the Department as Council has not provided sufficient and adequate justification or documentation to support the proposed extension of the Charing Cross HCAs. It is recommended the Gateway determination includes a condition to update the planning proposal to remove all references to the proposed Charing Cross HCA extension prior to consultation.

Proposed extension of Grafton Street HCA

The Grafton Street HCA has historical, aesthetic, and social significance at the local level, with the surviving built and natural fabric demonstrating the important historical phases of the area's development, including late-19th and early 20th Century speculative subdivisions. Significant characteristics include the Victorian street pattern grid, streetscapes with repetitive stepped roof forms, and residential architecture illustrating the gradual and erratic nature of development of the Grafton Estate.

The proposal states that the extension of the HCA will help conserve remnant late Victorian streetscape along Oxford Street that grew along the tramline, and the associated residential

streetscapes representing the subdivision and development of the Grafton Estate 1885-1900. Characteristics would include historic streetscape of Victorian terraces on Leswell St and Victorian and Federation shops on Oxford St, which demonstrate the building forms, setting, living conditions and variety of population of metropolitan Sydney of the late 19th and early 20th centuries.

The commercial component of the draft heritage inventory form is not as clear and consistent as the residential element. Further description and analysis of the significance of the commercial element should be included for clarity, including a comparative analysis.

It is recommended that further explanation and justification for the expansion of the HCA to include the commercial component is provided prior to consultation. A Gateway condition is recommended to this effect.

Proposed reduction of Palmerston Avenue HCA

Council's proposal to amend the boundary of the existing Palmerston Avenue Heritage, seeks to accurately reflect the identified area of heritage significance.

Palmerston Avenue in Bronte provides a significant streetscape of residential flat buildings of cohesive forms and massing with local, historic and aesthetic significance. The proposal states that the current boundaries of the Palmerston Avenue HCA do not have a historic basis and exceed the area of heritage significance (p.12 of the planning proposal).

Adequate documentation has been provided in support of this amendment. The proposed amendment to this HCA is supported.

Proposed extension of Evans Street HCA and name change to Yanko-Lugar Brae HCA

The Evans Street HCA in Bronte currently provides a significant streetscape of Victorian cottages and villas influenced by the Victorian Italianate and Gothic styles and the area is of local, historic, architectural and aesthetic significance.

The proposal states that the proposed extension to the existing Evans Street HCA aims to reflect Bronte's early colonial history of marine villas, including Yanco, Lugar Brae and Bleak House, which can still be traced in the subdivision patterns, built form and street and family names. The expanded area demonstrates the close settlement of Bronte during the late 19th century, and the progressive subdivision and residential development of the marine villa estates in response to the economic boom of the late Victorian and Federation years and improved tram transport.

The proposed extension of the Evans Street HCA to include Macpherson St, Chesterfield Lane, Yanko Ave, Gardyne St, Bronte Rd, Lugar Brae Avenue, Lugar St, Brae St, Rose St, Violet St, and Albert St is a large change to the area encompassed by the HCA. Whilst the subject area contains examples of the evolution of housing and subdivisions, the heritage assessment and documentation provided by Council is not sufficient and fails to provide solid justification for the extension of the HCA. The extension is not supported as:

- Council has not established substantive reasoning for the proposed extension of the HCA.
- The planning proposal and supporting documents do not contain sufficient analysis of the physical attributes, curtilage and setting of the proposed conservation area.
- The explanation for how the proposed extension reflects a cohesive HCA and what impact more recent redevelopment and lot amalgamation has had. Justification is required to warrant listing of the proposed larger area as a cohesive HCA from the existing smaller Evans Street area.
- There is no comparative analysis with other similar estates within Bronte or the LGA.

Council's proposed amendments to *Schedule 5 Environmental Heritage, Part 2 Heritage conservation areas* of the Waverley LEP 2012, to expand the HCAs is not supported. The Gateway determination includes a condition to update the planning proposal to remove all references to Council's proposed expanded Evans Street HCA and name change prior to consultation.

Proposed amendment to combine South Bronte Headland and Calga Reserve HCAs

These two HCAs are landscape conservation areas associated with the South Bronte-Calga Headland. Natural heritage values, include the sandstone cliffscape, and its history and attributes as a cultural landscape including history of seaside bathing, association with the beginnings of the surf lifesaving movement and the Bronte tram cutting.

Heritage items in the HCA include the Bronte Ocean Pool (and former dressing sheds) and the Bronte tram cutting. The Calga Cutting also 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.

Council's proposal to amend the boundary of the existing landscape HCAs at South Bronte Headland and Calga Reserve reflect the existing open space managed by Council and will consolidate the two HCAs into one. The new HCA would be renamed the 'South Bronte-Calga Headland landscape conservation area'. Council's assessment finds that the combined HCA meets six of the criteria for assessing heritage significance (see **Table 12**).

This is a relatively minor amendment and is supported by adequate justification and documentation. The proposed amendment to these HCAs is supported.

2.4 Proposed housekeeping amendment

Council has identified an error in the address and property description of the listing and associated mapping of existing archaeological item A541 (Stone houses in Birrell Street, Queens Park) under the *Schedule 5 Environmental heritage, Part 3 Archaeological Sites* of the Waverley LEP 2012. The proposal seeks to amend the Waverley LEP 2012 to rectify this error.

2.5 Landowner submission

On 16 September 2022, Uniting wrote to the then Minister for Planning and Homes, the Hon Anthony Roberts, seeking a meeting to discuss Waverley Council's former heritage planning proposal (PP-2022-1971). In its letter, Uniting expressed its concerns about the proposal, namely the potential for the proposal to undermine the redevelopment of its Birrell Street for seniors housing and residential aged care services.

On 24 October 2022 the Department wrote to Uniting, advising that Council's proposal (PP-2022-1971) had been discontinued as the Department's preliminary assessment identified the need for further information before the proposal could progress.

The Department notes that the planning proposal (PP-2021-4641) was finalised on 18 October 2022 which sought to facilitate the redevelopment of 99-117 Birrell Street, Waverley and provide for additional seniors housing and affordable housing.

On 13 November 2023 and 18 January 2024, Uniting's planning consultant wrote to the Department seeking opportunity to review the relevant planning proposal information submitted to the Department for Gateway assessment as it relates to the War Memorial Hospital Site in Waverley, and for an update on the status of the planning proposal.

On 15 November 2023 and 19 January 2024, the Department advised that the Gateway assessment for this proposal was in progress.

3 Strategic assessment

3.1 Regional Plan

The Greater Sydney Region Plan – *A Metropolis of Three Cities* (the Region Plan), released by the NSW Government in 2018, integrates land use, transport and infrastructure planning and sets a 40-year vision for Greater Sydney. The Plan contains objectives, strategies and actions which provide the strategic direction to manage growth and change across Greater Sydney over the next 20 years.

Under section 3.8 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) a planning proposal is to give effect to the relevant District Plan. By giving effect to the District Plan, the proposal is also consistent with the Regional Plan. Consistency with the District Plan is assessed in section 3.2 below.

3.2 District Plan

The Waverley LGA is within the Eastern District and the Greater Sydney Commission released the Eastern City District Plan on 18 March 2018. The plan contains planning priorities and actions to guide the growth of the district while improving its social, economic and environmental assets.

The Department is satisfied the planning proposal, subject to the recommended Gateway conditions, gives effect to the District Plan in accordance with section 3.8 of the *Environmental Planning and Assessment Act 1979*. The following table includes an assessment of the planning proposal against relevant directions and actions.

Table 13 District Plan assessment

District Plan Priorities	Justification
Planning Priority E6 – Creating and renewing great places and local centres and respecting the District's heritage	This planning priority recognises the importance of identifying, conserving, interpreting and celebrating Greater Sydney's heritage, for present and future generations. Action 20 under this priority is to identify, conserve and enhance environmental heritage. The planning proposal, subject to the recommended Gateway conditions, is consistent with the District Plan as it identifies sites that have been assessed to have local heritage significance for statutory listing. This listing in Schedule 5 of the LEP would facilitate conservation of the environmental heritage and provide ongoing protection of its values in the local government area.
Planning Priority E16 - Protecting and enhancing scenic and cultural landscapes	This planning priority seeks recognises the importance of continued protection of scenic and cultural landscapes in the sustainability, liveability and productivity of the Eastern City District. This planning priority is supported by the following actions: <i>63. Identify and protect scenic and cultural landscapes</i> <i>64. Enhance and protect views of scenic and cultural landscapes from the public realm</i> The proposal, subject to the recommended Gateway conditions, is consistent with this priority and the supporting actions as it seeks to facilitate the statutory protection of a landscape items identified to be of local heritage significance.

3.3 Local

The proposal states that it is consistent with the following local plans and endorsed strategies, as show in the table below.

Table 14 Local strategic planning assessment

Local Strategies	Justification
Waverley Local Strategic Planning Statement 2020-2036	The Waverley LSPS plans for Waverley's economic, social and environmental needs to 2036. The planning proposal is consistent with the relevant priorities and actions of the Waverley LSPS, including: <i>Planning Priority 7 Recognise and celebrate Waverley's unique place in the Australian contemporary cultural landscape</i> • <i>Action 1: Implement the recommendations of the Waverley Heritage Review into Council's LEP and DCP, including stronger enforcements for curtilage and protecting the context of existing items</i> • <i>Action 5: Identify and protect views of scenic and cultural landscapes from the public realm through Council's LEP and DCP</i> The planning proposal is consistent with the LSPS as it seeks to implement Council's Heritage Policy through the proposed listing of new heritage items within the Waverley LEP 2012, which have been identified as being of local significance.
Waverley 2032 – Waverley Community Strategic Plan 2022-2032	The planning proposal includes an assessment against the Waverley Community Strategic Plan 2018-2029. This plan has been superseded by the Waverley Community Strategic Plan (Waverley 2032), which was adopted by Council in June 2022 and sets out the Waverley community's vision for the next 10 years. Waverley 2032 (Community Strategic Plan) identifies the community's priorities for the future and includes several objectives and strategies. Those of relevance to this proposal include: <i>Objective 2.6: Control and manage development to protect the intrinsic values of the community including aesthetics, size, heritage and population</i> <i>Strategy 2.6.6: Celebrate the heritage and character of our centres and heritage sites, and protect and enhance their character</i> The Department considers the proposal is consistent with the Community Strategic Plan as it seeks to facilitate statutory protection and conservation of Waverley LGA's heritage sites. Notwithstanding this, a Gateway condition requires the planning proposal to be updated prior to exhibition, to address the current plan.

3.4 Local planning panel (LPP) recommendation

On 23 June 2021, the Panel resolved that:

- *The Panel advises Council that the building at 63 Fletcher Street has been demolished and therefore should be removed from the list of proposed heritage items.*
- *The Panel supports the Planning Proposal for the Waverley Council Heritage Policy to proceed to Gateway determination.*

The Department notes that Council's previous Heritage Policy Implementation Planning Proposal (PP-2022-1971) has been superseded by Council's updated Heritage Policy implementation planning proposal (PP-2023-2373), which is the subject of this Gateway assessment.

3.5 Section 9.1 Ministerial Directions

The planning proposal's consistency with relevant section 9.1 Directions is discussed below:

Table 15 9.1 Ministerial Direction assessment

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
3.2 Heritage Conservation	Consistent	The objective of this direction is to conserve items, areas, objects and places of environmental and indigenous heritage significance. The proposal is consistent with this direction, subject to the changes recommended in the Gateway conditions, as it contains provisions that seeks to facilitate the statutory implementation of Waverley Council's endorsed LGA-wide Heritage Assessment (now known as the Waverley Heritage Policy) in the Waverley Local Environmental Plan 2012, to enable the conservation of items and places of environmental heritage significance in the Waverley local government area. The proposal is consistent with the Direction, subject to the changes recommended in the Gateway conditions.
6.1 Residential Zones	Consistent	Direction 6.1 aims to encourage a variety of housing types, make efficient use of infrastructure and service and minimise the impact of residential development on the environment and resource lands. This Direction applies to as the proposal relates to land within existing R2, R3 and R4 residential zones. A Gateway condition is recommended that the proposal be updated to address consistency with Direction 6.1. The proposal is consistent with this direction as it does not seek to alter the existing residential zoning or development standards that currently apply to the sites. The proposed listing of the subject sites as local heritage items would require any future development applications for the subject land to be assessed in accordance with the provisions of clause 5.10 Heritage conservation of the Waverley LEP 2012. The proposal is consistent with the Direction.

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
7.1 Employment Zones	Consistent	Direction 7.1 aims to encourage employment growth and protect industrial and employment lands. This direction applies to the planning proposal as it will affect land zoned E1 Local Centre under the Waverley LEP 2012. A Gateway condition is recommended that the proposal be updated to address consistency with Direction 7.1. Although the proposal seeks to the heritage list properties in the zone, it does not seek to reduce floorspace for employment uses. The planning proposal is consistent with this Direction.

3.6 State environmental planning policies (SEPPs)

The planning proposal is consistent with all relevant SEPPs. It is noted that as the proposal will reduce the application of some parts of the SEPP (Exempt and Complying Development Codes) 2008 (Codes SEPP) and SEPP (Housing) 2021 in relation to exempt, complying and Low and Mid Rise development which do not apply to heritage items.

4 Site-specific assessment

4.1 Environmental

The planning proposal relates only to the listing of the sites as items of local heritage significance and does not propose any changes to the LEP controls that would facilitate intensification of land use.

The proposal is not expected to have any adverse environmental impacts and is unlikely to adversely impact critical habitat areas or threatened species, populations or ecological communities, or their habitats within the Waverley LGA.

4.2 Social and economic

The following table provides an assessment of the potential social and economic impacts associated with the proposal.

Table 16 Social and economic impact assessment

Social and Economic Impact	Assessment
Social	The proposed new local heritage listings are unlikely to generate any significant adverse social impacts. The proposed new statutory listing of sites and areas as heritage items or HCAs of local significance under the Waverley LEP 2012 will help to conserve their heritage significance for the benefit of Waverley's current and future community.

Social and Economic Impact	Assessment
Economic	The proposal would likely result in some economic impact for the land or asset owner/operator as the heritage listing of the properties may require specialist heritage studies to form part of a development application for proposed work, or prior to any work being undertaken. However, the proposal does not change the zoning or development standards applicable to the sites and will facilitate conservation of their heritage significance.

4.3 Infrastructure

There is no infrastructure demand that will result from this planning proposal, as it does not involve any amendments to the planning controls that would facilitate intensified development.

5 Consultation

5.1 Community

Council proposes a community consultation period of 28 days.

The planning proposal is categorised as a standard under the NSW Local Environmental Plan Making Guidelines (August 2023). Accordingly, a minimum community consultation period of 20 working days is recommended and this forms part of the conditions to the Gateway determination.

Council should ensure that consultation is undertaken with affected landowners.

5.2 Agencies

The proposal does not specifically identify which agencies require consultation regarding this proposal. Given the proposal applies to local heritage matters, the Department considers that consultation on the proposal with authorities and public agencies is not required.

6 Timeframe

Council proposes a 6-month timeframe to complete the LEP.

The LEP Plan Making Guidelines (August 2023) establishes maximum benchmark timeframes for planning proposal by category. This planning proposal is categorised as a standard.

The Department recommends an LEP completion date of 26 June 2026 in line with its commitment to reducing processing times. A condition to the above effect is recommended in the Gateway determination.

7 Local plan-making authority

Council has advised that it would like to exercise its functions as a Local Plan-Making Authority. As the planning proposal relates to a local planning matter and is consistent with the overarching strategic plans and relevant Ministerial Directions, the Department recommends that Council be authorised as the local plan-making authority for this proposal.

8 Assessment summary

The planning proposal is supported to proceed with conditions for the following reasons:

- The proposed new heritage items are supported by a heritage assessment (which forms the Council-endorsed Waverley Heritage Policy) and heritage data forms which determined that the 44 sites are of local heritage significance.
- The heritage assessment was undertaken in accordance with the NSW Guidelines for Assessing Heritage Significance.
- The proposal will recognise and provide ongoing protection of the local heritage significance in the Waverley LGA.
- The proposal will rectify an historical error relating to the listing and mapping of an existing local archaeological heritage item under the Waverley LEP 2012.
- The proposal, subject to Gateway conditions, is consistent with the relevant overarching state and local strategic plans, policies and ministerial directions.
- The proposal has addressed environmental, infrastructure, social and economic impacts.

Based on the assessment outlined in this report, the proposal should be updated prior to consultation to:

- Ensure the planning proposal, maps and heritage data forms are consistent and include up-to-date street addresses, property descriptions, maps, photographs and figures that are clearly labelled and accurately identify the sites and/or areas (including significant features where relevant).
- Ensure the analysis on the representativeness criteria for the Proposed Avoca Estate HCA includes a comparative analysis with other similar areas in the LGA or region.
- Include further physical description and photo documentation regarding the proposed new Bondi Road HCA.
- Ensure the explanation and justification for the proposed expansion of the Grafton Street HCA includes the new commercial component.
- Remove all references to the proposed new Bondi Basin, O'Brien Estate and War Memorial Hospital HCA and the proposed extension of the existing Charing Cross HCA and existing Evans Street HCA.
- Address the consistency of the proposal with the Waverley 2032 – Waverley Community Strategic Plan 2022-2032 and all relevant Ministerial Directions including Direction 6.1 Residential Zones and Direction 7.1 Employment Zones.
- Ensure the Project Timeline reflects the timelines included in the Gateway determination.

9 Recommendation

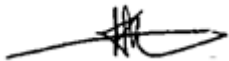
It is recommended the delegate of the Minister determine that the planning proposal should proceed subject to conditions.

The following conditions are recommended to be included on the Gateway determination:

1. Prior to public exhibition, the planning proposal is to be updated to:
 - (a) Ensure the planning proposal, maps and heritage data forms are consistent and include up-to-date street addresses, property descriptions, maps, photographs and figures that are clearly labelled and accurately identify the sites and/or areas (including significant features where relevant). This should include, but not be limited to:
 - i. Ensuring the location map and photographs clearly identify 2-14 King Street, Bondi and its significant features;
 - ii. Ensuring the address of the proposed items at 14 Lyons Street, Dover Heights and 1A Warners Avenue, North Bondi, are up-to-date and the supporting mapping and descriptions include the entire site.

- (b) Ensure the images of the streets, documentation demonstrating the link to the Depression works programs, and detail of the comparative analysis undertaken regarding the proposed Dickson Estate HCA. Furthermore, discussions around 'social' significance should be considered as historical.
 - (c) Ensure the analysis on the representativeness criteria for the Proposed Avoca Estate HCA includes a comparative analysis with other similar areas in the LGA or region.
 - (d) Include further physical description and photo documentation regarding the proposed new Bondi Road HCA.
 - (e) Ensure the explanation and justification for the proposed expansion of the Grafton Street HCA includes the new commercial component.
 - (f) Remove all references to the proposed new Bondi Basin, O'Brien Estate and War Memorial Hospital HCAs.
 - (g) Remove all references to the proposed extension of the existing Charing Cross HCA, and the proposed extension of the existing Evans Street HCA.
 - (h) Address the consistency of the proposal with the Waverley 2032 – Waverley Community Strategic Plan 2022-2032 and all relevant Ministerial Directions including Direction 6.1 Residential Zones and Direction 7.1 Employment Zones.
 - (i) Ensure the Project Timeline reflects the timelines included in the Gateway determination
2. The planning proposal should be made available for community consultation for a minimum of 20 working days.
 3. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing.

It is recommended that Council is authorised to be the local plan-making authority and that the LEP is completed on or before 26 June 2026.



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14 October 2025

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