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Bondi Surf Bathers Life Saving Club Queen Elizabeth Drive, Bondi Beach



Conservation Management Plan

Prepared for
Waverley Council

OCTOBER 2020 • Issue F

Jean Rice Architect

ABN 81 002 171 253

Notes

1. In version F of this document images and figures added have been numbered with a letter following the previous figure number: For example an image has been added after Figure 3.8 and it is numbered 3.8a, etc. When the document is finalised these will be renumbered consecutively.
2. In version F of this document the text coloured green has been added in this version in response to comments. **The text coloured red has been altered..** This is to assist reviewers and when the document is finalised the green and red text will be changed to black.
3. Web links provided were correct at the time of accessing the items. They may not remain current as organisations change their names and websites.

Version	Issued	Date	Endorsed / Signed Off
A	Draft History issued	May 2016	
B	Draft up to policies issued to BSLSC	April 2017	Comments received from BSLSC
C	Final Draft	February 2018	Revision all sections. Club proposals for additions
D	Final Draft	July 2018	Review comments incorporated
E	Revised Final Draft	September 2019	Additional review comments incorporated
F	Final	October 2020	Incorporate conditions in Heritage Council endorsement letter 11 August 2020 and table

Jean Rice Architect

13 St John St Newtown NSW 2042

ABN: 81 002 171 253

Architect Registration No.: 4349

Daytime Ph 9029 5982 Mobile Ph 0430 082 440 Email: jean@jeanrice.com.au



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1.0 INTRODUCTION

1.1 EXECUTIVE SUMMARY

Bondi Surf Bathers Life Saving Club (BSBLSC) is within a site of outstanding cultural heritage significance. Bondi Beach is listed on the National Heritage List, on the State Heritage Register as the Bondi Beach Cultural Landscape (BBCL) and in several listings on the Waverley LEP. It is in a Crown Reserve managed by Waverley Council. The surf club site is leased by BSBLSC from Crown Lands through Council as Trustee. The separate SHR BBCL Conservation Management Plan (CMP) should be referred to for general issues. This BSBLSC CMP should be referred to for the building and immediate study area.

This report analyses the history and surviving physical fabric of the BSBLSC based on historical research and site inspections. Heritage significance is assessed revealing the historic and aesthetic values of the building and the historical and social significance, particularly the importance of the club's surf life saving activities and the intangible values of the 'Bondi Lifesaver'.

The Club's and Council's constraints and opportunities are considered and policies developed to:

1. Conserve the cultural heritage values of the BSBLSC and consider individual listing.
2. Manage the BSBLSC in accord with this CMP as a heritage asset and for surf bathing, life saving and other compatible uses. Minimise the heritage impact of any development.
3. Encourage and support significant ongoing uses as part of the heritage value and allow new compatible uses that support and do not damage heritage values.
4. Protect and conserve the significant building within the significant cultural landscape.
5. Be aware of the Aboriginal stories of the place and of potential archaeology when excavating.
6. Conserve and manage moveable heritage and records and make them available for research and display.
7. Conserve fabric according to its level of significance by stabilisation, repair, and maintenance. Aim to remove or improve intrusive items. Use appropriately skilled people for conservation works.
8. Maintain significant building fabric and prioritise stabilisation works and works to slow deterioration. If approved new works and facilities may be added particularly to replace intrusive structures.
9. Encourage use by club members and the community and interpret the significance and history of the place, including to tourists and other visitors.
10. Keep records of work and monitor the condition of the place. Make the collection of historic documents and research reports accessible and encourage further research.

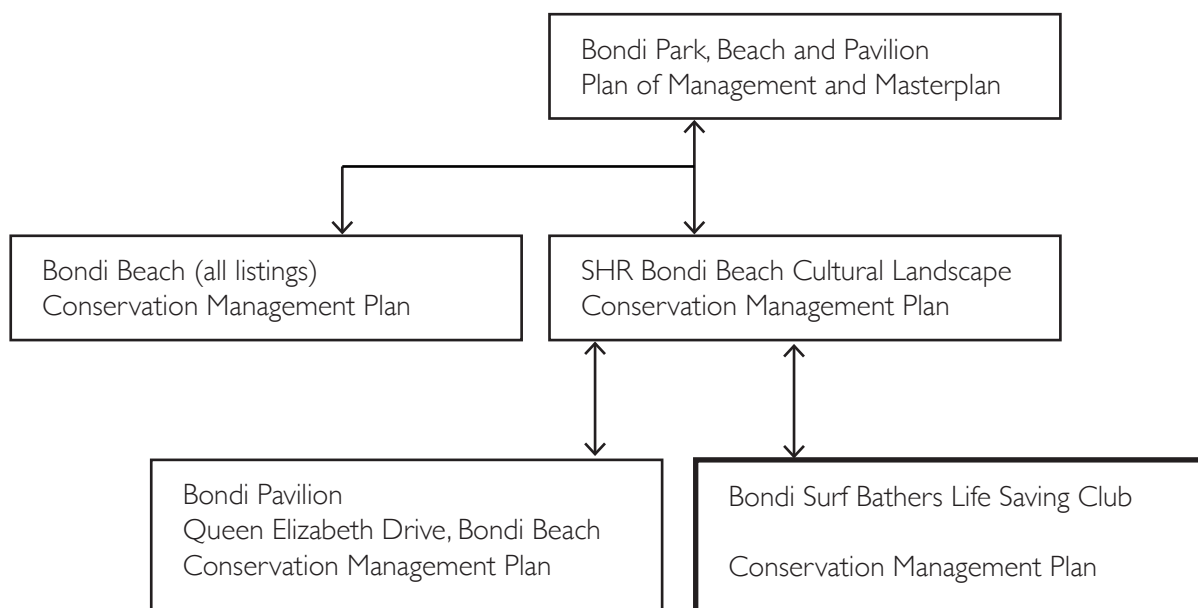
The implementation section addresses building management and maintenance and discusses areas for future development. The range of club and others uses in the study area is discussed recommending co-ordinated design of the public domain in the vicinity. Collection management is discussed and potential funding sources.

Appendices include detailed research information on the building sourced for this report.

1.2 REPORT OBJECTIVES AND RELATIONSHIP OF DOCUMENTS

This Conservation Management Plan (CMP) has been prepared by Jean Rice Architect for Waverley Council, to guide the design and documentation of works to the place and to be submitted as part of any development approval application for the Bondi Surf Bathers Life Saving Club.

A Conservation Management Plan was prepared for the Bondi Pavilion in 1997 which included a partial assessment of the adjacent surf club. This document for the Pavilion was revised in 2015-18 and endorsed under the Heritage Act. A CMP was prepared for Bondi Beach (all listings) in 2016 and submitted for endorsement under the Heritage Act in 2017. A CMP for the SHR BBCL area only was developed in 2018 at the request of the then Heritage Division and is under consideration for endorsement. This BSBLSC CMP has been amended to generally respond to the relevant comments received from the NSW Heritage Division on the SHR BBCL CMP and on the BSBLSC CMP drafts. The CMPs are generally consistent - the SHR BBCL CMP addressing broader scale issues and the individual building CMPs providing detailed analysis of significance and significant fabric and guidance for each building. The relationship of these documents is shown on the following diagram.



1.3 SITE AND OWNERSHIP

The site is located at the centre of Bondi Beach immediately 'north' of the Bondi Pavilion (see following aerial photos). Bondi Beach actually faces southeast but common usage is for the northeast end of the beach to be referred to as North Bondi and the southwest end as South Bondi. This convention was used in the SHR BBCL CMP and is continued in this CMP. A Council works yard is at the rear of the Bondi Surf Bathers Life Saving Club.

The study area is Crown Land managed by Waverley Council as trustees. The surf club building and its surrounds are located within Bondi Park which is a crown reserve. The surf club site is a Crown Lease to the BSBLSC. The exact area of the lease is not clear.



Figure I.1: 2019 front view of the Bondi Surf Bathers Life Saving Club. Source: Jean Rice Architect

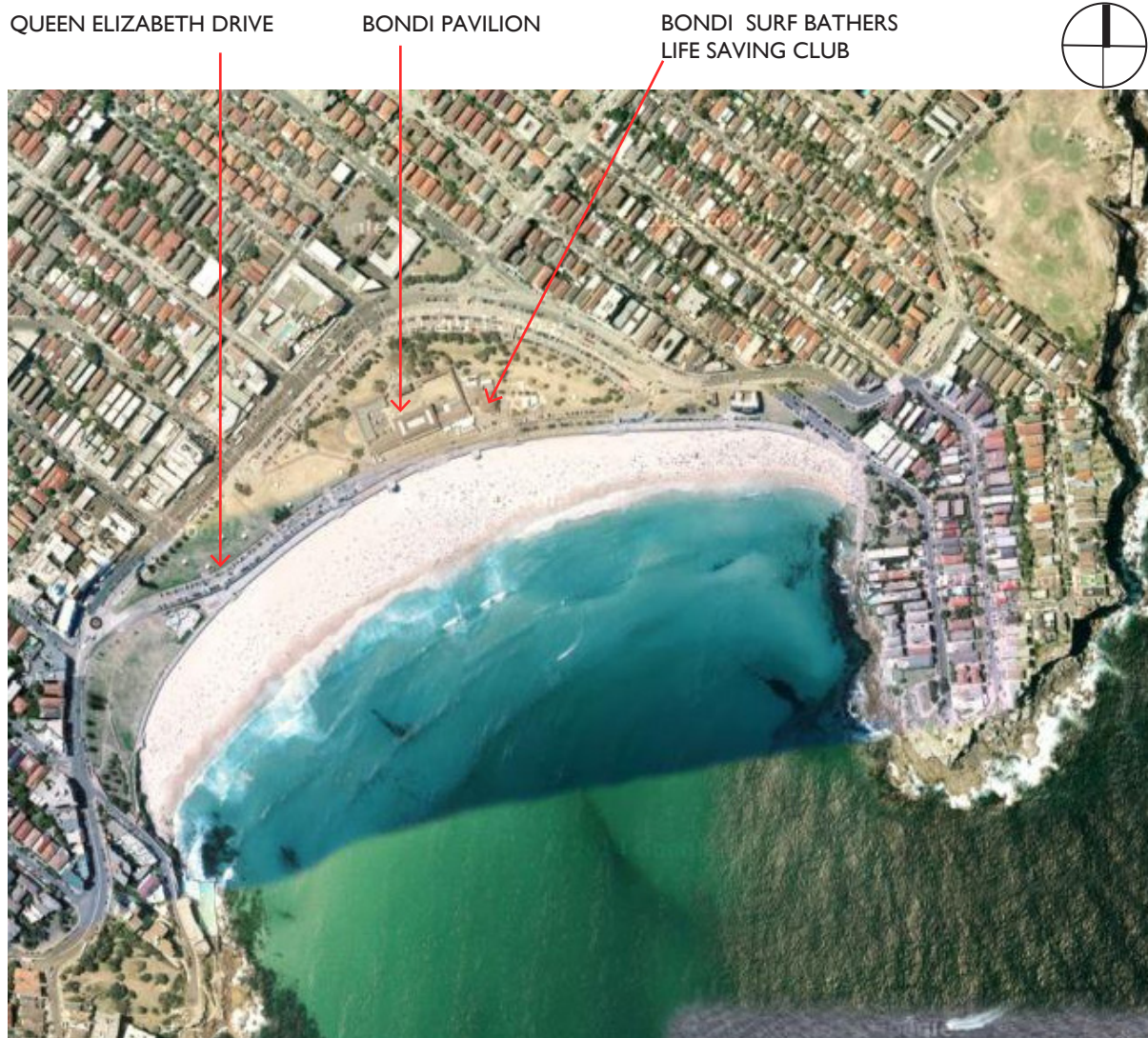


Figure I.2: Aerial View (c2014) of Bondi Beach showing the general location of the Bondi Surf Bathers Life Saving Club. Source: Google Maps. Annotations by Jean Rice Architect



Figure I.3: 2019 view of the side entrance of the Bondi Surf Bathers Life Saving Club. Source: Jean Rice Architect



Figure I.4: 2019 view of the rear of the Bondi Surf Bathers Life Saving Club, the works yard at right and study area. Source: Jean Rice Architect



Figure I.5: Aerial View (c2014) of Bondi Beach showing the location of the Bondi Pavilion, the Bondi Surf Bathers Life Saving Club and Works Yard. There have been some changes in the park since this image was taken such as the replacement of two of the picnic shelters Source: Google Maps. Annotations by Jean Rice Architect

I.4 STUDY AREA

The study area is shown on the aerial photograph below shaded in blue (Figure I.6). The area includes the buildings of the BSBLSC, areas used to store boats and trailers and the Waverley Council works yard. The study area also includes surrounding park up to the alignment of the major pedestrian paths in the section of the park where the BSBLSC and the Waverley Council works yard are located.. It does not include the paths themselves. This area was set to include areas that are also used for club and works yard activities such as vehicle movements, entry and exit to facilities, gatherings of groups such as Nippers, barbeques, event stalls and similar activities and detailed consideration is needed of conservation management of these areas. Note that the corner of the study area behind the works yards and adjoining the Pavilion is affected by a development [associated with the Pavilion and under construction on 2020](#). The study area is within Bondi Park which is Crown Reserve No. 500048. The main part of the park, including the study area does not have a lot or DP number. The street address is Queen Elizabeth Drive, Bondi Beach, NSW 2026 (there is no street number).

Figure I.7 on the following page is repeated from the SHR BBCL CMP and shows the names used in the text in both reports for features in the area and the location of those features.



Figure I.6: c2014 aerial view of the BSBLSC with the site area for this CMP shaded in blue. The dark green shipping container behind the surf club has been removed since this photo was taken. Source: SIX Viewer, colour overlay by Jean Rice Architects



Jean Rice Architect

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1.5 CURRENT SITUATION AND BUILDING PLANS

In late 2015 upgrading of Bondi Surf Bathers Life Saving Club and Works Yard was proposed and a development application lodged, which was withdrawn in mid 2017. Prior to this the Surf Club proposed additions and alterations whilst Council was developing a proposal for the Works Yard. It was decided that these projects should be combined so facilities such as toilets, meeting and lunch rooms and training facilities could be shared between the two adjacent sites and a common design approach could be developed so as to provide a consistent visual presentation. Concerns regarding the scale of the combined building and Council changes resulted in the proposal being abandoned.

The works proposed followed the Plan of Management for Bondi Beach (2014) which was adopted by Waverley Council. At the same time an overall scheme for the Bondi Pavilion adjacent was developed. Following the presentation of both schemes to the NSW Heritage Council and subsequent advice it was decided to complete a Conservation Management Plan (CMP) for the Bondi Beach Cultural Landscape and a separate CMP for Bondi Surf Bathers Life Saving Club (BSBLSC). The overall park is heritage listed by Waverley Council as well as being listed on the State and National Heritage Registers. The surf club is within this listed area but is not an individually listed heritage item.

Figures 1.9 and 1.10 are plans of the BSBLSC showing current room names and locations. They are based on drawings prepared by Tonkin Zulaikha Greer (TZG Architects) for a 2016 proposal and are not accurate in detail and are not measured drawings. No accurate current floor plans were found. The original architectural drawings for the building are in section 4.7 and Appendix D.



Figure 1.8: 2019 view of the Bondi Surf Bathers Life Saving Club showing the first floor addition. Source: Jean Rice Architect

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GROUND FLOOR PLAN

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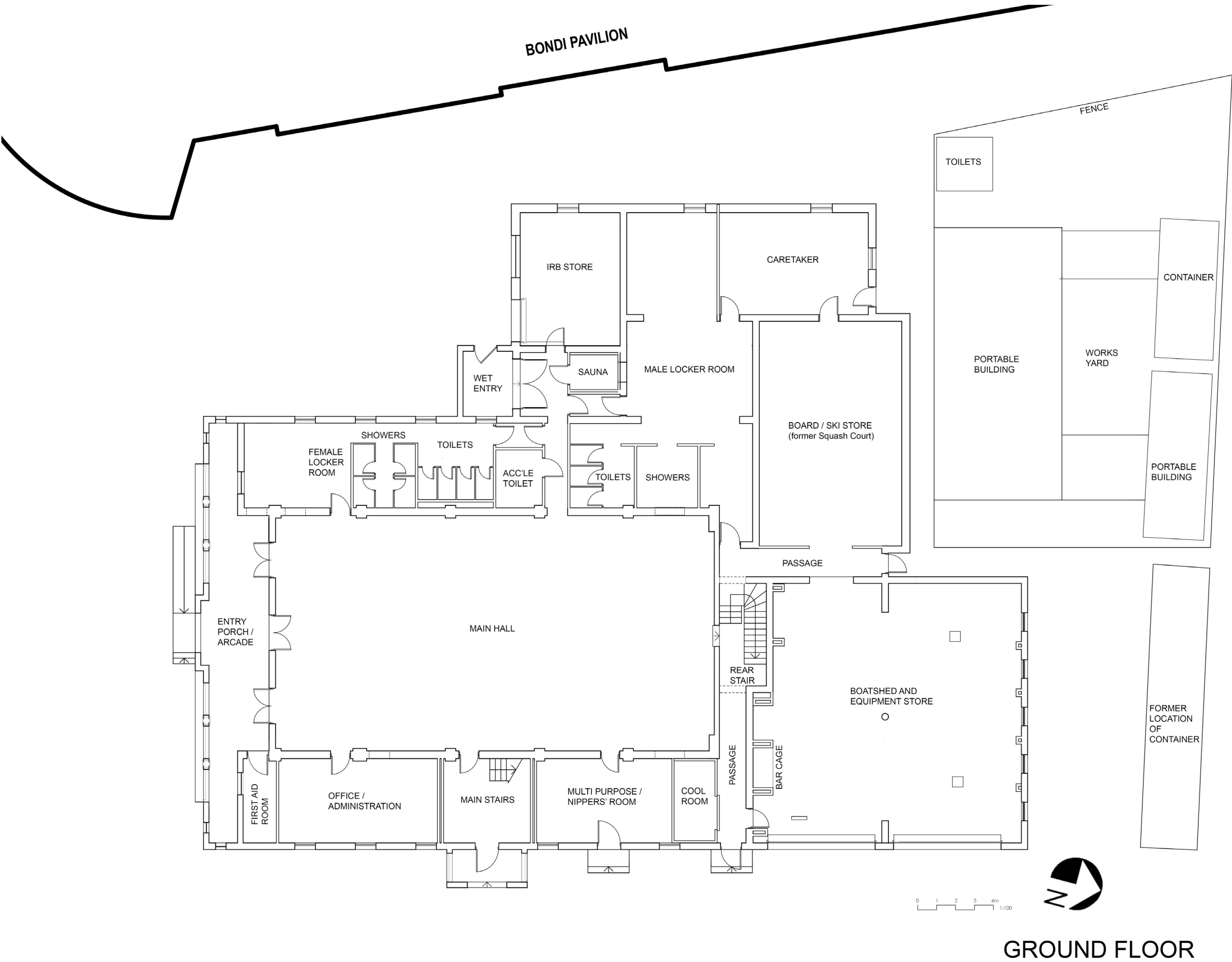
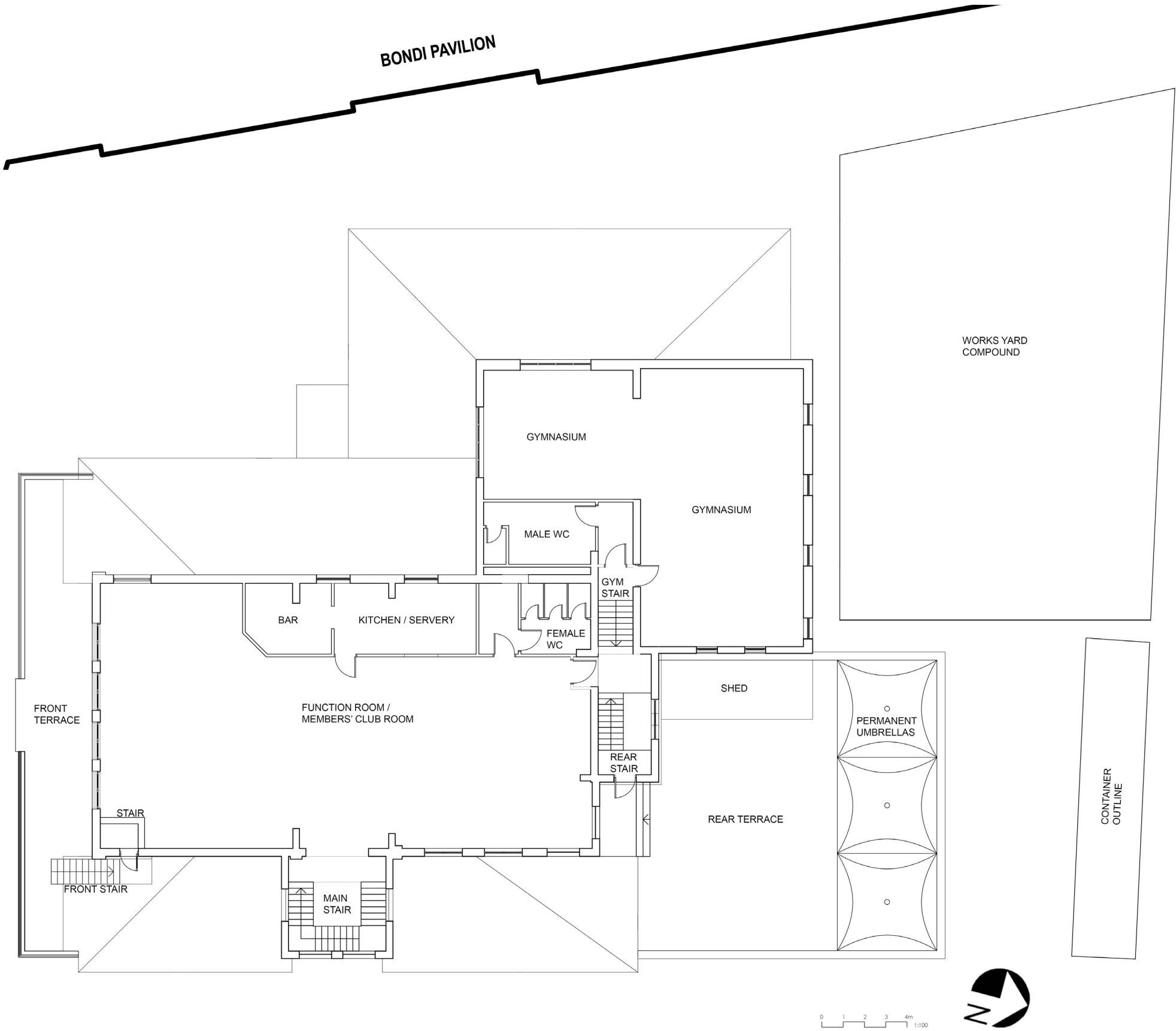


Figure I.9: Ground Floor Plan

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FIRST FLOOR PLAN

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FIRST FLOOR

Figure I.10: First Floor Plan

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1.6 METHODOLOGY

This Conservation Management Plan follows the guidelines set out in the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter 2013). The Burra Charter provides the Australia-wide accepted guidelines for heritage conservation and is included as an Appendix. Section 2 (Conservation and Management) of the charter states:

- 2.1 Places of cultural significance should be conserved;
- 2.2 The aim of conservation is to retain the cultural significance of a place;
- 2.3 Conservation is an integral part of good management of places of cultural significance;
- 2.4 Places of cultural significance should be safeguarded and not put at risk or left in a vulnerable state.

The methodology for this report is based on the established methodology for the preparation of Conservation Management Plans and Conservation Management Strategies, as per the NSW Heritage Branch guidelines and also on the Australian Government Guideline for preparing management plans for national heritage places. The report is also consistent with the guidelines of the International Cultural Tourism Charter (as adopted by ICOMOS 1999), Australian Heritage Commission Australian Natural Heritage Charter, and NSW Heritage Manual. The report's underlying approach is based on James Semple Kerr's 'The Conservation Plan'.

Rather than using a thematic approach, the historical material has been compiled chronologically, in order that the extent of the survival of fabric from each phase can be determined. This chronological approach is the approach developed by J S Kerr and is particularly useful for complex buildings where there have been a number of additions throughout the life of the building. The history is consistent with the histories in the SHR BBCL CMP, which has been integrated into this report. In the assessment of significance there is a discussion of national, state and local themes.

The physical fabric of the building was investigated at site inspections both externally and internally and was analysed by comparison with historic images and plans to determine changes. Parts of the roof space were inspected and spaces generally but sub-floor and most roof spaces were inaccessible and were not inspected. Non-intrusive observation was used.

1.7 KEY DOCUMENTARY SOURCES

Plan of Management

Waverley Council, Bondi Park, Beach and Pavilion Plan of Management, 2014-2024

Heritage Reviews

Mayne-Wilson & Associates, Bondi Park and Pavilion Heritage Review, 2012

Dominic Steele Consulting Archaeology, Waverley Aboriginal Cultural Heritage Study, 2009

Dominic Steele Consulting Archaeology, Aboriginal and non-Aboriginal Archaeological Assessment Bondi Pavilion [and Surf Club], Bondi Beach, March 2019

Conservation Management Plans

Clive Lucas Stapleton and Partners, Bondi Pavilion, Surf Club and Surrounds, Conservation Analysis and Guidelines, 1997

TKD Architects (Tanner Kibble Denton), Bondi Pavilion, Queen Elizabeth Drive, Bondi Beach, Conservation Management Plan – prepared as an update to the above report, 2015-19

Jean Rice Architect, draft Bondi Beach (all listings), Conservation Management Plan, 2016-19 which covers the national heritage listed area.

Jean Rice Architect, draft SHR Bondi Beach Cultural Landscape, Conservation Management Plan, 2016-20 which covers the state heritage listed area. (as submitted to the NSW Heritage Council for Endorsement)

Statements of Heritage Impact

Jean Rice Architect, Statement of Heritage Impact, Bondi Surf Bathers Life Saving Club and Works Yard, December 2015

Jean Rice Architect, Statement of Heritage Impact, North Bondi Amenities, August 2015

Urbis, Heritage Impact Statement, North Bondi Surf Life Saving Club, May 2009

Jean Rice Architect, Statement of Heritage Impact, Waverley Council Bondi Beach Works Yard, May 2017

1.8 REPORT LIMITATIONS

Original research has been restricted to easily accessible sources such as the Waverley Local Studies Library and online resources. The Surf Club has archival material that is currently stored off site and is not accessible. There will undoubtedly be key information available in such sources which may lead to differing conclusions or provide detail for interpretation. In 2020 the club has been working on its archive and making it accessible including scanning annual reports. These have been accessed to check key information but the archive as a whole has not been researched in its new location.

Whilst every attempt has been made to confirm the dates of establishment and construction and the location of earlier club buildings that no longer exist, the evidence is not decisive. Also some of the historic materials and photographs utilised in previous studies had not been fully referenced and as a result the current location of some of this material has not been able to be determined. The indexes and scanned material at State Records are in the process of being migrated to a new catalogue and as a result online access has been restricted. In addition some material in the State Library has been withdrawn from circulation as it is being digitised including maps and images in the Small Pictures File. State Library Digital image numbers for collections such as Home and Away videodisks were correct at the time of preparing the first draft however some of these images can no longer be accessed online, only the cataloguing information is available, not the scanned image. The images can still be consulted in the Mitchell Library.

Council supplied aerial images which have been used for analysis and to map phases of development and heritage items. No current 'as-built' or measured drawings of the site exist. The plans used as a basis for marking levels of significance were provided by Tonkin Zulaikha Greer, architects for the 2016 proposal, and are based on previous architectural drawings. They are not accurate and it is possible that features have been overlooked because of this.

1.9 REPORT STATUS AND AUTHORS

This plan has the status of an unpublished report. No copyright clearance has been obtained for the historic material used to determine the sequence of development of the place. This work may be used for private study, information and non-commercial research and is not for commercial publication. High resolution copies of images have not always been available or been obtained, the copies made available online for research purposes by libraries and archives have been used. The plan has been prepared by Jean Rice Architect, Angel Hayes Pty Ltd by the following project team:

Jean Rice, Director and Senior Conservation Architect

Dr Noni Boyd, Architectural Historian and Heritage Consultant

Jenny Snowdon, Interior Design and Heritage Conservation

Work by Roger Lembit (ecologist) and Ari Anderson (landscape architect) prepared for SHR BBCL CMP also informs this report.

1.10 STAKEHOLDERS, CONTRIBUTORS AND ACKNOWLEDGEMENTS

Staff members and the heritage advisor of Waverley Council were consulted as part of the preparation of this CMP and information was provided by:

Fleur Mellor

Julia Hardiman

Andrew Best

Surb Bhatti

Col Brady

Cathy Henderson

Extensive assistance was provided by the previous Local Studies Librarian Sophia Smiley.

The following people provided advice for the CMP. **Dominic Steele and David and Chris Ingrey also met** with the BSBLSC to discuss Aboriginal heritage values and impacts:

Dominic Steele, Archaeologist DSCA

David Ingrey and Chris Ingrey, La Perouse Local Aboriginal Land Council:

Alison Dejanovic, Australian Museum

The following people from the BSBLSC are acknowledged for their assistance in preparing of this plan

Allan Scott (deceased), Archives

Paul Ure, BSBLSC Building Sub-Committee

Charles Cotton, Captain of Lifesaving

Gary Emmerton, Master's Captain

Simon Watkins, former Director of Surf Sports and Swim Captain

Dr John de Launey, IRB Captain

Scott Ryan, Director of Junior Activities

Ms Vivian Veckranges, Former Office Manager

I.1.1 CONSERVATION PLANNING TERMS AND ABBREVIATIONS

The following terminology and abbreviations have been used in the report. The definitions explain the terms commonly used in Conservation Planning. The terms have been drawn from the Burra Charter and from the NSW Heritage Office publication, Heritage Terms and Abbreviations (1996).

Aboriginal Significance - An item is of Aboriginal Heritage Significance if it demonstrates Aboriginal history and culture. The National Parks and Wildlife Service has the primary responsibility for items of Aboriginal significance in NSW.

Adaptation - means modifying a place to suit the existing use or a proposed use.

Aesthetic significance - An item having this value is significant because it has visual or sensory appeal, landmark qualities and/or creative or technical excellence.

Archaeological Assessment - A study that is undertaken to establish the archaeological significance (or research potential) of a particular site and to propose appropriate management actions.

Archaeological Significance - A category of significance referring to scientific value or 'research potential' that is, the ability to yield information through further investigation.

Archaeological Site - A place that contains evidence of past human activity. Below-ground archaeological sites include building foundations, occupation deposits, features and artefacts. Above ground archaeological sites include buildings, works, industrial structures and relics that are intact or ruined.

Archaeological Zoning Plan - A graphic plan of a place indicating relative archaeological potential of areas or zones within this. An archaeological zoning plan is prepared by undertaking broad scale archaeological assessment over a large area.

Associations - means the special connections that exist between people and a place.

Burra Charter (and its guidelines) - Charter adopted by Australia ICOMOS which establishes the nationally accepted principles for the conservation of places of cultural significance.

Conservation - means all the processes of looking after a place so as to retain all its cultural significance. The earlier version of the Burra Charter noted that conservation includes maintenance and may according to circumstance include preservation, restoration and adaptation and will more commonly be a combination of these.

Contemporary Community Esteem - The valuing of a heritage item by a recognised local, regional or state-wide community because it forms a strong part of their cultural identity.

Compatible Use - means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.

Cultural Landscape - Those areas of the landscape which have been significantly modified by human activity. They include rural lands such as farms, villages and mining towns as well as country towns.

Cultural Significance - means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individual components, fixtures, contents and objects.

Curtilage - The geographical area that provides the physical context for an item and which contributes to its heritage significance. Land title boundaries and heritage curtilages do not necessarily coincide.

Development Control Plan (DCP) - A plan prepared by a local council to provide more detailed development controls and guidelines to accompany an LEP. Often used for Heritage Conservation Areas.

Environment Protection and Assessment Act (1979) (EP&A Act) - The statutory framework for planning in NSW. The Act under which LEPs and DCPs are made.

Environmental Heritage - means those places, buildings, works, relics, moveable objects and precincts, of State or local heritage significance (Section 4 of the Heritage Act 1977).

Excavation Permit - A permit issued by the Heritage Council of NSW under Section 60 or Section 140 of the Heritage Act 1977 to disturb or excavate a relic.

Exemptions - Work on heritage items covered by conservation orders which can be exempted under Section 57 (2) of the Heritage Act from the requirements to obtain the Heritage Council's consent.

Fabric - means all the physical material of the place including components, fixtures, contents and objects.

Heritage Act 1977 (as amended 1999) - The statutory framework for identification and conservation of heritage in NSW. The Act also describes the composition and powers of the Heritage Council.

Heritage Item - A landscape, place, building, structure, relic or other work of heritage significance. See also **Item**.

Heritage Significance - of historic, scientific, cultural, social, archaeological, natural or aesthetic value for past, present or future generations.

Historical Significance - An item having this value is significant because of the importance of its relationship to the evolving pattern of our cultural history.

Interim Heritage Order (IHO) - An order made under Part 3 of the Heritage Amendment Act 1998. The Minister may make an interim heritage order for a place, building, work, relic, moveable object or precinct that the Minister considers may, on further inquiry or investigation, be found to be of state or local Heritage Significance. The Minister may delegate the power to place IHOs to local councils however in general the orders will be made by the Minister, following recommendations by the Heritage Council.

Integrity - A heritage item is said to have integrity if its assessment and statement of significance is supported by sound research and analysis, and its fabric and curtilage are largely intact.

Interpretation - means all of the ways of presenting the cultural significance of a place.

Item - means a place, building, work, relic, moveable object or precinct (Heritage Act 1977).

Local Environmental Plan (LEP) - A statutory plan prepared by a local council in accordance with the EP&A Act. An LEP regulates the carrying out of development within a local government area and controls the use and development of land and the conditions under which change may occur.

Local Significance - Items of heritage significance which are fine examples, or rare, at the local community level.

Maintenance - means the continuous protective care of the fabric, contents and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.

Meanings - denote what a place signifies, indicates, evokes or expresses.

Moveable Heritage - items not fixed to a site or place, for example, furniture, locomotives and archives.

National Parks and Wildlife Act 1974 (NPW Act) (as amended 2002) - Statutory framework for the care and control and management of reserved lands and Aboriginal objects and places in New South Wales. Non Aboriginal cultural relics on sites owned by the NPWS also come under the jurisdiction of the National Parks and Wildlife Act.

Oral Histories - Historical research carried out by interviewing people associated with a heritage item, in a planned manner to answer questions which is archival recording on audio equipment so that it can be transcribed and analysed.

Place - means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

Permanent Conservation Order (PCO) - Prior to 1998 an order made under Section 44 of the Heritage Act 1977 to protect a significant heritage item in NSW. The order remained in place indefinitely unless revoked. Under the 1998 changes to the Heritage Act 1977 PCO's have been replaced by inclusion on the State Heritage Register (SHR) and IHOs.

Preservation - means maintaining the fabric of a place in its existing state and retarding deterioration.

Rarity - An item having this value is significant because it represents a rare, endangered or unusual aspect of our history or cultural heritage.

Reconstruction - means returning a place to a known earlier state and it is distinguished by the introduction of new material into the fabric.

Regional Environmental Plan (REP) - Prepared by the Director-General of the Department of Urban Affairs and Planning (now Planning NSW) and made by the Minister for Urban Affairs and Planning following public exhibition. It deals with matters important to a specific region such as land use, development and the conservation of heritage places.

Related Object - means an object that contributes to the cultural significance of the place, but is not at that place.

Related Place - means a place that contributes to the cultural significance of another place.

Representativeness - Items having this value are significant because they are fine representative examples of an important class of significant items or environments.

Restoration - means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Section 60 Application - An application made under Section 60 of the Heritage Act 1977, for approval to make changes to an item on the State Heritage Register. Routine maintenance, and other works which do not affect the significance of an item are exempt from Heritage Council Approval.

Section 170 Register - Section 170 of the Heritage Act 1977 requires each NSW Government Agency to prepare and maintain a register of heritage items in their ownership or under their control. This provision continues under the amended act, with extended responsibilities for Government Agencies.

Setting - means the area around a place, which may include the visual catchment.

Social Significance - Items having this value are significant through their social, spiritual or cultural association with a recognisable community.

State Heritage Inventory (SHI) - An inventory of items and places that have statutory protection, including items of State heritage significance.

State Heritage Register (SHR) - This register, required under Part 3A of the Heritage Amendment Act 1998, lists items of State Heritage Significance. It is maintained by the NSW Heritage Branch and is available on the internet at www.heritage.nsw.gov.au. Part 3A notes "the automatic listing of items that were formerly the subject of a Permanent Conservation Order, or that are owned by Government Instrumentalities and identified as being of State Heritage Significance".

State Heritage Significance - in relation to a place, building, work, relic, moveable object or precinct, means significance to the state in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of an item (Section 4A (1) of the Heritage Act 1977).

State Significance - Items and places that have been assessed to have importance to the people of the State of New South Wales.

Statement of Heritage Impact - Analyses the impact of proposed works on the significance of a heritage item.

Technical/Research Significance - Items having this value are significant because of their contribution or potential contribution to an understanding of our cultural history or environment.

Use - means the functions of a place, as well as the activities and practice that may occur at the place.

The following abbreviations have been used in the text

AHC	Australian Heritage Commission (now Council)
AIF	Australian Imperial Forces
AO	Archives Office (now NSW State Records. This prefix is still used for maps and plans
ATCJ	Australian Town and Country Journal
ATV	All terrain vehicle
BBCL	Bondi Beach Cultural Landscape
BCA	Building Code of Australia
BSBLSC	Bondi Surf Bathers Life Saving Club
BOOS	Bondi Ocean Outfall Sewer
C&LGJ	Construction and Local Government Journal
CMP	Conservation Management Plan
CP	Conservation Plan
DA	Development Application
DCP	Development Control Plan
DDA	Disability Discrimination Act
DOP	Planning NSW (or PlanningNSW) (formerly Department of Planning)
DPWS	former Department of Public Works and Services
EP&A	Environment Planning and Assessment Act
EPBC	Environmental Protection and Biodiversity Conservation Act
FF	First Floor
GF	Ground Floor
GPO	former Government Printer's Office
HCA	Heritage Conservation Area
HLRV	Historic Lands Record Viewer
ICOMOS	International Council on Monument and Sites
IRB	Inflatable rescue boat (Rubber ducky)
LEP	Local Environmental Plan
LGA	Local Government Area
LHS	Left Hand Side
MP	Master Plan
ML	Mitchell Library
NLA	National Library of Australia
NSWSR	NSW State Records (see AO)
NF&SA	National Film and Sound Archive
NT	National Trust
POM	Plan of Management
REP	Regional Environmental Plan
RNE	Register of the National Estate
RHS	Right Hand Side

SHI	State Heritage Inventory
SHR	State Heritage Register
SLC	Surf Lifesaving Club
SMH	Sydney Morning Herald
WC LSC	Waverley Council Local Studies Collection

Abbreviations of Report Titles

SHR BBCL CMP Jean Rice Architect, Conservation Management Plan for the State Heritage Register listed Bondi Beach Cultural Landscape (final draft October 2020)

HIS NBSLSC Urbis, Heritage Impact Statement, North Bondi Surf Life Saving Club, May 2009

HR BB Warwick Mayne Wilson & Associates, Heritage Review of Bondi Beach, 2012

Local Government Changes

During 2016 Council amalgamations were proposed affecting the area. At the time of writing this report the Local Government Area was still controlled by Waverley Council.

Punctuation

We have not used apostrophes in item names, following the standard set by the Geographic Names Board and where the word in question could be singular or plural. We also have not used full stops in abbreviations according to modern practice and for brevity in tables.

Figure Numbers and Footnotes

Due to the complexity of this CMP, figure numbers relate to the relevant section and are numbered beginning with I. (eg first figure in Section I is Figure I.1)

Footnotes are numbered within each new section beginning with I.

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2.0 HISTORICAL OUTLINE

2.1 INTRODUCTION AND ABORIGINAL HISTORY

This historical outline focuses on the sequence of surf club buildings on the beach front at Bondi and how they were used by the surf life saving club. The historical outline has been prepared to assist with the assessment of cultural significance and is not intended to be a definitive history of the surf club, as it focuses on the activities documented as taking place in and adjacent to the club house. The patrol work and competition successes of the club's members is recorded in Annual Reports and recent published histories. The outline history also covers the development of the landscape setting within the study area.

More detail about the natural environment, Aboriginal history and the pavilion can be found in the SHR BBCL CMP, Bondi Pavilion CMP and Aboriginal and non-Aboriginal Archaeological Assessment. The reports and authors are detailed in section 1.7 and in the Bibliography. Early surveyors derived the name Bondi from the Aboriginal name Boondi, also spelled Bundi, Bundy, Boondye and Bondy.

2.1.1 ECOLOGICAL HISTORY

The land behind Bondi Beach was mobile sand dunes, extending to Rose Bay. They were bounded by sandstone headlands and ridgelines to the east and west. Their form would have varied over time with storm activity, particularly wind. At the low points between dunes were lagoons that would have varied in form with encroaching wind blown dunes. Use subsequent to 1788, including grazing, human movement and vegetation clearing, would have increased the instability of the naturally unstable landform of the sand hills. The character of the foreshore and sandhills is shown photos (figure 2.64-65) in the chronology in section 2.10 of this report. The SHR BBCL CMP, section 2.2.1, includes more detailed descriptions and illustrations and the stabilisation of the sandhills is detailed in section 2.2.2.

The pre 1750 vegetation of the Bondi area would have included coastal scrub, forest and woodland. with extensive areas of unstable sand supporting Coastal Spinifex and Beach Fescue with a gradation through low heath to coastal scrub dominated by Coast Banksia and Coastal Tea-tree. There were also freshwater lagoons in the dune swales between Rose Bay and Bondi with Banksia scrub on the slopes above the lagoon and fringing woodland of Melaleuca. Typical lagoon vegetation was sedges and rushes.

The unstable dune structure was described by Bradley in July 1788 *'Went down to one of the lower coves and walked over to the Sand Hills which are given as a mark for a ship coming from the S[outh] ward to know when they are near to Port Jackson, we found a good path over the neck of land not half an hours walk'*.¹ Dune stabilisation works in the area behind the beach were undertaken by the Public Works Department in 1900. The Bondi area was one of the early sites in NSW used for experiments in sand stabilisation using brush fences and introduced plants. From the 1890s the ecology of Bondi Bay, including the rock platforms and rocky reefs was impacted by the ocean sewage outfall. In 2008 the Office of Environment and Heritage found that the level of impact had reduced dramatically with a 98% improvement in water quality since the commissioning of the deep-water ocean outfalls.

¹ Bradley W.A., *A Voyage to New South Wales: The Journal of Lieutenant William Bradley RN of HMS Sirius 1786-1792*. Facsimile Edition, Trustees of the Public Library of NSW and Ure Smith, Sydney, 1969

There has been considerable modification of the natural landform at Bondi as the land was subdivided from 1809 and post 1900 there were progressive beach front improvement programs.² Bondi Beach itself was a long curve of sand, with sand dunes and semi-permanent lagoons beyond (near Hall Street), the outlet of which has now been piped. Photographs dating from the late 1850s to the 1890s show the beach and the shifting sand dunes before any of the improvements were made (refer to the Chronology figures 2.64-65). These dunes have all been flattened (refer to the [SHR](#) Bondi Beach Cultural Landscape CMP where the taming of the Bondi Sandhills is explained in detail).

2.1.2 THE CADI (PRE 1788)

The following section is a summary of a more detailed Aboriginal Heritage Values Review and the Aboriginal and non-Aboriginal Archaeological Assessment (Appendix C) both written by Dominic Steele Consulting Archaeologists (DSCA) as part of the BBCL project. Those reports build upon and develop the 2008 Waverley Aboriginal Cultural Heritage Study (WACHS) undertaken by DSCA. The TKD 2018 Pavilion CMP provides other detail and describes Aboriginal cultural life generally as follows:

Aboriginal people were hunter-gatherers who moved systematically across their land gathering food resources according to the seasons. They were extremely efficient hunters and gatherers with a highly developed understanding and intimate knowledge of their country, finding sufficient resources in a few hours a day as opposed to the daily toil of tilling fields. This intelligent approach to food production allowed time for Aboriginal people to develop a very rich spiritual and social life. Movement across the landscape was also important for ceremonial purposes. The performance of rites ensured the ongoing supply of resources. Over thousands of years, Aboriginal people had developed a highly sophisticated method of food husbandry combined with a spiritual relationship with the land to ensure ongoing food, animal and plant reproduction. They were finely attuned to the environment and never over-used a resource to ensure its ongoing availability. They moved within a very well defined territory utilising seasonal resources. Material possessions related to their subsistence activities were minimal to allow ease of movement. Permanent dwellings were not required as they moved with the seasons. However, they did construct windbreaks or temporary huts or camped in rock shelters, all of which provided adequate protection from the elements.³

The 2008 Waverley Aboriginal Cultural Heritage Study (WACHS) describes the Cadi clan group generally:

Aboriginal people have occupied the greater Sydney region for over 20,000 years. When people first arrived, the landscape and vegetation, the climate, and types of animals they encountered was markedly different from today. Archaeological research further indicates that each of these aspects of the pre-European contact environment changed dynamically over time up to the present.

Prior to the appropriation of their lands by Europeans, the Sydney region was made up of the clan estates of over twenty different Aboriginal clan groups. These clans comprised several extended families and were the land-owning groups in Aboriginal society. The Waverley area

2 See detailed history in SHR BBCL CMP

3 TKD Architects, *Bondi Pavilion, Queen Elizabeth Drive, Bondi Beach, Conservation Management Plan*, 2018

formed part of the traditional lands of the clan known as the Cadi-gal. From what we know from other parts of Sydney, the Cadi-gal is likely to have numbered between 30 and 70 people in 1788.

The lands of the Cadi-gal were known as Cadi and the name 'Cadi-gal' simply means the people of Cadi. The Cadi extended along the southern shore of Port Jackson from South Head to around Pyrmont. The southern boundary of Cadi is less well defined and may have reached Botany Bay around present day Mascot. However, it seems certain that Cadi would have included all of the Waverley LGA.

The land area of Cadi is therefore likely to have been in the order of 100km² with the Waverley area representing about 10% of this area at its eastern end. The large size of their clan estate means that the Waverley area was likely to have been thinly populated and possibly vacant during some parts of the year. There is no doubt that the ocean coast was a rich ecological zone, but whether it was regarded as more significant as a food source or in other ways by the Cadi-gal than other parts of Cadi is not known at this time.⁴

2.2 BONDİ BEACH BEFORE THE FIRST CLUB HOUSE (TO 1907)

As Sydney developed the area around Bondi Beach was slowly settled and became an area for public recreation while Aboriginal people continued to live in the area..

2.2.1 CONTINUED ABORIGINAL OCCUPATION

The complexity and antiquity of the prehistoric Aboriginal use of Bondi was evidenced by the discovery of a major archaeological site 'at the back of the beach' after it was exposed by storms in 1900 (see description in 2.2.2) and by the 'persistent' occupation of Bondi by Aboriginal people that continued until the 1870s and possibly the early 1920s.⁵ Refer also to section 2.2.2 following and later sections 4.2 and 4.3 for discussions of the location of the recorded Aboriginal site at Bondi Beach, [sections 6.1.3 and 6.1.4 for Aboriginal heritage listings, the SHR Bondi Beach Cultural Landscape CMP for a more detailed analysis of the occupation of the beach area generally and the lagoons beyond and the all listings Bondi Beach CMP for sites in the vicinity.](#)

Historical records document Aboriginal camping in the 'Bondi Sand Hills' (BSH) throughout the 'settler period' continuing Aboriginal occupation extending back into prehistory. Collections of Aboriginal stone objects (artefacts), most likely used by Aboriginal people living in the BSH in the late 19th century, are a tangible expression of continued Aboriginal historical occupation. At the time that [early settler](#) O'Brien's homestead was erected in the 1840s the coastal strip and hinterland was sparsely settled by whites, was distant from Sydney Cove, and was largely unaltered 'Aboriginal country' with multiple attractive and predictable landscape attributes, elements and resources including sources of food and raw materials.

The surviving Aboriginal carvings on headlands in the Waverley area and the late nineteenth century archaeological finds at the back of Bondi Beach demonstrate the long-standing use of the place by

⁴ Dominic Steele Consulting Archaeology, *Waverley Aboriginal Cultural Heritage Study*, 2009

⁵ 'Persistent' occupation is one of the categories of occupation utilised by archaeologists.

Aboriginal people. Aboriginal people continued to live autonomously in Bondi after 1788 and probably throughout the nineteenth century until at least the 1870s on both vacant and settled land where the absence of racial hostility, space and lack of competition for resources permitted. Many Aboriginal camps appear to have been chosen specifically to be away from direct settler surveillance and interference. The country beyond the beach and lagoons at Bondi was rugged sandstone and extensive dune-field that was not easily crossed by settlers initially. For the eastern Sydney Aboriginal population it was a landscape easily linked, by the foreshore and coastal gullies, with lands to the north, west and south.

The Aboriginal occupation of the Bondi Sand Hills throughout most of the nineteenth century is likely to be explained by the presence and predictability of drainage and freshwater lagoons, shelter provided by the dunes and rock overhangs, extensive, flat and smooth sandstone platforms suitable for working, camping and engraving, and the proximity of sandy beaches and rocky shores for a variety of shell fish and seafood and possibly the accessible, workable (and tradable) basalt from Murriverie, North Bondi - before the basalt from the Murriverie quarry was exhausted by settlers. The exact location of the track mentioned by Bradley (see section 2.1.1) or Aboriginal camp sites believed to have been located along the beach have not been determined. Obed West, in the 1882, recounted that Aboriginal people were seen carrying their bark canoes to Bondi Beach.⁶ There were selected locations along the coast where the fishing was good, or the shellfish were plentiful.

2.2.2 GALE EXPOSES ABORIGINAL TOOL WORKSHOPS 1900

In 1900 a severe storm resulted in the redistribution of the sand of Bondi and Maroubra beaches exposing a much older surface and Aboriginal artefacts. This historical find is the basis for the Bondi Beach Campsite listing on - AHIMS #45-6-2169. See section 4.2 of this report and further detail in the [SHR BBCL CMP](#).

The artefacts found became known as Bondi Points and were used by archaeologists to mark changes in tool types over time. One of the first sequences was established by McCarthy of the Australian Museum in 1936 (published 1948). Distinctive artefacts, such as Bondi points, found in layers of floor deposits were used to distinguish different historical periods. McCarthy called the period, with artefacts like Bondi points, the Bondaian and the tools types in different layers were used to develop stone tool archaeological chronologies. McCarthy's "Eastern Regional Sequence" set the framework for Aboriginal prehistoric research which has been progressively refined but is still used. by Australian archaeologists. The NSW Geological Survey collected numerous Aboriginal artefacts from what was described as being open air tool making 'workshops'. The discovery was described as follows:

A very remarkable discovery was made by Mr. T. Whitelegge in the early part of 1900 along the local seaboard. A series of heavy gales displaced the sand hummocks at Bondi and Maroubra Bays, Dee Why Lagoon, etc., exposing what appeared to be an old land surface. On the latter [assumed he meant former based on the rest of the paragraph] Mr. Whitelegge found revealed, what we had never before imagined to exist, a series of aboriginal 'workshops' where for generations the blacks of the Port Jackson District must have manufactured chips, splinters

6 McCormick, Bondi Rock Carvings, Dictionary of Sydney also Morrison, The Aldine centennial history of NSW illustrated. 1888 (source of original quote but not accessed for this report).

and points for installation along the distal margins of their spears and for other purposes. The old land surface at Bondi, as I saw it, in the company with the discoverer, was covered with thousands of these chips, some of them exquisitely made with core pieces, chippers and rubbers. The lithological character of the material used was very varied, from pure white crystalline quartz, opaque amorphous quartz, every variety of chert and quartzite, to rocks of a metamorphic character. It is quite clear that the siliceous material was derived in a great measure from the surrounding Hawkesbury Sandstone, but the others were probably obtained from distant sources...⁷

The “workshops” at Bondi were far more extensive than those at Maroubra, the whole length of the back of the beach was more or less covered with tons of stones, all of which had been taken here and put to some use. In the centre of the beach there was a kind of delta upon which the coarser materials were deposited, the sand having been washed away on this area; thousands of implements, which had evidently been used, were found, and chips or flakes were few and far between. For many months the original ground at Maroubra, and also the more extended area at Bondi, yielded an abundance of implements and at each visit we invariably returned with as much as we could carry. Unfortunately the new road across Bondi has now covered most of the sites that afforded the best ground for collecting. Still there are a few patches left at Bondi, which after certain gales would be well worth visiting⁸

It is difficult to locate the deposits from this 1907 description. The tram loop was built at the time but no pavilions or sea walls. The term “back of the beach” suggests a site further inland and the description of a “delta” in “the centre of the beach” suggests the lagoon outlet which originally opened to the south end of the beach. It is not clear how this was affected by the 1890s draining of the lagoon and the construction of the elevated tram line and loop but the major stormwater outlet remained at the south end of the beach. The reference to the new road covering sites may refer to the “sand road” called Pretoria Avenue that was built in association with the stabilisation of the sand dunes between 1900 and 1902 and shown on a map. It ran from the tram loop across Bondi Park 150 feet above the then high water mark.⁹ It may also refer to Campbell Parade which was developed in stages from the tram loop northwards after 1902 until 1925. DSCA conclude that: *As a consequence of widespread historical modification to the original beach front it is not expected that in situ Aboriginal archaeological deposits potentially associated with AHIMS #45-6-0179 will survive in most locations within this part of the BBCL unless buried deep and ‘safely’ below former impact zones.*¹⁰ See also section 4.1.

For the history of land grants in the area and the formation of the reserves see the SHR BBCL CMP.

7 Etheridge, *Curator's report*, Rec. Austr. Mus., iv., 4, 1900, pp. 148 and 165 published in Etheridge and Whitelegge *Aboriginal Workshops on the Coast of NSW and their Contents* in Records of the Australian Museum, volume 6, pp.233. 1907

8 Etheridge and Whitelegge, *Aboriginal Workshops on the Coast of NSW and their Contents* in Records of the Australian Museum, volume 6, p.235, 1907.

9 Smith, W A, *Treatment of Drift Sand, as Applied to the Bondi Sand Dunes* a paper read to Sydney University Engineering Society, 27 October 1902, <http://openjournals.library.usyd.edu.au/index.php/SUES/article/view/2023>

10 Dominic Steele Consulting Archaeology, *Aboriginal Heritage Values Review, BBCL Bondi Beach*. 2017

2.2.3 BEACH IMPROVEMENTS

At the weekends visitors flocked to Sydney's beaches in large numbers as a result of beach improvements in the mid 1880s and particularly with the extension of the steam tramway to the beach in 1894. The initial improvements made by Waverley Council included the construction of ocean baths. Once the tram line was extended down to Bondi Beach, the location began to rival Manly in popularity. Descriptions from 1884 show that Bondi Beach was also popular in the winter. In August 1884 it was reported that

The facility afforded to the public by the recent extension of the tram line to Bondi beach was fully availed of, and a large number of persons bent upon enjoying the day quietly and pleasantly visited that favourite resort. Ample means of enjoyment were provided in the shape of billiards, skittles and swings for those who felt inclined to indulge in such pastimes, and there was dancing in the pavilion to the strains of a band engaged for the occasion.¹¹

Life Saving techniques had been introduced at Bondi Beach in the mid 1890s, with demonstrations given, including at the Bondi Baths at a carnival on 7th December 1895. Early visitors to the beach were picnicking or walking and paddling rather than swimming. Sea bathing was banned during the day under the Public Offences Act and Municipal by-laws - though often the term bathing referred to what we would now call washing and the bathers were nude. Proper attire was also a concern. In the 1890s bathing occurred in the Baths rather than off the beach. Attitudes relaxed somewhat but ordinances remained. Protests by bathers at the start of the summer of 1902/03 saw an organised attempt to change Waverley's Council's attitudes to sea bathing. Many locals simply ignored the local ordinances.

As a result of the aldermanic and police crusade, the regular beach bathers decided to go to the beach in force yesterday - there are several hundreds of them - and give the police some work to do in collecting names...Mr Oakes says that he thinks the council, instead of harassing men who are doing no harm, should encourage sea bathing, and work in concord and amity with those who practise it by spending a few pounds in erecting dressing sheds. He certainly thinks that the present time - when it is so important, owing to the shortage of water - that home bathing should be minimised as far as possible - is an inopportune one at which to interfere with a practice which has been in existence for years.¹²

Improvements to the beach for the use of surf bathers began to be made, with approval sought from the Minister for Lands to build bathing sheds in 1904. The location of the changing sheds was later criticised, the sheds having been constructed at the more dangerous (southern) end of the beach. In September 1905 it was reported that

An explanatory sketch forwarded by the Lands Department regarding the proposed accommodation for bathers at Bondi Beach was considered by the Waverley Council at its last meeting. Provision was made for bathers of both sexes, with the exception that the accommodation for women would include a number of narrow partitions, thus securing more privacy for the occupants. The screen in front, would be closer to the fence as a further

11 SMH 30 June 1884

12 Evening News 15 November 1902

safeguard from observation. From 20 to 25 women could be thus accommodated. The cost of construction would be about £40. The men's shelters would accommodate 250 and would cost £160.¹³

Waverley Council finally erected a single line of bathing sheds, using funds from the Minister of Lands and the Railway Commissioners (who had constructed the adjacent tram line). These facilities were located towards the southern end of the beach. The change sheds proved so popular that they were soon doubled in size. Photographs survive that show both the single and double changing shed configurations. Successive designs for dressing sheds continued to cater for much larger numbers of male than female bathers. Surf bathing continued to be viewed as a male dominated activity, as was life saving. It was not until the 1980-81 season that women were admitted as active surf club members.

The formation of the tram turning circle, opened in 1905, made visiting Bondi Beach even easier and in August Waverley Council lifting its ban on daytime surf bathing in time for the 1905/1906 summer season.

Waverley Council is encouraging surf bathing on Bondi Beach. At the last meeting the parks and baths committee adopted the following bylaw on the motion of Alderman Cox: 'It shall be lawful for all persons whether male or female, to bathe in the sea at all times and at all hours of the day at those portions of the sea beach within the borough of Waverley duly set apart for such bathing, provided that such persons shall be clothed and covered from the neck and shoulders to the knees with a suitable bathing costume, and all children above the age of 8 years, male or female, shall be also properly clothed.

Any person infringing the bylaw will be liable to a penalty not exceeding £5 [pounds], and not less than 10s [shillings]'.¹⁴

Once the lifting of daytime surf bathing restrictions had occurred, the popularity of the beaches increased rapidly. A special seaside issue of the Sydney Mail in March 1906 described 'shooting the breakers' (ie body surfing) and featured photographs of daytime bathers at beaches at Bondi and Manly. In 1907, when Waverley Council tried to introduce regulation on surf bathing costumes, the locals once again came out in force, this time dressed in women's skirts as protest at Council's proposal that bathing costumes with skirts be introduced for men and women. Protests were held at Bondi, Coogee and Manly, with the Bondi protest being the largest, with many spectators arriving to watch what was described in the press as 'Burlesque at Bondi'. Amongst those who championed for the rights of bathers during the 'skirt controversy' were members of the newly formed Bondi Surf Bathers Life Saving Club.¹⁵ It was not just the perceived indecency of the bathing costumes when wet that was an issue, but sunbaking was also considered to be somewhat immoral. The tennis champion Doctor Bowker commenting that

I take it that it is not so much the present general costume that is cavilled at, but the promiscuous laying about after a dip. Well, then, my idea is to insist on the neck to knee is also [to] allot a certain space to be fenced off on every beach in which to do the sun bathing.¹⁶

13 SMH 28 September 1905

14 SMH 10 August 1905

15 Evening News 19 October 1907

16 Evening News 14 October 1907



Figure 2.1: Photo of Bondi Beach taken by the Star Photographic Company (the * [Star] on the image indicates the photographer) showing the single row of dressing sheds (LHS), the tent occupied by the Bondi Surf Bathers Life Saving Club and the Refreshment Kiosk (top right). The date is not known but it is probably 1906-07 summer. Source: ML PXE 711/183 digital order a116183

The objections to sunbathing resulted in screened sunbaking, or sun basking, areas becoming part of surf clubs facilities, initially at ground level and later as an upper terrace. Sunbaking terraces on an upper floor came to be included in designs when larger club houses were erected during the 1930s and 1940s. Post World War II moral objections to sunbaking were gradually replaced with health concerns.

Figures for the numbers of drownings prior to the surf club formation have not been found. In the years prior to 1906 and when sea bathing was banned fewer people attempted to swim in the sea. Concerns about the need for life saving appliances arose with the drowning death of William Fox at Bronte on Boxing Day 1902 and the near drowning of Reverend McKeown and others at Bondi in 1903. Numbers of bathers increased at Bondi in the 1905-06 season. In December three young men were caught in the undertow. Two were rescued but the third drowned. In July the 1906 another young man drowned at Bondi. From the first weekend of the 1906-07 season a number of swimmers were rescued by fellow swimmers and the number of such rescues each weekend began to rise. Just before New Year a swimmer was swept out and ultimately rescued by a crowd of other bathers some of whom also got into trouble. They were ultimately rescued but the lifeline box was found to be locked. when an attempt was made to use it. On New Years Day another man drowned after entering the surf after a visit to the amusement park at Tamarama, Wonderland City. On the 2 January two men narrowly escaped drowning at Bondi. These incidents gave impetus to the formation of the surf club.¹⁷

2.2.4 FORMATION OF THE BONDI SURF BATHERS LIFE SAVING CLUB (See section 7.6.1 for club objects and rules)

A series of life saving clubs formed between 1900 and 1910 with the Bondi Surf Bathers Life Saving Club considered to be the oldest life saving club in Australia.¹⁸ There has been extensive debate about the date

¹⁷ Brawley, pp. 27-29

¹⁸ Brawley S, *The Bondi Lifesaver, A History of an Australian Icon*, 2007 and NMA *Between the Flags* exhibition

of formation. The life saving rings on the front of the second (1916) club house were dated 1906 and the 1956 history gives the foundation date as February 1906. However records show the club held its first meeting on the 21st February 1907 and the clubs first minute book and annual report for the 1906-07 season are held in the Mitchell Library. The 44th Annual report gives the date of formation of the club as February 1907, as do newspaper reports from the late 1930s and this date is now painted on the front facade of the current club house. Press reports describing the new organisation also date from early 1907 however the Annual Report of May 1907 is for the entire summer season, ie 1906-07.¹⁹

The Waverley Council has received a letter from the secretary of the Bondi Surf-Bathers' Life-Saving Club, stating that the club, which was affiliated to the New South Wales Royal Life-Saving Society, had been formed to encourage the use of life-saving methods and to arrange for classes of such a kind to be held; to be a body representative of the surf-bathers of Bondi Beach; and most important of all, to reduce the loss of life among the surf-bathers. Permission was asked for the free use of the lifelines on the beach for practising purposes, in order that members might make themselves proficient regarding their proper handling, as it was their intention at an early date to give displays of life-saving drill, and the methods of resuscitation. It was also stated that it was the club's intention to make a collection among the surf-bathers of the beach, the proceeds to be devoted entirely to the purchasing of more life-lines, jackets, etc. The council would be informed of the date of the display. It was decided to grant the request, and to extend the council's patronage to the display.²⁰

By April 1907 the club had begun to get publicity for their efforts, with an article showing life saving in action appearing in the Australian Town and Country Journal.²¹ This article included a photograph of the original members posing in front of their temporary club house, a tent erected on the beach near the refreshment kiosk (figure 2.2). By the time this image was taken in March 1907, the members had club logos sewn onto their costumes and had just begun to experiment with the 'alarm reel' or surf reel developed by club members. The reel later came to be the logo of other clubs as well as BSBLSC.

Of the suggestions which have from time to time been advanced by newspaper correspondents as to the best means of preventing the surf bathing fatalities that occur each season on the ocean beaches around Sydney, some are absurd, many are impracticable, and but few appear to have been written by anyone possessing any knowledge of the subject. Yet the question is an important one, for year by year the health-giving and exhilarating recreation of disporting among the foam-crested breakers gains thousands of new devotees. Undoubtedly the best safeguard yet suggested is the formation, at each of the popular resorts; where beach-swimming is carried on, of life-saving clubs. The provision of plenty of serviceable and readily-accessible life-lines, and the general spread of a knowledge of their proper use, combined with the skilfulness in rough water swimming which the regular bathers have already acquired in large numbers, form the surest guarantee against that loss of life which in the past has but too often resulted from

19 SMH 4 April 1938 and Waverley Council Local Studies Collection, First Annual Report 3 May 1907

20 Evening News 13 March 1907

21 AT&CJ 24 April 1907



Figure 2.2: Initial members of BSBLSC immediately in front of their tent with the newly invented surf reel in March 1907 with a stage and the kiosk in the background. A version of the photograph held by the Surf Club is captioned with the following original members' names. In the back row Lyster Ormsby, Percy Flynn, Syd Fullwood, Keith Piddington, E Love, Corbett, Sid Duncan, D O'Brien, Carew [Cadden], G Ormsby, Geo[rge] Henriques. In the 2nd row L H Harris, H Evans, Bert Fullwood, W O Bond, Frank Craven, Rae. The front row was F Turner, E R Abigail, C Dennis, Rupert O'Brien with Spencer Dennis lying in front. Source: ATCJ 24 April 1907 and Digital Masters BSBLSC 14.

adventurous inexperience. The first step in this direction has been taken at Bondi; which already rivals Manly in popularity as a resort of surf bathers of both sexes. The Bondi Life Saving Club has been formed, and its members hold periodical drills, with a view of perfecting themselves in a knowledge of the best methods to adopt in rescuing persons carried away from shore by the outward current; of the most prompt and expeditious use of the life-saving gear, as well as of the approved steps to be taken as a means of restoring to life persons who are suffering from the effects of prolonged immersion or partial drowning.²²

A tent donated by Councillor Abigail was erected each weekend to serve as the club house until a more permanent club house could be erected. As there was no secure storage area, equipment had to be taken home each day by the individual members, with the exception of the reel which was chained up in the park. As well as housing the equipment, members stored their personal effects in the tent.

A photograph taken by the Star Photographic company shows the weekend tent located between the single row of surf sheds and the refreshment room (figure 2.1). Waverley Council had advertised a three year lease of the kiosk in October 1906. Some previous studies have mistaken the refreshment kiosk for the first club house, however the refreshment kiosk can be distinguished by its verandah and painted signage on the roof.²³ Meetings to discuss the club's aims were held in local venues, the tent not being

22 ATCJ 24 April 1907
23 SMH 3 October 1906.

suitable for such gatherings. Regular patrols were established and the patrol cap came into use, so that the lifesavers could be identified. During the first season of the club's existence there were no drownings and the life saving displays proved to be popular. [See section 7.6.1 for the club's objects and rules.](#)

2.3 THE FIRST PERMANENT CLUB HOUSE (1907)

An initial suggestion was put forward by a local landowner Wally Weekes that a club house be erected at the north eastern end of the beach where he owned land. Council deemed the location to be unacceptable, preferring that the club should be built on public land as it served a public function. Approval had to be sought from the Minister for Lands to erect a club house to house the club's gear and this took a long time to eventuate. In May 1907 some of the clubs life saving equipment was tampered with and the corks used for flotation were stolen, an event that demonstrated the need for a more permanent and lockable facility for the club. The Evening News reporting

Mean Thieves at Bondi Beach

Some time during last week thieves cut the corks out of the lifebelt of the Bondi Surf Bathers' Life-Saving Club. Although members have given up time and money in purchasing life lines and belts, and a reel, and in drilling in all weathers, yet no provision has been made for housing their appliances. The club is prepared to build a shed at its own expense, but awaits permission from the Government to do so. Only that the members are enthusiasts in the good work, writes a correspondent, their spirits would be so damped by the wretched discouragement that they would disband.²⁴

Secure storage would continue to be a necessity for the surf club, theft of equipment and members property was an issue in each generation of club house, particularly in times of economic hardship.

Approval to build a temporary shed was finally forthcoming. At the end of the 1906-07 season the club obtained permission to build. Prior to the club house being completed the first Annual Meeting was held at Waverley Council Chambers in August 1907.²⁵ On 2 November 1907, the new building, which had been described in council minutes as a drill shed was officially opened.

A club house for the Bondi Surf Bathers' Life-Saving Club was opened by the Mayoress of Waverley (Mrs Watkins) on Saturday. The movement, which originated among a few enthusiasts about eight months ago, has developed into a club membership of 35, most of whom in addition to being expert swimmers, have, under a systematic course of training, become efficient in life-saving drill, and the handling of appliances used in cases of emergency on the beach. Their services have been the means of saving victims from the undertow, and the Waverley Council, recognising their utility, have decided to render all the assistance which it is possible for them to do...²⁶

Funding was provided by Waverley Council, the local Progress Association and the Railway Commissioners. The club retains a photograph of the opening of the weatherboard club house or 'drill room' as the

24 Evening News 14 May 1907

25 SMH 30 August 1907

26 SMH 4 November 1907



Figure 2.3: Official opening of the Bondi Surf Bathers Life Saving Club drill shed. This photograph is believed to date from November 1907 however the date written on the photo has been added later. Source: Digital Masters BSBLSCL 002

building was also referred to in the press (figure 2.3). No tender notices have been located, nor have any plans of the building or site plans been found that would show the exact location of the structure as erected in 1907. Reports from 1911 place the building near the stormwater outlet at the south western end of the beach and photos suggest it was initially located adjacent the refreshment room.

Other than the view of the visitors at the opening, few images of the club house in its original location in the vicinity of the refreshment kiosk have been located. Contemporary reports describe the facility as a drill room and it seems to have contained a single room. Drill rooms were a common building type in the years leading up to World War One and were frequently constructed of oiled timber weatherboards. The architect of the building has not been determined, however a local architect Mr Oakley, the stepfather of one of the initial members, Tom Midelton, may have been involved. By 1909 Midelton had gone into partnership with Oakley and subsequent facilities erected at Bondi Beach were by this firm. One of the photographs of club members with their trophies appears to have been taken in this timber building.

In December 1907 a lease had been agreed to which gave the BSBLSCL a much wider mandate than just surf patrol and the lease of the recently completed 'drill shed', the club also had sole rights to the sale of refreshments and the hire of bathing costumes, towels and deck chairs and were to enforce ordinances relating to surf bathing. Political pressure soon saw this arrangement curtailed and the sale and hire aspects were dealt with by Council under separate agreements. Although not specifically mentioned in

relation to Bondi, an article describing life saving on ocean beaches noted that first aid was administered in club rooms when they were available or on a mat on the beach.²⁷

2.3.1 SMOKE CONCERTS AND OTHER SOCIAL EVENTS

Prior to the opening of the BSBLSC Club house in November 1907 the club was already holding social events, but had to use other venues in the Eastern Suburbs. The initial social events held by the club were 'smoke concerts'.²⁸ The 'smoke concert' (or smoking concert) was a form of entertainment popular in Australia between the 1880s and World War II. Characteristically the concerts were male only affairs, where smoking was permitted. If the event was held in a larger venue like a town hall, women were permitted, segregated in the gallery. Smoke concerts recognised the life-saving efforts of club members but as indicated in the following quote also served as what would now be called a 'buck's night'.

Mr. Eden P. Love, ex-captain of the Bondi Surf Bathers Life-saving Club, was entertained by the members at a smoke concert on Tuesday evening on the eve of his marriage. During the evening he was presented, on behalf of the club, with a set of cutlery. The chairman (Mr. Cohen), who made the presentation, praised Mr. Love for his work in furthering the interests of surf-bathing and life-saving, and was supported by the captain (Mr. L. Ormsby) and Messrs. Donaldson and Cummins.²⁹

A number of the social events were held during the winter, which was the off-season so patrols were not required. During the surf bathing season demonstrations were given at other clubs, events which assisted in the formation of clubs at other beaches including Cronulla, Helensburgh, Newcastle and Wollongong. Life Saving Gymkhana's were held by the BSBLSC at the Wonderland Amusement Park at Tamarama. These events, the forerunner of the competitive surf carnival, were held in 1908 and 1909, the initial event marking the club's anniversary. The Evening News described the 1909 Gymkhana:

Thousands visited Wonderland City on Saturday to witness the Bondi Surf Bathers' Gymkhana. To-day the gates will open as usual from 2 p.m. till 10.30 to-night. All the side shows and circuses will continue to run. Bondi trams direct to the gates.³⁰

The use of the club house for meetings, annual general meetings and presentations was to continue. In 1908 a Ladies Surf Bathing Club existed, and two years later the minutes recall that an agreement had been reached that permitted the ladies to use the clubroom, however the exact arrangements were not noted. The Bondi Ladies Surf Bathing Club was short lived, deemed to be a social club without a patrol role and therefore not entitled to a beach front location under the 1912 Surf Commission rules.³¹ The prejudice of the Surf Life Saving Association against women members lasted for many years, women were only allowed to attend and assist with the decorations for certain types of social events. During World War Two women demonstrated that they were able to undertake a wide range of tasks previously reserved for men, but they were prohibited from obtaining life saving bronze medallions until 1980.

27 Argus 10 Jan 1910

28 <https://enacademic.com/dic.nsf/enwiki/7977947> Wikipedia definition. There are also numerous newspaper references in Trove for Smoke Concerts including programs and invitations.

29 SMH 10 December 1908

30 Evening News 15 Feb 1909

31 Brawley p 152

2.3.2 THE NEED FOR ADDITIONAL CLUB FACILITIES

In February 1910 it was reported that:

It is now three years since a life has been lost in the surf at Bondi, though previous to that period there was such a lamentable succession of fatalities as to lead to the beach being regarded as dangerous. The probabilities are that Bondi beach is just as safe or as dangerous as ever it was. The number of rescues effected from time to time proves that the undertow has not disappeared. The whole credit for Bondi's unique record really rests with the three surf clubs established there, and principally with the Bondi Surf-bathers' Life-saving Club. From the time this club was formed fatalities ceased, and to the excellence of its organisation, and the discipline exerted over its members, the freedom of Bondi beach from drowning cases is largely due. The club celebrates its anniversary this week³²

On the 18th of June 1910 the enlarged BSBLSC premises was opened by the Premier of NSW.³³

The new additions to the quarters of the Bondi Surf Bathers' Life Saving Club were opened by the Premier on Saturday afternoon. The cost of the additions, over £150, was raised by private subscription, and the efforts of the members. In every respect the club is well equipped, and the accommodation now meets with the appreciation and approval of those who compose its members. In declaring the additions open, Mr. Wade said his presence could be taken, not only as a practical manifestation of personal sympathy, but likewise of the practical sympathy the Government felt with the institution of surf bathing. The great progress of the district within the last few years he attributed largely to the popularity of surf bathing and the attraction of the beach.³⁴

Expenditure on the club house is referred to in press coverage as being for sanitary arrangements.³⁵ No detailed photographs or block plans of the building as extended have been located, nor have any descriptions of the rooms or functions that were added to the drill shed. Smoke concerts continued to be held, with shields, medals and wedding presents given out. Presentation nights continued to be an important part of the annual calendar. The Club obtained considerable press coverage for its activities.

On the Bondi Beach the members of the Bondi Surf Bathers' Life Saving Club are known to all surfers, and are respected for their gentlemanly behaviour and admired for their athleticism and physique. To become an active member of this club a young man has to be possessed of more than the mere entrance fee. He has to pass what is really a severe test of surf swimming and rescue work, and has to consent to take up beach duty every week-end, being prepared at a moment's notice to dash away to where the billows [waves] are more than playful, and where a life is already in jeopardy. Though not a condition of membership many of the club's surfers are proficient in first aid work...

"Surf bathing is undoubtedly increasing in popularity," said Mr. Syd Fullwood, the popular

32 SMH 21 Feb 1910

33 BSBLSC Minute books 2 June 1910

34 Evening News 20 June 1910

35 Evening News 15 and 17 June 1910.

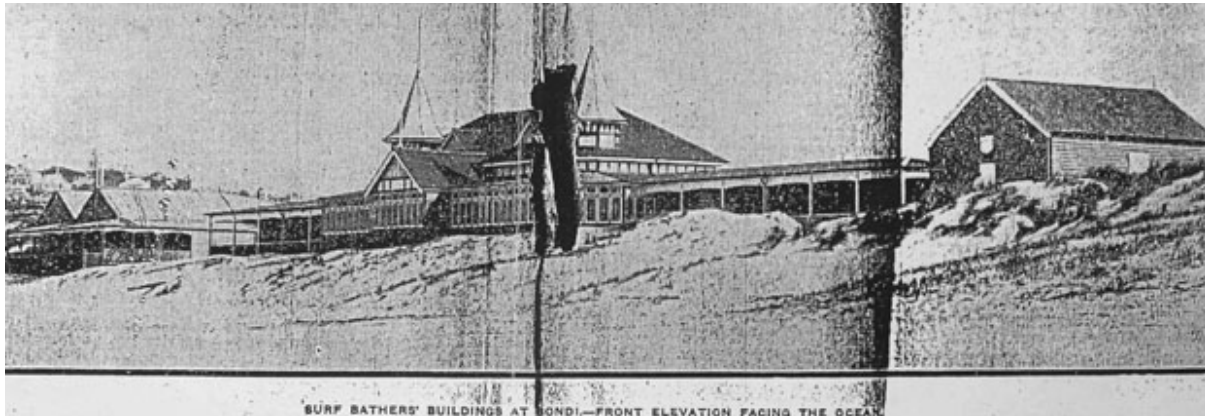


Figure 2.4: Newspaper clipping with a photo of the new *Surf Bathers Building at Bondi, Front Elevation Facing the Ocean*. The central building came to be known as the Castle Pavilion. The building to the RHS is the relocated club room. The building to the LHS would appear to be the kiosk (but relocated and doubled in size since the 1906-07 season). Copy held in the newspaper clippings on the club by WC LSC.

captain of the Bondi Surf Bathers' Life Saving Club. "A better class of people is taking it on, and I believe this season will be an absolute record. To anyone who has surfed this is not remarkable. The waves are so delightful, and the recreation so stimulating, that the difficulty is to leave it once you are in it. See how it builds up a man who goes in for it. Look at the members of our club - big, strong, healthy, muscular men, who have proved themselves in rescue work and in competition. We hold the life saving championship of New South Wales for 1909-1910, and have won outright many of the trophies offered for competition in the surf around Sydney. I attribute the success of our men to their consistency in training. We have tip-top rooms, and as an adjunct to the more serious work hold wrestling and boxing tournaments, which have built up some of our men, and brought out some clever athletes. Bondi's greatest drawback in the past has been that the dressing sheds were dilapidated. But that trouble is to be removed. We are to have the magnificent building put up, and it will send Bondi ahead wonderfully. Taking it all round, we will have a great season."³⁶

A substantial new surf bathing pavilion was proposed with three times as much accommodation for male bathers as females. In all 1,000 bathers were to be catered for. The change sheds erected by Council had been doubled in size but were still insufficient to meet the growing demand. In mid 1910 discussions with the Minister for Lands were reported; Bondi Beach was described as being a National Playground.³⁷ Mention was also made of the scheme for beach improvements prepared by the local architects Oakley and Midelton and another scheme by the architects Eaton and Bates, a Queensland architectural firm who had recently set up a Sydney office. The architect Thomas Midelton was one of the initial members of the BSBLSC club. Since around 1909 he had been working in partnership with his stepfather William Alexander Oakley and both lived with the former Mrs Midelton in Penkiville [Penkivil] Street. Oakley and Midelton's initial scheme for a beach pavilion proved too costly and had to be reduced in scale.

36 The Sun 23 Sept 1910

37 Evening News 15-17 June 1910.

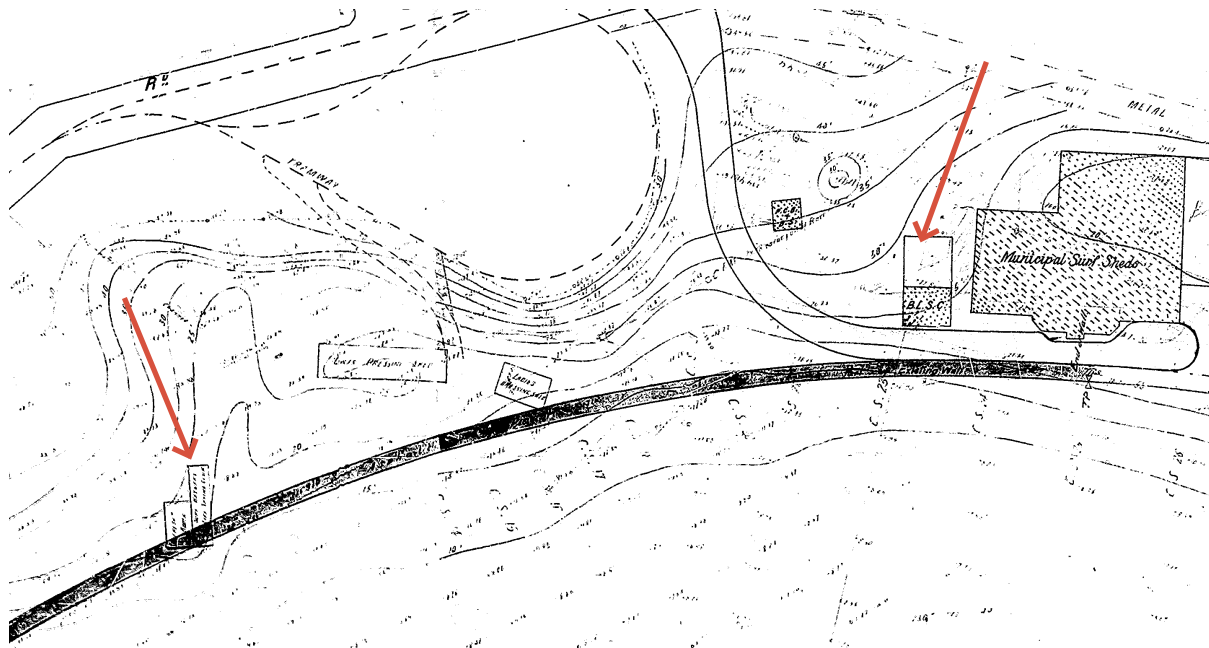


Figure 2.5: Extract of a 1913 contour plan showing the construction of the sea wall and the surf club and kiosk in its way (arrowed at left). The intended location of the club (BSBLSC) is shown by the right arrow, adjacent the new surf sheds at the far right. Source: WLS eng plans 0003935-01

2.3.3 RELOCATING THE CLUB HOUSE

The construction of a sea wall, promenade and larger bathing sheds required relocating the existing BSBLSC club house from its original site near the stormwater outlet at the south of the beach to a new site near the surf sheds and the steps down from the tram loop. Works began in February 1911.

Representations were made to the Waverley Council by the Bondi Surf-bathers' Life-saving Club last evening that considerable inconvenience was caused by the stormwater pipes at the rear of the club-house on the beach. The club wrote asking that the pipes should be continued right down the beach. The borough engineer reported that the construction of the sea-wall, which was commenced last week, would necessitate the removal of the club house from its present site.³⁸

These works also included the flattening of the sand dunes to create a level building platform for the pavilion and the integral changing shed compounds. The minutes of the BSBLSC record that committee inspected the proposed new site for the club house in April 1911 and a sketch was prepared.³⁹ The site, it was noted, was to be half way between the ladies club and the new pavilion. None of these buildings survive however photographs from the era show the substantial bathing pavilion designed by local architects Oakley and Midelton and the single gabled building to its north which was the relocated surf club room (figure 2.4). This is not the location shown on the earlier sketch and it has not been confirmed if the building was moved twice or the intended location altered before the building was moved. The double gabled building to the south is probably the existing kiosk moved to a new location. This building is sometimes described as being the first club house, however the view that was published in 1911 shows the relocated surf club house to the north of the pavilion and the double gabled building to the south

³⁸ The Sun, 15 Feb 1911

³⁹ Minutes held in the Waverley Local Studies collection

(figures 2.4 and 2.5). Reports of delays in the removal appeared in The Sun on the 7th June 1911

For three weeks, the club-house of the Bondi Surf Bathers' Life Saving Club has stood on the beach without a roof or covering of any kind upon it. And why? In carrying out the construction of the first section of the sea-wall at the southern end of the beach the Public Works Department labourers found themselves up against the kiosk and club premises. Negotiations had been proceeding for some time previously for the shifting of the club house, and notice that it would have to be removed was given before the sea-wall was commenced, it was not found convenient to remove the pavilion immediately the Government men started work on the wall, because that would have hindered the doings on. Therefore, the wall-builders worked round the back of the premises, and continued, the wall on the northern side.

The winter having set in the Public Works Department undertook the removal of the club-house to another part of the beach so that the gap in the sea-wall might be filled in. The furnishings of the club-house were stored, and members stood by to see the walls of their home torn asunder. The piecing together has not been a very long process, although some dissatisfaction is expressed by members of the club at the manner in which the work is being done. The house was taken to pieces, and some allege that the re-creating has been done by men, who are not carpenters, but who have been engaged on the concreting work of the sea wall. The majority of club members, decline to judge a half-finished job, knowing Government carpenters have yet to get to work on the club-house. They expect that any defects now apparent will then be put right. There seems to be a fairly general complaint, however, that the work has not gone on as briskly as it might have done.⁴⁰

The delay regarding the replacing of the roof seems to be a club concern. The club architect was authorised to make certain small alterations in the style of the roof, with a view to doing away with the supporting pillars. The presence of these pillars robbed the club-house of a clear floor space on which to carry out drills and practices.

Arrangements in regard to the new roof had not been speedily confirmed, with the result that the Public Works Department could not proceed with the finishing touches. It is hoped that all will be settled within a few days, and that the club will soon have a covered habitation, and be able to get ahead with their indoor drills in preparation for a busy summer season...⁴¹

A published report noted that

...considering matters connected with the re-erection of the club-house, the building having been removed owing to the seawall in course of construction at Bondi running through the original site. The club's quarter's are now located on the beach in the vicinity of the steps leading from the tram loop but the roof has not yet been placed in position. After a long discussion it was decided that the roof should be constructed as before and covered with Ruberoid...⁴²

40 The Sun 7 June 1911

41 The Sun 7 June 1911

42 Evening News 9 June 1911



Figure 2.6: 1923 Block plan showing the location of the first sea wall, extended surf sheds (Castle Pavilion) and second generation of club house to the north (highlighted blue). Source: WLS Engineering Drawings 3930

Ruberoid roofing had been exhibited at the Sydney Show in 1900 and was described as being a suitable substitute for iron, ie corrugated iron roofing.⁴³ In September 1911 the relocated BSBLSC club rooms were formally reopened. The club hoped to obtain permission to fence in part of the reserve however this request was not acceded to by Council.⁴⁴ This enclosure is likely to have been a screened sunbathing area. In 1912 the range of social events was extended to include a ball held at the Paddington Town Hall. Unlike the all male smoke concerts, these were mixed affairs. Ladies undertook the decorations for the event however it would not be until 1924 that there was mention of a ladies committee. Later a dedicated social secretary was appointed. The Bondi Ladies Swimming Club sheds were also removed in 1912 but they were deemed a swimming / social, not lifesaving, club and their shed was not replaced⁴⁵.

The ever popular Surf carnivals continued and there were calls for a separate casualty room to be established on Bondi Beach. The surf club's social events often followed competitions and included prize giving. Trophies had presumably been displayed in drill sheds. By 1913 a range of sports were undertaken in the off season, including a Ping Pong tournament, 'Olympic Games', an indoor sports challenge and a cricket match.⁴⁶ The modest club house was not really large enough to cope with the scale of social events that occurred. The club held charitable benefits, initially for other causes such as hospitals rather than to raise money for equipment or premises. The club continued to function throughout the Great War and social events continued to be held at the club house.

A 'surfers' smoko' will also be carried out, under the auspices of the Association, on the night of the carnival, at the Bondi Surf Bathers' Club's headquarters, when all affiliated members will be invited. Advantage will be taken of the chance thus offered to congratulate the winners of the pennant, as well as other championships.⁴⁷

43 Mudgee Guardian 27 April 1900

44 Evening News 4 Jan 1911

45 Evolution of An Icon: 100 Years of Surf Lifesaving, p48

46 BSBLSC Minute books 4 July 1913.

47 SMH 13 March 1915



Figure 2.7: The Lady Mayoress opening the new club house in December 1916. Source: Digital Masters BSLSC 509

2.4 A MORE SUBSTANTIAL CLUB HOUSE (1916)

In 1916 a more substantial club house was erected, designed by the honorary architect for the club, one of the original members, the local resident Thomas Brunel Midelton of the firm of Oakley and Midelton.

A new club house facing the parade at Bondi has just been completed for the Bondi Surf Bathers' Life-saving Club, and was formally opened by the Mayor of Waverley, Alderman Dr. L J. Lamrock, on Saturday. The premises command a fine view of the bay. In front there is a verandah 10ft in width, and gives access to a clubroom 50ft by 25ft. An enclosed space at the rear, occupying 110ft by 75ft, gives admirable facility for sun-bathing...

The present site had been given by the Waverley Council. The premises had been erected under the supervision of Mr. W. V. Craven, the captain, and Mr. Middleton [sic] had acted as honorary architect... The Mayor of Waverley then opened the clubhouse with a gold key, and the Mayoress (Miss Lamrock) broke [sic] the flag.⁴⁸

Unlike the previous club house which was similar in form to a boat or drill shed, this building had more of the character and form of tropical plantation club with its characteristic wide verandah, albeit using a building form by then widely in use in Australia (figures 2.7-2.8). The arrangements for the new club house appear to have been carried out by the honorary architect and captain as there is almost no discussion of the planning and construction of the club house in the BSLSC minutes. The surviving photographs show the first aid room accessible from the verandah. The sign board to the front gable survives and is held in the present club house. The main club room mentioned in newspaper reports may have been centrally located as it was in the 1934 building.⁴⁹ No plans have been located *specifically of this building but it is shown on a 1918 plan of the "Castle" pavilion (figure 2.12)*. To the rear was an enclosed sun bathing area

48 SMH 4 Dec 1916

49 SMH 4 Dec 1916



Figure 2.8: Drill in front of the second club house 1917. Source: Digital Masters BSLSC 506

and an asphalt tennis court. A 1923 contour plan held by Waverley Council shows the location of the second Bondi Surf Bathers Life Saving club house in relation to what remained of the dune structure.⁵⁰ This plan also shows that an area had been fenced off between the club house and the change sheds at the eastern end of the pavilion (figure 2.6).

2.4.1 THE HONOUR BOARDS AND MURALS

Use of the club house continued during the Great War and improvements were made to the tennis court to the rear. In 1915 a baseball club was formed for members, baseball had been played in the Waverley area since 1901 (and in Sydney since 1878). Prior to the completion of the new club house, local resident Tom Middleton had enlisted in the AIF (Australian Imperial Forces) however he did not depart Australia until November 1917.⁵¹ Other club members also served in the AIF and were given leave of absence.⁵² The surf club retains photographs of club members dating from the interwar years (figure 2.10). 1918 saw debate about the proposed honour board, it was determined that only those who had served overseas were to be included.⁵³ The new honour board was intended to be unveiled at a special evening event, which would also mark the end of the 'periodic dances' held in the winter season. The minutes record that a house flag was to be purchased, if possible in time for the unveiling of the honour rolls. The unveiling service, which was eventually held in early 1921, was to be semi religious, as the ceremony was to reflect on the loss of life of members. When the new club house was erected in 1933-34 the Honour Board from the 1914-1918 war was transferred to the new club room where it remains today. At the end of the war the minute books record that social events continued, as did gymnastic displays. Some of the club's gym equipment was surplus to requirements and the parallel bars were given to council to use at the Municipal Shed. Smoke concerts, now termed 'smokos', continued.

Prior to the unveiling of the honour board in January 1921, David Henry Souter began painting a set of murals for the club house (figure 2.9). Souter was a member of the club but his day job was as a commercial artist. The Arrow, a local sporting gazette, reported the unveiling:

50 WLS Waverley Engineers Drawings 3930 parts 1 and 2

51 In the military records and in a number of other sources his name is misspelled as Middleton.

52 BSLSC Minute books 3 Sept 1914

53 BSLSC Minute books 29 November 1918



Figure 2.9: Two of the panels of the Souter murals. Source: NMM anmm.wordpress.com/2015/04/28/anzacs-and-surf-lifesavers/

Seventy-two members of the Bondi Club gave up the joys of surfing to bake in Egypt and freeze in France, and eight of them did not come back. Their names have been engraved on an honor [sic] roll of simple beauty, and was unveiled at the club house last Sunday afternoon by Mr. W. Marks, M.H.R. The memorial is a beautiful piece of Queensland maple; not elaborate, but beautifully ornamental, and the names are lettered in gold, with the photos of the dead in a row on each side. Mr. Marks did justice to the occasion in his speech, which was short and concise. And Mr. Charlie Oakes, M.L.A., who added some remarks, was eulogistic. The interior of the club house is now distinctly attractive. The walls are panelled, and Bulletin artist Souter has supplied a series of friezes done in his own inimitable style..⁵⁴

The murals reflect the ANZAC's journey to Gallipoli and those who remained behind at Bondi Beach: women and disabled men. Some of the images may even reflect the personal experiences of other club members, such as Midelton who attended camouflage school. During mid 1926 the murals were damaged, the club minutes record that a letter be sent to Mr Souter regretting the disfigurement of his painting. The option of glazing the whole of the frieze was considered. Souter's work was relocated from the old club house into the new club house in 1934 and another mural, depicting the 1934 Surf Carnival, was added to mark the occasion (figure 2.9). The murals have been on display in the Australian National Maritime Museum. Reproductions of some are located in the upstairs function room of the club.

In 1921 the large public war memorials in Australian capital cities were yet to be built, but honour rolls and boards commemorating the war service of Australians were becoming increasingly common in workplaces, local schools and clubs. Souter's allegorical paintings were anything but commonplace. The first and largest panel in the series is more than six metres in length and features an Australian youth answering the call to war. He then wades ashore at Gallipoli, is watched over by the angel of death. Another soldier is poised to defend France. Through the sacrifice of war, the Anzac is transformed from soldier to saviour. He returns home a hero on a dazzle-painted ship and is welcomed by family and friends. In the last section of the panel, Anzacs and bush pioneers stand ready to forge a new nationhood..⁵⁵

54 The Arrow, 21 January 1921

55 Australian NMM anmm.wordpress.com/2015/04/28/anzacs-and-surf-lifesavers/

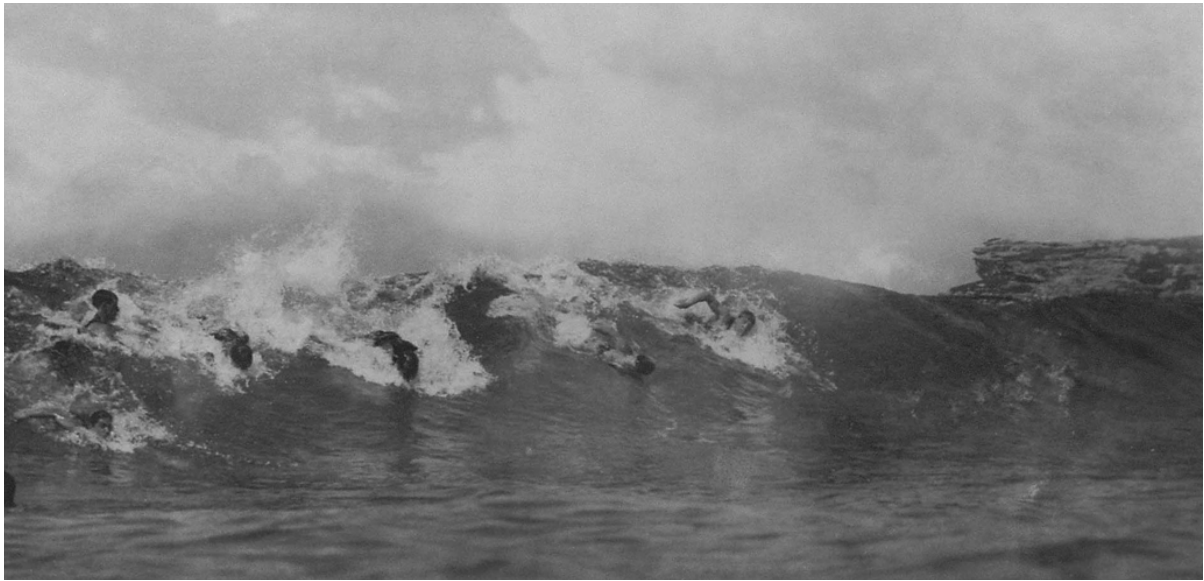


Figure 2.10: Shooting the Breakers. Source: BSLSC Digital Masters 007

Photographs survive of the murals in the 1934 club house however no views of the interior or plans of the 1916 club house have been located that would serve to locate the murals. Given their size, and the fact that they were damaged, indicates that they are likely to have been in the main hall. There is insufficient evidence to determine how many other sporting clubs had similar murals, and most of the buildings have been replaced by a later generation of club houses. Allegorical murals of a similar era can be found in the Holme building at the University of Sydney painted by Norman Carter.

2.4.2 SHOOTING THE BREAKERS

Hints as to the similarity in the layout of the clubrooms erected in 1916 and the 1934 building can be gained from the Surf Club's minutes. In addition to the main club room there was also a committee room in which was displayed a photograph entitled *Shooting the Breakers*. This image (figure 2.10) had been taken around 1915 by Creighton (Crit) Stevenson using a camera mounted on a long pole. The image remains in the Club's collection (location not confirmed) and in the Waverley Local Studies Collection. In 1918 the BSLSC committee was unhappy that a similar photograph had come into the possession of the Royal Life Saving Society (RLSS).⁵⁶ This photograph was later transferred to the new club house where it remained a popular drawcard. In 1956 the image was reproduced in the published Club history:

The large picture above is one which has long attracted the attention of visitors to the club-house of the Bondi Surf Life Saving Club. Surfers regard it as one of the finest snaps ever taken of 'shooting the breakers'.⁵⁷

Shooting the breakers or surf shooting were early terms for body surfing, reputedly introduced to Sydney by a Kanaka from Tanna in the New Hebrides (Vanuatu). Tommy Tanna taught local boys to surf shoot at Manly in the late 1890s. The term 'shooting the breakers' was also applied to surf boats, becoming an Australian slang term, referring to cutting straight through a crowd. Detailed instructions on how to shoot the breakers appeared in the SMH in January 1907, by which time the pastime had spread to Bondi.

⁵⁶ BSLSC Minute books 9 August 1918

⁵⁷ Sydney Mail 13 March 1935



Figure 2.11: Members in front of the second club house. Note the sign to the gable. The date of 1910 given for this image would appear to be incorrect. The view dates from after the 1916 club house was moved to make way for the construction of the new Surf Pavilion. Source: BSBLSC Digital Masters 609

if you've led a sheltered life (or come from back of beyond) don't miss the illustrated instruction piece titled 'Shooting the Breakers and How to Do it'.⁵⁸

In addition to Shooting the Breakers, the club house now housed trophies and photographs of teams who completed in the surf carnivals, which were transferred into the new club house in 1934. Some of these images, trophies and pennants are still on display in the main hall, whilst others are in storage, particularly the trophies for events no longer held.

2.4.3 RENOVATING THE CLUB HOUSE

In 1919 it was determined that renovations to the club house were needed, and that members could undertake the work. The exposed location of the site on the beach front resulted in the need for frequent repairs to the club building which had only been completed in 1916. Plans showing the layout of the building dating from 1918 survive, showing the central club room, the committee room and the secretary's office, the gear rooms and locker rooms, the caretaker's room, the showers to the rear and the front and rear verandahs (figure 2.12). A sub-committee was established to oversee the repairs. It was decided to ask council to defray the cost of re-roofing. The initial roof appears to have been malthoid. The club house was also to be repainted. Mr Souter, Mr Watts and the honorary architect Mr Midelton

⁵⁸ Sydney Morning Herald in 16 January 1907.

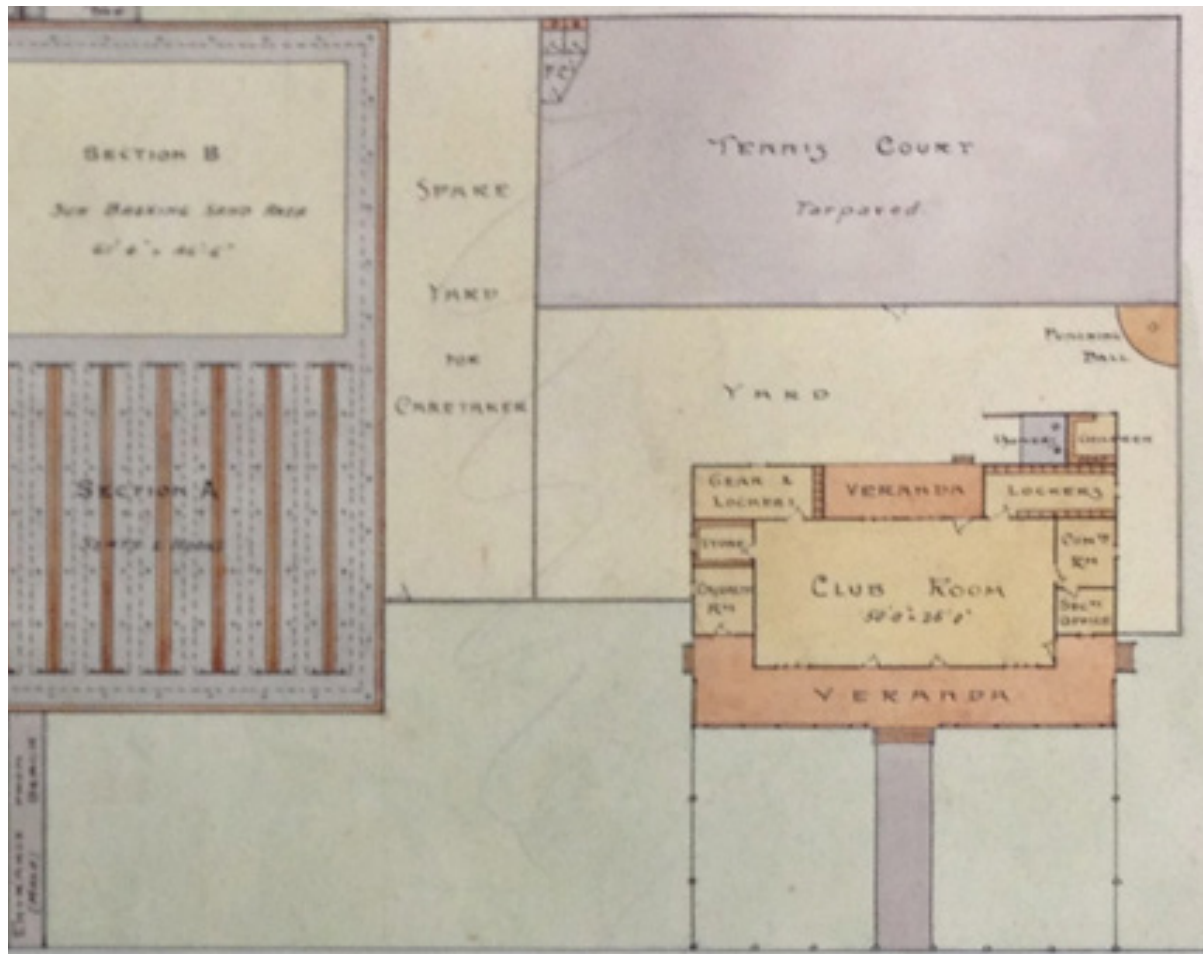


Figure 2.12: The extract of a 1918 plan for additions to the Surf Sheds shows the adjacent surf club and yard and the room functions, Charles W St Julien, Architect and Engineer. Source: WLS Eng Plan 0003908-01, coloured version hanging plan 980

were to be involved with the project, with Watts asked to draw up a specification. No specifications for any of the works to the series of club houses, other than the initial construction of the 1934 club house, have been located. At some point the building was re-roofed in more durable diamond pattern asbestos cement sheets which can be seen in the images of the building beside the recently completed Bondi Surf Pavilion and in views of team members (figure 2.11 and 2.13).

The club proposed that a caretaker be appointed in 1920, ideally an ex-seaman. The need for a caretaker would continue, with provision made in the new club house. In 1925 the members undertook the repainting, however the management committee felt the work was unsatisfactory. In 1926 a surf boat was donated by the Johnny Walker distillery and there was discussion of the need for a boatshed. Plans were eventually approved but the location is not known. The whisky distillery donated boats to a number of surf clubs, obtaining free publicity as the boats were named Johnny Walker.

2.4.4 TRAINING AND GEAR

The club house continued to be used for training purposes, with first aid classes held in 1921. The following year the agreement with the North Bondi club was extended, both beach duty and equipment was shared. Both club houses were utilised as secure equipment stores however there is little that describes the extent or location. In 1922 it was proposed that a beach observation ladder be erected.



Figure 2.13: Members and surf reels in front of the second club house after it had been relocated (circa 1931). Note the existing paving. Source: BSBLSC Digital Masters 399

In the two 1930s club houses on Bondi Beach both had roof top terraces that could be used for beach observation. During the 1920s other organisations were invited to utilise the club's facilities, including the Amateur Athletics Association and the staff of the Governor General.

The BSBLSC's continued to provide a range of sporting equipment for the use of members during wet weather in summer and during the winter off season. Some of the sports were social in nature, whilst others were intended to maintain fitness levels. During the Great War members had supplied materials so that a ping pong table could be constructed. Originally an English parlour game played with cigar box lids known as table tennis the game evolved into sport. The game had been played in Australia since at least around the turn of the century. Ping Pong was played in all three club houses (1907, 1916 and 1934). Post 1900 Ping Pong was popular in Australia however it was not until the 1920s that official organisations were set up. The BSBLSC was involved in tournaments with other clubs such as North Steyne.

The 1923 minutes record more about the sporting equipment purchased than the maintenance of the club rooms. A new punching bag was purchased in October 1923. Boxing would continue to be an important part of training at the club and long standing members can still remember training in the main hall. A rubbing down table was to be constructed by Mr Reg Black, for use after strenuous sporting activity. Other improvements made in 1925 include repainting and the installation of a 'needle shower'. In the mid 1920s showers were not nearly as common as they are today. Needle showers, in which the water jets were directed at the torso, were popular in athletic clubs and were believed to also massage internal organs. The 1914-15 annual report records additions being made to the lockers and the second club house contained lockers for members which were removed and transferred to the third club house.

2.4.5 ANNUAL BALLS AND SURF CLUB DANCES

The annual balls continued intermittently, as they took considerable organisation. At the ball in August 1921 a jazz orchestra, the Jazarimba Orchestra, billed as the most accomplished and skilled dance musicians in the state, provided the entertainment.⁵⁹ Jazz, which had evolved in America, had made its

⁵⁹ Pasted into BSBLSC Minute books, 8 August 1921

way to Australia in 1918. The surf clubs continued to embrace imported dance styles and music until at least the 1960s. Town Halls and ballrooms were used from 1912 on and during the interwar years for balls, with money raised often going to support hospitals. More informal dances were also held and the smoke concerts continued. Funds from the more informal smoke concerts were to support club members injured in sporting events like football matches. Once the economic conditions worsened the clubs began to raise money to cover running costs, new equipment, team travel and new facilities.

The surf clubs became well known for their surf dances. Surf Club dances had begun around 1908, with dances held in Wollongong specifically known as 'surf club dances'. The idea soon spread, the Bondi Ladies club held a surf club dance in 1911. In 1925 the Bondi Surf Club held a White Dance at the nearby Casino de Luxe, a venue advertised as being Sydney's Coolest Dancing Palais.⁶⁰ Coolness in this case referring to temperature, the walls were lattice allowing sea breezes to pass through. In the mid 1920s the band leader at the Bondi Casino was Frank Coughlan. Coughlan moved onto the Trocadero and the short lived casino was redeveloped as the Kings Cinema in 1937. For decades dances continued to be held at Bondi Beach, in the Pavilion and in the beach front Surf Clubs. The dances were as much about showing off prowess on the dance floor, which required a high fitness level, as meeting girls. Waverley Council notes that the 1923 Casino at Bondi Beach is reputed to have been the first night club in Sydney however the use of the location for dances was already established by the beachfront surf clubs.

By 1925 dances were being held by the BSBLSC to fund improvements to the club house such as resurfacing the tennis court.⁶¹ The same year it was necessary to provide ladies toilets at the club house. As the lifesaving activities continued to be male only for decades, these alterations were primarily for use at the social events. In 1930 it was reported that among the clubs:

Dances are responsible for raising revenue for quite a number of surf clubs, Bondi, Coogee, North Narrabeen, Dee Why, Freshwater &c hold dances regularly in their club-houses and in this way augment club funds.⁶²

Dancing was one of the activities that the 1934 club house was designed to cater for, the dais where the surf reels were stored when not in use could also be used for the orchestra. A multi-purpose room labelled massage on the original plans contained a toilet and could be used by ladies during social events.

This long standing use contributed to the inclusion of a ballroom on the first floor of the Bondi Surf pavilion. The rebuilt surf clubs at Bondi and North Bondi both contained large central halls which not only contained trophies and club photographs, but could be used for sports training, presentation dinners and dancing during the winter. There are photographs of a formal dinner held in the North Bondi Surf Life Saving Club and photographs of dances in the hall of BSBLSC. The two halls were similar in configuration, with a main door to the arcade fronting the beach and high level windows. No photographs have been located of the halls/club room of the second generation of club houses at Bondi and North Bondi.

60 SMH 11 November 1925

61 Reminiscences held on file at Waverley Library record the use of the tennis court in detail.

62 Referee 5 Nov 1930

2.4.6 THE AMBULANCE ROOM

For some years discussions had been held regarding the provision of a casualty room or Ambulance Room for the Red Cross. Initial discussions regarding a casualty room were held in 1912 and in July it was reported that in addition to new life saving gear, a casualty room had been erected and a telephone installed in the first club house. The location of this room has not been determined. By the 1920s a room on the south western corner of the second club house was known as the ambulance room and the facility stocked with equipment such as hot water bottles. The verandah outside of the Ambulance Room was sometimes used to store surf reels however photographs show that the verandah was also used as an area to relax in the shade. In 1926 a separate Ambulance station was erected at Bondi Beach designed by Oakley and Midelton to house 'motor ambulances'. This was a need that had been identified in 1922. Further research may be able to locate images or plans of this building. With the exception of Paddington the majority of the small suburban ambulance stations erected throughout Sydney do not survive.

2.5 THE BONDI BEACH BEAUTIFICATION SCHEME (FROM 1922)

The proposals in the 1920s for a substantial new surf pavilion and the overall beautification of the beach eventuated in the need to move the existing club house to the east. Walter Scott Griffiths prepared a plan for Bondi Beach Improvements in September 1920. There was an outcry by surf bathers over the improvement proposal, who believed the scheme would ruin the beach for surfers. The Sydney architectural firm of Robertson and Marks received first prize in the competition for the new surf bathing pavilion in 1924. It was a grandiose design and reduced schemes were developed. One of the schemes had the surf club south of the Pavilion. The BSBLSC annual report for 1927-28 stated that

... in view of the Bondi Beach Improvement Scheme, the present clubhouse will shortly be demolished. A new building was to be erected on an approved site adjacent the present tramway loop when the loop is removed. Plans have been approved, and when the building is completed we will have the finest and most up to date clubhouse on the coast.

The area of the tram loop was not initially part of the scheme as arrangements were still being made for the extension tram line to the north which would enable the removal of the tram loop. A 1928 plan of the area (figure 2.13a) shows an alternate design with the surf club in the corner near the tunnel entrance.

Construction work on the Improvement Scheme started in 1928. The "changing" or "surf" sheds were to be ready for the start of the 1928-29 season. The Improvement Scheme was officially opened on 21 December 1929. Photographs survive that show the existing club house resting temporarily on bricks in its new location, having been rolled further to the east of the newly completed surf pavilion (figure 2.13 and 2.14). The old club house was on the site of the new pavilion thus the need to move it to the north. It would be another five years before the new surf club houses were commenced.

The club annual report for 1932-33 mentions Vaudeville concerts held at Bondi Masonic Hall to raise funds for the new Clubhouse.. It also mentions negotiations with Waverley Council for the erection of new premises and difficulties in financing the project but that these had been resolved and construction would proceed without further delay.



Figure 2.13a: 1928 design by Robertson and Marks for the park and surf club building in the area of the tram loop. There are sections at the bottom of the drawing that show the profile of the former tram loop and the proposed surf club building. Source: WLS Engineers Plans 0003920-01

The temporarily relocated club house is shown in figure 2.14. See also figures 2.19 and 2.20. In this image the improvement scheme is largely completed, including in the area of the former tram loop, except for the landscaping in the area to the north (bottom of image) where the ground appears uneven and where the trees do not seem to have been planted. Immediately behind the relocated club house is a small fenced area, presumably for sun basking, and a separate small free standing structure, the purpose of which is not known. In comparison figure 2.15 taken about ten years later shows the new surf club house and the grounds around it completed though the trees do not seem much larger. The area around the club is simply grassed with sparse tree plantings set well back from the paths. There are three trees along the path between the bridge and pavilion, two more on the path north of the club house and one more on the path between the clubhouse and pavilion and three more in the centre of the irregular shaped area. In the remainder of the park the landscape is similar with sloped lawns, punctuated by trees and modest decorative round beds (none in the study area). In the later photo some circular beds have been lost with the additional of two diagonal paths added to accommodate desire lines of the public from transport (public and private) to the beach and its facilities. The original path layout had a path along the rear of the pavilion and separate paths from the two bridges across the park to the two tunnels adjacent the marine drive, which gave safe pedestrian access to the beach. One of the tunnel entrances is just north of the surf club house.

Back in 1926 the BSBLSC had begun to plan for a new club house. The Building Sub-Committee approached Mr Midelton to submit sketch and plan of a new Club House under Waverley Council's improvement scheme. Nothing had been received by January 1927 so the club determined that Midelton, despite being a long term member, would no longer be their honorary architect. Prices were sought from Robertson and Marks and schemes for new timber surf club houses survive in Council's records however this work

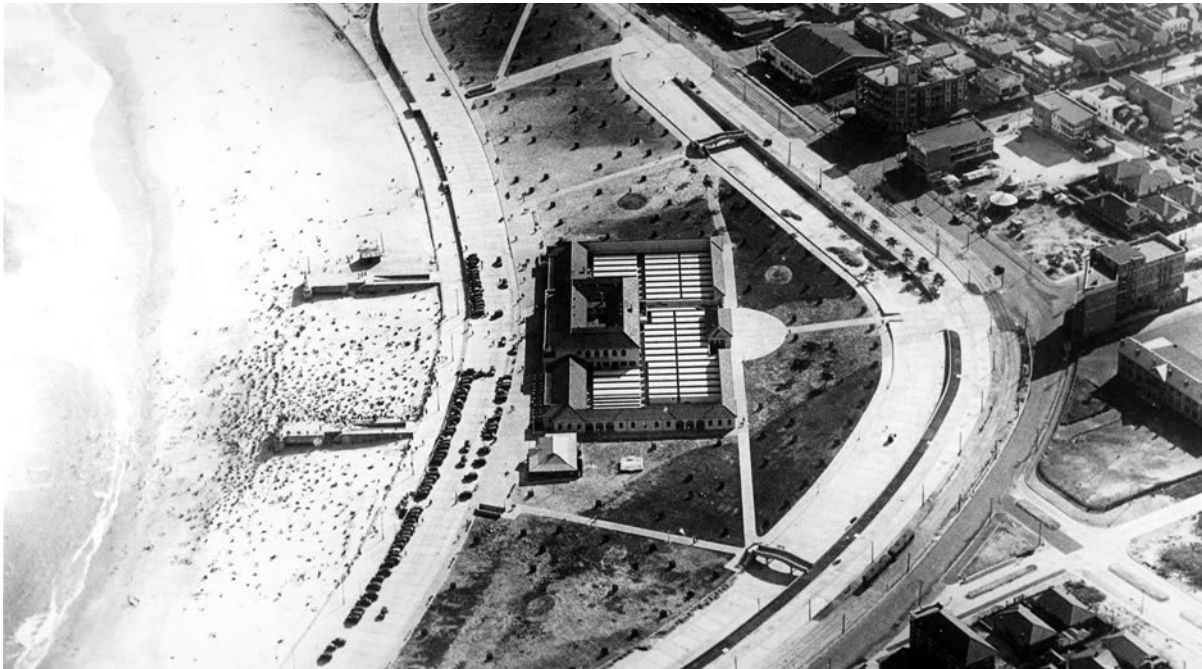


Figure 2.14: c1930 Aerial view showing the improvement scheme's the new pavilion with the changing cubicles in the courtyards and bridges, paths, tunnel entrances and groynes. Tree planting and lawns are visible south of the pavilion (top of image) but do not appear to be completed to the north (bottom of the image). The relocated club house is to the north of the pavilion
Source: Bondi Stories

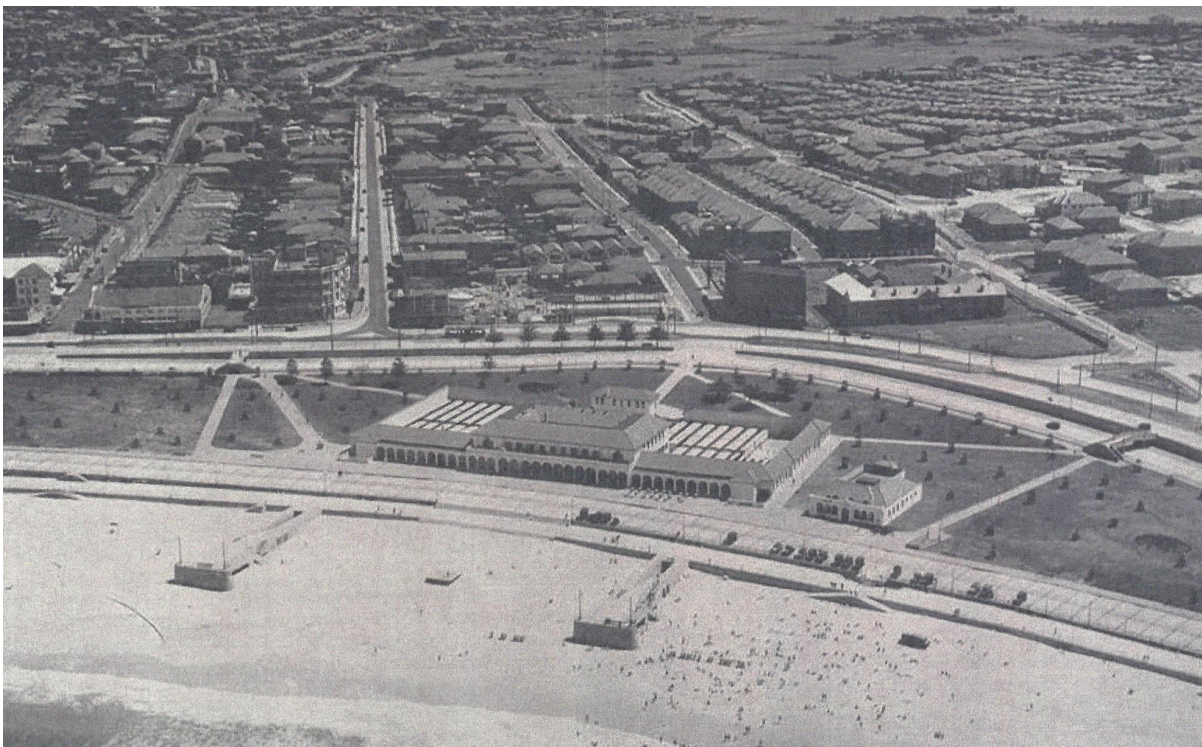


Figure 2.15: Though not in date sequence with other illustrations this image is included here for comparison with the image above, c1940 Aerial view showing the new pavilion and park from the northeast. The bridges, paths, tunnel entrances and groynes are visible and additional diagonal paths have been added. The second storey has been added to the rear central building. The new BSLSC club house is complete to the right and the planting in the park. Behind Campbell Parade the similar scale and courtyard form of the school is visible. Source: Scan provided by Council staff. Original location not known. Not in Trove, WLS, NLA, Adastral or Fairfax archive. Add source when known and better scan.

did not proceed. These timber buildings do not appear to have been built and it is possible that they are actually drawings for the buildings associated with Walter Scott-Griffiths' proposal. The floor plan shows the proposed building to have contained a large locker room, lavatories, a committee room and an ambulance room. The yard was labelled 'sun basking yard'. In this layout the locker room would have doubled as the club room but was not really suitable for social functions, which had become an important part of the club's annual calendar. The design did not provide space for year-round sports training.

In 1927 the club's Advisory Committee had approached Waverley Council regarding erecting new club premises. In January 1928 the possible demolition of the existing club house was discussed. Some council members were authorised to inspect and approve a design for a new club house. Discussions continued all year, including with the architects in charge of the overall improvement scheme. Little progress was made until 1932 when Ruskin Rowe was appointed to a sub-committee to 'coagulate' with the North Bondi club to obtain loan money to rebuild the club houses. Rowe was told to insist on the present site. In 1930 the club had appointed Harry Ruskin Rowe of the firm H E Ross and Rowe as their honorary architect. He was the son of the prominent Sydney architect Thomas Rowe, but had decided not to continue working in the firm his father had established, and sought experience on larger projects. After completing his training Ruskin Rowe had worked briefly in the Government Architect's Branch before going into partnership with Herbert Ross. By the late 1920s the firm H E Ross and Rowe were a leading architectural practice in the city. At the time of his appointment Ruskin Rowe lived in the Eastern suburbs. He took his role seriously, both he and his wife attended fund raising events, and he continued as honorary architect until at least 1943.

Waverley Council offered to rebuild two surf club houses through a loan from the Unemployment Relief Fund. Each of the clubs was to repay the loan over 20 years however the clubs were to be refunded if the works were declared a national work. Each new club house was to be erected on the site of the old club house. In September 1932 three tenders were received from builders, all too expensive. The following month one company, Wood and Farrell, withdrew their tender. The worsening economic conditions resulted in the abandoning of the proposal to move the club house, the existing club house was to be removed or dismantled. Instead the club determined to negotiate to acquire quarters in adjacent surf shed [ie Pavilion]. Rather than move into part of the Pavilion, another price was sought from a building company. William Hughes and Co submitted a tender price of £3,950 however this was still too expensive and the architects were instructed to draw up a list of alterations so that the cost could be reduced by £440. The size of the building was not to be altered. The foundation stone was omitted and the roof of the lantern, which was not visible from ground level, was changed, omitting the tiled roof. The builders offered to lend funds to allow the construction to proceed.

Drawings of the surf club dated November 1932 survive which show that the roof line was altered to be more in keeping with the adjacent pavilion (figure 2.17 and 2.18). The specification notes that the tiled roof was to match the tiles of the Pavilion. The elevation notes that 'Roman tiles' were to be used. In January 1933 the SMH reported on the Signs of Prosperity returning to the Eastern Suburbs and that:

Waverley Council proposed to construct two up-to-date surf life-saving club-houses for the Bondi and North Bondi Surf Life-Saving Clubs. The retiring Mayor of Waverley (Alderman C. Fenton) stated that the council was contemplating a marine drive along the entire waterfront of the municipality, from South Head towards and through Bondi Park, and extending along the foreshores to Tamarama and Bronte. Other councils also obtained funds for surf clubs. Randwick Council obtained grants of £1500 and £300 for surf sheds at Maroubra and Long Bay respectively. At Long Bay the local surf life-saving club commenced to erect sheds, but were unable to complete them. Randwick Council now had the work in hand.⁶³

2.5.1 FUNDING THE NEW CLUB HOUSE

There was still an issue funding the works. The BSBLSC minute books record that their balance sheets were to be forwarded to Waverley Council and that a draft letter to appeal for funds was to be prepared.⁶⁴ Economic conditions continued to hamper progress. In March 1933 the Arrow reported that:

Extensive arrangements are now being made by the executive of the Bondi Surf Club to launch a series of functions in an effort to raise funds for their new building. The new club house has been hanging fire for some time now, and it is only through the financial difficulties that the building has not been realised. It is confidently anticipated that increased revenue will be raised as the greatest efforts of both the committee and the club members will be combined in true club spirit in the running of these functions.⁶⁵

Although an offer had been received from an individual to construct a new club house, the club deemed that it would be impractical to accept this. Two alderman, Fenton Griffiths and Mr Orchard assisted with obtaining funds and by August 1933 the Sydney Morning Herald reported that the committee could now finally report that 'arrangements have been completed for the erection of the new club house. It is expected that a start will be made almost immediately'.⁶⁶ The same month an advertisement appears seeking prices for bricklaying. Local labour was wanted, an important consideration during the Depression.⁶⁷ The surf club also continued to participate in fund raising events for charitable causes, giving an athletic and wrestling display at the Anti-Tuberculosis Association, held at the Bondi Beach Auditorium.

Funds for the new club house, and a range of new equipment, were donated by William Lygon, Earl Beauchamp, who was a frequent visitor to Sydney. Beauchamp had served as Governor of NSW, arriving in 1899. He returned to Sydney in 1930 and started to learn to surf, becoming an honorary member of the club. Following his self imposed exile from Britain having been outed as a homosexual by his brother-in-law, he returned to Sydney on more than one occasion, spending much of his time at the Surf Club. He was very generous in his donations to the club, wiring funds for the new building and donating a wireless, new billiard and ping pong tables and a trophy in his name. Beauchamp, whose family life was the model for Evelyn Waugh's *Brideshead Revisited*, found that for a gay man Sydney was one of four tolerant cities

63 SMH 3 Jan 1933

64 BSBLSC Minute books 5 March 1933

65 Arrow 10 March 1933

66 SMH 5 August 1933

67 SMH 15 August 1933



Figure 2.16: Earl Beauchamp on Bondi Beach. Source: NLA PIC/15611/12783 LOC Cold store PIC/15611

in the world in the 1930s, the others being Paris, San Francisco and Venice. Accordingly he divided his time between them. On one visit he was accompanied by his son Hugh, and both would spend their afternoons surfing at Bondi Beach. His attendance at surf carnivals, where he would give out the trophies, was frequently reported in the press.⁶⁸ When in Sydney it was reported that Earl Beauchamp seldom missed 'an opportunity of seeing his youthful friends in action. Bondi members vote him a great fellow'.⁶⁹ His club membership was frequently mentioned in press comments. Photographs survive of Earl Beauchamp on Bondi Beach surrounded by lifesavers with their wooden surf boards (figure 2.16).

John Kingsmill later recounted that in the 1920s and 1930s surf boards were only used by the lifesavers as they were heavy and made of timber. Wooden surf boards have been retained by the club and converted into memorial tablets. Surfing has become a more general pastime and is no longer specifically associated with surf clubs. The clubs also provided board storage for members, and this use continues today.

2.5.2 THE REUNION SMOKO AND VACATING THE OLD CLUB HOUSE

The minute books record that in 1932 Waverley Council arranged an advance of £7,000 from the Unemployment Relief Council to erect two surf club houses in Bondi Park, one for Bondi Surf Bathers' Life Saving Club, and the other for North Bondi Surf Life Saving Club. Contracts were let to the one contractor after calling of public tenders for amounts aggregating approximately £8500, with the clubs contributing the difference between the advance made by the Government and the contract price by partly a lump sum contribution and the balance over a term of the occupation of the building, and also £1500 each as a licence fee.⁷⁰ Subject to Council approval the old (1916) club house was to be sold in 1934. It was a relatively common practice prior to World War II to sell buildings for removal rather than demolish outright. Components such as joinery or the entire building would then be salvaged and reused.

68 Ex-Governor gave trophies at Surf Events, Referee 5 Nov 1930

69 Arrow 2 Dec 1932

70 SMH 1 Jan 1934

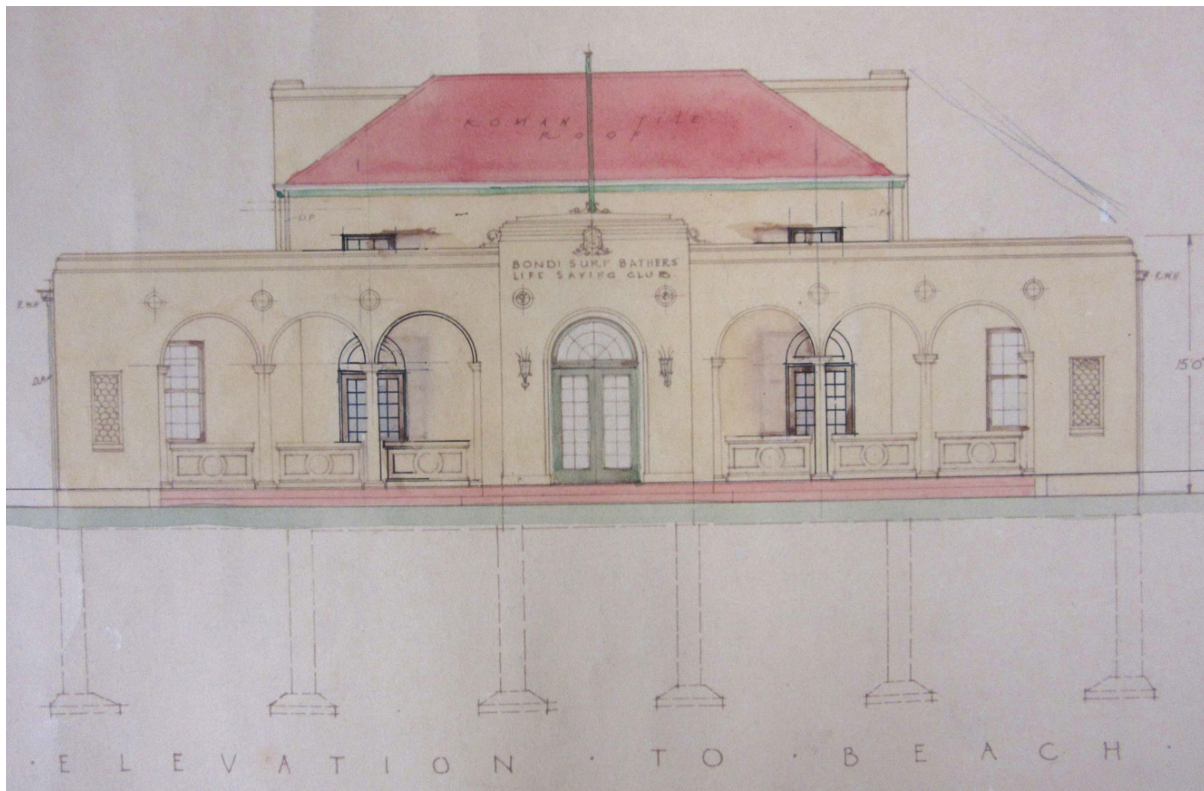


Figure 2.17: The first scheme for the new club house. The brick walls of the rooftop sun basking terrace are visible and there are flat roofs on each side. At the right a pencil line indicates the roof line drawn in the scheme below. Note the deep foundation piers shown in the drawing. Source: WC LSC Index No 432618 and 432716. Plan Cabinet 786 and 990

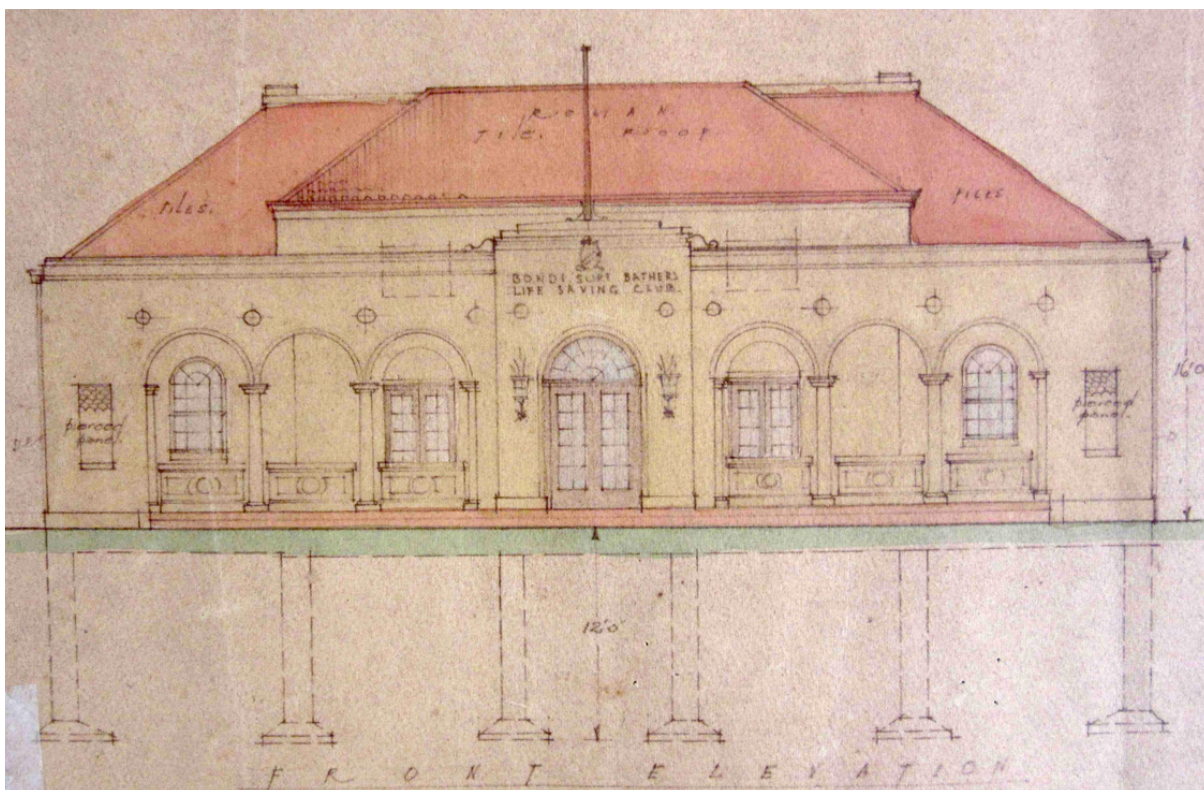


Figure 2.18: The revised scheme for the new club house. This is the design built with a pitched roof concealing the upper floor walls and the flat roofs. Note the differing location of the doors flanking the front door. The door location as built was between these two drawings. Note the deep foundation piers shown in both drawings. Source: WC LSC Index No 432618 and 432716. Plan Cabinet 786 and 990



Figure 2.19: This aerial photo, probably 1928-29, shows the pavilion completed and much of the roadways and groynes. The tram loop remains at the top of the image and the old surf club remains north of the pavilion. There is a fenced compound at the rear of the club (bottom of image). Much of the park is exposed sand dunes but the area to the north has been levelled, possibly grassed, and there is a circular garden bed but no tree plantings (bottom of image). There is a diagonal line behind the club house and pavilion - possibly the edge of the construction site Source: AA

Prior to vacating their premises the BSBLSC held a reunion of past and present members. Discussions were held in September 1933.⁷¹ The 'Reunion Smoko' was eventually held in February 1934, ten days before relocation into the new premises. A contemporary aerial photograph shows the pavilion and the relocated 1916 club house prior to the erection of the new surf club (figure 2.20). At the last minute changes were made to the design. of the footings for the new club. The minute books record that:

Furthermore, municipal councils spent annually hundreds of pounds in the payment of lifesavers and beach inspectors. The present Government had allocated £150,000 for loans to councils to enable them to promote swimming and surfing by building baths and club houses. The two surf club houses being built on Bondi Beach were being financed by a loan of £7000 made available by the Government. Mr. Weir's advice to the contrary notwithstanding, he (the Minister) would continue to advocate Government assistance to the great lifesaving movements on every possible occasion.⁷²

By December 1933 the specification for the removal of the old Club House had been submitted by Mr Potter of H E Ross and Rowe. Other issues under discussion were the colouring of the walls and the installation of picture rails in the new building. Even before the construction had started the committee was planning the opening night, a gala event for which evening dress would be required.⁷³ Changes to the design were still being considered, including a flat roof over the verandah [arcade].

71 BSBLSC Minute books 7 September 1933

72 BSBLSC Minute books 5 October 1933

73 BSBLSC Minute books 14 December 1933



Figure 2.20: This aerial photo of a surf carnival is dated as 1940s in the catalogue but must be from 1934. It shows the pavilion completed and the park has been grassed, there is an oval garden bed (further north than in figure 2.19) and trees have been planted. The club house has been moved further north and the site of the new club house has been prepared but construction has not commenced. Source: Getty images

No public complaints appear to have been made regarding the style of the proposed design, which had been altered to better conform with the larger surf pavilion and the style of the overall improvement scheme. In October 1933 the new surf club building for North Bondi was criticised by a local, D White, as it was erected with face brickwork.

An unfortunate example of disunity in architecture is unfolding itself at Bondi Beach, where the Waverley Council, upon the advice of Sir John Sulman and other town-planning experts, adopted a beautification scheme in Italian architecture. The effect was as if the sun had suddenly emerged from behind a black cloud, and spread its effulgence over the whole beach front. Park, pavilion, and fringing sands presented a harmonising picture in green and gold. In continuance of the scheme Waverley Council decided to erect two Surf Club houses, giving the clubs freedom to select their own architects and their own designs, and the result one architect wisely decides to blend his architecture with the existing scheme, and the other, unwisely, I respectfully contend, sheers off into the sombre brick of the cottage building, thus disturbing the harmony of the picture. This clash, I regret to say went on under the eyes of a Government department which had power to prevent it.⁷⁴

By 1934 the remarkable growth of the Surf Life Saving movement in NSW was commented upon in the *Western Australian*. Membership in NSW it was noted was over 3,000, there were now 24 clubs in Sydney, 10 in Newcastle, 7 clubs in the Mid North Coast branch, 6 clubs in the North Coast branch and a further 7 clubs on the Far North Coast and the Illawarra boasted 8 clubs.⁷⁵ Many municipal councils had taken the opportunity to obtain funds from the Unemployment Relief fund for civic improvements. NSW Government loaned money to municipal councils at 3% for the erection of surf club houses including:

74 SMH 4 November 1933

75 West Australian 26 Jan 1934

Maroubra £3,000

Bondi and North Bondi £4,000

Steyne £6,000

Curl Curl £600

Freshwater £2,000

Newport £6,000.⁷⁶

Other municipal improvements to parks and foreshores were also undertaken using the Unemployment Relief Fund. Some of these works were undertaken in areas that were still military reserves and during World War II the land had to be handed back.

2.6 THE NEW CLUB HOUSE (1934)

The completed club house opened on Saturday 3 March 1934 with two hours set aside for inspection by the public. The club was opened by Hon J M Dunningham MLA who cut the ribbon with a pair of inscribed scissors in presence of the Mayor, Aldermen of Waverley Council and others. The 1933-34 annual report commented that difficulties in fight for new premises took over seven years to overcome.. That report thanks the Rt Hon Earl Beauchamp and W A Freeman for their monetary assistance and Mr H Ruskin Rowe for his services as Honorary Architect. The report commented that the length of time spent by Mr Rowe and his assistant, Mr Potter, and the great monetary savings to the club, by Mr Rowe's donation of his services, leaves a heavy debt of gratitude. The annual report also mentions the removal and fixing of the mural paintings and that Mr Souter reconditioned the paintings of his brought from the old building and donated a new mural of the beach.⁷⁷

Photographs of the opening show the original configuration of the front of the building with the now removed lights and altered French doors and windows (figure 2.29). No overall views of the full extent of the front of the building dating from the 1930s survive, the photograph in the Annual Reports to show the original configuration dates from the 1950s (figure 2.22). There are numerous photographs of champions, officials and teams with the arcade in the background and distant views showing the roof (figure 2.22). Views of the front show that the ambulance or first aid room (identified by a painted cross) was at the southwest corner of the building (the same position that it had occupied in the 1916 club house) (figures 2.24 and 2.25). More detailed analysis of the original fabric of the building is in section 4 of this report (see figures 4.7, 4.8, 4.14, 4.19, 4.19-22). The roof terrace above the arcade was accessed by a ladder adjacent to the ambulance room and the arcade was shaded by canvas blinds. The ladder indicates the small front terrace was intended largely for observation purposes rather than social gatherings (figure 2.29).

The club minute books do not include much detail regarding the overall scheme for the new club house, however detailed discussions regarding the transfer of fittings were recorded. Considerable detail as to the original configuration can also be found in the architect's specification, including the types of windows, internal and external doors and the intended finish to the sunbaking terrace. Cost cutting measures resulted in some of the details, such as the roof lantern, being simplified. External details such as the columns and

⁷⁶ West Australian 26 Jan 1934

⁷⁷ BSBLSC Annual Report 1933-1934



Figure 2.21: This view shows the club house original configuration. It is said in some sources to be from 1934 but was first published in 1958 and likely dates from the 1950s. It is included here for clarity Source: Bondi Surf Bathers Life Saving Club



Figure 2.22: Extract from late 1930s (after 1934, before 1942) view showing club house from the north and the original configuration including roof and terraces. The enlargement at right shows people on the roof terrace. Source: WC LSC



Figure 2.23: The 1934 opening ceremony of the new club house. This view also shows the original configuration of the French doors and the arch headed windows as well as the now removed lamps. Source: Digital Masters BSLSC 045

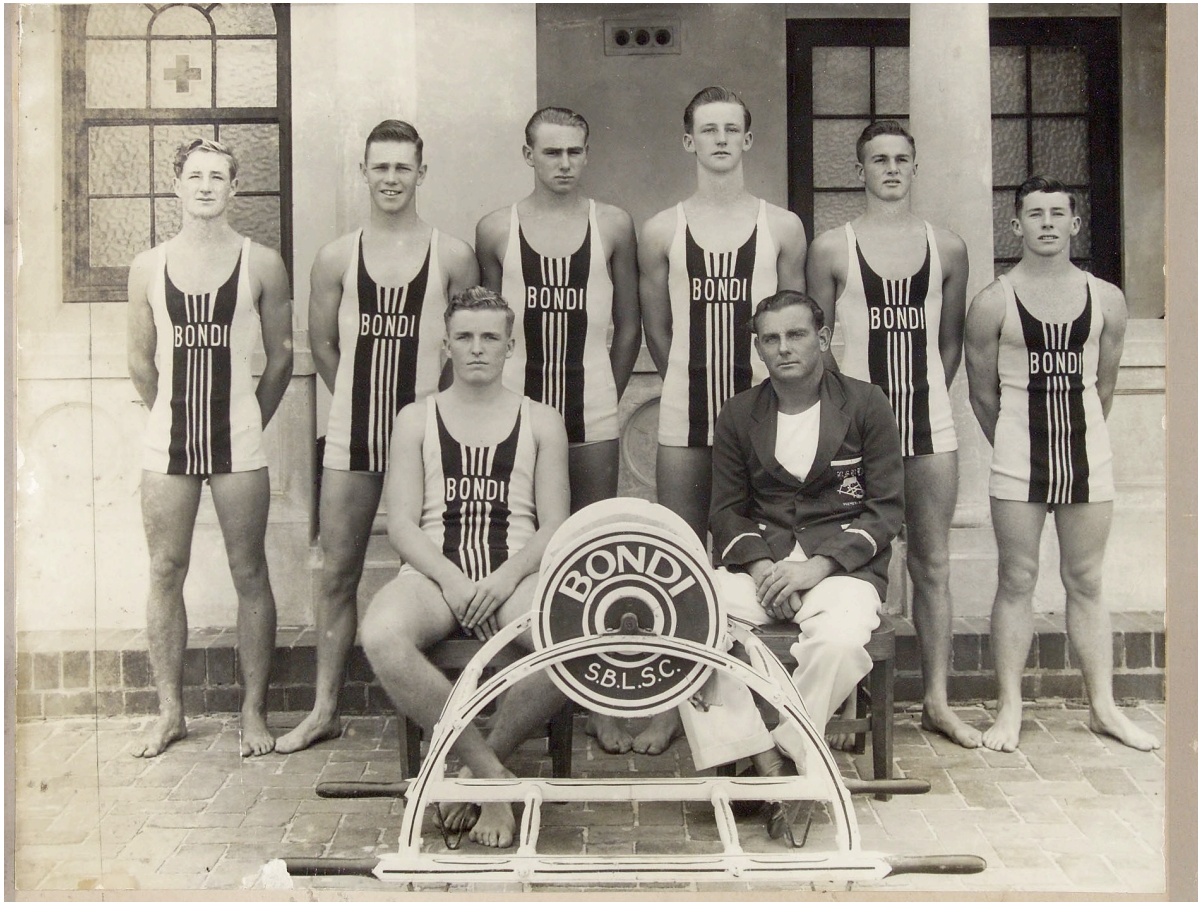


Figure 2.24: The team for the State Championships, held 10 March 1945, included here to show the cross indicating the location of the first aid room in the south eastern corner of the building. The area in front of the club was often used for formal club photos.. Source: Digital Masters BSBLSC 058

the vents were all precast in concrete. The aerial photographs of the relocated 1916 club house (figure 2.14) show that the paving in front of the building was contemporary with the pavilion rather than the surf club. Rather than the larger lockable cubicles that once filled the courtyards of the pavilions, the surf clubs provided shared locker rooms. It was proposed to renovate old lockers however there would also be new lockers in a second larger room in the new club house, which were to be at members own expense. The smaller locker room adjacent to the shower room presumably contained the renovated lockers transferred from the earlier club. The date when lockers were first used is not known however locker rooms were a feature of Golf Club houses built just before World War I. The renting of lockers provided additional income. The earliest view showing lockers is of the 1970s extensions.

Some of the equipment from the old club house was to be reconditioned including the lockers already mentioned and the billiard table. The Earl of Beauchamp also donated a new ping pong table. The minutes also record that an extra light point was required in the ladies. There is no 'ladies' shown on the plans held by council, however the massage room, which contained a toilet, probably doubled as the ladies during social events, part of the area still occupied by the Ladies Change Rooms today. The original plan (figure 2.25) shows the rooms mentions here and they are further described and illustrated in section 4 of this report. Three rooms were to be painted with Durakote - the Secretary's room, the massage room and the Ambulance [or First Aid] Room. These rooms are the rooms likely to have been visited by members

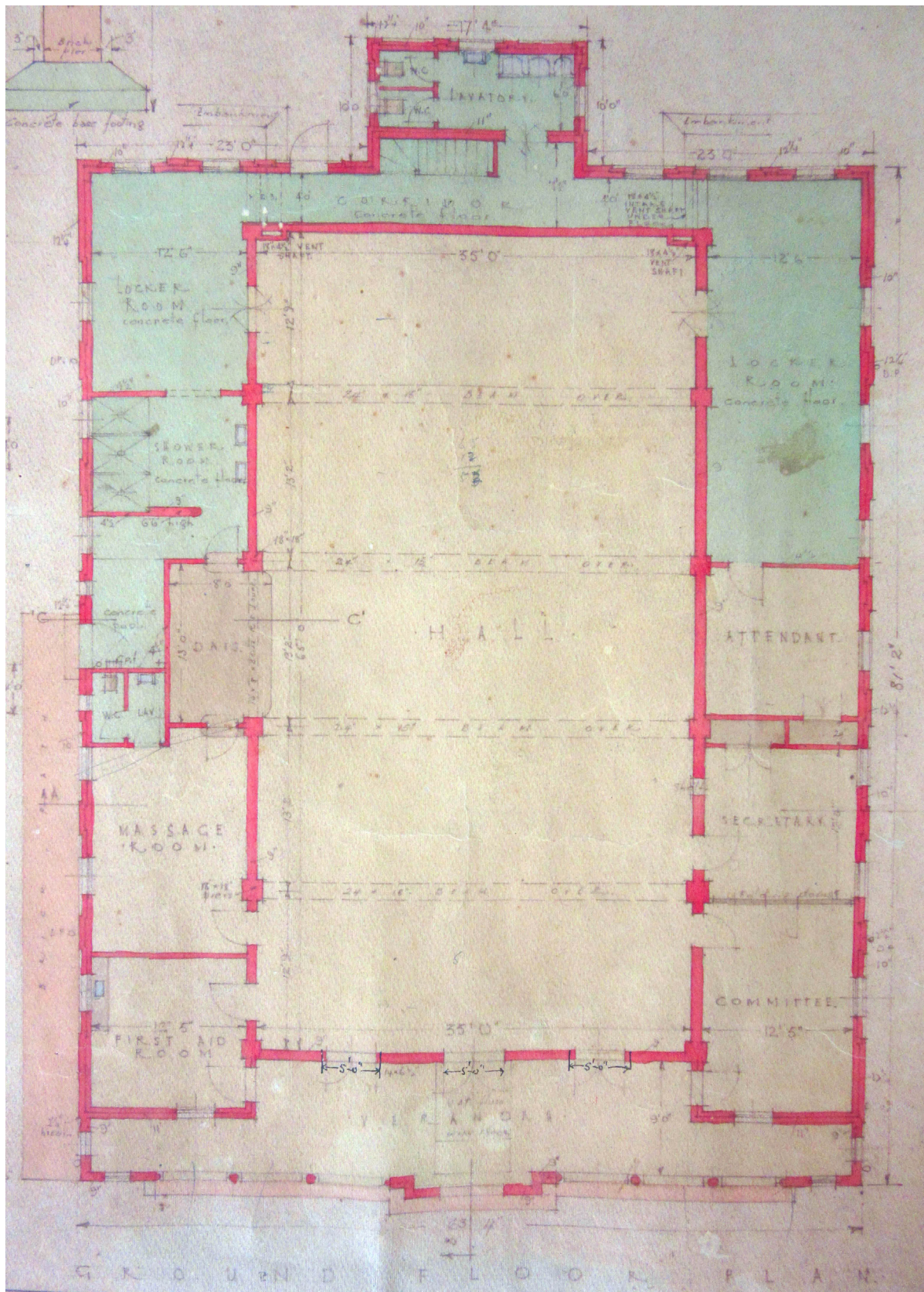


Figure 2.25: The ground floor plan shows the rooms similar to the plan Index No 432619 but that plan has a side passage that was not built. Instead the attendants room and cupboards were built as shown on this plan. Note the colours are the standard drawing convention, green indicates concrete flooring to the wet areas, red indicates brick and yellow indicates timber. Source: Waverley Council Index No 432616



Figure 2.26: View showing the original configuration of the stage, with the mural, decorative brickwork, timber benches and trophy cabinets. Source: Digital Masters BSLSC 493

of the public. Duracote was a cold water paint that its manufacturers BALM claimed would not rub off or scale. Timber seats and rails had been ordered however the question of floor coverings was deferred. Fixed timber seats lined the walls of the central club room and the sunbaking deck above. Photographs show that below the ornamental brick band in the Main Hall were trophy cabinets and above the band were the set of murals by Souter (figure 2.26). The additional mural painted in 1934 was located to the left of the stage. The decorative brick work was initially exposed, but was later painted and covered in the ever increasing set of photographs of club teams and individual photographs.

There was also discussion of a caretaker's room and, though this is not shown on the plans as such, an Attendant's room is shown, adjacent to the Locker Room (figure 2.25). Even though the new building had been opened, the club continued to hold social events to raise funds for their premises, major events and to cover their ever increasing running expenses.

To defray the expenses of the Bondi Surf Life-Saving Club's annual ball at Mark Foy's on July 20, a 'dress night' dance will be held this evening at the club-house.⁷⁸

Funds from dances held on New Years Eve were now directed towards club activities rather than charities. As was common with amateur sporting clubs, funds were raised to assist injured or sick members. In March 1935 a Benefit Dance for Vic Besomo was held which was jointly run between the Surf Club and the Amateur Swimming Club. The fundraiser was held at the club house. Besomo had contracted a serious illness and was not able to swim competitively for a couple of years. The minutes also record the new club house also became an assembly point for Amateur Athletic Club road races

78 SMH 7 July 1934



Figure 2.27: Crowds watching a surf carnival, with the club house to the rear. Source: Digital Masters BSBLSC 445

held in 1935.⁷⁹ Both the sunbaking terrace and the terrace over the arcade were used as viewing areas during major events such as the surf carnivals (as can be seen in figure 2.20). Visitors from other states were also suitably impressed with the Council's improvement scheme, including the newly completed club houses:

A concrete road runs the full length of the beach just behind the parking area. Up-to date pavilions, life saving club houses, dressing pavilions, dance halls and band auditoriums occupy the foreshore, surrounded by lawns, flower beds and small ornamental trees. All these buildings are solidly built to a similar design, the corporation insisting that the architectural beauty of the foreshore building must be preserved.⁸⁰

Between Earl Beauchamp's visit in 1932 and 1935 the new club house was erected and opened. He was amongst the mourners at David Souter's funeral in 1935 as were other surf club members, educationalists, artists and architects.⁸¹ Shortly before he died Souter painted one additional mural for the new club house. The surviving mid to late 1930s photographs show that the side elevations of the surf club house had also been designed to complement the side elevations of the larger pavilion beyond (figure 2.20). The new club house attracted visitors, as did the photograph 'shooting the breakers', now housed in the new premises.⁸² After the new premises had been opened Beauchamp continued to donate money.

79 Referee 28 May 1935

80 Port Lincoln Times 9 Feb 1934

81 SMH 25 Sept 1935

82 Sydney Mail 13 March 1935



Figure 2.28: Enlargement of a late 1930s (after 1934 and before 1942) Hurley view showing the original form of the building with the roof terrace and flat roofed lantern. There are no doors on the side walls and the sill heights differ from today. The tunnel entrance is visible and the pine trees are semi mature. There is no rear compound visible and the ground is uneven grass and sand. Source: Frank Hurley NLA order

2.6.1 FILMS AND NEWSREELS OF BONDI BEACH

During the 1930s Bondi Beach was used as a location for film shoots. Club members assisted with the surfing scenes for Ken Hall's *Squatter's daughter* in 1933 however the new club house had not been erected. Scenes of Bondi Beach were included in an entry in a film festival held in Japan in 1938. Following the outbreak of war, Fox Australia included scenes of Australia in its popular newsreels. Once again Bondi Beach was featured. In this film footage there may be a view of the club house in its original configuration. The surviving views are either aerials or photographs of life savers taken in front of the arcade. The upper portion of the building is not shown. A glimpse of the original roof line can be seen in views of the Hotel Astra surf boat (figure 2.27) and in the aerial photographs taken by Frank Hurley (figure 2.28). The view widely believed to show the original configuration of the club house first appears in an annual report of the 1950s (figure 2.21). Other views which seem to date from the 1950s show the club house however the extent to which the roof tiles were altered following damage during the war years has not been determined.

2.6.2 USING THE CLUB HOUSE

At the start of the 1936-37 season the Annual Report figures were published, the club had 367 members, 422 rescues were undertaken, no drownings whilst club members were on patrol. There had been 2201 rescues over the last decade. The minutes from 1937 describe problems with thieves, both in the locker room and in the committee room. The ceiling of the committee room needed to be repaired, as it would appear that access had been gained into the building via the Gear Room on the roof.⁸³ From 1938 onwards a resident 'honorary member' or caretaker lived on the premises undertaking minor tasks such as window cleaning. Repairs to elements such as window catches to the skylight (also referred to as roof lantern) were co-ordinated by the gear steward. The caretaker, the minutes note, occupied the

83 BSBLSC Minutes 10/07/1937



Figure 2.29: 1953-54 view showing the arcade and ladder to the roof terrace (LHS). The image also shows details such as the two types of medallions on the wall, the two tone club sign, the brick paving and that the wall lights at the entrance are now missing Source: Digital Masters BSLSC 291



Figure 2.30: Club members dressed for their variety acts. Source: Digital Masters BSLSC 028



Figure 2.31: 1937 aerial showing the surf clubs erected in 1934 (right centre and bottom right), both of which had a rooftop sunbaking area and an observation deck. Source: Adastra (via RAHS)

Billiard Room, however this room was needed during dances and he had to move out. This room is most probably the room between the first aid room and the dais discussed earlier in relation to the location of facilities for ladies. The club house also contained a library for members, which must have had a fair few books as in July 1937 48 books could not be accounted for.⁸⁴ By 1938 this figure was over 90. The honorary librarian was a school teacher by training. The library was maintained during the 1930s and the war years, evidence of a time when there was little disposable income so purchases like books were circulated for others to enjoy. The room used for the library has not been identified, but is likely to have either been the committee room or the Office / Secretary's room (figure 2.25).

By the late 1930s life saving teams had begun to compete internationally and fund raising events were held to raise the necessary money to send the teams overseas. In 1939 a 'Honolulu Ball' was held at the Trocadero Ballroom, the proceeds of which was to support the team that would represent Australia on a tour of Hawaii. The Hawaiian theme of the ball included an interpretation of Hawaiian dancing by members of the 'surf club ballet'. Some of the photographs held by the club show participants in the 'male surfer's ballet' dressed as women surf bathers and Hawaiian women. These humorous 'male ballets' were features of surf clubs across Australia from the 1930s until at least the 1950s and were advertised on the flyers for the surf club dances. Surf Ballets had started off as a female variety show act but this lapsed in the 1920s with the introduction of the cinema. By the mid 1930s 'surf ballet dancers' in NSW were a humorous male act, performed to entertain members and guests at surf club fundraisers (figure 2.30).

84 BSBLSC Minutes 10/07/1937



Figure 2.32: Social gathering on the roof prior to the destruction of the groynes in 1942. The roof of the sky light / lantern is at bottom right and the roof of the gear room is at top left. Source: Digital Masters BSLSC 031



Figure 2.33: Group photograph taken on the sunbaking terrace showing the timber seating and the roof membrane. Source: Digital Masters BSLSC 051

2.6.3 THE SUNBAKING TERRACE

The minute books record that the roof terrace was known as the sunbaking terrace and it is referred to as this on Ross and Rowe's drawings (see figures 4.50 and 4.75 and Appendix D). One of the events held to mark the club house opening was a party on the roof. Annual members only functions were held there at Christmas and photographs survive showing events in 1935 and 1947. John Kingsmill, who grew up in Bondi, knew of the sunbaking terrace.

On the beach, the crowds grew and grew, during the 1930s almost to bursting point. 80,000 on Bondi, newspaper headlines would shout, and once, 100,000 jam Bondi! Newspapers got their facts any way they could. The story was that a journalist would telephone Bondi Surf Club on a Sunday afternoon and ask how many people there were on the beach. The fellow who took the call would yell to his mate sunbaking on the surf club's flat roof, 'Eh Joe! How many on the beach d'y'reckon? Joe would not even get up to count them: 'Hundred thousand!' and that would be the headline the next day.⁸⁵

The specification called for 'natural asphalt' [ie probably the val de travers type of asphalt] however the surface was subsequently described as bitumen, which by 1937, was 'cracking badly and was in urgent need of repair'. Waverley Council was to be written to regarding this issue.⁸⁶

The sunbaking terrace was used for member's social events, particularly late afternoon drinks. Numerous photographs held by the club shows members having a beer on the roof (figure 2.32 and 2.33). Kegs of beer would have had to have been hauled or carried up. Unlike the dances held in the club room below, none of these views show any women present and the men are very informally dressed. The sunbaking terrace was used for nude sunbathing until the advent of women using the radio room in the late 1980s.

The roof of the now demolished lantern over the hall served a dual purpose as impromptu stage and table.⁸⁷ Timber seats lined the perimeter of the terrace and there was a shower beside the staircase. The aerial photographs show white towels spread out to dry. In 1942 when the roof was damaged it was described as being Malthoid, a bitumen impregnated felt. The roof lantern survived until the 1990s, and it appears to have been roofed in a similar material as the terrace. No detailed documentation relating to repairs undertaken during the war years have been located. Harry Ruskin Rowe still held the position of honorary architect in 1943 so is likely to have been involved. The sunbaking terrace was a feature of both the surf clubs at Bondi and at other club houses such as the now demolished surf club pavilion at the southern end of Manly Beach erected in the late 1940s. After the war, warnings began to be issued that excessive sunbaking could be harmful however the Medical Officer Dr Meyers, commented on the widely held view that obtaining a tan was beneficial, describing the:

...'sun tan' which is' so highly prized by our true swimmer during the summer. After repeated exposures, 'sun tan' will protect against further sunburn.⁸⁸

85 Kingsmill Australia St p12

86 BSBLSC Minutes 10/07/1937

87 interview with BSBLSC Archivist

88 Picton Post 19 December 1946



Figure 2.34: Frank Hurley's late 1930s (after 1934 but before 1942) view of Bondi Beach before the removal of the groynes. This shows the improvement scheme landscape elements including light poles, the paved promenade and pine plantings still with tree guards. Source: NLA PIC FH/110 LOC Cold store PIC HURL 10/1

Thanks to the photographs taken by Max Dupain in the late 1930s, Bondi Beach became as well known for its sunbakers as it is for its surf and its surf lifesavers. Subsequent medical concerns have seen changes to the practice of sunbaking. Surf Clubs with sheltered sunbaking terraces are a thing of the past. Both the Bondi and North Bondi clubs had an observation deck and a sunbaking terrace. Only the altered observation deck of the BSBLSC survives, and has been converted into a terrace with tables.

2.7 THE WAR YEARS

During the war years the surf club continued to operate with reduced numbers of members available for patrol. The club flag was taken to theatres of war and returned to hang in the club and members were involved with setting up life saving clubs at beaches in the theatres of war, including Solomon Islands.⁸⁹ Between 1941 and 1943 access to the beach for the public, fisherman and the surf clubs was officially restricted. The exact dates have not been determined. In addition numerous waterfront buildings such as boatsheds, surf sheds and surf clubs were requisitioned for temporary use by the Army but not this premises. In 1941 the Volunteer Defence force occupied the main surf pavilion. In February 1941 the surf club packed up its records and photographs and put them into storage in the gear room. To meet official black out regulations 'three ply' was purchased for the front doors and cylinders were to be installed on the lights in the locker room.⁹⁰ After some debate the December 1941 Committee meeting determined that club rooms should be blacked out so annual functions such as the New Years Eve dance could continue. A building warden was appointed and a fire extinguisher, rake and shovel were purchased. Other clubs such as the Bondi Icebergs were permitted to hold dances in the club house.

As the threat of attack by the Japanese increased coastal defences works were undertaken in earnest. Barbed wire had been erected at the beach by February 1942. More than one newspaper reported broadcasts in English by the Japanese taunting both the Australians and the Americans:

"Hullo' Yanks! So you are at Hotel Brisbane? We'll be seeing you later. Hullo Bondi ! Hullo Coogee ! You've barb wired your beaches. You had no need to do that just yet."⁹¹

89 Brawley p161 to 162

90 BSBLSC Minutes 5 Feb 1942

91 Manilla express 20 Feb 1942

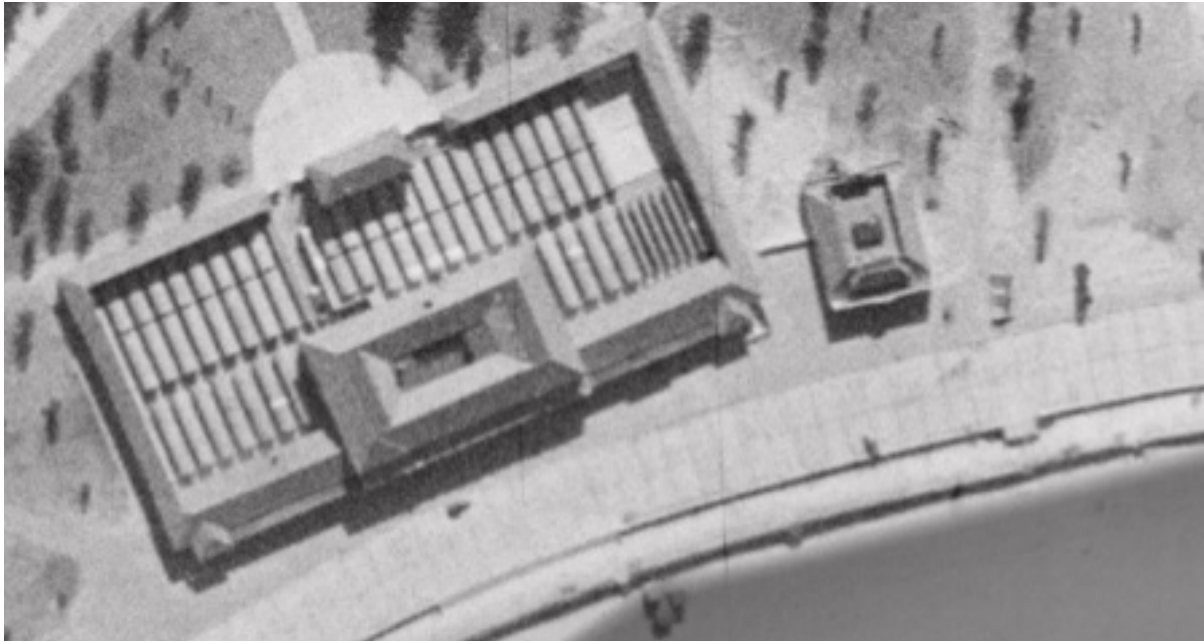


Figure 2.35: 1943 aerial of Bondi Beach showing the extent of removal of the groynes. The landscape looks deteriorated - possibly the result of world war two defence activities such as blowing up the groynes or the result of storms. Source: SIX viewer

Bondi Beach was fenced with barbed wire, the sand was off limits and the area patrolled by sentries. An entire company, A Company [1st Infantry Battalion?] was stationed at Bondi Beach during 1942, occupying part of the Hotel Astra, the Rose Bay surf club on Campbell Parade, the public school and other local premises. Troops were accommodated in a local ballroom and various cottages. Coastal defence works were erected to prevent a Japanese landing and machine gun posts established. The Surf Club house was not requisitioned however the original tiled roof and the sunbaking terrace were damaged in early 1942, as was the roof of the adjacent Surf Pavilion. The Army blew up the groynes on the beach in order that the foreshore could be more easily defended (figures 2.34 and 2.35). Flying debris from the concrete groynes damaged the roof of both buildings. In June 1942 the club began to seek action from Waverley Council, however due to the wartime restriction the repairs were a long time coming.

Mr Ray Halliday raised the question of damage done to club property during the blasting on the beach. Many tiles on the roof of the club house premises were broken and five surf reels on the beach were damaged. It was resolved that the council be written to and asked to repair the damage to the roof and the malthoid covering on the sun-area.⁹²

The club continued to write to Council for the next two years regarding the roof repairs however the matter was out of Council's hands. Materials were hard to obtain as they were reserved for essential building projects. In September 1944 Waverley Council were still 'awaiting the issue of a Permit from the Department of War Organisation and Industry'.⁹³ In the interim the Club had requested that the Council's engineer look at the roof damage and the leak that was occurring below the roof. A view taken in the 1960s shows the fully repaired roof (figure 2.39)

92 BSBLSC Minutes June 1942

93 BSBLSC Minutes Sept 1944

Not all Sydneysiders took the threat of attack seriously, as 'surf shorts' with a barbed wire pattern could be purchased at Farmers department store. Civilians who ignored sentries' commands and went onto the beach were actually shot. In June 1942 Bondi was shelled from the sea by the Japanese, forcing residents into air raid shelters. Beach access was not restricted for long. The club minutes include newspaper clippings about discussions with Waverley Council in October 1942 regarding obtaining beach access. In the case of the Bondi Surf Lifesavers Club House, the premises were not requisitioned, rather used for training sessions by the RAAF. The RAAF stationed at the flying boat station in Rose Bay, the Air Training Cadets and the RAAF Pacific Annex were all trained in surf lifesaving techniques at the club house. The RAAF used flying boats (Catalinas) for coastal patrols, so training in the surf was necessary. Selected military personnel were allowed to swim at the beach and the area became popular during R & R breaks.

2.7.1 'COMFORTS' FOR MEMBERS

A special Comfort Fund committee was set up and 'comforts' including canteen vouchers, tins of Christmas Cake and a club newsletter 'Doins' were dispatched to cheer up members serving overseas. Dances and 'Housie Housie' [bingo] nights were held at the club house to raise funds to purchase 'comforts'. For those who returned, occasional Welcome Home functions were held. The additional usage of the hall caused problems, with wear and tear to furniture, additional glasses had to be purchased as well as a new piano and the Souter murals were being damaged by the temporary erection of loud speakers for the Sunday night Comfort Fund dances. As these were held on a Sunday, liquor was not permitted. The club was not a licensed venue however liquor was 'donated' for special events such as the Christmas day party.

New honour boards, in memory of club members who had died during the war were erected in the main hall. Wartime trophies such as a Japanese helmet were to be polished up for use as a club trophy. Annual smoke concerts also continued to be held. Plans to have a change room furnished on the opposite side of the building were put forward in 1944, and discussions were held regarding building an external porch. The minutes record that during the war the office (presumably the room shown on the 1934 plans as the secretary's room) was to be used as a additional change room (see figures 2.25, 4.50, 4.51 and Appendix D). One of the views of a social on the sunbaking terrace was clearly taken during the war years as many of the men are in their uniform. The premises were now too small to accommodate the range of activities that occurred. In October 1944 the club's minutes record that:

...it was decided that some action should be taken with a view to enlarging the club house.
Before taking any action it was decided to obtain the opinion of the honorary architect.

The minutes record that Waverley Council advised the club that in regards to:

...erection of external porch and notifying the club, that the cost would have to be met by the Club. It was decided [by the committee] to refer the Council's attention to previous correspondence, which would indicate that the cost would be bourne [sic] by council. On the question of the need for renewing the doors it was decided to inform the council that in the opinion of the committee, urgent repairs were necessary.

Shortages of materials saw the proposal for a porch shelved indefinitely.



Figure 2.36: c1945 aerial of Bondi Beach taken by RAAF trainee pilot Neal Brearley Mitchell. Evidence of wartime infrastructure remains. The park has areas of wind blown sand and the plantings, especially on the sea front, are not thriving. Source: Family collection donated to Sydney Harbour Foreshore Authority but not accessioned at time of writing.

2.7.2 JITTERBUGGING AND OTHER AMERICAN FADS

In 1944 the Americans had applied to use the club's first aid room as a 'dispensary' however the Surf Club had resisted this use. The dispensary was required to supply the Americans with prophylactics and premises had also been applied for on Campbell Parade. As had occurred in World War One, overseas dance crazes such as Jitterbugging soon reached Bondi Beach, spread via newsreels and visiting services personnel. At the New Years Eve celebrations in December 1941:

A party of young men and women "jitterbugged" on the road in front of the surfing pavilion. At midnight, the Bondi and North Bondi Surf Life Saving Club members staged their annual New Year's procession. The crowd was orderly.⁹⁴

George Caddy's photographs of jitterbugging show that dancing was not confined to the club houses, ballrooms and dance halls, but also took place on the promenade. John Kingsmill remembered that

Bondi beach had always been a dancing place...Some Saturday and holiday nights, there were dances not only at the Pavilion but also at the Bondi and North Bondi surf clubs, and sometimes one or other of these dances would be 'dress affairs', in which case it was nothing to see crowds of people in evening dress like film stars. Fred Astaire! Ginger Rodgers! On such nights, the entire promenade blazed with light – the great milky globes illuminating the grand

94 SMH 1 Jan 1941



Figure 2.37: Social event in the main hall of the Surf Club. Source: Digital Masters BSLSC 501

driveway, the lights in the ballrooms, the strings of coloured lights tracing the outlines of the surf club buildings and running high up the top of the flagpoles...⁹⁵

There was never any question about what we were doing Sunday nights – we were going dancing. Where depends on our mood, for we could choose from any of the three local surf clubs, Bondi, North Bondi and Bronte. Our crowd moved from one to the other in six or seven week bursts, so did most other dancers, comparing bands, comparing girls, comparing atmosphere, comparing chuckers-out, otherwise known as bouncers. Surf clubs, being semi-military in their discipline, had rules about what you wore, what you did and what state you were in at their dances. For one thing, jitterbugging was barred.⁹⁶

No photographs of the exterior of the club house with decorations have been located from this period however there are aerial shots that show the 'milky globes'. The light poles mentioned were located at the entrance to the tunnel to the east of the surf club. These aerial views also show the original configuration of the roof terrace and the clerestorey windows to the front of the hall. During the wartime Venetian Carnivals were held in December by the Surf Club which lasted for some ten days. Such events are likely to have also involved temporary lights and stalls. Similar carnivals were held at Manly.

Jitterbugging was popular in Sydney from the early 1940s onwards. In his book 'Australia Street' Kingsmill recalls the craze starting at Bronte Surf Club and spreading to dances at the Bondi and North Bondi surf clubs, once the bouncers had spread the word that Jitterbugging was 'OK'. The outfits and hair cuts of the

⁹⁵ Kingsmill, Australia Street, p.142

⁹⁶ Kingsmill, Australia Street, p.159

jitterbugging 'beach boys' who surfed at North Bondi was reported interstate, their haircuts and clothes were modelled on American Jitterbug enthusiasts.⁹⁷ In his book Kingsmill recalled a distinct surf club style:

which simply evolved out of our own leaping creativity and vigour, had more to do with rhythm than it did with show....We danced in a cool but zesty way, controlled but expressive, neat as a pin, economical as to space (a consideration in crowded hall), featuring amazing footwork, taken at its top, to high athletic peaks. It was beautiful to do. It was beautiful to watch.

The jitterbug is an energetic dance, perfect for maintaining a high level of fitness. In 1946 files held at Waverley Council record that monthly dances resumed at Bondi Surf Bathers Life Saving Club, the 'Old Club house' was artistically decorated for the return of old friends.⁹⁸ Some images of groups in themed costumes in the club house survive, but are not dated (figure 2.37). These views also show the honour boards, trophies, murals and the coat hooks along the back wall, with crepe paper streamers added as decorations. Additional 'clothes pegs' were added in 1937, extending from the stage on one side to the honour board on the other. These can be seen in photographs and were utilised during social events. Above the clothes hooks were the club champions photographs, which were taken every year. Reproductions of the photos still hang in the club, the originals having been digitised and held in WC LSC. Others are in storage at the old Cinesound building in Bondi Junction.

2.7.3 THE FIRST AID ROOM

In the late 1930s the Club received a subsidy from Waverley Council for the operation of its Ambulance room, on the south western corner of the club house, but during the war this subsidy had been halved. A gas heater had been installed in the Ambulance room by 1938 which the Gas Company was to service.

The Council appointed 'Beach Inspectors' had keys to both the Ambulance Room and the telephone in the Club. The 1950 Annual report did not contain any reference to building works, however expenditure of 27 pounds 6 shilling 9 pence was noted for replacements and additions to the Club's furniture and fittings, most of which was to provide 'essential and adequate facilities for the Social Committee to cater for Club functions'.⁹⁹ It was also noted that:

With the opening of the Council's First Aid Room at the commencement of the season, for the treatment of casualties, the Club's Room was not in use. However, the Management Committee have decided to maintain our room fully equipped for immediate use should the occasion arise.

The location of Council's First Aid Room has not been determined, newspaper reports simply refer to the facility as being the First Aid Room at Bondi Beach. A photograph (figure 2.29) of the front of the club house shows a ladder to the roof terrace in the south western corner of the building. The adjacent room is shown as being the first aid room on Ross and Rowe's plan (figure 2.25) and has a cross logo on the glass in the photo dating from the 1944-45 season (figure 2.24).¹⁰⁰ The room could be accessed

97 Northern Miner 2 Dec 1946

98 Waverley Local Studis Collection

99 BSBLSC Annual reports, 1950, WLS Collection

100 Digital Masters BSBLSC image 58

via a door to the arcade (subsequently converted into a window) and from within the hall. In 1943 the minutes report that the thefts of first aid material from the Ambulance room were costly to replace so the room was to remain locked at all times. Additional blankets were to be purchased for Bronze Instruction, so the Ambulance room could be kept locked. Throughout the 1930s and during the war years the club had problems with petty theft, medical supplies, liquor and light globes were stolen, as well as members property from their lockers.

2.8 EXPANSION - ADDITIONS AND ALTERATIONS

The continuation of wartime restrictions on building materials until the early 1950s put paid to the proposals to extend the club house. The members had to make do with renovating the existing building. Minor alteration such as new doors were however undertaken. As the gear was stored at roof level the sunbaking terrace was used for gear preparation, a photograph of the life lines being tested and rewound in preparation for the 1947/1948 season appeared in the Sydney Morning Herald.¹⁰¹

2.8.1 RENOVATIONS (1947)

Just after the war minor renovations were undertaken, including works by the interior designer Marion Hall Best. In December 1947 'ideas for curtains' were reported,

including the attractive nautical pattern designed by Mrs. Marion Hall Best for curtains which have been installed by the Bondi Surf Club. In red, to contrast with the yellow ochre walls, they are appropriately patterned in starfish...¹⁰²

These screen printed fabrics included designs by Sydney artists such as Douglas Annand and Thea Procter, with a new range released in 1946. A fire in the late 1940s at the Gilke's Camperdown factory where the fabrics were printed, destroyed the silk screens and original designs. A selection of these 1940s fabric designs were included in the recent exhibition on Marion Hall Best's work at the Museum of Sydney. As yet the starfish pattern has not been located and the club house curtains do not survive. This design may survive in the archive of Marion Hall Best designs held at Sydney Living Museums or in the design registrations submitted by Hall Best in the 1940s as part of her Marion Best Fabrics range.¹⁰³

As yet no photographs have been located showing the interiors of the club house accurately dated to the late 1940s. There are external views of this era, with the arcade in the background. These show the windows and doors in the same configuration as in the 1930s (figures 2.21, 2.22, 2.28 and 2.29 and others not included in this report) . Timber benches (referred to as verandah seats in the minutes) were within the arcade and there were canvas blinds which could be rolled up and secured. Three timber seats for the verandah were purchased in late 1937, as were additional seats for the patrol's area.¹⁰⁴ Undated photographs of the main hall show gym gear and surf reels stored on the dais (figure 2.26).

¹⁰¹ SMH 8 September 1947

¹⁰² SMH 11 December 1947. No mention in the online listing for the Marion Hall Best collection, Caroline Simpson Resource Centre, SLM however during the 1940s Marion Hall Best collaborated with Douglas Annand in the design of fabrics including Sea Maidens, designed in 1945

¹⁰³ <https://sydneylivingmuseums.com.au/stories/marion-best-fabrics-artist-designed-textiles>

¹⁰⁴ BSLSC Minutes Nov and Dec 1937

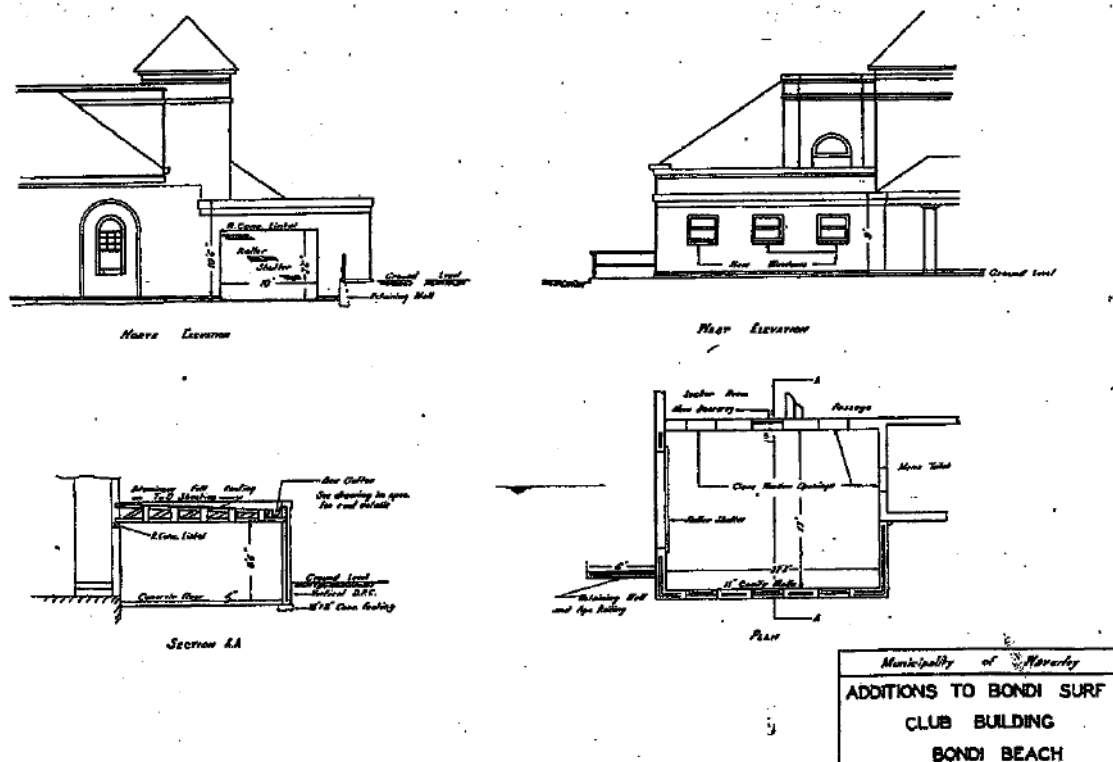


Figure 2.38: The gear room addition. Source: Waverley Council Engineers Drawings 0002269-01

2.8.2 THE GEAR ROOM (1951)

In 1951 a gear room was added to the surf club premises, the drawings for which are still held by Waverley Council (figure 2.38). This single storey addition is shown to have been proposed to be constructed adjacent to the men's toilet at the rear of the building. This was the first increase in the footprint of the building since 1934 and it encroached on the park behind. No photographs of the rear of the building have been located from this date however the room can be seen on later aerial photographs. In the initial scheme, gear was stored in a small room on the roof which was accessed from the sunbaking terrace. The location to the rear at ground level was much more convenient. Minor alterations were also made. One of the two sketches for the proposed new squash court prepared by the architect Kevin Rice in 1960 shows the extent of the gear room. At some point before between 1953 and 1956 the front door was altered from glass french doors to panelled doors. In 1954 improvements were made to the showers, the annual report noting that 'work on the existing shower room was completed and we now have three hot showers and one cold'.¹⁰⁵

The events held by the surf club ranged from regular dances held at the club to special events staged in larger venues. The souvenir program for events such as the 1952 Boxing Day 'Surfistication' and the 1955 Surf Club Ball are in Council's Collection. The life savers were dismissive of showier dance styles and behaviour particularly the invasion of Bodgies and Widgies in the early 1950s, complaining that the Bodgies and their female companions, known as Widgies, were given to performing suggestive dances and kissing in public on the lawns beside Bondi Beach.

¹⁰⁵ 1954 AR

The surf club held its jubilee in 1956, reflecting the belief held by a number of members that the club had been formed in 1906, a belief which tallies with the paperwork held at Waverley Council (now in the Local Studies Collection). Photographs of the initial tent and current photographs of the 1934 club house were published, with the caption, 'Bondi-club house fifty years later'. This image is widely believed to have been taken in 1934 but is not dated in the 1956 publication. It shows the roof after the war damage had been repaired. Other views of this era show the building to largely be unchanged externally except for the gear room to the rear. Allan Scott recalled the layout of the club premises when he joined in 1957.¹⁰⁶ The hall still had a stage and the walls were lined with honour boards with the names of committee members, some of which are now in storage. Souter's murals were still in place.

The hall was used for Bronze Medallion and fitness training. Brass plates were set into the floor for the shuttlecock nets and boxing. On the eastern side of the club house was the larger of the two locker rooms, the caretaker's room (for the pensioner who lived in) and a room divided into two by a screen and utilised by the Captain in one half and the Secretary in the other. When meetings were held the divider was folded back, as can be seen in figure 2.40.

The roof terrace, which was used for member's functions such as the Christmas drinks was still covered in bitumen, as was the skylight roof. The shower on the roof only had cold water. The men's toilets were located to the rear of the stair to the roof (as they had been in 1934). There was not enough space in the club for board storage, so member's boards were stored in the pedestrian tunnels, as were the surf craft.

On the 4 February 1954 Bondi Ladies Amateur Swimming Club member Dianne Dewar participated in a surf rescue. Her action re-ignited the perennial debate about female lifesavers but failed to convince the SLSA that women should be allowed to become lifesavers. Despite the pressure in the war years to allow women to become surf lifesavers, the movement's unofficial motto, 'No Women – No Worry', still held. A concession in the postwar period was that women were allowed to look like lifesavers by competing in all-female march-past teams for local surf clubs. A Bondi club team competed for the club for a brief time in the 1950s as a novelty display at surf carnivals. Typically the banners said 'social club' rather than swimming or life saving. The phenomenon faded by the end of summer in 1956 and female participation returned to the support role of Ladies Auxiliary.¹⁰⁷

2.8.3 THE 1960s

The annual report for 1962-63 noted that:

The club house and gear has been maintained in excellent condition throughout the year...In the club house, the major improvement carried out was the alterations to the Shower Room. The terrazzo partitions between the showers were removed and were re-tiled with first quality tiles. The walls above the tiles were cement rendered and painted. A new hand basin and a stainless steel bubbler were installed and the piping layout to the showers was re-arranged to give two efficient hot showers, with provision for a future second heater to be installed to

¹⁰⁶ Interview with Alan Scott, 8 March 2016

¹⁰⁷ Brawley, *The Bondi Lifesaver*, p253

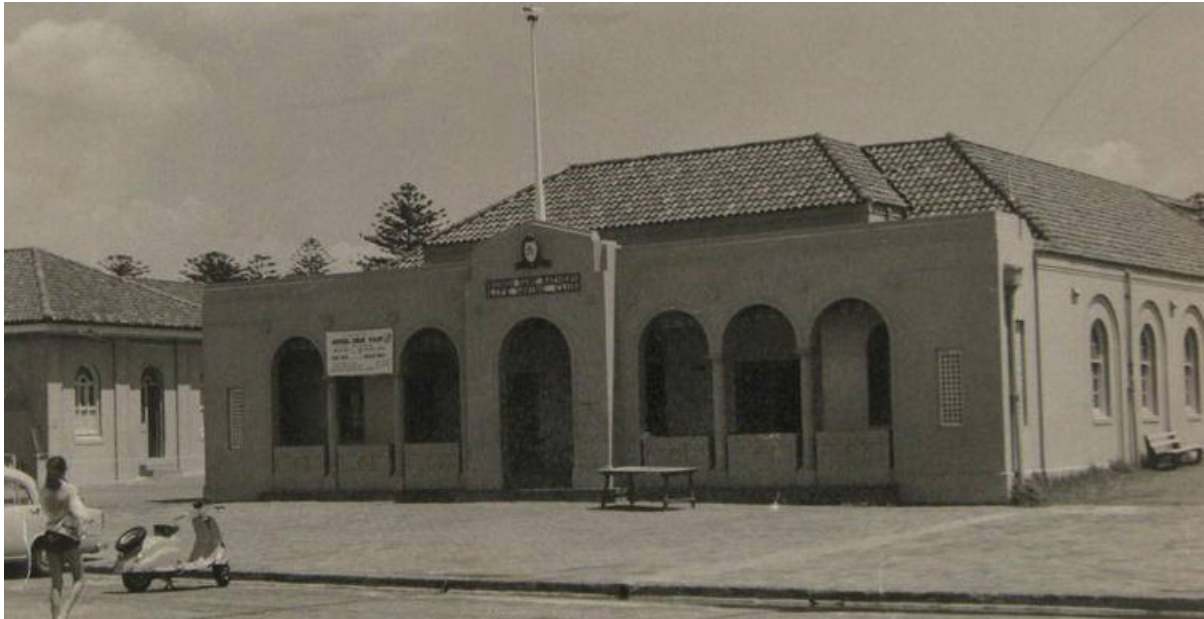


Figure 2.39: View of the club house showing the roof as finally repaired after the war damage. Dated on the source image as 1960s. Source: petebowes.com/2016/04/06/a-bondi-slideshow/

serve the remaining two showers. The expenditure of 405 pounds /3/2 on the Shower Room is amply rewarded by its pleasing appearance and the excellent showers...A new typewriter and a filing cabinet were added to the office equipment and strip heaters were installed in the Hon[orary] Resident Members Room.

The following year (1963-64) it was reported in the Annual Report that:

The club house and gear has been maintained in excellent condition throughout the year... Repairs were made during the season to the Member's Recreation Room. We found it necessary to install a new partition, and later in the season the room was repainted and vinyl tiles laid on the floor. The furniture was replaced and in all the room is a big improvement on what is was previously. At present negotiations are being made with the Australian Gaslight Company to have an additional heater installed in the Shower Room. The present heater only supplies hot water to two showers, this being its maximum capacity. The mains service is not large enough to carry the amount of gas required to supply two heaters, and we are making enquiries to have this service re-laid giving us a larger service.

The member's recreation room is not identified on any contemporary plans however Allan Scott remembers that when he joined the club in 1957 the room adjacent to the stage was mostly used by members for playing card games when it was raining. This room was a multipurpose room since construction, doubling as the Ladies during mixed social functions in the adjacent hall. Scott also recalls that the stage had not yet been infilled and was used by dance bands.

In 1964-65 the Annual Report stated that:

Once again this year it is pleasing to report that the Club House and gear has been maintained in excellent condition... A Building Committee was formed, to report regularly to the



Figure 2.40: Presentation in the Committee room. This view was taken prior to the fire of 1973/74. The partition between the two rooms is visible with the doors open and the built in cupboard in the rear wall. Source: Digital Masters BSBLSC 102

Management Committee on the condition of the Club House and gear. At the time of writing, this Committee was looking into the possibility of extending the Club House, and thus making it more attractive and providing more amenities for the Members.

In 1965-66 the Annual Report stated that:

The general condition of the Club House has been maintained, though it is difficult to agree with previous reports, in describing the condition as excellent. All three front doors were replaced and numerous repairs have been carried out or are planned at the time of writing. Our roof is in urgent need of repairs as flooded floors on several occasions indicate and no doubt the new committee will commence negotiations with Waverley Council as soon as possible.

By the mid 1960s there was an additional focus on winter training, now described as 'Winter recreation' including shuttle tennis, boxing, wrestling and beach football. Other sporting activities were Rugby Union and Calisthenics (gym exercises). There were now two 'Get Healthy' groups. Both surf clubs, Bondi and North Bondi participated in the Get Healthy program. The hall was used for Calisthenics (figure 2.48).

2.8.4 THE STOMP

One particular dance craze, the Stomp arrived from America in 1963 and soon there were locally produced songs, with local titles, including Bondi Stomp and the Maroubra Stomp. The BSBLSC was one of the venues where the Stomp was regularly performed. Waverley Council banned the performance of the dance in the Pavilion as it believed that the dance had the potential to damage the floor structure. Allan Scott recalls that the regular dances continued at the surf club during the 1960s. Larger balls were held elsewhere however club presentation dinners were held in the main hall amidst the trophies

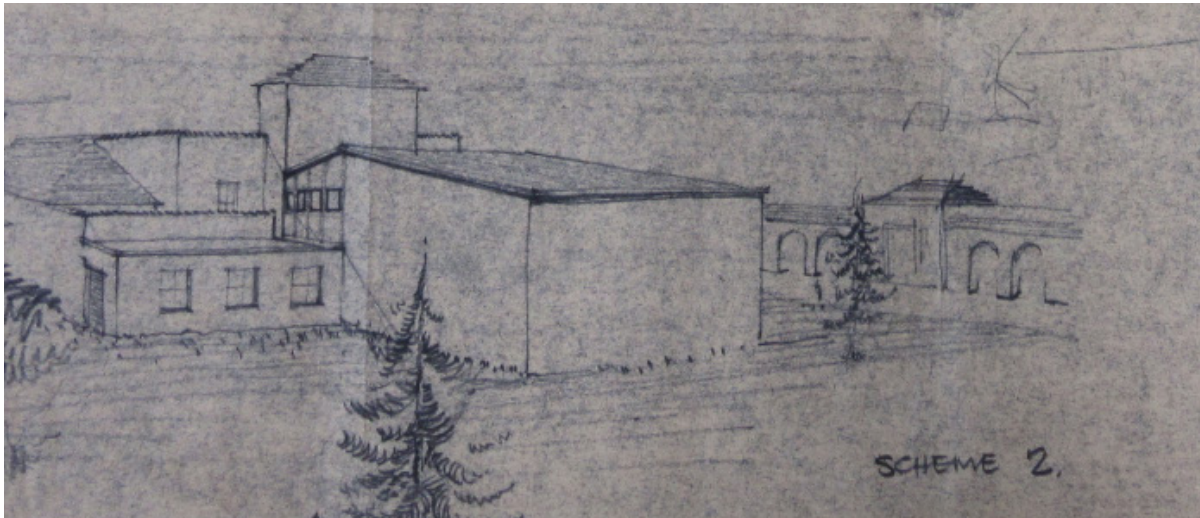


Figure 2.41: Proposed Squash Court addition by Kevin Rice. Source: Waverley Council Local Studies - Plan Cabinet 998

and honour board. Trestle tables were set up. Photographs survive showing the similar central hall in the now demolished North Bondi club set up for a dinner. There was a hierarchy of social events, cabarets were dances where grog was permitted. Sunday night dances were held however alcohol was not allowed. The male only presentation dinners and smokos continued until women members were admitted. Smokos evolved into 'Prawn Nights' but were still held on the terrace.

During the 1960s and early 1970s a series of schemes for additions to the club were drawn up. The first proposal was by architect Kevin Rice in 1960 however this did not proceed. Rice drew up two variations for the addition of a squash court to the rear (figure 2.41), adjacent to the 1951 gear room extension. This scheme would have extended the foot print of the building into the grassed area to the rear and an application was made to the Lands Department. By the mid 1960s the club was planning to add an additional storey to the building. The next scheme, prepared in 1966, was also by Rice, who was now working for the architectural firm set up by H P Oser - Oser, Fomberteaux and Associates. These schemes were abandoned as engineering advice resulted in the proposal having to be altered to take the existing structure into consideration. The club decided to demolish the existing club house however the scheme prepared by Kevin Rice was estimated to cost \$100,000, three times the cost of additions. Although approval had been obtained from the Lands Department in 1967 to extend the premises into the park at the rear, this work was not undertaken until the 1970s. Kevin Rice had been undertaking this work on an honorary basis.

2.8.5 THE 1970s EXTENSIONS

In the early 1970s the surf club decided to commission a design build company however the available funds from the club, which were topped up by Council, were not sufficient to build the large scheme that the club proposed. Council records include a scheme prepared by Paynter and Dixon in 1970 and further schemes in 1973-74. The 1971 aerial (see chronology, figure 2.110) shows a white area between the Surf Club and the Pavilion which may have been a floor or a low structure or some form of temporary structure. No records associated with this structure have been located. Building costs continued to rise, with the cost of a new building now considerably more than it had been in the 1960s. In 1973 Stephen



Figure 2.42: The fire-damaged club house forms a backdrop to members and inspectors checking the surf. Note the broken windows in the office area and the damaged section of roof above. Source: BSBLS AR 1973-74

Klein and Associates prepared a scheme for the addition of a squash court in a similar location to that first proposed by Kevin Rice in 1960. Approval to extend the club into the park had to be obtained once again from the Lands Department and permission was finally received in March 1974.

The Ministry of Lands approved the grant of additional land for the use of the club as amenities in the form of a squash court, bunk room and gear store¹⁰⁸.

The 1973-74 Annual Report also contains a series of images of a fire that destroyed the 'tool room' on the roof (figure 2.42):

An addition to the agreed reconstruction is the "Radio & Observation Room" to be situated across the front of the club 35 ft by 12 ft in place of the burnt-out tool room. This room will command an uninterrupted view of the beach and the patrol will be in direct contact with all facilities needed to carry out efficient duties. We need to raise an additional \$6,000 to complete the facility.

The mid 1970s works were undertaken by the builders Paynter and Dixon. Unlike the previous proposals, Paynter and Dixon proposed extensive alterations to the front of the club which would have diminished the size of the hall. The drawings for this proposal are held by Council however though part of the planned works were undertaken, the alterations to the main facade did not go ahead. Figure 2.45 shows the works that were built. The radio room was accessed from the roof top terrace and additional windows were also added to this elevation. No plans have been located to show the layout or the equipment contained in the Radio Room. Some time soon after alterations were made to the roof terrace, adding a bar and reducing the size of the sunbaking area. The exact date of the work has not been determined.

¹⁰⁸ 1973-74 BSBLS Annual Report



Figure 2.43: View showing the progress of the rear additions, 1974. Source: 1973-74 BSLSC AR



Figure 2.44: Above. View of club following addition of radio room in 1975. Note that the roof has been replaced and the eaves and sash detail to the side elevation altered. Source: Digital Masters BSLSC 511

Figure 2.45: Right. 1975 club house plan showing the squash court, locker room and gear store on the ground floor. Note also the stair in the rear of the hall and changed room uses. The first floor plan shows the VIP room. Source: WC LSC engineers plan 3870-1

Figure 2.46: Below. Squash court viewed from the Gallery. Source: Digital Masters BSLSC. 324

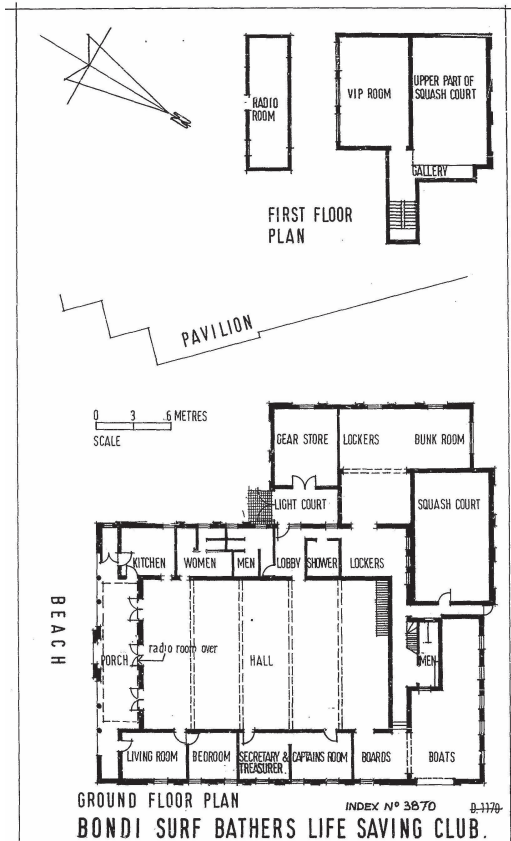
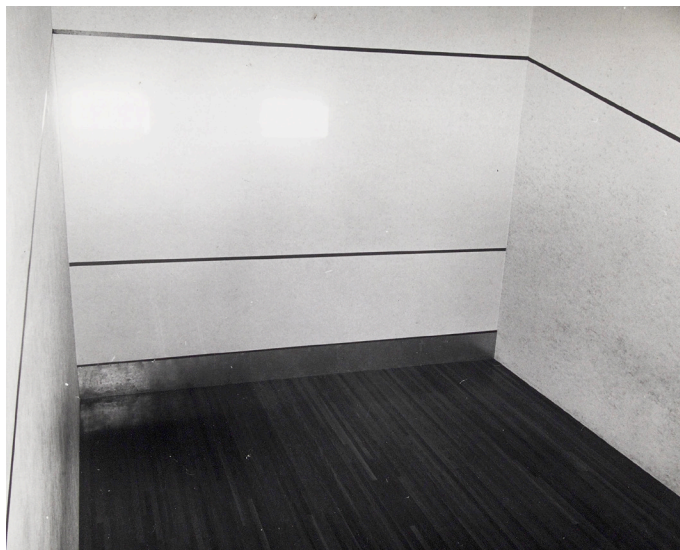




Figure 2.47: The new locker room. Source: Digital Masters BSBLSC 321

The Paynter and Dixon drawings also show substantial internal alterations, more substantial accommodation for a caretaker, with the committee room converted into a living room and bedroom. The office was moved further back, with one room for the Secretary and Treasurer and another for the Captain. New doors were to be installed from the hall into these rooms. The remainder of the former locker room was to become a board store and the wall between the original section of the club house and the 1951 gear room addition was to be removed (did not proceed). This area was then being used as a boatshed.

One rear clerestorey window to the hall was bricked up however its outline can still be seen. This alteration reduced the amount of daylighting in the main hall. The men's toilets and stairs up to the roof remained as they had been, however an additional stair (now removed) was added in the south west corner of the hall. This stair led to the VIP room (now part of the gym). The surviving floor plans do not tally - the hall stair is not shown on the first floor plan, the VIP Room and the spectator's gallery to the squash court are shown as accessed from the existing stair (figure 2.45). Allan Scott remembered that the timber stair was built in the corner of the main hall to access the VIP room adjacent to the squash court.

A dedicated ladies' toilet was to be created and additional WCs and showers for men added. To provide privacy the heights of the windows facing the Pavilion were altered. The surviving plans make no mention of infilling the dais to extend the male changing rooms, and it is possible that this work had already occurred (however the stage was still there in 1957). There was no longer a room dedicated to first aid and the room was shown as kitchen on the plan, able to be accessed from the exterior and from within the hall. The corresponding door opposite was to be infilled and the adjacent window converted into a door to the caretaker's living room. Part of the verandah adjacent was to be infilled to create a broom



Figure 2.48: Exercise class in the main hall. Note the markings for a sports court on the floor and the displays on the walls which include the Souter art works Source: Digital Masters BSBLSC 262

cupboard. As the roof ladder is not shown, there must have been some other means of access from the Radio Room onto the observation deck. No detailed views of the completed rear of the building have been located to show the treatment of each elevation. A view that appeared in the 1973/74 Annual Report shows the arched head detail to windows had been continued (figure 2.43).

Views survive of the locker room and board store (figure 2.47) and Squash Court (figure 2.46). The architectural vocabulary of arches was followed. The new west entrance was a pair of arched doors leading into a light court in which an existing window was retained (now altered). The gear store off the western entry has blind arches initially however a roller door has now been added into one of the arches. A new rear entry was added and a corridor separating the squash court from the boatshed. The building was closed during winter in 1974 and the 'resident member' or caretaker was temporarily accommodated in a caravan nearby. A fire damaged part of the building whilst the alterations were taking place. The new facilities were not completed until early 1975 and the club was now able to offer its members:

facilities never before possible. Surf Board Racks – to hold over 100 boards. Own 3' 6" locker, Spacious Gymnasium, Modern Showers and Toilets. Squash court¹⁰⁹

Allan Scott recalled that one of the North Bondi club members was a squash champion so a squash court was added to their building. The Bondi Surf Bathers Life Saving Club followed suit. Scott recalled that squash was very popular in the 1970s however the popularity of the sport with the lifesavers was short lived, and the area was turned over to board storage. Demographic changes in the Bondi area saw a

¹⁰⁹ Pamphlet held in the Local Studies Collection at Waverley Council

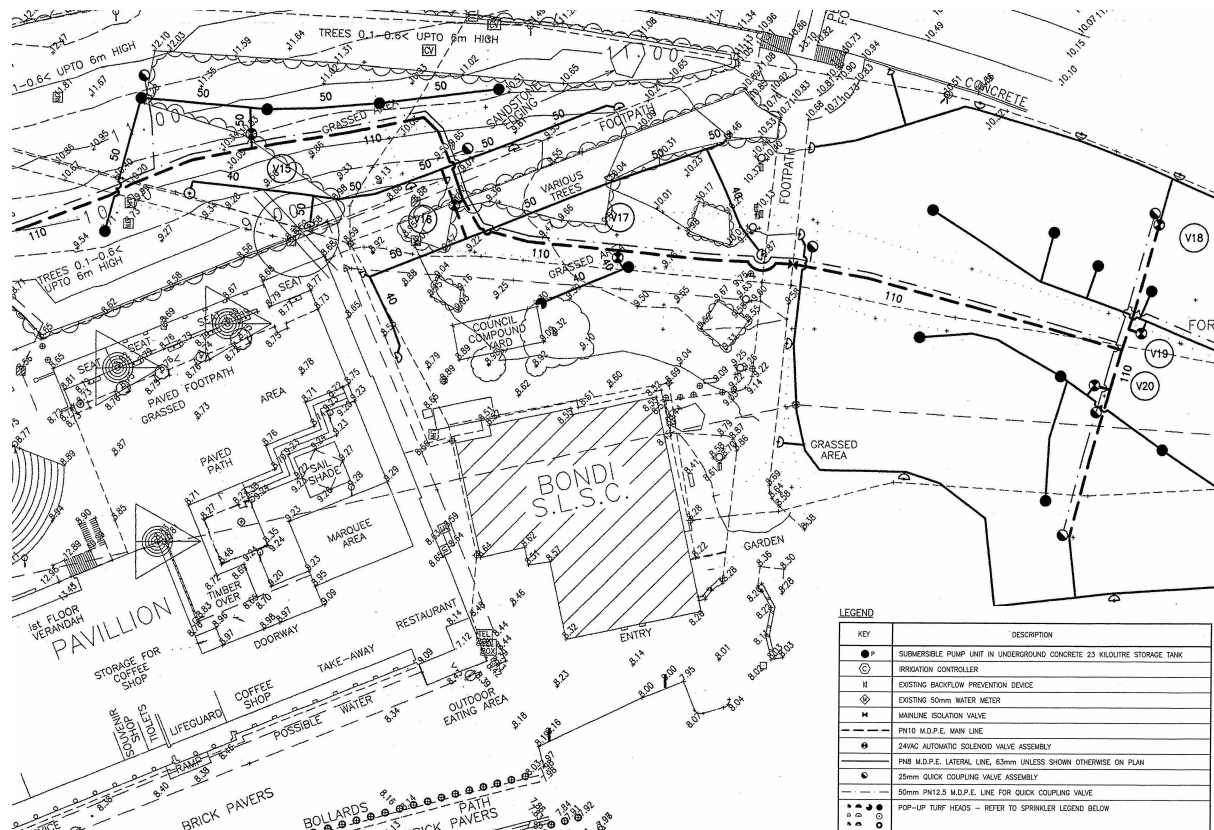


Figure 2.49: Extract of as executed plan for irrigation works in the vicinity of the club house dated 2000. The irrigation system was originally installed in 1977. There is a main line running diagonally across the area and lateral lines around the edges of the area with pop up turf heads. The semi-circular path termination at the bridge is shown and the quadrilateral shapes are stone edged garden beds which no longer survive. The council compound yard is shown as a small rectangle. Mass plantings are shown along the edge of the path and adjacent to the car park. Individual trees are shown along the path north of the club house. Source: WC LSC engineers plans 8296-02

reduction in new members applying to join and the club had to look further afield for patrol members and cadets. Scott recalls that a bunk room was set up to accommodate boys from the western suburbs who would stay over on Saturday nights. A bus collected the boys from Central Station (figure 2.58). This scheme only lasted a season or two. Sources vary as to where the youths were accommodated however plans show the 'Bunk Room' in the location of the current Caretakers Room.

A view (figure 2.48) of the main hall shows a women's fitness class in progress. This view was taken from the steps at the rear of the hall and it shows the doors along the eastern side, as well as the murals above so dates from after 1975. The floor of the hall was lined out as a 'shuttlecock tennis' or Badminton court. The arched fanlight and main entrance door can be seen, with french doors on either side. Calls for women to be admitted as members were frequent during the 1970s, however it was not until the end of the decade that women were finally admitted as members. The occasional use of the room beside the stage for women became permanent, to the dismay of some members. Having women in the patrol teams and in the radio room in particular meant that nude sunbathing on the roof was banned. Initially the integration did not work well, the women complaining that they felt like 'second class citizens'. It was not just handing over part of the club house that was an issue, some of the members also did not want to see women at their annual events such as the 'Christmas Cheer'.



Figure 2.49a: Image of the Bondi's first female surf bronze medallion squad published in the 1980-81 Annual Report.
Source: BSLSC Annual Report 1980-81

In the late 1960s pressure was placed on public institutions to remove discrimination on the basis of gender. In 1975 the SLSA instructed clubs to consider the possibilities of female membership. At a special meeting at Bondi on 8 June 1975 some club members championed female membership but others opposed for a range of reasons including a belief that the club was a male sanctuary and that there was a lack of facilities in the building for women.

In early 1976 women associated with the club asked if they could complete resuscitation certificates and this was supported. In November 1977 a club women's netball team was formed rapidly expanding to 4 teams who trained in the club hall. In the following season women were seen on the beach wearing lifesaving caps and the juvenile club created a 'Life Girls' section attracting 40 girls in its first season.

SLSA announced that female active membership would commence in the 1979-80 season and the club executive announced women could apply to join. A bronze medallion squad, the first active female members, was formed in late 1979 (figure 2.49a) but could not be awarded until the start of the 1980-81 season due to constitutional difficulties at the SLSA. The team was given probationary status and worked in the radio room. The 1980 annual report urged club members to give the new female members a good reception. There was animosity at the loss of the small 'card playing room' (originally 'massage') for a female change room and the banning of nude sunbathing on the roof as women were now in the radio room. Sue McGilvray, Sue Murray, Julie Blacker and Terri Corbett were the club's first female surf bronze medallion holders but were treated as second class citizens – one member intimidating the women by showering in their change room. Only Julie continued her membership the following season.¹¹⁰

¹¹⁰ Brawley, *The Bondi Lifesaver: A History of an Australian Icon*, pp255, 266.



Figure 2.50: Early 1980s photo showing original paving and two rows of plants along the path. A small garden bed on the right is edged with alternate black and white stones
Source: WC LSC WIL 303



Figure 2.51: Mid 1980s photo showing original paving behind the Pavilion and more advanced plantings. On the left of the path in the foreground the plants are not thriving.
Source: WC LSC WIL 304



Figure 2.52: Mid 1980s showing original paving and more advanced plantings. Source: WC LSC WIL 2588



Figure 2.53: Mid 1980s showing the original paving behind the Pavilion and adjacent the car park. Source: AA

2.8.6 LANDSCAPE UPGRADES - 1970-1980s

In the late 1970s and early 1980s there was a series of landscape upgrades to Bondi Park. By 1973 all the plantings of the improvement scheme had died. Sand was visible in patches in the grass (see figure 2.110). *The trees had been struggling for some years suffering from the surfactants (components of detergents) released into the sea from the sewage outfall.* The upgrades had most impact to the south of the pavilion and are described in the *SHR BBCL CMP*. The upgrades were a departure from the improvement scheme landscaping with irregular massed plantings of Australian native species. An automated watering system was installed in 1977 throughout the park with underground pvc pipes. The area behind the club house is not shown on the 1977 irrigation system plans but is on plans of 2000 (figure 2.49).

In the vicinity of the club Banksias, Norfolk Island Hibiscus, and Casuarinas were planted on the lawn at the rear of the pavilion and in beds along the path at the rear of the study area. The square, four compartment picnic shelters were added, including those north of the BSBLSC, but in the mid 1980s photos still show the original paving (figures 2.50 to 2.53).

In 1986 the “Bondi Park Beachfront Redevelopment” designed by Conybeare Morrison was a “Bicentennial facelift”. It included the reconstruction of the pavilion forecourt, including in front of the club house, and there was extensive repaving of paths including those adjacent the study area. The paving used different bricks from the original and reversed the colours of the edging and body of the paving (see the *SHR BBCL CMP* for more details about this scheme). Many aspects of this scheme did not proceed. Newspaper articles about the scheme mention a plant nursery behind the BSBLSC.¹¹¹

¹¹¹ SMH, 17 December 1986

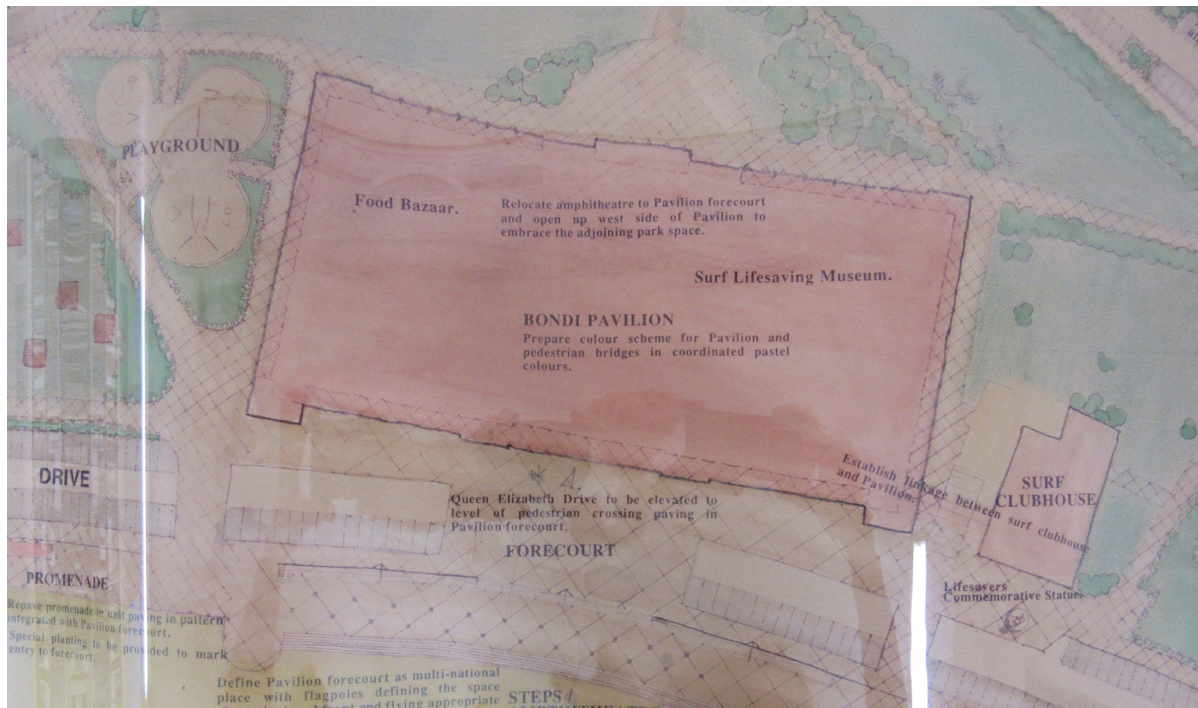


Figure 2.54: Extract of Conybeare Morrison plan of 1986. It is photographed in a plastic sleeve at the library as it could not be taken out of the archival sleeve and was too large to scan. The paving to be altered is cross hatched and the mass plantings along the path to the rear of the club house, along the diagonal path and adjacent to the car park (top right) are shown.

Source: WC LSC

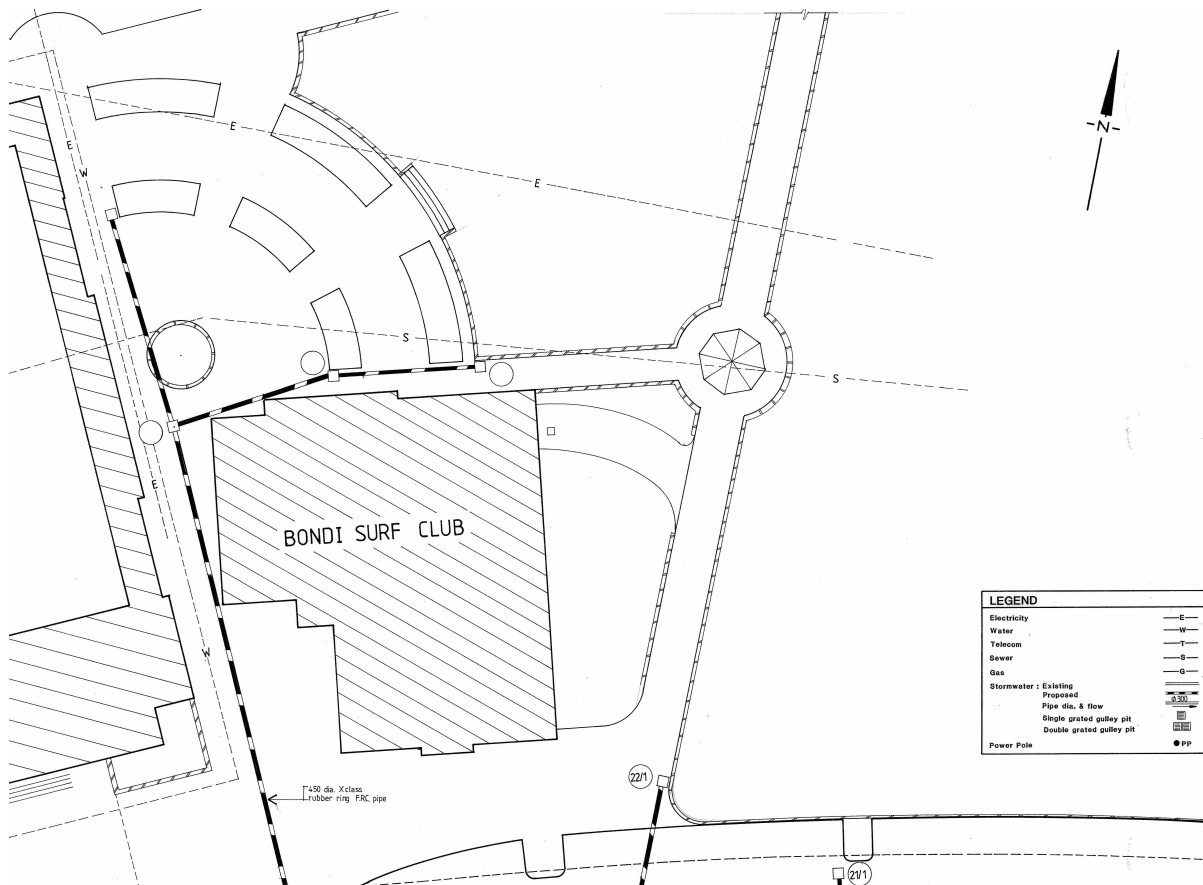


Figure 2.55: Extract of 1987 plan of stormwater at the pine nursery. Formal landscaping behind the club house did not proceed nor the bandstand and formal edging to the grassed area..

Source: WC LSC Engineers plan 6481-07

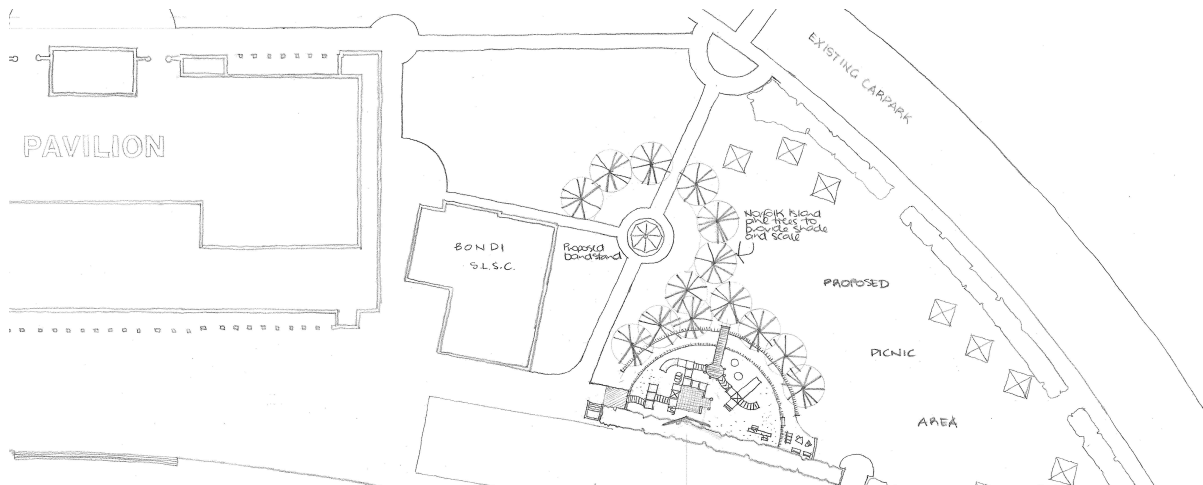


Figure 2.56: Extract of 1989 plan of the proposed playground which was built largely according to this plan. All the additional picnic shelters were not built nor the bandstand and arc of trees. Source: WC LSC Engineers plan 6576-01

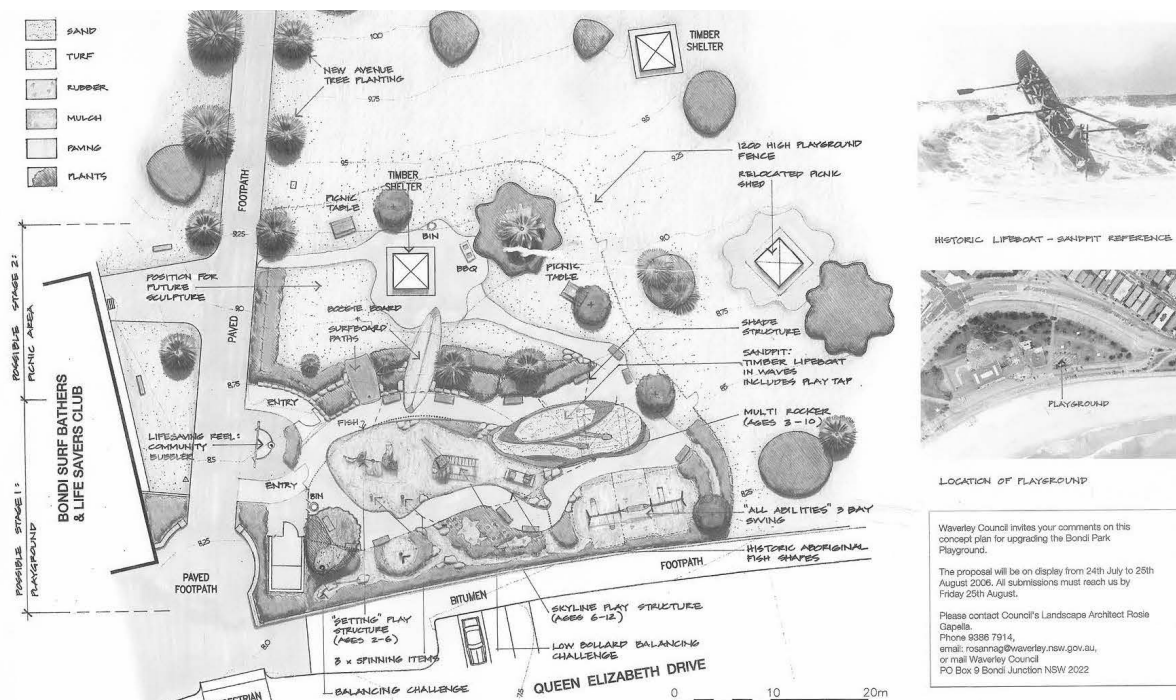


Figure 2.57: Extract of 2006 concept plan of the playground upgrade - built largely according to this plan. Note the realigned path, curved wall and garden bed left of the tunnel entrance, playground entrance moved to the side and the tree planting along the playground side of the path. Source: WC LSC Engineers plan 8591-01

A 1987 Waverley engineers plan titled "Stormwater at Pine Nursery" (figure 2.55) shows the area behind the BSBLSC and the path to the north of the study area as developed with brick walls, a path behind the club house and a bandstand in the centre of the path north of the club house.¹¹² This plan indicates the location of the nursery though the formal layout did not proceed. It also shows some of the underground services in the vicinity of the club house including stormwater, sewer, electricity and water. The 1991 aerial image in the chronology (figure 2.114), though blurry, does not show the pine nursery - presumably the pines had been planted. The aerial image also indicates pines had been planted in a row along the path north of the club (and within the study area).

¹¹² WC LSC Engineers plan 0006481-7



Figure 2.58: View of upstairs club room added in 1989-89 and the club bus [foreground]. Source: Digital Masters BSBLSC 102

A 1989 plan (figure 2.56) proposed a new childrens' playground north of the BSBLSC. This was built but the proposed bandstand was not, nor the arc of plantings - a row was planted instead as shown in the 1991 and 2002 aerial images (chronology figures 2.114, 2.115). A 2006 concept plan (figure 2.57) shows a design for upgrading the playground including an increase in size and fencing. It also shows new avenue tree planting on the north side of the path between the surf club and the playground. These works proceeded including the circular brick walls between the club and tunnel entry and the planting. The path is shown realigned but this may have been done earlier. Shade sails were installed.

2.8.7 FACILITIES FOR WOMEN MEMBERS 1985-90

The club was in severe decline in the early 1980s but by the mid 1980s things were improving with major sponsors and benefactors improving the financial position. In the early 1980s female membership remained small and their retention was a problem in the face of persistent efforts of some male members to ensure they did not feel welcome. The senior advisory group explored the issue including the provision of accommodation. Despite resistance of male members women attended the 1982 'Christmas Cheer'.

In 1985 refurbishment of the ground floor provided more accommodation for female members. By 1986-87 female membership reached 24 active members – enough to resist calls for their departure. Allegations of harassment were dealt with at a special meeting on 5 May 1987. In the 1987-88 season the first women's only events were held and in that season women made a significant contribution to club life. At the 1987 Christmas Cheer (and published in the annual report) female members sang a poem written by them expressing the continuing need to defend themselves against sexist boys.¹¹³

¹¹³ Brawley, *The Bondi Lifesaver: A History of an Australian Icon*, pp265-268. and 1987-88 Annual Report



Figure 2.59: Post 1968 (date on wall on right of crest shown in another photo) view showing the main hall with surf reels displayed on the dais, trophies in cabinets on the wall, the Souter artworks. The brick band at door head height is unpainted, there is bench seating along the walls and the rear highlight is visible. Source: Digital Masters BSBLSCL 493

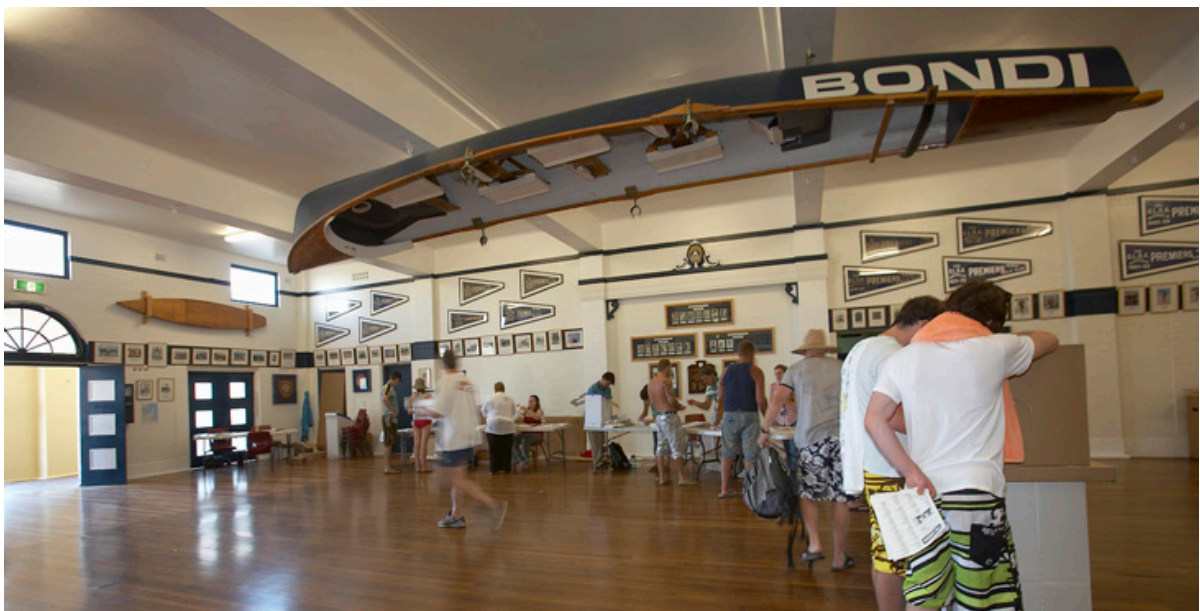


Figure 2.60: Undated but c2000 view showing the main hall with a surf boat displayed suspended. Note the writing Bondi is upside down (painted for the display). Note this image is stretched horizontally and was in the image obtained by the authors. Source: BSBLSCL.

The next round of alterations was largely undertaken to improve the accommodation for members, including additional facilities for women members. A permanent women's change room had been added in 1985 however the alterations carried out in 1989-90 saw the women's facilities extended and a new members lounge on the upper level, created by infilling of part of the sunbaking terrace. Toilets were erected in the southwest corner and the former radio room more than doubled in size, creating a room

for club functions. A hipped roof was added and larger arch headed windows installed overlooking the beach - thought to be more in keeping with the overall architectural style of the surf club and the adjacent pavilion. No plans of this phase have been located however from the photographs it appears that there was initially no connection between the function room and the front terrace over the arcade.

A colour photograph in the surf club's collection shows that a different colour and style of roof tiles was used in the club room addition to those on the ground floor (figure 2.58). Other alterations were carried out at ground floor level. The women's changing facilities were extended into the area occupied by the former first aid room. The addition of the club room resulted in the removal of the roof lantern, the outline of which can still be seen in the ceiling of the main hall below. This reduced the amount of daylighting in the hall, which is now only lit by the clerestory windows to the east (beach front) elevation. One of the windows on the north elevation was converted into a door. This door accessed the room shown as the Secretary/Treasurers room on the 1970s plans, originally the attendants room.

A photograph of the main hall (figure 2.59) shows rescue equipment on display, as well as the Souter mural, trophy cabinets and honour boards and the rear highlight window is visible.. The surf reels once stored on the dais in the hall are now in the boatshed rather than being on display for visitors.

A museum was set up in the main hall in the 1990s promoted by the then club president, Peter Murphy, to raise funds. An image (figure 2.60) of the hall used as a polling booth shows a suspended surf boat, which is obviously a display item as the writing is upside down. The displays were removed in 2000 when the hall was leased by the International Olympic Committee (IOC). The SLSC attempt to set up a surf museum at Bondi Icebergs proved to be short lived.

2.8.8 ACTIVITIES WITH ABORIGINAL CHILDREN

BSBLSC undertook and continues to undertake a wide range of community activities. The Pavilion CMP describes cultural exchange programs with Aboriginal children:

In 1995, the Bondi Surf Bather's Life Saving Club treated children from Wilcannia to a day of surfing at Bondi Beach (Wentworth Courier 1995:5; Figure 7). In 2011 Aboriginal surfer, Otis Carey, who was residing in Bondi joined urban and country Aboriginal children competing in the Boost Mobile Surf Show at Bondi (Surfing NSW). A project called "The Kids to Coast" was documented in a 2012 documentary which followed 10 Aboriginal students from Uluru travelling to Bondi Beach. The program which is undertaken between the Mutujulu School in Uluru and the Bondi Surf Club selects ten students each year to travel to Bondi to experience the beach, sometimes for the first time.¹¹⁴

114 TKD Bondi Pavilion CMP 2019 and
(<http://www.sbs.com.au/news/article/2012/12/18/uluru-bondi-indigenous-kids-see-ocean-first-time>).



Figure 2.61: Aboriginal children on Bondi Beach in 2012 with BSBLSC nippers. The children are wearing the BSBLSC cap with blue and white quarters and pink nippers uniform high visibility shirts. Source: Hooker Family Foundation.

2.8.9 OLYMPICS USE AND FUNCTION ROOM AND BOATSHED EXTENSION 2004-05

The Olympic beach volley ball event was held on Bondi Beach in 2000 with a temporary 10,000 seat spectator stadium built on the beach in front of the pavilions and surf club.

During the 2000 Olympics the club house was used as an IOC office. They required that the building be empty and it was at this time that the Souter murals (paintings), club records, displays and internal fittings were moved out of the building. This included the trophy shelves and cabinets, the bench seats along the walls, boards and flags and surfboards, etc.. Some records and flags had been stored in the roof space/mezzanine over the side rooms in the 1990s. There was also an archive cabinet in the former VIP room in the first floor rear addition.¹¹⁵ Most of the material had been returned to the club in the next 2 or 3 years except items such as records now held and conserved by WC LSC, those in off-site storage maintained by the club and the Souter murals (paintings) held by the Australian National Maritime Museum.

Substantial alterations to the club house were undertaken in 2005 including the addition of a second stair to the room on the roof, with its own external entry. In this scheme the last remnant of the sunbaking terrace was roofed in. These works, designed by Hoskin and Munro included:

not only refurbishment, but also some additions to the building within the curtilage of the site including a new boat shed, an education and training room on the ground floor and additions to the [members] lounge on the first floor.¹¹⁶

Although Council approval had been received in February 2004, works were not to commence until after the 2004-05 season. The works were estimated to cost \$1.5 Million but in fact cost \$2.25 Million. Council provided approximately one third of the funding for the building works, with the balance provided by club

¹¹⁵ Personal comment Peter Quartly BSBLSC archive volunteer

¹¹⁶ Bawley p 309

members, sponsorship, grants and donors. These works saw the squash court subdivided into a board store with a gymnasium above. The timber staircase added in the previous works was removed. A side porch and stair to the first floor were added, as was a terrace to the rear that replaced the sunbaking terrace. The works were ready for the club to celebrate its centennial in early 2007. Subsequent minor alterations have been made to room uses since these works were undertaken.

725 photographs from the club's collection have been scanned and are now online, hosted by Digital Masters Australasia. This was between 2000 and 2006 prior to the club's centenary. In addition to the images on line, the club has a high resolution set. During the works club gear was also stored in containers on the grass behind the building. The club's records and many trophies for events no longer held and honour and committee boards remain in storage at Bondi Junction.

In early 2015 the Souter murals were installed as part of the permanent display in the Navy Gallery of the Australian National Maritime Museum in Darling Harbour, having been carefully removed from the Surf Club for the Olympics.¹¹⁷ Copies have recently been installed in the upstairs function room. The date of removal of the murals from the club house walls has not yet been confirmed and is likely to be contained in BSLSC records. The murals were no longer on display at the Australian National Maritime Museum in 2019 but remained in their collection.

The first floor function room was redecorated in 2016 in a nautical scheme by interior designer, Sibella Court. The rear terrace was painted with a graphic designer which has since faded. For a short time, an outdoor bar installed in front of the shed - a lightweight structure used to store chairs and tables.

In 2020 Waverley Council awarded the Club a grant of \$3,050 to rehouse, catalogue, digitise, and provide archival equipment and resources for the Archive Collection. Items are being sorted, photographed, catalogued and scanned. An archive storage space has been set up. The Annual Reports have been scanned and are available on the club's website along with a summary table.

2.8.10 THE TEMPORARY WORKS DEPOT

The open space behind the surf club was used in the 1980s as a plant nursery for the park but nothing is evident on the blurry 1991 aerial photo (see chronology figure 2.114). The yard is evident in the 2002 aerial and is understood to have been established prior to the 2000 Sydney Olympics when there was an increased need for maintenance and equipment storage. Plans prepared by the Olympic Co-ordination Authority held by Waverley Council show the area at the rear used for 'Technology' with a separate designated area for the Council to the southwest of the Pavilion and the temporary Beach Volley ball courts. The temporary works depot consists of a series of shipping containers and portable offices connected by makeshift roofs and walkways and enclosed by a chain wire fence. Although classified as a temporary informal Council works yard, the site has continuously accommodated Council staff and equipment since the 2000s. The area is used as a base for beach and park maintenance and storage of plant and equipment such as mowers, trailers, tractors and sand rakes.

117 <https://www.facebook.com/anmmuseum/posts/10153262632388564> dated 28 April 2015, accessed 29 August 2017

The dark green painted shipping container east of the fenced yard was used for surf club storage. In 2019 part of the upgraded tunnel 4 was made available for the club and the container was removed. Surf club board and boat trailers are now stored in the area.

When construction works elsewhere in the park were underway in 2016/17 the fenced area was expanded to the adjacent path at the rear for storage of construction barriers and seating and tables that were being installed in the park. The fence was returned to its original location but in 2020 the area has been used for storage of concrete blocks for hazard vehicle mitigation prior to them being placed on paths adjacent to roads which has been done between the club and pavilion and elsewhere in the park.

2.8.11 DEVELOPMENT PROPOSALS FOR PAVILION AND BSBLSCL

The main changes in 2019 and 2020 have been associated with development proposals. In 2019 Waverley Council proposed to relocate the works depot but an alternate site was not identified. The BSBLSCL commenced development of a proposal to improve club facilities. Early proposals assumed the relocation of the works yard and included the removal of the intrusive 1970s additions and opening up of the public open space between the pavilion and club house and re-establishing a broader access path in this location. Alternatives included additions attached to the existing building, underground and as a separate pavilion at the rear of the club house.¹¹⁸

In 2019 a revised scheme for the adjacent pavilion and its associated public spaces was designed, a development application was approved in 2020 and it is under construction. The project conserves the heritage fabric of the building and removes intrusive additions and opens up the central courtyard as a public space. It adds more facilities such as toilets and improves pedestrian access from Campbell Parade by upgrading the central path to a pedestrian only route and improving the public open space. Aspects that impact the study area are the opening up of two pedestrian access points into the pavilion from the path in the public open space between the club house and the pavilion. A new garbage removal area is being built at the corner of the pavilion adjacent the current works yard. It is proposed to open onto the path between the pavilion and the works yard (see section 7.6). A turning / loading area for garbage trucks is located in the study area and a new service vehicle access road from the parking area to the path behind the pavilion. The road will be concrete and the loading / turning area will be brick paved. The turning area requires the removal of the trees adjacent the pavilion at the rear of the study area.

¹¹⁸ Note that this section updates the historical outline to the present in 2020. For more detail about proposals for change see section 7.7 and for policies about development see section 8, policy sections 4, 7 & 8

2.9 ASSOCIATED FIGURES

Associations with significant people contributes to cultural significance. Those associated with BSBLSC are many, some mentioned in the preceding text. Biographies of some important associated figures follow to demonstrate the associations but there are many others.

2.9.1 PROMINENT CLUB MEMBERS

BSBLSC is associated with prominent figures from the life saving movement. Biographic details of some examples of these figures follow. This is not a definitive list and the details and achievements of members and others associated is an area for further research. The information about members is primarily from Brawley and the Club's 50th anniversary publication with other sources indicated in the text following.

W H Kelly (1877-1960) First President

The Member of Parliament, William Henry Kelly, served as the first president of the BSBLSC and remained in office until 1918. Born in Sydney, he was educated at Bathurst and Eton. Kelly retired from politics in 1919. He also acted as patron to the Coogee Surf Club. The ADB entry for Kelly notes:

'Willie was known for his physical courage and love of motor cars. William represented Wentworth in the House of Representatives as a Liberal (later Nationalist) in 1903-19. A perpetrator of practical jokes, he at first 'gained a reputation for levity and irresponsibility'. Nevertheless, despite his 'Eton drawl', his party found his 'skill in argument and mordant wit were of incalculable value in a party fight. In baiting a Minister or upsetting the composure of a dangerous opponent he was without equal in the House'. He spoke frequently on defence matters and in 1905 drew attention to German naval expansion; he constantly urged the necessity to contribute to the cost of Imperial naval defence.

Lyster (Lester) Charles Ormsby (1885-1941) First Captain

Lyster Ormsby was born at Erambie Station near Molong in 1885. By 1902 he worked in the Attorney General's Department in Sydney. He was also a keen wrestler, competing under the alias 'Slugger' and spent weekends with other amateur sportsmen at camps on Wally Weekes land at North Bondi. Ormsby was a founder member of BSBLSC and of the combined Life Saving Association. He is widely credited with having developed the surf reel, along with other club members. Ormsby served during World War I (as did his wife). He also served as Chief Instructor Royal Life Saving Society (as did Fullwood).¹¹⁹

He served another term on the Surf Club executive - as president from 1921 to 1923. In a 1921 newspaper article on a foiled burglary at his Woollahra home Ormsby was described as 'an art connoisseur at Tyrrell's Ltd Booksellers' by day and an athlete by night, a 'big surf-bather, life-saver, amateur boxer, amateur wrestler, footballer and boxing referee'.¹²⁰ By 1926 he had opened rooms in Hunter Street and dealt in antiques, including wares from Asia. In 1928 he opened The Galleries in Pitt Street, showcasing Australian Art. In 1934 he was described as an art collector and critic. Prior to his death in 1941 aged 56, Ormsby had been living at Erambie, a substantial property in Pennant Hills.

¹¹⁹ The Sun 15 Feb 1915

¹²⁰ The Sun 20 August 1921

Major John Bond (c.1854-1927)

Bond migrated from the United Kingdom with his parents and grew up in South Australia and Victoria. He trained as a coach builder but after an accident in 1880 moved to NSW and joined a family joinery business at Parramatta. He was a member of military volunteer groups in Victoria and NSW. He worked for the railways for a time but joined the Army Medical Corps in 1888. From 1892 he was promoted to Sergeant Major, stationed at Victoria Barracks, moving to Waverley with his family in 1893 and joining Waverley Amateur Swimming Club. He served in the Boer War as instructor for the Ambulance Corps.

In 1894 a branch of the English Life Saving Society was formed with Bond as its drill instructor holding the first life saving class in NSW. Training was held at Bronte Baths and Bond's trained squad of volunteers later formed into a permanent group which became the Bronte Surf Life Saving Club. Bond was invited to an early meeting of the BSBLSC for advice about life saving training and became honorary instructor. Training began immediately. He became an office bearer at the BSBLSC and was instrumental in developing the life saving reel along with Ormsby and Flynn. He was made a life member of the club two years later. He also continued as an office bearer for the Bronte club from 1912 and had a long association with the St John Ambulance Brigade. For many years he was the proprietor of the Bronte Baths. He died in 1927 and is buried at Waverley cemetery.¹²¹ His obituary noted that:

The recent death of Major John Bond at the age of 72 years, severed another link with the early military and civil history of the Commonwealth. Born in England, he came out to Australia with his parents when only three years of age, and spent the early part of his life in South Australia, where his father became a pioneer farmer. Coming to New South Wales some 40 years ago he entered the railway service. When the 1st Army Medical Corps was established several years later by Surgeon General Williams, he resigned from the railway department, and entered on his military career. One of the first members of the corps (his name was third on the original roll), Major Bond rapidly became a warrant officer, and left Australia with the first contingent for the South African war. He saw active service throughout the campaign, and when he returned to Australia was transferred to the A. and I. Staff of the Commonwealth Military Forces, with a captain's rank. He retired from the Defence Department with the rank of major. Since 1906 Major Bond was associated with the work of the St. John's Ambulance Brigade, and for the past 20 years acted as instructor and as examiner.¹²²

Percy H Flynn

Percy Flynn is the third person involved in the development of the life saving reel but less information was found about him. He is recorded as undertaking a surf rescue in 1907 (whilst fully dressed) and as being in Bond's life saving class at BSBLSC. He continued to be involved in rescues and a newspaper article states that Flynn suggested the reel while visiting Ormsby's residence with Bond.¹²³ He was still at Bondi in 1923.

¹²¹ Waverley Cemetery Archives, Brawley, Australian Genius 50 Great Ideas and The Australian Life Saver

¹²² SMH 28 Feb 1927

¹²³ Arrow 23 Feb 1923

Syd Fullwood

Syd Fullwood was an original member and he served as Secretary and later Captain of the club. He was an Honorary Instructor for Maroubra in 1909 (Royal Life Saving Society awards). He was awarded the first Surf Bronze Medallion of the SLSA. He resigned from BSBLSC in 1911 as he could not dedicate enough time.¹²⁴ In 1913 a newspaper article said:

A presentation is to be made to Mr Syd Fullwood at the Bondi Surf-bathers' Club House this morning. It is in connection with his approaching marriage. Mr Fullwood has always been one of the 'big' men of the club, both in the administration of its affairs and in its active representation in sporting events. Moreover, he has always been as popular as he been popular in advancing its interest...¹²⁵

He commanded two teams for the Roth Challenge in 1915 and won medal for best instructor at State Lifesaving Championships and Chief Instructor Royal Life Saving Society and was in charge of arrangements for a carnival in 1921.¹²⁶ He was reported to still be in Bondi in 1929.¹²⁷

Eden P Love (?-1947)

Love was another founding member and was the second Captain of the BSBLSC and an Honorary Instructor for the Royal Life Savers. He had gone to the Boer War as a Lance Corporal in the 2nd NSW Mounted Rifles. He was mentioned in special remarks – for gallantry in the field, Sergeant E P Love. He married in 1909 and lived in Burwood. He was less involved with the surf club after his marriage. His son was Eden William Love, who was a Rugby player and vet. Eden died in Tasmania 1947.

Carew Dillon Cadden, First Secretary

Cadden was another founding member and the first secretary of the BSBLSC. In 1900 he had won events in swimming and diving at an Eastern Suburbs Schools Carnival. He was the first Australian to obtain the Royal Life Saving Society's Silver medal (Sun 15 Nov 1908). The records show he was Honorary Instructor at Bondi Superior Public School 1909, an Inspector for the State Wheat Board 1918. He was living in Roseville in 1918 when his son was born. He was playing golf for Roseville Club in 1936 and must have died soon after as he was noted as 'the late C D Cadden' on the death of [his wife?] Helen Hannah Cadden in 1938. His son was living in Manly in 1945.

H D (Hayden or Haden) Spyer (1872-1967)

Spyer was born in London where he grew up and trained as a watchmaker, migrating to Sydney in 1893. Initially unable to find work he survived on the gold fields by repairing clocks and doing odd jobs. He joined the police force in Sydney in 1893 working the beat in Darlinghurst. He was a Presbyterian and an active Freemason (initiated 1895) and was tall with a moustache. He enlisted in the NSW Medical Corps in 1900 and served in the Transvaal during the Boer War where he contracted malaria and was invalided to Australia. Visiting London in 1901 he met and married, returning with his wife to Sydney and

¹²⁴ Sun 19 Jan 1911

¹²⁵ SundayTimes 16 Nov 1913

¹²⁶ Sun 15 Feb 1915, Arrow 15 Feb 1921

¹²⁷ The Truth 08 Dec 1929

his police position. In 1903 he became a constable and played in the police band. He was an advocate of lifesaving and resuscitation techniques and was chief instructor of the RLSS in 1909-10 and at BSBLSC from 1911-15. He had joined the club as a result of his friendship with founding member Bond who was also an instructor and served in the Boer War. Spyer coached the BSBLSC winning team for the Roth Shield in the 1912-13 season and his photo with the team and the shield shows him in formal (police?) dress with a cap and badge.

He was promoted senior constable and placed in charge of prosecutions at the Water Police Court in 1910, becoming sergeant in 1915 and inspector 1st class in 1921. He became a senior police prosecutor. He served from 1924 on the new Police Appeal Board and handled several confidential inquiries and oversaw the establishment of a wireless room at headquarters. Despite the incumbent's recommendation, he did not become commissioner and was suddenly moved to Bathurst in 1929. He retired in 1932 to his Bronte home, and died in 1967.¹²⁸

W J (Bill) Bennett (1874-1956)

Bill Bennett was a Queenslander who moved to Sydney in 1908 as manager of the South Australian Land Credit Company and a member of the Sydney stock exchange. As a young man in Queensland he was a skilled athlete - a boxing champion, rower and rugby player. He became a member of the BSBLSC and in 1911 was elected Vice President while continuing to undertake beach patrols. He served two terms as President from 1918 to 1920 and from 1926 to 1945. He had been elected a life member in 1935 and became a patron in 1950. He was known for introducing many prominent men to the club and just before World War 2 a surf boat was named after him. He died in 1956 and his ashes were scattered in the bay by the senior boat crew.

David Henry Souter (1862-1935)

Souter was an illustrator, writer and playwright who was born in 1862 in Aberdeen, Scotland. He was living at Boronia, Birrell Street, Bondi in 1901. He was a surf club member and served as President in 1920-21. He painted the murals formerly in the surf club and now in the Australian National Maritime Museum. As an artist he had entered design competition for the Federal Seal, drew [The Sun](#) newspaper's [horses crest](#) and is famous for his drawings of cats which appeared on Royal Doulton China. He designed the club logo. Souter died suddenly in 1935 aged 73 when the following was published:

Mr. Souter was 73 years old. Born in Aberdeen, Scotland, he studied there at the local branch of the South Kensington School, and presently joined the staff of the periodical, "Bon Accord." In 1881, he went to South Africa. He remained there for five years; and then, at the age of 23, came on to Sydney. He began work here under the auspices of John Sands. During the 12 years in which he held that position, he did cartoons for the "Tribune." Then (in 1892) he began the series of drawings for the "Bulletin" which brought him his greatest measure of fame. These drawings included amongst their subjects the celebrated "Souter cat." From the office of John Sands, Mr. Souter transferred to that of William Brooks and Company. He illustrated the first set of school books which Brooks issued, and illustrated the works of several Australian writers. In 1904, he became art editor of "Art and Architecture," and acted in this capacity

for seven years. Latterly, he had been on the editorial staff of "Country, Life." Mr. Souter had many friends among the artists; for his personality was frank and genial. In the early days, he was one of the founders of the Brush Club, an organisation which counted Sydney Long, A. Dattilo-Rubbo, and many other well-known artists among its members. He exhibited with the Royal Art Society when the Society of Artists was formed, he was amongst its founders, and for a period of a few weeks, in succession to Mr. Long, he became its president. Then the two societies amalgamated. Apart from his pictures, Mr. Souter attracted some notice as an author of short stories and verse. His volume, "Bush Bubs", has been published by the Endeavour Press; and amateur organisations have produced several plays by him.¹²⁹

Tom Farranridge (?-1938)

Tom was the Honorary Medical officer of the surf club. His early education was at Sydney High School and he studied medicine at the University of Sydney and was a University medallist. After serving with No. 4 Australian General Hospital, Randwick, he joined A.I.F. on the 20th April, 1918. He sailed on the 9th November, and was at A.I.F. Headquarters, Cairo. Was later R.M.O. 8th for the Australian Light Horse (ALH) Regiment in Syria then with the 11th in Palestine and with the 1st A.L.H. Field Ambulance in Egypt. As a doctor he was Honorary Surgeon at the Royal Hospital for Women, a Macquarie Street specialist, a tutor in Surgery at Sydney University and a Assistant Surgeon at RPAH. He was known for his assistance to members during the Great Depression. He died 1938 and the Dr Tom Farranridge Memorial Trophy is awarded for the A-grade surf race.

TW (Tom) Meagher

Tom joined the club in 1922 (34 years ago, written in 1956). He was Vice Captain and served five years as Captain from 1928 to 1932 and was club president from 1951 to 1964. He was a swimmer in titles joining the Amateur Swimming Club in 1918. He won belt swimming records and represented NSW at Water Polo. Tom became a beach inspector in 1938 and was involved in the Black Sunday rescue. He competed in inter club competitions for Bondi in 1926 and was in the team who won surf premiership in 1926 and between 1922 and 1938 competed in Australian R & R championships and belt races. He swam in titles for 18 years and was chief beach inspector during the Black Sunday rescues. He was awarded a Royal Humane Society Bronze medal for a rescue at Mackenzies Point in 1939 and another at Bondi in 1941. He was involved in Life Saving in the Army, was awarded the Coronation Medal, became a Life Member Surf Life Saving Association and was awarded an OBE.¹³⁰

H B (Tibby) Fletcher

Fletcher was a swimmer and sportsman, prominent in the Bondi Swimming Club but also participated in roller skating, cycling, lacrosse and wrestling. He joined the surf club in 1912 and was in the 1914-15 champion R & R team and remained in the team until 1928 leading it to 4 other premierships. He was an instructor and held many administrative positions including Captain from 1920 to 1928. He also held positions with the SLSA and was involved in many rescues.¹³¹

¹²⁹ SMH 24 Nov 1935

¹³⁰ SMH 11 Jan 1945

¹³¹ History of Bondi Surf Bathers Life Saving Club, 1906-1956

Bill Craven

Bill Craven was a prominent instructor in the club from as early as 1924 and in SLSA and was involved in an instructional tour of the south coast of NSW resulting in the formation of South Coast clubs. He had died by 1956 when the 50 years anniversary publication records that there was an annual competition for a shield commemorating him.¹³²

W A (Big Bill) (Tiny) Douglas

Bill joined North Bondi in 1911 and transferred to BSBLSC in 1914. He served overseas in the First Infantry Battalion. He was made a life member in 1928. He was Vice Captain from 1922 to 1927 and Captain from 1933 to 1927. He was Chief Instructor for several seasons and in the R & R team from 1914 to 1925 (except for his war service). He was a member of the swimming club and a brilliant rugby union player representing NSW against the All Blacks.¹³³

Vic (Tiny) Besomo

Vic Besomo of the Bondi club in Sydney was a member of the first Australian water polo team in 1938. Besomo was a large and very powerful man with an amazing turn of speed and a very accurate shot. He played in the New South Wales teams in 1931, 1932, 1934(c), 1937, 1938 and 1940. He was also an excellent swimmer capturing the NSW ASA Championship for 220 yards freestyle in 1931, and was a successful surf lifesaver with the Bondi Surf Bathers Life Saving Club where he recorded a string of victories in state and national championship.¹³⁴

Stan McDonald and son Basil McDonald

Stan and son Basil were well known and considered a Bondi institution. Stan was born in New Zealand and emigrated to South Australia where he was known as a boxer. He moved with his family to Sydney and became assistant beach inspector for Council in about 1915. Stan was beach inspector and club member and was involved with a rescue after a shark attack in 1928 and another in 1929. He was awarded a silver medal of the Royal Humane Society and a merit award of the SLSA. He was employed as a professional life saver by 1921 (for eight years) and was recorded as living in the club in 1921. He is mentioned as a famous chief beach inspector in 1935 and as having had 20 years experience in doing so. On retirement he developed a concession operating from the end of the groyne near the club hiring 'surf-o-planes', beach chairs and mutton oil tan spray. The tunnel became known as McDonald's tunnel and the concession was taken over by his son Basil.

Basil McDonald was a strong swimmer, a member of several Bondi beach clubs and a long standing member of BSBLSC and patron from 1970 to 1986. He was awarded an OAM in 1977. The 75th Stan and Basil McDonald relay, hosted alternately by the Bondi and North Bondi Clubs, was run in 2017. Publicity for the relay contained the following:

The 1942/43 surf season marked the inaugural running of the Stan McDonald Relay, a twenty person-a-side surf relay between Bondi and North Bondi surf clubs. The race is now

¹³² History of Bondi Surf Bathers Life Saving Club, 1906-1956

¹³³ History of Bondi Surf Bathers Life Saving Club, 1906-1956

¹³⁴ Water Polo Australia website

in its seventy-fifth consecutive year and is one of Australian sports most revered rivalries. It was in the 1942/43 surf season that Stan McDonald, head lifeguard on Bondi Beach and also commonly regarded as 'The King of Bondi,' initiated the relay between the two clubs in an attempt to enhance camaraderie between North and South. Stan was a member of both clubs and devoted 47 years of his life to the service of visitors to Bondi Beach.

In 1933, Stan retired as a beach inspector and began the family business. Mac's Beach Hire provided deck chairs, umbrellas, surfplanes, surf boards, and oil spraying to swimmers and sunbathers. Stan McDonald passed away in 1959 at age 77. Stan's son Basil took over the family business. Basil McDonald soon became known as 'Mr Bondi' and was a legend in his own right.

Basil joined Bondi Surf Bathers' Life Saving Club at age fifteen and would eventually become a President, Patron and Life member. He was also a life member of the Bondi Amateur Men's Swimming Club, The Union of Old Swimmers, Bondi Icebergs Club, and the Bondi Junior S.L.S.C of which he was founding President. The Sydney Morning Herald also noted Basil as one of the "men who have been mentioned officially for acts of bravery in risking their lives in raging surf to save drowning people" on the infamous Black Sunday in 1938 where five people drowned. In the 1986/87 season, upon Basil's passing, The Great Race was renamed the Stan and Basil McDonald Memorial Relay.

John (Jack) F Cox

This paragraph is based on the memorial board in hall. Confusingly there is another John Frank Cox, property developer and solicitor, who was involved with the club 1907-11. John F Cox is memorialised in the BSBLSC on a memorial board. The timber board was donated to the club by his parents after his death. Cox became a member in 1926 competing in events such as the Australian Surf Teams Championship 1930-31 and the Australian Premier R & R team 1935-37 and was a member of the club R & R team from 1932-39. He served the club as Honorary Registrar 1931-33, Honorary Secretary 1933-37 and Vice President 1937-41. He was a regular carnival director for SLSA championships. He enlisted in the AIF (8th Division) in 1940. He was taken prisoner of war in February 1942 with the fall of Singapore and was one of seven club members who were prisoners of the Japanese. He was sent to work on the Thai Burma railway and died as a prisoner of war in November 1943.

2.9.2 THE DESIGNERS

Oakley & Midelton

William Alexander Oakley & his stepson Thomas Brunel Midelton (sometimes spelt Midleton) entered into partnership around 1909. The pair resided in Penkivil Street, Bondi. The firm of Oakley and Midelton undertook numerous residential commissions in the Eastern suburbs, including villas in Bellevue Hill, houses on Bondi Beach (not identified) and cottages in Waverley and Bondi. The firm also undertook commercial projects, designing shops in Bondi and fruit stores near the city markets. Midelton served as an Engineer and was awarded a medal for his 'efficient work at the front'¹³⁵. He also served as an Alderman and played a role in ensuring improvements to the area received official attention, including the

¹³⁵ The Sun 31 December 1919

proposed marine drive. Their works within the study area include Surf Sheds (1910), reduced scheme, Castle Pavilion (1911), BSBLSC Club House 1916 (Second Club House) and the Marine Drive Proposal (Midelton, 1929). The full extent of the design work of the partnership of Oakley and Midelton has not been determined and there are likely to be more Waverley examples. The planting plan c1930 for Bondi Park has the names of Oakley and Midelton next to trees planted behind the surf club (figure 4.25).

Harry Ruskin Rowe, Honorary Architect

Harry Ruskin Rowe succeeded T B Midelton as the honorary architect for the Bondi Surf Bathers Life Saving Club and he was given the commission to design a new club house. Ruskin Rowe, the son of the architect Thomas Rowe, had trained with his late father's firm however once he had finished his qualifications he did not remain with the firm. This may have been as he was sent to country towns to supervise the erection of stores designed by Spain and Cosh who now ran his father's firm. From around 1907-1910 he worked in the Government Architect's Office gaining experience designing public buildings. Ruskin Rowe was clearly a talented architect, he was the youngest architect to be accepted an associate of the Institute of Architects. By 1912 Ruskin Rowe was in partnership with the architect and engineer Herbert E Ross. Widely referred to as simply Ross and Rowe, the partnership was actually known as H E Ross & Rowe when the new surf club house was designed.

In addition to the club house at Bondi Beach, Ruskin Rowe designed a number of buildings at Avalon on the Northern Beaches and was a member of the [Avalon] surf club. Rowe was related by marriage to A J Small who subdivided the area. Although he is more widely known for his involvement in the subdivision and design of buildings at Avalon, Rowe and his wife (formerly Vera Connell) lived in the Eastern Suburbs for many years hence his involvement with buildings in the Waverley municipality. During the Depression Mr and Mrs Ruskin Rowe lived on a pastoral property in country NSW.

2.9.3 PROMINENT VISITORS

BSBLSC is associated with prominent world and national figures Biographic details of some examples of these figures follow. This is not a definitive list and this is an area for further research.

Queen Elizabeth and Duke of Edinburgh

Queen Elizabeth II and Prince Phillip took an early interest in Australia and surf lifesaving. Following the War, the internationalisation of the surf lifesaving movement gained pace. Apparently the Duke had spent some time in Sydney as a young naval officer during World War Two and often swam at Bondi. He was rumoured to be an honorary club member but there are no records of this.¹³⁶

On the evening of 2 November 1953 at the London Coliseum, a Royal Command Performance took place before the newly crowned Queen Elizabeth II. The performance concluded with an "Australian Tableau" which included cricketers, servicemen, and Indigenous peoples. At the rear of the tableau, dominated by a large flag, were six lifesavers dressed in Bondi march-past costumes and caps and the flag was Bondi's march-past standard.

¹³⁶ Brawley, *The Bondi Lifesaver*, 2007: pp.204.

The Queen subsequently issued a royal command to the Surf Life Saving Association of Australia to hold a “Royal Command” Surf Carnival’ at Bondi Beach during her tour of Australia in 1954. It was held on 6 February, 16 years to the day after the momentous events of ‘Black Sunday’ (apparently by coincidence).¹³⁷ Both royal events were widely reported in the Australian and international press and stimulated interest in the surf lifesaving movement. An indication of Bondi’s significance at the time is that it was specifically chosen for the event and attended by both Her Majesty Queen Elizabeth and His Royal Highness the Duke of Edinburgh. As a result of the event, Her Majesty later gave permission for the Marine Parade to be renamed Queen Elizabeth Drive.¹³⁸

One black and white film of the event is held in the UK British Pathe and another in the National Sound and Film Archive, reputedly the first colour feature made in Australia.¹³⁹ The State Library of NSW holds an extensive collection of photographic images of the visit.

The visit was written up in a double page spread in the BSBLSC 1956 history with photos of the event. The publication records that the event was organised by Vic Besomo of the BSBLSC and Syd Price of NBLSC. Tom Meagher of the BSBLSC was on the SLSC organising committee for the event which was attended by 12,000 spectators. Club members Tom Meagher and Vince Besomo and Carl Jeppesen as Mayor of Waverley were presented to the Queen.¹⁴⁰



Figure 2.62: BSBLSC president, Tom Meagher and his sister Eileen were photographed being presented to Queen Elizabeth and the Duke of Edinburgh. Source: BSBLSC History 1906-1956.



Figure 2.63: Prince Charles entering the club house c1977. (date not confirmed). Source: Digital masters BSBLSC 171

Prince Charles

Prince Charles, heir to the English throne and son of Elizabeth and Phillip, has had a long association with Bondi Beach. He first visited in 1966 as a 17 year old when he was attending two terms of school at Timbertop in rural Victoria.. He was greeted by a guard of honour at North Bondi and events were

¹³⁷ Brawley, *The Bondi Lifesaver*, 2007: pp.202-3

¹³⁸ NHL listing

¹³⁹ NSFA ID 10373

¹⁴⁰ BSBLSC History 1906-1956

staged for him. He swam at the beach and was filmed pictured with canoeist Phil Coles. He has swum at Bondi, mostly in the early morning, on his visits to Australia ever since. Most of the visits had broad press coverage and many films are in the National Sound and Film Archive.

In 1970 he body-surfed at the beach at 7am accompanied by surf lifesaver Dennis Heusner and showered at the club house afterwards. Bondi Surf Bathers Life Saving Club members Martin Greenberg and John LaForest made front page news in 1977 accompanying the prince on an impromptu early morning dip.¹⁴¹ He swam at Bondi in 1974 and in 1981 and surfed at Bondi in 1983 when he visited Australia with his wife Lady Diana Spencer and again in 1985 and 1994. In 2012 he greeted crowds at the beach in front of the BSBLSC.

In 2013 Charles and his second wife Camilla became honorary members of the Bondi Surf Bathers Life Saving club.¹⁴²

The tradition was continued on the 18 October 2018 when Charles' son and his wife, The Duke and Duchess of Sussex, visited Bondi Beach meeting a local surfing community group known as "OneWave" which raises awareness for mental health.

Earl Beauchamp

William Lygon, Earl Beauchamp, served as Governor of NSW, arriving in 1899. He returned to Sydney in 1930 and started to learn to surf, becoming an honorary member of the club. Following his self imposed exile from Britain having been outed as a homosexual by his brother-in-law, he returned to Sydney on more than one occasion, spending much of his time at the Surf Club. He was very generous in his donations to the club, wiring funds for the new building and donating a wireless, new billiard and ping pong tables and a trophy in his name. He also presented trophies at surf events.¹⁴³ Beauchamp, whose family life was the model for Evelyn Waugh's *Brideshead Revisited*, found that for a gay man Sydney was one of four tolerant cities in the world in the 1930s, the others being Paris, San Francisco and Venice. Accordingly he divided his time between them. On one visit he was accompanied by his son Hugh, and both would spend their afternoons surfing at Bondi Beach. His attendance at surf carnivals, where he would give out the trophies, was frequently reported in the press.¹⁴⁴ When in Sydney it was reported that Earl Beauchamp seldom missed 'an opportunity of seeing his youthful friends in action. Bondi members vote him a great fellow'.¹⁴⁵ His club membership was frequently mentioned in press comments. Photographs survive of Earl Beauchamp on Bondi Beach surrounded by lifesavers with their wooden surf boards (figure 2.16).

Lygon attended D H Souter's funeral in 1935, one of a group of gay men as can be determined from the list of those who attended which included artists, architects etc.¹⁴⁶

¹⁴¹ Daily Telegraph, 21 March 2014

¹⁴² Daily Telegraph, 21 March 2014

¹⁴³ Referee 5 Nov 1930

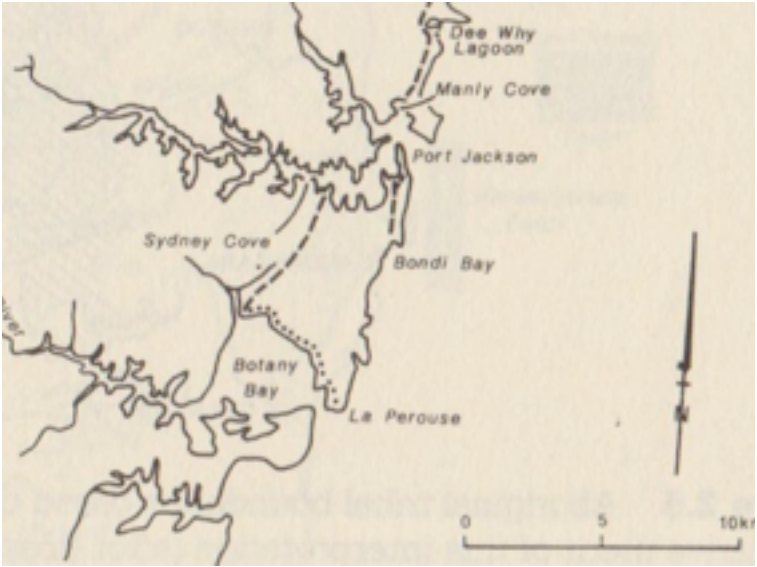
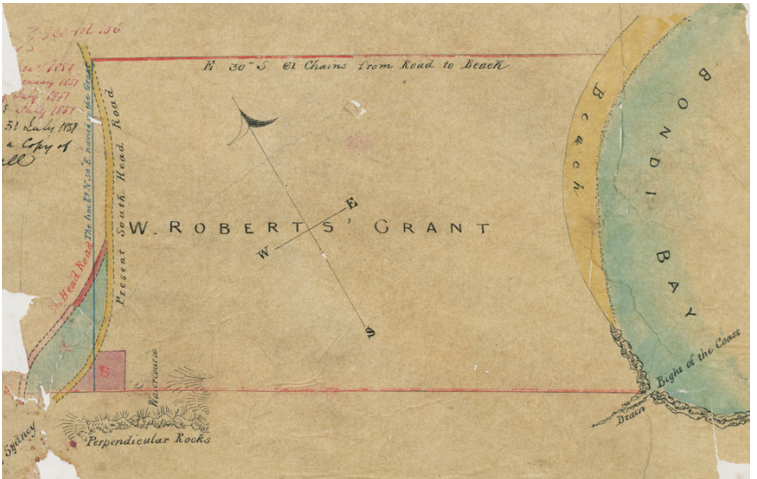
¹⁴⁴ Ex-Governor gave trophies at Surf Events, Referee 5 Nov 1930

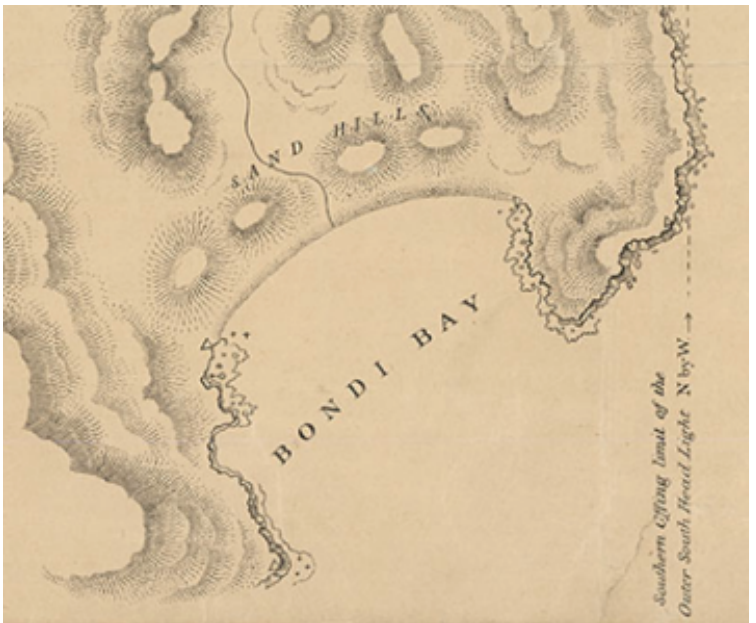
¹⁴⁵ Arrow 2 Dec 1932

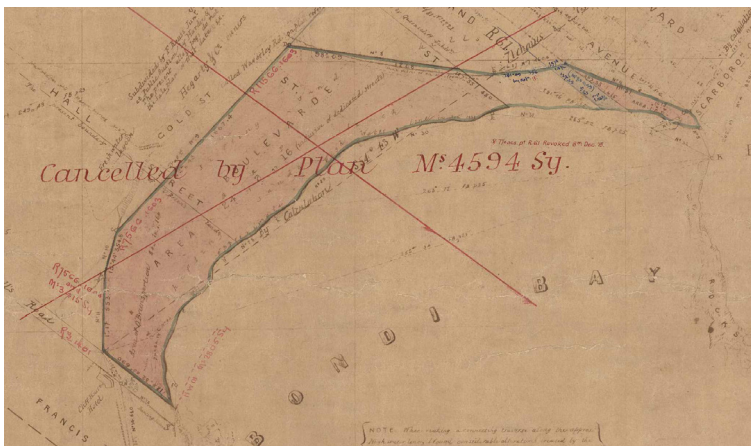
¹⁴⁶ SMH 25 September 1935

2.10 CHRONOLOGY

Table 2.1 Chronology. Note that text in this table in the middle and right columns is generally quoted from the source indicated. Quoted text is in *italics*. Note that figure numbers 2.64 to 2.99 have not been used.

Date	Event	Image and/or Source
PHASE I (see also diagram in Section 3)		VISITING BONDI BEACH
Long-standing Aboriginal occupation of the Bondi area	Carvings on the headland to the north and south of Bondi Beach. Area used for fishing and gathering shellfish, burials, tool making	 Figure 2.100: Extract of a map showing major Aboriginal paths in the Sydney region as deduced from the available ethnohistorical evidence. The path near Bondi is believed to be that described by Bradley in 1788. Source: Ross in Aplin, <i>Sydney Before Macquarie, A Difficult Infant</i>, fig 2.3
1810	200 acres granted to William Roberts.	 Figure 2.101: Surveyor General plan 1850s. Source: Registrar General SB5f106a
1841	<i>Bondi Bay; unsurpassed...</i>	<i>Bondi Bay; a place that, amongst all the splendid natural beauties of which Australia can boast, is certainly unsurpassed... a spot so picturesque and enchanting as Bondi..</i> Mr Stubbs quoting from the Australian Sketch Book, in his advertisement for sale of Villa lots at North Bondi. Source: Sydney Herald 24 May 1841
1850	<i>City apprentice drowns whilst bathing with friends at Bondi Bay</i>	Source: SMH 16 April 1850

Date	Event	Image and/or Source
1855	100 foot foreshore strip reserved as Crown Land. Contemporary maps show the curve of bay and sand hills behind.	 Figure 2.102: Extract of 1857 survey of Port Jackson prepared under Captain Denham. Source: MLZ/M3 811.15/1857/1
1858	William Stanley Jevons' photograph album contains two images of Bondi Beach dated March 1858	 Figure 2.103: South Bondi. Source: John Rylands Library, Manchester UK
1858	William Stanley Jevons photograph album contains two images of Bondi Beach dated March 1858	 Figure 2.104: North Bondi. Source: John Rylands Library, Manchester UK

Date	Event	Image and/or Source
1859	Waverley Council incorporated.	Source: SMH 13 Dec 1859
1863	Joey Goosgog and Jasper Spindle's Trip to Bondi Bay	By Old Boomerang, Sydney Mail 8 August 1863, part based on tales of friends who went to Bondi Bay to bathe.
1869	Temporary refreshment kiosk on the beach	Erected by the proprietor of the Bondi Hotel on the Queen's birthday. SMH 19 May 1869
1870s	Photographs taken by the American & Australasian Photographic Company show the beach and dunes in the 1870s.	 Figure 2.105: Early 1870s photo of Bondi Beach showing the sand dune and outlet of the lagoon. Source: SLNSW Home and Away digital order a2825024
1876	Description of a visit to Bondi Beach	Reminiscences of being saved from drowning by a Maori fisherman. <i>Maoris and Kanaka swim whereas 'white men' paddle.</i> Rolf Boldrewood, The Colonial Reformer, published in instalments in the ATCJ. Source: ATCJ 21 October 1876
1882	Aboriginal people described walking to Bondi carrying bark canoes looking for fishing spots	Source: McCormick, Bondi Rock Carvings, Dictionary of Sydney
1882	Resumption of land for public use.	 Figure 2.106: Extract of Plan of part of the beach at Bondi Bay proposed to be resumed for public use. Source: Crown Plan 19.2063
By 1884	Tram line extension to Bondi Beach	Source: SMH 30 June 1884

Date	Event	Image and/or Source
1883-84	Bondi Baths commenced by Waverley Council, following calls for proper baths	 Figure 2.107: Untitled and undated view of Bondi Baths. Source: Waverley Local Studies Collection
1885	Bondi Park gazetted Note: MLA is the abbreviation for Member of the Legislative Assembly.	Messes. Trickett and Butcher, MLAs for Paddington, have received an answer to their application, from the Minister for Mines, stating that the Bondi Park, now being gazetted under the Parks' Act of 1884, will be placed under the control of the Municipal Council of Waverley as trustees, and that a sum of money for its improvement will then be handed [over] to them. Source: SMH 1 August 1885
1885	Bondi Park, the sandy beach, Bondi Bay and the lagoon behind the beach shown on 1885 map	 Figure 2.108: Extract of Higginbotham and Robinson's map of Waverley Municipality. Source: NLA Maps
1886	Smoke concert held	At Bondi in Mercantile & Marine Social Club. Source: Evening News, 2 May 1886
1880s	Surf Riding reported - as part of travel descriptions	Descriptions of Kanakas surf riding in Sandwich Islands and Hawaiian surf riding board on display in Australia. Source: ATCJ 27 October 1888
1889	Bondi [Ocean] Sewer Outfall built	Constructed by Public Works Department for the Water Board. Stormwater into the harbour, foul water into the Ocean Outlet. Source: <i>The Sweat of Their Brows: 100 Years of the Sydney Water Board, 1888-1988</i>. Margo Beasley. Sydney. The Board. 1988

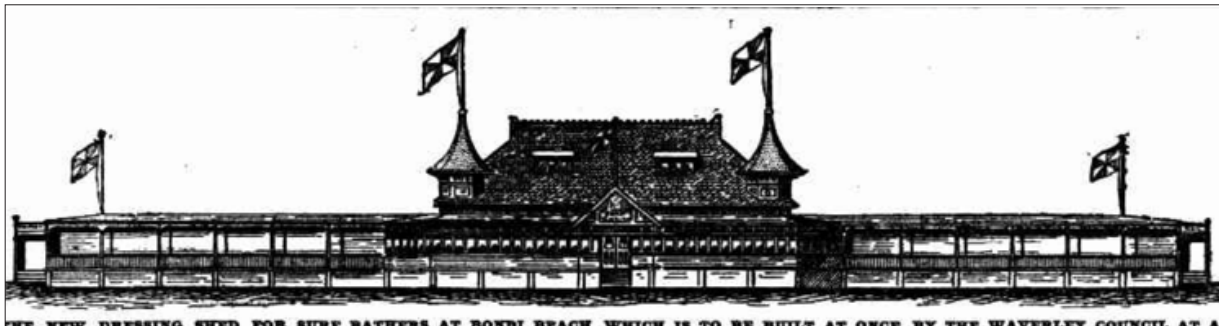
Date	Event	Image and/or Source
1890s	Post card shows the northern end of Bondi Beach before improvements began.	 Figure 2.109: Post card of Sydney Pleasure Resorts. Source: Images of Waverley
1893-94	Survey of the tramway line to Bondi Beach	Source: PWD Annual reports
1890s	Demonstration of Life Saving Techniques at the Bondi Baths	<i>The picturesque Bondi baths were crowded on Saturday afternoon, when the Bondi Swimming Club held a national carnival and exhibition of life-saving in aid of the poor of the district. The life-saving exhibition by members of the Waverley branch of the English Life-saving Society proved an interesting item. Several ladies gave an exhibition of fancy swimming, and Mr W F Corbett was the recipient of hearty applause for his tricks in the water and ornamental and fancy exercises. Messrs Hathaway and W Thompson in their high diving display, and the exhibition of life saving by children, were also agreeable items. The Cadet Band under W Norris, played during the afternoon. A polo match between Bondi and Eastern Suburbs swimming clubs was won by Bondi.</i> Source: SMH 17 Dec 1894
1895	Life saving demonstration	Live saving techniques introduced in the mid 1980s at Bondi Beach. Demonstrated at Bondi Baths at Carnival. Source: Evening News, 9th December 1895.
c. 1899	Surf Shooting or Shooting the Breakers	A gardener, 'Tommy' Tanna a Kanaka originally from Tanna, Vanuatu, teaches local boys to body surf at Manly. Source: encyclopediaofsurfing.com/entries/bodysurfing
1900	Large cache of stone tools or Bondi Points found at the beach.	Source: McCormick, <i>Bondi Rock Carvings</i> , Dictionary of Sydney Australian Museum. Exact location unknown
1900	Severe Storm	Exposes Aboriginal tool making area (in vicinity of Campbell Parade). Refer to D Steele report in Appendix
1904	Deputation to wait on the Minister for Lands,	Seeking permission to erect shelter sheds for bathers Source: SMH 16 June 1905
March 1905	By-law prohibiting daytime surf bathing lifted. Sheds built.	Some aldermen prefer that council-owned baths be used. Tenders to be called by Council for dressing sheds. Source: Evening News 29 March 1905

Date	Event	Image and/or Source
c1905	View of single row of dressing sheds	 Figure 2.110: Extract of photo of Bondi Beach taken by the Star Photographic Company showing the single row of dressing sheds (LHS), Source: ML PXE 711/183 digital order a116183
November 1905	Minister of Lands approves funds for Shelter Sheds.	Railway Commissioners who built tram loop contribute funds for shelter sheds
1906	Council installs life buoys & lifelines but drownings continue.	Various letters to the editor about the dangers.
Feb 1906	Initial date Bondi Surf Bathers Life Saving Club said to be formed. Later this date is painted on life buoys each side of the club entrance. Note the club house shown in the photo on right was not erected in 1906. Image included here for the date painted on life buoys.	 Figure 2.111: Later photo shows life buoys painted with the date the club was claimed to be formed. Source: SMH 4 April 1938.
March 1906	Shooting the breakers at Manly and Bondi. <i>And the pleasure of shooting the breakers is so great that unless Mr. Shark interferes with it, it will every year become more popular in Manly and in Bondi.</i>	 Figure 2.112: Sketch of body surfers. Source: Sydney Mail special seaside issue 7 March 1906

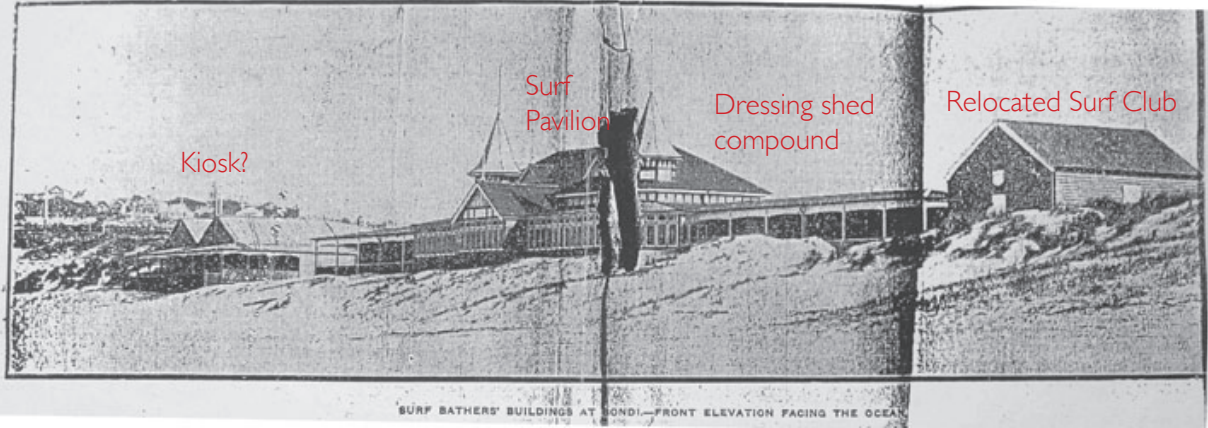
Date	Event	Image and/or Source
December 1906	First use of life saving reel	Source: SMH 4 April 1938
1906-07 summer	Canvas tent serves as first club house. Note the refreshment kiosk beyond in the photo	 Figure 2.113: Extract of photo titled Bondi Beach showing the tent and the kiosk. Source: ML PXE 711/183
1906-07 summer	Council to extend the male and female dressing sheds	 Figure 2.114: Image showing the extended dressing sheds. Source: SMH 21 Nov 1906 & Waverley Image Library Pic num 8126
Feb 1907	First BSLSC meeting held, five objectives established.	Source: <i>The Bondi Lifesaver: A History of an Australian Icon</i> . Sean Brawley, objectives on page 39
Mar 1907	BSLSC writes to council	Describe aims of club, seeks to use council's lifelines. Source: Evening News 13 March 1907
April 1907	Feature article in the Australian Town & Country Journal on the efforts of the Bondi Surf-Bathers Life-Saving Club, includes photo of the initial members in front of their tent. A stage is visible behind the tent with kiosk roof and verandah visible behind that.	 Figure 2.115: Initial members of BSLSC in front of their tent with the newly invented surf reel. . Source: ATCJ 24 April 1907

Date	Event	Image and/or Source
3rd May 1907	First Annual Report, held by Waverley Council	<i>Since the formation of the Club, we have had a most successful season, although starting rather late in the year. The Club are [sic] now recognised by Surf Bathers as a body that cannot be dispensed with, and since their advent to the Beach, there have been no accidents whatever from drowning ... the above Committee bought the line we are now using and also a real [sic] ...</i>
May 1907	Thieves steal equipment. Still awaiting permission to erect shed	Source: Evening News 14 May 1907
September 1907	Smoke concert given by the Bondi Surf Bathers' Life-Saving Club at Woollahra	<i>At a smoke concert given by the Bondi Surf Bathers' Life-Saving Club at Woollahra last night the opportunity was taken of recognising Mr. Eden Love's plucky action in saving a girl's life at Bondi on September 8. Source: SMH 12 October 1907</i>
October 1907	Anti-Skirt Demonstrations. Display by the 'Bondi Life-saving Club' of use of surf reel, as part of the protest over swim wear regulations	<i>The display was certainly a fine one. A swimmer swam out far beyond the breakers, and, raising his arms, sank. Immediately a swimmer jumped in and went to the rescue, while three others brought a life-saving reel to the edge of the water. While two of them were fixing the reel the third seized the life-line and swam out after the first life-saver. And to show the advantage of the idea of the first man plunging in without waiting for the line, it may be mentioned that the first saver reached the supposed drowning man fully 80 yards ahead of the second rescuer. While the second rescuer was swimming out with the line the third saw that everything was clear and the fourth attended to the reel. Source: Australian Star 21 October 1907</i>
1907	First permanent club house	
Nov 1907	A club house for the 'Bondi Surf Bathers' Life-Saving Club' was opened by the Mayoress of Waverley on Saturday.	 Figure 2.116: Photo of the first club house. Source: SMH 4 Nov 1907, BSBLSC image

Date	Event	Image and/or Source
c1907	Location of club house shown in photo in relation to tram loop, kiosk and dressing sheds.	 Figure 2.117: Extract from Hall's c1907 photo shows the sheds erected by council including a refreshment kiosk (lettering on roof). The dark coloured roof left of and behind the kiosk is the surf club. Source: ML Home and Away Hall & Co. 35104
May 1908	Surf Bathers' [Smoke] Concert	<i>Surf Bathers' Concert. The Bondi Baths Life-saving Club held a smoke concert in the Paddington Town Hall last night.</i> Source: Evening News 16 May 1908
Aug 1908	BSBLSC Minute books	Set held at Waverley Council starts 21 August 1908
Oct 1908	Club By-Laws	Source: BSBLSC Minute books 8 October 1908
November 1908	Surf Life Saving Gymkhana	In association with Wonderland at Tamarama. Held and raised profit of £30. Source: BSBLSC Minute books 24 Nov 1908
December 1908	Smoke concert - on the eve of marriage	<i>Mr. Eden P. Love, ex-captain of the Bondi Surf Bathers Life-saving Club, was entertained by the members at a smoke concert on Tuesday evening on the eve of his marriage. During the evening he was presented, on behalf of the club, with a set of cutlery. The chairman (Mr. Cohen), who made the presentation, praised Mr. Love for his work in furthering the interests of surf-bathing and life-saving, and was supported by the captain (Mr. L. Ormsby) and Messrs. Donaldson and Cummins.</i> Source: SMH 10 December 1908
Dec 1908	Bondi Ladies [SB] Club formed	Source: BSBLSC Minute books 15 Dec 1908
December 1908	Surf Bathing Carnival at Manly continues rivalry	<i>All the lifesaving clubs around Sydney will be invited to send representative teams to walk in the procession in club costume carrying their life saving reels and gear. There will be a number of competitive events on the ocean beach, land drill, surf swimming and shooting and alarm reel races but the chief event of the day will be a rescue competition with lifelines and reels in which twelve teams will probably take part. This event last year caused considerable rivalry, and the Bondi Surf Bathers' Life Saving Club and the Manly Surf Club proved a very close match. The Sly Brothers will give an exhibition of shooting the breakers in the surf boat...</i> Source: SMH 31 Dec 1908
Feb 1909	Bondi Surf Bathers' Gymkhana	<i>Thousands visited Wonderland City on Saturday to witness the Bondi Surf Bathers' Gymkhana. To-day the gates will open as usual from 2 p.m. till 10.30 to-night. All the side shows and circuses will continue to run. Bondi trams direct to the gates.</i> Source: Evening News 15 Feb 1909

Date	Event	Image and/or Source
1909	Discussions re lease	Discussions re lease of premises with Waverley Council Source: BSBLSC Minute books 15 July 1909
c1910	Kiosk (left) and surf club (right) located on beach adjacent to each other	 Figure 2.118: Kiosk (left) and surf club (right) adjacent in mid ground. Image is signed "JFH 255 Bondi Beach Sydney". JFH is the photographer but is not identified in catalogue. Source: ML SPF
PHASE 2 (see also diagram in Section 3)		THE FIRST BONDI BEACH IMPROVEMENT SCHEME
Feb 1910	Ladies Surf Bathers	Granted use of club room BSBLSC Minute books 3 Feb 1910
Feb 1910	Anniversary Bondi Surf-Bathers Life-saving club.	<i>...It is now three years since a life has been lost in the surf at Bondi.</i> Source: SMH 21 Feb 1910
April 1910	Bathing accommodation on Bondi Beach	The Waverley Council has decided to accept the design of Messrs. Oakley and Midelton for the bathing accommodation on Bondi beach, conditionally upon their supplying the council with the specifications. Two other designs had been submitted. The council has also decided to approach the Government for a moiety of the cost of constructing the new premises. Source: Evening News 21 April 1910
June 1910	Opening of club rooms	Club rooms to be opened by Premier Wade, 18 June 1910 Source: BSBLSC Minute books 2 June 1910
June 1910	Proposal for improved dressing accommodation and toilet added to club house	Interview with the Minister for Lands re improved surf dressing accommodation. Winning plans from the recent competition by architects Oakley and Midelton were presented. Bondi described as 'National Playground'. Expenditure on additions to Surf Bathers Club (for sanitary arrangements). Source: Evening News 15 & 17 June 1910
 Figure 2.119: Proposed New Surf Pavilion, Source: Evening News 15 & 17 June 1910		
August 1910	£1,000 grant, building ready for bathing season.	<i>To cater to 750 men and 250 women bathers. Site to be fixed. Design by Oakley & Middleton [sic]</i> Source: Evening News 31 August 1910

Date	Event	Image and/or Source
1911	Timber club house built for the North Bondi Surf Life Saving Club. Name change, dropping the words social club.	 Figure 2.120: The first club house of the North Bondi Surf Lifesaving Club. Source: Digital Masters
Feb 1911	Bondi Sea Wall	Flagpole to be erected. Contribution to be made to foundation stone of Bondi Sea Wall Source: BSBLSC Minute books 2 Feb 1911
April 1911	Club room on line of sea wall, new site	<i>Site of new club room to be inspected, sketch prepared</i> Source: BSBLSC Minute books 2 April 1911 & 9 April 1911
May 1911	New site identified	<i>Site halfway between ladies club & new pavilion</i> Source: BSBLSC Minute books 12 May 1911
Mid 1911	First Section of Sea Wall commenced and bathing pavilion erected.	<i>Council undertook improvements including timber pavilion with turrets containing dressing sheds and refreshment room. Also bandstand, toilets, sea wall etc. Club house to be relocated so that seawall can be built. Concession to part of reserve.</i> Source: Evening News 9 June 1911, SMH 11 August 1911
		 Figure 2.121: View of new pavilion Source: At Bondi website
1911	Surf club relocation	Detailed article about surf club relocation. Source: 7 June 1911

Date	Event	Image and/or Source
1911	Relocation of surf club house	Considering matters connected with the re-erection of the club-house, the building having been removed owing to the seawall in course of construction at Bondi running through the original site. The club's quarters are now located on the beach in the vicinity of the steps leading from the tram loop but the roof has not yet been placed in position. After a long discussion it was decided that the roof should be constructed as before and covered with Ruberoid.... Source: Evening News 9 June 1911
 Figure 2.122: Panorama of Surf Bathers Buildings at Bondi. The authors were unable to obtain a higher resolution version of this image. Source: Sydney Sun 8 August 1911		
September 1911	Relocated club rooms formally opened.	Source: WLS Newspaper clippings file, BSBLSC Source: Evening News 4 Sept 1911
January 1912	Request to fence in more of reserve	Surf club to fence in more of reserve refused by council Source: Evening News 4 Jan 1912.
May 1912	Beach Improvements proposed.	Pacific Cable company has decided to erect an attractive building as cable and receiving offices. The roof will be able to be used as a bandstand. Source: SMH 3 May 1912
Sept 1912	First Annual Ball,	Paddington Town Hall, Wednesday night last. Decorations by Mrs E W Turner. Source: Sunday Times 22 September 1922
October 1912	Tender accepted for the erection of a bandstand and cable house, Ross and Rowe, Architects. Cable landing point relocated from Botany Bay to Bondi. Cable to Auckland	 Figure 2.123: The cable house and bandstand over. Source: SMH 1 October 1912 & Waverley Images
October 1912	Replace danger boards, new danger bell	Source: BSBLSC Minute books 12 October 1912

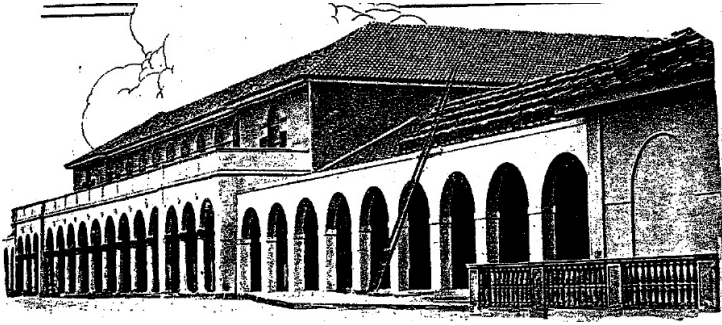
Date	Event	Image and/or Source
November 1912	Club to contact council	<i>... asking that a permanent life saver be appointed.</i> Source: BSBLSC Minute books 21 November 1912
July 1913	Surf club sports & gear	<i>Ping Pong tournament ... "Olympic Games" ... Indoor sports challenge, ... cricket match ... picture show benefit. ...Also painting reels, tender accepted.</i> Source: BSBLSC Minute books 4 July 1913
September 1914	Leave of Absence	<i>... for members on active service.</i> Source: BSBLSC Minute books 3 Sept 1914
1915	Visit of Hawaiian Duke Kahanamoku to Sydney	Boomerang Camp, Freshwater Beach. Carves himself a Hawaiian style wooden surf board. Source: www.mountainman.com.au/the_duke.html
1915	Surfers Smoko held, BSBLSC	Source: SMH 13 March 1915
1915	Baseball club formed among the members	Source: BSBLSC Minute books 5 March 1915
1916	A more substantial Club House erected (refer also to section 2.4)	
1916	New club house with a verandah erected. Contained 50 by 25 ft club room. Area at rear for sunbathing. Designed by honorary architect, Mr Midelton. On the site of the previous club house. Opened December 1916	 Figure 2.124: Opening of the new club house. Source: SMH 4 Dec 1916 Digital Masters Image BSBLSC 509
1916	Tennis Club Fence to be finished before the asphalt put down	 Figure 2.125: Photo of club members showing fence in background. Source: BSBLSC image - digital masters 409
1918	North Bondi SLSC request land	North Bondi SLSC writes to Waverley Council to request land for a new club house. Council approves lease. Source: HIS NBSLSC

Date	Event	Image and/or Source
1919	Plans for a new club house at North Bondi	Plans for a new club house for North Bondi SLSC prepared by City Architect & approved Waverley Council. Source: Sunday Times 31 Aug 1919
1919	New casualty room opened [At BSBLSC]	In conjunction with Eastern Suburbs Corps of St Johns Ambulance. Source: Evening News 20 November 1919
Summer 1919-20	Christmas Carnival	.. to raise funds for new club house at North Bondi. Source: HIS NBSLSC
1920	Timber surf club house erected at North Bondi Architect not identified in newspaper report. Source: The Sun 4th April 1920	 Figure 2.126: Club member in front of the new North Bondi club house. Source: Waverley Images
1921	Honour Roll unveiled	[At Bondi SBLSC] Source: Evening News 10 Jan 1921
PHASE 3 (see also diagram in Section 3)		THE SECOND BONDI BEACH IMPROVEMENT SCHEME
1922	Proposed Cliff Walk	Town Planning Association suggests a cliff walk between the Lighthouse and Bondi Beach. Source: CLGJ 8 Feb 1922
1922	Outcry by Surf Bathers Proposed improvements to the parklands come under fire from surfers who believe the improvements would ruin the beach for surfers	<i>Waverley aldermen will reap a harvest of trouble if they persist in their intention to 'beautify' Bondi Beach in the manner proposed. Every surf-bather in the State will be against the council's latest plans. The 'improvements include a large pavilion, refreshment kiosk, Gymnasium, and band stand, to be erected on the centre of the Park Lands immediately behind the present promenade and sea wall. New public dressing sheds and new quarters for the Bondi and North Bondi Life-saving Clubs, are also to be erected. These buildings will occupy an area of about one thousand feet sea frontage by a depth from the present sea wall of one hundred feet towards the surf, leaving only a few feet of beach to normal high-water mark. A new sea-wall 1600 feet in length is to be erected on the seaward side of the new dressing sheds.</i> Source: Sunday Times 11 June 1922
March 1923	Article: <i>No Tinkering with Bondi Beach, A National Asset</i>	2 1/2 hour meeting to consider the Baths & Parks Committee report - Discussion of subways [later called tunnels], marine drive and promenade., 45,000 pounds to be spent on improving the beaches and parks in the Municipality Source: Evening News 2 March 1923

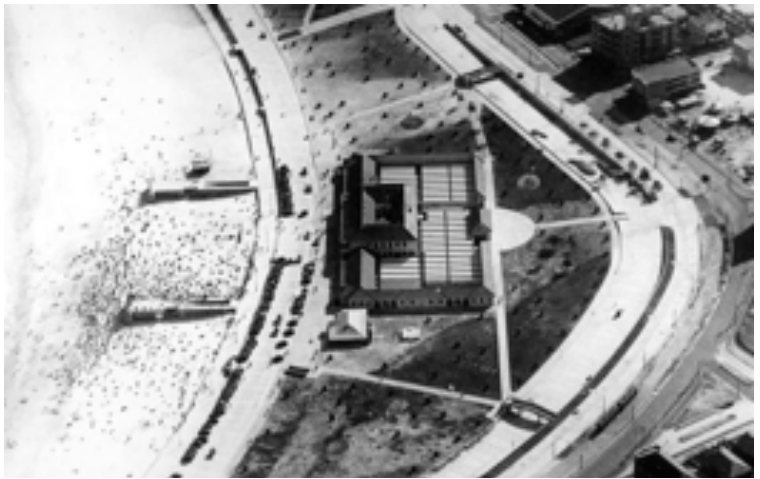
Date	Event	Image and/or Source
1923 July	Article: <i>Dirty Waverley Council. Here is an example of the aldermanic love for garbage. These tip-carts are tipping garbage on the Bondi Beach Reserve - covering decent clean sand with it. ...</i>	 Figure 2.127: Source: Sun (Sydney) 18 July 1923 p12
1923	Article: <i>Bondi Beautification. The Waverley (Sydney) Council is inviting designs from architects, town planners, surveyors, engineers etc resident in the Commonwealth, for a 100,000 pound scheme for the beautification of Bondi Beach and Park.</i>	Prizes of 200 pounds, 125 pounds and 75 pounds are first, second and third prizes respectively and a jury consisting of the Mayor of Waverley (Alderman Kavenagh) and Messers Sulman, Cowdery, Boyd and Jones have been appointed to examine all designs and award the premiums. It is estimated that the park and beach will accommodate 40,000 people. The immediate requirements are a kiosk and surf sheds to provide at least 50% increase in accommodation, with provision to be made for the elimination of cross traffic over the Marine Drive and promenade and for increased capacity of pedestrian and vehicular traffic; three lavatory blocks, a band stand and the layout of the park surrounding the proposed buildings. Source: C&LGJ 15 August 1923
1924	Beautification Scheme Competition for Beach Improvements won by architectural firm of Robertson & Marks	 Figure 2.128: Perspective drawing of the revised Robertson & Marks scheme. The competition winning scheme was more grandiose. The proposal does not show any trees and has additional roadways and bridges compared to what was built. Source: WLS SKM_C454e16060914270_0001

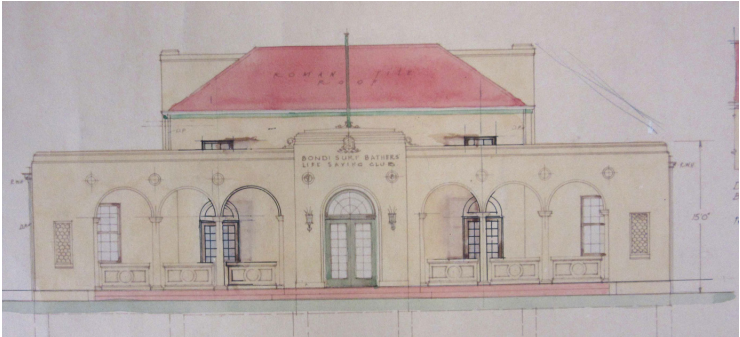
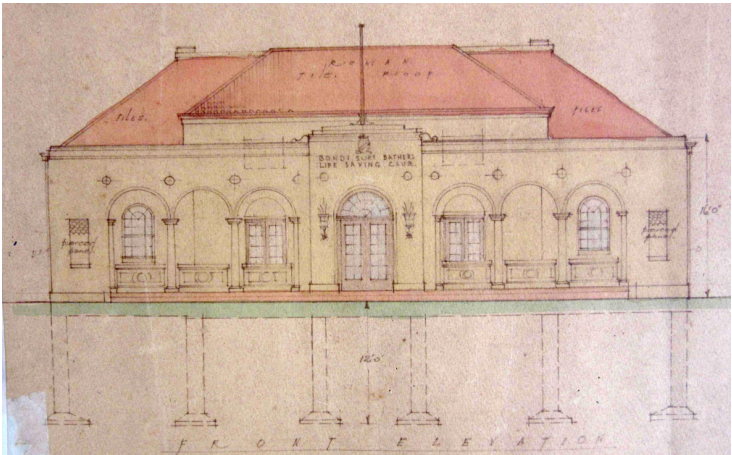
Date	Event	Image and/or Source
1924	ARTICLE: BONDI BEACH IMPROVEMENTS The Waverley Council last year offered a prize of 200 pounds for the best design for the beautification of Bondi beach, 125 pounds for second best and 75 pounds for the third.	Twenty eight schemes were submitted, as a committee to adjudicate appointed consisting of Mr John Sulman of the Town Planning Association, Mr Sydney Jones of the Institute of Architects, Mr R J Boyd of the Institute of Engineers, Mr E H Cowdery of the Institution of Surveyors and the Mayor of Waverley (Alderman C A Kavenagh). The names of the winners were announced at a meeting of the council last evening, as follows First Prize: Messers Robertson & Marks, 14 Martin Place, Second Prize: Messers Scott and Green, Architects, [?] Pitt Street Third Prize: Mr Donald Turner, Little Collins Street, Melbourne. The committee suggested that the designs should be shown in the exhibition hall of the Education Department... Source: SMH 6 March 1924
1924	Improvement Scheme approved by Council, to be submitted to Department of Local Government. Includes marine drive, subways [later called tunnels] and a handsome building containing surf sheds. Landscaping to include lawns, flower beds and rockeries. Ground to be laid out first	The Waverley Council appears to have bitten off more than it can chew with regard to the Bondi Beach improvement and beautification scheme, for after accepting designs for a grandiose scheme, embodying surf sheds as the nucleus, it has come to the conclusion that discretion is the better part of valour and that the existing surf sheds, with a little alteration, will meet requirements for several years to come. Consequently amended plans are being prepared, and the new surf sheds will not be proceeded with at present, but construction of the new marine drive and laying out of Bondi Park will be completed. £40,000 is to be borrowed from the Waverley Cemetery Trust to finance the first stage of the work. Source: C&LGJ 19 October 1924
1924	Model of improvement scheme	Coloured Plaster of Paris model of improvement scheme presented to Council by Mr Godsell of Robertson & Marks. Source: Evening News 18 December 1924, SMH 19 December 1924. [The Local Studies Library was not able to locate the model].
1925	Club activities	Club repainted. New uniform and junior trophy introduced. Source: Arrow 25 Nov 1925
1926	Reduced scheme submitted	Reduced scheme submitted by Robertson & Marks as a cost saving measure. Drawings of a weatherboard pavilion with verandahs to the front and rear survive in Council's records. It is not known if this is the scheme referred to and is not the scheme that was later built.
1926	Revised scheme accepted	Revised scheme accepted by Council & three of the four previous assessors. John Sulman, E H Cowdery and R. J. Boyd approved the scheme. Commission of Inquiry held.
1926	Council to obtain loan.	Works include marine drive, new surf sheds, up-to-date café and a small dance hall. The park will be beautified. Source: SMH 20 October 1926
1927	Tenders called by Robertson & Marks	Construction of buildings, roadways and retaining walls and general work in conjunction with the Bondi Beach Improvement Scheme. Source: SMH Wed 23 November 1927

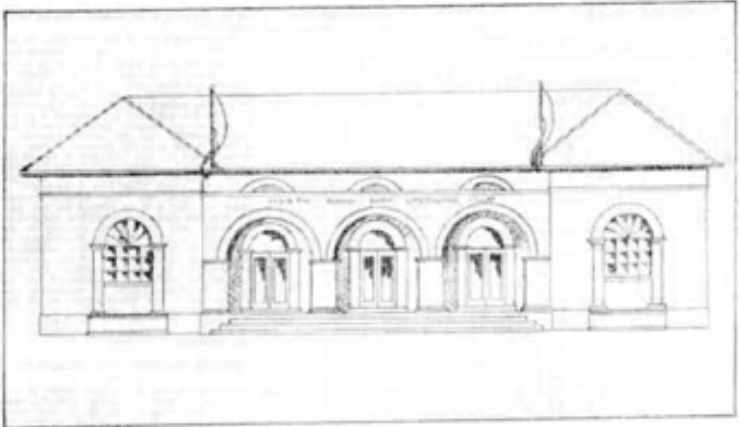
Date	Event	Image and/or Source
1927	Tender for a new surf club at North Bondi by Joseland and Gilling. [Built but since demolished]	 Figure 2.129: View of new North Bondi club house. Source: North Bondi SLSC historic photographs
10 June 1928	Laying of the Foundation stone	<i>To mark the occasion of the laying of the foundation stone of the vast new bathing buildings at Bondi. Mr. G. H. Godsell (for the architects, Messrs. Robertson and Marks) presented the Mayor of Bondi (Alderman David Hunter) with the gavel and trowel, and each alderman with a replica of the trowel. He said that the whole of the beach, he believed, had once been owned by the Jaques family, who had made it over as a most generous gift, to the municipality. There was present to-day, a representative of that family in Mr. H. V. Jaques, the member for Bondi. Source: Sunday Times 10 June 1928</i>
July 1928	New Casino and Surf-Bathing pavilion, expected to be complete in 1930	<i>The new Casino and Surf-bathing pavilion, which is now in course of erection, will be the most complete of its kind, and larger than any other in Australasia. The buildings will be of brick, with a tiled roof and a reinforced concrete foundations. There are to be two stories, the first floor being devoted to bathers, with underground tunnels leading to the beach. This will obviate the necessity of crossing the marine drive. There will be family dressing cabins and general dressing rooms to accommodate 2650 men and 703 women. Turkish baths, private hot water baths and massage rooms will be provided, as well as hair dressing saloons for both sexes. Round three sides of the building will be a handsome arcade, which may be used by the public as luncheon and rest rooms. On the second storey there will be a dance hall 74 by 58 ft, a dining hall 55 by 33 ft and two private dining rooms... The park will be laid out picturesquely and the present cable stations controlled by the Eastern Extension and Pacific Cable companies will be altered to conform with the general scheme. Source: SMH 13 July 1928</i>

Date	Event	Image and/or Source
1927	Rose Bay Surf Club on Campbell Parade designed by Joseland & Gilling. Extant but altered	 Figure 2.130: Drawing of Rose Bay Surf Club building. Source: Reproduced in the Bondi Beach Interwar Study
1928	Progressive Bondi Improvement Scheme	<i>Bondi is embarking upon a beautification scheme which will include the erection of a casino, a surf bathing pavilion, Turkish baths, massage rooms, a marine drive, and a motor park. Described marine drive, gardens and bridges. Cable Station to be made to match the scheme. [Surf clubs not mentioned] Visitor numbers listed - come by tram or bus. Source: SMH 13 July 1928</i>
1928	Work on the Bondi Pavilion started in May. New pavilion erected on site of earlier surf sheds. Panoramic view published. Change sheds in use in December. Source: SMH 30 October 1928	 Figure 2.131: View of completed Pavilion. Source: from Highways, 1928 (Clive Lucas Stapleton & Partners, Bondi Pavilion, Surf Club and Surrounds, Conservation Analysis & Guidelines, 1997)
1928	Surf Club proposed at tram loop	Robertson and Marks drawing for surf club building in the area of the tram loop. Source: WLS Engineers Plans 0003920-01
1928	Demolition North Bondi club house	Existing North Bondi SLSC club house to be demolished. [for improvement scheme] Source: SMH 28 July 1928.

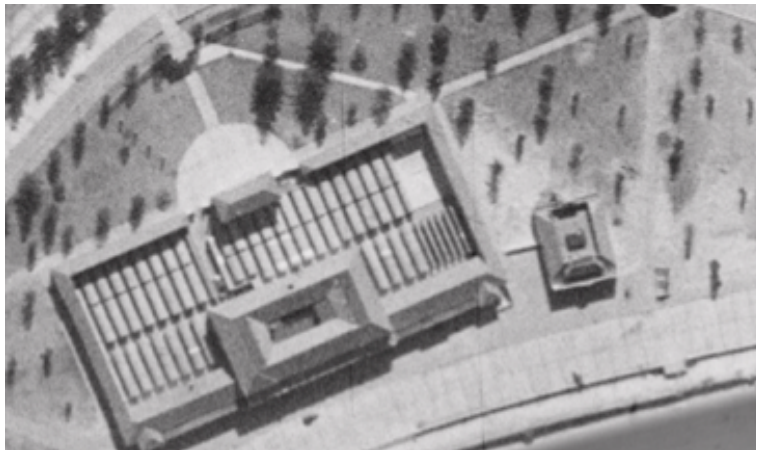
Date	Event	Image and/or Source
c1929	View showing the relocated 1916 BSBLSC building at left and the new surf pavilion adjacent to the right.. The roadway and path construction is not complete, there are no lights on the bridge and there are no trees planted behind the surf club house but there is a fenced outdoor area.	 Figure 2.132: View during construction showing relocated timber surf club house. Source: ML At Work & At Play 993
1929 21st December	Official opening of Bondi Pavilion and Bondi Park improvements. Photo is c1929 as the old surf club house is to the left of the pavilion (having been relocated). In the NLA catalogue this photo is dated c1935 however this is inaccurate as the timber club house was replaced by then	 Figure 2.133: E W Searle aerial photo of Bondi Beach improvements. The club house is visible. Source: NLA
PHASE 4 (refer diagram in Section 3)		CONTINUING THE IMPROVEMENT SCHEME
1930	Additions to the North Bondi SLSC. Plans by architect H P Hancock.	Source: C&LGJ 19 March 1930
1930	Photo of BSBLSC building taken in the early 1930s. Building had been rolled 100ft to the east to make way for the new surf pavilion. It was again moved for the construction of the club house in 1934.	 Figure 2.134: View of relocated club house. Source: ML Sam Wood photos of Bondi Beach

Date	Event	Image and/or Source
1930	Photo shows the relocated timber club house with a timber fenced area at the rear. The bridge and lights are completed and the landscaping with grass and trees protected by timber fences. Note that the trees are set further back from the paths than later plantings.	 Figure 2.135: 1930 rear view of relocated cub house. Source: BSBLSC. Sent to Andrew Hoggett (club committee member) by his uncle with postcard.
1930	Tenders were called for boatshed at northern side of South Groyne for the BSBLSC. Source: SMH 28 June 1930 [It was later in what remained of one of the groynes.]	 Figure 2.136: Aerial view. Source: Bondistories.com
1930	Tender for Lavatory at the Bondi Surf Club	12 March 1930
 Figure 2.137: Banner of news story. Source: Truth 6 Sept 1931		
1931	Argument about proposed shark net	... an unjustifiable tampering with the most beautiful and improved surfing beach in the world. Source: Truth 6 Sept 1931

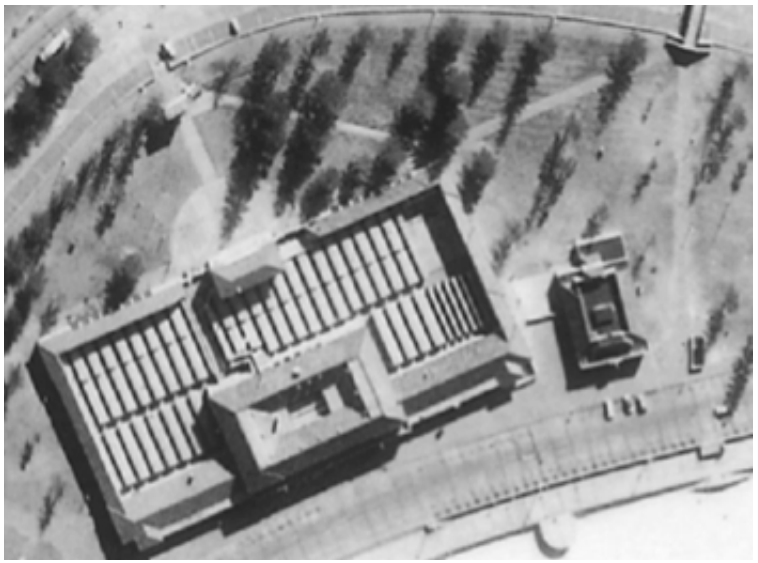
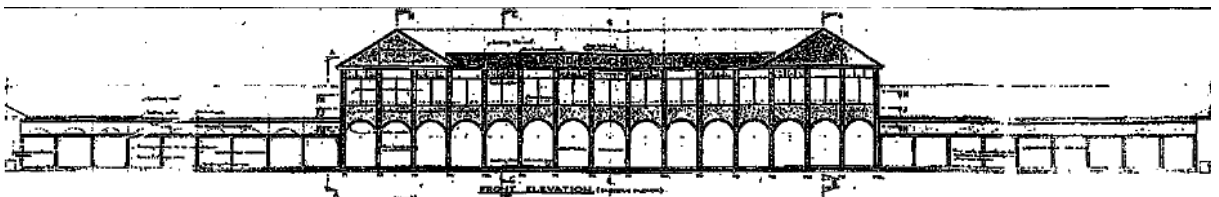
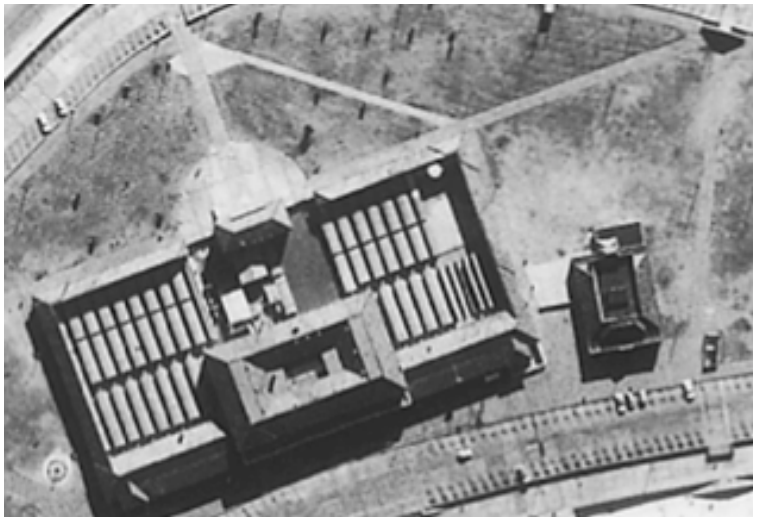
Date	Event	Image and/or Source
1931	Bronte Surf Club house opened, designed by H Glencoe Williams	 Figure 2.138: Photo showing the Bronte Surf Club house. Source: not confirmed WC LSC
1932	North Bondi Surf Life Saving Club	... destroyed by fire. Valuable trophies destroyed. Source: Hobart Mercury 11 July 1932
1932	New surf club building for North Bondi	... to be in keeping with Esplanade building [ie the Pavilion] Source: Referee 17 August 1932
1932	Waverley Council scheme for new club buildings for Life Saving Clubs.	Advance from the Unemployment Relief Council. ... A scheme is being promoted by the Waverley Council for the erection of new club buildings for the Bondi and North Bondi Life Saving Clubs. Source: SMH 6 Sept 1932, SMH 3 Jan 1933 & SMH 1 Jan 1934
November 1932	H E Ross and Rowe prepare drawings of the proposed new BSBLSC club house with flat roofs at the sides	 Figure 2.139: Initial scheme for the club house. Source: Waverley Council Index No 432618
November 1932	H E Ross and Rowe prepare revised drawings of the proposed new BSBLSC club house with pitched roofs added at the sides. The side roofs meant there could no longer be clerestorey windows to light the hall on the sides.	 Figure 2.140: Revised scheme. Source: Waverley Council Index No 432617

Date	Event	Image and/or Source
1932	Elevation of proposed new club house for North Bondi published. Architect is not identified in article.	NORTH BONDI SURF LIFE-SAVING CLUB'S NEW QUARTERS.  A perspective drawing of the new surf clubhouse for the North Bondi Surf Life-saving Club, which is about to be erected at Bondi Beach. The club will open the season this afternoon with a surf carnival. Figure 2.141: Drawing of club house. Source: SMH 3 December 1932
August 1933	BSBLSC club house designed by Harry Ruskin Rowe of H E Ross and Rowe (honorary architect).	<i>Arrangements have been completed for the erection of the new club house. It is expected that a start will be made almost immediately.</i> Source: SMH 5 Aug 1933
October 1933	Complaint North Bondi Surf design did not match	Complaint that the North Bondi Surf Life Saving Club did not match the <i>beautification scheme in Italian architecture.</i> Source: SMH 4 Nov 1933
1934	One contract had been let for the erection of both new surf clubs.	Source: SMH 1 Jan 1934
July 1934	Fundraising dinner held at Mark Foys ballroom for the BSBLSC	Source: SMH 27 July 1934
1934	Completion of BSBLSC	Original design altered to complement the adjacent surf pavilion.
1934	New Club House opened (refer also to Section 2.6)	
1934	Aerial view showing both the 1934 and 1916 club houses. Note the study area within the extensive bare parkland with its connecting paths and surrounding roadways.	 Figure 2.142: Aerial view showing both the new club house and the 1916 club house moved further north. Source: NLA PIC P838/1276 LOC Album 1124/14

Date	Event	Image and/or Source
Mid to late 1930s	Elevated view from the northwest. Note the composition of the lower surf club and the larger pavilion beyond - both built in a complementary architectural style. The parkland setting is grassed and bare except for the newly planted pine trees, protected by fences, and one oval garden bed.	 Figure 2.143: View showing the original configuration of the rear of the surf club house with a separate roof over the rear stair. Source: SRNSW Series 12932
late 1930s	View showing surf club house.	 Figure 2.144: View showing the two groynes, the pavilion left and the surf club house at the centre.. Source: not confirmed WC LSC.
1937	Petty thieves causing problem at Club House.	Ceiling damaged. [during break in?] Also general damage to bitumen roof Source: BSBLSC Minutes 10/07/1937
1938	<i>Surf, Sand and Sunshine</i> filmed on Bondi Beach	Wins prize in Japanese film festival [British Empire Amateur Film Festival] Source: The Australasian 22 Jan 1938 Source: NF&SA notes on Surf, Sand & Sunshine, Copy of film held by NS&FA
6 February 1938	Black Sunday Rescues	Hundreds of people rescued by lifesavers at bondi> BSBLSC awarded SLSA special meritorious award. Source: Brawley p140
1938	Crown Reserve dedicated for public recreation.	Waverley Council as Trustee on behalf of the Minister for Lands Source: HRBB
1939	Internal painting	To be undertaken by Council employees Source: BSBLSC Minutes 2 June 1938

Date	Event	Image and/or Source
 Figure 2.145: Mid 1930s aerial view of Bondi Beach showing the completed surf clubs and the pavilion. Additional diagonal paths have been added behind and to the right of the pavilion and the parkland grassed and planted with pine trees. The study area, behind the club house, is uncluttered. The trees are planted along the paths with four trees randomly spaced in the centre of the grassed area. Source: RAHS		
PHASE 5 (see also diagram in Section 3)		THE WAR YEARS AND BEYOND
1940	Honorary Architects report	Painting not included in estimates, held over. Problems with hot water. Source: BSBLSC Minutes June & October 1940
1940	Fox Australia newsreel	includes wartime scenes and Surf Scenes at Bondi Source: Western Australian 5 Jan 1940
1940	Bondi Flag	Taken by serviceman member to theatres of war including Middle east, Pacific, Philippines. Source: Brawley p161
1940	Life saving in war zones	Servicemen members form life saving patrols in Palestine and patrolled beaches in Tel Aviv and Neuserat and later in the Pacific, including the Solomon Islands. Source: Brawley p162
1942	Roof of club house damaged by debris	Blasting to remove groynes also damaged the roof tiles of the pavilion & surf club.
1942	Rose Bay Surf Club and Public School	Various buildings commandeered for Army. Associated with defence coastal engineering works. Source: NAA
1943	Aerial photo. Note the lantern in the otherwise flat central section of the roof. The lantern provided natural light to the hall. The trees are larger than in previous image and the park along the seaward side is bare or covered in sand. This may be as a result of the recent blasting to remove the groynes or storms or use.	 Figure 2.146: 1943 aerial photo. There appears to be a fence between the club house and the pavilion. Source: DMR From the Skies via SIX Viewer

Date	Event	Image and/or Source
1951	Gear room added to rear of Surf Club	Source: Waverley Council Engineers office 2269 I & tenders
1950-60	Front view. The club house roof line is still as it was in 1934. Note tiles form a coping to part of the parapet and there are no eaves at the right. Note also the effect of light and shade created by the arcades on the surf club and pavilion.	 Figure 2.147: View of front of club house and pavilion. Source: Waverley Images
1952 - 1960	Publication of the Bondi Surfer	Source: Copies held SLNSW & NLA
1954	Royal Command Surf Carnival Event was filmed	Staged at bondi Beach for Queen Elizabeth 2 and the Duke of Edinburgh. Source: SMH, 6 February 1954.. Soon after Marine Drive renamed Queen Elizabeth Drive.
Late 1950s	Photograph of club house. Shows that the roof is still unchanged from the original form. 1960s date on web believed to be wrong as similar images of the roofline appear in the BSBLSC Annual Report from 1956	 Figure 2.148: Club house. Source: Waverley images
1960	Proposed addition	Proposed addition of four squash courts by Kevin Rice Architect Source: Waverley Local studies collection drawing 988
The following series of aerial photographs were supplied by Waverley Council.		

Date	Event	Image and/or Source
1961	Aerial photo. The gear room has been added to the north east corner of the club house. The fence remains and an area between the Pavilion and club house appears to be paved. The trees behind the pavilion are much large but those along the path at the right of the club house are smaller and appear to be in poor health. The paths remain unaltered.	
		Figure 2.149: Aerial photo 1961. Source: Waverley images
1962	Trans Tasman Cable	Laid.
		
		Figure 2.150: Proposed arcade. Source: Bondi Pavilion Conservation Analysis & Guidelines 1997
1965	Proposed addition. Not built.	... arcade proposed to link the Surf Pavilion and the Surf Club. Kurzer and Haber. Not built. Source: Bondi Pavilion Conservation Analysis & Guidelines 1997
1965	Bondi Life Boys (later nippers) introduced	Source: Bondi Surf Club website
1966	Proposed alterations	by K Rice of Oser and Fomberteaux. Not built Source: Waverley Council Engineers drawings set 73712
PHASE 6 (see also diagram in Section 3)		COMMUNITY USES
1971	Aerial photo. Buildings as in 1961 The light coloured area may be paving or a concrete slab floor but extensions in this area were not until 1974. The trees have died - none survive in the study area. The ground behind the club house is largely bare and appears sandy. The paths remain.	
		Figure 2.151: Aerial photo 1971. Source: Waverley images

Date	Event	Image and/or Source
1973	Proposed remodelling	... by Stephen Klein & Associates. Plan layout adopted. Source: Waverley Council Local Studies Collection drawing 442
1974	Substantial addition proposed	... proposed by Paynter & Dixon - building altered but not built entirely to this scheme. Source: WC LSC drawing 984
1974	Severe storm damages beach front	Source: Collection of images held by the UNSW Water Research lab. Bondi not online, only Manly
1973-74 season	Fire destroys gear room above the main entry. Annual report noted tool room burnt out, damage also to offices below and roof framing.	 Figure 2.152: Photo of damage. Source: BSBLSC AR 1973-74
1974	Additional land approved	Approval received from the Minister for Lands to extend club house into the reserve. Source: BSBLSC AR 1973-74
1975	Upper floor room added to the Bondi BSBLSC to serve as a radio room. The roof line has been altered with an eave at the side. The roof terrace remained behind. See also figure 2.44.	 Figure 2.153: Radio room from roof terrace. Source: BSBLSC 327
PHASE 7 (see also diagram in Section 3)		REVIVAL
1981	First female active members	Four women train and are awarded the surf bronze medallion and become active members. One becomes first female instructor. Source: Annual Report 1980-81
1987	Storm damage	Source: Images held Waverley Local Studies collection
1989-90	Additions to roof. First floor increased in size enclosing part of the original roof terrace and removing roof lantern. Pitched roof added and detail of upper floor windows altered to arch headed.	 Figure 2.154: View of club house. Source: BSBLSC

Date	Event	Image and/or Source
By 1991	Aerial shows additions to rear and driveway to gear room. A semi circular path to north is a children's playground and picnic shelters have been added. There are two trees in the study area on the north path, one larger tree immediately behind and a row of small trees on the rear path. The road in front of the pavilion is narrow.	 Figure 2.155: 1991 aerial image. Though poor quality this aerial photo shows changes by this date Source: Waverley Council.
1996	Reserve Trust	Established to manage the park
2000	Sydney Olympics	Club house used by IOC and contents removed from building. Club gear stored in containers on grass behind club house. Items removed gradually returned to building or stored off site. Some items held by WC LSC and ANMM. Some trophies are in storage at Bondi Junction (former Cinesound building).
c. 2000/06	Relocation of Souter mural	The mural was re-installed at the National Maritime Museum and was on display until June 2018.
2002	Aerial shows yard and white building to the rear - added as communication centre for Olympics and later used as a works depot. The remaining club roof terrace is artificial turf. There are new tree plantings in the study area along the path north of the club house. Some of the rear path plantings are larger and others no longer exist and pedestrian routes are evident in the grass.	 Figure 2.156: 2002 aerial image Source: Waverley Council.
c. 2000/06	Relocation of Souter mural	The mural was re-installed at the National Maritime Museum and was on display until June 2018. Some trophies are in storage at Bondi Junction (former Cinesound building).
2006/07	Surf club's Centennial	Renewed debate about the date for formation
2007	<i>The Bondi Lifesaver</i>	<i>A History of an Australian Icon</i> - book by Sean Brawley

Date	Event	Image and/or Source
by 2007 (architects drawing dated 2005)	Extensive club house alterations by Hosking Munroe - upper level pitched roof extended to rear, new side entry and stair to north, addition to boatshed and rear stair roof removed. Restaurant added to front of pavilion. Containers at rear of club house and diagonal path worn in grass. Trees along north and west paths increased in size.	 Figure 2.157: 2007 aerial image Source: Waverley Council.
After 2007 and by 2009	Shade structures added to the adjacent enlarged children's playground and to the upper level terrace at the rear of the club. Location of one shipping container changed. Vegetation and grass in the study area at the rear of the club house look similar to 2007 aerial.	 Figure 2.158: 2009 aerial image Source: Waverley Council.
2008	Heritage listings	State and National Heritage Register listings for the Cultural Landscape
2009-2010	North Bondi Surf Life Saving Club	Proposal for new club house.
2013	New North Bondi SLSC opened	Replaced much altered 1930s building

Date	Event	Image and/or Source
2014-15	Aerial view shows storage container at the rear and boats parked out on the grass. Shows solar panels installed on the roof near the side entry. The parkland looks similar to in 2007 & 2009 but the pines along the path north of the club are larger and the remaining trees on the site are little changed.	 Figure 2.159: 2014 aerial image Source: Waverley Council.
2015	DA for extensions to Club House	Not proceeded with
2015	NSW Heritage Office requests CMPs	CMP for the Bondi Beach Cultural Landscape and an individual CMP for the Surf Club
2016	Severe Storms	Storm damage to Bondi Beach & particularly the coastal walk
2017	Proposals put on hold	Proposals for the upgrading of the Pavilion and for substantial additions to the rear of the BSLSC for the club and for use as a works depot put on hold
2017-2020	BSBLSC CMP	This Conservation Management Plan for Bondi Surf Bathers Life Saving Club developed in consultation with Surf Club and Waverley Council officers and staff

3.0 PHASES OF DEVELOPMENT

3.1 IDENTIFICATION OF THE PHASES OF DEVELOPMENT

Analysis of the phases of historical development of a place is a tool for understanding the historical development and identifying heritage values and items. The analysis is based on research into the historical records and in particular historical plans and photographs. The following phases of development have been identified for the BSBLSC:

Table 3.1 Phases of Development

Historical Development	Date Range	Summary of Phase	Building/Activity around Building
PHASE I		VISITING BONDI BEACH	
Visiting Bondi Beach Beach Improvements	by 1900	Tram to beach brings more users. Temporary uses on Public Holidays and special trams Southern slopes known as 'The Reserve'	Waverley Council - Minor works Concessions Pool Expansion - Bondi Baths Temporary structures – Public Holidays, eg refreshment booths Transport / infrastructure Tram extension and loop
Permanent Facilities	by 1910	Permanent facilities for bathers, clubs, refreshments Adjacent facilities for tourists – Balconies Tea Rooms Bathing restrictions relaxed (but not swimwear regulations) Protests over regulation of beach use Mixed bathing Birth of the life saving movement	Municipal improvements Dressing sheds Refreshment kiosk Concessions / leases Skating Rink and adjacent American merry go round/ razzle dazzle Taming the Bondi Sandhills, dune stabilisation including plantings of grass and trees
BSBLSC		Formation of Bondi Surf Bathers Life Saving Club. Smoke Concerts and other events	Tent The first permanent club house (1907)

Historical Development	Date Range	Summary of Phase	Building/Activity around Building
PHASE 2		THE FIRST BONDI BEACH IMPROVEMENT SCHEME	
First Bondi Beach Improvement Scheme	by 1920	Planned improvement to include buildings and civil engineering works. Extending roads in the vicinity – sandhills deviation. Extended tram line. Guesthouses erected overlooking beach at each end. Walk up flats in neighbouring streets. Weekend camps. War re-enactments and fund raising for widows <i>Sand stabilisation behind sea wall</i>	Waverley Council Castle pavilion / dressing sheds Conveniences Bandstands Shelter sheds on lawn and paths Public works Promenade / sea wall / railway to carry stone Campbell Parade formed Concessions and leases Cable stations and associated bandstand <i>Planting of NI pines in rows</i>
BSBLSC Shooting the Breakers		The need for additional club facilities	Larger surf club and other club houses Relocating the club house A more substantial club house (1916) The honour board and murals
PHASE 3		THE SECOND BONDI BEACH IMPROVEMENT SCHEME	
Second Bondi Beach Improvement Scheme (The Bondi Beach Beautification Scheme from 1922)	by 1930	Larger scale planned improvement to include buildings and civil engineering works Buildings in vicinity include dance halls/night clubs/ refreshments rooms/hotel/cabaret – first 'nightclub' More flats in surrounding streets Introduction of town planning Tourist attraction – shore visits by American cruise liners	Municipal works Surf pavilion and tunnels Groynes Marine Drive above promenade Children's playground and fitness equipment Concessions Pools extended and additional pool created Transport / infrastructure Low level sewerage pumping station
BSBLSC Annual balls and surf club dances		Renovating the club house	Training and gear The ambulance room

Historical Development	Date Range	Summary of Phase	Building/Activity around Building
PHASE 4		CONTINUING THE IMPROVEMENT SCHEME	
Continuing the Beautification Scheme	by 1940	Military reserves become parks New buildings to conform with the Beautification Scheme Extend tram to North Bondi, widen Campbell Pde for Tram Landscaping Bondi Park Waterfront houses replaced by apartment blocks – Ramsgate Ave. Continued arguments over regulation swimwear, Bondi sets standards Newsreels and travelogues Beach acrobatics (beachobatics)	Municipal works NI pine planting & grass to park Depression works – coastal walkway Shacks removed New club houses – surf clubs, Icebergs Transport / infrastructure Notts Avenue formed
BSBLSC The Reunion Smoko		The New Club House (1934)	Funding the new club house Films and newsreels of Bondi Beach Using the club house The sunbaking terrace
PHASE 5		THE WAR YEARS AND BEYOND	
The War Years Post War	by 1970	Improvements for beach users Additional reserves and playgrounds. Infrastructure upgrades Decline of landscape	Municipal works Death of pines planted in Bondi Park Demolition of Beach Court and creation of Biddigal Reserve Marks Park facilities: playground and playing field Additional conveniences Larger shelter sheds in park First aid Concessions Fishermens club and slipway Additional baths (Lions club pool) Extend club houses Transport / infrastructure Stormwater improvements Undersea cable upgrades Art Mermaid sculptures
BSBLSC Jitterbugging and other American fads The 1960s The stomp		Additions and Alterations	Comfort for members The first aid room Renovations (1947) The gear room (1951) The 1974 extensions (following the fire)

Historical Development	Date Range	Summary of Phase	Building/Activity around Building
PHASE 6		COMMUNITY USES	
Community Uses	by 1985	Infrastructure upgrades continue Facilities and reserves upgraded by council and renamed Major storm in 1974 Beginning of 'Backpacker' tourism Native planting in parks	Municipal works Australian trees planted in copses in Bondi Park Theatre in pavilion Life saving tower Additional amenities blocks Concessions / leases Additional sports facilities added to clubs
PHASE 7		REVIVAL	
Revival	by 2016	Bicentenary Annual events such as sculpture by the sea Initiatives by Council to bring people to the beach.	Female active membership Municipal works New surf club house North Bondi Paving and paths Concessions / leases Icebergs redevelopment Art, permanent sculptures in Hunter Park, murals and sculptures in Bondi Park
<u>BSBLSC</u>		Additions and Alterations	Facilities for women members 1985-90 Temporary depot (2000 Olympics) First floor and side entrance BSBLSC and boatshed extensions 2004-05 New entrance and stairs, function room 2005

3.2 BASIS FOR THE PHASES OF DEVELOPMENT PLANS

The phases of development plans in this section have been produced by overlaying historic maps, plans, drawings and aerial photographs onto a 2014 aerial photograph of the Bondi Beach (provided by Waverley Council). This technique shows Bondi Beach as a whole in relation to the BSBLSC at earlier periods and locates each club building at different times. There may be some inconsistencies, for example due to the original plans being inaccurate, items not being built according to plans or the original linen plans distorting over time. A3 copies of the overlays are included in an appendix.

3.3 PHASES OF DEVELOPMENT PLANS (A3)

The phases of development plans following show the relevant part of the plans prepared for the Bondi Beach Cultural Landscape in each identified phase. On each plan items shown in red came into existence during that period, items shown in black existed prior to that period. Where an item was removed or demolished in a period it has been removed from the next plan, to show its relationship to new items during that same period. The following plans are all on the same base aerial photo, taken in 2014. The scale of the area means it is not practical to show tree plantings and garden development on these plans.

The plans shown in this report have been reduced to fit into the report on an A3 page.

The area plans are followed by figures showing the c1930 tree planting locations and one showing the phases of development of the extant tree plantings and open space. Following this are plans and elevations of the current BSBLSC building showing phases of development. The first plan shows four phases of the ground floor plan as separate diagrams and it is followed by a ground floor plan showing the surviving fabric from each phase on one plan. The colours indicate the period of the additions and notes indicate in more detail changes to the building over time. The base drawing was provided by Tonkin Zulaikha Greer, architects for the additions proposed in 2016 amended by the authors of this report. These drawings are not accurate measured drawings and some details are not correctly drawn however they serve to locate the elements such as windows.

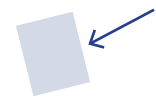
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Figure 3.1: Phase I -
Visiting Bondi Beach

- Development by 1910
Location for first BSBLSC and tent on beach.
Source: Jean Rice Architect
- 1855 Foreshore strip reserved as Crown Land
1859 Waverley Council incorporated
1869 Temporary refreshment kiosk on the beach
1882 Resumption of land for public use
1884 Tram line by then extended to Bondi Beach
Bondi Baths commenced
1885 Bondi Park gazetted
1886 Smoke concert in Bondi
1889 Bondi Sewer Outfall built
1890s Demonstration of Life Saving Techniques at Bondi Baths
1899 Surf Shooting or Shooting the Breakers first reported
1906 Council installs life buoys and lifelines
1906 Bondi Surf Bathers Life Saving Club said to be formed
First use of life saving reel
Canvas tent serves as first club house
Council to extend male and female dressing sheds
1907 First BSBLSC House opened
1907 Skating Rink (destroyed by fire in 1911)
1910 Photo shows Kiosk and club adjacent

Note that the phase numbers relate to this CMP, in the SHR BBCL CMP the phase numbering differs as the study relates to the earlier reserves.

The BSBLSC is highlighted transparent blue as below.
Note that this is not visible on later plans where the building is solid black on the plans.



The former locations of the BSBLSC are arrowed
←

PHASES OF DEVELOPMENT PLANS
BONDI BEACH



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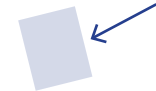
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Figure 3.2: Phase 2 -
The First Bondi Beach Improvement Scheme

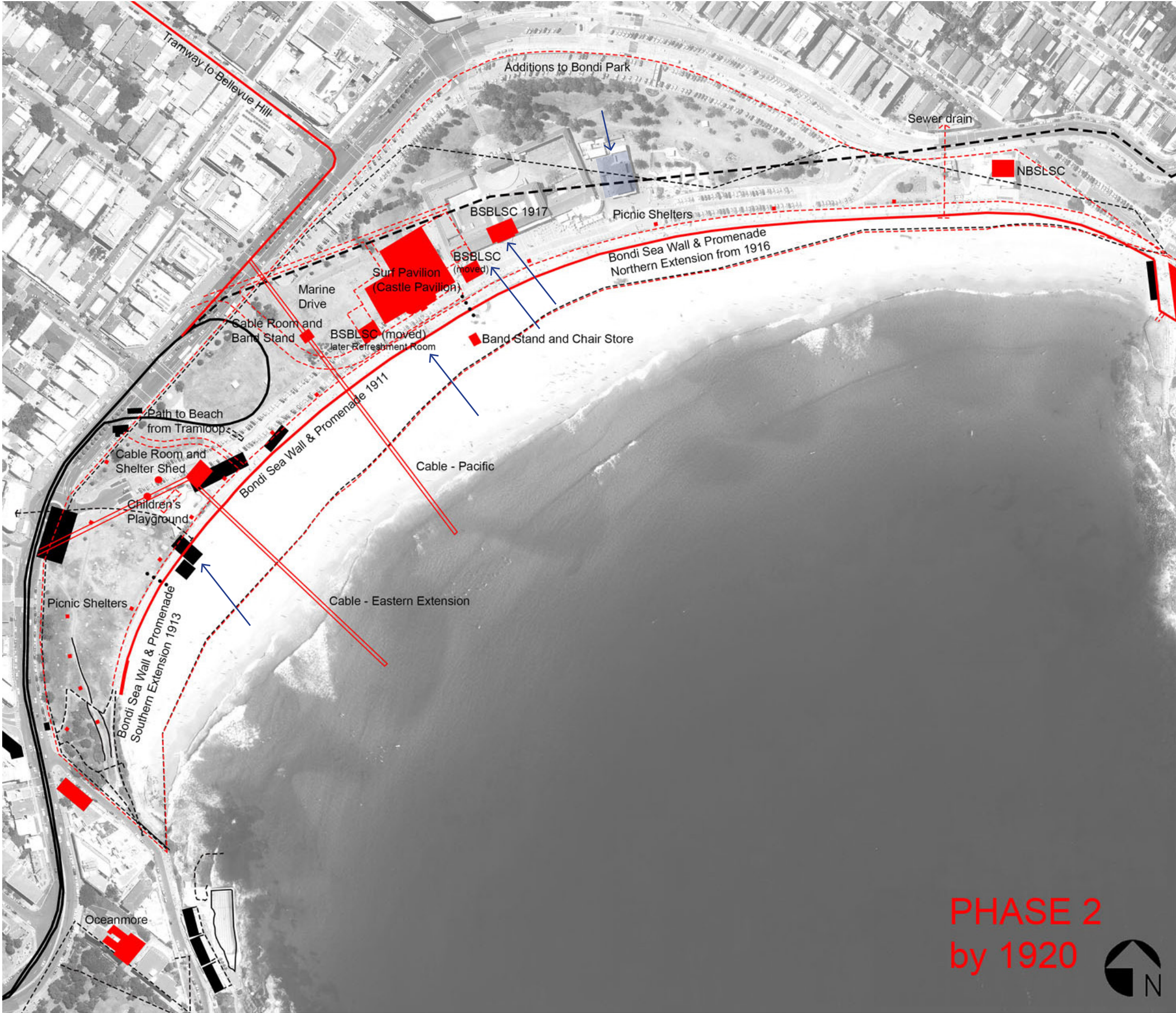
- Development by 1920
Location for first club house (black), first relocated (red x 2) next to Castle Pavilion and second BSLSC (far right red).
- Note: First building indicated as extant in the same position at the beginning of decade, building moved for construction of sea wall and later from the southern to northern side of the Castle Pavilion. The second club house was built in 1917 replacing the first building.
Source: Jean Rice Architect
- 1911 Timber club house built for the NBSLSC
Bondi Sea Wall
Bathing Pavilion erected
New site for club house chosen, building relocated
- 1912 Band stand and cable house
Cables
Beach Improvements
- 1916/17 New BSLSC club house
- 1916 Sea wall extended to the north
- 1919 New timber surf club house at North Bondi

Note that the phase numbers relate to this CMP, in the SHR BBCL CMP the phase numbering differs as the study relates to the earlier reserves.

The BSLSC is highlighted transparent blue as below.
Note that this is not visible on later plans where the building is solid black on the plans.



The former locations of the BSLSC are arrowed



PHASE 2
by 1920

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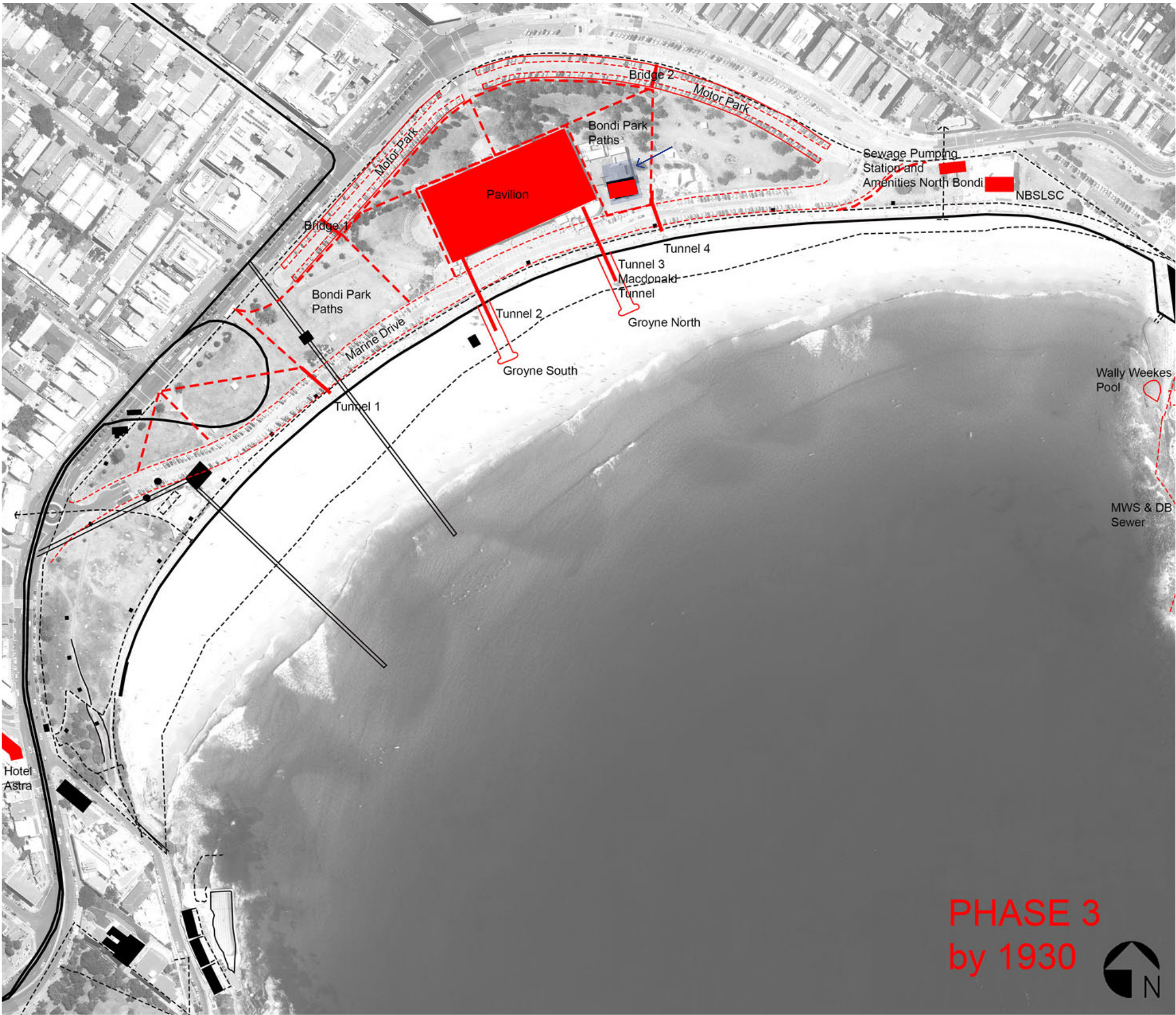
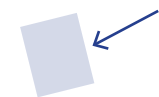
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Figure 3.3: Phase 3 -
The Second Bondi Beach Improvement Scheme

- Development by 1930
Bondi Beach Improvement scheme built during this time, no apparent change to the 1916/17 club house.
Source: Jean Rice Architect
- 1923 Beach used to dispose of garbage
1923 Bondi Beautification Scheme competition
1924 Bondi Beach improvements approved by Council
1925 Club repainted
1928 Pavilion foundation stone laid
1929 Bondi Pavilion and Bondi Park improvements opened
- By 1930 1916/17 Club House rolled further north to make way for construction of new pavilion

Note that the phase numbers relate to this CMP, in the SHR BBCL CMP the phase numbering differs as the study relates to the earlier reserves.

The BSBLSC is highlighted transparent blue as below.
Note that this is not visible on later plans where the building is solid black on the plans.



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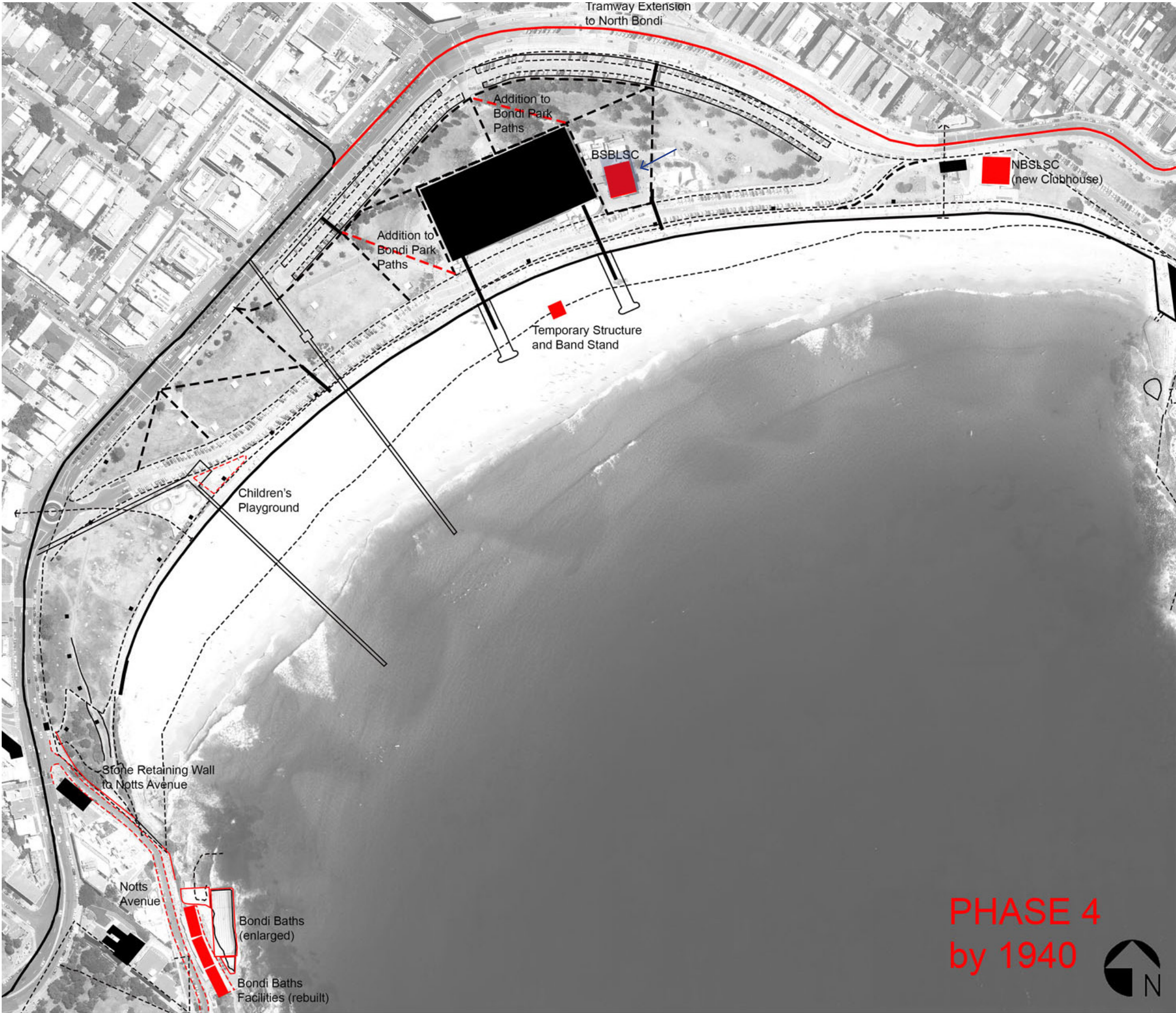
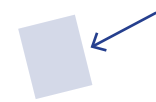
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Figure 3.4: Phase 4 -
Continuing the Beach Improvement Scheme

- Development by 1940
Minor additions to the paths in Bondi Park and
new buildings for BSBLSC (1934) and NBSLSC
Source: Jean Rice Architect
- 1932 North Bondi Surf Club destroyed by fire
New buildings for both NBSLSC and BSBLSC
proposed
- 1934 Completion of two new surf club houses
- 1939 Internal painting of the club house

Note that the phase numbers relate to this CMP, in the
SHR BBCL CMP the phase numbering differs as the study
relates to the earlier reserves.

The BSBLSC is highlighted transparent blue as below.
Note that this is not visible on later plans where the
building is solid black on the plans.



PHASE 4
by 1940



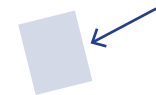
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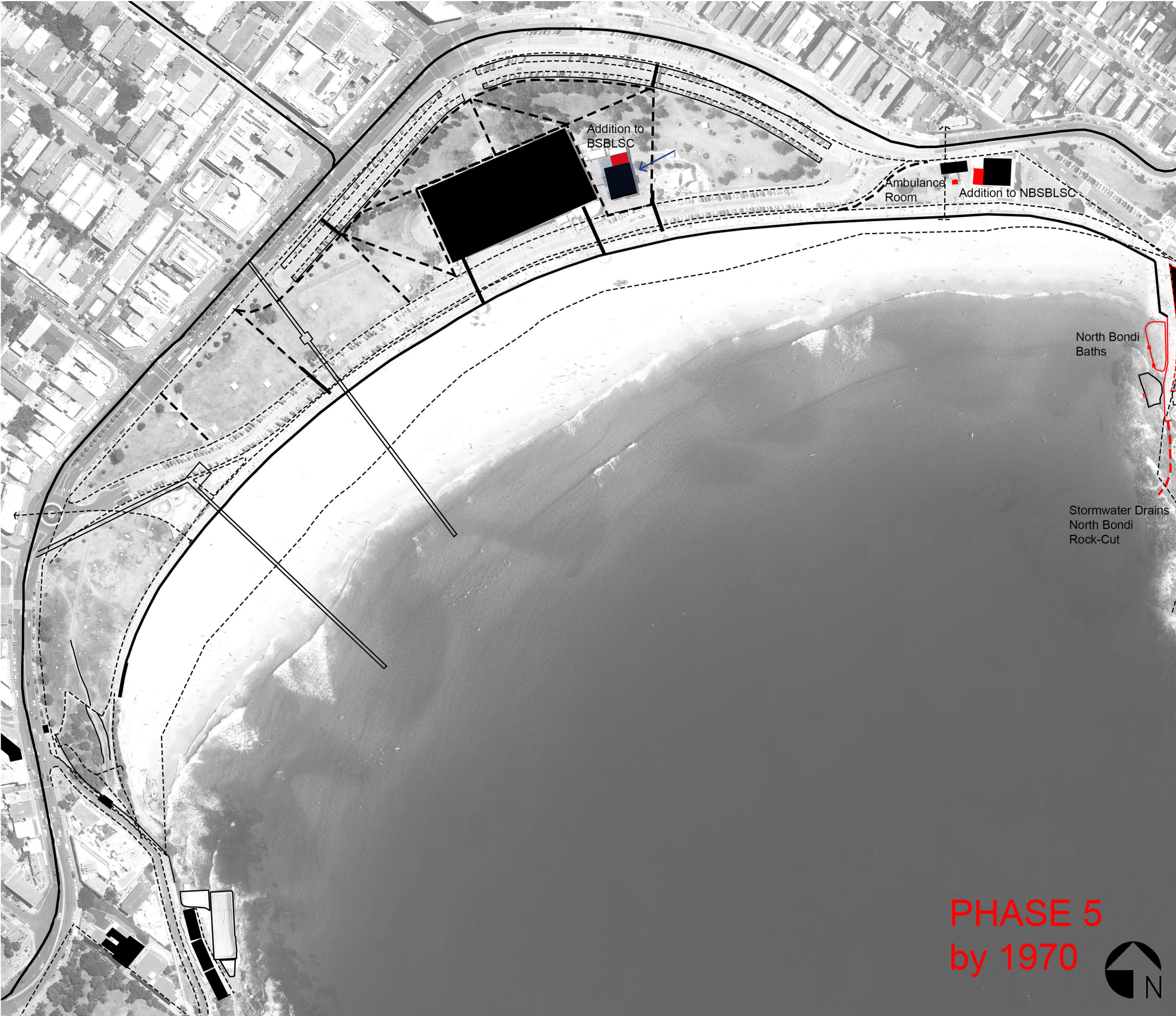
Figure 3.5: Phase 5 -
The War Years and Beyond

- Development by 1970
Additions to BSBLSC (c1950)
Source: Jean Rice Architect
- 1942 Roof of club house damaged in blast from removing groynes.
Repaired eventually
- 1951 Gear room added to rear
- 1961 Paving between the Surf Pavilion and Surf Club
- 1966 Proposed alterations
- Note that the phase numbers relate to this CMP, in the SHR BBCL CMP the phase numbering differs as the study relates to the earlier reserves.

The BSBLSC is highlighted transparent blue as below.
Note that this is not visible on later plans where the building is solid black on the plans.



PHASES OF DEVELOPMENT PLANS
BONDI BEACH



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Figure 3.6: Phase 6 - Community uses

Development by 1985
Additions to BSBLSC (1973).
Source: Jean Rice Architect

1973-74 Fire destroys part of club house
1974 Radio Room added above arcade
Roof line altered with eave at side
Additional facilities added including
Squash court and new change rooms.

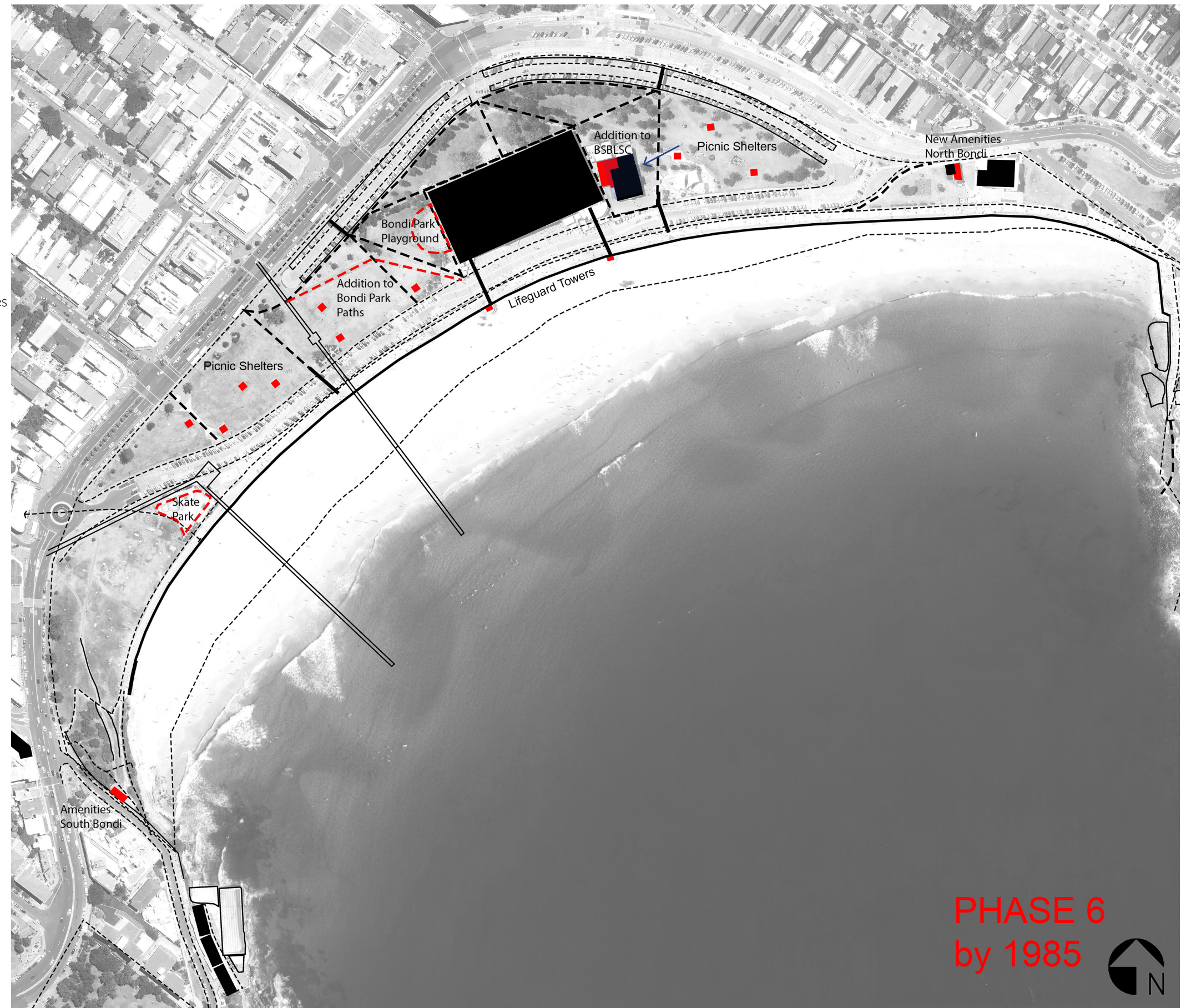
Note that the phase numbers relate to this CMP, in the SHR CMP the phase numbering differs as the study relates to the earlier reserves.

The BSBLSC is highlighted transparent blue as below. Note that this is not visible on later plans where the building is solid black on the plans.



Jean Rice Architect

PHASES OF DEVELOPMENT PLANS BONDI BEACH



PHASE 6
by 1985



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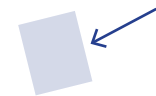
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Figure 3.7: Phase 7 - Revival

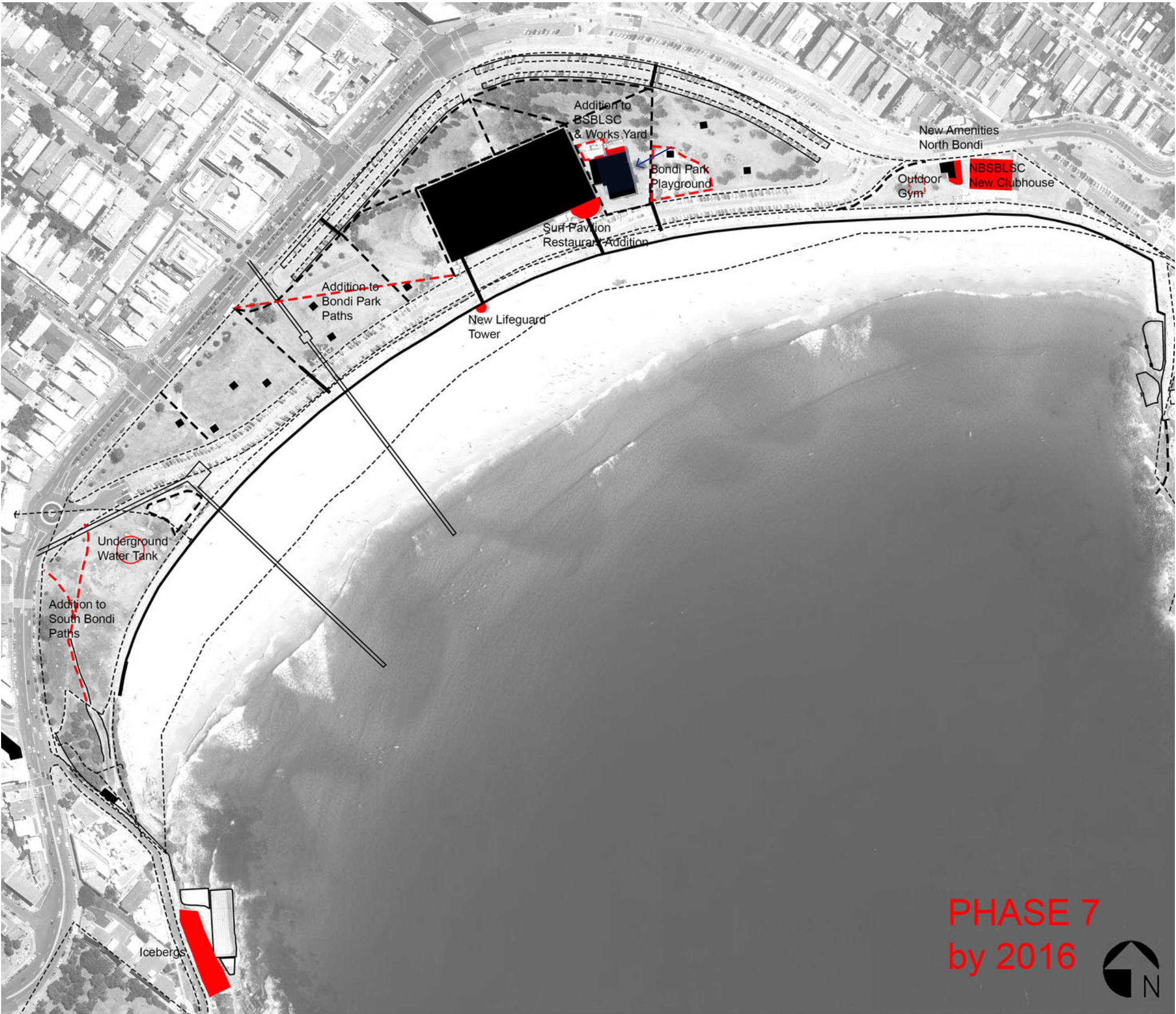
- Development by 2016
Additions to BSBLSC 1990 and 2005 and Waverley Council Works Yard (2000)
Source: Jean Rice Architect
- 1990 First floor of original terrace mostly enclosed as first floor room
Pitched roof added
Upper floor windows with arched heads
- 1991 Additions to north west (rear)
Children's playground added to the east
- 2000 Works yard added
- 2000 Relocation of Souter mural, display in AMM 2005
- 2001 New lifeguard tower
- 2004 'Bucket List' restaurant addition to Pavilion
- 2005 Extensive alterations
Upper level pitched roof extended to the rear
New side entrance
New stair to east
Central rear stair pitched roof
Containers in park at rear of club building
- 2013 New North Bondi SLC opened

Note that the phase numbers relate to this CMP, in the SHR BBCL CMP the phase numbering differs as the study relates to the earlier reserves.

The BSBLSC is highlighted transparent blue as below.
Note that this is not visible on later plans where the building is solid black on the plans.



PHASES OF DEVELOPMENT PLANS
BONDI BEACH



PHASE 7
by 2016

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SITE PLAN - TREE PLANTINGS

Figure 3.7a: c1930 TREE PLANTINGS

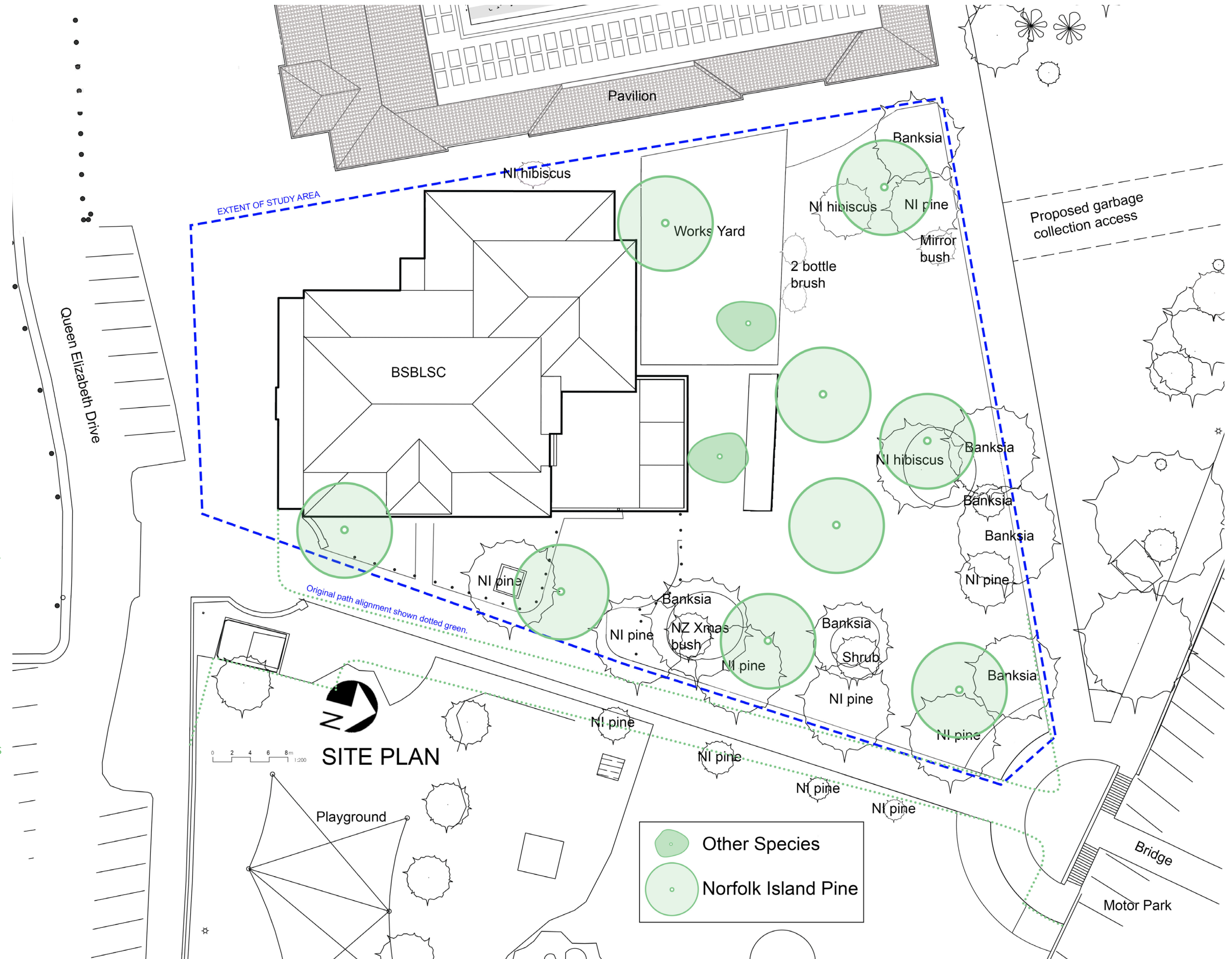
Site plan showing the study area (dotted blue line). Adjacent the study area are the bridge over the motor park (bottom right), the playground (bottom left) and the Pavilion (top). See also figure 3.8.

The trees currently in the area are shown outlined in black and the species is noted (common names). The formal Norfolk Island pine plantings along the path to the bridge are post 2000. The other plantings are survivors of more extensive indigenous plantings of the mid to late 1980s. Some of the plantings are being removed in 2020 for the construction of the garbage collection access and turning circle.

No c1930 plantings survive. The approximate locations of the c1930 plantings in the study area are shown in green. The 1930 NI pines were planted along pathways but near the surf club related to an earlier pathway alignment (shown dotted green). The original plantings were more widely spaced than today. The leftmost 1930 NI pine was removed when the surf club was built in 1934. Two plants were not pines but the species is not known. Two or three NI pines remained in 1961 but all were dead by 1971.

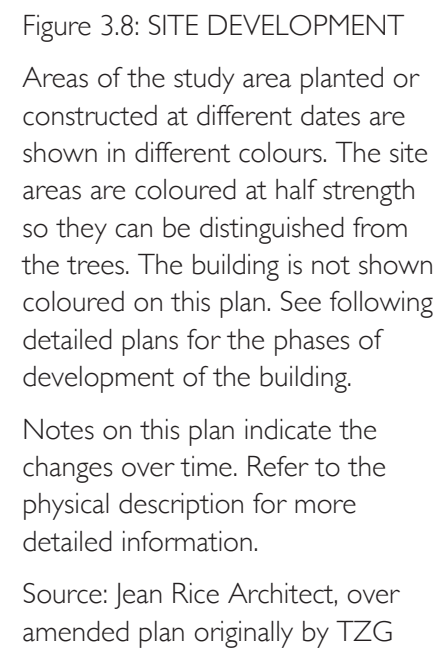
The locations of the c1930 plantings can be seen in figures 2.20, 2.145 and 4.17 to 4.21.

Source: Jean Rice 2018 over amended plan originally by TZG



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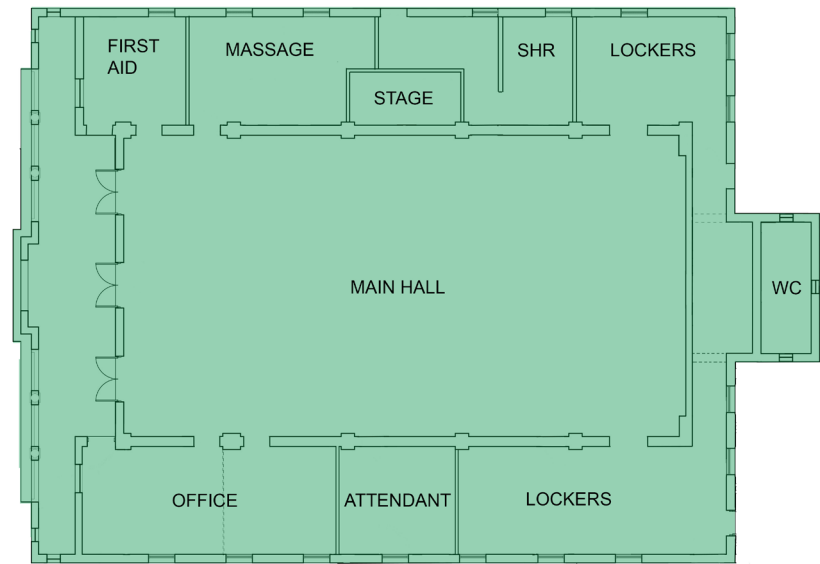
SITE - PHASES OF DEVELOPMENT PLAN



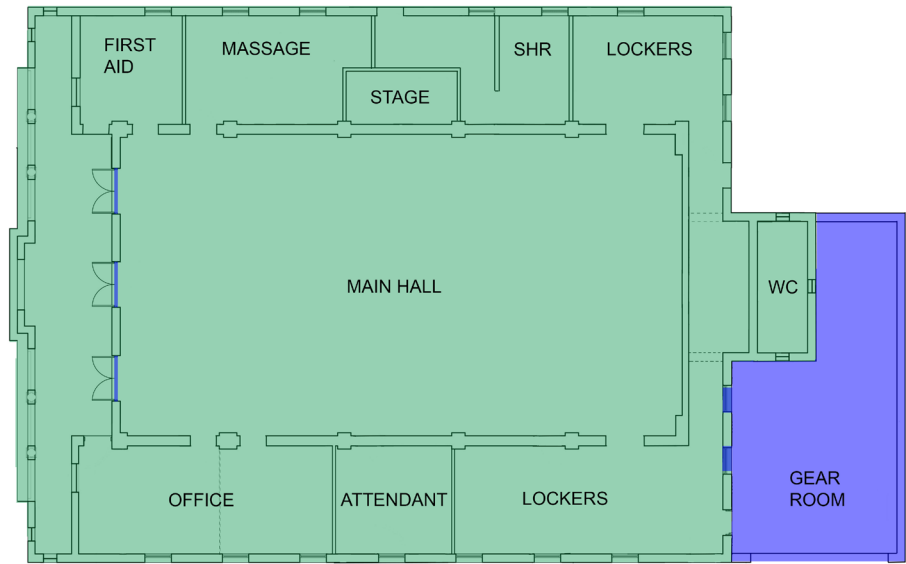
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KEY PHASES OF DEVELOPMENT

- 1934
- Circa 1950
- 1974
- 1990
- 2005 or after



1934 +



c1950 +

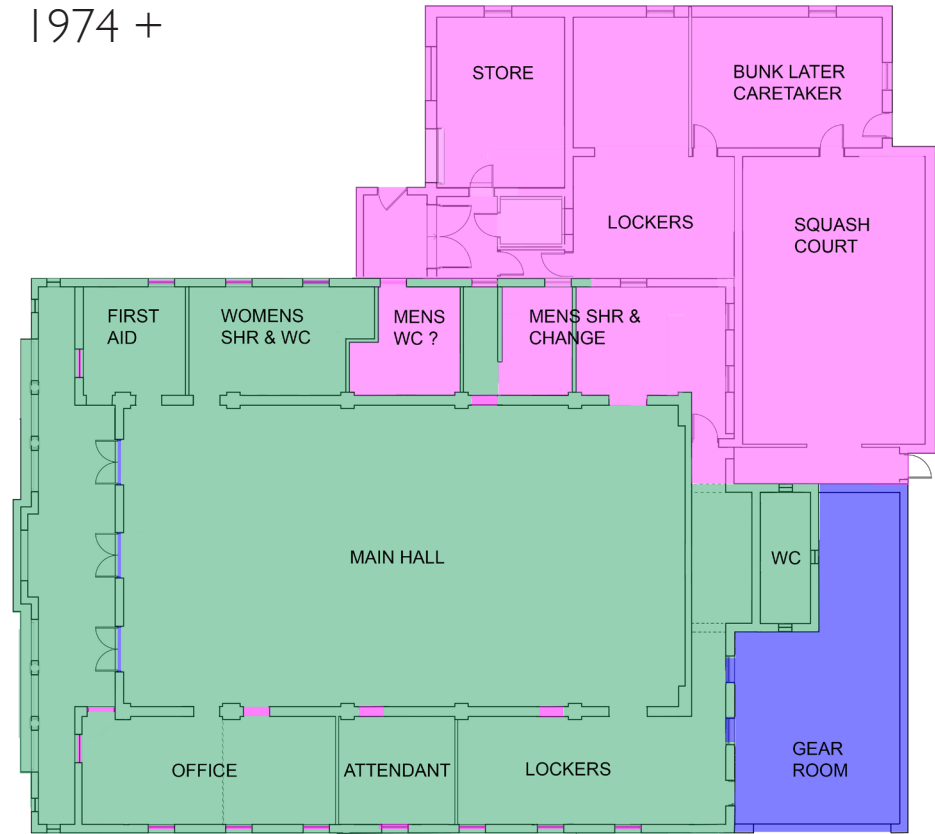
Figure 3.8a: BUILDING GROUND FLOOR PLANS

Each plan shows the building at a different date corresponding to key phases of development. The parts constructed at different dates are shown in different colours.

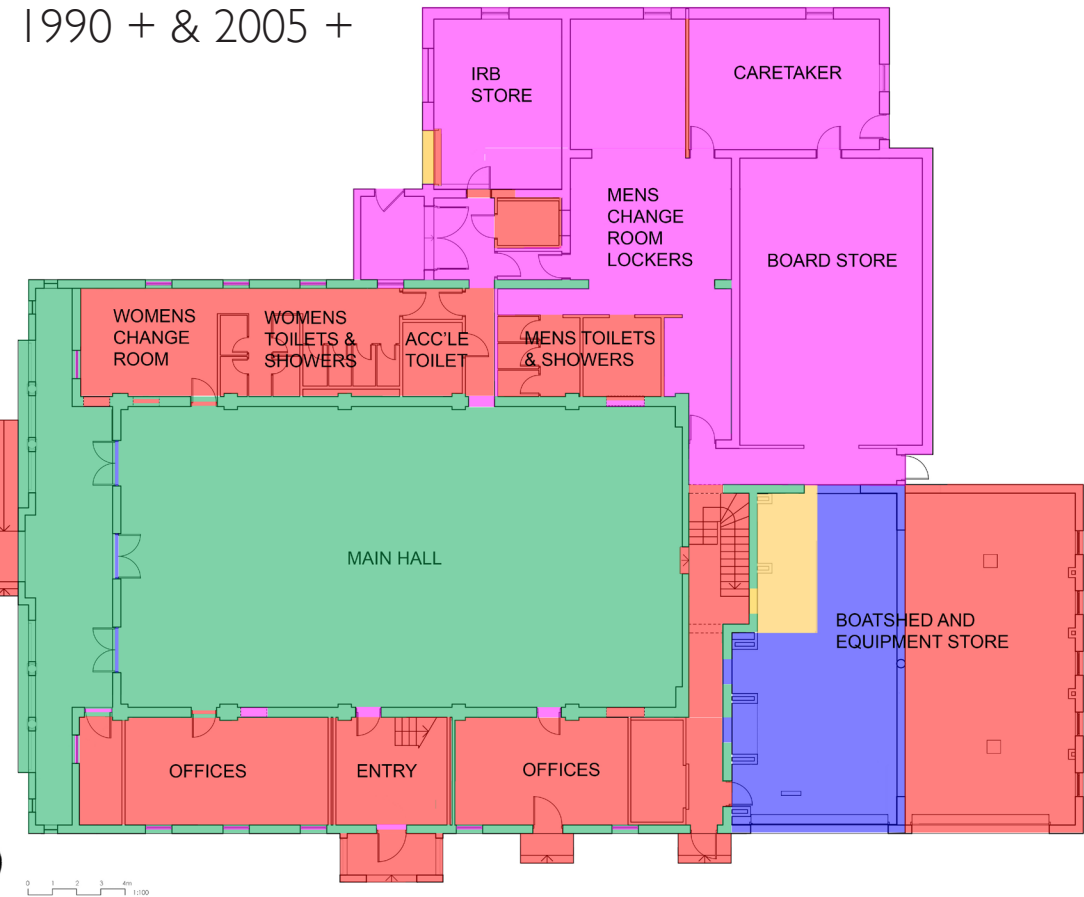
Larger scale plans and elevations following have detailed notes. Refer also to the physical description and photos in sections 4.9-12 for more detailed information and the table of building fabric in section 6.7 for identification of significant fabric.

See also historical plan in section 4 (figure 4.50) and at large scale in Appendix D.

Source: Jean Rice Architect, over amended floor plan originally by TZG



1974 +



1990 + & 2005 +

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GROUND FLOOR - PHASES OF DEVELOPMENT PLAN

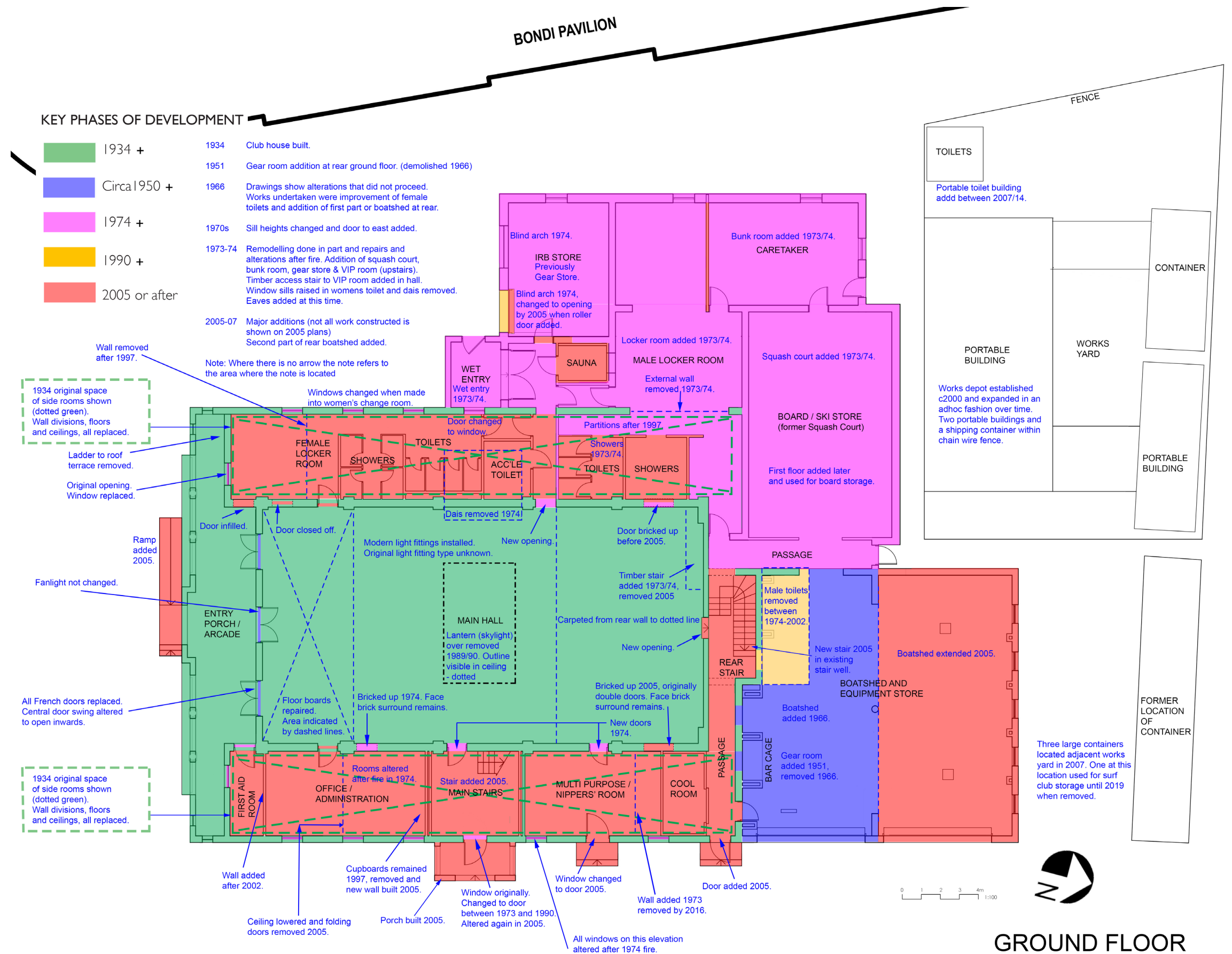


Figure 3.9: GROUND FLOOR PLAN
PHASES OF DEVELOPMENT

Areas of the site constructed at different dates are shown in different colours.

Notes on this plan indicate the changes to the building over time. Refer also to the elevations following, the physical description and photos in sections 4.9-12 for more detailed information and the table of building fabric in section 6.7 for identification of significant fabric.

See also figure 3.8a and historical plan in section 4 (figure 4.50) and at large scale in Appendix D.

Source: Jean Rice Architect, over
amended floor plan originally by TZG

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FIRST FLOOR - PHASES OF DEVELOPMENT PLAN

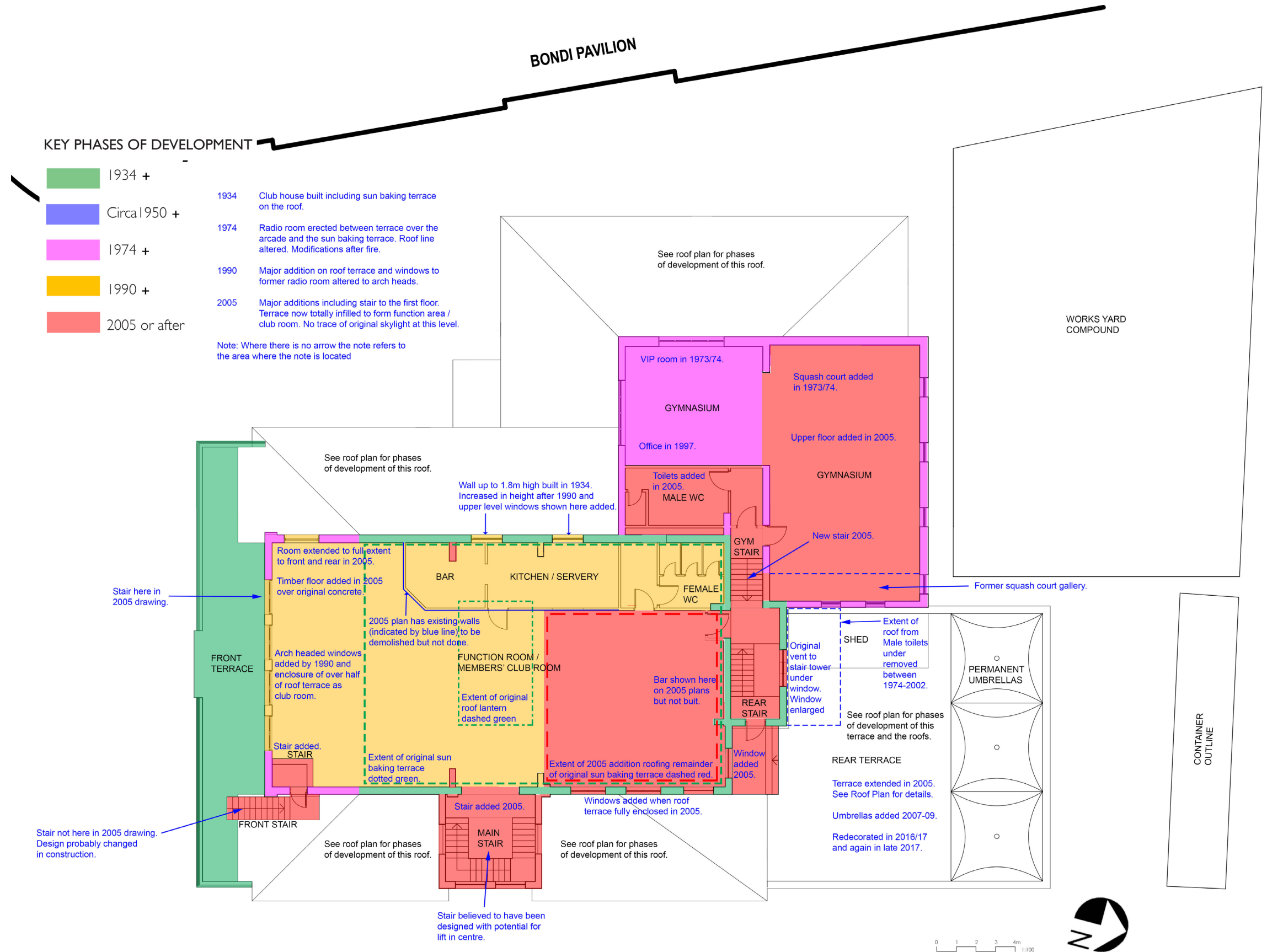


Figure 3.10: FIRST FLOOR PLAN
PHASES OF DEVELOPMENT

Areas of the site constructed at different dates are shown in different colours.

Notes on this plan indicate the changes to the building over time. Refer also to the elevations following, the physical description and photos in sections 4.9-12 for more detailed information and the table of building fabric in section 6.7 for identification of significant fabric.

See also historical upper floor plan in section 4 (figure 4.75) and at large scale in Appendix D.

Source: Jean Rice Architect, over
amended floor plan originally by TZG

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ROOF - PHASES OF DEVELOPMENT PLAN

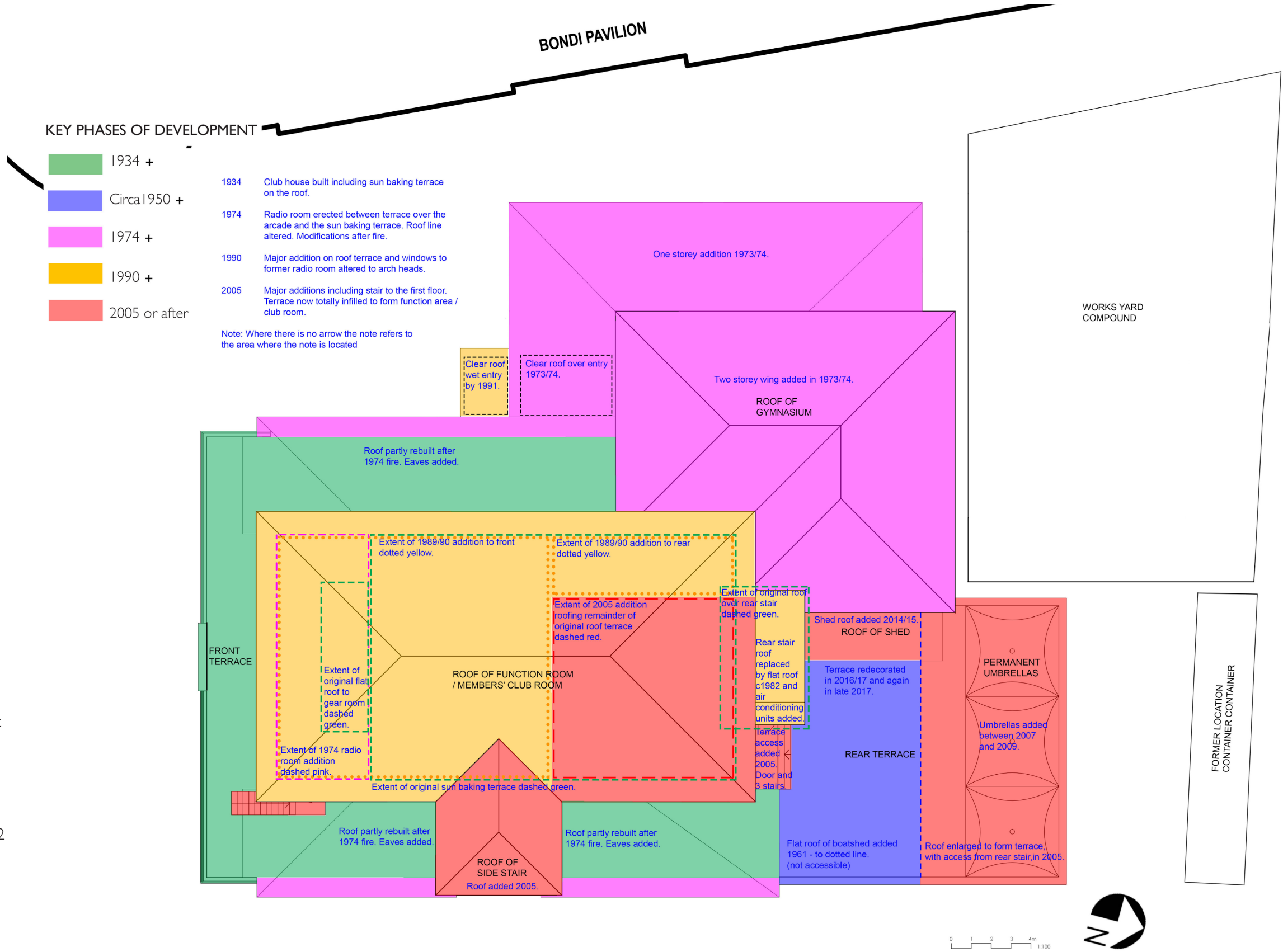


Figure 3.11: ROOF PLAN

PHASES OF DEVELOPMENT

Areas of the site constructed at different dates are shown in different colours.

Notes on this plan indicate the changes to the building over time. Refer also to the elevations following, the physical description and photos in sections 4.9-12 for more detailed information and the table of building fabric in section 6.7 for identification of significant fabric.

There is no roof plan on the 1934 construction drawings

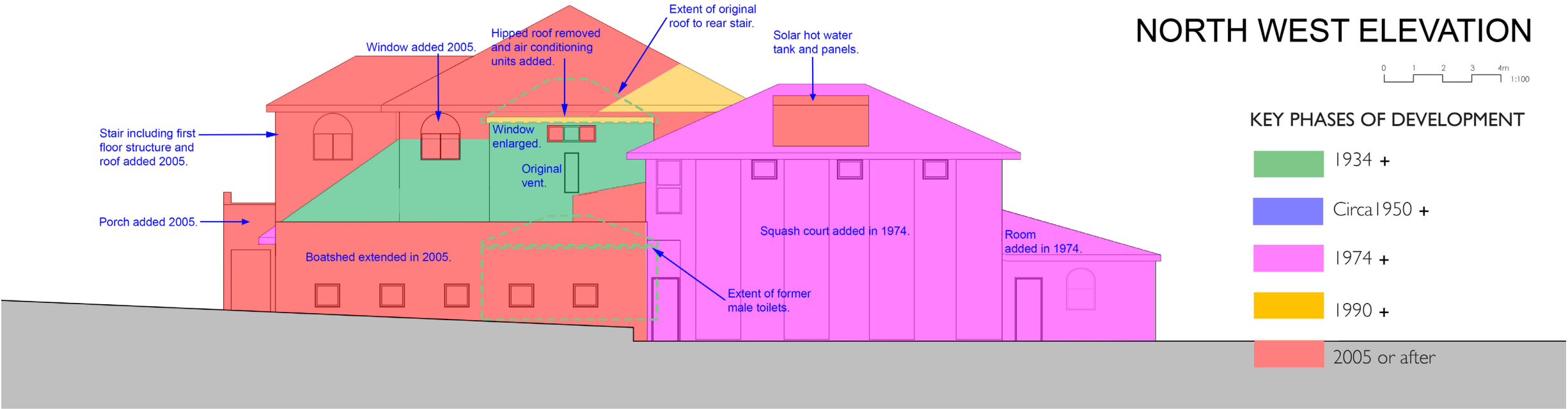
Source: Jean Rice Architect, over amended floor plan originally by TZG

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ELEVATIONS - PHASES OF DEVELOPMENT

NORTH WEST ELEVATION



NORTH EAST ELEVATION

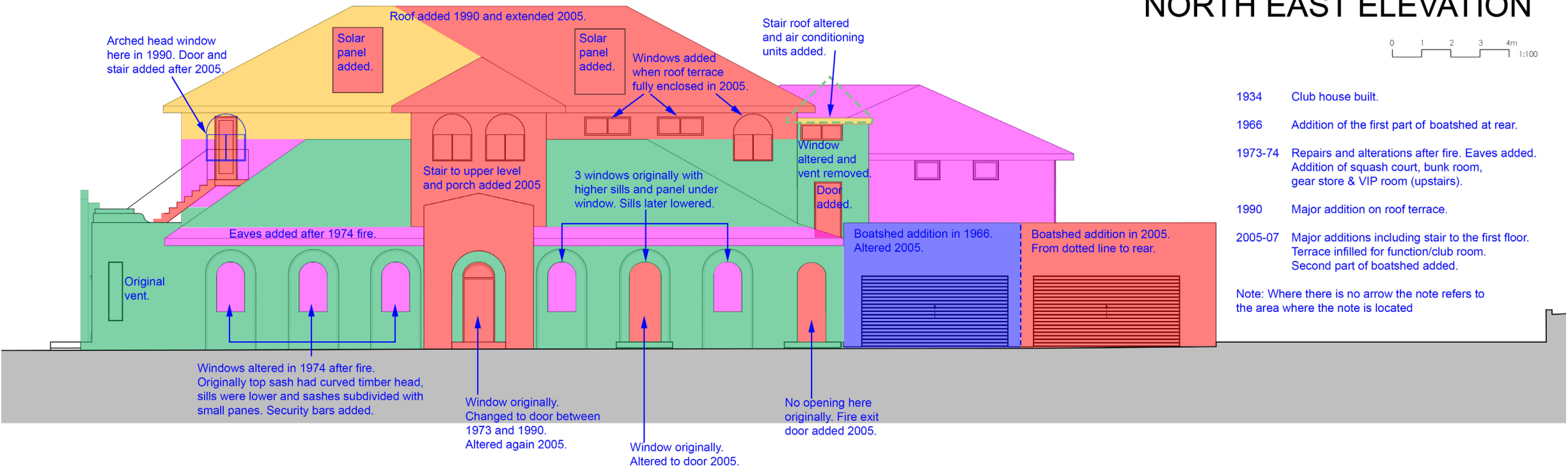


Figure 3.12: NORTHWEST (rear) AND NORTHEAST (side) ELEVATIONS - PHASES OF DEVELOPMENT
Areas of the building constructed at different dates are shown in different colours. Notes on this plan indicated the changes to the building over time.

Refer to the previous plans (figures 3.9 to 3.11), the physical description and photos in sections 4.9-12 for more detailed information and the table of building fabric in section 6.7 for identification of significant fabric.

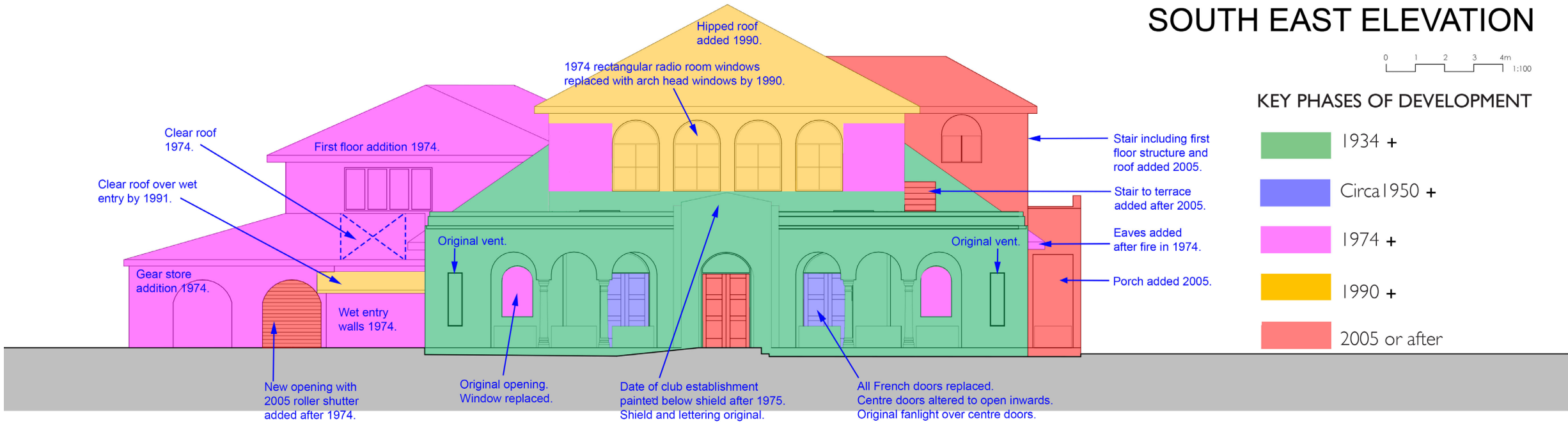
See also historical elevation in section 4 (figure 4.51) and at large scale in Appendix D. Source: Jean Rice Architect over amended elevation originally by TZG.

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ELEVATIONS - PHASES OF DEVELOPMENT

SOUTH EAST ELEVATION



- 1934 Club house built including sun baking terrace on the roof.
- 1966 Addition of the first part of boatshed at rear.
- 1973-74 Repairs and alterations after fire. Addition of squash court, bunk room, gear store & VIP room (upstairs). Radio room erected between terrace over the arcade and the sun baking terrace. Window sills raised in womens toilet. Eaves added.
- 1990 Major addition on roof terrace and windows to former radio room altered to arch heads.
- 2005-07 Major additions including stair to the first floor. Terrace infilled for function/club room. Second part of boatshed added.
- Note: Where there is no arrow the note refers to the area where the note is located

SOUTH WEST ELEVATION

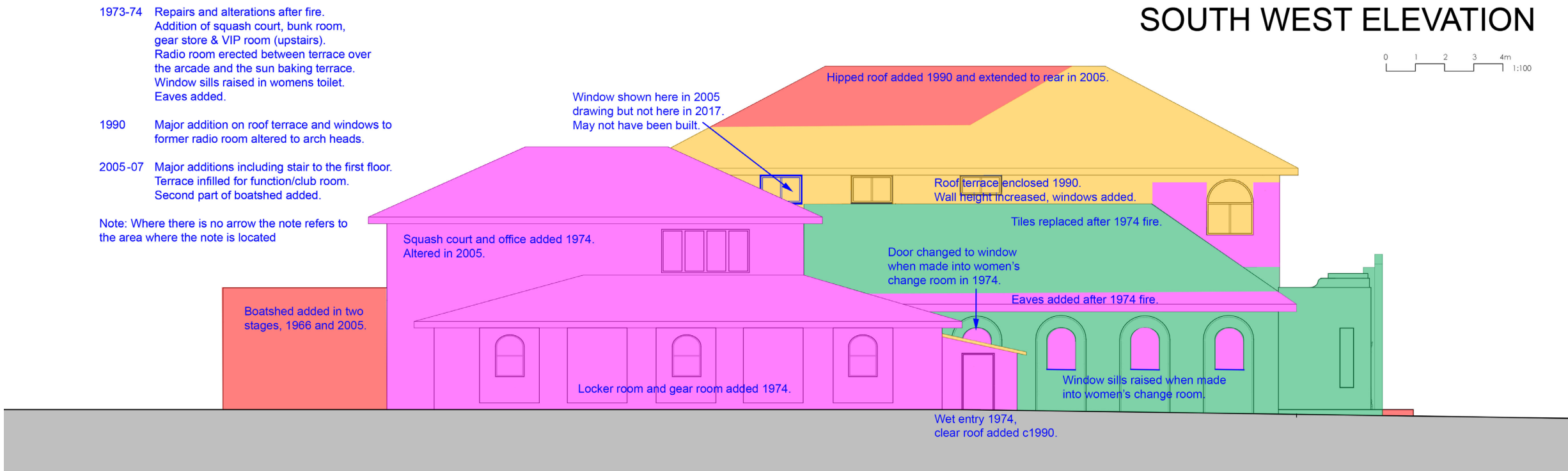


Figure 3.13: SOUTHEAST (front) AND SOUTHWEST (side) ELEVATIONS - PHASES OF DEVELOPMENT

Areas of the building constructed at different dates are shown in different colours. Notes on this plan indicated the changes to the building over time.

Refer to the previous plans (figures 3.9 to 3.11) the physical description and photos in sections 4.9-12 for more detailed information and the table of building fabric in section 6.7 for identification of significant fabric.

See also historical elevation in section 4 (figure 4.51) and at large scale in Appendix D. Source: Jean Rice Architect over amended elevation originally by TZG.

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4.0 THE PHYSICAL FABRIC

4.1 NATURAL ENVIRONMENT

Bondi Beach is about 9 km east of Sydney. The beach is about 1 km long, 100 m wide and bordered to the north and south by sandstone headlands. The beach and the valley stretching to Rose Bay are part of the Tuggerah soil landscape. This landscape comprises gently undulating to rolling coastal dune fields associated with Quaternary (Holocene and Pleistocene) wind blown sands. The soils are podzols (podzols) with an extreme wind erosion hazard with very low fertility and prone to localised flooding and periodically high water tables. A long history of urban development means there are also disturbed soils where fill has been dumped. These may be highly unstable and contain contaminated material.

The study area was originally mobile sand dunes that were stabilised over time with the major stabilisation program by the Public Works Department between 1900-02. A 'road' or sand embankment was built 150' above the high water mark and rows of fascine fences (similar to today's brush fencing) were installed towards the water and on the landward side to intercept drift sand. Plantings included marram grass and Norfolk Island pines. The concrete sea wall and promenade commenced construction at the south end of the beach in 1911 and extended north from 1916 with the area behind the wall filled. Photos prior to the implementation of the Bondi Beach Improvement Scheme in the late 1920s still show remnants of sand dunes at the north of the beach. Even after the 1934 BSBLSC construction mobile sand is visible in photos in the area of the park north of the club. The site remains exposed to salt spray and strong winds and sand continues to be blown up over the sea wall and onto the park and roads in storms.

The study area as a mobile dune did not support indigenous vegetation. Native plants in Bondi Park were planted in the 1980s and since. There are many exotic species. Some have naturalised and are **spreading into** natural areas in the vicinity. **Species** include Norfolk Island Hibiscus (*Lagunaria patersonia* subsp. *patersonia*) and Mirror Bush (*Coprosma repens*), both planted in the study area in the 1980s. Seed may be spread by native birds such as Pied Currawongs. Mirror Bush is considered an environmental weed.

4.2 ABORIGINAL HERITAGE

The WACHS 2008 identified Aboriginal historic sites, places and values. Historic camps, pathways and fishing places were identified (outside the study area). Aboriginal Bondi comprised a series of interconnected locations with high amenity values to Aboriginal people in the past – the surf zone and sand strip with dunes behind, freshwater lagoons and rocky headlands. Bondi continued to be important to Aboriginal people following settlement as a sparse white population enabled Aboriginal people to continue to travel to and occupy or camp at places close to traditional fishing spots and other sites.

The study area is within a generalised Aboriginal site known as Bondi Camp with Aboriginal people camping at Bondi in the 1870s and up to the 1920s at various places from the south to the north. Some individuals are named in the historical records. The site is listed in the AHIMS Register as an open archaeological camp site that is a retrospective recording and registration of extensive 'Aboriginal workshops' that were exposed at Bondi at the turn of the twentieth century. The site number is 45-6-2169 and the type is Campsite and Burial(s) **and encompasses the whole of Bondi Beach.**

No new Aboriginal heritage sites (or specific areas of sensitivity) have been discovered within or near the Bondi Beach since the initial listings in 2008. No additional finds have been reported or recorded since 1900 - there are no reports of finds during the extensive construction projects in the ensuing 120 years.

Aboriginal occupation of the Bondi area and the exposure of the “tool workshops” and their possible location are described in the history of this report in sections 2.2.1 and 2.2.2. A more detailed description can be found in the BBCL CMP and the WACHS.

Bondi Beach campsite (AHIMS #45-6-2169)

The (modern archaeological) recording of this site is based almost entirely on the 1907 historical descriptions of the discovery in 1900, and from a consideration of the potential physical evidence that may remain buried at Bondi *rather than* on any current physical evidence of the site itself. The contents and character of the extensive campsite ('workshops') is indicated by finds and donations of stone tools and bones held in the Australian Museum. The former extent of the archaeological site is unknown, but is likely to have been most of the length of the rear of the beach and include the area, outside the study area, now covered by the buildings and infrastructure of Campbell Parade and adjoining streets. It is likely that further archaeological remains of the campsite survive, outside the study area, below roadways and those buildings with either no basements or shallow construction footprints along Campbell Parade and adjacent streets. There was no Aboriginal voice attached to the finds in 1900 or for the objects that were collected thirty years before from the Aboriginal people that are recorded to have been living at Bondi.

The most abundant stone objects observed on the surface of the Bondi sand hill were described to be 'flakes resembling those formerly, and still, used for making one form of barbed spear'. These flakes had no trace of secondary flaking and were described to be 'very neat' and triangular in outline and may be backed blade 'pre-forms'. The 1907 report concluded there was ample evidence that many of the sand dunes were once much higher than they were when inspected in 1900. Remains of the former dune vegetation were interspersed with 'native camping grounds' upon which vast quantities of shells had been deposited over time and covered by sand drifts, and other shell heaps that formed at the summit of the hills and were again buried, outside the study area.

The Australian Museum Bondi collection has some axes and possible grindstones but is mostly backed blades, flakes, cores and 'waste materials'. None of the shell materials appear to have been collected but they are assumed to have been middens. A more detailed analysis of the 1900 findings and 1907 reports is included in the DSCA reports in Appendix C in this CMP. The Australian Museum is the default repository for Aboriginal cultural heritage (Aboriginal objects) and has historically received artefacts from Bondi on a number of occasions prior to the donations made by Etheridge and Whitelegge (following the 1900 discoveries). Francis O'Brien made donations during his occupancy of the 'Homestead' as follows:

- 'Master Francis O'Brien - A 'Mogo' or stone tomahawk, found in an aboriginal burial place, near Bondi beach'.
- 'Portion of a female aboriginal skeleton, found exposed by the sand drift at Bondi Beach. Presented by Francis O'Brien, Esq'.

The Homestead was to the west of the beach, not in the study area, and the O'Briens' property extended to South Head Road. There is no record of where O'Brien found these items. In 1923 another early resident, Thomas O'Brien, recollected that an 'easterly gale washed away the sand from the bay frontage, probably to an extent it had never done before, because it unearthed an aboriginal skull and several aboriginal tomohawks'. It is not clear when this was, nor if it was the same gale described by Etheridge and Whitelegge in 1900 (who do not mention skeletal remains).



Figure 4.1: Bondi points collected 1900 from Bondi beach held at the Australian Museum are likely to be amongst 1,000 objects shown to the NSW Naturalists Club in 1902 before the site was published in 1907. Source: DSCA 2016

4.3 ARCHAEOLOGICAL POTENTIAL

The Aboriginal and historical archaeological potential of the area generally is discussed below. The historical information in Section 2 and the analysis expressed in the phases of development plans are the basis for the assessment of archaeological potential. Reference should be made to the phases of development plans to understand the historical archaeological potential and to the historical descriptions. It should be noted generally that the dynamic nature of the maritime environment means the study area is highly disturbed. There were previous developments in the study area other than possibly embankments or brush fencing associated with dune stabilisation

Aboriginal Archaeology

The Aboriginal archaeological assessments of the Pavilion site and its surrounds (DSCA 2016 and 2017) suggest that as a consequence of the widespread and extensive levels of historical disturbance that have occurred it is expected that few intact Aboriginal archaeological deposits will be present or survive. The exception is for potential deposits buried at considerable depth below current ground levels and below former construction impact zones and historical storm damage. This can also be broadly applied to the whole the beach front which was mobile sand hills prior to European intervention.

It is unlikely that all of Aboriginal archaeological materials exposed at the beach in 1900 were entirely removed., despite extensive later construction works, It is possible that Aboriginal archaeology, not physically destroyed in twentieth century construction work, was physically moved and dispersed. There is no historical evidence to suggest that the sand was actually removed ('trucked out') from Bondi, which could have entailed the incidental collection and removal to elsewhere of Aboriginal objects. This is most likely in the valley to the north of the beach. Such material would have limited archaeological integrity, but cannot be easily predicted.

It is possible that isolated Aboriginal objects could be found in many contexts, including in fill associated with building construction, footing and service trenches along with large quantity sand deposits that may have been moved and used to fill and level beachfront parks and reserves. These Aboriginal objects, even if they have no secure archaeological provenance or retain no contextual information, will nevertheless potentially possess archaeological (scientific) value, and high Aboriginal cultural heritage significance. **No finds are known to have been made since 1900 despite extensive excavation for structures and services.**

In summary - at the beach as a whole including the study area there is some potential for Aboriginal objects and burials at depth in undisturbed sand and isolated objects in sand fill.

Historical Archaeology

On the basis of the site history and the phases of development plans, no specific significant historical archaeological sites or areas of potential historical archaeological sensitivity have been identified within the study area. Widespread and sometimes deep excavation works occurred to construct the current Pavilion, surf club, associated tunnels and drainage, including the low level sewage scheme and stormwater drains. The study area to the rear of the club house is traversed by a series of underground services (figure 4.2). Excavation is likely to have removed and / or largely disturbed any pre existing historical archaeology. No particular historical activities or long duration uses are recorded to have taken place within or immediately adjoining the study area. The first "Castle" Pavilion and one of the sites of the temporary surf club was under the site of the 1929 pavilion. The study area is well north of that area.

The route of the 1902 "sand road" is thought to have traversed Bondi Park and the study area but its formation was basically sand with ballast. The 1902 fascine fencing comprised timber posts and brush fencing (both degradable materials) along either side of this road. A portion of this fencing on the beach side is evident in early photos but has never been visible in recent storms even when the beach sand depth was substantially reduced. That section formerly on the upper side was higher than current ground levels and would have been removed when the park was constructed.

Rubbish was recorded when test holes were dug in the sand in 1932 during the design of the BSBLSC (see following text re soil profile) and uncovered in 2015 when excavation was underway around the North Bondi Amenities. **The beach was used for rubbish disposal by Council in 1923 with newspaper articles recording the resumption of tipping.** Rubbish was used as fill (figure 2.127) in many areas throughout Bondi Beach and Park as it was at many beaches and headlands in Sydney. In 2013 when the North Bondi Surf Club was built, evidence is understood to have been found of the fire that burnt down the earlier

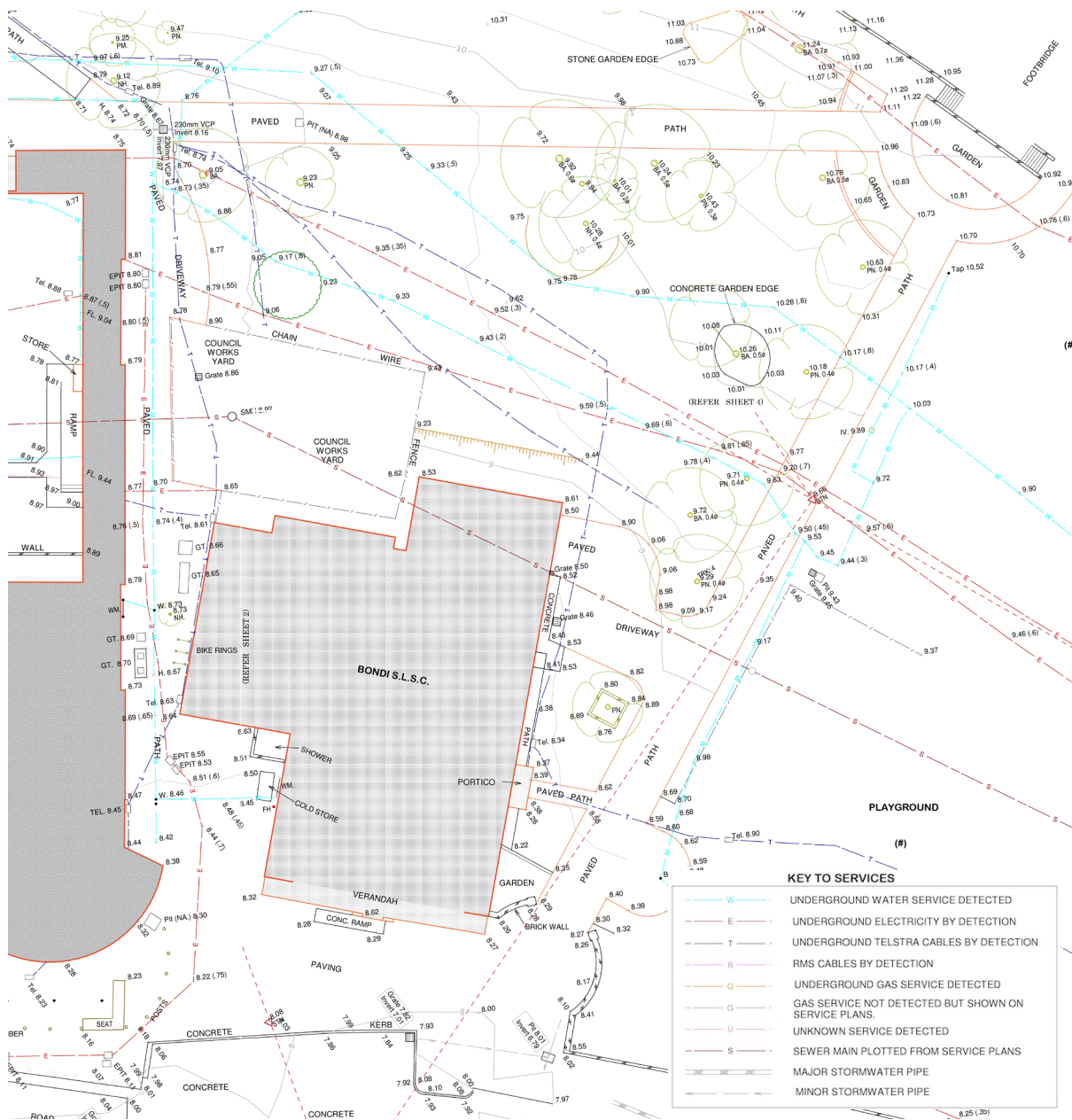


Figure 4.2: Extract of 2019 site survey showing the underground services, paths and trees in the study area. Major stormwater and sewer drains are shown but not building connections. The area of the study area to the rear of the club is traversed diagonally by two Telstra cables, two electricity services and two water lines. The main low level sewer is closer to the building passing under the boatshed. Source: Pavilion DA-105/2019

club along with some contents such as bottles. The whole of this area was excavated for the new larger surf club. The area behind the 1911-16 sea wall was filled. The later Improvement Scheme walls and road were behind that wall and at a higher level - varying with the slope of the road. The area behind and under these features would have been filled.

In summary - in the study area no historical archaeological sites are predicted. Objects may be found fill but are unlikely to be archaeologically significant. There is little historical archaeological research potential.

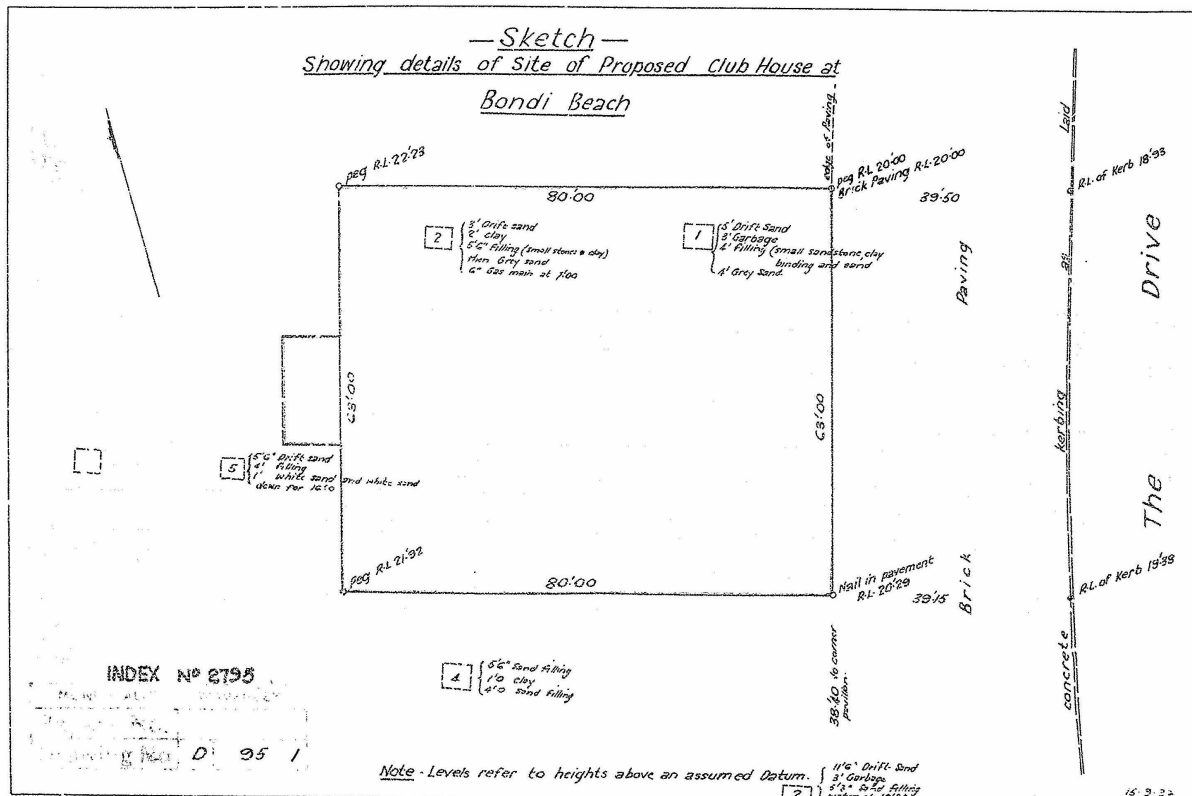


Figure 4.3: Sub soil investigation undertaken in 1932 prior to construction of surf club and indicating soil conditions and fill.
Source: WLS Engineers drawings

Soil Profile and Disturbance in the Study Area

The surf club was erected using a series of tall brick piers on deep concrete pads as shown in the original architectural drawings and described in the specification. Under the main walls are concrete pads 4m (12') below ground level with brick and concrete piers. The specification also indicates that rubble drains were to be constructed 12' away from each downpipe for the dispersal of stormwater away from the building. The ground in the vicinity of the piers will be highly disturbed in terms of potential archaeology.

The condition of the substrate in 1932 is recorded on a drawing held by Council (figure 4.3). At the bottom right, hole 3 (but number cut off) has 11'6" drift sand at the top, then 3' garbage, then 5'3" sand filling at which point they hit water at 19'9". This was part way between the pavilion and surf club. In hole 1 there was a 4' layer of grey sand starting at 12' deep. Hole 2 has the grey sand at 10'6" deep. In hole 5, at the rear of the building footprint on the plan, it is still white sand at 16' deep. This is key information as it informs assessment of Aboriginal archaeological sensitivity. The white sand is windblown beach sand and unlikely to contain undisturbed archaeological strata whereas the grey sand may be undisturbed deposits. Similarly the garbage indicates that it is fill and will not contain undisturbed archaeological strata.

In summary - in the study area undisturbed strata (grey sand) is unlikely to be found at less than 3m deep and in some places, including the rear of the building, greater than 7m deep. Any potential for Aboriginal objects or burials in undisturbed sand would be below these depths. Isolated objects may be in sand fill. The rubbish may contain historical items but not related to the site and with little research potential.



Figure 4.4: Historical view, between 1929 and 1934,, of the Bondi Pavilion with the former Surf Club beyond. Source: ML



Figure 4.5: Historical view, between 1934 and 1943, of the Bondi Pavilion with the newly built Surf Club beyond showing the relationship between the arcades and roof forms which has been obscured by later additions. Source: Hurley NLA



Figure 4.6: The view dominated by the arcades survived until the 1990s when the first floor addition to the surf club made it more dominant than the original design. The lifeguard building now interrupts this view Source: WC LSC 309



Figure 4.7: 2015 view of the Bondi Pavilion with the Surf Club beyond. The clutter obscures the original surf club arcade and the modern first floor surf club addition dominates. Source: Jean Rice Architect

4.4 SETTING AND VIEWS

The BSBLSC is set on Bondi Beach adjacent and immediately 'north' (actually northeast) of Bondi Pavilion. It faces the beach across Queen Elizabeth Drive which has parking on each side and a pedestrian walkway at a lower level along the 1911-1916 sea wall. There are partly disused tunnels under the road that formerly gave pedestrian access to the beach, including a tunnel just to north of the surf club, recently repaired in part. The Pavilion and Surf Club sit side by side in Bondi Park between the beach side drive and Campbell Parade, with their main entrances and arcades facing the beach.

The park - with its motor park and marine drive, paths and esplanade and the pavilion - was developed as part of an overall 1920s planned improvement scheme. The surf club was built slightly later. The park is generally grassed with formal tree plantings originally mostly Norfolk Island pines. The square picnic shelters were added in the 1980s and **all but one** have been removed. Immediately northeast of the BSBLSC is a recently developed children's playground. Historic views of the pavilion with the surf club beyond confirm that the recent additions and clutter in front of the pavilion have obscured views of the arcade of the surf club (figures 4.4-4.7). The surf club arcade was specifically designed to complement the pavilion with an already established architectural language and these views are the most prominent and significant. Although the surf club has been extended its original arcade and cast detailing to the front facade, including the perforated vents, remain intact. Likewise views from the north to the pavilion with the Surf Club in the foreground would have featured the matching arcades but have been partly obscured by the playground and plantings and are now impacted by roof-mounted solar panels (figure 4.8).

Other important views are from the bridge and paths which are outside the study area. Compared to the early photos trees now obscure the surf club building and pavilion when viewed from the bridge and the park to the north (figures 4.10-4.11). This would have been expected originally when the trees planted c1930 grew to maturity. Views along the paths adjacent the study area, including from the bridge remain, generally unimpeded. The exception is the path between the pavilion and club which is obstructed by the works yard, building additions and restaurant bins and the like. The closure of the windows and archways on this side of the pavilion has also impacted on the ambience of this pathway (figures 4.12-4.14)

Figure 4.15 shows views in the vicinity of the club. In the **SHR BBCL CMP** significant views within and to the park are mapped (**SHR BBCL CMP figures 4.89, 4.99a, 6.7 and 9.2**). Viewing the place and views within the place are an aspect of overall significance generally established as part of the Improvement Scheme to which the surf club had to comply, rather than being of the surf club as a focus. They are dependent on a range of factors such as the natural setting, sand and beach and the urban interface. The Improvement Scheme buildings provide a refined and considered form – intended to be viewed in the round as structures in the landscape. The arcaded “Mediterranean” design was considered suitable and likely chosen as an appropriate aesthetic for the beach, as well as to provide shade. Artworks and photos over many years illustrate views that people love at Bondi. For the BSBLSC views of the beach were also important for life saving and there was briefly an observation area in a first floor addition. Mostly, observation and patrols are on the beach. The separate lifeguard tower is for council lifeguards rather than BSBLSC. Historic aerial photos and elevated oblique views are used throughout this report and allow an appreciation of the place overall. Aerial and elevated views of the overall park are also significant.



Figure 4.8: 2015 view from the north. Note the restaurant and the reflective solar collectors. Source: Jean Rice Architect



Figure 4.10: 2019 panorama from bridge. The paths remain and open park to the left (north). Source: Jean Rice Architect



Figure 4.11: 2019 panorama from park. The trees obscure the buildings at right. Source: Jean Rice Architect



Figure 4.12: 2018 view from the water. The path between the two buildings is obstructed. Source: BSBLSC DA 2018



Figure 4.13: 2015 view with additions obstructing the path between the two buildings. Source: Jean Rice Architect 2015



Figure 4.14: 2019 view from west of path between the two buildings showing the works yard. Source: Jean Rice Architect

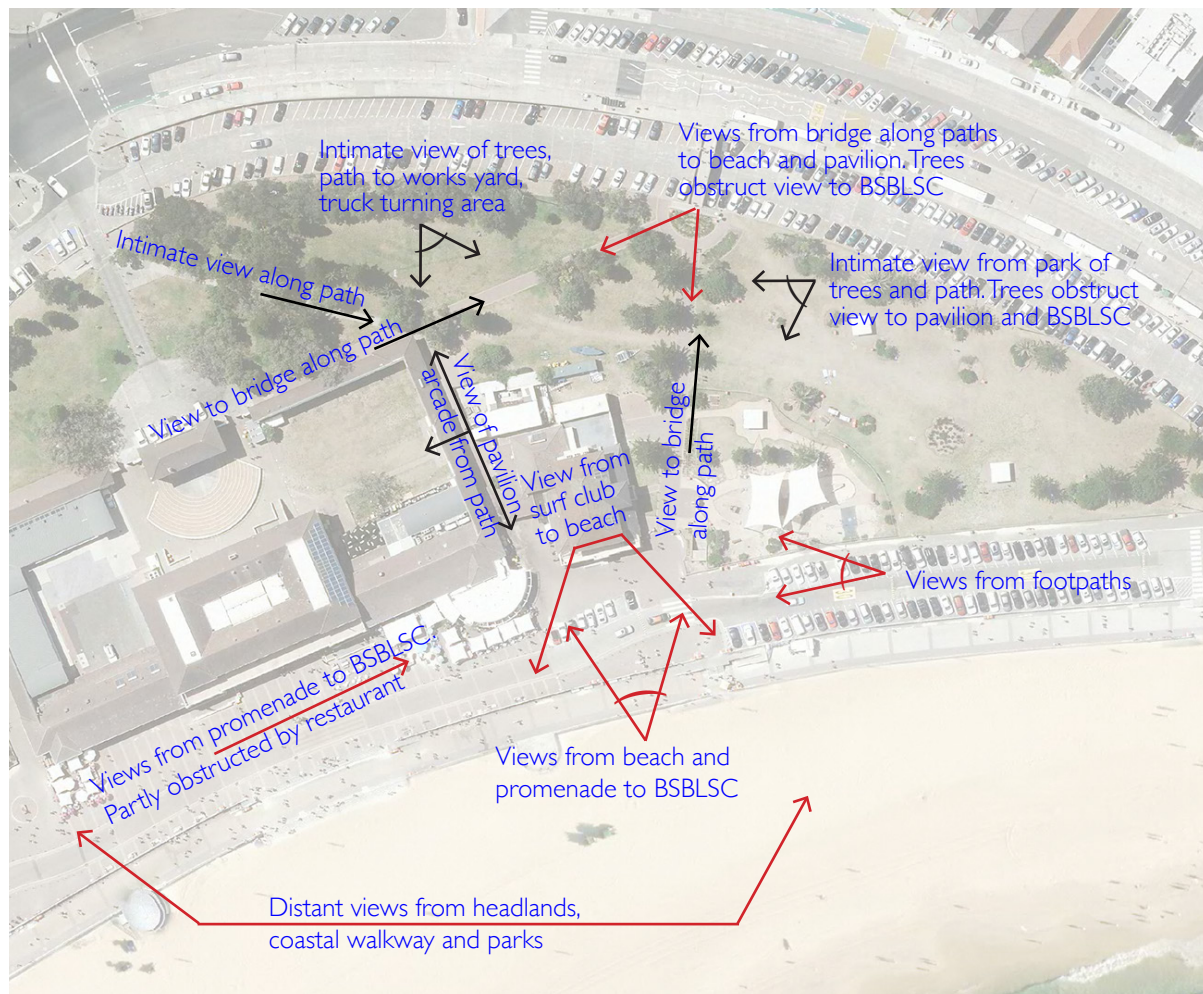


Figure 4.15: Diagram showing views in the vicinity of the study area. The black arrows indicate intimate or close views within the park and the red arrows indicate expansive and distant views. The surf club was designed to complement the pavilion and present, particularly from the front, as coherent elements within the overall design. The views from the promenade and the

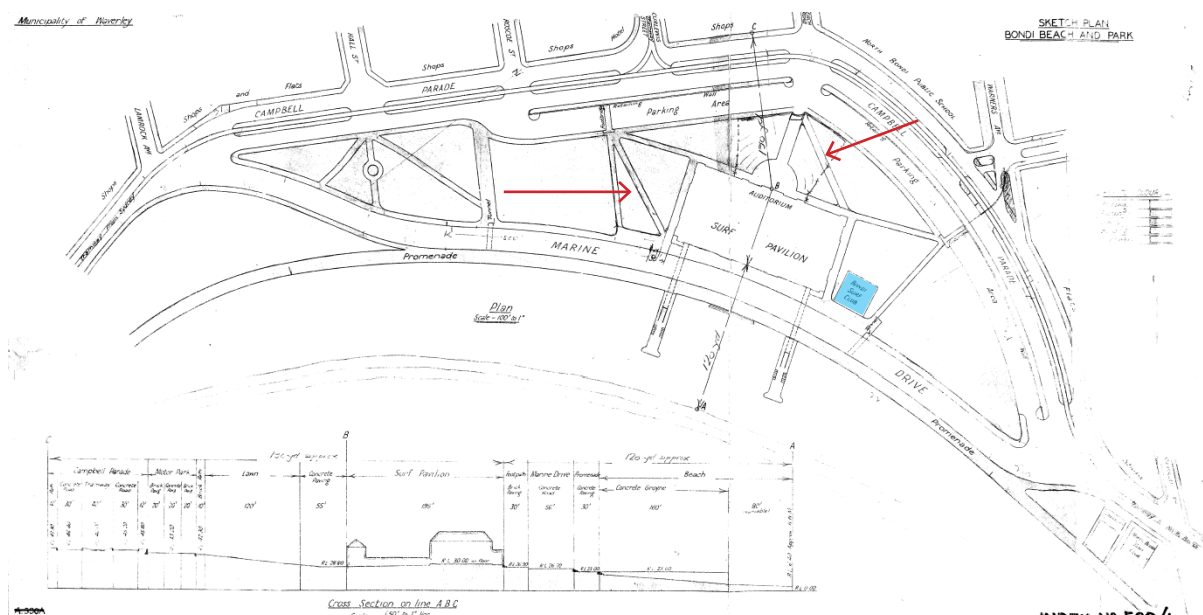


Figure 4.16: Undated but after 1930 plan as the later diagonal paths are shown (arrowed). It shows the path layout and an overall section. The surf club location is shown in blue. Source: Held by the Engineering Department of Waverley Council. Plan 529

4.5 THE LANDSCAPE NEAR THE BSBLSC

The paths bounding the study area are an integral part of the late 1920s Improvement Scheme, however the work was undertaken in stages over a number of years. The angled paths link the Marine Drive (Queen Elizabeth Drive) to the two bridges over the parking area or “Motor Park” and to Campbell Parade. Published descriptions of the proposed improvement scheme describe the access to the promenade and park as being via bridges and also describes the Motor Park, or parking area.

The pavilion, roads and bridges were completed first before the brick paths and plantings and the levelling of the sand between the club house and the Motor Park. A photograph (chronology figure 2.91) shows the partly completed brick paving in the parking area and the eastern bridge in the foreground and the completed main pavilion and relocated club house behind. That view is undated but must be before Searle’s photos (figure 4.17) in which the paths appear completed. Figure 4.17 shows the area prior to 1932 (as it does not have the pavilion amphitheatre addition) and the space behind the club appears grassed and smooth. It also shows a fenced area behind the club house. 1930s aerial photographs show the layout of paths and Motor Park (parking area), two pedestrian bridges from Campbell Parade, the brick-paved paths and island garden beds. A number of concrete street lamp posts can also be seen. One of this series, taken by E W Searle, and titled “Carnival at Bondi 19.3.32”, shows paths and bridges completed, but work had not yet started on the new BSBLSC club house (figure 4.18).

Historical photos (eg figure 4.18, 2.92, 2.95 and 2.104) show the path junctions at the eastern bridge. There were no semi-circular garden beds as now exist. Other photos from the 1930s and 1940s also show no garden beds at the west bridge. The grassed areas were rounded at their point. A row of evenly spaced Norfolk Island pines was planted along the path beside the kerb of the motor park. The row continues even though the path did not extend beyond the eastern pedestrian bridge (figure 4.18). Tree plantings are dotted throughout the park including behind the surf club.

An undated sketch plan (figure 4.16) of Bondi Beach and Park shows the layout of the parking area, the bridges, the paths to the tunnels under the foreshore promenade and the paths to the back of the pavilion from each bridge. The path right of the surf club aligns with the side of the tunnel entrance. There was, and still is, no path alongside the parking area to the east of the easternmost bridge. The plan shows the diagonal paths south of and at the rear of the pavilion added later in response to pedestrian desire lines. There are open archways from the parking area, under the stairs to the bridge. A photo survives dated 1930 showing the archway to the corresponding bridge at the other end of the parking area (figure 4.24). The ground level has since been raised in front of the arches and garden beds added. It is not known if the arches were intended for pedestrian access but the kerb is high elsewhere.

In September 1929 the Council announced that it was to plant 150 additional Norfolk Island Pines. A plan with trees shown with names is believed to be the planting plan. It suggests trees were sponsored or planted by dignitaries. An extract for the study area (figure 4.20) shows trees as rectangles along paths and light posts as black circles. It is not clear what the triangles joining rectangles indicate (possibly groups of plantings) or what individual triangles indicate (possibly different species). The approximate location of the original plantings is shown on plan in relation to the current plantings (figure 4.26).



Figure 4.17: The extract from a pre 1932 aerial photos taken by E W Searle shows 1916 surf club in its first relocated position to the east of the pavilion, the brick paths and parking bays, the sections of concrete roadway and the tunnel access to the beach. The pines are very small in this view. This image is dated c1935 in the catalogue as are several other images of Bondi which are however clearly from different dates. Source: NLA Pic 838/1277 LOC Album 1124/14



Figure 4.18: The extract is from an aerial photo taken by E W Searle of a surf carnival on the 19.3.32. It shows the finished landscaping and the 1916 surf club in its first relocated position Source: NLA Pic vn4533141v.



Figure 4.19: View taken between 1934 when the new club house was finished and 1942 when the groynes were removed. The pine plantings are clearly shown with timber paling tree guards and one oval garden bed. Source: SRNSW Series 12932



Figure 4.20: Extract of assumed original c1930 planting plan for the study area. The black circles are light posts. The club house is not shown. Names may indicate sponsors. Oakley and Middleton, architects, designed the 1916 BSBLSC and Middleton was an alderman. Wilkinson is possibly the Sydney University Professor of Architecture. The rectangles are possibly the timber paling tree guards around the pines and one oval garden bed is shown further north. Source: WC LSC engineers plan 481.

The 1930s aerials show the extent of planting of Norfolk island pines, including in the area behind the surf club. Frank Hurley's later aerial photographs (figure 4.21) show that the trees to the rear of the pavilion, which were sheltered, were larger than the trees on the open areas of grass near the surf club. Two concrete light standards marked the entrance to the tunnel to the beach and there were two along each path and these can be seen in 1970s photographs. The path originally aligned with the tunnel entrance but has since been realigned closer to the surf club and the level raised. The series of 1930s aerial photos are of different dates as they show the relocated surf club next to the pavilion while others show the pavilion, new club and old club side by side (indicating that the old building was temporarily moved during construction of the new) (figure 2.20). The surf club was designed in 1932 and built in 1934, **after the pine plantings and required the removal of one**. E Searle's series of aerial photographs show that the plantings, path network and tunnel were completed prior to the construction of the new club house in 1934.

Paths and parking bays were originally paved in herringbone brickwork, visible in 1930s views and later photographs of the pavilion and car events held at Bondi. The brickwork was irregular commons with the herringbone pattern parallel to the path. The 1980s brick pavers are regular pavers and the pattern is at mostly at 45 degrees to the path. The colours have also been reversed, the original had red edging and lighter coloured paths. At the bridge the level of the paths has been raised and garden beds added (figures 4.22-4.23). The path north of the club has been raised, realigned and widened near the tunnel entrance.



Figure 4.21: Frank Hurley late 1930s photo showing club house and the landscape behind it. The trees protected by the buildings are larger than the more exposed plantings. There is windblown sand on the path and grass between the tunnel and the bridge. Note the surf club sun bathing terrace and highlight windows behind the parapet. Source: NLA PIC FH/7542

In the 1943 aerial the sheltered trees behind the pavilion and surf club were doing much better than the exposed trees to the north (chronology figure 2.105). The Norfolk Island pines survived until the 1950s however they were decimated by wind blown pollutants, largely detergents, from the Bondi Ocean Outfall Sewer (BOOS). By 1970 only four of the pines planted in the 1920s survived. A comparison between the 1961 and 1970 aerial photographs (chronology figures 2.108 and 2.110) shows how rapidly the destruction of all of the trees occurred once the use of chemical detergents became widespread.

The paving to the two angled paths on each side of the study area appears to have been renewed by the early 1990s (figures 2.50-2.53 show the original paving). The new paving this can be seen in aerial photographs (chronology figure 2.114) indicated by the dark colour, however the circular garden beds at the bridge had yet to be constructed. These were added more recently, and appear in the 2002 aerial photograph. The type of paving was similar to that installed in other substantial public domain projects in the late 1980s and 1990s. The landscape architects, Conybeare and Morrison, undertook a number of projects of this type, including work at Bondi, however the extent of their work at Bondi has not been confirmed. Views dating from the 1980s survive showing the character of the brick path leading to the rear of the pavilion prior to the upgrading.



Figure 4.22: The new and old paving where the path is raised and replaced at the eastern bridge. Source: Jean Rice 2015



Figure 4.23: The opening under the eastern bridge now has a raised garden bed behind it. Source: Jean Rice 2015

The level of the paving has been altered at the base of the eastern bridge, the lower step is no longer a full step. Pathways in the vicinity of the semi circular garden bed have been built up (figures 4.22-23). The intersection of the paths was altered when these garden beds were added. The installation of the semi circular garden bed has also obscured and filled up the archway. In this period the ground levels of the park were raised adjacent Queen Elizabeth Drive and brick retaining walls built (outside the study area but adjacent to the north) (figure 4.25). The path north of the surf club was realigned closer to the club (original configuration and levels visible in figure 2.28). The whole path was widened and the area between the boatshed driveway and QED widened further and timber bollards added (figures 4.39-40). The paving in front of the club has also been raised and the path levels accordingly. The raised levels have blocked the sub-floor vents possibly resulting in damp and the replacement of the floors with concrete.

The following photos and plan show the planting in the study area (4.26-36). The phases of development site plan also shows more detail about the study area landscape. The planting dates from the 1980s being primarily banksias, Norfolk Island (NI) hibiscus and NI pines. These were originally mass plantings along the paths but only a few survive and some are in poor condition and not thriving. A small lone NI hibiscus is in the paved area adjacent the club between the club and the pavilion. At some stage screen planting was planted along the chain wire fence of the works yard. This has mostly been removed but stumps and regrowing bottle brush remain. A row of Norfolk Island pines was planted within the study area along the path to the bridge in about 2000, probably at the time the path was realigned. These are now large and in good condition. In c2007 a row of pines was also planted on the other side of the path, outside the study area. These are small but appear to be in good condition. The plan also shows in green the approximate location of the c1930 plantings which were more widely spaced and related to an earlier path alignment.

The remainder of the area is grassed and in reasonable condition except a worn diagonal path (figures 4.27-28). This area was recently used for vehicle access during park construction works and was bare sand. It is recovering with a smaller path used primarily by locals traversing the park. It is in line with the angled path at the rear of the pavilion. Adjacent the club boatshed on the north is a brick paved driveway and wash down area. The area slopes down to the lower level of the boatshed floor and there is a low timber retaining wall to the rear side. There are timber post bollards along the north edge of the study area and stainless steel removable bollards in the path preventing vehicle access on the path to the bridge.



Figure 4.24: Detail of photo showing the other bridge and the height of the archway under. Source: Waverley Council



Figure 4.25: Detail, 1950s, path brick paving aligns with tunnel entry and is lower than today Source: ANMSI405_623

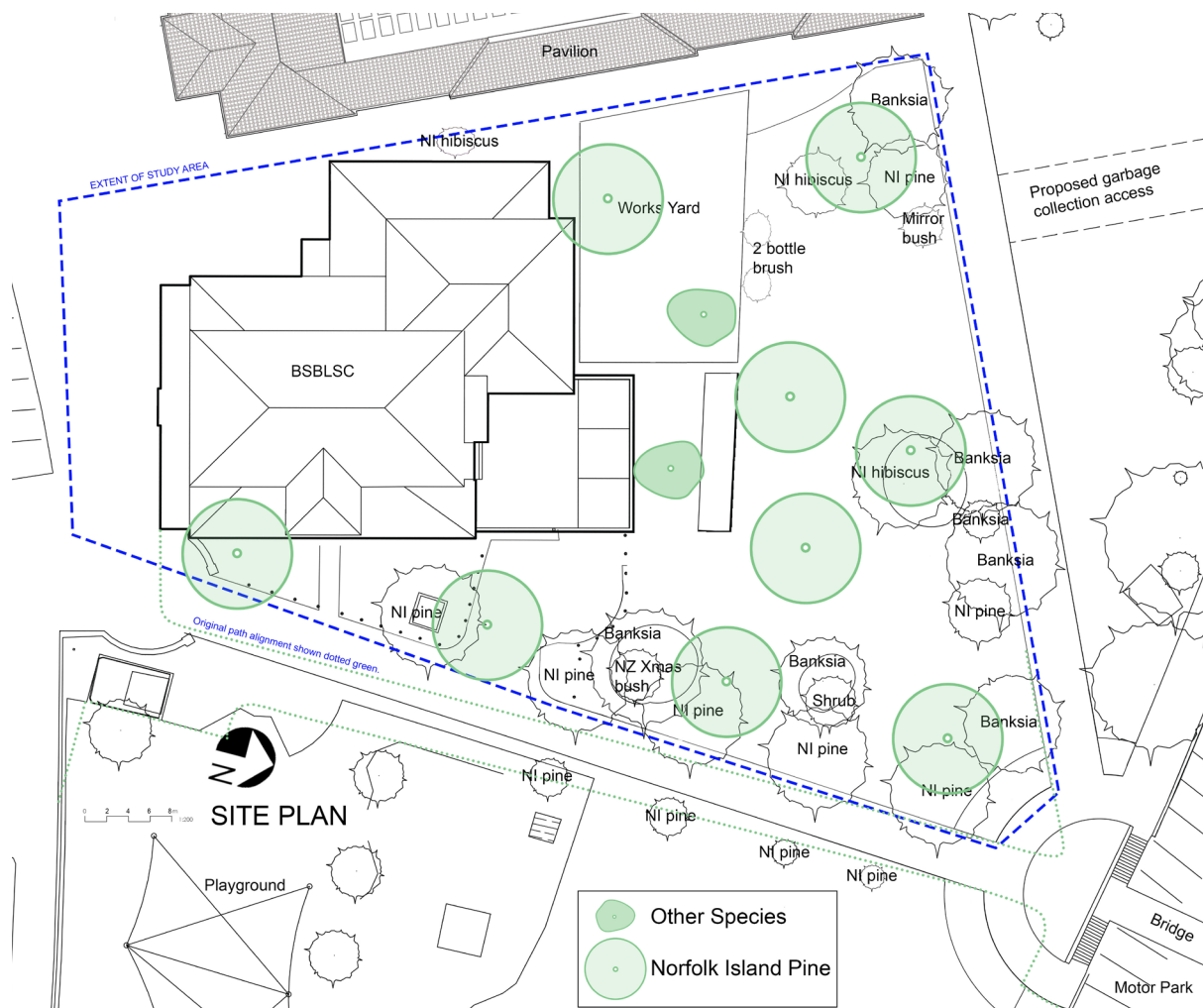


Figure 4.26: Site plan showing the study area (dotted blue line) and the location of the works yard. See the phases of development plan in the previous section for more detail. Adjacent the study area are the bridge over the motor park (bottom right), the playground (bottom left) and the Pavilion (top). The trees currently in the area are shown outlined in black and the species is noted (common names). Apart from the post 2000 formal Norfolk Island pine plantings along the path to the bridge the other plantings are survivors of more extensive indigenous plantings of the mid to late 1980s. The approximate locations of the c1930 plantings is shown in green. The 1930 NI pines were planted along pathways but near the surf club related to an earlier pathway alignment (shown dotted green). The original plantings were more widely spaced than today. The leftmost 1930 NI pine was removed when the surf club was built in 1934. Source: Jean Rice 2018



Figure 4.27: Construction vehicle traffic in 2016 damaged the grass behind the works yard. Source: Jean Rice 2016



Figure 4.28: The area had recovered in 2019 and an ungrassed pedestrian route remained. Source: Jean Rice 2019



Figure 4.29: Norfolk Island pines on path to bridge. Five larger trees in study area. Source: Jean Rice 2019



Figure 4.30: Banksia and modern garden bed at edge of study area near bridge. Source: Jean Rice 2019



Figure 4.31: Banksia / NZ Xmas bush. Source: Jean Rice 2019



Figure 4.32: Banksia group. Source: Jean Rice 2019



Figure 4.33: Banksia, NI hibiscus, NI pine group on path between pavilion and bridge. Source: Jean Rice 2019



Figure 4.34: NI hibiscus between club house and pavilion. Source: Jean Rice 2019



Figure 4.35: NI hibiscus and bottle brush adjacent works yard to be removed for truck turning area. Source: Jean Rice 2019



Figure 4.36: NI pine, Banksia and stunted mirror bush to be removed for truck turning area. Source: Jean Rice 2019

4.6 WORKS YARD

Immediately behind the club and its additions is an informal Council works yard (figures 4.37-38). The area is used as a base for beach and park maintenance and storage of plant such as mowers, trailers, tractors and sand rakes. Council has used the area for park maintenance facilities since it was used as a pine nursery in the 1980s. A yard with structures is evident in the 2002 aerial - established prior to the 2000 Sydney Olympics when there was an increased need for maintenance. Dark green painted shipping containers were placed adjacent as surf club storage when the club had to be emptied for the International Olympic Committee's use and for the 2005 additions but these have all now been removed. The yard was expanded with temporary fencing in 2016-18 when construction works were underway in the park. Picnic shelters components and park furniture were stored here prior to installation. The yard is a chain wire fence with one large and one small portable building, a portable toilet block and a shipping container linked by covered walkways. They are used as maintenance staff offices and storage. The adjacent path has been widened to allow vehicle access for the beach rake and other beach and park maintenance vehicles. A large new tractor and rake is usually parked adjacent as it does not fit in the yard (figure 4.14).

The demountable buildings and containers are in poor condition and require replacement or alternate accommodation. The IDA for a new structure in this location was withdrawn after an indication it would not be approved. The new Council is investigating alternate sites however the conditions on site are poor for the Council employees. *Concrete blocks for hazard vehicle mitigation are stored in the area in 2020.*



Figure 4.37: Rear view of works yard chain wire fence and demountable building. Source: Jean Rice 2019



Figure 4.38: View of works yard portable buildings and covered way from the club terrace. Source: Jean Rice 2016



Figure 4.39: Timber bollards along path and edge of surf club driveway leading to boatshed. Source: Jean Rice 2019



Figure 4.40: Low timber retaining wall and bollards to driveway in front of boatshed. Source: Jean Rice 2019

4.7 THE BUILDING GENERALLY

The Bondi Surf Bathers Life Saving Club is a one and two storey rendered and painted brick building with a series of hipped tiled roofs shown in figures 4.41-48. Section 4.14 and table 4.1 illustrate many of the historic details. Several wings have been added. The original building remains within these additions, most evident at the front (figure 4.49). The main space is a central hall, entered from an arcade. The external front wall has a parapet and a central projecting entry bay and is symmetrical with three arches on each side of the central entry. The façade is designed to match the pavilion being symmetrical with semicircular arches supported on round columns with patera (rosettes) on the wall over the columns. The architectural order of the column capitals and bases is simpler than the pavilion. Solid masonry spandrel panels with relief patterns enclose the verandah between columns, but are designed to be separate elements, revealing the form of the column externally and within the arcade.

At each end of the verandah and on the sides is a solid walled area with precast cement panels providing ventilation. The detail of these panels is repeated through the building and can also be seen in the rear wall of the stair tower. The vents in the rear stair tower provided fresh air and natural ventilation within the staircase however both side vent panels have since been removed and though the rear panel remains it is enclosed internally with glazing. The rear stair tower was originally designed as a feature to be viewed in the round and was centrally placed with a steeply pitched hipped roof. It has been enclosed by additions and altered by the replacement of the roof with a flat concrete slab. On the north a door was added below to access the terrace over the rear boatsheds and on the south an opening to access the gym.

The side walls originally had seven evenly placed windows set in recessed panels both with semi-circular curved heads. The timber window sashes themselves originally had a semi-circular top to the upper sash with radiating glazing bars and both sashes were divided into small panes. The current window sashes have a rectangular head set behind the curved masonry and are single panes of glass, likely replaced after a fire in 1974. The original pattern of fenestration reflected the wet and the dry areas, the wet areas had higher window sills for privacy whereas the dry areas, used for meetings, offices and for the caretaker, had larger windows. Many of the sills have been raised or lowered as functions within the building changed. The north wall originally had no doors but two windows have now been made into doors and an additional door, a fire escape, added towards the rear. On the south side the original central doorway has become a window and windows and sections of wall adjacent to the additions have been removed.

The roof was originally an open terrace for sun baking, directly over the hall and accessed by the rear stair. It did not extend as far as the hall to the east where there was a gear room. The brick enclosing walls of the terrace were hidden from the exterior by pitched tiled roof clad in "Roman" terracotta tiles. In the original design the side rooms had flat concrete roofs. The pitched roofs were added to make the building match the pavilion. In doing so the highlight intended to light the hall were enclosed in the roofs and instead a roof lantern was added in the middle of the roof terrace. The club house and pavilion roof tiles were initially damaged when the army blew up the groins in 1943 and in the case of the club house again when the roofs were severely damaged by fire in 1974 and are now modern tiles, grey-brown in colour.

The additions to the building occurred progressively, with a gear room added at the rear in 1951 and a



Figure 4.41: Front view of the surf club house from the road showing the symmetrical composition of the original building. The first floor is an addition. Source: Jean Rice 2019



Figure 4.42: View from north east corner looking toward the pavilion across the brick paved pedestrian areas. Source: Jean Rice 2019



Figure 4.43: Closer view of the front entry showing the arcade and the front doors and the disabled access ramp. Source: Jean Rice 2019



Figure 4.44: The rear of the building with the boatshed on the left, works yard on the right and behind it the 1974 squash court addition. Source: Jean Rice 2019



Figure 4.45: Side view showing the 2005 entry and stair to the first floor function room with the porch designed to match the original at the front. Source: Jean Rice 2019



Figure 4.46: Side view showing boatsheds with roller doors added to the rear. The flat roof over forms a terrace with permanent umbrellas at the right Source: Jean Rice 2019



Figure 4.47: Side view adjacent the pavilion of the 1974 rear and first floor addition. The roller door is to the IRB store Source: Jean Rice 2019



Figure 4.48: Side view adjacent the pavilion with original first floor walls, first floor additions, wet entry (at left) and free standing ice chest. Source: Jean Rice 2019

boatshed in its place in 1966. In 2005-7 the boatshed was doubled in size and its roof now functions as an outdoor terrace. A door and raised landing was added to access the terrace and a highlight window to the hall removed. The addition of the boatshed also saw the relocation of the men's toilet, that was attached to the stair tower, from the rear. All the wet areas, the changing and locker facilities were relocated to the existing southwest rooms and a major addition to the southwest in 1974 that included a squash court.

The first floor rooms are additions, built in stages starting in 1974 with a flat roofed radio room at the front overlooking the beach. The 1974 works followed a fire that damaged the original first floor gear room, that was hidden in the roof, and the two adjacent sections of the roof over rooms that flanked the central hall. A much larger first floor addition was built in 1989-90 enclosing all but the rear corner of the terrace, removing the roof lantern and forming a new club and function room. This is the first floor visible today from the front with large arch headed windows and a hipped tiled roof with wide eaves. (refer to the phases of development plans at figures 3.8-3.13). The lower portion of the front first floor front wall is original, as it is part of the hall, however the addition makes the original section of the building hard to read. Similarly the side walls of the function room were formed by extending the roof terrace walls higher. After the fire the lower roof line over the rooms adjacent the hall was extended to form an eave.

The north side entrance is a later addition (2005-07), but has been designed to match. The 2005-07 works included a new stair, complying with building codes, to access the first floor function room and within the new side entrance. This was symmetrically located in the side elevation and its porch designed to match the original front entrance. The remaining rear terrace was enclosed and all covered with a hipped roof extending that of the 1990 addition. Internal changes were also made at this time.

The building was designed as a free standing symmetrical pavilion in the park however this character has been reduced by the accretions to the rear of the building including the addition of utilitarian boatsheds. The formerly naturally ventilated stair has been buried within these accretions. The amount of natural ventilation and light has been reduced by the additions and alterations, necessitating air conditioning units which are on the now flat roof of the rear stair. The original design of the main hall also relied on passive ventilation and lighting, however some of the vents have been closed off and high level windows removed or made inoperable and the roof lantern removed so the hall is now dark.



Figure 4.49: View of the building in the 1950s showing its original configuration without the eaves and first floor added in 1974. Source: Bondi Surf Bathers Life Saving Club

The following drawings are the original Ross and Rowe drawings for the surf club house. The building was built largely according to these and they show construction, original layout and details. A drawing of the previous scheme is included for comparison. Current drawings are in Section I (figures I.5 and I.6).

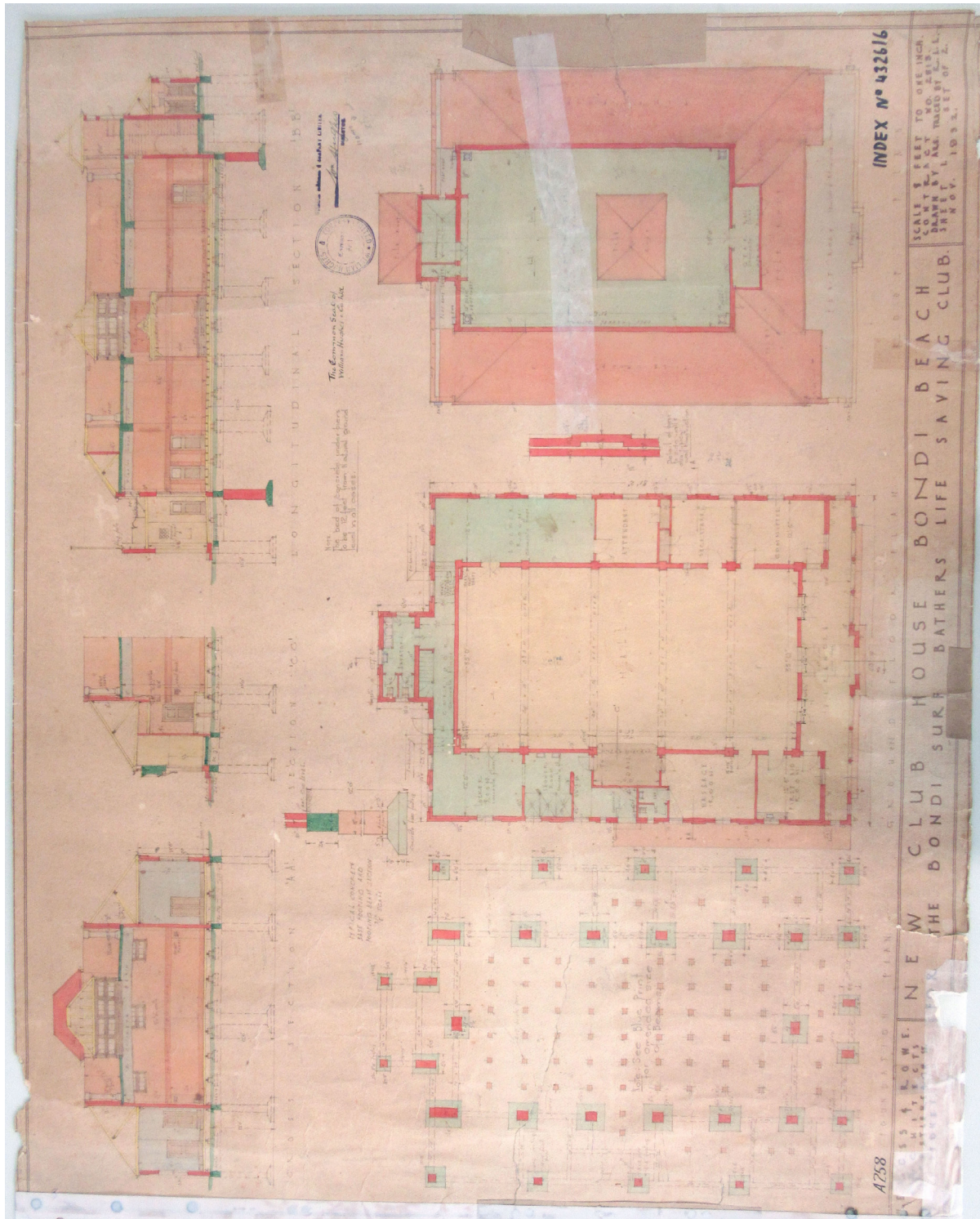


Figure 4.50: Drawing by Ross and Rowe showing the revised design of the surf club. The is a footing plan, ground floor plan and roof plan with the sun baking terrace. At the top of the drawing are sections showing the deep footings. The side rooms have pitched roofs and a roof lantern has been added to provide light to the hall. The lantern was built with a flat roof as an economy measure. Source: Jean Rice Architect, photographed at WC LSC.

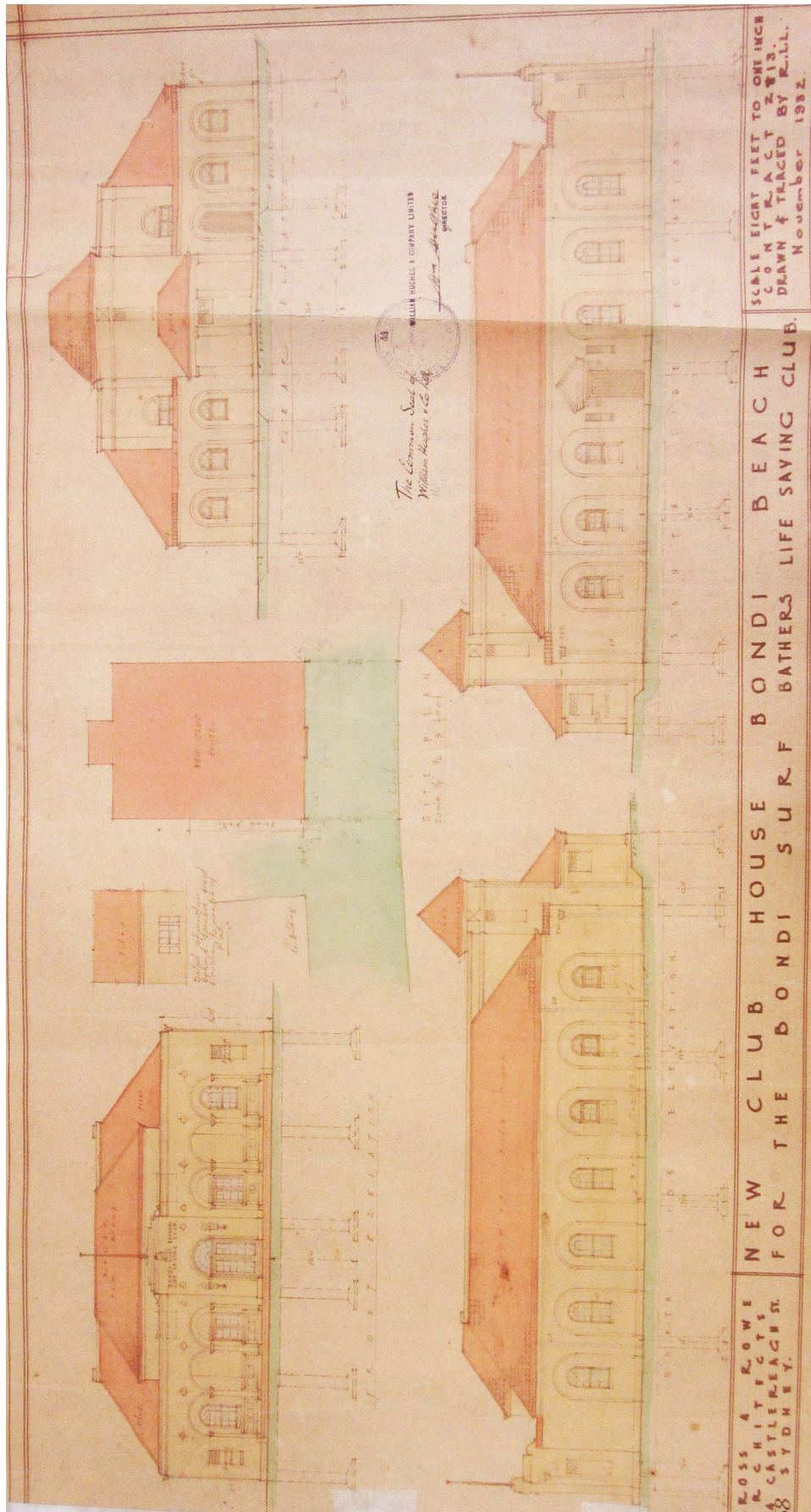


Figure 4.51: Drawing showing the revised design of the surf club. The side rooms have pitched roofs. The front elevation is similar but the walls of the sunbaking terrace are hidden by the added roofs. Semi-circular headed windows and recesses have been added to the side elevations. **Note the rear stair tower and pitched roof.** Source: Jean Rice Architect, photographed at VLCSC.

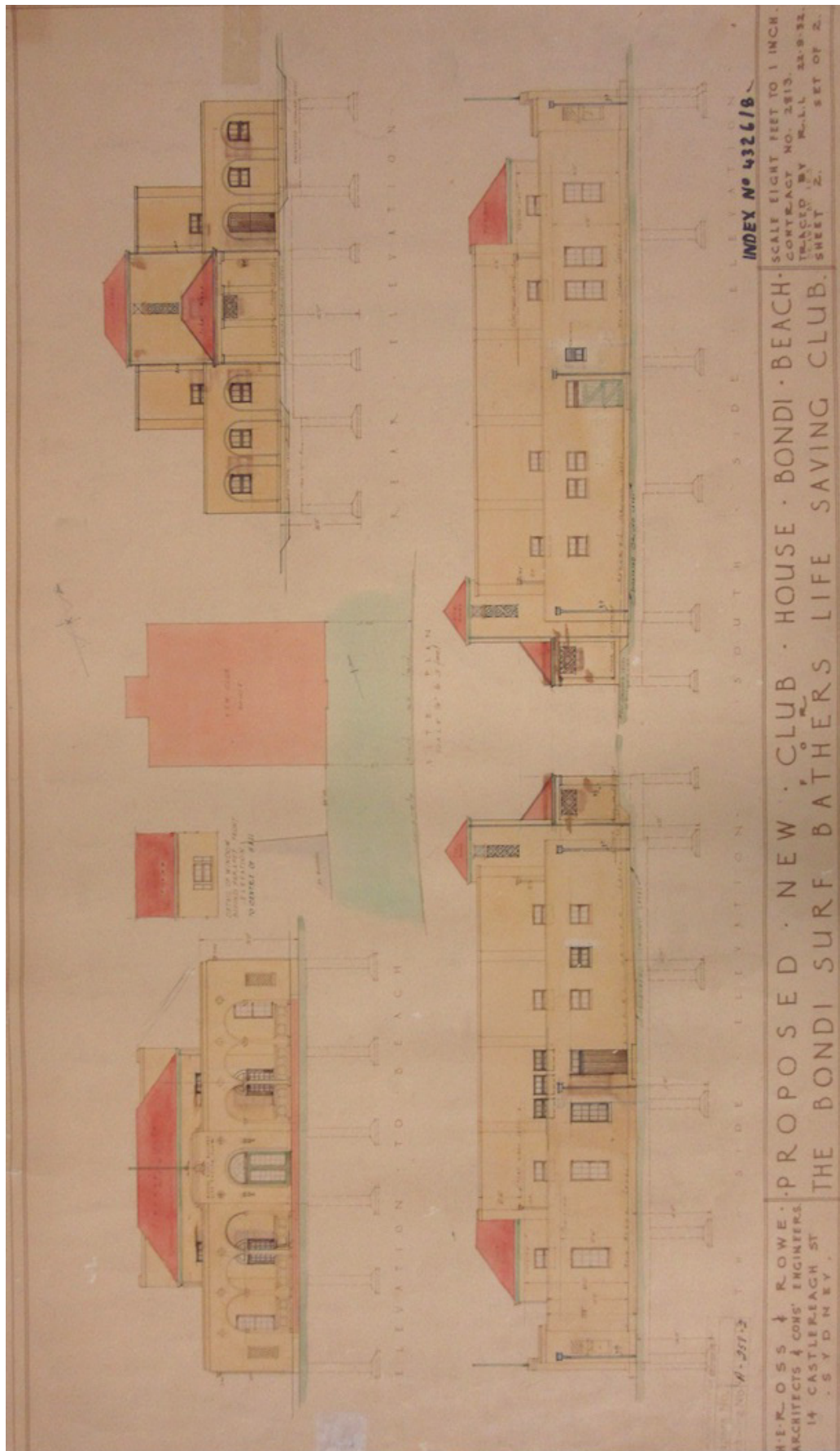
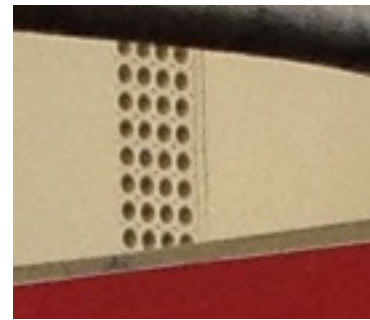


Figure 4.52: Drawing showing the original design of the surf club with the side rooms having flat roofs. The front elevation is similar to the revised scheme but the walls of the sunbaking terrace are exposed on the side elevations. The side and rear elevations are much plainer with square headed windows. *Note the rear stair tower.* Source: Jean Rice Architect, photographed at WC LSC.



Original 'cast cement ventilating panel' or grille to rear stair which allowed fresh air into the staircase.
Source: Jean Rice Architect

Figure 4.53: View of the rear of the Surf Club from the north, showing the remnant of the original stair and vent grille. Note also the intrusive air conditioning units and signage. Source: Jean Rice Architect

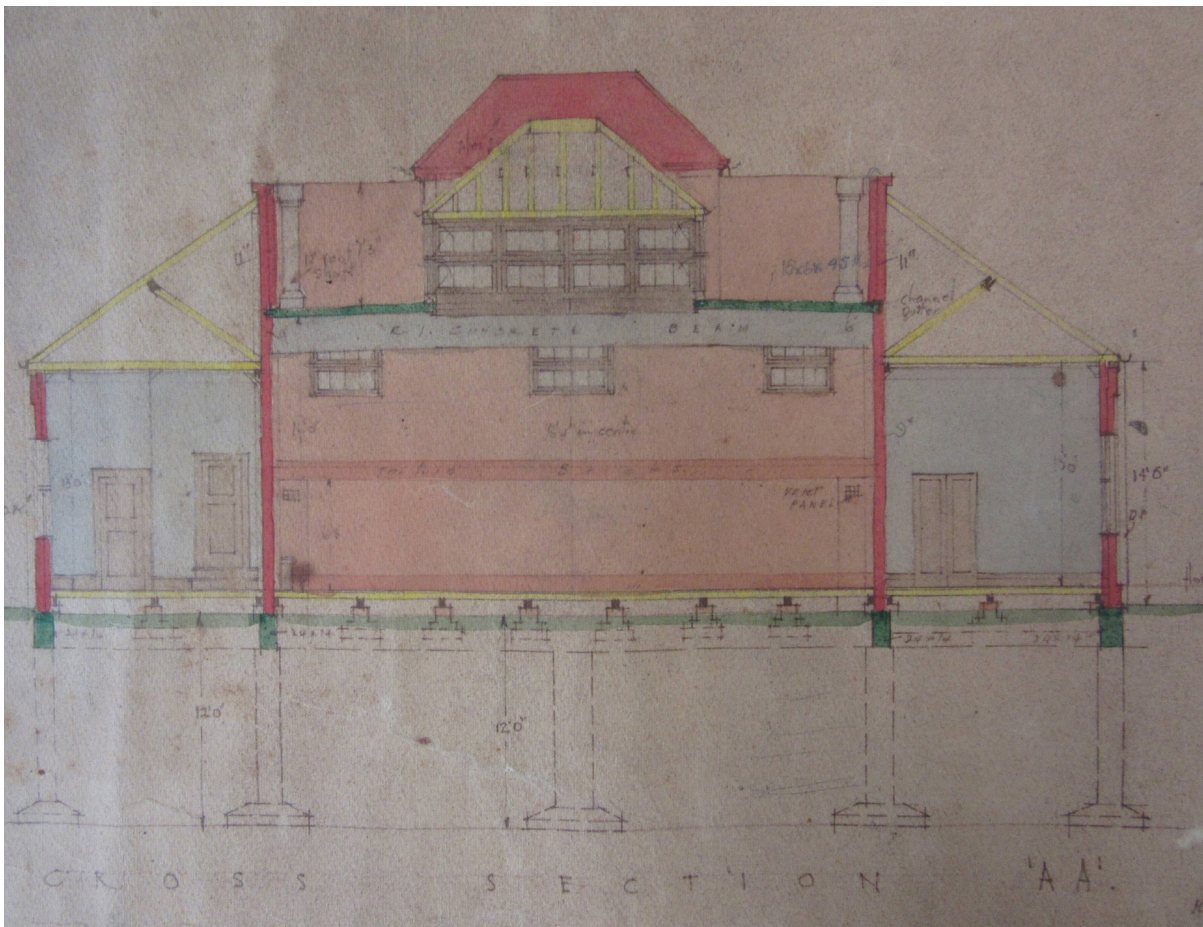


Figure 4.54: Section from the construction drawing showing the lantern in cross section (roof timbers coloured yellow). The pitched roof to the lantern was not built. A lower cost flat roof was built. The red roof behind the lantern is the rear stair roof. It is not known if the column vents at the terrace rear corners were built. The piles and piers are shown. Source: WC LSC.

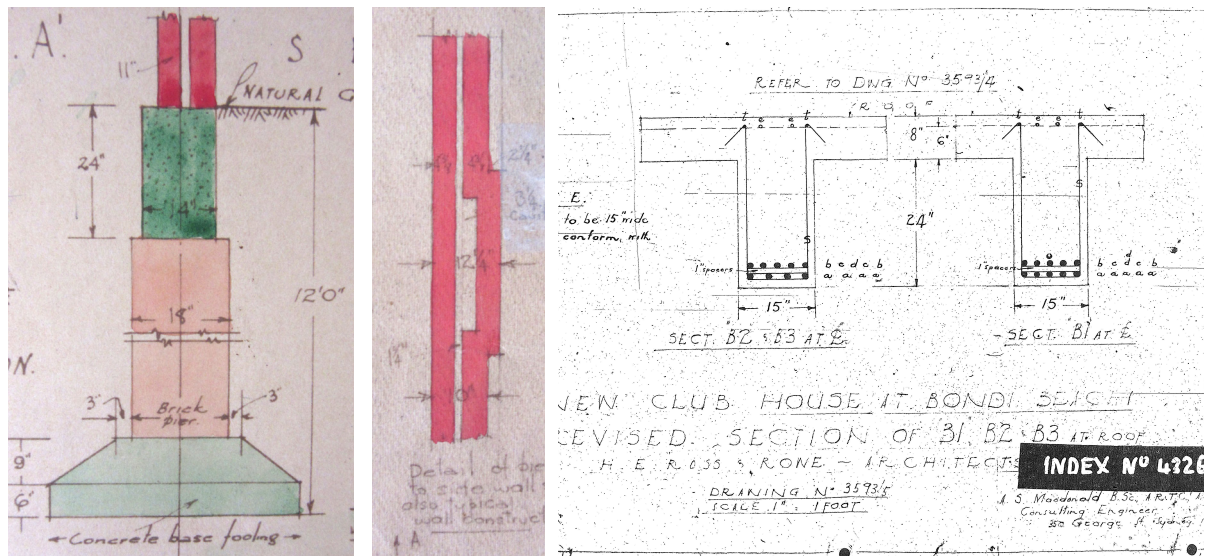


Figure 4.55: The original drawings show the 12' deep footing structure in section at left and the brick cavity wall structure in plan at right. Drawing conventions and notes indicate the concrete pale green/green and brickwork pink/red. The drawing at right is the engineers' drawings for the concrete beams over the hall Source: WLS drawings Waverley Council Index No 432619 (left and centre) but colour photographed Jean Rice and No 432603 (right)

4.8 STRUCTURE (INCLUDING FOUNDATIONS)

Unlike the majority of buildings in Sydney of this era, the drawings for the surf club show that the building was erected using a series of tall brick piers on deep concrete pads. The structure is shown in both the original and amended architectural drawings. The main walls are supported on concrete pads 4m (12') below ground level with brick and concrete piers (see following illustrations). This means that the ground in the vicinity of the piers will be highly disturbed as holes had to be dug to build the concrete pads and piers. There is a 600mm deep concrete beam at ground level under all walls. The timber floors are supported separately on smaller brick piers and concrete footings. The details of the reinforcing of all the concrete works is shown in detail in the engineering drawings held by Waverley Council.

The specification notes that the contractors were to allow for a depth of 12 feet below natural ground. The condition of the substrate is recorded on a drawing held by Council (figure 4.3). The notes indicate white drift sand to three or more metres deep and the rubbish fill at the front or grey sand. They hit water at about 6m (19'9"). The specification indicates that rubble drains were to be constructed 4m (12') away from each downpipe for the dispersal of stormwater away from the building.

The cavity brickwork is shown on the drawings as being 10 inches thick in total with galvanised iron cavity ties and lead dampcourses. At the piers the cavity is larger creating a larger void at the centre of the pier. The purpose of this is not known. The bricks are set in cement mortar. Hoop iron straps were built into brick courses (4 strands in external walls) and wall plates were held down with hoop iron straps. The main roof (now floor of the first floor room) is concrete, overall flat but falling to drains and is supported by deep concrete beams. Both the architects and engineers drawings survive showing the construction in detail, including reinforcing to concrete. The pitched roofs have traditional timber structural framing.

The following original plan (figure 4.56) shows the rooms that are described in the following sections. Section 4.14 and table 4.1 illustrate many of the historic details.

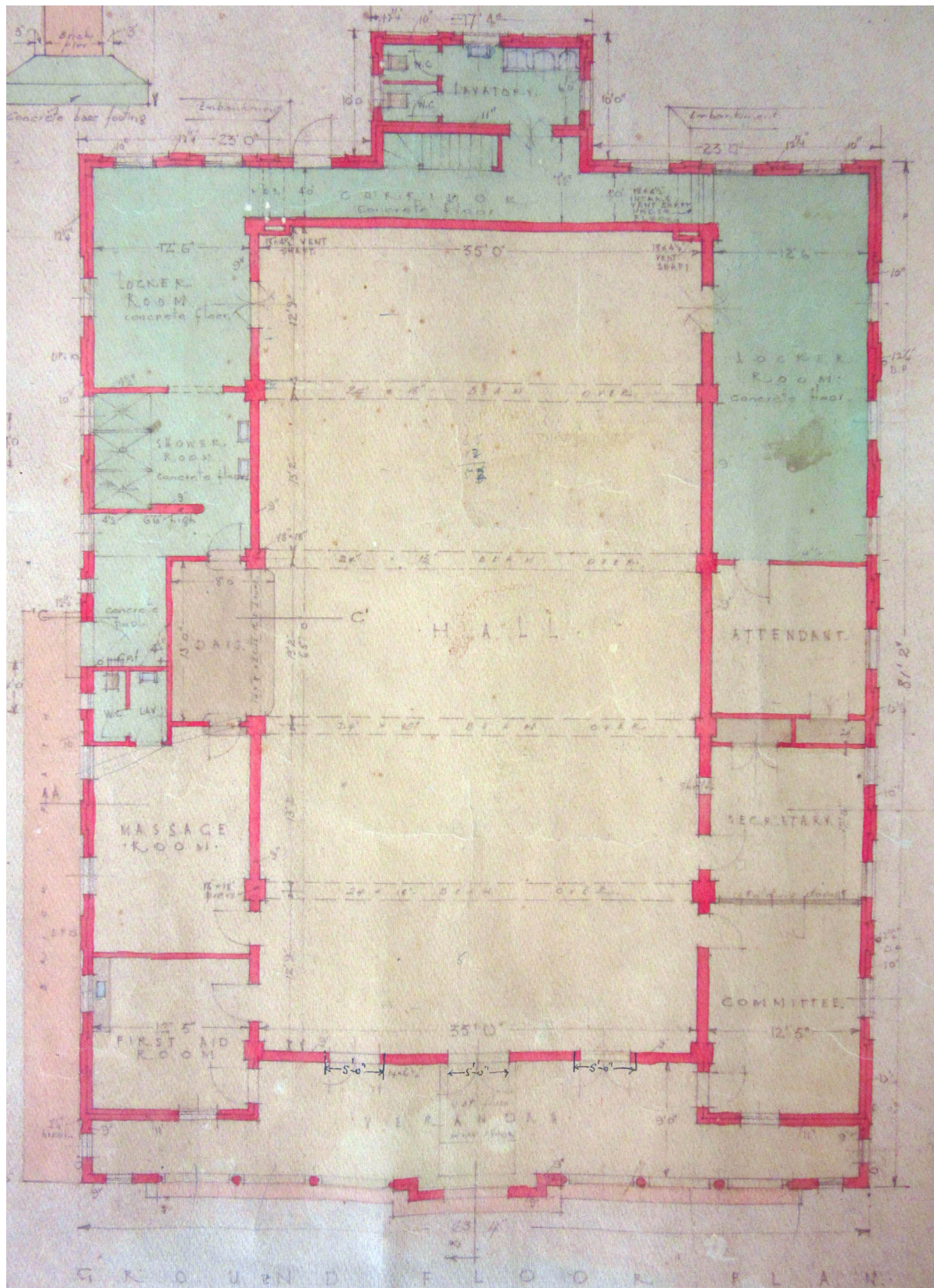


Figure 4.56: This extract of the amended 1932 ground floor plan differs from the first plan that had a side passage that was not built. Instead the attendants room and cupboards were built as shown on this plan. Note the colours are the standard drawing convention, green indicates concrete, red indicates brick and yellow indicates timber. Concrete floors were used in "wet" areas being change rooms and toilets. The brick plinth shown at the front remains today but the path at the side (left) would have been removed in late twentieth century repaving projects. Source: Waverley Council Index No 432616

4.9 MAIN HALL

The main space in the building is a central hall on the ground floor that maintains its original form internally with a high ceiling and concrete beams spanning across the hall, however the hall is no longer lit by a skylight as it was originally. The beams and supporting brick piers divide the space into five bays. The concrete ceiling originally also served as the floor of an external sun bathing deck but this has since been enclosed to form the club room above. It is likely that the original concrete slab remains under the timber flooring above. There are steel loops cast into the bottom of the beams and top of the rear and front walls presumably for suspending equipment within the space. See photos 4.57-60.

In the original design the hall was lit by high level windows as there are no external low level windows. These remain on the east wall of the building where they open onto the upper level front deck but have been replaced by modern fixed glazing providing light but not ventilation. The highlights are bricked up on the west wall where there have been additions. The highlights at the sides were eliminated when the design was revised in 1932 and the flat side roofs replaced with pitched roofs. These roofs meant that the highlights would have opened into the roof space and they were eliminated and replaced by vents only. A roof lantern was added to provide light. This was located in the centre of the hall and the recess in the ceiling is evident today. It is shown on the original drawings with a pitched roof but was built with a flat roof for economy. The lantern was removed in 1990 when the upper floor was built. It can be seen clearly in the 1975 aerial photos.

There are three pairs of double doors at the front, the centre pair with a semi circular fanlight over, divided by fine timber glazing bars. The fanlight is believed to be the only surviving piece of original joinery apart from the hall skirtings. The other two doors appear to never have had fanlights (not shown on the original architectural drawings) but instead have blind panels – evident in early photos as such. All the French doors have been replaced with modern doors in a completely different style.

The hall was designed to be unpainted, with face brick walls internally with a soldier course forming the skirting. There is another soldier course at door height with a projecting course of bricks above. There is also a projecting course at the level of the base of the concrete beams and the wall and ceiling above this level is smooth plaster or render. The specification called for special bricks (Wilson's textured bricks) to be used for the jambs and door heads of the door openings internally to the hall, the jambs of the stage recess, string course to hall walls at door head height and panel above the stage opening to be of special bricks. This was changed before construction to plain rather than texture bricks but still as unpainted features. The sequence of historic photographs shows that the brick detailing at door head height remained unpainted for some time after the remainder of the walls were painted with kalsomine.

Different brick colours can be discerned in historic photos indicating careful selection and placement of dark and light coloured bricks, with the colour in the soldier course contrasting with the colour of the header course above. The brickwork is now all painted white with the soldier courses picked out in dark blue. Whereas joints to be rendered were specified to be left rough the face brick joints were to be finished with a raked joint $\frac{3}{8}$ " deep.



Figure 4.57: View of the central hall showing the surviving semi-circular fanlight over the front door (centre) and the three highlights above. These were originally intended to be on the sides as well but were eliminated and the, now removed, central lantern added when the design was changed to have pitched roofs on the outer side of the walls. The infilled dais is to the right. In the central bay of the ceiling, with a light on each side, is the infilled former light well / lantern location. The ceiling and beams were originally kalsomined. Source: Jean Rice Architect 2019



Figure 4.58: View of the central hall looking towards the back wall. The added doorway to the rear stair and corridor is in the centre of the wall. In the rear corners below the now painted brick band are the vent shafts. The infilled dais is to the left. In the central bay of the ceiling is the infilled former light well / lantern location. The metal rings for slinging boats are visible on the underside of the beams. Source: Jean Rice Architect 2019

The decorative brickwork on each side of the original openings survives, a detail that also indicates the location of former openings now bricked in - such as that to the former locker room in the north corner shown to be bricked up in the 2005 drawings. New openings have been made to the side rooms and the rear stair and these do not have the brick detailing. The opening to the rear stair is especially awkward as that corridor is at a higher level and steps have been added within the wall thickness. The higher level would have been for the vents described in the next paragraph and because the ground level is higher at the rear and the floor of the original male toilets behind the stair was higher.

At the rear corners of the hall, projecting brickwork forms vents which in the original design are shown continuing through to roof top vents and under the adjacent floor at ground level to the outside. It is not known if these are still connected above ceiling height however the internal intake grilles survive, which are the same detail as the cast vents that survive throughout. These vents may no longer function due to inadvertent alterations.

At the centre on the left side of the room as you enter was a dais, a small stage recessed into the side rooms. It has been removed but brick detailing over it remains and the club crest, apparently in synthetic stone according to the specification. Ten hole ventilation panels remain in the upper portion of the side wall towards the front and back, opening into the adjacent side roof spaces. The vents are the typical concrete panels with circular holes used in the arcade pierced panels. Smaller three hole vents are in the front wall between and on the sides of the doors at about 2m above the floor and opening directly to the exterior.

The floor is timber narrow tongue and grooved boards. The rear section is covered with carpet and the timber cannot be inspected. A large section has been replaced to the whole bay near the front doors. Sections have also been replaced along the sides including where the dais was removed. The centre of the floor remains marked out as a ball court and there are brass plates with attached points or holes that appear to be for a net or ring but their use has not been confirmed.



Figure 4.59: Detail of a wall vent that opens into the roofspace. Below the concrete beam the walls are face brick - now painted. Source: Jean Rice Architect



Figure 4.60: View of the infilled dais with the surf club crest over. The soldier course of bricks that forms the skirting is also visible but is painted. To the right is the entry added in 1974. Source: Jean Rice Architect

4.10 SIDE AND REAR ROOMS (GROUND FLOOR)

On each side of the hall are single storey rooms (figures 5.61-74), the front two on each side originally opening onto the arcade as well as the hall. In the original design these had flat roofs but this was amended to have pitched tiled roofs. The rooms on the south were a First Aid Room, Massage Room with toilet, the Dais and south side entry, a Shower Room (the toilets were separate at the rear) and the Locker Room. On the east was the Committee Room with folding doors to the Secretary, Attendant Room and Locker Room. The sills in the locker rooms were higher for privacy.

The external walls are rendered brick and the openings have semi-circular arched heads set in recessed panels. Some have been obscured by additions and some windows changed to doors. The external window openings remain on the north side but two have been made into doors. One original door on the south side has been made into a window and the windows to the west removed or bricked in. The arched masonry heads remain but all the window joinery has been replaced. The sashes were originally divided into small panes but are now a single sheet of glass. The upper sashes originally had a semi-circular head but the modern replacements has a rectangular head which goes into a recess behind the outer brickwork. This change probably happened after the fire in 1974 or before.

There are modern suspended low false ceilings in all the side rooms. The suspended ceilings are about a metre below the underside of the original ceiling joists that remain in situ. The ceilings would have been replaced in these spaces after the 1974 fire and the false ceilings probably added in 2005-07. Charred timbers are visible in the roofspace over the side rooms - evidence of the fire.

The external walls and walls between the hall and these rooms remain. They are rendered and painted internally but appear to have been face brick originally in the former locker room as this is exposed above the false ceiling. The walls between the rooms are extensively altered. On the north side the central Attendant Room is the new side entrance and stair. The original plan had a side passage and door but this was altered on the revised plan. The earliest photos show the opening in the north wall was a window, not a door. It was changed to a door by 1990 and was changed again in 2005-07 when a stair was built to the first floor and fire doors inserted. This space and the office were originally separated by a cupboard, half opening into the Office and half into the former Attendant Room. The cupboard was replaced by a double thickness brick wall in 2005-07. Similarly the existing brick internal wall to the former Locker Room (now Nippers Office) had another thickness of brick added, presumably to achieve the required fire resistance. The front room on the right is now a small First Aid room, partitioned off from the Office in 2005. The Office originally had a folding wall to enable it to be divided into two, an office and committee room. The folding wall was possibly replaced by a solid partition in 1973 when it was the caretakers flat, and finally removed some time subsequently. An original doorway remains from the office to the hall but the door has been replaced. All the other doors in the north side rooms are altered with new doors in new openings and old openings bricked up. The floors in these front rooms was originally timber but is now concrete, probably replaced in 2005-07. The raising of the ground levels around the building would have blocked the sub-floor ventilation and may have resulted in the need to replace the floors.

The former locker room at the rear originally had a concrete floor but the floor now appears to be



Figure 4.61: Side stair looking up. Source: Jean Rice 2019



Figure 4.62: Side stair looking out. Source: Jean Rice 2019



Figure 4.63: Nippers Room wall to stair. Source: Jean Rice 2019



Figure 4.64: Nippers external door. Source: Jean Rice 2019



Figure 4.65: Office looking towards stair. Note false ceiling. Source: Jean Rice 2019



Figure 4.66: Female toilets looking towards rear, outer wall is to left, windows have raised sills Source: Jean Rice 2016



Figure 4.67: Front window of female change room. Original opening and sill height. Rectangular head to upper sash with masonry arched opening behind. Source: Jean Rice 2016



Figure 4.68: Female change room looking towards hall. Original opening with new door at left. Original closed opening behind lockers at right. Source: Jean Rice 2015

modern concrete. A cool room has been inserted into this space opening into the rear passage, used by the upstairs function centre. There were originally three external windows in this room but the centre one was changed to a door in 2005-07 and the sills lowered some time after 1966. There were originally double doors to the hall from the locker rooms but the opening has been bricked in.

On the south side the former first aid room at the front has been incorporated into the former Massage room to form the female change rooms. The internal masonry wall was removed in about 2000. Above the removed wall in the false ceiling space is a large steel beam which is sprayed in fire resisting material. The female toilets also incorporates the space formerly occupied by the dais (on the hall side) and a former toilet and the "wet" entry from the south side. The former wet entry door has been made into a window and the sills on the other three side windows has been raised. The front window sill onto the arcade remains at the original size. The door to the arcade has been bricked up and one of the doors to the Hall has been closed off. Entry to the change rooms is from the Hall via a new door in an original opening and to a new side passage west of the former dais. The west half of the former dais is now an accessible toilet opening onto a new side passage. This space was shown as a cool room on the 2002 plans but it is not known if this was ever in this location. The floors in these front rooms was originally timber but is now concrete, probably replaced in stages between 1974 and 2005-07.

The rear rooms on the south side were originally male showers and a locker room. It was accessed from the outside via a wet entry behind the dais. That entry had a concrete pool for rinsing feet. There is a new side passage with a new opening to the hall and to the 1974 addition (formerly outside wall). Part of the wall may be original. The other internal walls in this area have been removed and the external windows though the openings may remain but be bricked in. A large section of wall has been removed opening into the 1974 addition and the rear wall appears to have been completely removed for the construction of the squash court in 1974. Sections of the footings may remain but are not evident. There were originally double doors to the hall from the locker rooms but the opening has been bricked in. The area of the former showers is now toilets and the former locker area is now showers. The former locker room originally had a concrete floor but the floor now appears to be modern concrete.

At the rear is a corridor that originally linked the two male locker rooms. The floor is at a higher level, originally allow the passage of vents under the floor from the Hall to the exterior, and with three steps on each side. At the north the stair has been replaced by a ramp and on the south is no longer connected, the corridor obstructed by a new stair. Off the corridor is the rear stair which projects past the former outer wall. The stair enclosure remains but a new concrete stair was built in 2005-07. The male toilet was off the stair to the rear accessed via a door under the stair landing. The floor was at the higher level of the corridor reflecting the higher ground levels outside. All the original openings in the rear external walls have been bricked up and a new door installed to the boatshed. Remains of the arches recessed panel in the wall can be seen above that door. A remnant section of wall of the former male toilet remains on the south side between the boatshed and passage adjacent the former squash court. It shows the location of a former window. On the north side a new external door was added in 2005-07 providing an external entry to the corridor and stair. It has a semi circular head to match the windows and a modern fire door.



Figure 4.69: Typical - false ceiling space over female change room, masonry partition protruding. Source: Jean Rice 2015



Figure 4.70: Male locker room showers, former rear corridor on left. Source: Jean Rice 2016



Figure 4.71: Rear corridor looking south. New stair blocks former access. Source: Jean Rice 2019



Figure 4.72: Rear looking north. New external door, stair replaced by ramp. Hall on right. Source: Jean Rice 2019



Figure 4.73: New door to corridor from boatshed. Remains of external render panel visible. Source: Jean Rice 2016



Figure 4.74: Passage looking east. Recess upper left was window to former male toilet. Source: Jean Rice 2016

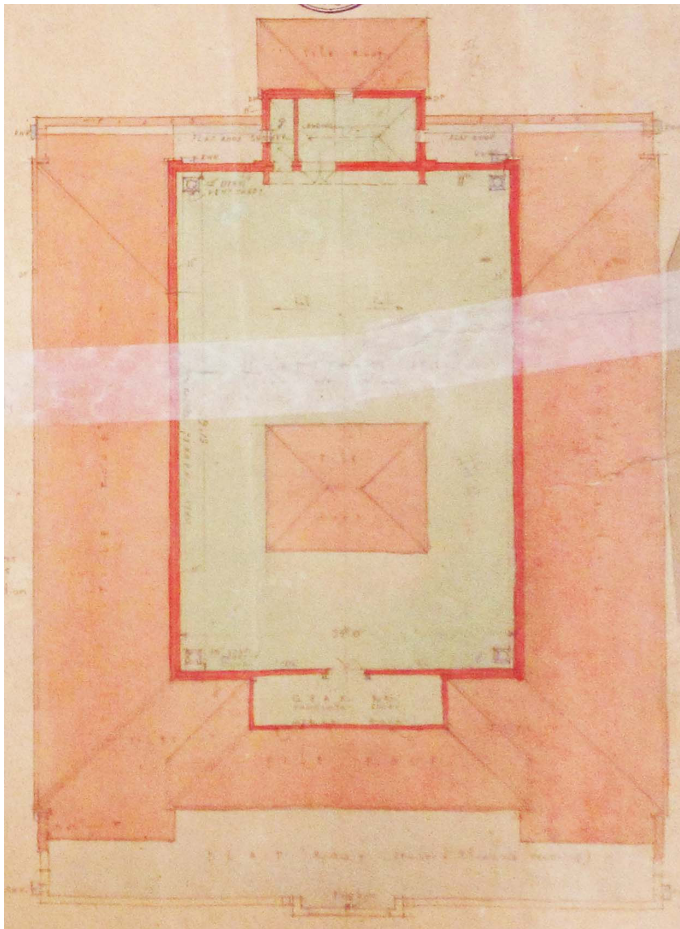


Figure 4.75: Original first floor plan showing the lantern in the centre and the sunbaking terrace and gear room. The side and rear walls shown red have been extended up from the hall below. The front wall is over the first beam in the hall below.

The central lantern was built with a flat roof not a pitched roof as an economy measure - as indicated in the specification. The height of the wall surrounding the roof terrace was also reduced. The rear stair walls (at the top of the image) remain today but the stair has been replaced, new openings made and the shower at the top of the stair removed (the outline is visible on the underside of the altered concrete flat roof).

The roof show adjacent the stair at the top of the image is the male toilet which was at the lower level. The room added in 1975 was in the area of the gear room (bottom of the plan) but was much larger and not within the roof form.

Source: Waverley Council Index No 432619



Figure 4.76: View showing the open space behind the parapet at the front. This area is at a lower level and was not originally linked to the sunbaking terrace. The highlight windows in the front wall of the hall open onto this terrace. The level of the parapet has been raised with glass panels, presumably for safety. The current stair is in a different location to that shown on the 2005 drawings but the location may have been changed during construction. Source: Jean Rice Architect

4.11 SUNBAKING TERRACE (NOW FUNCTION ROOM)

The stair to the original first floor sunbaking deck was located centrally at the rear. It was accessed from the two locker rooms via three steps on either side with a corridor at an intermediate level. The hall wall vents ran under this elevated passage. A new opening has been made in the rear wall of the hall giving access via two narrow steep steps to this corridor. The concrete stair itself is in a separate structure to the rear of the main part of the building. It continues to the upper sunbaking deck, now enclosed as the function room, and was expressed externally as a separate tower form with a hipped roof. Architectural drawings indicate this roof remained in the 1970s but was removed by 2002. The 1982 aerial appears to show a light colour flat roof but is not clear. The 2002-05 architectural drawings for alterations show retention of a flat roof over the stair (indicating it had already been changed), demolition of the stair and a new concrete stair within the original walls. The stair has been replaced in a different configuration but the walls of the stair tower have been retained, including the pierced ventilating panel at the rear. The windows have been altered and the pierced panels on the sides removed (figure 4.77-84)

The original sunbaking terrace (figure 4.75) had brick walls 1950mm (6' 6") high above the surface of a concrete floor and over the hall walls below. In the original design these were expressed as walls on both the interior and exterior and there was a flat concrete roof over the side rooms on the ground floor. The design was altered and pitched tiled roofs were built with the apex at the top of the terrace side walls thus concealing them. The original drawings describe the roof tiles as being "Roman tiles" and the profile is shown as curved. The walls of the sunbaking terrace remain and are visible in the roof spaces over the ground floor side rooms. They have been built into the later structure when the deck was enclosed to form a room. The front wall which was over the first beam in the hall (not over the front wall) has been removed and the space now extends to the front.

At the east of the deck, at the front of the building, was a small gear room and the tiled roof stepped out to enclose this room. By 1975 a radio room was built in this area, for viewing the beach. It was full width of the roof terrace but narrow, about 3m deep (shown in outline on the plan 1970s at figure 2.45). It had a flat roof and picture windows looking over the beach. At this date the "Roman tiles" had been removed from the side roofs and replaced with modern profile tiles and the configuration altered to create an eave (after the 1974 fire). Much of the original roof structure remains within the roof space, some charred where there was a fire. By 1990 there was a major new addition on the roof taking up about two thirds of the sunbaking terrace and removing the roof lantern. It had a large low pitch hipped roof with wide eaves and over-scaled, poorly detailed arched headed windows. A lower and narrow rear wing was built at the same time enclosing the pavilion side of the terrace, probably providing toilets and kitchenette facilities and undercover access from the original stair to the new room. This left the rear north corner as an open terrace which from aerial photos appears to have has artificial grass.

This space was enclosed in 2005-07 by extending the form of the front pitched roof and creating a large rectangular room. The facilities were left in the location of the lower rear wing. A timber floor has been installed over the whole area, now carpeted. At this time the access stair was added to the north creating a side entry. It is a generous stair with windows at the upper level and an open stair well. A separate stair



Figure 4.77: Function room looking to rear before redecoration. Source: Jean Rice 2016



Figure 4.78: Function room looking to front. Stair to front terrace to left of windows. Source: Jean Rice 2017



Figure 4.79: Function room bar area and toilet (far right) before redecoration. Source: Jean Rice 2016



Figure 4.80: Function room looking to side stair well added 2005, after redecoration. Source: Jean Rice 2017



Figure 4.81: Front terrace with flagpole left, highlights and vents to hall at right. In the background is the roof to part of the female toilets under. Source: Jean Rice 2015



Figure 4.82: Rear stair, original vent on right with altered window over. Stair to gym across landing. Line of former shower in concrete ceiling arrowed. Source: Jean Rice 2019



Figure 4.83: Gym over former squash court looking into former VIP room. Source: Jean Rice 2016



Figure 4.84: Rear terrace with shade structures, after redecoration (since faded). Source: Jean Rice 2017

was also added to provide access the lower front terrace (figure 4.76). The awkward levels required a small stair and landing up at the front north corner of the room and the steel stair runs over the tiled roof below. The terrace is shown on the original drawings as a flat roof of timber with a bituminous covering. It is now finished with modern floor tiles presumably over the timber structure. The hall highlights open onto this terrace. Drainage is to the sides via rainwater heads and the upper level downpipes have been run to discharge here directly reducing their capacity. A glass balustrade has been added to the top of the front parapet, presumably to provide ordinance compliant height. The flagpole over the front entry can be accessed from this terrace. There is a section of tiled roof on each side of the terrace that is over the side rooms below, that project forward of the front wall of the hall and upper floor room. The roof space under can be seen from the ceiling space of the side rooms. The terrace and adjacent roofs are vulnerable to water entry or flooding if drains block or in storms.

Further changes were made recently and the function room was redecorated. The bathrooms and kitchenette/bar remain along the south wall. The room is shared by the club, who use it for meetings and functions, and a commercial operator who since 2016 has run it as "The Blue Room" function centre.

To the rear is a larger outdoor terrace over the boatsheds which have a flat concrete roof and masonry parapet that doubles as a balustrade. This terrace is accessed from the rear stair middle landing and a new doorway in the stair tower north wall. The level of the landing and terrace differ and an intermediate landing has been built adjacent the hall rear wall with two steps down to the terrace. This was built over the former flat roof over the rear corridor and necessitated bricking in the rear highlight window to the hall. At the rear of this terrace are three permanent large rectangular umbrellas. A small shed has been constructed as a skillion roofed lean-to against the walls of the squash court building and the rear stair. It is used to store chairs, tables and the like for use on the terrace. The terrace is used in association with the Blue Room function centre and by the club for informal gatherings.

4.12 ADDITIONS ADJACENT

There have been major additions to the building since the mid 1970s (figures 4.85-92). A gear room was built at the rear in 1951 and replaced by a boatshed in 1966. Initially the male toilet remained its roof still shown in drawings above the boatshed lean-to in 1970. The 1966 boatshed roof was not accessible. It appears there may have been a yard in this location previously but this is not confirmed. The boatshed was doubled in width in 2005 and a new concrete roof built over both spaces. The male toilet and toilet roof had been removed previously. Five small square windows were reused in the rear wall of the new section of the boatshed and roller doors added to the north. The floor level is lower than the main hall floor and about half a metre lower than the ground at the rear which rises toward the west and the motor park. There are substantial stormwater drains in the concrete floor allowing for boat washdown etc. Against the rear wall of the original building are masonry piers supporting the concrete slab over. The spaces between them are used as a bar cage (housing gas bottles etc.) and other storage for the function centre. The space is used for storage of all terrain vehicles used on the beach for patrols, surf boats used in competitions and surf boards and other rescue equipment. Club barbecues are stored at the rear and the surf reels used in competitions are stored on the rear wall of the stair tower.

There was a major addition to the south and west in 1974, coinciding with the fire which required extensive repairs to other parts of the original building. The addition housed a double height squash court and toilets, locker rooms and showers at the lower level. At the upper level was a 'VIP' Room over the locker room, also used as an office. It is cavity brick, rendered and painted with windows at the over level with arched heads. These additions are poorly detailed with low pitched roofs, wide eaves and openings which do not match the design of the original surf club or the adjoining pavilion. The drawings by Stephen Klein and Associates show a much more sympathetic and less obtrusive roof line and eaves detail and it is not known why the design was changed. *These additions encroached on the open space between the surf club and pavilion impinging on views and concealing parts of the original building.*

The squash court remains and is on the other side of the rear stair tower to the boatshed running from the stair towards the pavilion. There is a passage between the squash court and the boatshed with a door to the rear and an opening to the boatshed. There was originally a gallery over this passage to view the squash games. The door to the squash court has been widened and a large opening formed. The timber floor remains in the squash court with the line markings. The court is now used as a surf craft store with racks along the sides and in the centre. A new floor has been added over creating the upper level gym and forming the ceiling of the board store. The only access to this space is through the boatshed.

Also part of this addition was an addition to the male locker room, a bunk room, a gear room and a new wet entry into a clear roofed light court. The original side entry was closed off. The locker room addition required removal of a section of the original side wall of the club house. The bunk room ran along the end of the squash court with a door to the rear and was associated with a program of bringing children to visit the beach. It was converted to a caretakers room and a wall and door added from the locker room. It continues in this use. The gear room was at the east and has recessed rendered panels with arched heads at the front and was accessed from the light court. The space is now the Inflatable Rescue Boat (IRB) store and an opening has been made in one of the panels at the front and a roller shutter added. The room has work benches, storage for outboard motors, fuel and motor spare parts storage, rack where IRB are store stacked and space for the trailer used to move IRBs to the beach. Motor testing is done on the paved area to the front. The light court has been altered and now has a steam room/sauna *and the wet entry has been roofed with clear sheeting.*

On the upper level the VIP room was access via a separate stair at the rear of the main hall. The floor level is at an intermediate height - lower than the function room. In 2005-07 a new concrete floor was inserted into the squash court forming a floor at the level of the former VIP room. An opening was made between the rooms and the whole space is not used as a gym for fitness training for club members. Additional toilets were built in part of the former VIP room serving the gym and the function room. Access is via a concrete stair down from the upper landing of the rear stair and the timber stair in the hall was removed.

In the most recent development, with drawings dated 2002 and 2005 and built by 2007, the whole of the upper deck was enclosed with the roof form and pitch and building proportions and window details matching the 1990 sections. The upper level of this is described in detail earlier in this report under the heading Sun Baking Terrace (Function Room). At this time a the stair and north side entry was created



Figure 4.85: Rear terrace showing landing and entry from rear stair. Source: Jean Rice 2016



Figure 4.86: Rear terrace with storage shed at right. AC units on flat roof of rear stair. Source: Jean Rice 2016



Figure 4.87: Boatshed with ATV and trailer. Bar cage for function centre in background. Source: Jean Rice 2016



Figure 4.88: Male locker room in 1974 addition looking towards caretakers room. Source: Jean Rice 2016



Figure 4.89: Boatshed with competition surf boat and surf craft on racks. Source: Jean Rice 2016



Figure 4.90: Former squash court with racks of surf skis and boards Source: Jean Rice 2019



Figure 4.91: IRB room, two boats stacked on a trailer in front and two on wall racks at rear. Source: Jean Rice 2017



Figure 4.92: IRB room outboard motor, spare parts and tool storage Source: Jean Rice 2017

with a projecting bay and a porch with a parapet at ground level and a new hipped roof at first floor level. The boat storage area was extended as described previously. The squash court was subdivided as noted above and more toilets were added on both floors.

The series of additions have compromised the original club that was designed to match the pavilion. Much of the original fabric remains though some details have been lost such as the external lamps on the front wall and the 'Roman tiles'. The additions are over-scaled and dwarf the original structure and are poorly detailed in relation to the early buildings with poorly proportioned openings and inappropriate domestic style roof forms. They fill up the open space between the club and pavilion and impinge on views.

4.13 EXTERNAL PAINTING AND REPAINTING

The exterior masonry of the building was always rendered and painted however the colour and type of paint used has varied. Originally the paint was "one coat of lime water and two coats of limewash consisting of lime and tallow with best quality fine rice powder incorporated and tinted as directed. The mixture to be properly mixed and strained and applied by brush". This mixture would have been porous and allowed the building fabric to breathe.

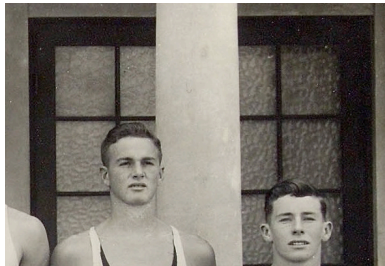
The BSBLSC was repainted by Council in 2017, as was the pavilion and the same wall colour was chosen, as was the case historically. Some serious issues of paint adhesion were noted – particularly in exposed areas or where there was water entry from above into the wall. The most recent coats of paint on the buildings are a 'plastic' type paint that forms a skin and peels off. The paint films are trapping water behind and bubbling. Bubbles were pierced in several locations on the pavilion and surf club and water poured out and ran down the wall. In some places the water is brown and this may be rust and an indicator of other deterioration. The paint film is failing by loss of adhesion often peeling off in many layers back to early dissimilar type paint layers. The earlier paint layers are chalky. The strength and integrity of modern paint means the layer stays intact but its adhesion to the substrate fails. The current paint system being used is Dulux Weathershield. Council staff are aware of the issue but the budget and program did not allow removal of the impermeable existing paint at this stage. A report on the paint colours and issues is appended to this CMP.

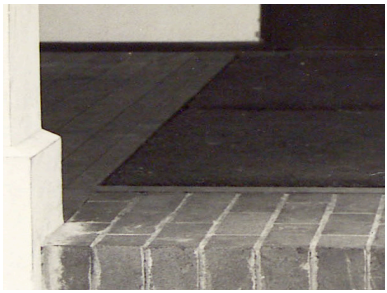
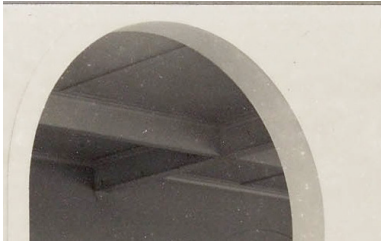
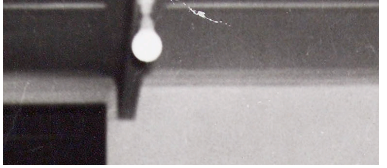
The original parts of the building are painted in a light colour AS X33 Warm White matched to the original paint as investigated on site. The additions are painted a slightly darker shade (Magnolia or half Manilla) to distinguish them and to interpret the original parts of the building.

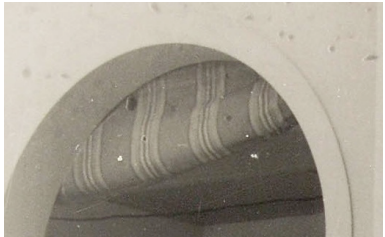
4.14 SURVIVING AND MISSING HISTORIC DETAILS

Historical photos have been analysed in comparison to the building and the original surviving elements identified. These are shown in the following table as extracts of historic photos. The main elements that have been altered, such as the doors, are also shown. Changes to the external detailing were often made as the original element had been damaged or deteriorated in the salt-laden air. Elements such as the front doors have been replaced at least three times. Damage to the building during break-ins and by fire also resulted in changes to the detail. The photographs are those digitised by the BSBLSC (DM digital masters) or are used in full elsewhere in this plan where their source is indicated in the table.

Table 4.1: Extracts of historical photos showing original surviving building details and elements (see previous paragraph).

AREA	ELEMENT	ORIGINAL	DATE ALTERED	DM #	THUMBNAIL
Windows	Double hung, small paned, cast glass	Modified. All original sashes replaced. Not confirmed if frames replaced	After 1974 fire. Window sill raised. Top sash with curved head replaced with sash with square head going up behind masonry wall.	1949 ANMS 1405 [524]	
Front Door	Fanlight	Original. Timber with obscure glass panes	Not altered	45	
Front Door	Multi pane glazed double doors	10 panes of obscure glass each door. Timber rails and glazing bars.	c1955. Four panelled doors below by 1956. Later replaced with doors with different glazing divisions, changed to open inwards.	33	
Front Door	Pairs of doors with four timber panels each	Replaced the original glazed doors	Replaced original by 1956. These in turn have been replaced by modern doors with 4 smaller glazed panels	593	
Flanking Doors	Multi pane glazed double doors	10 panes of obscure glass each door. Timber rails and glazing bars.	Replaced with modern solid doors with fake mouldings. After 1961 when shown in photo DM 694.	57	

AREA	ELEMENT	ORIGINAL	DATE ALTERED	DM #	THUMBNAIL
Arcade Flooring	Modern tiles. Substrate not known. May be modern concrete or fibre cement sheet.	Replacing earlier timber flooring (tallowwood) with mat recess at door (as shown in photo)	Unknown	389	
Ceiling	Sheeting with battens over joins. Included manhole for ladder access to terrace over to change flag.	Fibro (asbestos cement) sheeting. Beam in photo under gear room above.	Likely to have been replaced after 1973/4 fire	054	
Light Fitting in Arcade	Opaline glass light shade	Pendant light fitting with glass shade	Replaced	45	
Light Fitting on verandah	Bare light bulb	Shade possibly broken	Ceiling now replaced and light is modern Oyster fitting	97	
Front Roof Terrace	Ladder to front roof terrace	At south end of verandah. Visible in various photos.	Removed, probably following the fire in 1973/74	97	
Perimeter	Timber seating outside building	Steel frame with timber slats	Modern seating in park. Not adjacent to the building	196	
Paving	Brick herringbone Paving	Herringbone brick paving in common bricks	Probably replaced mid 1980s as part of improvements to QE Drive	376	

AREA	ELEMENT	ORIGINAL	DATE ALTERED	DM #	THUMBNAIL
Arcade	Columns and Arches	Original. Columns precast reinforced concrete and appear to have been unpainted (or a sand finish) in this photo.	Not substantially altered.. Columns have now been painted white. Some parts of the projecting capital are missing.	42	
Arcade	Canvas blind	Possibly original or added by c1950, now removed. Metal brackets in wall possibly remains of fixings	Unknown	54	
Arcade	Solid balustrade. Cement rendered brick	Original	Not altered	54	
Front wall	Patera, rosettes, shield and wording	Original. Precast synthetic stone as described in specification	Not altered, Date painted on post 1975. Some render detail is missing in the shield.	291	
Front wall					
Front wall	Brick Plinth	Original. Front steps were also brick.	TBC Plinth remains but front steps covered by concrete ramp and paving level raised	54	

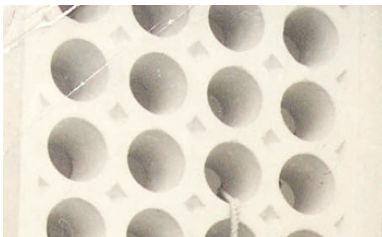
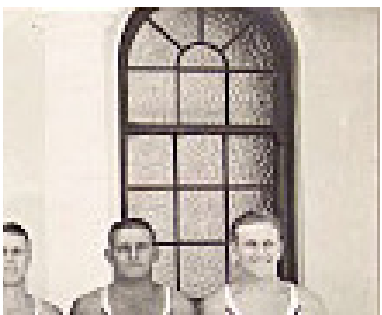
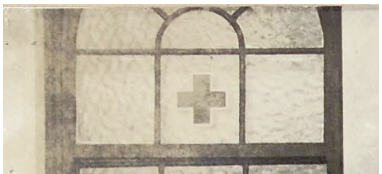
AREA	ELEMENT	ORIGINAL	DATE ALTERED	DM #	THUMBNAIL
Walls	Triple vent	Original. Precast cement vent. Same detail used internally	Not altered	58	
Walls	Screen	Original. Precast cement screen composed of a series of precast elements of a similar detail to the wall vent.	Not altered other than paint colour (except stair tower where side vents were removed and rear vent glazed internally).	123	
Front wall	Wall mounted lamp	Removed	Date of removal not known. Similar examples survive on contemporary buildings eg former Manly Bathing Pavilion	45	
Exterior walls	White colour scheme. One coat lime water, two coats lime wash (lime, tallow, fine rice powder) 'tinted as directed'	Original white walls and dark painted windows.	Repainted, wall colour darker by c1950. Columns, windows, front bay painted white by c1965. 2017 repainted original colour	406	
Exterior walls	Concealed gutter with no eave.	Downpipe connecting through top of wall. Roof tiles 'Roman' half round terracotta	Altered after 1974 fire. Eaves added by extending rafters down resulting in a lower gutter..	1949 ANMS 1405 [524]	
Windows	Double hung, small paned, cast glass	Modified. All original sashes replaced. Not confirmed if frames replaced	Many remained in 1974 but believed to have been replaced in 1974 after the fire.	366	
Windows	Red Cross sign to ambulance or first aid room. To front south window	Sign Removed	By 1958	58	



Figure 4.93: Surf Reels in storage in the boatshed.
Source: Jean Rice 2016



Figure 4.94: The evolution of Australian surf boards, part of the Surf City exhibition. Source: SLM Website



Figure 4.95: The Bondi standard was taken overseas from 1940-45. On it are nearly 90 colour patches collected in war zones from Palestine to Bougainville. Source: Jean Rice 2016



Figure 4.96: The Silvertown Rubber Company Life Saving Challenge Shield features a life buoy and anchor around a rescue scene etched in silver. Source: Jean Rice 2016

4.15 THE COLLECTION - MOVEABLE HERITAGE, ASSOCIATED ITEMS AND RECORDS

There is a wide range of moveable heritage associated with the BSBLSC that adds substantially to the significance of the place and provides the opportunity for future research. See examples in photos 4.93-98). The Waverley local studies library holds a wide range of records and materials relating to the club and Bondi more generally. They include Council minutes, the Waverley Engineers plan collection, collections of photographs, scrapbooks and a range of reports. Specifically for the Surf Club there are meeting minute books, rule books, leases and other records, photographs, the original watercolour architectural drawings and the specification and the engineering drawings as scans. Many of the records were accessed for this report but not all.

The David Souter paintings / murals from the BSBLSC are now held in the National Maritime Museum depicting Bondi and World War One and painted in 1921 and 1934. A series of the clubs historic photos have been digitised and are available on line at Digital Masters. It is understood that many of the originals are held by Council. The BSBLSC has a large collection within the surf club including trophies and memorials and a range of early surfboards including one which has been turned into a memorial. There are also surf reels, no longer used for rescues but used for competitions. The club also has a display of historic images and a range of papers in off-site storage that are currently inaccessible. Club records are spread between the library, the club and their store.



Figure 4.97: 1910 Beggs Whisky Trophy presented Brown Joske & C.L. for competition between surf and athletic clubs. Features waratahs, flannel flowers, surf scenes. Source: Jean Rice 2016



Figure 4.98: John Cox died a prisoner of war in 1943. His wooden surf board was made into a memorial board with the AIF symbol. Source: Jean Rice 2016

The now closed Museum of Life Saving at Bondi Icebergs holds items such as a surf reel but is currently closed and the current contacts on the website are not up to date. The museum has not been able to be inspected. Some of the moveable items were displayed in an exhibition at the Museum of Sydney in 2005-6 (figure 4.94). The items included swimsuits, posters, surf boards and reels, deck chairs, postcards, photos, plans, paintings, signs, flags and many other items. The National Museum of Australia held an exhibition in 2007 called 'Between the Flags: 100 Years of Surf Lifesaving'. There is also film footage held in the National Sound and Film archive such as that of Queen Elizabeth's 1954 visit and other many events at Bondi.

Many libraries hold collections of photos and glass negatives, photo albums, manuscript materials and books about Bondi generally, including the surf club. There is a large range of published literature and art. There is also a large range of artistic, and not so artistic, advertising material featuring Bondi - including posters for events such as festivals and surf carnivals. Some of Australia's most prominent and well loved art is about, inspired by or somehow relates to Bondi and earlier artworks are inspiring new generations of artists. It is beyond the scope of this study to identify or catalogue these items but they are clearly extensive and contribute to the cultural significance. They offer research potential in many fields.

4.16 INTANGIBLE HERITAGE - TECHNOLOGY, IDENTITY AND ICONOGRAPHY

This section discussed and illustrates the intangible heritage of the BSBLSC preceded by a discussion of what intangible heritage is. The concept of Intangible cultural heritage is a particularly important aspect of cultural significance at Bondi. UNESCO states that

Cultural heritage does not end at monuments and collections of objects. It also includes traditions or living expressions inherited from our ancestors and passed on to our descendants, such as oral traditions, performing arts, social practices, rituals, festive events, knowledge and practices concerning nature and the universe or the knowledge and skills to produce traditional crafts.

While fragile, intangible cultural heritage is an important factor in maintaining cultural diversity in the face of growing globalization. An understanding of the intangible cultural heritage of different communities helps with intercultural dialogue, and encourages mutual respect for other ways of life.

The importance of intangible cultural heritage is not the cultural manifestation itself but rather the wealth of knowledge and skills that is transmitted through it from one generation to the next. The social and economic value of this transmission of knowledge is relevant for minority groups and for mainstream social groups within a State, and is as important for developing States as for developed ones.

UNESCO goes on to say that intangible cultural heritage is: traditional, contemporary and living at the same time; inclusive; representative and community-based. This study addresses some of the intangible values and significant uses – in enough depth to establish that intangible values are significant. Detailed study of intangible and social values is beyond the scope of this study and could be the subject of standalone studies. There is research potential about Bondi's intangible heritage values.

One key aspect of the place's intangible values are the concepts of the lifesaver, the beach goer and the sun bather. The image of the lifesaver as an icon of masculinity, mateship, fitness and community service, is intimately linked to the BSBLSC. For example the Bonds Chesty Bond character of the 1930s was depicted as a club member, often at Bondi and at the club. Women were excluded until the late twentieth century. The concept was expressed as follows in 1910:

The lifesavers represent the very highest class. They are the Samurais, the oligarchs, the elite. They strut the beaches with superiority that is insolent, yet at the same time, tolerant ... of lesser breeds - a gladiator class, envied by all the men, adored by all the women.
Lone Hand, 1 January 1910¹

The surf lifesaver is an Australian icon. The symbols linked to our perception of the Bondi surf lifesaver have changed over time, since the club's establishment in 1907, in response to the gaining of knowledge, the evolution of equipment and advances in technology. The "brand" identity of the club (the logo, flag and costumes) has also evolved with changes in techniques, technology and bathing laws reflecting the

¹ Between the Flags - 100 Years of Lifesaving Exhibition, The National Museum of Australia



Figure 4.100: 1910 logo from annual report with surf reel inside RLSS life buoy. Source: WC LSC



Figure 4.101: 1926 logo from annual report with surf reel and waves. Source: WC LSC



Figure 4.102: 1950 logo from annual report, similar to 1926, lettering and wave forms differ. Source: WC LSC



Figure 4.103: Current logo with different form of lettering and waves. Source: BSLSC website

essence of lifesaving over time (figures 4.100-103). However the new logos, flags and costumes etc have clearly developed from the old with the club colours remaining blue and white in quarters for the cap, and the graphics referencing the historical development of the surf reel at Bondi.

The Royal Life Saving Society which had its origins in England in the late nineteenth century, developed still-water rescue and resuscitation techniques. With the start of ocean bathing and the birth of the Australian surf lifesaving movement it soon became apparent that the techniques and equipment developed for regular water rescues were not sufficient for the Australian surf conditions. Early costumes of the Bondi Surf Bathers Life Saving Club have a logo to the left of the chest that is closely modelled on the life buoy logo of the Society. With the formal establishment of the club and the invention of the surf reel as well as an the improvement of the lifesaving techniques, taught by the Society, to adapt to ocean surf lifesaving technique, the Club's logo also changed reflecting a movement in its own right, depicting a life buoy on the outside with a surf reel and the letters of the club name on the inside. Later the life buoy was removed in the logo designed by Souter.

The 2007 exhibition at the National Museum of Australia, 'Between the Flags', marked 100 years of lifesaving in Australia and described the invention of the surf reel and developments thereafter as follows:

The Surf Reel

The surf-reel was one of the first pieces of equipment designed for surf lifesaving and replaced the lifebuoy and rope.

Lyster Ormsby and Warrant Officer John Bond made a model using a cotton reel and two hairpins. From this, a local coachbuilder built a full-sized surf reel. It was made of a cedar drum mounted on a wooden frame with a handle to pay out or wind in the rope. A brake was added soon after.

Surf-reels were replaced by rescue tubes in the 1970s.

The Surf Belt

Surf belts connect the line from the surf-reel to the lifesaver.

The first belts were made of cork but swimming in them was difficult and there was no way of removing them in an emergency.

After a lifesaver drowned when his line became tangled, Steve Dowling designed a belt with a quick release pin. Yet the cork belt, now with fewer corks but with no easy release, was preferred.

Following two similar deaths in 1950, the Ross safety belt, a modified version of the Dowling belt, became standard.

The Surf Boat

Walter Biddell of Bronte SLSC designed the first purpose-built surfboat.

The Albatross was a double-ender crewed by three rowers and a sweep.

In 1913 Fred Notting of Manly improved the design, making it long enough for four rowers. Known as a banana boat because of its curved ends, it was equipped with a line and belt, knife, signalling flags and a shark spear.

The banana boat was replaced by tuck-stern boats in 1946.

Since then, the only changes have been in materials, not design.

Patrolling from above

Helicopters enable surf lifesavers to rescue swimmers in heavy seas and transport injured swimmers to hospital for medical attention. They make rescues quicker and safer for all involved.

The surf lifesaving helicopter service began in Sydney in 1973. It expanded to the Gold and Sunshine coasts in Queensland and by the 1980s, was operating in Victoria, South Australia and Western Australia.

The Sly family had been rescuing people from the harbour and the surf at Manly for many years, however their boats were not initially purpose designed. At the Manly surf carnival in 1908/09 it was announced that 'there will be competitions on the beach, and the Sly Brothers will give an exhibition of 'shooting the breakers' in the surf boat.'² Resuscitation techniques in surf life saving have equally improved with advancements in emergency response technology and medical progress as described following:

The Schafer 'prone pressure' method was adopted in the early twentieth century. This method relied upon the patient being laid face-down while the rescuer pressed on the patient's lower back. The technique was designed to force exhalation and drain water from the lungs.

² Evening News 20 Jan 1909



Figure 4.104: Surf reels and members c1917 in front of the new club house. Source: BSBLSC 506



Figure 4.105: The club's first surf boat "The Johnnie Walker" was won in competition in 1925/26. Source: BSBLSC 217

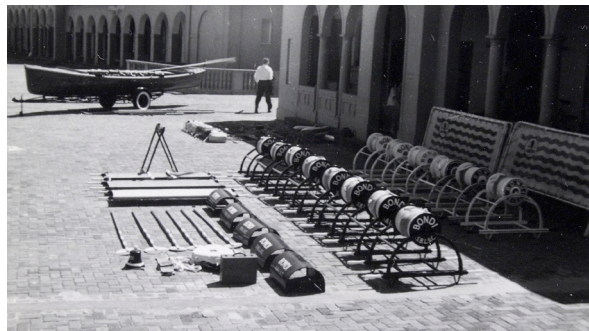


Figure 4.106: The latest equipment displayed outside the club house in the 1940s. Source: BSBLSC 220



Figure 4.107: IRBs used for rescues from the 1970s replacing surf boats except in competitions Source: Brawley p262

Dr Frank Eve devised the Eve Rocker method in the early 1940s; this method incorporated a board that was used in conjunction with the Schafer method. While successful to some extent, the Eve Rocker/Schafer method combination was eventually found to sometimes cause water in the patient's stomach to drain into their lungs. This led to the eventual adoption of expired air resuscitation (EAR) and cardiopulmonary resuscitation (CPR) techniques, which now assist surf lifesavers in around 25,000 first aid actions across the nation each season. Modern equipment such as oxygen units and defibrillators gives the surf lifesavers a valuable advantage in the resuscitation process.³

Just as important as acknowledging the change of the physical fabric of the BSBLSC building to accommodate increased numbers of members, acquisition of new gear and the change in operations, it is important to view the physical evidence of the development of the club's iconography as an integral component that attributes to the overall significance of the place.

A chronological table was prepared for this report showing the evolution of some of the BSBLSC's intangible heritage, the gear, the progress of the Bondi lifesaving movement, changes in the costumes and the logo over the last 110 years. It has been included as [Appendix G](#) instead of in this section at the request of the [then](#) NSW Heritage Division as part of the endorsement process. Some of the illustrations are used in this section. Refer to [Appendix G](#) if more detailed information is required. The information in the table in the appendix depicts only a selection of events, advancements and designs. Further research may be able to construct a complete chronology and more inclusive picture of BSBLSC's cultural identity.

4.17 CONDITION AND INTEGRITY

The integrity of a heritage place, or a component of a heritage place, represents the degree of intactness of that place or component in relation to its assessed significance. As a whole the Bondi Beach Cultural Landscape (BBCL) has a high degree of intactness in terms of its essential landscape form, its uses and for its site planning and layout, such as the roads, paths and buildings associated with the 1920s Improvement Scheme and the prominence in that scheme of the Bondi Surf Pavilion.

While the overall form of the landscape is intact little of the original landscape fabric survives particularly in the vicinity of the surf club where all the early plantings died. The area has been re-grassed many times with ground levels and paths raised. The path north of the club has been realigned and repaved in modern bricks and changed in width. The tunnel adjacent has been partly filled in. New elements have been introduced such as the childrens playground, low brick walls, picnic shelters, barbecues and seating.

While some component buildings in this cultural landscape have been replaced several times, the use and function has remained; mostly in the same location. The Pavilion is the unchanged centrepiece with minor additions and internal changes. The BSBLSC differs from the other clubs in that, though the function has continued, it has been in several locations on the beach, originally much further south. The club remains in its original 1934 building, built as part of the improvement scheme. The club has continued in operation on the beach since its inception in 1907. The intangible values have a high degree of integrity.

The club house itself is generally well maintained. There are extensive additions and alterations, some of which are intrusive, as well as changes to the fabric such as replacement of joinery and changes to its detail. The original form is evident in some views, particularly from the front and in plan. The main hall is largely intact except for changes to openings and loss of the dais. The upper floor addition enclosed the original roof terrace and the new structure is intrusive in views and overwhelms the original lower floor.

The growth in size of the club, inclusion of women and young people and changes in life saving techniques have led to the additions and alterations and change and development to significant uses continues to mean that additional space is essential. Even with the additions the clubs activities are compromised by not having enough suitable spaces particularly for equipment storage, records storage, training, meeting and office spaces.

The front arcade and main hall maintain their integrity with the overall spaces intact and only minor changes such as the tiles on the floor of the arcade. The hall remains as an undivided space though openings into it have been altered. The side rooms remain but the walls between them have mostly been altered, the ceilings lowered, floors replaced with concrete, original doorways bricked in and new doorways formed. Much of the original masonry remains but no joinery except the fanlight over the front door and the quadrant mouldings to the hall floor. All the former semi-circular headed windows have been replaced with rectangular frames.

The landscape and structures of the place are exposed to an aggressive marine environment where the elements have a high impact on condition of materials. Wind blown sand and salt acts as an abrasive

affecting structures and planting. Soft timbers subject to dry-rot fungus and ferrous metals subject to corrosion are prone to damage in this environment. The steel reinforced concrete structures are subject to 'concrete cancer' where reinforcement has rusted and cracked the concrete, exacerbated by the exposure to the salt spray in the air. Regular storms have an additional impact blowing sand across the landscape. A third environmental factor is climate change that is predicted to have impacts including sea level rise and increased intensity and frequency of storms (see also Section 7.5). This has the potential for negative impacts on the integrity and condition of the park and buildings. The landscape was formerly mobile dunes accumulating sand which blew inland. Though stabilised storms regularly deposit sand over the promenade and QED and sometimes into the park impacting particularly on plantings and the tunnels and other rooms under QED and the promenade.

The visitation to and use of the place are key aspects of identified heritage values – both historic and social values. The nature of use is discussed in more detail in sections 6 and 7 of this report. The high level of visitation to Bondi generally impacts on condition and the need for a higher level of maintenance than that required elsewhere. Overuse in specific areas from repeated activity or from damage that may arise from the nature of the activity or event itself causes deterioration in condition.

Another aspect of condition, resulting from use, is that the visitation levels at some days of the year in summer are enormous and put significant strain on the facilities and the physical condition of the landscape, such as wear and tear on the grass areas and also strain the ability of the club to perform its life saving activities including moving vehicles and equipment onto and off the beach. Many of the changes to the paths and landscaping over time have been to cater for pedestrian traffic and this has been an ongoing aspect of change and development in the park.

The park within the study has always been grass and trees, though in different locations. Levels have been raised where paths levels have been raised (see below) or possibly because of continuing incursion of wind-blown sand. In the park behind the building the grass is worn on a diagonal line. This relates to pedestrian wear, vehicle access and it is also the route of underground services leading to occasional disturbance and pressure on the survival of the grass. Trees in the study area are recent plantings and appear to be surviving better than historical plantings - possibly due to improved water quality in the ocean with the relocation of the sewer outfall off-shore. There is some minor damage to the building due to vehicles crushing downpipes and the like and stormwater drains can easily be blocked by sand.

The paths adjoining the study area and building have been raised compromising sub-floor ventilation - possibly the reason timber floors have been replaced with concrete in the surf club. At the bridge the paths have been further raised up to the level of the motor park kerb. Garden beds have been installed changing the original detail. The alignment of the path north of the club has been altered - it originally aligned with the tunnel entry. It is now closer to the club house and has been widened on the club house side. Low bricks walls have been installed adjacent the tunnel entry and a raised garden bed built. The brick walls extend along the QED footpath north of the club and the ground level has been raised along this whole edge.



Figure 5.1: Balboa Beach Pavilion. Source: Balboapavilion.com



Figure 5.2: Redondo Beach Pavilion c.1910 Source: Wikipedia



Figure 5.3: Santa Monica beach pavilion Source: Wikipedia

5.0 COMPARATIVE ANALYSIS

5.1 BEACH PAVILIONS - USA PRECEDENTS

The idea of a substantial beach 'pavilion' containing dance halls, casinos¹, swimming baths and a range of other outdoor leisure activities was definitely American. English resorts of a similar period had fewer outdoor activities, but did have dance halls and amusement parks. By 1910 a series of beach pavilions could be found at the major resorts on the Californian coast. One substantial timber example at Balboa survives dating from c. 1906. Its vented roof and encircling verandahs is similar to Federation style pavilions in Australia, but on a much larger scale. By World War I the Spanish influence was replacing the earlier preference for large timber beach clubs, as can be seen at the Redondo Beach Pavilion (1905). Substantial beach pavilions were erected in California at Long Beach, Neptune Beach, Santa Cruz, Redondo Beach (by 1910), the Venice of America (Venice Beach) and Winnipeg Beach. Substantial dance halls were also erected on piers, such as La Monica at Santa Monica in LA. Some of these buildings survived the depression and the war and are now used as function centres. These buildings are invariably of a much larger scale than the Australian examples (figures 5.1-5.3).

¹ In the early twentieth century the term 'casino' meant a public room for dancing, music, meetings, etc. and only later came to commonly mean a place for gambling.



Figure 5.4: San Diego Railway Station (Santa Fe depot), 1915-17. Source: Harvey House website



Figure 5.5: Post card of the 1924 Venetian Baths, Coral Gables, Florida Source: Flickr



Figure 5.6: The Palmetto Club, Florida c1915. Source: Floridamemory



Figure 5.7: The Santa Catalina "Airport in the Sky" photographed in 1948. Source: www.islapedia.com



Figure 5.8: Front garden and façade of Philip K. Wrigley home c1930. Source: Catalina Island Museum



Figure 5.9: Archway over 'Via Casino', Catalina. Source: LA public library.

The architectural style of exposition pavilions and their landscaping erected in California during World War I were widely reported in the architectural press. Australia had its own pavilion at the Panama-Pacific International Exhibition held in San Francisco, designed by the Commonwealth Works Director George Oakeshott with a Classical facade.²

The Panama-California Exposition Exhibition held in San Diego from 1915-1917, to mark the opening of the Panama Canal, saw buildings designed using motifs drawn from Spain and the Spanish colonies and missions laid out in a City Beautiful manner. Many of these buildings survive today. There are many similarities in detail between the simpler of these exhibition buildings, the associated railway stations and the later series of surf clubs in Sydney and South Queensland (figures 5.12 and 5.13). Post 1900 a number of Australian architects had visited or worked in America and architectural developments were well known.

Specific buildings were no longer a source, rather elements such as the arcade were selected for practical reasons as they provided shelter and shade. In a number of Spanish Missions including Santa Barbara arcades are located on the exterior, providing shelter as well as views over the landscape. This placement was pragmatic, to provide shade for activities deliberately held outside the security of the mission. Inspired by these early Californian buildings the designers of the San Diego exhibition used the arcade for shading. In Sydney in September 1926 the Construction and Local Government Journal (C&LGJ) included a lengthy article on the use of arcades - Arcades for Modern Cities, New Uses for an Old Feature, and gave a Californian example not a European one.

Spanish traditions, that are historically, climatically and aesthetically appropriate are being allowed to distinguish Santa Barbara from other towns.³

On the island of Santa Catalina off the coast of California nineteenth or early twentieth century timber resort buildings were replaced after World War I by substantial masonry buildings that employed motifs likewise drawn from Spanish and Spanish colonial architectural traditions. Even the small but picturesque airport terminal was built using a similar palette of materials (figures 5.7 to 5.9).

Likewise some American railway stations were built or rebuilt in a romantic interpretation of the Californian Spanish missions. Examples in Florida were reported in Australia in the mid 1920s. Motifs from Spanish architecture were widely used in villas, hotels and clubs in Palm Beach, Florida (figures 5.5, 5.6 and 5.10). Examples of Mediterranean inspired buildings survive today, eg the 1924 Venetian Pool at Coral Gables in Florida. Descriptions appeared in 1927-28 by architects who had visited and admired Coral Gables with its picturesque coloured walls and tiled roofs, particularly Walter Drummond from Melbourne,

These waterfront resort towns were the 'pleasure grounds of the idle rich' who imported elements salvaged from Spain, a process that occurred rarely in Australia. In Australia the forms were used for a broader range of buildings and motifs such as grilles in the walls were copied in materials that could be

2 Esau, Erika. *Images of the Pacific Rim: Australia and California 1850-1935*, Power Institute of Art, Uni. of Sydney. 2010
3 C&LGJ 8 September 1926



Figure 5.10: Lake Worth Casino and Baths, Florida, 1922 Source: Theknot.com

obtained locally. Ideas also reached Australia via Hollywood movies and popular magazines.⁴

5.2 BONDI BEACH BEAUTIFICATION

The style of the Bondi Beach Beautification and Improvement Scheme buildings has been described as Interwar Mediterranean however many underlying ideas come via areas in America with a similar climate: California and Florida. The “Inter-War Mediterranean” style in *Identifying Australian Architecture* is linked to the influence of Leslie Wilkinson, Professor of Architecture at University of Sydney and described as:

... an architecture of simple shapes, light and shade, bleached pastel colours and accents of classical detail... Bricks walls are either lightly bagged or rendered smooth and then lime-washed in shades of cream, pink or apricot. Round arches are often used for openings and loggias⁵

The book illustrates the style with the example of the 1927 Melbourne building in Canberra designed by Sulman and Kirkpatrick and notes that the arcade motif [medallions] is a reference to Brunelleschi's Foundling Hospital in Florence, 1419. The broadly termed 'Mediterranean Revival' was adopted in Australia following its use for a number of buildings in Canberra including the Sydney and Melbourne buildings in Civic - two storey arcaded shops in the centre of the city (figure 5.11). Since Sulman's arrival in the colony in the 1880s he had written of his dislike of verandahs, preferring the more formal arcade or colonnade. Sulman's 1919 Vernon Memorial lecture included a discussion of getting rid of ugliness in the form of advertisements, tramway, telegraph, telephone wires, posts and shop verandahs. In their place he advocated arcades and the artistic treatment of the civic centres and transport interchanges. Sulman, representing the Town Planning Association, served as a judge for the Bondi Beach Beautification competition in 1923 and again when the scheme was revised in 1926.

In addition to Sulman's continual promotion of the arcade rather than the verandah, Leslie Wilkinson, promoted buildings of both Southern Italy and Spain as being appropriate precedents for Australia as their climates were similar. As a result of these direct and indirect influences the whole Bondi Beach Improvement scheme was to have a co-ordinated architectural character.

4 Esau, Erika. *ibid.* p295

5 Apperly R, Irving R and Reynolds P, *A Pictorial Guide to Identifying Australian Architecture*. Angus and Robertson, Sydney, 1989.



Figure 5.11: The 1927 Melbourne Building at Civic in Canberra Source: NAA A3560, 3644 item 3086117.



Figure 5.12: Drawings of the North Bondi sewage pumping station and toilets titled "Bondi Beach Improvement, Public Convenience at North End" by architects Robertson and Marks. Undated but c 1927. Source: WC LSC 1393-01

An unbuilt scheme for the beach pavilion shows a different style altogether, to be erected in weatherboards with verandahs, showing the continuing influence of Federation Architecture in NSW. The Improvement Scheme set the style of the buildings and the palette of building materials including terracotta roof tiles and light coloured walls. The competition winners, Robertson and Marks, reduced their grand scheme over several years and outside influences altered their design. The influence was presumably that of John Sulman who was one of the judges of the initial Beach Improvement Competition and was one of the three men who were involved with the revised scheme. For whatever reason George Sydney Jones was not involved in the second round. Jones died a year later, so may not have been able to participate.

Buildings which did not adhere to the palette of materials and the style were criticised, such as the new club house for the North Bondi Surf Life Saving Club (now demolished) erected at the same time as the Bondi Surf Bathers Life Saving Club House. The two existing cable stations (now also demolished) were also to be made to conform to the overriding choice of architectural style. One of these Cable Stations was a relatively recent building, and had been erected with a band rotunda above. Its Art Nouveau detailing was now unfashionable so it went. The first building to be completed, the now altered Sewerage Pumping Station and Amenities block at North Bondi, was also given a suitable external architectural treatment, in contrast to the numerous Federation Arts and Crafts style low level pumping stations erected generally across Sydney (figure 5.12).

The series of bridges over the roadway at Bondi also have similarities with American exposition layouts (and the later Exposition Universale in Seville) however those bridges were over canals not roads. Such bridges could also be found at the Venetian Baths in Coral Gables (figure 5.5) and at the Venice of

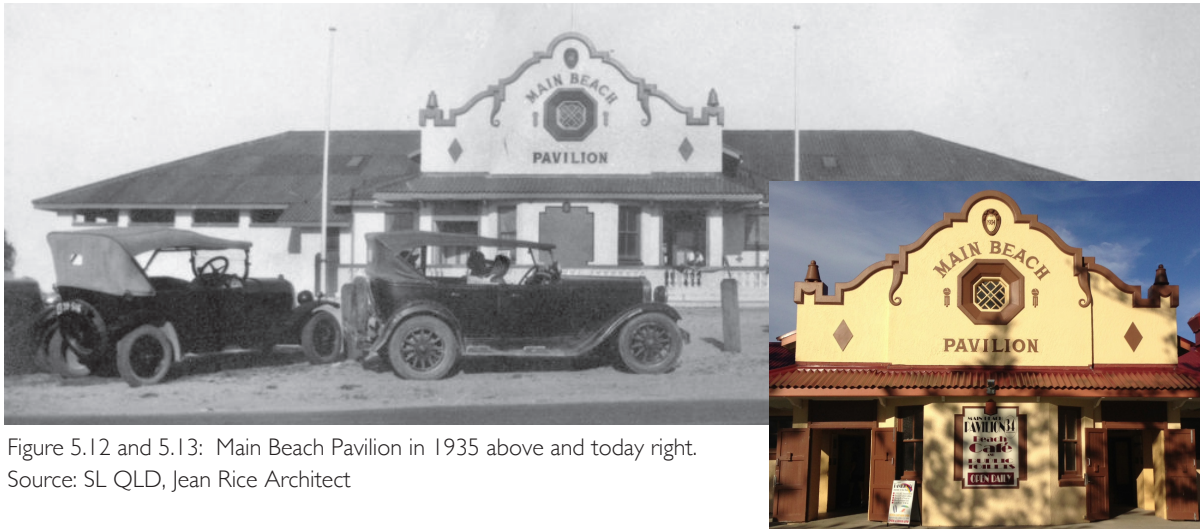


Figure 5.12 and 5.13: Main Beach Pavilion in 1935 above and today right.
Source: SL QLD, Jean Rice Architect

America (Venice Beach California). Their origin is far more obviously Venetian. Elements in the park at Bondi, such as the light standards, are also similar to American expositions (figure 5.2).

Little is known by the authors about the landscape design of the American examples⁶. The San Diego exhibition was a much larger site within a very large natural area park. The developed area was like a small town with wide gravel paths and plazas in a rectangular grid pattern lined with grassed areas and formal plantings of small evenly pruned trees reminiscent of Spanish orangeries.

The Venetian Baths at Coral Gables are a swimming pool in an old quarry with most of the space taken up by the pool, and associated features such as an artificial rock waterfall, and buildings. A bridge links to an island in the middle of the pool. The non built area on the periphery features palms or shrubs in garden beds. Coral Gables itself was one of the first planned communities, and its planning was based on the popular early twentieth century City Beautiful Movement. It has many parks and a heavy tree canopy with an urban forest planted largely in the 1920s.⁷

Venice of America was built as a resort town with an ocean front pedestrian promenade and bike path and a canal system that drained marshes. The promenade has curving concrete paths and grass and features palm trees. The canals have elegant concrete bridges similar in form to those at Bondi. Adjacent the promenade are basketball courts, several children play areas with a gymnastics apparatus and various ball courts. There is a muscle beach outdoor gymnasium, a skate park and Graffiti Walls are on the beach side of the bike path.⁸

5.3 OTHER BEACH BEAUTIFICATION SCHEMES

Bondi Beach was not the only substantial beach improvement scheme. At Manly there are three surf clubs (completed in 1938), a seawall and promenade, park, gardens, a band rotunda and rows of Norfolk Island pines between the promenade and road on the ocean beach and a bathing pavilion at the harbour

6 The Heritage Division reviewers of this CMP requested information be added about the landscape design of the international examples mentioned previously in this text.

7 Wikipedia entry for Coral Gables

8 Wikipedia entry for Venice, Los Angeles

beach. The design of the buildings to the esplanades at Manly were not controlled to the same degree as Bondi and there does not appear to have been an overall scheme of a consistent of architectural style⁹. Caroline Ford in “Sydney Beaches, A History” states that:

The Bondi Beautification was a model for inter-war ‘improvements’ at many of Sydney’s beaches ... although none were to the scale or budget of the Bondi works. At Freshwater and Newport, the Warringah Council modelled its new bathing pavilions and surf clubhouses on the Mediterranean style of the Bondi pavilion.^{10 11}

To date no other 1920s beach improvement schemes of this scale that include major buildings have been identified in Australia and it is difficult to find an international example of this scale. The improvements at Coogee were not of the same scale. The remainder of this sub-section concentrates on examples that include surf clubs. Further detailed analysis of beautification or improvement schemes, including Balmoral and Geelong schemes is included in Section 5 of the SHR BBCL CMP. Neither the Balmoral or Geelong examples have surf clubs.

Other surf clubs of this period, such as the surf club at Main Beach also used a similar architectural vocabulary as did pavilions for coastal baths such as the now demolished kiosk at the ocean baths at Forster. The Manly surf lifesaving club, rebuilt in 1936 following a storm was, like the Bondi example, realigned to match the pavilion and was given a similar gable treatment.

The Main Beach Pavilion, at Southport on the Gold Coast, opened in December 1934 and was described as being Spanish. However the materials used were local - brick, cement and Hardie’s fibro sheeting. It features motifs drawn from the Spanish Missions such as the gable treatment (figures 5.12 and 5.13). These buildings are of a consistent style but are located on the ocean beach and lagoon and all were designed by Brisbane architects Hall and Phillips. There is some similarity in the gable treatment of the Main Beach pavilion in Queensland and the central gable of the earlier Redondo Beach pavilion in Los Angeles. At Southport, as at Bondi, there was also a cable station, however the structure was less elaborate and was replaced by a more utilitarian structure which survives.

At Coogee a large hotel, the Oceanic Hotel, was erected overlooking the waterfront park. This park was not of the same scale as Bondi but also included lawns, an esplanade and a surf club. The hotel was designed by Robertson and Marks, the same firm who won the Bondi Beach competition. The architect Theodore Marks was a shareholder in the company who erected the hotel. Like the Florida examples, the hotel had an enclosed court sheltered by an arcade (figure 5.14). The Oceanic Hotel has been replaced by a modern multi storey hotel.

The Bondi Pavilion and Park scheme appears to be the most comprehensive beach improvement scheme undertaken in Australia in the interwar years. Additional detail is provided in the SHR BBCL CMP. The close relationship of the buildings to the overall layout of the park needs to be fully understood. The

⁹ See section 5.5 for comparative analysis of other surf clubs and see also the SHR BBCL CMP.

¹⁰ Ford C, Sydney Beaches, A History, NewSouth Publishing, 2014.

¹¹ The authors of this report have not been able to confirm that Warringah Council modelled its facilities on Bondi.



Figure 5.14: Oceanic Hotel Coogee, undated, post 1926. Source: John Henry Harvey photographs, State Library of Victoria

buildings were pavilions in a park, attention had been paid to the design of side and rear elevations, all of which could be seen when walking over the bridges from Campbell Parade and through the park. Subsequent additions to a number of the buildings have resulted in the loss of features such as the amphitheatre behind the surf pavilion. The increase in the need for back of house facilities has resulted in a loss of areas, intended to be public, near the main pavilion and a loss of views containing the surf club with the pavilion beyond. Growth of trees has also interrupted the views.

It is unfortunate the original architectural intention of the main pavilion has been obscured in part by a series of interventions, including the large white curved restaurant added to the front of the building. Historic photographs show how the new club house related to the larger pavilion in terms of architectural detailing and materials. Alterations to the surf club have also weakened the relationship between the two arcades that overlook the sea. One unbuilt scheme proposed to link the Bondi Surf Pavilion with an arcade and to extend a similar structure to the west (refer to the illustrated chronology page 132, figure 2.109, 1965 Proposed addition). This scheme acknowledged the intent of the original design. Changes to individual buildings have, in the past, not been considered on a park-wide basis, but due to the National and State Heritage Register Listings, now have to be.

5.4 1934 SURF CLUB HOUSE - 'MEDITERRANEAN' DESIGN

he design of the surf club was amended to meet the intended character of the park. Apperly et al note that style indicators include free standing buildings in landscape settings, often with courtyards - the club was too small to feature a courtyard. They also note that buildings were generally asymmetrical however this is not the case at Bondi where symmetry is a feature of the buildings. Apperly et al note walls were usually light coloured stucco and roofs were medium pitched hipped or gabled Roman pattern terracotta

tiled roofs and buildings featured simple versions of classical motifs such as arcades with round arches. The American examples often have some areas of flat roofs and terraces over loggias/arcades. The Bondi examples exhibit some features from both sources.

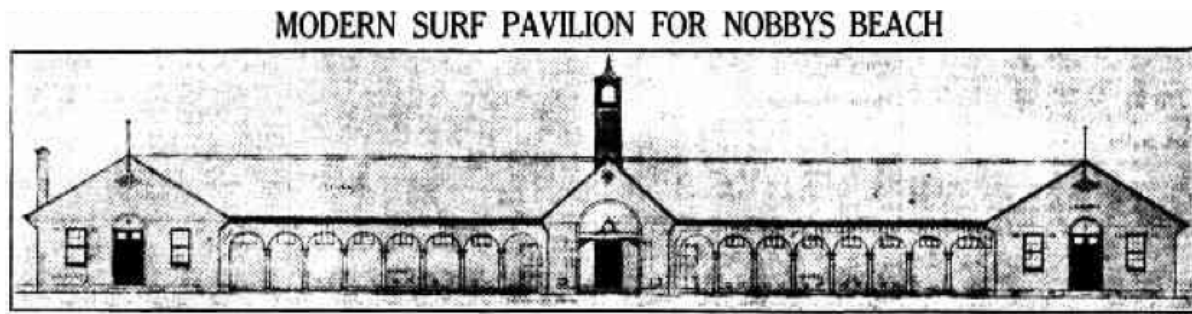
Ross and Rowe's initial design for the new surf club featured a roof terrace behind the parapet, above the central hall. Amendments were made to the design adding tiled roofs to each side, giving the building a roof line thought to be more in keeping with the pavilion. The rhythm created by the light and shade of the arcades (a typical feature of the style) of both buildings can be seen in historic photographs, but this is now impeded by the restaurant addition on the eastern corner of the pavilion. Flat roofs and roof terraces were frequently used in American examples, however it only rains on average 6 days a year in California. Such features have proved less successful in Australia where there is high rainfall however historic photographs show that the sunbaking terrace on the roof was well patronised.

In its original configuration the surf club had a terracotta tiled roof, with similar variegated curved tiles to that of the pavilion. Both roofs have been altered with modern tiles replacing the curved tiles - the roofs were destroyed when the army blew up the groynes in 1943. The tiles on the BSBLSC are described on the original drawings as "Roman". This likely refers to the shape and material - tiles used initially may not have been imported as due to the demand for the Mediterranean (Roman) style tiles in the late 1920s local manufacturers had begun to produce these profiles in Sydney in a range of colours, supplementing the already available Marseilles and other European roof tiles. Historic views show the tile on the roof of the surf club to have been variegated, an effect achieved by carefully selecting a range of tile colours.

Although the surf club has been extended, the main facade is largely as built, but details such as the decorative metal lamps have been removed. Characteristic details such as the tiled coping to the returns of the parapet have been altered, but can clearly be seen in the early photographs. Arcades can be found in other public buildings of the period in Canberra (figure 5.11) and earlier in country NSW, such as Barnett's courthouses and post offices. The arcade to the front of a building is a feature usually reserved for buildings with a commercial or public use and can also be found in South America and in Europe, including in substantial public squares in Spain such as in Salamanca as well as in America. The arcades served the practical purpose of providing shade and in the surf clubs were built facing the beach to facilitate observation. In the pavilion shady arcades were provided on all the other elevations as well.

5.5 OTHER AUSTRALIAN SURF CLUBS AND PAVILIONS OF THE 1920s AND 1930s

Arcades were typical of the surf pavilions, surf club houses and large scale dressing sheds erected from around 1932 until 1936. Although proposed, few buildings were erected from 1929 to 1932 due to the Depression. A competition held for improvements at Manly Beach in 1929 included surf clubs. The North Steyne club house survives today, being erected in 1934 (figure 5.19) after the economic conditions had begun to improve. The Port Jackson Ferry Company erected its own dressing shed at the western end of the harbour beach (figure 5.16). Prior to the erection of surf clubs, councils erected change sheds at beaches such as Maroubra and Clovelly, some of which had a similar form to the early surf club houses. Clovelly had a vented roof typical of Federation era buildings. Almost none of the Federation era buildings



An architect's sketch of the new surf pavilion to be erected at Nobbys Beach, under the supervision of the City Engineer. The contract has been granted to Mr. H. C. Jones.

Figure 5.15: Design for Nobby's Beach surf pavilion published in the press. Source: Newcastle Morning Herald

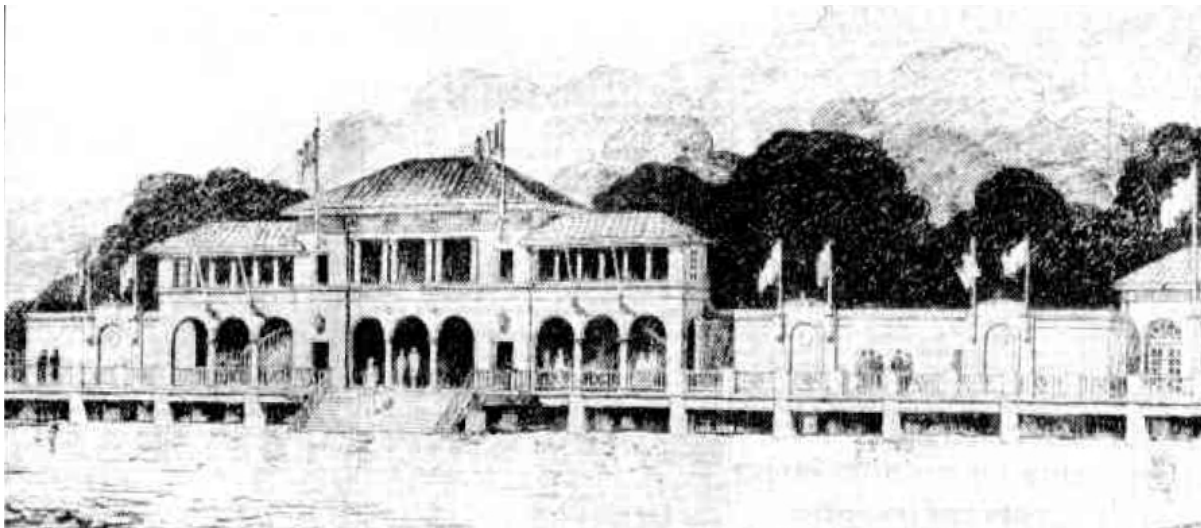


Figure 5.16: Proposed Manly dressing pavilion (now converted into a restaurant). Source: SMH 29 Nov 1932



Figure 5.17: New surfer's pavilion at Bar Beach after its official opening. Source: Newcastle Morning Herald 9 October 1933

survive. There are also now few surviving 1930s surf clubs and bathing pavilions of this era in Australia and the majority were located in the Waverley, Pittwater/Waringah, Newcastle and Wollongong Council areas and on the Gold Coast. Of these Waverley and the Gold Coast have the more intact buildings.

The Sydney architect Alfred Brown's (1893-1976) prize winning design for a new surf pavilion at Bar Beach in 1932 (part survives) was described as 'Modern Spanish'. In October 1932 it was announced:

Work will commence on the erection of the surf pavilion at an early date. This will be of two storeys, constructed in concrete. It will have a flat roof with sun bathing enclosures, whilst, in addition to providing for the general public, it will also contain temporary accommodation for surf club members. Near the pavilion will be a promenade in front of which will be a semi-circular grandstand. There will be public shelters near the pavilion¹².

Brown was an advocate of and endorsed the English "garden city" concept. He also proposed waterfront improvements at Gosford. This second scheme appears not to have been erected due to the Depression. In the mid 1930s the Browns designed their residence 'Fountains' in Killara around a fountain court. Completed in 1938 the house still retains many of its Spanish style details and the spectacular grounds laid out by landscape designer, Jocelyn Brown (1898-1971)¹³. Motifs such as screens (pierced panels) comprising stacked half round terracotta tiles are used, similar details which can also be found at Bondi. The initial competition designs for Bar Beach were a collaboration with S J Coleman however the detailed design of the Surf Pavilion was by A J Brown.

The separate but complementary Cooks Hill Surf Life Saving Club house dates from 1939 and appears to have been designed by the Newcastle City Architect. At Bar Beach today only the surf club house erected to the south of the pavilion survives, the main surf pavilion was demolished in 1990. 1933 photographs of the completed surf pavilion show perforated screens to a central entrance on the park side of the surf pavilion which were later covered by Spanish style wrought iron grilles. Little evidence of the 'Modern Spanish' character of the complex survives, beyond the arch headed windows to the side elevation of the surf club. The surf pavilion at Nobbys Beach (1933) had also been designed in-house by Newcastle Council and was originally intended to have a Muntz metal roof but appears to have been built with a tile roof instead (figures 5.15 and 5.20).

A description of the Newport Club shows that the designs of other club houses were known about:

The new building, which differs architecturally from other surf life saving clubs along the coast. is of two stories [sic]. On the ground floor are public dressing sheds, the surf and the ladies' clubs' quarters, and a boatshed. The upper portion consists of a fine hall, which will be adequate for all social activities. The building has been placed to give the maximum of convenience to surfers, and those who safeguard the beaches. It is bordered on three sides by approximately five acres of land, which have been levelled out and grassed.¹⁴

¹² Construction and Real Estate Journal 12 October 1932

¹³ Oxford Companion to Australian gardens, 2002, pp 107-107.

¹⁴ The Sun, 1 October 1933

WHOLE TABLE REVISED / CORRECTED OCTOBER 2020

Table 5.1 List of comparable surf club buildings. Federation style buildings and timber surf club or surf pavilion buildings have not been included. Early surf clubs also exist at Austinmer, Cronulla, Mona Vale, Palm Beach, Port Kembla, Thirroul. and Yamba but are not comparable in style or date. Any heritage listings are noted in the 'Extant' column at right.

DATE	SURF CLUB or SURF PAVILION	STYLE	ARCHITECT	EXTANT / DEMOLISHED
1977	Palm Beach Surf Club	California Bungalow. Built as house, bought by club 1954	Not known	Extant. Listed on LEP.
1927	Rose Bay Surf Club, Bondi (social club)	Interwar Mediterranean (on Campbell Parade)	Joseland and Gilling	Extant but altered. Listed on LEP as flat building
1928-29	Bondi Surf Pavilion	Interwar Mediterranean	Robertson and Marks	Extant. Listed on NHL, SHR,.
1929	Coogee - replaced earlier building	Classical Revival. First building like 1916 BSBLS	H Dickson, Honorary Architect	Extant but altered
1930	North Narrabeen	Not known	Warringah Council	Replaced with a newer block
1931	Bronte Surf Club	Not known	H Glencoe Williams	Demolished or substantially altered.
1932-33	Bar Beach Surf Pavilion, Newcastle	Modern Spanish	A J Brown, Coleman & Brown. Competition	Demolished 1990. Remnant - see Cooks Hill
1932-33	Bathing Pavilion, Manly Cove	Interwar Mediterranean, Italian	Port Jackson and Manly Steamship Co,	Extant but altered. Listed on LEP and SHR
1933	Newport	Mediterranean	Not identified	Extant, unsympathetically altered. Listed on LEP
1932-34	Bondi SBLSC	Mediterranean	H E Ross and Rowe	Extant but altered
1934	Nobby's Beach, Newcastle	Interwar Mediterranean Modern surf pavilion	Frank Scorer (City Architect),	Extant. Listed on LEP & in SHR Coal River precinct
1934	Avalon Surf Club	Not known	Bertram W Ford	Demolished
1934	Main Beach, Southport, Qld	Modern Spanish	Hall and Phillips	Extant. Listed on LEP, SHR
1934	North Steyne	Interwar Free Classical / Mediterranean	Clifton D Leake	Extant. Listed on LEP.
1934	North Bondi SLSC erected	Interwar Georgian	Unidentified, probably Honorary Architect	Altered then demolished and replaced
1936	Tea Gardens Pavilion / Surf Club	Not known. Members built small club house on hill.	Not identified	Replaced by more modern facility
1935	Freshwater (Harbord)	Interwar Mediterranean. Italian	Lindsay G Scott (club member)	Extant. Listed on LEP
1936	Old Bar, Taree Ladies Club,	Like a suburban residence, resting verandah	Male club members drew up ladies club	Appears to have been demolished
1937	Palm Beach Dressing Pavilion	Interwar Functionalist	Lindsay G Scott	Extant.
1937	South Curl Curl, replaced 1909 club	Not known. White bricks, tiled roof, emergency works.	Lindsay G Scott	Extant but altered. Surf sheds part of complex.
1938	North Beach club, Wollongong	Interwar Functionalist	Harvey Ennis Gale	Extant but extensively altered.. Listed on LEP
1940	Cronulla Surf Club, replaced earlier	Inter War International	A. B. Polin	Extant. Listed on LEP.
1941	The Entrance	Interwar Mediterranean	Not known	Extant. Listed on LEP.
1950	North Cronulla Surf Club,	Post War Functional	Esmond B Wilshire and Hodges	Extant. Listed on LEP.
1990	Cooks Hill Surf Club Newcastle	Rendered box, adjacent to remains Bar Beach pavilion	Not known	Extant but altered. Listed on LEP



Figure 5.18: Aerial view of the Surf Pavilion at Bar Beach prior to the demolition. Source: Newcastle Regional Library

Newport is the only example known where provision was made for a ladies club. There was a long tradition of female life saving teams dating back to around 1910. The construction of the new facilities seems to have always coincided with seasons, with construction work undertaken during the winter.

The Bar Beach Surf Pavilion (figures 5.17 and 18) was an influential design. *Only remnants now survive - adjacent the Cooks Hill Surf Club. The Bar Beach scheme* was exhibited in the Institute of Architects 1938 Architecture Exhibition held at the Blaxland Galleries, as was the 1938 competition winning design for the Manly Surf Pavilion by E Andrew and his wife Winsome Andrew (it later won Sulman award). Like the earlier surf clubs at Bondi and the surf pavilion at Bar Beach, the surf club at the south end of Manly Beach designed by the Andrews in the late 1930s featured sheltered sunbaking terraces. This building has been demolished and replaced with a building of a similar scale. By around 1937 Functionalist forms were introduced such as at North Cronulla. The rivalry between clubs was such that at the opening of this new building it was described as being the best surf club house on the coast.

Table 5.1 shows architect Lindsay Gordon Scott designed several surf clubs. Scott held the positions of vice president and honorary architect to the NSW Surf Life Saving Association during the 1930s, captain of the Freshwater Surf Club and also designed surf pavilions for Palm Beach, South Curl Curl and Harbord (Freshwater) beaches¹⁵. The Palm Beach pavilion is Interwar Functionalist whereas the Freshwater club is Mediterranean / Italian style. Scott worked for Ross and Rowe as indicated in the architects roll in 1931.¹⁶ Later a member of Bondi, Ruskin Rowe was a pioneer of the Freshwater Club, designed by Scott.¹⁷ Amongst Scott's other work is Erskineville Town Hall opened in 1938 and described as Interwar Mediterranean style in the heritage listing but does not have typical Mediterranean features being plainer and face brick.

15 Rod Howard Heritage Conservation, North Beach Bathing Pavilion and Kiosk, Wollongong Draft CMP, 2001 quoted in SHR listing for North Beach Precinct. and obituary in SMH 11 January 1941

16 Pittwater Online News 17 February 2019

17 Sunday Times, 10 January 1926 p7



Figure 5.19: 1934 view of the North Steyne Surf Club, Manly Beach. Source: ML Ted Hood photo

5.6 INTERNAL PLANNING OF SURF CLUBS

The 1932 plan (figure 2.25) shows that originally two separate functions of the Bondi SBLSC were accessed from the front verandah, the first aid room to the left and the committee room to the right. In the centre of both the new Bondi club houses was a large hall. Photographs show that the halls at North Bondi and Bondi were very similar in arrangement however the Bondi example has been modified and the North Bondi example demolished. The 1934 ground floor plan of Bondi follows with the room functions shown. These internal planning arrangements seem to have been typical of surf clubs. Other contemporary surf clubs also contained a central hall intended for social functions like dances and for drilling. A description of the North Steyne Surf Club House erected in 1934 contained similar accommodation (figure 5.19). It was designed by architect Clifton D Leake and described as follows:

The building is planned as a surf pavilion to provide dressing accommodation for both sexes and quarters for the surf club. The construction is of brick, in cement, on a reinforced concrete and pile foundation. The surf pavilion is situated at the beach level, and is approached from the esplanade down two wide flights of steps leading to the entrance turnstiles. Beyond the turnstiles there is a service counter where locker and cubicle keys may be obtained and costumes and towels hired. To the right and to the left there are situated the entrances to the dressing sections, which are open to the sky and sunlight. Surfers will pass from the dressing sections through turnstiles to the beach, and return at separate entrances through footbaths.

The central portion of the building behind the surf pavilion entrance on the beach level contains dressing, and locker-room accommodation for the surf club members. There is a large shower-room and separate entry and exit to the beach and a wide loggia. An up-to-date well-fitted casualty-room can be conveniently entered from the loggia. Stairs lead directly up to the clubroom on the esplanade level. The clubroom, which is large and airy, has an excellent dancing floor, and it opens on to an observation porch on the beach front.¹⁸



Figure 5.20: Nobby's Beach Surf Pavilion showing the arcade, 1954 surf carnival. This building is listed but does not appear in searches in the SHL as Pavilion is spelled incorrectly (Pavillion) in the listing. Source: ML Home and Away still 27363

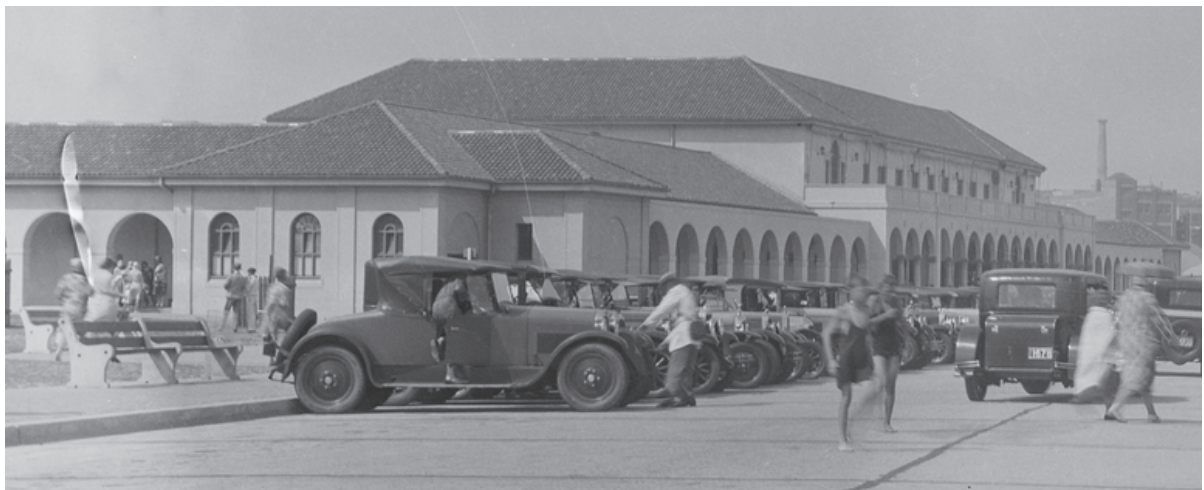


Figure 5.21: Bondi Beach showing the arcades as original designed. Source: Bondi Stories



Figure 5.22: Bronte Beach, late 1930s showing a variety of building age and style. Source: Flickr

Likewise the newly completed Bronte Surf Club house (figure 5.22):

The new building is among the finest surf club houses on the coast. The entrance is through a fine colonnaded porch leading to the main club room, which is 62ft long by 30ft wide, with a ceiling height of 16ft. The floor is of tallowwood laid as a dance floor. A brick dado is carried round the room at door height, and the walls above and the ceiling are finished in cream, the panels in the ceiling and the lower portion of the roof trusses being stained a dark brown.

The room is provided with permanent seats round the walls, and two trophy cases for displaying the trophies won by the club. The platform for the orchestra is designed in sections, so that in addition it can be used as seating for meetings and seating for visiting members.

The building is constructed of brick, cement rendered externally, with a mottled Marseilles tile roof, and the trim and other woodwork are picked out in club colours of blue and gold. The entrance is flanked by two flagpoles, which are fixed in a specially designed vibration-resisting setting. The building is surmounted by a well-designed clock tower, which is sheathed in copper, and crowned by a weather vane designed as a silhouette of a belt and reel man in action by the artist, Mr. L. de Koningh.¹⁹

Internally and externally the BSBLSC was a typical example of its day, however the demolition of many of the other examples makes this building more significant, as evidence of the original internal layout survives. It is also one of few surf clubs designed as part of a comprehensive scheme, complementing a larger surf pavilion (figure 5.21). Other beachfront reserves now have a range of buildings of different ages, largely the result of the rapid deterioration of the fabric due to the exposed locations, whereas at Bondi the surf pavilion, the BSBLSC and the roads and pedestrian bridges are all of a complementary style. The facilities at Bondi also formed an example for other clubs and were frequently mentioned in the press.

¹⁹ SMH 7 July 1931

6.0 SIGNIFICANCE

6.1 ASSESSED SIGNIFICANCE IN STATUTORY AND NON-STATUTORY HERITAGE LISTINGS

Bondi Beach is listed as a heritage item in its entirety in several different **statutory** listings at Local, State and National levels. The Bondi Surf Bathers Life Saving Club is one of the elements within the listings.

6.1.1 NATIONAL HERITAGE LIST

'Bondi Beach' was listed on the National Heritage List in 2008. The listing extends from Mackenzies Point at the southern headland to Ben Buckler on the north and includes the bay. The map is Figure 6.1. The surf club is within the listed area, as are all of the previous club house locations.

The **National Heritage List brochure about Bondi Beach** notes that:

Sydney's Bondi Beach is one of Australia's most treasured places. The 1.5 kilometre stretch of shore and its buildings have played a major role in the development of our beach culture. The site is also important as the place where the surf lifesaving movement officially began...¹

The full national listing is in Appendix B. Extracts relevant to BSBLSC follow. The summary statement of significance notes that:

Bondi Beach is an urban beach cultural landscape of waters and sands, where the natural features have been altered by development associated with beach use and consisting of promenades, parks, sea baths, the surf pavilion and pedestrian bridges. The predominant feature of the beach is the vastness of the open space within an urban setting.

Bondi Beach is significant in the course of Australia's cultural history as the site of the foundation of Australia's first recognised surf lifesaving club in 1907. From Bondi the surf lifesaving movement spread initially to NSW, then to the rest of Australia and to the world. Along with the 'digger' and the 'bushman', the lifesaver has achieved an iconic place in Australia's cultural imagery. The lifesaver grew to become an accepted feature of the beach and, as beach guardian and symbol of what was seen to be good about being Australian, became woven into Australia's popular culture. As it was at the beginning, the SLSA has remained a voluntary organisation and a significant contributor to a well-established tradition of volunteering in Australia. SLSA is now Australia's largest volunteer water safety organisation, with a national membership in 2006 of 120,000 members representing 305 clubs. Surf lifesavers have rescued more than 520,000 people in the 80 years since records have been kept, with the number of rescues each season fluctuating between 8,000 and 12,000. ...

Bondi Beach is listed on the National Heritage List under Criterion A and Criterion G:

Criterion A (Events and Processes)

Bondi Beach is significant in the course of Australia's cultural history as the site of the foundation of Australia's first recognised surf lifesaving club in 1907. From Bondi the surf lifesaving

¹ <https://www.environment.gov.au/system/files/pages/702a6a23-b1c1-4c88-aa4d-784350d6c504/files/bondi-values.pdf>

movement spread initially through NSW, subsequently to the rest of Australia, and then to the world. Along with the 'digger' and the 'bushman', the lifesaver has achieved an iconic place in Australia's cultural imagery. The lifesaver grew to become an accepted feature of the beach and a symbol of what was seen to be good about being Australian.

From its inception, Surf Life Saving Australia (SLSA) has remained a voluntary organisation and a significant contributor to a well-established tradition of volunteering in Australia. Today SLSA is Australia's largest volunteer water safety organisation, with a national membership in 2006 of 120,000 members representing 305 clubs (SLSA 2007). Surf lifesavers have rescued more than 520,000 people in the 80 years since records have been kept, with the number of rescues each season in recent years fluctuating between 8,000 and 12,000.

Criterion G (social value) (strong or special association with a particular community or cultural group for social, cultural or spiritual reasons)

Bondi Beach is significant because of its special associations for Australians, having a central place in the development of beach culture in Australia. Bondi Beach is one of the world's most famous beaches. With its golden sands, parks, and blue waters framed within rocky headlands, it has come to be seen both nationally and internationally as part of the Australian way of life and leisure. It is where Australians meet nature's challenge in the surf and is strongly associated with the Bronzed Aussie myth of easygoing hedonism and endeavour balanced with relaxation.

The beach and the surf lifesaving movement established at Bondi Beach facilitated a movement away from the restrictive attitudes of 19th century morality and the beach became the source of acceptable healthy pleasure. During the Depression the Australian notion of beaches as egalitarian playgrounds took root and Bondi, with its strongly working-class constituency, became the epitome of that idea.

The developing beach culture reinforced an already strong myth of Australian egalitarianism, of a nation where 'a fair go' was available to all. The Bondi Icebergs contributed strongly to this development. To many in Sydney they were seen as inheritors of the Anzac spirit – fun-loving larrikins not taking themselves too seriously, while still displaying the essential 'Aussie' characteristics of a fair-go, generosity, and mateship. Egalitarian in nature, the beach and surfing had a profound effect in changing our way of life, and developing our sense of national identity.

The central role of beaches, and Bondi Beach in particular, in Australia's self image is reflected in the use of the beach by painters, filmmakers, poets and writers in exploring this new self image and reflecting it back to Australian society. Bondi has played a central role in this process, and has come to be viewed both within Australia and internationally as the quintessential Australian beach.

Bondi Beach, Bondi Park and the headland reserves, the Bondi Surf Pavilion, the Bondi Surf Bathers Life Saving Club and North Bondi Surf Lifesaving club house, and the Bondi Pool area and Icebergs building, together constitute an iconic place that is emblematic of the Australian beach experience.

The last paragraph notes the individual buildings contributing to the heritage value of the place, including the BSBLSC. Section 7 of this report details the obligations arising from the National Heritage Listing. The EPBC Act Policy Statement - Significant Impact Guidelines explain how to determine whether an action is likely to have a significant impact on a matter of national environmental significance.



Figure 6.1: Map showing the extent of the National Heritage Listing for Bondi Beach. The subject area has been circled.
Source: National Heritage Listing for Bondi Beach. Annotated by Jean Rice Architect

6.1.2 STATE HERITAGE REGISTER

Bondi Beach Cultural Landscape is listed on the State Heritage Register. It is a smaller area than the NHL listing comprising the area of the “Improvement Scheme” along with the parklands immediately to the north and south. The area of the SHR listing is shown on the plan on the following page in Figure 6.2. It includes Bondi Park and Park Drive but not an area of land along the south boundary adjacent Notts Avenue. The full statement of significance in the [SHR listing of Bondi Beach Cultural Landscape](#) is:

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

The place is of social and aesthetic significance as a landmark, recognised internationally as a symbol of Australia’s popular beach culture. While the Bondi Surf Pavilion has been modified over time, the relationship of the building to the promenade and beach, as well as the park and its intact features (including two concrete pedestrian bridges with standard lamps, the promenade, and numerous pathways in original locations), retains its integrity to the 1928 beach improvement design.¹

Bondi Beach Cultural Landscape is listed on the State Heritage Register under five of the Criteria: a) Historical Significance, c) Aesthetic significance, d) Social significance, f) Rarity and g) Representativeness

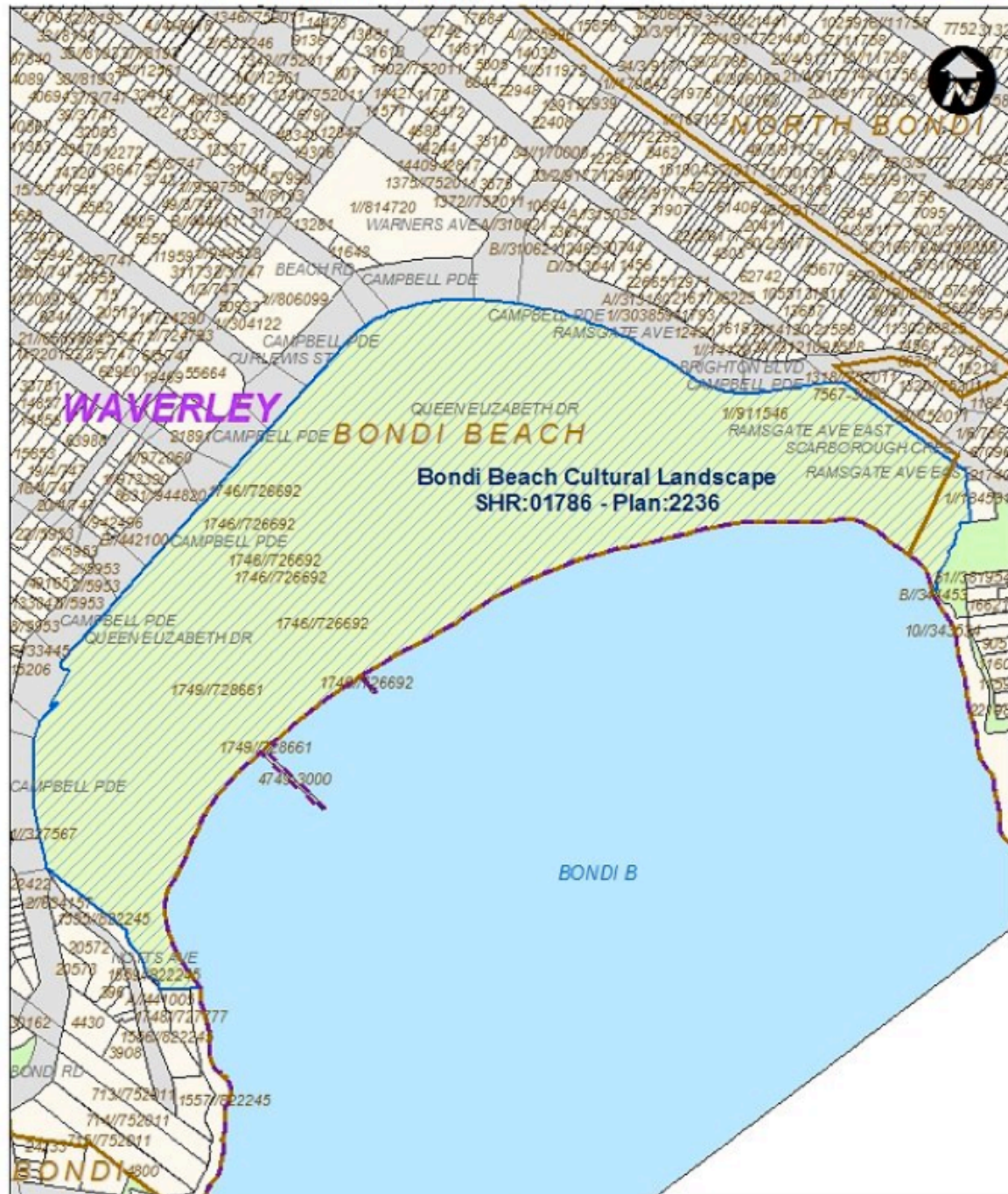
Section 7 of this report details the obligations and requirements arising from statutory heritage listings.

The BSBLSC is not individually listed on the SHR but is within a listed area.

¹ [Statement of Significance from SHR Bondi Beach Cultural Landscape listing](#)

Heritage Council of New South Wales

Plan under the Heritage Act, 1977



State Heritage Register

Gazettal Date: 23 May 2008

0 25 50 100 150 200
Metres

Scale: 1:5,000

Produced by: Stewart Watters

Legend

- SHR Curtilage
- Land Parcels
- LGAs
- Suburbs
- Water
- Roads
- Railways
- NSW Reserves

Figure 6.2: State Heritage Register map for Bondi Beach Cultural Landscape. Source: OEH website.

The surf club house not mentioned specifically but is one of the ancillary works. The succession of pavilions and club houses were matters for consideration of Council. The current pavilion required the relocation of the club house and the construction of a new club house was discussed with Council in the late 1920s. The pavilion was opened in 1929 but surf club houses were not built until funding became available in the 1930s. The use of depression relief funding is not mentioned in the listing, but is an aspect of significance to the municipality.

The following table is from the LEP heritage schedule. Some of the items coincide with the national and State listings. They have separate item numbers in the LEP. The item numbers are preceded by a letter: "I" means item, "C" means conservation area and "AH" means Aboriginal heritage. The LEP schedule includes an assessed level of significance as local, state or national.. This does not necessarily indicate that any item is listed on state or national registers.

Table 6.1: List of Heritage Items in Schedule 5 in Waverley LEP 2012

Item Name	Address and Description	LEP Sign.	LEP No.
PART 1	HERITAGE ITEMS		
Bondi Beach	Campbell Parade Item bounded by Marks Park (south); Campbell Parade (north west); Ben Buckler (north east) and Tasman Sea (south east). Coincides with NHL listing	National	I93
Bondi Beach Cultural Landscape	Queen Elizabeth Drive Item bounded by Notts Avenue (south); Campbell Parade (north west); Ramsgate Avenue East (north east) and the shoreline of Bondi Beach (south east). Coincides with SHR listing except line from SHR on north side of Park Drive is missing on LEP map	State	I94
Bondi Pavilion	Queen Elizabeth Drive, Bondi Beach Early twentieth century building	State	I124
Bondi Beach and Park	Campbell Parade [no description included] Same number also used for Bondi Beach Public School	Local	I503
PART 2	HERITAGE CONSERVATION AREAS		
Bondi Beach Conservation Area - General	Shown by a red outline with red hatching and labelled "C2" on the Heritage Map. [no description included] Area extends further north than shown on Waverley LEP map at figure 6.3	Local	C2
	CONSERVATION AREAS - LANDSCAPE		
Bondi Beach and Park Landscape Conservation Area	Shown by a green outline with green hatching and labelled "C25" on the Heritage Map [no description included]	Local	C25
PART 3	ARCHAEOLOGICAL SITES		
Open campsite and burial(s)	Bondi Beach AHIMS#45-6-2169	Local	AH558

Waverley Council has undertaken an Aboriginal Cultural Heritage Study (WACHS) and has identified areas of sensitivity in its DCP 2012 (figure 6.4). The DCP clauses aim to:

- effectively manage and protect currently identified Aboriginal heritage sites; and
- protect any undetected aboriginal heritage sites.

Bondi Park is located within the zone of high Aboriginal archaeological sensitivity (as identified in the DCP). Aboriginal artefacts were found at Bondi Beach in c1900 and prior. This is discussed in detail in sections 2.2.2 and 4.2 and 4.3 of this report and in more detail in the SHR Bondi Beach Cultural Landscape CMP (section 4.2 and 7.3) and in the subsequent DSCA reports in Appendix D. The WACHS notes that “Historical Aboriginal camps at one or more locations within this general area”. There is no specific associated statement of significance rather identification of sensitivity as a known site. There has been considerable alteration to the foreshore in this area, as part of the extensive improvement works.

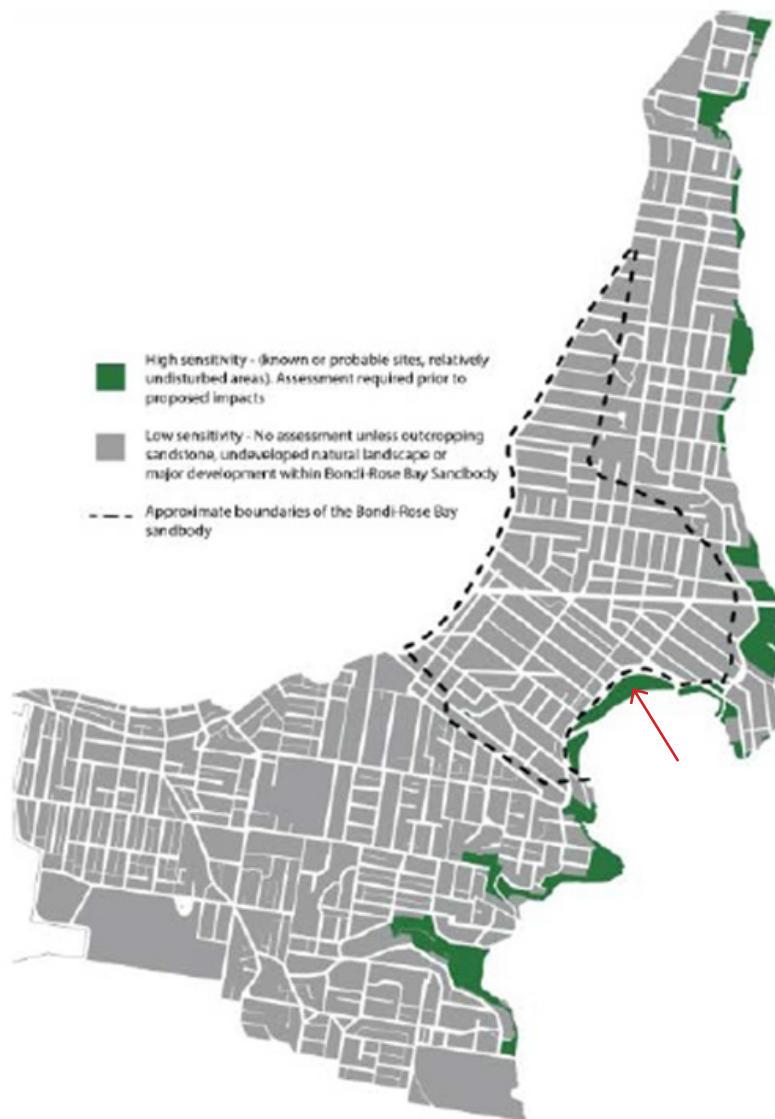


Figure 6.4: Areas of Aboriginal archaeological value. The colour green indicates high sensitivity and the colour grey indicates low sensitivity. The dotted line is the approximate outline of the Bondi-Rose Bay sandbody. An arrow indicates the location of the BSBLSC. The clubhouse and study area are wholly within the area of high sensitivity. Source: Waverley DCP 2012

For the Bondi Camp the WACHS identifies:

Aboriginal people camping at Bondi in the 1870s and up to the 1920s at various places from the south to the north. Some individuals are named in the historical records. Further research could be undertaken to develop a more detailed history of this / these camps.

6.1.4 NATIONAL PARKS AND WILDLIFE ACT - AHIMS LISTING

The BSBLSC and study area is within an Aboriginal site recorded under the NPW Act on the OEH Aboriginal Heritage Information Management System (AHIMS) (and also listed by Waverley Council as noted above). The Aboriginal Heritage Information Management System (AHIMS) is a database that is operated by the Office of Environment and Heritage (OEH) and regulated under s.90Q of the National Parks and Wildlife Act 1974 (as amended). AHIMS contains information about registered Aboriginal archaeological sites, objects, and declared Aboriginal Places as defined under the Act.

Heritage Listed Aboriginal Sites - AHIMS Registrations

Searches of the register to establish what Aboriginal heritage sites have been recorded in the vicinity of the study area (and within the AHIMS search parameters) have identified one registration. It is an open archaeological camp site that is a retrospective recording and registration of extensive “Aboriginal workshops” that were exposed at Bondi in 1900 and soon thereafter. The exact location of the discovery is not known. See sections 2.2.2, 4.2 and 4.3.

The site is registered as Bondi Beach, site number 45-6-2169 and site type as “Campsite and Burial(s)”.

The site record was filled in 1990 by Michael Guider based on historical research rather than current evidence. The record was updated in 2008 by DSCA. No new Aboriginal heritage sites (or specific areas of sensitivity) have been discovered within or near the study area and registered with AHIMS since 2008. DSCA notes in a 2017 Aboriginal Heritage Values Review with respect to the camp site that :

... one of the standout features was the very high number of backed blades including Bondi points that were present. ... The Bondi points discovered by chance at Bondi were the first seen in Australia and Bondi was to become the type site for these types of backed blades. Archaeologists historically used Bondi points and backed blades as cultural markers to help organise and interpret increasing archaeological evidence about Sydney Aboriginal life that became available through sporadic scientific excavation during the 1890s to the 1930s and which then rapidly accelerated from the 1960s, and researchers currently use ‘Bondaian’ terminology when describing and classifying stone artefacts and sequencing archaeological evidence of change through time.

6.1.5 OTHER LISTINGS AND ASSESSMENTS

National Trust of Australia (NSW)

The National Trust of Australia lists the Bondi Pavilion and the Bondi Beach Urban Conservation Area which includes the area of the NHL listing as well as buildings fronting Campbell Parade. The listings do not mention BSBLSC which is located within the listed park. The full listing is appended.

Australian Institute of Architects (NSW Chapter)

The Register of Significant Architecture in NSW is prepared by the Heritage Committee of the Australian Institute of Architects - New South Wales Chapter. A place is included in the AIA List where it is an example which is representative of architectural excellence during the twentieth century. The Bondi Surf Pavilion (Bondi Pavilion) has been included in the Register of Significant Architecture in NSW however the building has not yet been formally assessed so there is no statement of significance. The BSBLSC building is not mentioned independently.

Engineers Australia

The Heritage Register, Engineers Australia recognises places that have contributed to the engineering history of Australia. Bondi Beach and associated structures are not included in this register.

Pavilion CMPs

The 2018 CMP for the Bondi Pavilion includes the visual and physical relationship between the Bondi Pavilion and the Bondi Surf Bathers Life Saving Club Clubhouse as a significant component of the setting of the Bondi Pavilion. It also notes that the Bondi Pavilion has associations with the Bondi Surf Bathers' Life Saving Club and the crucial and ongoing associations with life savers and life saving at Bondi Beach. The statement of significance states that:

The Bondi Pavilion is representative of 1920s Mediterranean architectural style and its setting is representative of 1920s town planning, which in a beach front location on the scale at Bondi is now unique in Sydney. The Bondi Pavilion is a key townscape element at Bondi Beach, providing a major contribution to the townscape and character of the locality and is a key element of the Bondi Beach Cultural Landscape.

In the 2015 version (text not included in final version) the executive summary it notes that:

Bondi Park retains notable and unique site features such as: the expanse of brick and concrete paved parking area, concrete retaining walls and pedestrian bridges, integral elements of the 1929 Beach Park Improvement Scheme; the sea wall and promenade, integral elements of the 1911 and 1929 Beach and Park Improvement schemes; the Bondi Surf Life Saving Club established in 1906 and currently housed in the 1930s building adjacent to the Bondi Pavilion. The Bondi Surf Bathers Life Saving Club is one of Sydney's earliest Surf Life Saving Clubs and has continuously occupied a location at Bondi Beach since 1906.

The BSBLSC was also assessed in the earlier 1997 CMP for the Bondi Pavilion prepared by Clive Lucas Stapleton and Partners as being significant because:

It has considerable social value and historical significance as the home of the Bondi Surf Life Saving Association founded in 1906. It contains the accumulated historical artefacts of the club. As one of Sydney's earliest Surf Life Saving clubs, it has continuously occupied a location at Bondi Beach since 1906.

It is associated with a number of notable events in the surfing history of Sydney, such as the 1954 'Royal Command' Surf Carnival.

Construction in 1934, it is representative of the work of architects Ross and Rowe.

It is a good example of 1920s [sic] architecture in Sydney.

It should be noted that although the building has been added to in the 1970s and 1980s, the Surf Living Saving Club retains evidence of its original external appearance and building fabric.

6.2 REVIEW OF EXISTING STATEMENTS OF SIGNIFICANCE

This section reviews the existing statements of significance as they related to the club and the club house. The club house is either not mentioned or mentioned in passing in the listings described above. Only the 1997 CMP specifically discusses the significance of the BSBLSC and this assessment remains relevant. The listings do not recognise the significance of the BSBLSC nor do they mention the Aboriginal values. *The SHR BBCL CMP identifies the Aboriginal association and values in the BBCL as significant at at least State level and the study area is within this site.*

The research undertaken for this CMP indicates that the BSBLSC is significant *in its own right at at least local level* as one of the few surviving surf clubs to retain evidence of its original internal layout (see section 5.9 and 5.6) and its Spanish colonial-inspired detailing (see section 5.1, 5.3 & 5.4) - selected for its appropriateness as a response to the climate. The previous listings and CMPs discuss architectural style, with reference to the Pavilion rather than the BSBLSC, without specifically discussing the relationship of the selection of styles from areas with a similar climate. Many of the "Mediterranean" design ideas came to Australia via California. Leslie Wilkinson, the Professor of Architecture at the University of Sydney, who promoted the use of Mediterranean-inspired forms in the 1920s and 1930s, had travelled widely in Spain and Italy drawing up buildings for architectural text books (see section 5.2). He experienced buildings designed to cope with the heat first-hand.

BSBLSC is one of only two surf clubs identified that are part of a suite of buildings with complementary detailing, the other example being the pavilion at Main Beach (1934) and the adjacent surf club (1936) on the Gold Coast (see section 5.3). At other beaches, such as Manly, the pavilions were erected in the style current at the time, rather than as part of an overall scheme. Likewise at Bronte, Nielsen Park and Coogee the improvements were undertaken in a piecemeal fashion, funding was simply not available to execute a grand scheme. The 2018 CMP for the Bondi Pavilion and the *SHR Bondi Beach Cultural Landscape CMP (2016-20)* identify other beach improvements schemes dating to the 1930s.

Of the proposed improvements schemes of the late 1920s and 1930s Bondi was, and remains, the most extensive project undertaken in NSW, possibly Australia, much of which utilised unemployment relief funds and labour. This aspect of the history of the place has not been considered in detail in the previous assessments of significance and CMPs. Likewise the wartime use of the place has not been considered. Additional aerial photographs are now available which demonstrate the original extent of the cultural landscape. A comparison between the views dating from 1900-1925 and the aerials shows the degree to which the foreshore was modified. Trees planted to the rear of the club house in c1930 do not survive however historical images document the design and changes over time discussed in sections 2, 3 and 4 of this report. The additional research suggests additional aspects of significance *noted above.*

6.3 DISCUSSION OF CURTILAGE AND SETTING

The NSW Heritage Branch publication Heritage Curtilages describes 'Curtilage' as the extent of land around a place, which 'should be defined as encompassing its heritage significance'. The four types are:

- Lot Boundary Curtilage: where the legal boundary of the allotment is defined as the heritage curtilage. The allotment will in general contain all related features, for example outbuildings and gardens within its boundaries.
- Reduced Heritage Curtilage: where an area less than total allotment is defined as the heritage curtilage, and is applicable where not all parts of a property contain places associated with its significance.
- Expanded Heritage Curtilage: where the heritage curtilage is actually larger than the allotment, and is predominantly relevant where views to and / or from a place are significant to the place.
- Composite Heritage Curtilage: relates to a larger area that includes a number of separate places, such as heritage conservation areas based on a block, precinct or whole village.

The curtilage methodology above is based on consideration of individual items and the protection of a setting for such items. The surf club building, with its stair tower to the rear, was designed to be seen, *through trees*, in the foreground with the pavilion to the rear in views from the bridge over the motor park and from the promenade and pathways as well as from distant viewpoints. The area is land in public ownership and control. It is Crown Land managed by Waverley Council as trustees with a licence to the BSBLSC (see sections 1.3 and 7.3.3). The type of curtilage depends on whether the allotment is considered to be the leased area, in which case it is an expanded heritage curtilage, or whether the allotment is the Bondi Park Crown Reserve in which case it is a lot boundary curtilage.

As for the Pavilion in the Pavilion CMP it is recommended that the curtilage be considered to be the boundary of the BBCL SHR listing. However in the case of the surf club many activities take place in the water and the waters of the bay are also important to consider as setting (as in the NHL listing boundary). The setting is discussed throughout the history in section 2 and described in sections 4.4 and 4.5. There is further detail in the SHR BBCL CMP for the cultural landscape in section 4.5 and 4.12. Views to and from the building are important, including from the sea. Views have been identified in Section 4.4 *and their level of significance is shown in section 6.8 figure 6.8a*.

The curtilage should be sufficient to protect the heritage values outlined in the following statement of significance and enable the place to be conserved as a component of the Improvement Scheme and for significant uses such as surf life saving to continue. Views and visual relationships should be protected within, into and out of the setting and so the relationship between the BSBLSC and the Pavilion is maintained.

6.4 SIGNIFICANT CONTINUING USES

A key component of significance is the significant uses (see also section 6.6). A number of these long standing uses are not identified in the existing statements of significance but have been included in the expanded statement in the SHR BBCL CMP and are proposed in the statement of significance in this report. Many of the significant continuing uses of the BSBLSC are carried out on the beach rather than in the study area on which this reports focuses. The following paragraphs discuss the significant uses as they relate to the club objectives (included in full in Section 7) and identify where these uses occur.

Life Saving Patrols

The first object of the club is to provide surf life saving (rescue) patrols for the protection and safety of swimmers. Such patrols are carried out on the beach and in the water with the surf club as a base for patrol members. They are the primary activity of the club from its inception until the present and the most significant continuing use. The club house change facilities support volunteers who participate in these patrols and the building is a base for organisers and for storage of equipment needed for patrols such as beach flags and tent shelters. Patrol members meet in the club and shelter in it in inclement weather.

The club is also required to provide efficient life saving apparatus; initially life buoys, surf reels and belts and changing over time to surf boats then IRBs and rescue boards, surf skis, rescue tubes and flotation belts and the associated all terrain vehicles and trailers to get them onto the beach. The club house is the base for storing the apparatus as well first aid equipment such as first aid kits, spinal boards, defibrillators, resuscitation equipment and two way radios for communications. Many items have particular support requirements such as maintenance and fuelling of motors, charging of radios, maintenance of oxygen bottles and replenishing first aid items all carried out in the club house. Every year there is a gear inspection in the hall and park adjacent to check, maintain and sign off that every piece of equipment is ready for use.

Training

The study and practice the life saving methods is an object along with providing surf bathing and surf life saving demonstrations and instruction. These activities are carried out both in the club, in the park, on the beach and in the water. The club's second meeting was dedicated to discussion of life saving drills and training and the first training session was on 6th March 1907 and demonstrations were being given



Figure 6.5: Patrol setup on beach - tents, rescue boards, trailer at right with equipment, red and yellow flags. Source: BSBLSC

from 22 March 1907, advertised in the press. Training and instruction has been a continuous function of the club developing over time with introduction of new equipment. The “Bronze Medallion” continues to be the basic qualification and there is a range of higher qualifications including the “Gold Medallion” and Certificate II in Public Safety – aquatic rescue. The Life Boy, now Nippers, movement developed in the 1960s into a formal training activity and prelude to participating in life saving patrols.

Fitness training is part of this use in the past continuing in the “off” season with activities such as boxing, football and tennis - there was a tennis court adjacent the 1916 club house and more recently squash and ping pong within the club house. Today the gym, within the club house and activities such as beach races provide fitness training in the “off” season.

Carnivals and Social Events

Organising and conducting carnivals and social functions for the benefit of the Club is also an object to assist in providing patrols and apparatus. Carnivals are held on the beach and in the water and at other beaches. Socials were held in rented premises or hotels initially and large events continue to be held off site. Once the club had larger spaces fund raisers were held in the hall. The function room is the venue for major events such as large presentations, the “Legends Lunch”, etc. Informal social events are regularly held like barbeques after patrols in the boatshed driveway. Such uses have some significance as supporting live saving activities financially and promoting team spirit and recognising excellence and service.

Competitions

Promoting, organising and training of members to compete in surf lifesaving competition and carnivals is another object. Club and interclub competition was underway as early as 1908 and continues today. It was an established policy of the Royal Life Saving Society to assist in training. Competitions occur primarily on the beach and at different beaches with members and their gear travelling to compete. Physical training occurs at Bondi primarily on the beach, some in park and technical / class room type training in the club.

Competition keeps alive traditions such as timber surf boat racing and belt and reel rescue techniques in the rescue and resuscitation (R&R) competition - neither are now used on patrols but continue to provide fitness training and skill development. The club house facilitates competition through its other activities such as training and storage of the surf reels and surf boats used in competitions as well as trailers for transporting equipment such as boats, reels, boards and skis. BSBLSC club cap for competition is blue



Figure 6.6: The sponsorship photo shows gear required for surf life saving patrols and stored in the club house Source: BSBLSC

and white quarters and there are competition tops.. These are provided by and stored in the club house and the displays include caps worn in significant events.

Commercial Arrangements and Promotion

The objects direct the club to pursue appropriate commercial arrangements to further the interests of the Club and of surf life saving generally and a catch-all object to carry on any other activity whatsoever to directly or indirectly enhance or further the interests of the Club and to promote life saving. This translates into sponsorship for general operations, uniforms, events, building renovations, equipment, and leasing of the building. The club derives a considerable part of its income from sponsorship, particularly at events. At times club branded swimming costumes and tops are sold. The club takes advantage of major events at Bondi, such as the City to Surf, to raise funds with barbeques, stalls and sale of merchandise in small marquees adjacent the club. Spaces are sometimes leased out, such as for polling booths or events, to raise funds to support club activities. The current use of the upstairs room as a function centre for club members and others also raises funds for club activities.

Bondi is world recognised and the club is frequently used for live TV crosses, travel shows, newspaper articles and other media. Some examples include: UK TV including Great Railway Journeys BBC, Good Morning London, Record Breakers and a special on Black Sunday for ITV. Recent TV interviews have included the NBC, BBC and TV Indonesia 4 as well as many local media outlets. The club has 6 registered trademarks and brand guidelines.

History of Building Uses

Table 6.2 traces the documented continuing uses of the succession of buildings from one generation of surf club to the next based on historical research. Some utilitarian uses are harder to track as there is little mention in the minutes as to the exact nature of the facilities provided. Though seemingly utilitarian, functions such as change rooms and gear storage were the primary reasons for the construction of buildings for the BSBLSC and are necessary to support the club's life saving activities. Uses which have continued over time and are central to the club's purpose have heritage significance. The Bondi Surf Bathers Life Saving Club has occupied a series of club houses at Bondi Beach, however the basic uses have remained constant, such as a club room or hall, change rooms and gear storage.



Figure 6.7: Returning from patrol with gear on a trailer pulled by an ATV and an IRB in the background. On the area between the club house and the pavilion Source: BSBLSC



Figure 6.8: Competition training for surf reel rescue on the grassed area to the rear of the club house Source: BSBLSC

WHOLE TABLE REVISED / CORRECTED OCTOBER 2020

Table 6.2: Uses and activities occurring within the succession of BSBLSC club houses over time. The yellow coloured bars in the table indicate the period over which a use occurs in the building.

CLUB HOUSE USES	1906 TENT	1907	1916	1934	1970s +
Life Saving Patrols					
OBSERVATION	From beach	Beach and likely verandah	From beach and verandah	From beach, roof, arcade	Observation room added. Now from beach
GEAR - STORAGE	Yes	Yes. Extended	Yes	Yes	Extended
- BOATS	No	No	First in 1926	Boatshed 1950	IRBs & boatshed
- BOARDS	No	No	Captain had board	1938 SLSA board comp. Stored on verandah c1950	Regular use for rescue and competition. Stored in boatshed and squash court
- INSPECTIONS	No	Unconfirmed	Unconfirmed	Hall	Annually in hall
FIRST AID CASUALTY	No	No dedicated facility, lectures	Yes	Dedicated first aid room	Skin cancer checks in main hall. Small room off arcade.
Training					
LIFE SAVING DRILLS /CLASSES	No	Yes - too small	Yes	Yes	Yes
SPORTS FITNESS TRAINING	No	Boxing, wrestling parallel bars etc, rowing machine	As 1907 + dumb bells, punch ball, physical culture	Yes. Gym in 1935. Physical culture for footballers	Outdoors and gym over squash court
SPORTS COMPETITIVE	No	Wrestling tournaments	Yes - tennis, football	Yes	Outdoors. Change facilities / Admin in building
SPORTS (SOCIAL)	No	1912-13 ping pong, cricket	As 1907, 'Olympic Games', indoor sports,	Yes	Yes but declining use
BALL COURTS	No	Unconfirmed	Not in building	Shuttle tennis 1938	Squash court briefly used - now board store
SUNBAKING	No	Request extra area refused	Yes, rear outdoor fenced area.	Yes, in sunbaking area on roof	Smaller terrace on boatshed roof
Member Facilities					
CHANGE ROOM	Yes	Yes	Yes	Yes	Yes. Women 1980s
LOCKERS	No	Installed 1909	Relocated into 1934 club house	Yes	Extended
TOILETS SANITARY	No	Added 1910	Yes. Women's c1930, for socials	Yes	Yes 1980s Improvements
SHOWERS	No	Shower screen installed 1909	Yes, added 1920s	Yes	Yes Women 1980s
Administration					
CLUB ROOM	Met in hotel	Yes	Yes and smaller committee room	Yes and as 1916	Yes
OFFICE	No	No	Committee room	Yes	Yes
CARETAKER	No	No	No	Yes	Yes. Relocated
Social					
HONOUR BOARDS ETC	n/a	n/a	Added 1919	Relocated from old to new building	Some off site. ANZAC day events. Funerals & memorial services held
BALLS AND FUND RAISERS	No	Yes & rented venue for ball	As 1907. Picture shows in hall.	Ball, rented venue for large events	Used for presentation nights. Election polling booth c2001
SMOKE CONCERTS SOCIALS	No	1908 in Town Hall Paddington 1910-11 in club	Yes	Yes. Dances in hall. Picture nights	Function Room added - general purpose

TABLE ADDED OCTOBER 2020

History of Outdoor Uses

Table 6.3 traces continuing outdoor uses of the beach and park based on historical research. Some activities such as football are documented in annual reports but the location is not. Football was a winter fitness activity and it is likely that training was at the beach and games at sports grounds. The location of activities such as fitness training are not generally recorded. Today it is primarily on the beach and in the water but also in the park. Some activities are held further afield with boat crews training in Sydney Harbour and historically swimmers trained and competed at Bondi and Coogee Aquarium Baths.

The previous text in this section details uses and relates them to club's objects. Life saving patrols are the primary activity and undertaken on the beach. Other activities are to enable life saving. This primary object requires fitness, skills, organisation and administration. Many uses continued over time but there has also been change with improvements in life saving techniques and this will continue, for example drone technology has become a life saving and patrol aid. UAVs (unmanned aerial vehicles) were deployed by SLISA at 18 beaches in the 2019-20 season, increasing to 34 in the 2020-21 season.

A 'comparative analysis' about 'uses' is not included in this CMP. Uses cannot be compared or ranked. Life saving patrol is the primary activity of this volunteer club but it cannot be done unless there are enough members, they are fit, organised, equipped, work as teams, etc. so lifesaving cannot occur without fitness training, administration, fundraising, social functions and other activities to build member commitment.

Table 6.3: Outdoor uses and activities occurring over time. The yellow coloured bars indicate the period over which a use occurs

OUTDOOR USES	1907	1916	1934	1970s +
Life Saving Patrols				
OBSERVATION / PATROLS	Beach	Beach	Beach	Beach
GEAR - STORAGE	Unconfirmed	1926 boatshed, location unknown	1930 boatshed in groyne	Under promenade & in club house. Trailers at rear
- INSPECTIONS	Unconfirmed	In front of building	Path in front of club	Park and paved areas
Training				
LIFE SAVING DRILLS /CLASSES	On beach	On beach	On beach	On beach
SPORTS FITNESS TRAINING	Water drill at Bondi baths	Beach and park. Land drills	Beach and park	Beach and park
SPORTS COMPETITIVE	Swim, Coogee Aquarium	Beach. Football off site. Tennis.	Beach. Football club off site	Beach and park
SURF CARNIVALS	Bondi & other beaches	Bondi & other beaches	Bondi & other beaches	Bondi & other beaches
SPORTS (SOCIAL)	Unconfirmed	Off site (park?). Cricket, 'Olympic Games'	Yes	Yes but declining use
BALL COURTS	Unconfirmed	Tennis court at rear	No	No
SUNBAKING	Request extra area refused	Yes, rear outdoor fenced area.	Yes, in sunbaking area on roof	Small terrace on roof boatshed. Not encouraged
Social				
FUND RAISERS	Gymkhanas on beach, 1910 on	Gymkhanas on beach	Carnivals	BBQs. Stall in front of club

6.5 HISTORIC THEMES

The national and state heritage agencies have developed a set of historical themes to aid and standardise the analysis of cultural significance. In 2001 the state agency prepared a guide correlating the state theme under the headings of the national themes. Local themes are intended to be developed individually for each heritage assessment. The following thematic analysis is from the BBCL SHR listing.

Table 6.4: Thematic analysis from BBCL SHR listing.

Australian theme	New South Wales theme	Local theme
2. Peopling the continent	Ethnic influences - Activities associated with common cultural traditions and peoples of shared descent, and with exchanges between such traditions and peoples	Multi-national contacts with local communities
3. Developing local, regional and national economies	Environment - cultural landscape - Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings	Landscapes of urban amenity [taming the surf beach and sand dunes]
3.	Events - Activities and processes that mark the consequences of natural and cultural occurrences	Developing local landmarks
3.	As above	Providing a venue for significant events
4. Building settlements, towns and cities	Towns, suburbs and villages - Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Urban landscapes inspiring creative responses
4.	As above	Beautifying towns and villages
4.	As above	Developing civic infrastructure and amenity
8. Developing cultural institutions and ways of life	Creative endeavour - Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Creating an icon
		Landscaping - 20th century interwar
8.	As above	Building in response to natural landscape features.
8.	As above	Building in response to climate - verandahs
8.	As above	Creating works of art
8.	As above	Architectural styles and periods - Interwar Spanish Mission
8.	Domestic life - Activities associated with creating, maintaining, living in and working around houses and institutions.	Holidaying near the sea
8.	Leisure - Activities associated with recreation and relaxation	Gathering at landmark places to socialise
8.	As above	Enjoying public parks and gardens
8.	As above	Going swimming
8.	As above	Visiting lookouts and places of natural beauty
8.	Social institutions - Activities and organisational arrangements for the provision of social activities	Developing local clubs and meeting places
8.	As above	Places of informal community gatherings

The themes highlighted pale blue in the above table apply to the surf club. The text in square brackets is suggested by the authors as possible additions in relation to the whole BBCL. There are some additional themes that could be added in the above table such as:

Table 6.5: Additional themes suggested for BBCL.

Australian theme	New South Wales theme	Local theme
2. Peopling Australia	Aboriginal cultures and interactions with other cultures	Bondi Beach camp site. Interactions of early settlers with Aboriginal objects.
3. Economy - Developing local, regional and national economies	Technology - Activities and processes associated with the knowledge or use of mechanical arts and applied sciences	Aboriginal place evidencing a standard tool types. The development of the ERS.

This applies to the whole area of the SHR listed BBCL and the study area only as a place within that area. The Bondi Beach campsite relates to the whole beach equally rather than to the study area in particular. The themes in the above table do not express aspects of the local significance of the surf club and study area. The following additional historical themes are relevant.

Table 6.6: Additional themes relevant to BSLSC and study area.

Australian theme	New South Wales theme	Local theme
3. Developing local, regional and national economies	Events - Activities and processes that mark the consequences of natural and cultural occurrences	Life saving on Black Sunday
3.	Health - Activities associated with preparing and providing medical assistance and/or promoting or maintaining the well being of humans	Volunteer surf life saving patrols First Aid training Fitness training
5. Working	Labour - Activities associated with work practises and organised and unorganised labour	Change rooms Gear storage
6. Education	Education - Activities associated with teaching and learning by children and adults, formally and informally.	Surf life saving physical and technical training
7. Governing	Welfare - Activities and process associated with the provision of social services by the state or philanthropic organisations	Depression era relief work
7.	As above	Support for members in illness or other adversity
8. Culture - Developing cultural institutions and ways of life	Leisure - Activities associated with recreation and relaxation	Park, beach and club house
8..	Social institutions - Activities and organisational arrangements for the provision of social activities	Club social functions
8..	Sport - Activities associated with organised recreational and health promotional activities	Swimming, surf craft and athletic training, events, competitions
9. Marking the phases of life	Persons - Activities of, and associations with, identifiable individuals, families and communal groups	Memorials and memorial events remembering individual club members

6.6 DISCUSSION AND ANALYSIS OF SIGNIFICANCE

The basis of assessment in this report is the methodology and terminology of the Burra Charter 1999, The Conservation Plan, and the criteria of the NSW Heritage Branch. Burra Charter Article 26.1 of states:

Work on a place should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.

The cultural significance of the place has been determined by the analysis and assessment of the documentary, oral and physical evidence that is presented in the previous sections of this document. Once the place has been studied, the cultural significance can be assessed. Article 1.2 of the Burra Charter defines cultural significance as the aesthetic, historic, scientific and social or spiritual value for past, present or future generations.

This section is a detailed assessment of the cultural significance of the BSBLSC based on research and analysis carried out for this report. The assessment is against the relevant **State Heritage Register Listing** criteria. Prior to this report there has been no specific assessment of significance for the BSBLSC - rather it, or activities associated with it, have been mentioned in assessments of the beach, park or pavilion.

Traditional uses are also included in this table - their assessment integrated with the overall assessment. In summary, carrying out life saving patrols with the required gear and administering first aid, training for fitness and in life saving techniques, providing member facilities such as change rooms, administering the club and its activities and club social activities including events and commemoration are historically and socially significant uses which contribute to cultural significance and should be protected along with the physical fabric of the place. [Refer also to the Pavilion and SHR BBCL CMPs where other aspects of significance such as ethnic and cultural communities are addressed.](#)

Table 6.7: Analysis of significance of BSBLSC against the SHR listing criteria.

State Heritage Criteria	Authors' Assessment
Criteria A - Historical significance	The study area and BSBLSC activities and club house are of state and local significance under this criteria.
a) an item is important in the course, or pattern, of NSW's cultural or natural history;	The study area is within a site where there were important c1900 discoveries and collections of Aboriginal artefacts. The artefacts were the basis of the Eastern Regional Series archaeological theory that continues in use by archaeologists.
	The BSBLSC club house is the home of Australia's oldest formal surf life saving club. The club has occupied several positions on Bondi Beach since its inception in the summer season of 1906/07 and is integral to the birth and development of the now internationally recognised practice of surf lifesaving.
	The BSBLSC developed the surf reel for use in life saving in 1907 and reels have been housed in the sequence of club houses. The surf reel features in the club logo. The club and its members continue to play an important role in life saving at Bondi Beach, the Club receiving a Special Meritorious Award by the Surf Life Saving Association of Australia for its bravery in rescue work.
	Significant for its role in assisting Council's paid lifeguards at weekends and public holidays since the club's foundation and for educating members and others about surf swimming and beach safety.

State Heritage Criteria	Authors' Assessment
	The club was built in the 1930s under the Unemployment Relief Scheme and is an example of Depression era relief work and is one of the major works undertaken in the Waverley LGA (see BBCL CMP section 5.5 for details).
	The collection of trophies and photographs of competitors demonstrates that the BSBLSC has played an integral part in the development of life saving carnivals, demonstrations, command performances and competitions in NSW, including assisting other clubs to form.
	The collection and the historical record demonstrate the changes in techniques of surf life saving and surf life saving craft. The club was integral to the development of life saving techniques and practices, such as the surf reel.
	The collection and artwork record the service of members in the world wars. The club provided support for the bereaved and returned servicemen members and later to members in illness or other adversity.
	The association with World Wars is demonstrated by the honour boards, the flag taken to theatres of war and returned to hang in the club and the starting of life saving clubs at beaches in the theatres of war including Solomon Islands.
	Range of social activities club members organised demonstrates the arrival and Australianisation of fads such as smoke concerts and music and dance styles including jazz, jitterbug, the stomp. Trends in social and recreational activities are reflected in changes to the place.
	The range of sports played demonstrates changes associated with health and fitness ranging from football and boxing to ping pong, badminton and calisthenics and today gym activities. Sports played reflect the need to keep fit in winter.
	Associated with the range of temporary events held at Bondi Beach - athletics, surf carnivals and with competitive events at other locations.
	Demonstrates the development of junior activities associated with life saving, later called Nippers. Changes such as the surprisingly late admission of women as members in the 1980s are evident in changes to the building fabric.
Criteria B – Associative Significance.	The BSBLSC club house is of state and local significance under this criteria
b) an item has strong or special association with the life or works of a person, or group of persons, important in NSW's cultural or natural history;	The documentary record tells of the role of club members and local aldermen and residents in lobbying and seeking funds for the erection and improvement of the series of club houses and to provide the necessary gear for life saving. Associated with the voluntary efforts of the members and local community for over 100 years
	Associated with prominent patrons and supporters over its history such as Aldermen and Mayors, and with celebrity and official visitors and dignitaries such as Lord Beauchamp, Queen Elizabeth 2 and Prince Phillip and the Royal Command Surf Carnival and Prince Charles.
	Members and their achievements are commemorated at the club. It is associated with members decorated for bravery or with long term contributions such as Bill Bennett, Tibby Fletcher, Tom Meagher, Tiny Douglas, Bill Craven and Stan McDonald. Club events remember prominent associated figures such as the McDonalds.
	The club and its members are associated in the surf life saving movement for the introduction of the surf reel and techniques integral to life saving and widely adopted nationally.
	Associated with fallen members - remembered in formal honour boards within the building and including a memorial surf board (also a rare type of board)

State Heritage Criteria	Authors' Assessment
	Associated with artist David Souter through his artwork for the club, the originals now held in the NMM.
	Associated with the well-known architect of the 1934 club house, Harry Ruskin Rowe, who was honorary architect for many years assisting with fund raising.
	The study area is in the BBCL, where the 'Bondi Points' from which the ERS was developed originated. It is associated with Aboriginal occupation, Fred McCarthy of the Australian Museum and archaeologists generally.
Criteria C - Aesthetic significance	The BSBLSC club house and study area is of state and local significance under this criteria.
c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW;	Part of the Bondi Beach Cultural Landscape which includes the natural setting and the foreshore development, including Bondi Park, Bondi Surf Pavilion and the Bondi Surf Bathers Life Saving Club building. The BBCL is a landmark of the Sydney region and an iconic image of Australia, recognised internationally as a symbol of Australia and the attractions of the country.
	Part of the large scale beach improvement scheme with a defined aesthetic which included NI pine plantings, grass and paths , the surf pavilion and the adjacent club houses, motor park, tunnels and sewerage pumping station.
	The building incorporated technical innovations such as extensive piers to allow building on sand, the flat concrete roof and the now removed roof lantern for light and ventilation.
	The club, with the pavilion, is part of an architectural group designed to relate to each other in an urban park set at the beach. The building design, altered to match the pavilion more closely, is a good example of the characteristics of the 'Mediterranean' architectural style with off white stucco [render] walls, an arcade, arched openings and tiled roofs (though the 'Roman' tiles have been replaced). It features a deliberate approach to design for Australia's climate.
Criteria D - Social significance	BSBLSC activities and club house is of national, state and local significance under this criteria
d) an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons;	The club house and activities of the club contribute substantially at a national level to Australian cultural identity. The culture of beach bathing has dominated the past and present popular image of the Australian outdoors lifestyle Its practice was enabled and made safe by the activities of life savers both as rescuers and trainers.
	Bondi Beach, surf clubs and Bondi life savers (and life guards) are held in very high esteem by the people of Sydney and NSW and more generally as a place to visit and as a symbol of the Australian way of life. The esteem is demonstrated in campaigns to protect the beach both historically and today and in popular culture such as television shows centred on life saving at Bondi.
	BSBLSC is important in the development of the volunteer life saving movement, seen as an exemplar of an Australian culture of altruism and mateship and as a healthy pastime for participants - making beaches safer for others as healthy recreation - expressed in club motto 'Vigilance and Service'.
	The iconic logo and blue and white swimming costume designs symbolise life saving with events held in historic costume. The club costumes reflect the development of swim wear over time and are part of the 'Bondi Brand', evident as early as 1938 with the Chesty Bond character based on a lifesaver.
	The study area is within the BBCL - a place held in high regard by archaeologists and Aboriginal people generally and because it is associated with the 'Bondi Points' and ERS archaeological theory.

State Heritage Criteria	Authors' Assessment
Criteria E - Research Potential	BSBLSC club house and collection is of state and local significance under this criteria
e) an item has potential to yield information that will contribute to understanding NSW's cultural or natural history;	The extent of documentary evidence and associated collections (including oral histories) indicates that there is considerable potential for research into the changing methods of life saving in NSW and into beach culture including swim wear, club formal uniforms and the range of activities such as beach and water sports and dance and other social activities.
	The study area is within the BBCL where the Bondi Points, used to develop the ERS theory, were found. They offer research potential including the origins of the lithic material of which they are composed and there is some potential for artefacts to remain intact at deeper levels or scattered in disturbed ground.
Criteria F - Rarity	The BSBLSC club house and study area is of state and local significance under this criteria.
f) an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history	It is part of the overall beach improvement scheme with a unified architectural character, the extent of which and the variety of its components is now rare: pavilion, smaller surf clubs, motor park, bridges and tunnels etc. No other scheme of this scale appears to have been executed in Australia. It is an example that influenced other facilities Australian-wide.
	It is rare as one of the Waverley surf clubs, along with those at Manly, the earliest surf life saving clubs in Australia, that played an important role in the development of the Australian surf life saving movement.
	The study area is within the BBCL where the Bondi Points, used to develop the ERS theory, were found. The extent of the 1900 find of stone tools on the beach is rare and their subsequent use as the basis for the ERS theory.
Criteria G - Representativeness	The BSBLSC club house and study area is of state and local significance under this criteria.
g) an item is important in demonstrating the principal characteristics of a class of NSW's	Demonstrating an aspect of beach improvements – which occurred in England, America etc to provide an amenity for city dwellers (in contrast to beaches left in their natural state in National Parks).
- cultural or natural places; or - cultural or natural environments.	BSBLSC is representative of a place that demonstrates Australia's developing culture life, in its continuation as a social institution with sport and leisure facilities and activities. It also represents how the Australian community have embraced surf-culture and surf lifesaving activities.'
(or a class of the local area's • cultural or natural places; or • cultural or natural environments.)	The BSBLSC has many phases of development reflecting its early establishment date and it shows the development from tent, to hall, to buildings with facilities and offices and today to house complex rescue equipment.

6.7 STATEMENT OF SIGNIFICANCE

The study area is within an Aboriginal site significant as evidence of the lives of Aboriginal people including manufacture of stone tools. The 'Bondi Points' are significant as the basis for the Eastern Regional Sequence used by archaeologists to explain the sequence of technological change in south eastern Australia and are rare with research potential. There is limited archaeological potential for undisturbed relics at depth or items mixed in with fill.

The study area is within a site of national, state and local significance in the course of Australia's cultural history. The BSBLSC is of cultural significance as the home of Australia's oldest formally constituted surf life saving club. The organisation is integral to the birth and development of the now internationally recognised practice of surf lifesaving. The site also has a central place in the development of beach culture in Australia and the development of a sense of national identity. Bondi Beach, Bondi Park and the headland reserves, the Bondi Surf Pavilion, the Bondi Surf Bathers Life Saving Club and North Bondi Surf Lifesaving club house, and the Bondi Pool area and Icebergs building, together constitute an iconic place that is emblematic of the Australian beach experience.

The BSBLSC is important in the development of the volunteer life saving movement seen as an exemplar of an Australian culture of altruism and 'mateship', as a healthy pastime for participants and making beaches safer for others to enjoy as a healthy recreational activity - as expressed in the club motto 'Vigilance and Service'. The club and its activities have contributed to Australian cultural identity and the culture of beach bathing as an Australian outdoors lifestyle. Bondi Beach, surf clubs and Bondi lifesavers are held in high esteem by the people of Sydney and Australia both as a place to visit and as a symbol of the Australian way of life..

The study area is within a place of state significance as the largest beach improvement scheme to be carried out in the interwar years. The BSBLSC building is an integral part of the Bondi Beach Cultural Landscape, a landmark of the Sydney region and an icon of Australia, recognised internationally as a symbol of Australia and the attractions of the country. It is part of a rare extensive beach improvement scheme with a defined aesthetic, an architectural group designed to relate to each other and set on the beach in an open smooth grassed urban park with brick paths and monumental Norfolk Island pine tree plantings. The club house design, altered to match the Pavilion more closely, is a good example of the characteristics of the 'Mediterranean' architectural style with off white cement rendered walls, an arcade, arched openings and tiled roofs, designed for climate.

The historical sequence of club buildings from tent, to timber club house, to substantial buildings reflect the growth and development of the movement and the club's activities on Bondi Beach for over a century. The club house is locally significant as an example of the Depression era relief work which contributed greatly to the municipality of Waverley, the legacy of which survives in the surf club houses and the coastal walkway. The club design incorporated technical innovations such as extensive piers to allow building on sand, the flat concrete roof and the now removed roof lantern for light and ventilation.

The club's role is locally significant, assisting Council's paid lifeguards at weekends and public holidays since the club's foundation and for educating and training members and others about surf swimming and beach safety, including for the Bronze and Gold Medallion awards. The club developed the surf reel for use in life saving in 1907 with examples retained in the club house and featured in the club logo. The club received a Special Meritorious Award by the Surf Life Saving Association of Australia for its bravery in rescue work and the club and its members continue to play an important role in life saving at Bondi Beach. The club was integral to the development of life saving techniques and practices with long standing practices and patterns of use continuing today including fitness training and competency drills and competition.

The collection of trophies and photographs of competitors demonstrates that the BSBLSC has played an integral part in the development of life saving carnivals, demonstrations, command performances and competitions in NSW, including assisting the formation of other clubs. The collection and artwork record the service of members in the world wars, demonstrated by the honour boards, the flag taken to theatres of war and the starting of life saving clubs at beaches in the theatres of war. The club provided support for the bereaved and returned servicemen members and later to members in illness or other adversity. The extensive documentary records and associated collections offer potential for research into the changing methods of life saving in NSW, into beach culture including swim wear, club formal uniforms and the range of activities such as beach and water sports. The iconic logo and blue and white swim wear designs symbolise life saving with commemorative events held in historic costume. The club costumes reflect the development of swim wear over time and are part of the 'Bondi Brand'.

The range of sports played demonstrates the need to keep fit during the off season with the sports played changing over time ranging from football and boxing to ping pong, badminton and calisthenics and today gym activities. It is associated with the range of temporary events held at Bondi Beach - athletics, surf carnivals and with competitive events at other locations. The history demonstrates the development of junior activities, later called Nippers, and for the surprisingly late admission of women as members in 1980. The range of social activities club members organised demonstrates the arrival and 'Australianisation' of fads such as smoke concerts and music and dance styles including jazz, jitterbug and the stomp. Trends in social and recreational activities are reflected in changes to the place.

The BSBLSC is locally significant for its association with the voluntary efforts of the members and local community for over 100 years and the role of club members and local aldermen and residents in lobbying and seeking funds for club houses and gear for life saving. It is associated with prominent patrons and supporters over its history such as Aldermen and Mayors, and with celebrity and official visitors and dignitaries such as Lord Beauchamp, Queen Elizabeth 2 and Prince Phillip, the Royal Command Surf Carnival and Prince Charles. Members and their achievements are commemorated at the club and it is associated with members decorated for bravery or with long term contributions such as Bill Bennett, Tibby Fletcher, Tom Meagher, Tiny Douglas, Bill Craven and Stan McDonald. Club events remember prominent associated figures such as the McDonalds. The club is associated with local artist David Souter through his artwork for the club, the originals now held in the NMM and with the well-known architect of the 1934 club house, Harry Ruskin Rowe.

6.8 LEVELS OF SIGNIFICANCE OF BUILDING FABRIC

This section considers how the components of the place contribute to the overall significance. Key aspects of significance are the long term significant uses. These are detailed in section 6.4, but are also noted in the table below where the use of an area is significant rather than the items.

The following table details levels of significance used and the rationale for attributing a level of significance. A table with the recommended treatment for each level of significance is included in the policy section. The levels used are consistent with those in the CMPs for the Pavilion and SHR Bondi Beach Cultural Landscape. Levels of significance are not ascribed to the works yard which is all intrusive apart from the use which is neutral, as regards heritage, but important to the condition of the beach and park.

Table 6.8: Rationale for attribution of each level of significance.

LEVEL	RATIONALE FOR LEVEL
Exceptional	Element making a direct and irreplaceable contribution to the overall heritage significance of the BSBLSC. Provides evidence of a key phase in the development. Has a high degree of integrity and interpretability to allow the value to be understood and communicated. Any alterations are of a minor nature and generally reversible. Demolition/removal or inappropriate alteration would substantially diminish the heritage significance of the place.
High	Element that makes a substantial contribution to the overall heritage significance of the BSBLSC. It may have alterations that do not detract from its significance and that demonstrate adaptation over time. Easily interpreted providing information about the changing patterns of use or development phase. Demolition/removal or inappropriate alteration would diminish the heritage significance of the place.
Moderate	Element that makes a moderate contribution to the overall heritage significance of the BSBLSC. It may have undergone alteration that detracts from its heritage significance but still contributes to the overall significance of the place. Changes may be significant but relate to the function and historical development and be capable of being interpreted. Demolition/removal or inappropriate alteration may diminish the heritage significance.
Little	Makes only a minor contribution to the overall heritage significance of BSBLSC. It may have undergone substantial and irreversible alteration and be difficult to interpret. Modifications may indicate change over time but the actual fabric or the type of change is not significant. Demolition/removal would not diminish the heritage significance of the place.
Neutral	Has no impact on significance and could remain or be removed with little impact on the heritage significance of the BSBLSC.
Intrusive	Element (or component of an element) that adversely impacts overall heritage significance of the BSBLSC. May be introduced fabric that has resulted in damage to significant fabric or be visually obtrusive and / or obscure the reading of significant fabric or development phases. Demolition/removal would enhance the heritage significance of the place.

The following table considers levels of significance of the “fabric”. There is a recommended treatment for fabric of each level of significance in the policies. The location of the rooms in the table is shown on the plans in the introduction (figures 1.9 and 1.10) and in the following levels of significance plans and elevations (figures 6.9 to 6.14). The building spaces and details are also described and illustrated in sections 4.7 to 4.14.

The BSBLSC retains an extensive collection of movable items including honour boards, memorials, team photographs, trophies and elements from earlier buildings. The significance of individual elements has not been assessed. Part of the collection is in storage and has not been sighted by the authors of this report. In some cases it is not possible to assess the level of significance as the element is concealed, eg. by floor coverings. Concealed fabric is identified in the table as 'to be confirmed' (TBC).

Table 6.9: Level of significance of fabric. This table does not include views which are shown in figure 6.8a (following). See also the following diagrams showing levels of significance on plans and elevations. (figures 6.9 to 6.14)

ITEM NAME	NATURE OF SIGNIFICANCE	LEVEL
Bondi Surf Bathers Life Saving Club	Traditional use of surf life saving and the location at Bondi Beach	Exceptional - Use and location
STUDY AREA	See figure 4.26	
Deep sub soil	Undisturbed grey sand - starting at 3m to 7m below surface with potential undisturbed Aboriginal objects	Exceptional - (TBC) may or may not exist
Sub soil	Fill and disturbed sand - surface to 3m to 7m below. Potential isolated Aboriginal objects and unrelated historical rubbish	High - disturbed Aboriginal objects (TBC) may not exist Neutral - rubbish fill (TBC)
Paved area at front	Herringbone brick paving 1928-29. replaced with modern brick paving and levels raised 1986-87	Exceptional - brick paved area Neutral - modern bricks and raised levels
Paved area between club and pavilion	Originally grassed with path adjacent building to side entrance. Paved by 1943. Visible from front and prominent in views	Exceptional - open area Neutral - modern brick paving
Paved area between addition and pavilion	Originally grassed. Not prominent in views Paved by 1974	High - open area Neutral - modern brick paving
Grassed area to rear (and to north path) See figure 4.26	Originally grassed with 8 Norfolk Island pine trees and two other smaller trees. Not visible in views from front.	Moderate / High - open area Neutral - raised levels
Trees within study area See figure 4.26	Remnant indigenous plantings c1980. Row of pines planted c2000 at closer spacing than original and on realigned path	Little - indigenous plantings Moderate - row of pines
Garden beds near bridge See figure 4.26	Modern brick edging and planting to original grassed area.	High - open space Neutral - planting and brick edging
Works Yard See figure 4.26	Chain wire fence, portable buildings and storage in shipping containers. Use for beach and park maintenance - neutral	Intrusive - fence, concrete, containers, portable buildings High - former open space
Trailer storage area	Lowered and levelled grassed area at rear of boatshed used for storing equipment	High - grassed area Neutral - levelling for storage
Driveway to boatshed	Modern brick paving, low timber retaining walls and bollards	Neutral - paving and changed levels
North side entry	Paved path and bollards, concrete strip adjacent building and grass at raised levels. Curved brick wall and adjacent paving (originally grassed). Visible from park and road to north	Exceptional - open area Neutral - raised levels, paths and bollards, low brick wall

ITEM NAME	NATURE OF SIGNIFICANCE	LEVEL
ROOFS		
Over original side rooms	Similar to original pitched roof form. Original concealed gutter removed and roof extended to form eaves. 'Roman' tiles replaced with modern concrete.	Exceptional - Pitched form Intrusive - Extended eaves Neutral - tiles Neutral - replacement rafters and alteration following fire
Flat roof over rear stair	Original pitched roof of stair tower demolished between 1974 and 2005. Replaced by flat concrete slab at similar level as base of former roof.	Exceptional Intrusive
Over male locker (change) room and caretakers room	Hipped roof with wide eaves and concrete tiles. Section of clear roofing over side entry (near sauna)..	Intrusive
Over first floor function room / members club room	Hipped roof with wide eaves and concrete tiles	Intrusive
Over gymnasium (at rear)	Hipped roof with wide eaves and concrete tiles	Intrusive
Solar panels	To the eastern slope of the roof over the function room	Neutral
Air conditioning units	On the roof of the rear stair.	Intrusive
EXTERIOR - FRONT	GROUND FLOOR - ORIGINAL PART	SOUTHEAST ELEVATION
Arcade (verandah)	Fabric, configuration and intended use as sheltered and shaded area are important, and key to the 'Mediterranean' style	Exceptional
Columns	Part of the original design and feature of the 'Mediterranean' style	Exceptional except for modern paint finish
Brick plinth	Part of the original design	Exceptional
Balustrade panels	Part of the original design	Exceptional
Patera and rosettes	Part of the original design and key to the 'Mediterranean' style	Exceptional
Shield with logo and BSBLSC sign in relief	Part of the original design. The date has been added (painted)	Exceptional Neutral - Painted date
Rendered walls, breakfront and parapet (ground floor)	Part of the original design with breakfront denoting the entry. Originally limewashed. Glass added to top of parapet.	Exceptional - except for paint type. Neutral - Glass balustrade
Vents and pierced panels in cast cement	Part of the original design for natural ventilation and as a decorative feature	Exceptional except for colour scheme
Ceiling to arcade	Part of the original design but altered with additional beams to support second storey and new lining (after 1974 fire) Modern oyster lights	High - Ceiling level and sheet (not boarded) lining Little - Fabric Neutral - Lights
Flagpole	Part of the original design	Exceptional
Flooring - modern	Original timber with mat well has been replaced with concrete and tiles and drains at doorways	Neutral

ITEM NAME	NATURE OF SIGNIFICANCE	LEVEL
Double hung windows	Form is part of the original design, timber frames and sashes altered. Heads of sashes changed to square instead of semi-circular, set in behind masonry. Glass originally obscure and in small panes.	Exceptional - Double hung form, semi-circular head of opening Neutral - Sashes, frames and glass
Security grilles to windows	Modern steel welded and screwed to masonry	Neutral
Front door frame and fanlight	Part of the original design. Fanlight original. Not confirmed if lower door frame is original.	Exceptional Neutral - Painted blue in club colours not deep green
Double front door	Replacement - fake panelled with no glazing. Third generation of door, originally French doors opening outwards.	Exceptional - location and size of opening. Moderate - form of double doors Neutral - fabric of doors
Double doors each side of front door	Replacement - detail altered and no glazing	Exceptional - location and size of opening. Moderate - form of double doors Neutral - fabric of doors
Doors to side rooms	One remains with fake panelled door. One bricked up - demonstrates changing pattern of use	Exceptional - location of openings Neutral - fabric of doors and brick infill
Advertising signs	Fixed to exterior face of front facade	Intrusive
Notification signs, electronic entry pad	Fixed to wall near front door	Neutral generally Intrusive where damaging render
EXTERIOR - FRONT	FIRST FLOOR ADDITION (1990 on)	
Masonry wall - rendered	Lower part original up to level of internal first floor Upper part added in 1990 (also parts from 1970s) along with demolition of original roof.	Exceptional - lower part of wall including highlight openings and wall vents Intrusive - upper part above internal first floor
Windows to upstairs function room	Four oversized windows with arched heads and modern glazing divisions	Intrusive
Highlight windows to hall below	Three windows, originally with operable sashes for ventilation, now fixed glazing. Not visible in elevation	Exceptional - opening location and size Neutral - fixed glazing
Flooring, terrace	Original timber framing and boarding overlaid with modern floor and ceramic tiles - nature of substrate and existence of membrane not confirmed but allows water entry, ie leaks	High - timber structure and boarding Neutral - tiles Intrusive - tiles where concealing membrane leaks.
Downpipes, first floor	Plastic downpipes discharging onto terrace and blocking outlets from flat roof	Intrusive

ITEM NAME	NATURE OF SIGNIFICANCE	LEVEL
Outlet drains from terrace	Openings in rendered brick wall Size restricted by modern plastic pipes	High - openings Intrusive - plastic pipes obstructing
Lights and clock	Fixed to face of upper part of wall.	Neutral
EXTERIOR - SIDE	GROUND FLOOR - ORIGINAL PART	NORTHEAST ELEVATION
Rendered walls	Part of the original design	Exceptional
Return of parapet	Upper part of rendered wall with curved rendered transition to tiled roof	Exceptional
Double Hung Windows	Form with semi-circular head set in a recessed panel is part of the original design, sill level to many windows and timber frames and sashes altered. Front sills have been altered and rear sills lowered. Panels remain in part under rear windows.	Exceptional - Double hung form, semi-circular head of opening and part of panels under rear windows. Neutral -Sashes, frames and glass
Windows converted to doors and added door	Originally no doors on this side. Converted from windows at centre and added at rear. Demonstrates changing pattern of use	Exceptional - semi-circular head of former window Neutral - conversion to door, new doorway
Air conditioner on ground	In cage below front office window	Intrusive
Downpipes, rainwater head	Plastic downpipes discharging into drains. Downpipes reduced in size	Neutral Intrusive - reduction in size
Lights	Fixed to wall over doors	Neutral
EXTERIOR - SIDE	PORCH AND STAIR (2005) - 2 LEVELS	NORTHEAST ELEVATION
Entry porch	Rendered masonry with parapet. Centre of elevation over side entry. Balustrade panels at side to match original at front	Neutral
Side windows to porch	Aluminium frames with fixed glazing	Neutral
Porch roof	Not visible	Not assessed
Roof and walls to stair from new side entry to function room / members club room	First floor projecting bay with rendered masonry walls and hipped tiles roof added in 2005 providing egress to upper floor. Four arch headed windows	Intrusive
EXTERIOR - SIDE	FIRST FLOOR ADDITION (1990 on)	NORTHEAST ELEVATION
Masonry wall - rendered	Lower part original up to level of top of side roofs (partly concealed by roofs) Upper part added in 1990 along with demolition of original roof at porch.	Exceptional - lower part of wall Intrusive - upper part
Windows to upstairs function room / members club room	Two high level windows to rear of new porch.	Intrusive as part of 2005 addition
Windows to upstairs function room	One window with arched head and modern glazing divisions	Intrusive as part of 2005 addition
Door to front terrace external stair	Formerly arched headed window as above. Altered to glazed door.	Neutral

ITEM NAME	NATURE OF SIGNIFICANCE	LEVEL
External stair from function room to front terrace	Modern metal stair suspended over roof	Intrusive
Downpipes, first floor	Plastic downpipes discharging onto lower roof to rear of porch	Neutral
Post mix lines	Run externally to rear of porch	Intrusive
Lights	Fixed to wall near glazed door	Neutral
EXTERIOR - SIDE	REAR ADDITIONS (c1950 on)	NORTHEAST ELEVATION
Boatshed first bay	Masonry wall and roller door. Balustrade added to top to form terrace	Neutral
Boatshed second bay	Masonry wall and roller door. Balustrade added to top to form terrace	Neutral
Two roller doors	To boatsheds	Neutral
Advertising signs	Over roller doors	Neutral
Terrace over boatsheds	Added over roof of boatsheds.	Neutral
Shed on terrace	Informal lean-to pitched off northeast wall of gymnasium	Intrusive
Permanent umbrellas on terrace	Three square 'umbrellas' at rear of terrace. Fitted with gutters and downpipes	Neutral
Temporary marquee on terrace	Clear plastic marquee erected occasionally by operators of Blue Room function room	Intrusive
EXTERIOR - SIDE	GROUND FLOOR - ORIGINAL PART	SOUTHWEST ELEVATION
Rendered walls	Part of the original design	Exceptional
Return of parapet	Upper part of rendered wall with curved rendered transition to tiled roof	Exceptional
Double Hung Windows	Form is part of the original design, timber frames and sashes altered. Sills raised on three remaining windows, now into women's change rooms .	Exceptional - Double hung form, semi-circular head of opening Little - raised sills Neutral -Sashes, frames and glass
Door converted to window	Originally one central door on this side with a pediment over and side lights which have been removed. Now an arch headed window opening from wet entry into female toilets	Moderate - opening, not confirmed if arched head is original. Neutral - window
New opening to passage to hall	Part of adjacent window removed and new opening formed. Door is not in same location as former window. Demonstrates changing pattern of use	Neutral
Rear ground floor wall and windows.	Window and part of wall removed, wide opening formed to locker / change room. Remaining part of wall now internal. One former window now wall.	Intrusive
Fire hydrant	Neatly mounted centred on window and free standing	Neutral

ITEM NAME	NATURE OF SIGNIFICANCE	LEVEL
Water etc pipes	Run vertically and horizontally along wall and fixed to masonry	Intrusive
Ice chest	On ground adjacent building	Intrusive
EXTERIOR - SIDE	REAR ADDITIONS	SOUTHWEST ELEVATION
Wet entry	Replace former internal pool for washing off sand. Lower floor with central drain, taps and tubs for footbaths.	Intrusive - fabric
Wet entry roof	Clear roofing added to former open, but walled, area. Cuts across original opening and in poor condition.	Intrusive
Instantaneous gas water heaters	3 units mounted on wall of wet entry in wire cages	Intrusive visually - but fixed to addition so better than locating on original fabric.
IRB store	Rendered wall, front has blind opening with arched head and roller door in opening with arched head. Side has double hung timber window with arched head, metal security grill in recessed panel	Intrusive - overall form Neutral - fabric and details
Side entry	Rendered wall, double doors with arched head matching adjacent openings. Now concealed by wet entry	Intrusive - overall form Neutral - fabric and details
Locker room	Rendered wall with double hung timber window with arched head, metal security grill in recessed panel	Intrusive - overall form Neutral - fabric and details
Caretaker (former bunk room)	Rendered wall with double hung timber window with arched head, metal security grill in recessed panel	Intrusive - overall form Neutral - fabric and details
Air conditioner	Mounted externally on caretakers wall. Appears disused, rusted and cage rusted.	Intrusive
See also roof		
EXTERIOR - SIDE	FIRST FLOOR ADDITION	SOUTHWEST ELEVATION
Masonry wall - rendered	Lower part original up to level of top of side roofs (partly concealed by roofs) Upper part added in 1990 along with demolition of original roof	Exceptional - lower part of wall Intrusive - upper part
Windows to kitchen	High level windows	Intrusive - part of 2005 addition
Windows to upstairs function room / members club room	One window with arched head and modern glazing divisions	Intrusive - part of 2005 addition
Downpipes, first floor	Metal downpipes discharging onto lower roof to front and rear	Neutral
Masonry wall - rendered, and large windows	Walls of squash court and office addition (1974). Area of former VIP room / office (now part of gym), large windows to front and side.	Intrusive

ITEM NAME	NATURE OF SIGNIFICANCE	LEVEL
EXTERIOR - REAR	ORIGINAL SECTION - 2 LEVELS	NORTHWEST ELEVATION
Stairwell	Rendered masonry wall with string course bands and ventilation panel.	Exceptional
Rear wall of original - now internal on ground floor	Base of stairwell wall above. Former window removed and now refinished with modern render. Surf reels mounted on this wall.	Exceptional
Remnant wall male toilet	Side wall of original single storey male toilet on ground floor (now inside) between boatshed and passage	Exceptional
Pierced panel in cast cement. First floor.	Part of the original design for natural ventilation and as a decorative feature	Exceptional
High level windows	Original windows at high level in centre of northeast and northwest walls of stairwell removed and replaced with wider modern windows. Window on southwest built over by 1974 addition.	Moderate - location of windows Neutral - fabric of windows / wall
Rear wall of original building to hall and first floor terrace	Original fabric remains as external wall on northeast side.. On southwest side now internal wall or partly removed. Original windows to hall removed and bricked in.	Exceptional
Windows to upstairs function room / members club room	One window with arched head and modern glazing divisions	Intrusive - part of 2005 addition
EXTERIOR - REAR	REAR ADDITIONS - PART 2 LEVELS	NORTHWEST ELEVATION
Masonry walls - Boatshed	Rendered brick with masonry balustrade to terrace	Neutral
Umbrellas on terrace	See north side	-
Five windows	Small square windows to rear wall of boatshed	Neutral
Masonry walls - gym and board store (former squash court)	Rendered brick to former squash court so no openings at low level.	Intrusive
Three high level windows	Highlights under eave formerly to light squash court	Intrusive
Window to squash court gallery	One larger window under eave formerly opened into squash court gallery.	Intrusive
Fire exit door	Modern door to corridor between boatshed and board store (former squash court). Set back with concrete slab roof forming porch.	Intrusive
Water tank	Adjacent wall of boatshed and board store. Convoluted plastic pipe work on wall from tent roofs, to first flow diverter to tank. Overflows to stormwater drain but appears to be blocked	Neutral - tank Intrusive - piping and overflow

ITEM NAME	NATURE OF SIGNIFICANCE	LEVEL
Caretaker (former bunk room)	Rendered wall with double hung timber window with arched head, metal security grill in recessed panel	Intrusive - overall form Neutral - fabric and details
	External door to caretaker room - adjacent to wall of former squash court	Intrusive - part of 2005 addition, Neutral - fabric
Downpipe discharge near caretakers door	Metal downpipe. Floods adjacent room - now protected by a concrete hob	Intrusive
Gas meter	Mounted against wall at ground level	Neutral Intrusive - cage
Instantaneous gas water heaters	4 units mounted on wall of caretaker's room in wire cages	Intrusive but fixed to addition so better than to original fabric.
INTERIOR - ORIGINAL SECTION OF THE BUILDING		MAIN HALL
Main Hall	Major internal space of building. Use as multi purpose hall significant and use by club to display trophies and memorials.	Exceptional
Ceiling	Reinforced concrete with deep beams spanning across the room. Metals rings cast into beams to support boats etc.	Exceptional Intrusive - light fittings (see below)
Former roof lantern	Former opening with windows removed when room added on first floor. Filled in but outline visible in ceiling.	Exceptional - evidence of former lantern Neutral - fabric of ceiling
Masonry walls	Painted brick with face brick detail including soldier course at door head height, skirting and around doorways. Rendered or plastered frieze above level of base of beams. Vents to exterior or adjoining roof spaces. All now painted.	Exceptional - brick, render and detailing. Intrusive - Painting of face brick details, including surrounds to doorways.
Masonry walls - vent shafts	At rear corners evidence of vent shafts for passive ventilation. Exterior intake/outlet for vent covered by additions.	Exceptional -- vents and the use of natural ventilation
Dais	Formerly opening in wall to small stage. Infilled but evidence remains	Exceptional - evidence of former dais Neutral - fabric of enclosure
Club logo in decorative shield	In artificial stone over dais. Shows logo detail from 1935.	Exceptional
Front door See exterior for fanlight	Doors replaced but in original opening (third generation of front door, each different in design). See also exterior.	Exceptional - location and size of opening. Moderate - form of double door Neutral - modern doors Intrusive - Painting of face brick details
Two doors in original openings	Doors replaced but in original opening (probably also third generation of front door, each different).	Exceptional - location and size of opening. Moderate - form of double door Neutral - modern doors Intrusive - Painting of face brick details

ITEM NAME	NATURE OF SIGNIFICANCE	LEVEL
Original doorways	Face brick detailing as architraves to each side of three original doorways (one remains but is covered on hall side). Doors replaced with modern flush panel doors.	Exceptional - face brick detailing each side of doorways. Neutral - modern doors Intrusive - Painting of face brick details
Bricked in doorways	Face brick detailing indicating location of three original doorways	Exceptional - face brick detailing at location of former doorways. Neutral - modern brickwork in former openings Intrusive - Painting of face brick details
New openings	To rear stair, side stair, side entry and Nippers	Neutral
Timber floor	Tallowwood T&G, replaced at front, probably intact under carpet. Brass plates in floor	Exceptional
Florescent lighting	Replaced original light fittings, original form unknown	Intrusive (hall was intended to be lit with daylighting from skylight and windows)
INTERIOR - ORIGINAL SECTION OF THE BUILDING		NE SIDE ROOMS
Administration and First Aid. (Former Committee and Secretary's Rooms) North eastern corner	Original administrative spaces. Use is significant as well as scale of the rooms. Timber floor originally - now carpeted (appears to be over concrete). Ceiling removed and modern lower suspended plasterboard ceiling added in 2005. Folding doors removed between rooms. Cupboard removed. One door to hall bricked in. Small first aid room partitioned off front so office no longer has separate access from verandah.	Exceptional - original masonry walls, door opening High - space Neutral - concrete floor, not visible Neutral - modern brickwork in former opening Intrusive - Ceiling, first aid room partition
Side or Main stairs (former attendant)	Original administration / support space. New opening to hall and exterior, roof and ceiling removed, floor replaced with concrete before 2005. Built-in cupboards removed.. New concrete stair added	Exceptional - original masonry walls Moderate - space Neutral - floor, new openings, new stair
Multipurpose / Nippers room and cool room (former locker room)	Originally one large room for lockers. Old opening to hall bricked up and new one added. Cool room and drinks cabinet within room. New door added to exterior. Modern lower plasterboard ceiling. Floor originally concrete.	Exceptional - original sections of masonry walls High - space Neutral - modern brickwork in former opening Neutral - new opening to hall Neutral - floor (TBC if original) Intrusive - Ceiling, cool room

ITEM NAME	NATURE OF SIGNIFICANCE	LEVEL
INTERIOR - ORIGINAL	SECTION OF THE BUILDING	SW SIDE ROOMS
Female locker (change) room (former first aid room)	Original service space. New use indicates change to cater for women members. Timber floor originally - current material concrete or fc sheet with tiles over. TBC if timber remains under. Ceiling removed and modern lower plasterboard ceiling. One door to hall fixed closed and covered and door to front verandah bricked in.	Exceptional - original masonry walls, original door opening High - space Neutral - new openings, Neutral - floor (TBC), lockers and benches, toilet partitions Neutral - brickwork in former opening Intrusive - ceiling
Female showers (former massage room)	Original service space now showers. Introduction indicates change to cater for women members. Timber floor originally - current material concrete or fc sheet with tiles over. TBC if timber remains under. Wall removed between former rooms. Ceiling removed and modern lower plasterboard ceiling.	Exceptional - original masonry walls, door opening High - space Neutral - floor (TBC), toilet partitions Intrusive - ceiling.
Female toilet and accessible toilet (former dais)	Originally dais. Removed, wall bricked in and stage removed. Toilet off massage room and wet entry behind stage removed. Introduction indicates change to cater for women and disabled members. Original door to exterior now window. Concrete floor and timber dais originally - replaced with new concrete. Wall removed behind dais. Modern low ceiling.	Exceptional - sections of original masonry wall Neutral - floor, toilet partitions Intrusive - Ceiling.
Male toilets and showers (former showers and locker room)	Use for showers and locker room is original use but the layout and fabric has been altered.. Part of original window to exterior now door. Concrete floor originally - TBC if original. Section of external wall removed to create entry into adjacent locker room addition. One door to hall bricked up and one new opening made. Part of wall between corridor and showers may be original TBC. Modern ceiling.	Exceptional - sections of original masonry wall Neutral - floor (TBC) Neutral - modern partitions Intrusive - 1974 extension

ITEM NAME	NATURE OF SIGNIFICANCE	LEVEL
Corridor (passage) behind hall	Corridor behind hall originally linking side wings to each other and for access to the stair to the sunbaking terrace and to male toilets behind the stairs. Originally there were five windows and one door to exterior. Original floor was concrete with steps down to each locker room. Now new concrete with ramp on north side near coll room. There were originally vents under the raised corridor from the hall to the exterior. Corridor is now blocked with new stair and the cool room blocks access to the Nippers room (former lockers) Cool room forms 'new' corridor giving gym entry and back of house entry to upstairs function room.	Exceptional - original masonry walls High - space of corridor Neutral - floor Neutral - modern walls / partition and stair blocking corridor
Rear stair	Stair off corridor behind hall. Modern concrete stair replacing original but in original stair well. New concrete stair added in 2005-7 in different configuration	Exceptional - original masonry walls High - space of stair Neutral - modern concrete stair
INTERIOR	BOATSHEDS	
Part boatshed (former Male Toilets)	Toilet was single storey structure at the rear of the stair. Only a remnant wall and bricked in side window and part of concrete floor remains. Surf reels are currently stored in this area	Exceptional - original side wall Moderate - outline of former structure in floor Neutral - bricked in window
Wall between corridor (passage) and boatshed	Remnant of rendered arched recessed panel of original building. Current door cuts across recess	Exceptional - Rendered arched recessed panel
Boatshed - built in two stages	Use for gear storage is significant. Concrete floor with stormwater drains rubber flooring in part. Brick walls and piers, rendered. Cage enclosure for gas bottles. Ceiling is the underside of the roof slab. Fluorescent lights, siren. Storage racks and cages	Neutral
INTERIOR	1974 ADDITIONS	
IRB Store	Brick walls, painted finish, including blind arches, one made into an opening with a roller shutter. Concrete floor Timber rafters, concrete tiled roof	Intrusive
Male Locker (Change) Room	Brick walls, painted finish, including blind arches, blind arches and arched head windows. Concrete floor Timber rafters, concrete tiled roof	Intrusive
Sauna	Modern sauna	Intrusive

ITEM NAME	NATURE OF SIGNIFICANCE	LEVEL
Board and Ski Store (former Squash Court)	Timber flooring (narrow boards, line marking still visible). Masonry walls. Concrete ceiling (to later gym)	Intrusive
Caretakers Room (built as Bunk Room)	Brick walls, painted finish, including blind arches and arched head windows, external door at rear. Concrete floor. Timber rafters, concrete tiled roof	Intrusive
INTERIOR	FIRST FLOOR	
Function room / members club room	Volume part enclosed up to 1.8m high with original walls	Exceptional - sections of original walls Neutral - space and other fabric
	Bar/Kitchen area	Neutral
	Window joinery and door to front terrace	Intrusive
	Current interior finishes and fitout	Neutral
	Replica or part of mural, not in its original location	Neutral (would be preferable to be displayed as Souter intended)
	Substrate (former concrete floor slab to sunbaking terrace)	Exceptional
	Opening to former Lantern, now infilled	Exceptional
Side (main)stairs	New concrete stair added in 2005 providing egress. Void in centre of stair and landing to function room side. Original wall removed to make opening to stair well.	Neutral - provision of egress and fabric of new stair Intrusive - exterior form
Toilets	Modern fit outs	Neutral
Gym	Modern addition installed in 2005-07	Intrusive
Former mezzanine to Squash Court	Modern addition, installed in 1973-74	Intrusive
Upper passage	Reworked	Neutral
Rear Stair	Including evidence of cast cement vent panels	Exceptional - original masonry walls and vent High - space of stair well Neutral - modern concrete stair
Air Conditioning		Intrusive
VENTILATION		
Cast cement vents	Used to draw breezes into the hall and out through the roof lantern (now removed), ceiling vents (now altered) and wall vents (extant but not all connected)	Exceptional
Closing up of vents		Intrusive

6.9 LEVELS OF SIGNIFICANCE DIAGRAMS

The following diagrams indicate the levels of significance of “fabric” on aerial photos, plans and elevations.. Note that the base drawings used are not highly accurate however no other floor plans or elevations were available and those used have been adjusted to be more correct.. The views diagram is over a 2014 aerial photo

KEY TO LEVELS OF SIGNIFICANCE

- EXCEPTIONAL
- HIGH
- MODERATE

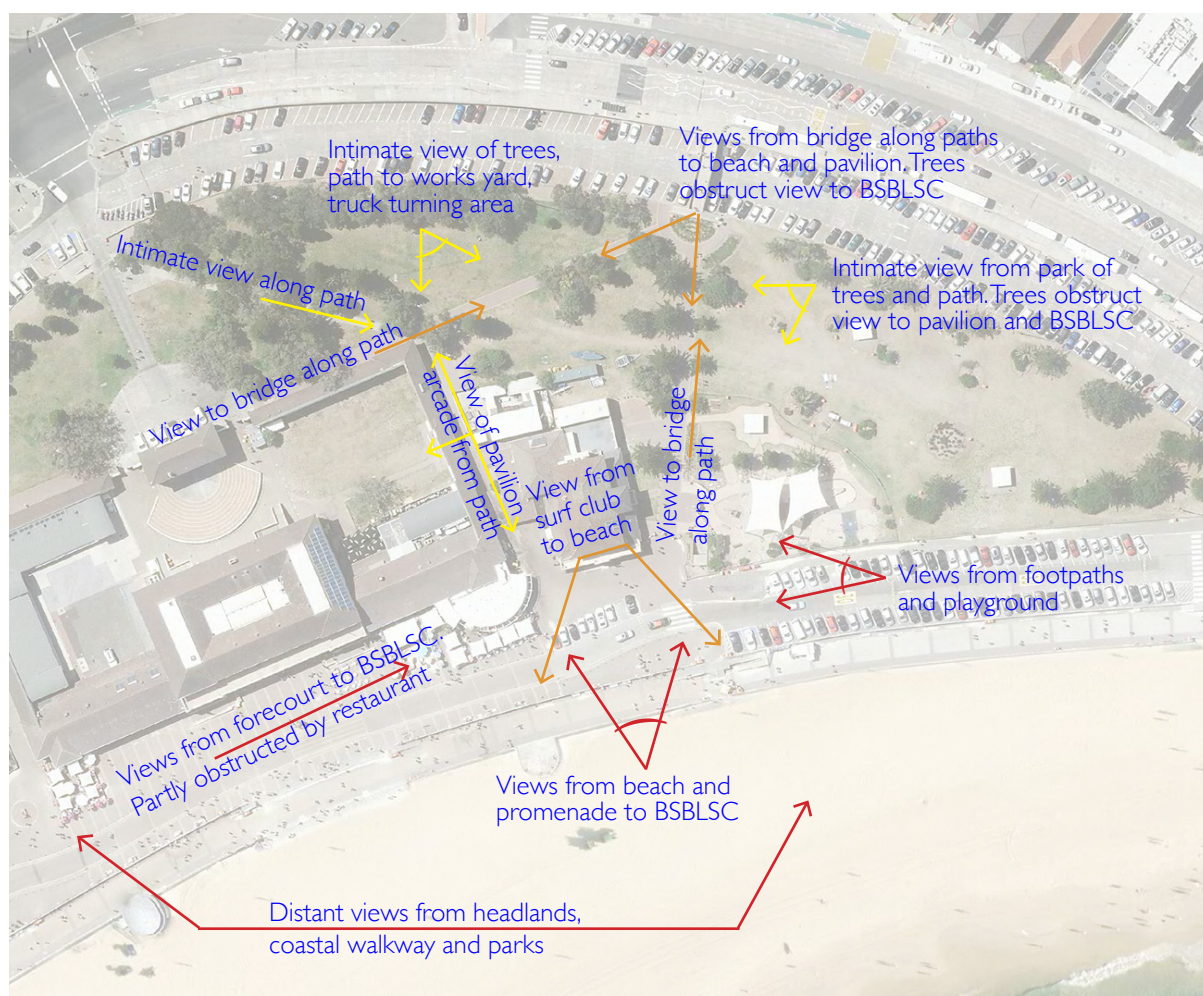


Figure 6.8a: LEVELS OF SIGNIFICANCE VIEWS

Diagram showing levels of significance of views in the vicinity of the study area. The surf club was designed to complement the pavilion and present, particularly from the front, as coherent elements within the overall design. The views from the promenade and the beach are the most significant.

Source: Jean Rice Architect

VIEWS LEVELS OF SIGNIFICANCE

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KEY TO LEVELS OF SIGNIFICANCE

- EXCEPTIONAL
- HIGH
- MODERATE
- LITTLE
- NEUTRAL
- INTRUSIVE

Dotted line indicates areas where level of significance differs for form or other aspect. Refer to detailed tables.

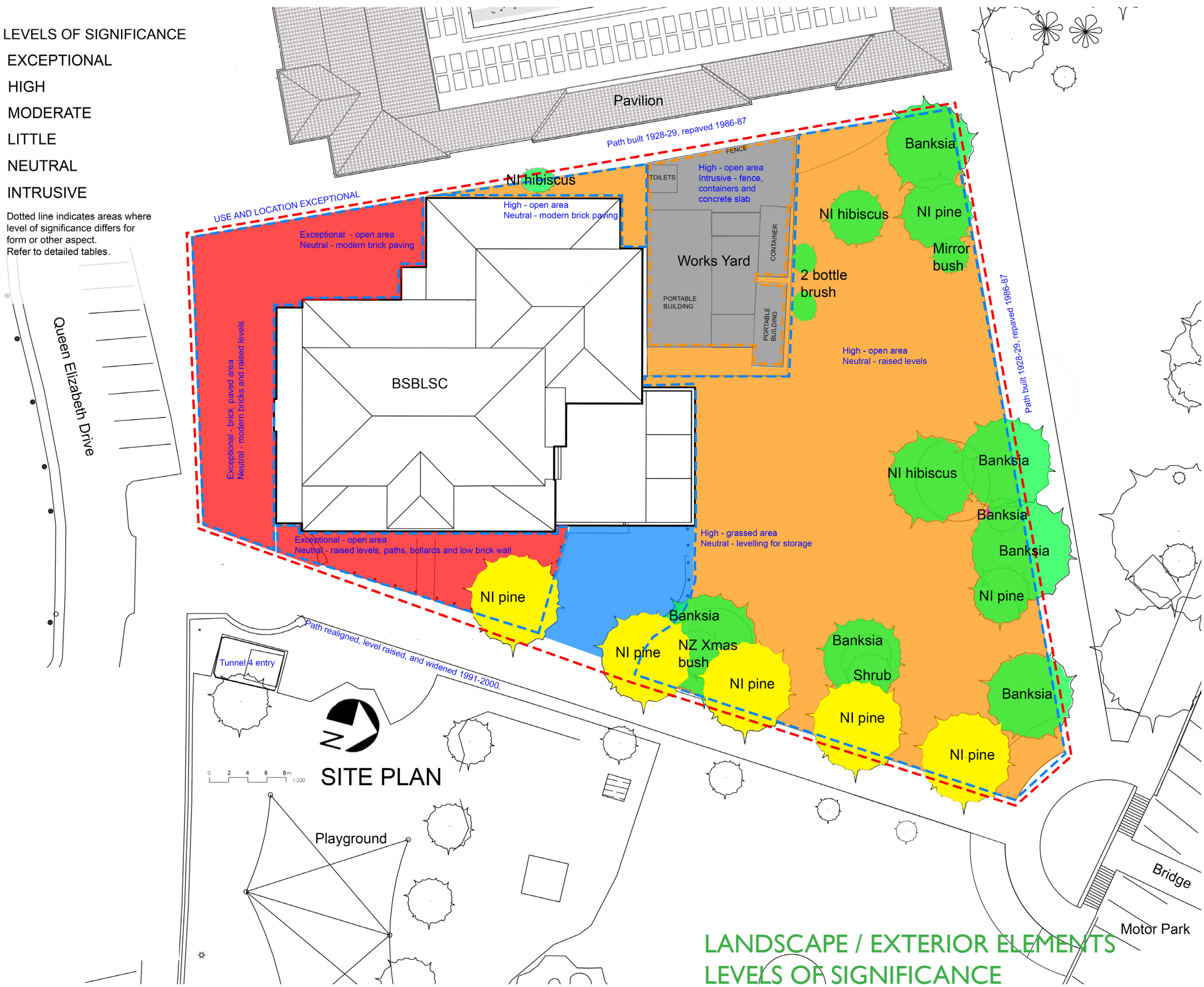


Figure 6.9: LEVELS OF SIGNIFICANCE
LANDSCAPE / EXTERIOR ELEMENTS

Diagram showing overall levels of
significance landscape / exterior fabric
on the site plan. This diagram covers
the overall form and materials. Table
6.9 should be referred to for detailed
information.

Source: JRA annotations on TZG plans.

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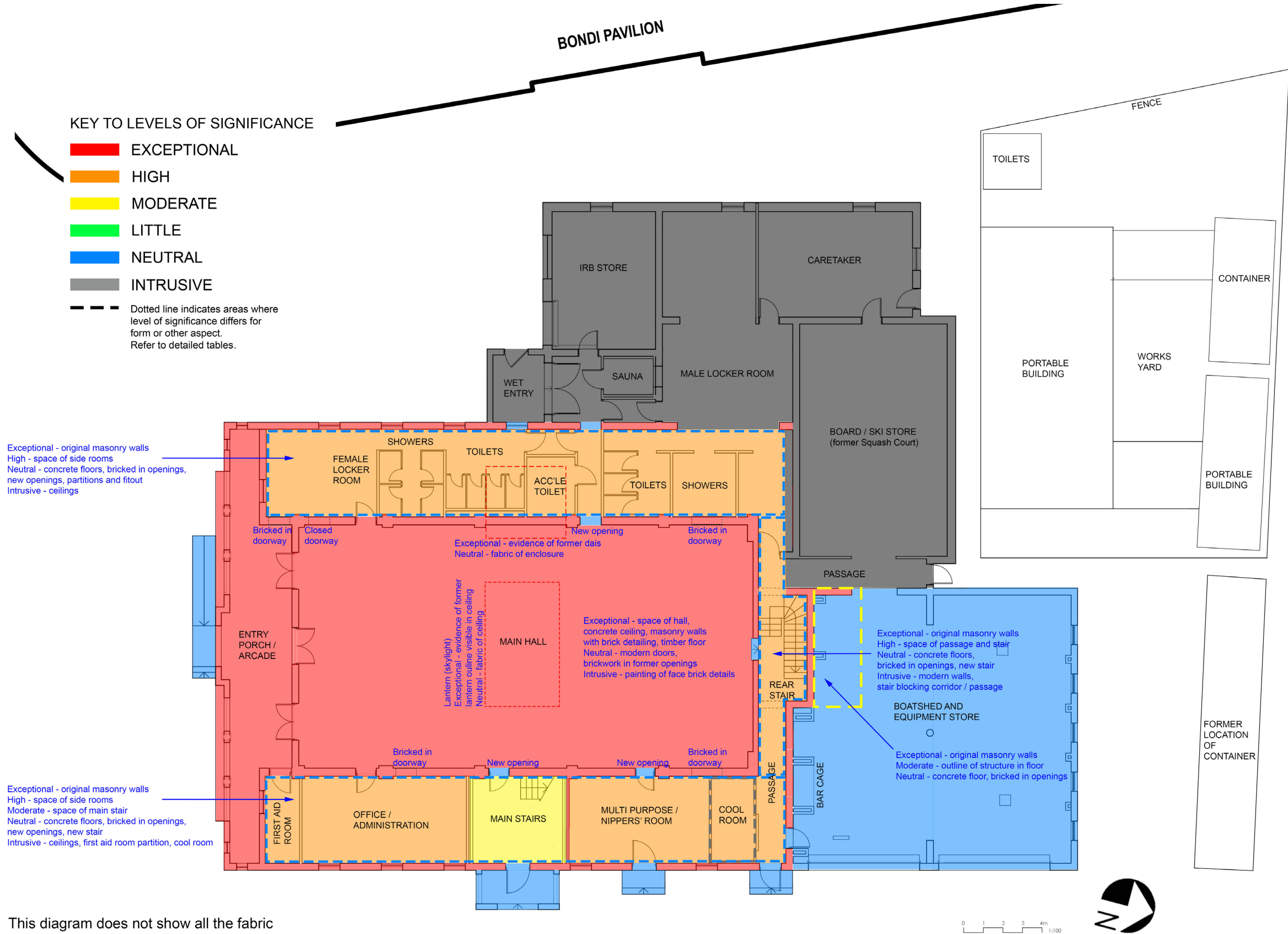


Figure 6.10: LEVELS OF SIGNIFICANCE
BUILDING - GROUND FLOOR

Diagram showing the overall levels of significance of fabric on the ground floor plan. This diagram does not cover detail such as every window or door or joinery, rather the overall form and materials.

Table 6.9 should be referred to for detailed information about each space and item.

Source: JRA annotations on TZG plans.

This diagram does not show all the fabric in detail, such as windows and doors. Refer to table 6.8 for additional detail on the levels of significance of fabric.

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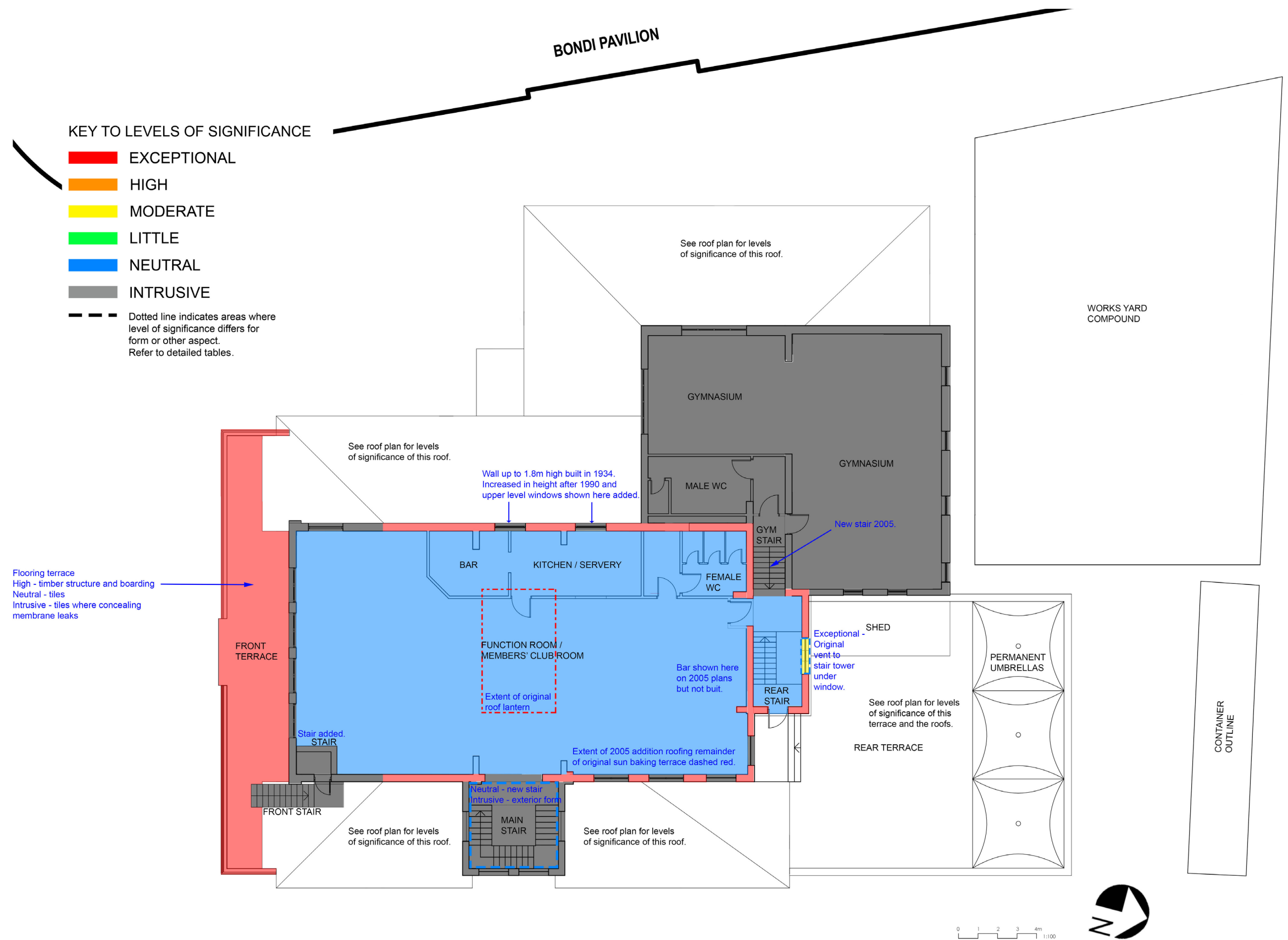


Figure 6.11: LEVELS OF SIGNIFICANCE
BUILDING - FIRST FLOOR

Diagram showing the overall levels of significance of fabric on the first floor plan. This diagram does not cover detail such as every window or door or joinery, rather the overall form and materials.

Table 6.9 should be referred to for detailed information about each space and item.

Source: JRA annotations on TZG plans.

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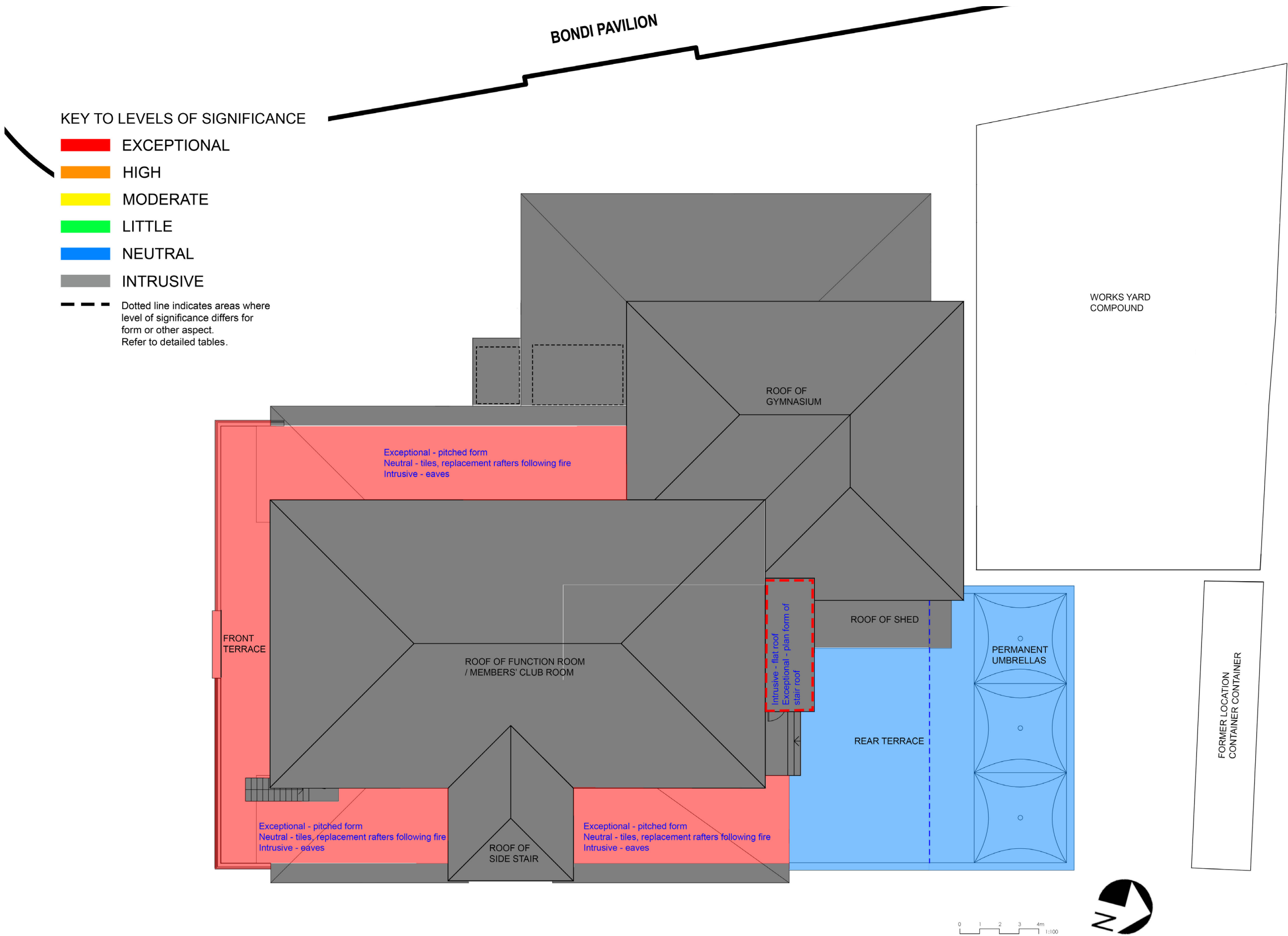


Figure 6.12: LEVELS OF SIGNIFICANCE
BUILDING - ROOF

Diagram showing the overall levels of significance of fabric on the roof plan. This diagram covers the overall form and materials.

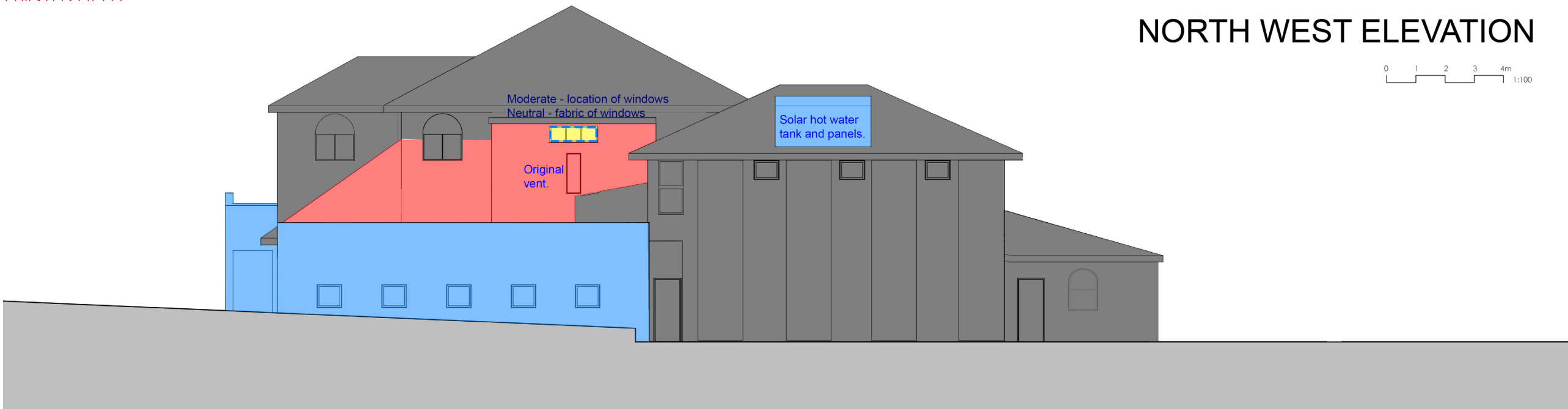
Table 6.9 should be referred to for detailed information about each space and item.

Source: JRA annotations on TZG plans.

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LEVELS OF SIGNIFICANCE
NORTH WEST ELEVATION



LEVELS OF SIGNIFICANCE
NORTH EAST ELEVATION

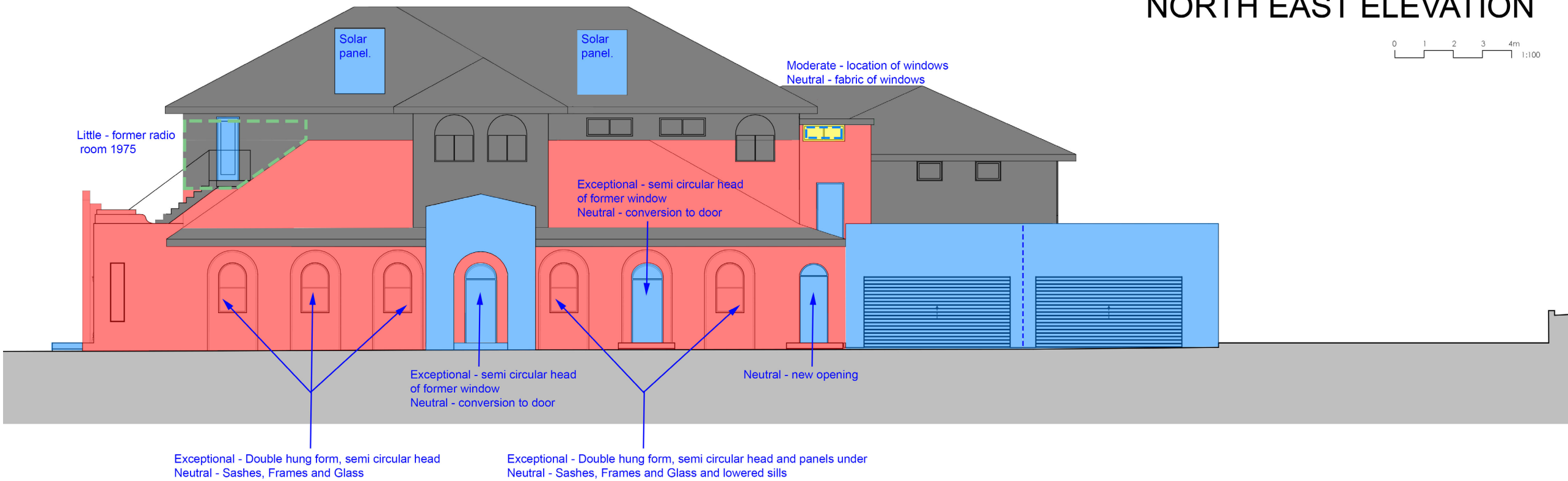


Figure 6.13: **LEVELS OF SIGNIFICANCE OF BUILDING - ELEVATIONS** Diagram showing the overall levels of significance of fabric on the north west and north east elevation. This diagram does not cover detail such as every window or door or joinery, rather the overall form and materials. Table 6.9 should be referred to for detailed information about each space and item. Source: JRA annotations on TZG plans.

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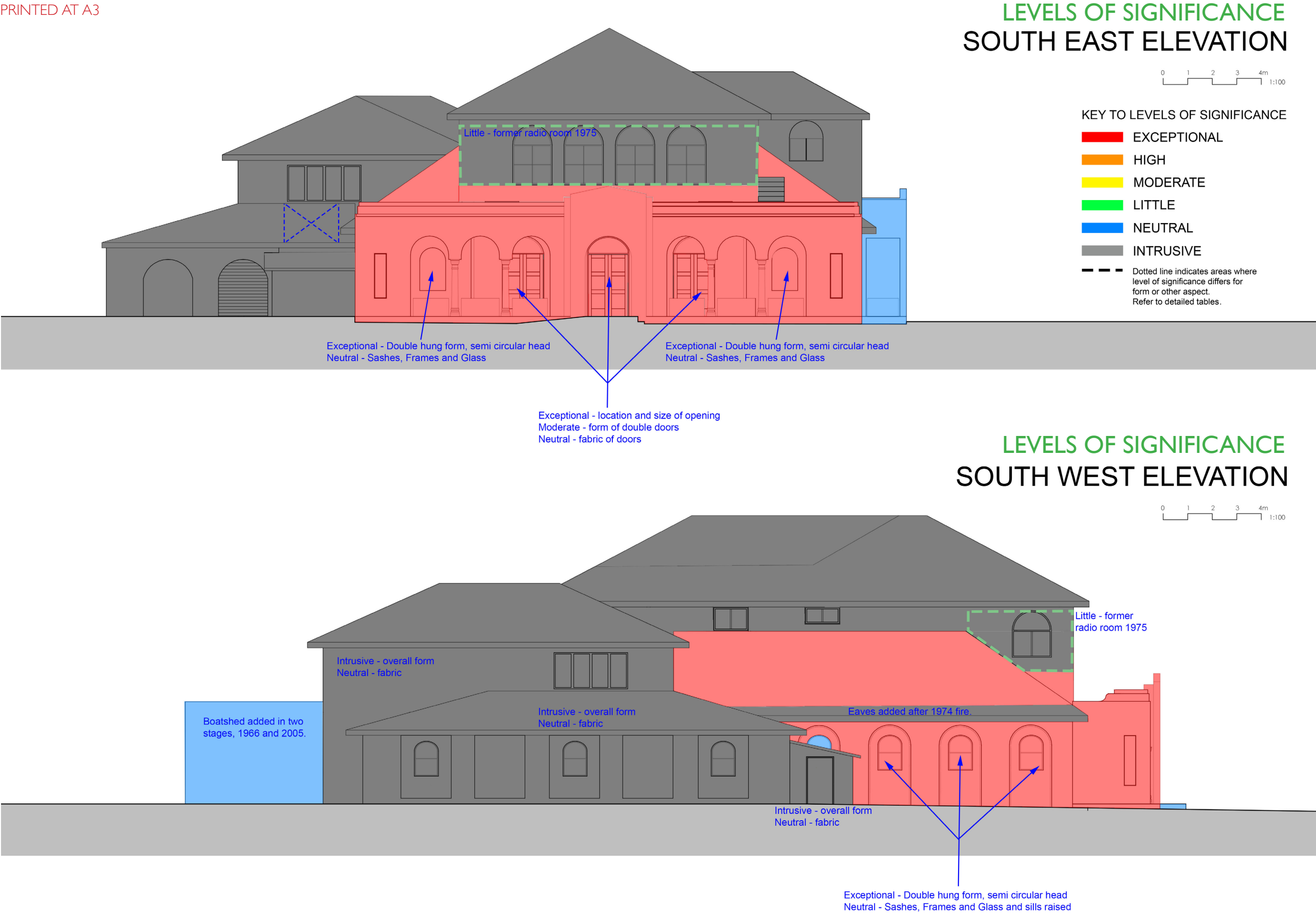


Figure 6.14: **LEVELS OF SIGNIFICANCE OF BUILDING - ELEVATIONS** Diagram showing the overall levels of significance of fabric on the south east and south west elevation. This diagram does not cover detail such as every window or door or joinery, rather the overall form and materials. Table 6.9 should be referred to for detailed information about each space and item. Source: JRA annotations on TZG plans.

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7.0 CONSTRAINTS AND OPPORTUNITIES

7.1 INTRODUCTION

This section builds on the assessment of heritage significance provided in the previous section by identifying the other aspects that need to be considered in developing conservation policy for the BSBLSC, one of the individual buildings within the Bondi Beach Cultural Landscape (BBCL). The matters raised in this section need to be given appropriate consideration and weight in developing conservation policy.

This section is set out under headings recommended in the Commonwealth guidelines for preparing management plans which recommends that the following constraints and opportunities be addressed:

- obligations arising from NHL values and the values identified in other heritage registers;
- existing management frameworks (including National, State and Local) and how heritage management of the place will be incorporated into these existing arrangements;
- owners' / managers' needs and operational requirements;
- proposals for change and any potential pressure these may have on the heritage values of the place; and
- processes for making decisions about matters that may have an impact on the heritage values and seeking expert advice.

7.2 OBLIGATIONS ARISING FROM HERITAGE SIGNIFICANCE

7.2.1 NATIONAL HERITAGE LIST

The protection and management of National Heritage values (significance) is the key objective of EPBC Act, 2004, the statutory basis of the National Heritage List (NHL). Bondi Beach was listed in 2008 as an urban beach cultural landscape including the study area. The NHL listing for Bondi Beach, including a map, is summarised in Section 6 of this report and included in full as an appendix. To reach the threshold for the NHL, the Australian Heritage Council must determine that a place has 'outstanding' heritage value to the nation. This means that it must be important to the Australian community as a whole. Nine National heritage criteria are identified in the EPBC Act. [In the current listing](#) Bondi Beach satisfies two criteria:

- Criterion A: Events and Processes (historic significance); and
- Criterion G: Social Values (social significance).

There are four key aspects of significance in the NHL listing, each having management obligations:

- A beach cultural landscape characterised by water, sand and other natural elements, in a vast open space located within an urban setting;
- The historic importance of Bondi Beach in the history of surf culture, including, day swimming, swimming baths, surf lifesaving and the first surf club in Australia;
- The use of the spaces making up this cultural landscape, including swimming and beach use, the use of the parks promenade, sea baths, surf pavilion and pedestrian bridges; and
- The deep cultural associative significance, identity and sense of place for all Australians and an increasing number of international visitors.

The National Heritage listing refers to specific built elements, including the Bondi Surf Pavilion, the two surf clubs and the Bondi Baths however its focus is on intangible values. The constructed features are mentioned as developments of the natural features to accord with uses, including surf life saving. The study area for this CMP is a very small part of the NHL listed area which includes the whole bay and surrounding cliffs and headlands and is under a range of different managements.

Key constraints arising from the National Heritage values are the need to conserve both the use and social aspects that have created a place of significance to all Australians. Another key constraint is to conserve the physical, tangible, attributes, as well as intangible attributes that reflect these values. The EPBC process for approval of proposals that may impact the National Heritage values is described in Section 7.3.

The listing mentions the Pavilion with its developed parkland setting as an element but the reference to the vast open space in the first dot point is to the bay and beach as a whole with its natural features. The bay is used by the life savers for training and life saving but the management of these features is not related to the BSBLSC and is addressed in the BBCL CMP.

The BSBLSC plays a key role in the history of life saving at Bondi as the first surf club as mentioned in the second dot point. The implication for BSBLSC is to continue to recognise its history and to continue to undertake surf life saving. The club is proud of its history reflected in its commissioning of the book “The Bondi Life Saver” for its centenary, in the displays in the hall and in events commemorating historic rescues and events undertaken in period uniform swimwear. The club is committed to surf life saving that occurs on the beach and in the bay and the club house and study area support that use by housing functions such as administration and gear storage within the building to sustain the life saving activity.

The uses of the place are highlighted in the third dot point including beach and park use. The park use is not expanded upon except to refer to its importance in the development of beach and leisure culture. The landscape design is mentioned in the history and as the setting for the pavilion and the park, as part of the improvement scheme, as an exemplar in landscape design, particularly the bridges and tunnels. The implications are that the park and its design features and its use for leisure and in association with beach use should be protected. The BSBLSC is part of the early development of the park and a feature of its design as is the grassed and paved setting provided by the park. The works yard is not a design feature but supports beach use implying a balance of values needs to be considered.

The BSBLSC, particularly its life savers, are a key part of the deep cultural associative significance. This applies to the life saving activities rather than the club house or the grounds of the study area and implies that it is important to maintain and support the surf life saving activities.

7.2.2 NSW STATE HERITAGE REGISTER

The study area for this CMP is within the Bondi Beach Cultural Landscape which is included on the NSW State Heritage Register (SHR) as Item 01786. A summary of the SHR listing, including a map of its listed area, is included in Section 6 of this report and included in full as an appendix. This listing focuses on the place as an iconic representation of the beach experience and on the improvement scheme and its design. In particular the pavilion set in the largely grassed park with walkways and tree plantings. The BSBLSC is specifically mentioned in the assessments against Criteria A (Historical Significance) which refers to life saving history and mentions the importance of the improvement scheme as a landmark in urban design. Criteria C (Aesthetic / Technical Significance) mentions the pavilion and both surf clubs as part of the significant foreshore development. Criteria D (Social Significance) mentions the beach and buildings as representing the culture of beach bathing. The two surf clubs are mentioned in Criteria F (Rarity) as two of the earliest clubs, important for their role in the development of surf life saving.

With respect to integrity the listing notes as follows:

Bondi Park: Although pathways have been resurfaced, the layout is substantially intact.

Bondi Surf Bathers Life Saving Club Building: Although added to in the 1970s and 1980s, the building substantially retains its original external appearance.

The implications of the identified significance in the SHR listing are that the surf life saving history of the BSBLSC is important. It does not specifically identify 'significant uses' but implies that the life saving activities of the BSBLSC are significant. This applies particularly to activities associated with life saving and beach culture which occur primarily on the beach with the club house supporting those activities.

The listing mentions the pavilion in detail describing its style and design whereas the club house is only mentioned in passing as part of the overall improvement scheme and foreshore development of the beach. The North Bondi club house is mentioned in the same context but was not within the park developed as part of the improvement scheme and has since been replaced by a new building. The implication is that the value of the BSBLSC club house which should be conserved is as part of the improvement scheme including its relationship to the promenade and beach, to the pavilion, and to the paths and open spaces with grass and trees. By implication the remainder of the study area is part of this park setting and improvement scheme design and should be considered in this context.

7.2.3 WAVERLEY LOCAL ENVIRONMENT PLAN, 2012

Schedule 5 on the Waverley LEP 2012 includes those heritage items and conservation areas considered to be of importance to Waverley LGA. The heritage items and conservation areas in the Waverley LEP relevant to the study area are included in a table in Section 6.3. The BSBLSC is not listed as an individual heritage item but is within the locally listed Bondi Beach Conservation Area. The statement of significance references the surf life saving movement and the urban design of the pavilion and ancillary works, specifically the promenade, viewing bays, kiosks roadworks and bridges with surviving lighting. The listing was made in 1996 and states that only one single Norfolk Island pine survived at the southwest of the park. The pavilion is listed separately in the LEP but the listing does not mention the surf club.

The implications are that surf life saving is considered significant and the inference is that this use is significant. The urban design references imply that the overall design of Bondi Park should be retained.

Bondi Beach as a whole is identified as an area of high Aboriginal archaeological sensitivity in the Waverley DCP 2012 the intention of which is to manage and protect sites. There has been considerable alteration to the foreshore in this area, as part of the extensive improvement works. See 7.3.4 re the identified site.

7.2.4 NATIONAL PARKS AND WILDLIFE ACT, 1974

While there are no 'Aboriginal Places', as defined in the NPW Act, in the study area, there is an Aboriginal site within Bondi Park recorded on the OEH (now DPIE) Aboriginal Heritage Information Management System (AHIMS) (and also listed by Waverley Council as noted above). This is identified in Section 6 and described in section 4.2 and 4.3. A separate report considering Aboriginal Cultural Heritage has been prepared and is included as an appendix.

7.2.5 NON-STATUTORY HERITAGE LISTINGS

National Trust of Australia (NSW)

Constraints arising from the National Trust listing of Bondi Pavilion and Bondi Park, within which the club is located, include the conservation of uses, associations and structures noted in the listing. National Trust listing does not have any legal effect, but it is widely recognised as an authoritative statement on the significance of the place.

Australian Institute of Architects (NSW Chapter)

The Pavilion, but not the clubhouse, is on the Register of Significant Architecture in NSW. Inclusion of a place in the AIA List does not have any legal effect, but it is widely recognised as an authoritative statement on the significance of the place. The conservation of structures noted in the AIA listing is a constraint arising from significance.

7.2.6 ADDITIONAL ASPECTS OF SIGNIFICANCE

Aboriginal values are not recognised in the listings except for the AHIMS registration.

There are important aspects that arise from the consideration of the place as a cultural landscape that provide both constraints and opportunities for conservation policy. The recognised value of the surf life saving uses and the value of the improvement scheme urban landscape are both aspects of the cultural landscape. Planning needs to be cognisant of the inter-relationship between social and landscape values. The relationship between elements in the cultural landscape over time (layers of history), between elements and their landscape setting, between elements in the landscape (for example, the hierarchy of the substantial Surf Pavilion, the medium sized club houses and the smaller shelter sheds) and between the cultural landscape and its broader setting, are all important. Other elements are the promenade and roads, designed pathways, tree plantings, open space, lawns, views and lighting. The existing statements of significance do not specifically address the BSBLSC club house other than as part of the park and as associated with surf life saving activities. The study area is within the park with the grassed areas and paths mentioned in several listings. The concept of cultural landscapes is further discussed in section 7.3.6.

7.3 EXISTING MANAGEMENT FRAMEWORK

Statutory Framework

7.3.1 EPBC ACT AND REGULATIONS 2004

The EPBC Act provides protection from actions that are deemed likely to impact on a Matter of National Environmental Significance (MNES). National listing is an MNES matter. Bondi Beach is a National heritage place (and potentially accommodates threatened species and ecological communities that are also MNES matters) and any proposed action that could impact these values should be referred to the Minister for the Environment via the Commonwealth Department of the Environment. The Minister will make a decision within 20 business days whether the action is clearly unacceptable or whether approval is required under the EPBC Act and what the process of assessment will be.

The EPBC Act allows for consideration of the impacts of proposals outside of the nationally listed area. The Australian Government publication 'Matters of National Environmental Significance: Significant Impact Guidelines 1.1 EPBC Act 1999', states that an action is likely to have a significant impact on historic heritage values of a National Heritage place if there is a real chance or possibility that the action will involve the construction of buildings or other structures within, adjacent to, or within important sight lines of, a National Heritage place which are inconsistent with relevant values.

Waverley Council, or other proponent of development, is responsible for identifying proposed actions likely to have significant negative impact on the national heritage values of Bondi Beach (see section 6.1.1) and for addressing requirements according to the EPBC Act - including referral as noted above. This may include potential changes to the BSBLSC if they negatively affect the national values which are focussed on uses and community esteem. Proponents should be aware of the listing and its gazetted values.

7.3.2 NSW HERITAGE ACT, 1977

Bondi Beach Cultural Landscape, comprising Bondi Beach, Bondi Surf Pavilion and Bondi Park, Bondi Surf Bathers Life Saving Club and the North Bondi Surf Club is listed on the State Heritage Register under the Heritage Act, 1977 (as shown on the map in Section 6, which contains details of the listing).

Any development within the area affected by this listing, including works to the BSBLSC, requires approval under the Heritage Act with applications signed by the owner - NSW Crown Lands. Any Development Application (DA) would be likely to be deemed as Integrated Development (IDA) under Section 91 of the EP&A Act 1979 due to the requirement for approval under the Heritage Act 1977.

There are a range of standard exemptions from approval under the Heritage Act. These relate primarily to maintenance and minor works and the exemption application form sets out what type of information is required to accompany the exemption and when notification to the Director General is required. - indicated in the list below in [square] brackets The standard exemptions are for:

1. Maintenance and Cleaning
2. Repairs
3. Painting [DG notification for colour, paint type change]

4. Excavation [DG notification for minor impacts or little potential]
5. Restoration [DG notification to remove accretions or reassemble components]
6. Development endorsed by Heritage Council or Director-General
7. Minor activities with little or no adverse impact on heritage significance [DG notification]
8. Non-significant fabric [DG notification]
9. Change of use [DG notification]
10. New buildings - interior alteration or strata subdivision
11. Temporary structures [DG notification]
12. Landscape maintenance [DG notification for pruning or removal dead trees fro replacement]
13. Signage [DG notification required in some cases]
14. Burial sites and cemeteries [DG notification for monuments or excavation for repair]
15. Compliance with minimum standards and orders
16. Safety and security [DG notification]
17. Movable heritage items temporary relocation [DG notification]

However the Guide to the Standard Exemptions notes that these do not apply to:

anything affecting objects, places, items or sites of heritage significance to Aboriginal people or which affect traditional access by Aboriginal people.

It is not clear whether this means that the standard exemptions do not apply to Bondi Park, where there is an Aboriginal site, as the SHR listing specifically states the standard exemptions apply. This may be because the SHR listing does not recognise that Aboriginal values. *Until the listing is changed the standard exemptions presumably apply however if not, many are repeated in the site specific exemptions. See also section 7.3.4 re Aboriginal heritage.*

There are also a number of Site Specific Exemptions for the Bondi Beach Cultural Landscape item which apply if Waverley Council is satisfied that the works will NOT affect the significance of the item (refer to the SHR listing in Section 6 and appended). The key exemptions that apply to the study area are:

- General maintenance and repair, which includes 'minor works to improve public access, provide disabled access and to eliminate or reduce risks to public safety';
- Maintenance of services and utilities;
- Management of lawns, recreation areas and plantings including removal and replacement of existing plantings other than trees, removal of dead or dying trees and removal, construction or alteration of garden beds, hard landscaping and plantings;
- Temporary events including temporary buildings and structures and road closures for up to 6 months;
- Minor alterations to buildings and/or works which do not increase the area of a building and will not materially affect the heritage significance of the listed area as a whole or the area in which they are to be undertaken.

The complete site specific exemptions are include following. Exemptions that are obsolete as they refer to old development applications or other documents are show ~~struck through~~.

- (A) General maintenance and repair:
 - (i) Pruning of 20 to 30% of the canopy of trees within a 2 year period as recommended by a qualified arborist and approved by Council's Tree Management Officer for the tree's health or public safety reasons.
 - (ii) Minor works to improve public access, provide disabled access and to eliminate or reduce risks to public safety.
 - (iii) Repair of damage caused by erosion and implementation of erosion control measures.
 - (iv) Maintenance, repair and resurfacing of existing roads, paths, fences and gates.
 - (v) Maintenance and repair of any building, structure, monument or work within the parkland, including temporary relocation for conservation or protection.
 - (vi) Upgrade of services where Waverley Council is satisfied that the activity will not materially affect the heritage significance of the listed area as a whole or the area in which they are to be undertaken.
- (B) Maintenance of services and utilities:
 - (i) Maintenance and repair of existing services and public utilities including communications, gas, electricity, water supply, waste disposal, sewerage, irrigation and drainage.
 - (ii) Upgrade of services and public utilities where the Waverley Council is satisfied that the activity will not materially affect the heritage significance of the listed area as a whole or the area in which they are to be undertaken.
 - (iii) Installation, maintenance and removal of waste bins to implement Waverley Council's waste management policies.
- (C) Management of lawns, recreation areas and plantings:
 - (i) Removal and replacement of existing plantings other than trees.
 - (ii) Removal of dead or dying trees.
 - (iii) Removal, construction or alteration of garden beds, hard landscaping and plantings where the activity will not materially effect the heritage significance of the Bondi Beach area as a whole or the area in which they are to be undertaken.
 - (iv) Routine horticultural maintenance, including lawn mowing, cultivation and pruning.
- (D) Management of interpretive, information and directional signage:
 - (i) Installation, removal and alteration of interpretative, information and directional signage and labels in accordance with signage policies adopted by Waverley Council and/or Waverley Traffic Committee and/or the Roads and Traffic Authority of NSW
- (E) Management of artworks, statues and monuments:
 - (i) Temporary installation of artworks, statues and monuments for temporary exhibitions or events.
 - (ii) Installation, relocation and removal of artworks, statues and monuments to implement Council's policies.
- ~~(F) Activities undertaken in accordance with the Bondi Park and Pavilion Plan of Management adopted under the provisions of section 114 of the Crown Lands Act 1989, by the Honourable Kim Yeadon MP, on 24 November, 1995.~~
- (G) Management of temporary events:
 - (i) Temporary use of sections of the Bondi Beach area, including Bondi Surf Pavilion, Bondi Surf Bathers Life Saving Club, North Bondi Surf Life Saving Club and Bondi Park, temporary road closures and the installation of temporary buildings, structures, fencing, facilities, exhibitions, artworks, crowd control barriers, stages, lighting, sound and public address equipment and signage for a period not exceeding 6 months where Waverley Council is satisfied that the activity will not affect critical views to and from Bondi Beach or materially affect the heritage significance of the listed area as a whole or the area in which the temporary events are to be undertaken.

- (H) Alterations of roads, pathways and fences:
- (i) Parking management measures to implement Waverley Council's Transportation policies and/or the requirements of the Roads and Traffic Authority and/or Waverley Traffic Committee that will not materially affect the heritage May 23 2008 significance of the listed area as a whole or the area in which they are to be undertaken.
- (I) Alterations to buildings and/or works:
- (i) Minor alterations to buildings and/or works (including alterations to provide disabled access) which do not increase the area of a building and will not materially affect the heritage significance of the listed area as a whole or the area in which they are to be undertaken
- (ii) Installation, relocation, removal and maintenance of park furniture in accordance with Council's policies and Public Domain Improvement Plans.
- ~~(J) Existing approved development:
All works and activities in accordance with a current and valid development consent from Waverley Council or the Land and Environment Court in force at the date of gazettal for listing on the State Heritage Register.~~
- ~~(i) Bondi Pavilion:
DA-171/2000; DA-198/2006; DA-726/2005; DA-850/2003; DA-850/2003A; DA-850/2003B; DA-810/2004; DA-172/2004; DA-484/2003; DA-477/2003; and DA-465/2003.~~
- ~~(ii) Bondi Surf Bathers Life Saving Club:
DA-630/2003 and DA-630/2003A.~~
- ~~(iii) North Bondi Surf Bathers Life Saving Club:
DA-190/2003~~
- ~~(iv) Bondi Park:
DA-808/2003 and DA-326/2003.~~
- (K) Alterations to existing recent development:
All works and activities for minor alterations and additions to a current and valid development consent in force at the date of gazettal for listing on the State Heritage Register for the Bondi Beach area, including Bondi Surf Pavilion, Bondi Surf Bathers Life Saving Club, North Bondi Surf Life Saving Club and Bondi Park where the Executive Director of the Heritage Office, Department of Planning, is satisfied that:
- (i) The proposed works are substantially the same as the development for which consent was originally granted, before any modifications to that consent, for the purpose of this exemption only; and
- (ii) The proposed works will not incrementally or materially increase the impact of the original development consent on significant elements or characteristics of the Bondi Beach area, including Bondi Surf Pavilion, Bondi Surf Bathers Life Saving Club, North Bondi Surf Life Saving Club and Bondi Park, such as (but not limited to) its setting, tree canopy, curtilage, subdivision and ownership patterns, remnant significant fabric, relics, landscape and natural features, current and historic access routes to significant elements, views to and from the item and its significant features, and the capacity for interpretation of its significance; and
- (iii) The Executive Director of the Heritage Office has been notified in writing of the works proposed to be undertaken under this exemption prior to commencement of works, including details of the works and their location in the subject Precinct, and the Executive Director has provided written confirmation that the works are exempt.
- (L) Change of Use:
The change of use of an item located in the Bondi Beach area where Waverley Council is satisfied that the use will not materially affect the heritage significance of the listed area as a whole or the area

Subject to Waverley Council's assessment that activities do NOT impact of heritage values Item (A) applies to the study area for pruning of trees, path improvement, maintenance to paths and the building and upgrading services. Item (B) allows maintenance and upgrade of services several of which are underground in the study area. Item (C) allows horticultural maintenance and certain plant and tree removal. Item (D) allows certain signage. Item (E) re artworks and monuments allows temporary installations. Item (F) re the PoM is obsolete as detailed below. Item (G) applies to temporary installations such as the marquees erected by the club for barbeques and events. Item (H) re alterations to roads or paths for parking management is not applicable in the study area but may when the rear of the site is used for garbage truck access (see later). Item (I) allows minor alterations such as for disabled access and applies to the club house. Item (J) is obsolete as the approved developments lists date from the years 2000 through to 2006. Item (K) applies to changes to the existing development work undertaken to the club house as detailed in the 2003 DA which was for the addition of the new side stair, the new rear stair and rear corridor, the enclosure of the rear part of the upper floor terrace, alterations to all the toilets, the new floor creating the gym over the former squash court and the construction of the second stage of the boatshed. Item (L) could apply to change of use of the club house however would not as such a change of use would have negative heritage impact.

Site specific exemption (F) makes reference to any activity that is undertaken in accordance with the 'Bondi Park and Pavilion Plan of Management which was adopted under the provisions of section 114 of the Crown Lands Act 1989 on 24 November 1995'. Though there is a 2014 PoM (see section 7.4) it is not endorsed and the site specific exemptions refer specifically to the previous PoM and therefore exemption (F) is not currently operative.

There is some variation in the use of standard and site specific exemptions under the NSW Heritage Act. Some works can be decided by Waverley Council to be exempt from the requirement for approval while others require an exemption application to Heritage NSW. Early heritage advice should be sought from Council heritage specialists on whether works are potentially exempt as well as advice on design amendments to reduce impacts, liaison with Heritage NSW and where required to prepare S57(2) exemption reports or approval applications under the Heritage Act or AHIPs (see section 7.3.4). This applies to the reserve generally as well as the surf club. When Waverley Council determines works are exempt from the need for approval under the Heritage Act, a S57 exemption notification to the NSW Heritage Council may be required. In this case, and where approval is required, work cannot commence until a signed approval has been received.

Approval was granted under the Heritage Act on 12 May 2015 for works to Tunnels 3 and 4 to fill the tunnels with sand (figure 1.6 shows tunnel locations). The works for Tunnel 3 included three storage spaces and two toilets under the promenade and the semi-circular structure where the groyne was formerly located. The north side of this space is now used by BSBLSC for gear storage (replacing a shipping container behind the club) and the other half used by Lifeguards. A DA for alterations and additions to BSBLSC, including a new works depot at the rear, (DA-567/2015) was submitted in 2015 for consideration by the Heritage Council of NSW but was withdrawn after reservations were expressed.

7.3.3 CROWN LANDS ACT 1989 AND CROWN LANDS MANAGEMENT ACT 2016

In 1938, 37 acres (15 hectares) of Crown Land was declared as Bondi Park under the Crown Lands Act 1912. The Bondi Park is governed by the Bondi Park Reserve Trust under Section 92 of the Crown Lands Act, 1989. Waverley Council **has been appointed to** manage the affairs of the Trust and is responsible for the care, control and management of the park **on behalf of the Minister**, and has been since the formation of the park in the 1880s. **Annual reports for the Bondi Park Reserve Trust are submitted by Council to the Minister. For any approval application that requires owner's signature NSW Crown Lands is the owner.**

The Crown Lands Act, 1989, sets out how Crown land is to be managed for the benefit of the people of New South Wales. In summary, the principles of Crown land management are:

- Environmental protection principles be observed;
- Natural resources be conserved, wherever possible;
- Public use and enjoyment, and multiple use be encouraged;
- The land and its resources be sustained in perpetuity, and
- It be occupied, sold, or otherwise dealt with consistent with these principles.

The guidelines prepared as part of the comprehensive review of Crown Lands and the ensuing Crown Land Management Act of 2016 notes that the NSW Government will retain Crown Land that is of State Significance and that criteria have been developed to 'guide decisions on what Crown Land is of State Significance'. The criteria for state significance is land within the Crown Estate that:

- currently provides, or is required for, planned core government services and infrastructure
- is part of a state or regionally significant system or network
- is of high environmental value at a state or regional level and is required for addition to the conservation network, including land identified for future reservation
- is iconic or contains an iconic asset
- has or contains an item of state or heritage importance
- includes beaches, coasts, estuaries and adjoining, contiguous foreshore lands
- produces or has the identified and earmarked potential to produce significant income for the state.¹

The process for Crown Lands has recently changed as part of a broader review of Crown Lands administration in relation to sites that are of state significance. The Crown Lands Management Act has been changed and there is no longer a requirement for adoption or endorsement of Crown reserve plans of management by the Minister. Waverley Council adopted the Bondi Park, Beach and Pavilion Plan of Management 2014 to 2024 (PoM 2014) which sets out specific values and directions for the management of the Reserve.

- Providing a clearly defined and obstacle free circulation network;
- Conserve and maintain the heritage fabric of the site; and
- Ensure landscape and architectural character, and designs reflect best practice and excellence in design.

¹ Comprehensive Review of Crown Lands Management fact sheet
Best Owners for the Land : Local Interests to be Managed Locally

The PoM 2014 (that includes a Masterplan) expresses the visions and actions that Waverley Council has adopted at that time for the management of Bondi Beach and Bondi Park. Though the Council does not support all aspects of the PoM no new plan has been developed. The PoM 2014 therefore forms the basis of the discussion of owners' / managers' requirements discussed in Section 7.4 below. The PoM also identified that 'to date, the heritage values of Bondi have not always been considered in the planning and construction of new work'. This is particularly apparent in the additions to the front of the Pavilion and to the rear surf club and in the temporary uses to the rear of the Surf Club. Alterations have been made to the Surf Club that overpower the original building.

In 2016 the NSW Department of Primary Industries prepared a document 'Authorising Surf Life Saving Clubs' use of Crown land in NSW' to guide the occupation of Crown land in NSW by affiliated SLS Clubs. It outlines the principles and requirements to enable on-going and lawful occupation of Crown land by the surf lifesaving movement. The roles and responsibilities of surf clubs operating on Crown reserves, Crown reserve managers and the government are described. This document is on the Crown Lands website.²

The principles validate the BSBLSC in supporting public use and enjoyment of the beach and Bondi Park meets several state significance criteria so will be retained in Crown ownership. The implications of the Council PoM are discussed in detail later and the surf club lease conditions are in section 7.6.1.

Crown Lands Act - Food and Beverages

Subsequent to the Crown Lands Act, the 'Crown Lands Policy for Food and Beverage Outlets on Crown Reserves' was released in 2004. This policy outlines additional requirements which are relevant to surf clubs and sets out the three levels of outlet that are acceptable:

- Kiosks that provide snacks, packaged and prepared light foods with non alcoholic beverages to take away are an acceptable use on public reserves, where they are ancillary and supportive of the use of the reserve.
- Refreshment Rooms, Cafes and Coffee Shops which service snacks, light meals and beverages to take away or to be consumed on the premises are acceptable uses on public purposes reserves, where they are ancillary and supportive of the use of the reserve.
- A bistro, brasserie or restaurant that serves light to substantial meals with beverages to be consumed on the premises is an acceptable use on public purposes reserves, where they are ancillary and supportive of the use of the reserve.

Many NSW surf clubs have a kiosk selling food and beverages or bistros, the aim of which is to provide additional income for the club. In the case of the Avalon surf club, a portion of the council owned building has been leased by Council as a restaurant. Other surf clubs with restaurants include Elouera and Whale Beach. These are the exception. Most food outlets are more informal and are either of the hole-in-the-wall kiosk type such as at Bronte or a bistro as at Coffs Harbour. This policy allows the BSBLSC to operate a kiosk, cafe or bistro where such use where they are supportive of the use of the reserve - in this case for surf life saving and for public recreation.

2 www.crownland.nsw.gov.au/__data/assets/pdf_file/0004/.../sls_crown-land.pdf

7.3.4 NATIONAL PARKS AND WILDLIFE ACT, 1974

Matters of indigenous heritage are protected under the National Parks and Wildlife Act 1974. The study area is within an Aboriginal site recorded in the Aboriginal Heritage Information System (AHIMS) maintained by OEH (now DPIE) and protected under the NPW Act. This site is identified in Section 6 and described in sections 4.2 and 4.3. A separate report considering Aboriginal Cultural Heritage has been prepared and is included as an appendix and this should be referred to for more detailed information.

It is an offence to harm an Aboriginal object. When harm cannot be avoided because of planned activity at the site, an Aboriginal Heritage Impact Permit (AHIP) is to be applied for and granted before the activity can take place. Any proposals that may lead to damage to Aboriginal objects require an (AHIP) preceded by an Aboriginal Cultural Heritage Assessment (ACHA) report and consultation with relevant Aboriginal communities, in this case the La Perouse Local Aboriginal Land Council (LPLALC). The detailed descriptions in section 4.2 and 4.3 need to be referred to to assess whether a proposal may lead to damage to the registered site. Such reports and permit applications must be prepared by someone qualified, skilled and experienced in Aboriginal cultural heritage management and investigation.

If it is established that a proposal may cause harm it may be appropriate for an appropriately skilled archaeologist to undertake an archaeological test excavation. If this is done in accordance with the code (see below) and AHIP may not be needed, as detailed on the OEH (now DPIE) website:

The Code of Practice for Archaeological Investigation in NSW (the Code)³ was developed to support the process of investigating and assessing Aboriginal cultural heritage. It sets out minimum standards for archaeological investigations in NSW where an application for an AHIP is likely to be made.

Excavations that can be carried out in accordance with the Code will not need an AHIP. The Code describes what is required when undertaking test excavation as a part of an archaeological investigation without an AHIP. If test excavations comply with methods set out in the Code, the testing is excluded from the definition of harm.

Excavations not consistent with the Code, or in areas where the Code does not apply, will need an AHIP. This will provide a defence to prosecution for harm to Aboriginal objects or places.

The NPW Act requires that if Aboriginal objects are unexpectedly found work must be stopped and OEH (now DPIE) notified. Under Section 89A of the National Parks and Wildlife Act 1974 it is an offence to not notify OEH (now DPIE) of the location of an Aboriginal object within a reasonable time.

The descriptions of the Bondi Beach site in sections 4.2 and 4.3 indicate the deep level (3m to 7m below 1932 surface) of undisturbed ground where there may be intact deposits, the potential for disturbed objects through out the site and that no objects are known to have been found since 1900. It should also be noted that ground levels have been raised very recently in the study area. Any proposal to disturb ground in the study area should engage an archaeologist and consider undertaking a test excavation.

3 DECCW, Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW, Part 6 NPW Act 1974, published 2010

7.3.5 WAVERLEY LOCAL ENVIRONMENTAL PLAN (LEP) 2012 AND DEVELOPMENT CONTROL PLAN (DCP) 2012

The BSBLSC is in the area zoned under Waverley LEP 2012 as being RE1 Public Recreation and included in areas listed on Schedule 5 of the Waverley LEP 2012. Schedule 5 is divided into three parts, namely:

- Part 1 of Schedule 5 includes Heritage Items that are generally buildings but does include the Nationally listed area, the State listed Bondi Beach Cultural Landscape area and state listed Bondi Pavilion, as well as the locally listed Bondi Beach and Park area.
- Part 2 of Schedule 5 includes Conservation Areas and these are listed as either Conservation Areas - General or Conservation Areas - Landscape.
- Part 3 of Schedule 5 is Archaeological Sites and includes both European archaeological sites.

The locally listed Heritage Items and Conservation Areas and Archaeological sites in the LEP that are protected under the LEP are included in a table and maps in Section 6, table 6.1. The BSBLSC has not been listed as a local heritage item but is included within the listed area in Part 2 of Schedule 5 - Conservation area (C2) and landscape conservation area (C25) The research and heritage assessment (see sections 6.6 and 6.7) undertaken for this CMP indicates that the item is of a level of significance to warrant listing at a local level.

Under Clause 5.10 (4) of the LEP:

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area [both general and landscape], consider the effect of the proposed development on the heritage significance of the item or area concerned. This sub-clause applies regardless of whether a heritage management document is prepared under sub-clause (5) [a heritage management document such as an Heritage Impact Assessment] or a heritage conservation management plan is submitted under sub-clause (6). Part B of the Waverley DCP contains General Provisions including those relating to Heritage (B9), Landscape Conservation Areas (B9.12) and Aboriginal Sites (B9.15).

Waverley Council has a number of policies that are relevant to their planning for the Bondi Beach and, to an extent, the study area:

- Strategic Asset Management Plan
- Community Safety Plan 2005-2012
- Disability Access Policy and Action Plan 2002
- Recreation Needs Study 2008
- Environmental Action Plan 3, 2012
- Tree Management Plan 2006
- Bondi Basin Master Plan 2007
- Events Policy 2013
- Heritage Policy 2007
- Environmentally Sustainable Events Policy 2011
- Arts Plus Plan 2013-2017
- Waverley Transportation Policy 2002
- Sustainable Transport Action Plan 2007
- Waverley Transport Plan December 2011
- Waverley Bike Plan 1999

In 2007 Waverley Council prepared the Waverley Heritage Policy as a replacement for the earlier Waverley Heritage Assessment. The Waverley Heritage Policy identifies the heritage of Waverley based on an analysis of thematic histories of the municipality and the places reflecting this history, makes recommendations for conservation and recommends heritage promotions and policy on education. Surf clubs are one of the themes mentioned in the historical outline. *The policy is being reviewed in 2020.*

The BSBLSC and the study area are within a conservation area so a development application is required if change is proposed and that Council would assess the impact on the heritage significance of Bondi Beach and Park and the Bondi Beach Conservation Area. A Statement of Heritage Impact would be required to accompany a development application. *NSW Crown Lands needs to sign application forms as owner.*

1997 Conservation Analysis and Conservation Guidelines

Until recently the 1997 Pavilion CMP has been used to guide assessment of heritage impact in Bondi Park. That CMP made specific recommendations regarding restoration including reinstating the original paving levels and rationalising the BSBLSC. Its recommendations that remain relevant to the BSBLSC are summarised here. The 1997 CMP recommended that some activities from within the Pavilion could potentially be relocated.

To provide more space in the pavilion relocate the basket ball courts and maintenance shed to the area behind the surf club house.⁴ ... and ...

Since more space is required in the pavilion some activities need to be relocated into the park where limited space is available. A small degraded area behind the surf club house is appropriate to accommodate these activities. Nevertheless, it is important to contain activities here as much as possible, in order to maintain the maximum area for use as a public park.⁵

This has not all occurred but the area referred to as degraded has been developed for the works depot. The depot developed on an ad hoc basis as temporary structures and without assessment of the impact on heritage values nor the operational needs of the surf club which also uses the outdoor area behind the club house (see later).

The 1997 CMP also recommended that

Any alterations or additions to the [BSBLSC] surf club house should take account of its location in relation to the pavilion, in particular, and to the park generally.⁶

Substantial alterations had already been undertaken in 1974 impacting on the pavilion and additions in 2005 further obscured the view of the pavilion beyond the BSBLSC. The 1997 CMP also noted that:

The memorabilia and contents of the [BSBLSC] Surf Life Saving Club can also be identified as contributing to the significance of the place. Items collected before 1970 are particularly significant and form part of the fabric.⁷

4 CLSP, Bondi Pavilion, Surf Club and Surrounds, Conservation Analysis and Conservation Guidelines p137

5 ibid, p126

6 ibid, p122

7 CLSP, Bondi Pavilion, Surf Club and Surrounds, Conservation Analysis and Conservation Guidelines p112

The 1970 date would appear to have been an arbitrary one. A detailed schedule of fabric in the surf club house was not undertaken in 1997, nor were any moveable items such as the honour boards and trophies identified.

7.3.6 NON STATUTORY CONSTRAINTS / GUIDES

Australia ICOMOS Burra Charter 2013

The Burra Charter is widely acknowledged as the principal guiding document for managing places of cultural significance - it defines the basic principles and procedures that should be followed in the conservation of places of heritage significance. The Burra Charter has been adopted as the standard for best practice conservation of heritage places in Australia. A series of Australia ICOMOS Practice Notes provide additional guidance for professionals assessing or working on heritage places and include Practice Notes on Understanding and Assessing Cultural Significance and Article 22 - New Work.

Cultural Landscapes

A cultural landscape, as defined by the UNESCO World Heritage Committee, is the 'cultural properties [that] represent the combined works of nature and of man.' Bondi Beach is recognised and discussed in this CMP as a cultural landscape. The World Heritage Committee has defined three main categories of cultural landscapes:

- **Clearly defined landscape** designed and created intentionally by man;
- An **organically evolved landscape** that has developed its present form by association with and in response to its natural environment. This second category falls into two sub-categories:
 - A relict (or fossil) landscape is one in which an evolutionary process came to an end at some time in the past, and
 - Continuing landscape is one which retains an active social role in contemporary society closely associated with the traditional way of life.
- **Associative cultural landscapes** – those which have the powerful religious, artistic or cultural associations of the natural element rather than material cultural evidence, which may be insignificant or even absent.

This categorisation is a useful way of describing the different areas of cultural landscape at Bondi Beach. Bondi Park, within which the study area sits, is a good example of a designed landscape, whereas the beach represents a continuing evolved landscape. Holistically, the Bondi Beach Cultural Landscape can be described as a 'modified landscape', one which has undergone various phases of adaptive re-formation since the late 1800s, whilst retaining much of the fabric and accretions of key periods in the place's historic layering chronology. See also Section 7.2.1 to 7.2.6 for a discussion of the cultural landscape values and the obligations arising from these values. With respect to the study area these values relate in particular to the surf life saving movement and the continued use of the place as a popular beach, for visitors and locals alike and well as the designed grassed park.

7.3.7 THE NCC AND DDA 1992

The National Construction Code was adopted by States and Territories in May 2016. The NCC includes the Building Code of Australia (BCA). The NCC requires standards for new construction. Heritage places may be subject to 'deemed to comply' in relation to some functional areas and aspects. The Disability Discrimination Act requires equality of access for persons with disabilities and this may be an issue in heritage building upgrades including for the surf club. There is currently no lift with the surf club premises and there is no disabled access to any of the first floor areas used for functions. A ramp has been constructed to the main entrance. The staircase to the function area has a generous stairwell and appears to have been designed to accommodate a lift in the future, once funding becomes available.

7.4 COUNCIL OWNERS / MANAGERS REQUIREMENTS AND OPERATIONAL NEEDS

The owner of Bondi Park is the Crown and it is managed by the Bondi Park Reserve Trust for which Waverley Council is appointed manager. The Bondi Beach and Park PoM 2014 expresses Councils aspirations for Bondi and is a guiding document rather than a legally binding plan. It was prepared prior to the updated CMPs for the pavilion and the SHR BBCL (at final draft stage in 2020). The 2014 PoM conflicts with the conservation of the heritage values in several respects such as the underground carpark and loss of the Motor Park. There is a lack of understanding of the heritage values of the BBCL in the PoM. Subsequently Council has not supported all of the PoM recommendations, for instance the final location of the works yard, but other aspects have proceeded such as picnic shelters and additional toilets. No revised PoM has yet been developed. The current PoM Masterplan has few details about the BSBLSC.

The PoM 2014 for Bondi Beach and Park was endorsed by Council but not by Crown Lands or NSW Heritage Council or other state government body. Crown Lands endorsement is no longer required (see section 7.3 re the Crown Lands Act). The site specific exemptions under the Heritage Act for the BBCL include works according to a former endorsed Plan of Management, not the 2014 PoM, so this condition no longer applies. The site specific exemptions in the SHR listing need updating to refer to the endorsed CMPs rather than the Plan of Management.

The 2014 PoM identified the changes that underscore the issues for the management of the broader Bondi Beach Cultural Landscape. It notes that a growing and ageing population which affects Australia as well as Sydney, has seen an increase in visitation to the eastern beaches which essentially service metropolitan Sydney as a recreation area. Changes to the local demographic have also seen an increase in high-density residential living with an expectation for access to open spaces and recreation facilities. This has placed a reliance on Bondi Park and beach to meet this increasing demand from both the regional and local population. The expectation for the quality of recreational experiences has also changed. In Waverley Council's 2008 Recreation Needs Study, Bondi Park was classified as a Regional Open Space. Consequently, the parkland now serves to provide recreation facilities to service a regional catchment. Extracts which impact the BSBLSC are highlighted below. The PoM notes that:

Council oversee all of the maintenance requirements of the Park and Beach. The Parks Works Yard is located behind the Bondi Surf Bathers' Life Saving Club and houses the equipment, supplies and staff room used by the parks staff. The area is fenced and contains temporary buildings.

Some of the management issues for facilities noted in the PoM 2014 include:

- Insufficient facilities, particularly toilets, which are in some cases run-down.
- Significant maintenance required for high use buildings and this usage adds to the impact and wear and tear on the park and its facilities, including its heritage fabric;
- Areas designated for bin collection are not designed into the park.

The PoM 2014 identifies the following key values and planning objectives:

Playing and Relaxing: Provide a range of recreational facilities which suit the needs of Bondi's diverse local community and meets its responsibilities as a national, state and local icon. Prioritise activities which are intrinsic to the place and its cultural values or which draw value from being in a beach side location. Allow events with approval of the Reserve Trust Manager

Culture and Heritage: Interpret and tell the story of the place. Strengthen and express the cultural values of the place through community and arts activities. Ensure the cultural landscape is expressed in the design and management of the site. Conserve and maintain the heritage fabric of the Park and Pavilion.

Looking and Feeling Good: Ensure the landscape and architectural character and design, reflect best practice and excellence in design. Provide a memorable experience for all users by celebrating the site's unique character and scenic qualities. Ensure materials and finishes are high quality, robust and designed to befit the setting. Reinforce the sense of arrival to the site.

Management and Maintenance of Facilities: Ensure a clear and effective management structure for the Park, Beach and Pavilion. Review management of finances and resources to improve operational effectiveness. Ensure that the Park, Beach and Pavilion environment are safe for users at all times. Ensure facilities are well maintained and appropriately serviced. Promote programs, activities and events in the Park, Beach and Pavilion to a greater range of people. Review on site regulations and program an enforcement schedule.

The PoM notes that:

The North Bondi Surf Club and the Bondi Surf Bathers' Life Saving Club both train volunteer surf lifesavers and hold competitions on the beach and lifesaving events throughout the year.

The PoM 2014, prepared by Waverley Council, identifies seven key ideas and also notes that 'to date, the heritage values of Bondi have not always been considered in the planning and construction of new work'. It includes a Masterplan and an Interim Masterplan. There are a number of development projects that flow from the seven PoM ideas including the refurbishment of the Pavilion, the construction of a Junior Skate Park, the construction of a walkway from Bondi Beach to the Bondi Baths/Icebergs, a new Works Yard behind the Bondi Surf Club, the construction of an underground car park behind the Pavilion and shade structures and kiosks along the Promenade. These projects and the potential heritage issues that could arise from these projects are discussed below in Sections 7.5 and 7.6. Refer also to the discussion of the management of Crown Lands.

Staff from Council and the Surf Club were consulted during preparation of this CMP to identify heritage issues and opportunities for Council in the management of this place. Key issues for Council are the::

- ever increasing number of people who visit the beach,
- management of events,
- compliance with safe work and accessibility requirements,
- wear and tear on materials from use,
- the exposed environment,
- the clarity of the consent process, given the various listings and potential exemptions,
- inadequate facilities for equipment storage and staff for essential park and beach maintenance.

Consultation with Council staff indicated that implementation of the PoM 2014 would be funded either through allocations for future upgrade works (capital works) or maintenance and management of the Park, Beach and Pavilion provided through Council's annual budget allocation. Council's budget for implementing the PoM was not expected to accommodate all proposals in the short or long term plan. In particular, the more substantial changes, including the underground car park, would be subject to securing additional funding through State and Federal grants; voluntary planning agreements, S94 contributions and partnerships with community groups or businesses. The PoM says:

In the Interim Plan, Council's Parks Yard remains in the current location at the back of the Surf Club, and is upgraded to accommodate the beach rake and improved staff amenities. The building provides a small footprint, limited approximately to that of the present Parks Yard. The building will be scaled to sit within the height of the eaves of the adjoining Bondi Surf Bathing Life Saving Club. Within the longer term plan, once the Parks Yard and servicing is located underground, future uses of this building would be reviewed.

Servicing the Pavilion would occur via a new delivery and unloading zone at the rear of the Bondi Surf Bathing Life Saving Club. Access from the unloading zone for vehicles would be from the northern car park access from Campbell Parade to Park Drive. This enables service vehicles and parking to be removed from the rear of the Pavilion. Deliveries from the new loading area to the Pavilion would be through an opening into the north-east [sic] corner of the courtyard.

The application for a combined surf club addition and works yard has been withdrawn. Council are currently reviewing the continued location of the works yards behind the surf club and instead looking for an off-site solution. A development application has been approved and works are underway for conservation and upgrading works to the pavilion including garbage vehicle access to the northwest corner of the building and a paved truck turning area between the temporary works yard and the path (within the study area) and a new road from the car park adjacent Campbell Parade. There are unresolved issues for the club including equipment access to the beach, pedestrian conflicts which are discussed in more detail in section 7.7.5.

The Waverley Council Strategic Asset Management Plan aims to ensure Council assets are well maintained to an appropriate standard. Within this plan, the condition of Council assets (including parks infrastructure, landscape and parking infrastructure) are assessed and rated and their replacement considered.

7.5 OVERALL PARK USE ISSUES

There are a range of issues, including environmental and population changes, that potentially impact the condition, use and management of the elements that make up the BBCL including the study area and surf club building. The recent or mooted proposals for change made in response to these issues are discussed below in Section 7.7. The key issues for the surf club are set out in Section 7.6.

7.5.1 ENVIRONMENTAL ISSUES

Climate change has the potential to lead to an increase in major environmental events. A sea level rise of potentially 40 cm by 2050 and of 90 cm by 2100 are possible at Bondi. Even the 2050 level could have impacts on built landscape elements of Bondi Beach, including the significant sea wall and promenade.

The PoM 2014 notes the following potential environmental issues which apply to the surf club.

- Not all of the existing structures, furniture and materials are environmentally sustainable.
- Lack of shade cover throughout the park.

The arcade to the front of the Surf Club was designed to provide shade (as was the verandah of the previous club building) however this area is largely no longer used for this purpose.

In addition to the potential impact of climate change, it should also be understood that the park itself is a natural landscape subject to the usual range of events such as storms, winds and tides and the on-going impacts from this exposed, south facing, marine location. It was originally sand dunes and is subject to accumulation of wind blown sand. One of the reasons for the frequent replacement of facilities within the park, including the club houses, is storm damage. Timber buildings were particularly susceptible, hence the use of masonry buildings in the late 1920s Improvement Scheme. The exposed location also means more frequent maintenance, including painting, is required and more frequent checks for structural deterioration such as concrete 'cancer'.

7.5.2 ISSUES OF SETTING AND VIEWS

Section 4.4 and 4.5 describe the setting and views associated with the study area and identify **with maps and photos** the key views to, from and within the study area. Planning for changes both inside and outside the study area should be made on the basis of the conservation of these key views.

The original surf club building was intended to be viewed as a 3D element within the park, with all elevations visible. The relationship to the pavilion was carefully conceived. Tree plantings were sparse. Past additions to the Surf Club have not taken these vistas into consideration, particularly views from the park to the north and for pedestrians coming over the bridge from the street. The additions and the works yard obscure the elevation of the pavilion and rear of the club house. Today the Norfolk Island pine plantings along the path obscure both buildings with a slot view towards the beach from the bridge. Lost views include from the beach and promenade between the pavilion and surf club - though not a 'designed' view it showed the buildings as separate elements and marked it as a thoroughfare inviting pedestrian activity. There is an opportunity to re-establish some of these views.

7.5.3 ISSUES OF PLACE AND IDENTITY

The PoM 2014 addresses issues of place and identity in relation to: urban furnishing; materials and finishes; public art; way finding and interpretive signage. The PoM 2014 goes on to note that 'the rich history and cultural significance of the place is not being communicated through interpretative signage'. Whilst there are memorials to lives lost, there is little indication, other than the date on the BSBLSC house that the surf club has been active on Bondi Beach for over a century and that the locale is the birthplace of what is now an international movement. Some tour groups currently visit the club house and the club has compiled a time line that is on its web site. This issue of the lack of communication to visitors of the rich history of the place relates to the entire reserve at Bondi Beach and not only to the surf club and is an opportunity. The BSBLSC main hall continues to be used for funerals and memorial services, including Anzac Day and has contained honour boards since its opening. The club actively celebrates its identity.

7.5.4 OVERALL ISSUES ARISING FROM USE

An increase in population density over Sydney, as identified by the Metropolitan Plan 2036, indicates that Sydney's parks and recreation spaces will be under greater pressure from a growing population. As a regional parkland Bondi Park, Beach and Pavilion can expect to receive a growing number of visitors to the site. The beach front has been an international tourist destination since the 1920s, with visitation by Sydneysiders dating back to the 1880s.

Use is a key aspect of the place and significant uses have been identified in this CMP and in the BBCL CMP. Issues noted in the PoM 2014 in relation to use of the park and beach as a whole include:

- Insufficient bathroom amenities to meet visitor's needs.
- Facilities including: picnic shelters, barbecues and toilets are run down.
- The Park, Beach and Pavilion must meet the recreation needs of the local community as well as the needs of visitors to the area.
- There is a desire to balance events and activities to reflect changing and diverse community needs in this intensely used space.

Temporary and seasonally run events are a key aspect of both the history and significance of Bondi Beach. Many of the temporary events are sporting events and the club has a long history of letting other groups use its facilities on a temporary basis.

Waverley Council has a Site Specific Exemption under the Heritage Act in relation to the management of temporary events in sections of the Bondi Beach area, temporary road closures and the installation of temporary buildings and structures, and associated infrastructure for a period of up to 6 months where Waverley Council is satisfied that the activity will not affect critical views to and from Bondi Beach or materially affect the heritage significance of the listed area as a whole or the area in which the temporary events are to be undertaken. There is also a blanket DA that covers temporary events. The club erects temporary marquees for barbecues and some events. Some proposals by the Surf Club for temporary structures have not gone ahead as an agreement has not been reached with Council about their nature and extent.

7.5.5 ISSUES ARISING FROM ACCESS

The PoM 2014 noted that accessible facilities and walkways around the Park, Pavilion and Beach remain an important planning consideration for Council, particularly with a growing family demographic. While the population is not aging as rapidly as had been predicted, Waverley's proportion of older people is substantial and requires careful consideration in the upgrade of individual facilities within the Bondi Beach Cultural Landscape. Ground levels have been raised in many areas of the park.

At the surf club the main hall is two steps above ground level and a concrete ramp has been erected. There is no lift access to the first floor area which is currently used for functions and club members on an occasional basis. The addition of a lift to the function area would make the facility more usable.

Recent improvement works to the promenade resulted in the beach access becoming more difficult for the BSBLSC. Large equipment could no longer be taken directly to the beach. This necessitated driving to North Bondi and entering the beach from the larger ramp there. Recent changes to the location of a shower at the base of the ramp has improved the situation and now most patrol setup vehicles access the beach from the ramp in front of the surf club.

There is considerable vehicle / pedestrian conflict associated with moving IRBs, the ATV, trailers, boats, boards and surf skis in the areas around the club. This conflict was not resolved in the previous club upgrade proposals where the storage for the various surf craft and patrol gear remained as is. There is a similar situation for the Council works yard at the rear of the club where the tractor and beach rake are based. Works vehicles use the paths within the park and the driveway at the rear of the pavilion and generally access the beach via the ramp at North Bondi. The "Bucket List" restaurant in the pavilion adjacent the front of the surf club has its delivery area on the path adjacent the club IRB loading area. Typically unrestrained gas bottles, kegs, crates, rubbish, pallets, stacks of chairs and stools clutter this area and the club reports there is often broken glass. There is also a high pedestrian volume on the path between the playground and the club. This is particularly playground users and overseas tour groups who arrive on buses that park on Campbell Parade, walk across the bridge over the motor park and along the path to the beach. These users are typically unfamiliar with the area.

The 2019 proposed upgrade of the Pavilion expands the provision of toilets and re-opens the former access from the path between the Pavilion and the surf club. This activates this side of the pavilion where former openings have been closed for some years. There will be increased pedestrian traffic on this path and make it obvious that it is a public path discouraging its use for back of house functions. Re-siting of the clubs IRB operations and access (see later) away from this area and of the "Bucket List" deliveries is desirable because of existing conflicts and be even more important with increased public use. The proposal also introduces a garbage collection area at the north corner of the Pavilion (at the rear of the surf club) with a new road access and turning circle (see 7.7). This will address a long standing problem of waste removal from the pavilion, including the restaurants. Truck movements will generally be early in the morning and not coincide with peak visitor times however, the changed conditions need to be considered in any reworking of the surf club and works yard.

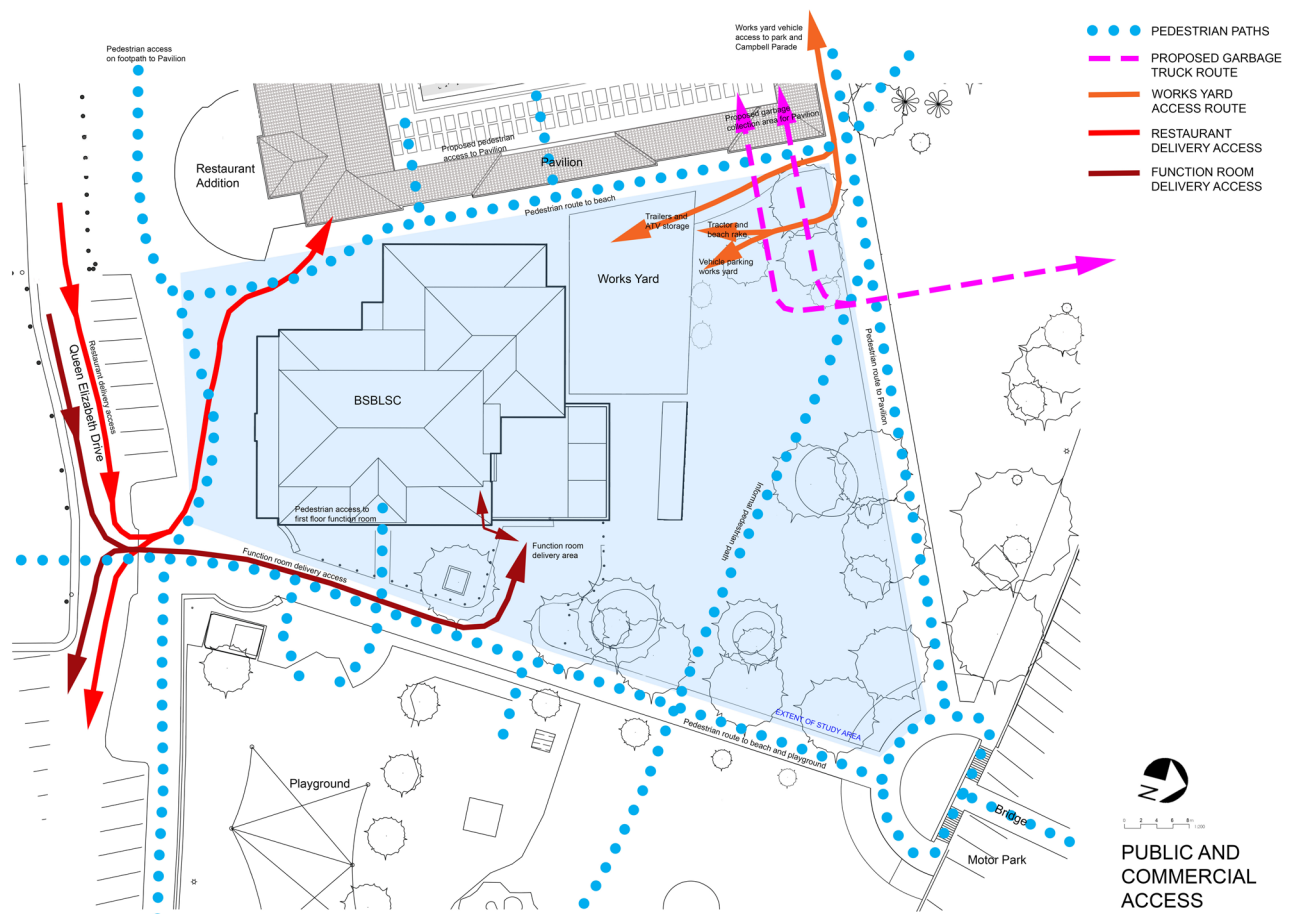


Figure 7.1: Diagram showing public pedestrian and commercial access routes in the park around the study area. The proposed reopened pedestrian entry points to the pavilion are shown and the proposed waste rooms and associated garbage collection. The restaurant delivery route that cuts across the front of the club and conflicts with club IRB operations (see later) may become unnecessary if the rear delivery and garbage facility is built. Source: Jean Rice



Figure 7.2: Sand rake and tractor parked adjacent works yard. Source: Jean Rice



Figure 7.3: Works vehicles parked adjacent works yard. Source: Jean Rice



Figure 7.4: "Bucket List" restaurant storage on the pedestrian path adjacent the surf club. Source: Jean Rice

7.5.6 ISSUES WITH CONDITION AND THE MAINTENANCE

The PoM 2014 noted the following issues in relation to the management and maintenance of facilities:

- Complex management structure for the Park and Pavilion.
- Insufficient facilities, particularly toilets, which are in some cases rundown.
- Significant maintenance required for high use buildings.
- High usage adds to the impact and wear and tear on the park and its facilities.
- Areas designated for bin collection are not designed into the park.

The works yard was established to provide for park and beach maintenance which is a constant daily requirement. Formerly there was a maintenance shed in the courtyard of the pavilion. Key maintenance tasks are raking the beach, which requires a tractor towing a large rake, moving and park path and general maintenance. Council is responsible for the maintenance of the surf club building exterior and structure. The exterior was painted in 2017 reinstating what is believed to be the original colour scheme. The surf club is responsible for the maintenance of the interior. The building is generally well maintained and in good condition.

An issue of concern is the raised paving levels around the building and stormwater disposal. Drains often become blocked - often with sand. The bases of several downpipes adjacent to vehicle areas have been crushed restricting water flow and possibly causing water to bank up and flow into the building. The front upper terrace has had continuing issues of leaks, made worse by the water from the added first floor roofs being discharged into this area and the outlets from the terrace being restricted by other pipes and by the crushing of the base of the downpipes. Alterations over the years have compromised original details such as the replacement of larger round cast iron downpipes with small rectangular downpipes.

7.6 BSBLSC RULES, REQUIREMENTS AND OPERATIONAL NEEDS

7.6.1 BSBLSC RULES AND LEASE

BSBLSC Objects and Rules

The BSBLSC is an incorporated organisation affiliated with SLSA and has a detailed set of Objects and Rules, updated last in 2009, that govern its activities. The Club is a charitable community service based institution. The objects, at the time of writing this CMP, for which the Club is incorporated are to:

- (a) Provide life saving patrols upon Bondi Beach, in the Municipality of Waverley (Waverley Council) (or upon such other beaches, reserves or public areas as the Board of Management may from time to time determine), for the protection and safety of swimmers, surfers and members of the public generally, and to assist the Waverley Council and other public or semi public bodies, in respect to such matters;
- (b) Minimise the loss of life from drowning by providing efficient life saving apparatus;
- (c) Study and practice the methods of Surf Life Saving as taught by the SLSA;
- (d) Promote demonstrations and arrange classes of instruction, and to further the best interests of surf bathing and surf life saving;
- (e) Liaise and cooperate with life saving officers employed by Waverley Council;
- (f) Appoint patrols to render all possible aid to those in distress;
- (g) Organise and conduct carnivals and social functions for the benefit and assistance of the Club in the attainment of the above objects;
- (h) Promote, organise and conduct the training of members with the aim to compete successfully in surf lifesaving competition and carnivals;
- (i) Pursue such commercial arrangements, as are appropriate to further the interests of the Club and of surf life saving generally;
- (j) Carry on any other activity whatsoever calculated directly or indirectly to enhance or further the interests of the Club;
- (k) Promote the economic and community service success, strength and stability of the SLSA, Surf Life Saving New South Wales, and Affiliated Clubs and surf life saving;
- (l) Use and protect the Club's Intellectual Property to benefit the Club.

During the period of writing and review of this CMP the club objects were updated. The rules above are retained in this report as other sections are written to address them. The following are the objects amended on 22 July 2018 which are similar but written in plainer English. There is also an additional object about the heritage of the club house.

The Club is to fulfil its objects, which are to:

- (a) **protect** the safety of swimmers, surfers and members of the public on or near Bondi Beach by organising its patrolling members to conduct volunteer surf life-saving patrols;
- (b) **educate**:
 - (i) patrolling members, in aquatic rescue and first aid (including resuscitation) as mandated by the SLSA, and provide continuing education and opportunities to attain higher SLSA awards or accreditation; and

- (ii) junior members, by way of programs of activity to promote surf safety and surf fitness and to encourage those junior members to become future patrolling members;
- (c) **train** and encourage members to successfully compete in SLSC surf sports and surf lifesaving competitions;
- (d) **assist** others, as necessary or appropriate, including the local council (especially its employed lifeguards), the Club's affiliates, other surf clubs and any public authorities to;
 - (i) protect the safety of those on Bondi Beach; and
 - (ii) educate the general public about surf safety and awareness;
- (e) **preserve** and enhance the Club House to enable the Club to achieve its objects and promote the Club's heritage;
- (f) **unite** all its members to achieve these objects by:
 - (i) organising social events for members and their guests; and
 - (ii) providing training and facilities to maintain and improve the fitness of members, including junior members and valued long-serving members.

The rules also detail the rights of the club, membership categories, meeting requirements, officers bearers and captains of the club and their duties and establishes Boards of Management; Administration; Finance; Life Saving; Education; Surf Sports; Junior Activities (Bondi Juniors) and Club Marketing and Sponsorship and details the composition and responsibilities of each board. The miscellaneous section requires that the club be strictly non-political and secular, and states that the Club endorses and practices the NSW State Laws which prohibit discrimination on the grounds of race, sex, disability and religious belief or activity (revised in 2018 to equal opportunity). The rules identify the headquarters as the surf club house located within the reserve at Bondi Beach and the club colours as navy blue and white quartered (for the cap). The club logo is part of the document and badges and blazers are to be as adopted at an annual general meeting with provision also for an honour blazer. The club costume is noted to be a regulation costume of approved design. The rules also establish the position of salaried officer and caretaker (honorary resident member) and archives and WH&S officers.

Authorising Surf Lifesaving Clubs Use of Crown Lands

In 2016 the DPI produced a standard guide Authorising Surf Life Saving Clubs Use of Crown Land which sets out their aim of streamlining the leasing process. The new lease template allows similar uses to the existing. The BSBLSC advised that:

At the expiration of the current lease (or more likely in conjunction with the council, as a club joint venture) the 'new lease format' will apply. The main parts relevant to the club will be:

- NSW Govt. current policy is that wherever possible, multiple uses should be made of Crown land;
- Waverley Council is the effective landlord for the lease with the standard term being 20 years, with a further option of 20 years. All buildings and structures erected on the land are the property of the Council;
- the Club may only use the premises for the usual lifesaving and associated fundraising activities. Commercial operations are permitted and encouraged (to be undertaken by a

separate for - profit entity as part of a stand-alone occupation on Club premises) and are to be subject to a further written agreement between the Club (and only after a competitive tender process), Council and the NSW Department of Primary Industries, with all revenue raised from the commercial operation to be used by the Club to fund its lifesaving and associated activities. The Council has the right to audit the club to ensure all revenue raised from the commercial operation is being used to fund the obligations. Where a Club derives additional income from the premises for commercial uses that are not authorised fundraising activities, the surf club must achieve a market rent for that commercial use;

- the Club may sublease or licence or share possession of the premises so long as it is in relation to conducting its surf lifesaving obligations;
- the Club must (after a request by the Council) consider granting a short-term licence to a third party community user specified by the Council, however the club is not obliged to grant the licence but must reasonably consider it;
- the Council may create an easement or other right over the land so long as it does not materially adverse the Club's rights under the lease;
- the Club must pay the cost of all utility services such as electricity;
- the Club must pay the council's costs incurred by the Council of doing any work or other thing to the premises as a result of the club's failure to comply with a provision of the lease;
- the Club must first seek approval from the council to erect external signs, including sponsors signs;
- the Club must first seek approval from the Council to carry out any renovation, demolition construction which alters the structure of the premises;
- the Club must enter into an agreement with its caretaker, but only if the caretaker is paying rent;
- does not prevent the Club selling liquor in connection with its lifesaving, fund raising or commercial operations activities;
- the Club must maintain and repair the inside of the premises (not including structural) in the usual manner, including fire protection works;
- the Club must maintain insurances include Public Liability whilst the Council must maintain building insurance for the premises and its improvements.

The surf club has occupied premises within the reserve for over a century so has 'existing use rights'. An 'existing use' in planning terms is a use that was lawfully being carried out before it became prohibited by a more modern planning instrument (such as a new LEP). The NSW Department of Primary Industry (Crown Lands) has regularised surf club usage of foreshore reserves developing the standard lease template which provides for 'affordable access to Crown land for SLSCs by offering the minimum statutory rent under the Crown Lands Act 1989 and enables SLSCs to conduct fund raising activities relating to the permitted use for revenue generating purposes'. The fund raising activities must relate to the permitted use, ie for surf life saving purposes. Any other uses must be subject to a separate agreement, with the aim being:

Crown land set aside for public recreation generally should be open for the public to use as of a right, and should not be a source of private profit. Revenue earned from Crown land should benefit those Crown lands.

Life Saving Service Agreement and Patrol Area

The operations of the club are specified in a service agreement made with Surf Life Saving NSW (figure 7.1). The agreements specifies the patrol area, which is also shown on a map (figure 7.2), and the days and times of patrols. It also specifies a larger emergency response area. Minimum requirements for patrols are also specified including approved and inspected equipment and the numbers of patrol members and their level of qualification.

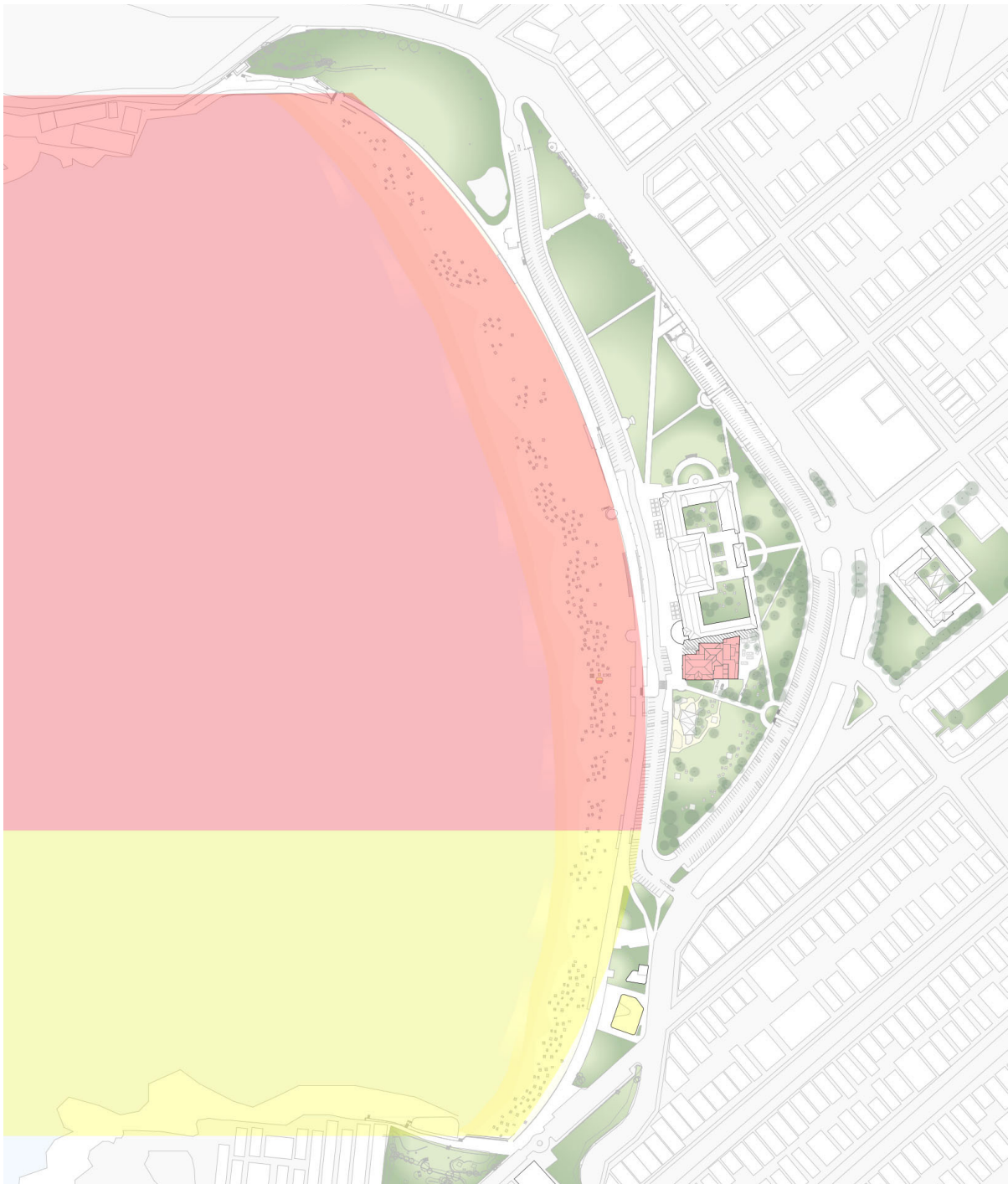


Figure 7.5: BSBLSC's surf life saving patrol area and club house in pink. The North Bondi Surf Life Saving Club's patrol area and club house is shown in yellow. Source: BSBLSC

Lifesaving Service Agreement 2016-2019

SURF LIFE SAVING
NEW SOUTH WALES



Club Name: Bondi **Branch:** Sydney

Patrolling Area:
 From (northern landmark): From Ramp 5 To (southern landmark): Southern Headland

Emergency Response Area:
 From (northern landmark): Bondi Golf Course (1.7km) To (southern landmark): Bronte Beach (1.9km)

Patrol Times: 2016/2017

Date	Saturdays	Sundays + Public Holidays
24/09/2016 to 01/10/2016	9am to 4pm	9am to 4pm
02/10/2016 to 01/04/2017	9am to 6pm	8am to 6pm
02/04/2017 to 25/04/2017	9am to 4pm	9am to 4pm

Patrol Times: 2017/2018

Date	Saturdays	Sundays + Public Holidays
23/09/2017 to 30/09/2017	9am to 4pm	9am to 4pm
01/10/2017 to 31/03/2018	9am to 6pm	8am to 6pm
01/04/2018 to 29/04/2018	9am to 4pm	9am to 4pm

Patrol Times: 2018/2019

Date	Saturdays	Sundays + Public Holidays
29/09/2018 to 06/10/2018	9am to 4pm	9am to 4pm
07/10/2018 to 06/04/2019	9am to 6pm	8am to 6pm
07/04/2019 to 28/04/2019	9am to 4pm	9am to 4pm

Minimum requirements for patrols

- Approved and inspected equipment as outlined in the Standard Operating Procedures
- 5 x Volunteer Bronze Medallion qualified patrol members, including:
 - 1 x proficient ARTC award holder
 - 1 x proficient IRB Driver
 - 1 x Basic Beach Management award holder
 - 1 x proficient IRB Crew

Exemptions
 Nil

Endorsement of Lifesaving Service Agreement

All parties below confirm that they have read and understand the above 2016-2019 Lifesaving Service Agreement. The club agrees to patrol on the agreed dates and times outlined above maintaining the minimum equipment and personnel levels as defined in the SLSNSW Standard Operating Procedures, unless an exemption is mutually agreed to by Club, Branch and SLSNSW. Dates and hours will be reviewed annually by Surf Life Saving Sydney to ensure they appropriately meet the needs of the community.

Club Endorsement

[Signature]

Date: 27-6-2016

Branch Endorsement

[Signature]

Date: 05-07-2016

SLSNSW Endorsement

Date: _____

Figure 7.6: BSBLSC's current surf life saving service agreement. Source: BSBLSC

7.6.2 OPERATIONAL REQUIREMENTS OF THE BSLSC

The following information was provided by the Surf Club. The names of those who assisted are listed in section 1. The information provided has been edited to focus on the operational requirements with respect to the building in particular. The information is organised under headings that relate to the clubs organisational structure. A full review of space requirements is beyond the scope of this CMP and should be the basis of any future proposals for change to the club.

Changing Membership

The surf club advised that they currently have 1,274 members, two thirds of whom are men. As an indication of the growth, initially there were 23 members and in 1954 there were 445 members, 32 of whom were life members. There were no Nippers (today there are 386) and no women members. The club's expectations are that the club membership will total 1 600 within 5 years with a further 20% growth in a decade, with the Nipper movement accounting for an additional 500.⁸ The club house was designed for a much smaller membership, with no provision for women (other than at social events).

The surf club membership is changing. There is a growing group of older members who no longer compete or undertake patrol duties. For these members the club is the equivalent to a 'men's shed' providing companionship. These older members continue to put back into the club through mentorship and the provision of support facilities (generally within their areas of professional expertise) as necessary. The pattern of use is that during the week many members use the club before work. During the day on weekdays the gym is used by members, including retirees, and change rooms and toilets are used gym users and swimmers, including mothers and children.

As a result of these membership changes areas intended for other uses have been taken over to provide more toilet areas, showers, lockers and storage for Nippers' gear and uniforms. Administrative areas have been reduced in size, the first aid room converted into women's toilets and a change area following the admission of women members in the late 1970s. The floor area used for club purposes has been further reduced by the addition of a second and complying staircase to the first floor. The lack of administrative space has resulted in archives being stored off site.

Some tourist groups visit the main hall where a presentation is given by tour organisers. The administration office is open daily and the rear office is utilised on a part time basis by the co-ordinator for Nippers and their uniform storage. Today there is a wide catchment for Nippers, with families coming to Bondi Beach specifically so that the children can attend. Space is needed for storage of records and of Nippers uniforms and other merchandise. Nearly a third of the members are in the younger age group, a use not envisaged when the building was designed. Likewise the provision of change areas for women was not envisaged when the building was designed, as women only attended social functions..

8 Comments on the Draft CMP provided by the BSLSC 28 August 2017

Lifesaving

The club typically has about 300 active patrolling members, spread across 12 patrols. These 'Active' members are grouped by category, such as (13-15), (15-18) and (18+). There are also some Long Service and Active Reserve members that patrol. Some special category (more flexible patrol hours) members also patrol. Club members patrol the beach on the weekends and public holidays as follows:

Patrol sign on times are defined as per the Club's Lifesaving Service Agreement (LSA). They always occur on the hour, typically 9am for Saturdays and 8am for Sundays and public holidays (in peak season). Patrol start times in the roster are shown as 30 minutes ahead of these sign on times. As patrol members turn up at the front of the club house, the first task is to take equipment out of the (cramped) first aid room, and to commence setting it up on the balcony area. First aid bags, oxygen systems, spinal straps, radios (that will be bagged to protect them), binoculars, bum bags and so on.

A separate group goes to the main gear [boat] shed and starts to get the trailer and tent ready for towing to the area near the first aid room. This might typically involve manually manoeuvring the trailer out of the shed, weaving to avoid the bar cage (compressed air bottles, chillers), suspended surf skis and row boat equipment. The tent can then be lifted onto the side of the trailer, all ropes checked to be securing equipment correctly and the ATV attached.

The patrol captain speaks to the Council lifeguards before the morning patrol and they agree on a plan for the morning, and decide where the surf lifesavers tent will be erected. The IRB team will have been setting up the equipment ready to tow to the beach on a trailer pulled by an ATV (All Terrain Vehicle). The patrol co-ordinates the moving of the main patrol trailer and IRB trailer, as there is only one ATV for this job. Depending on conditions the nearby ramp to access the beach may be used, or the longer journey made via North Bondi and then back up the beach to the patrol area. Patrol pack up at the end of the day is essentially a reverse procedure, and hosing down of equipment which happens outside the boatshed or the IRB store.

Inflatable Rescue Boat (IRB) Operations

The IRBs are stored in a former gear room at the southwest corner of the club near the pavilion and Bucket List restaurant. IRBs are made of rubber and have four inflatable tubes - two side tubes, a bow tube and a keelson tube. They are commonly called a "rubber duck". They have a rigid floor piece and a rigid transom for fitting an outboard motor. 2-stroke fuel is stored in a flexible fuel bladder secured to the floor in the bow. An IRB is crewed by two people - an Operator/Driver and a Crewman. The Surf Club advised that the arrangements are as follows:

These craft [IRB] were introduced into surf lifesaving in the late 1980s and are commonly used as the first responders in major rescues and difficult conditions. The surf club provides storage for IRBs, however has major access and OH&S issues arising from the overcrowded and inconvenient layout and allocation of spaces throughout the club. In order for the IRBs to be handled securely and safely, the team is requesting more space and a different configuration

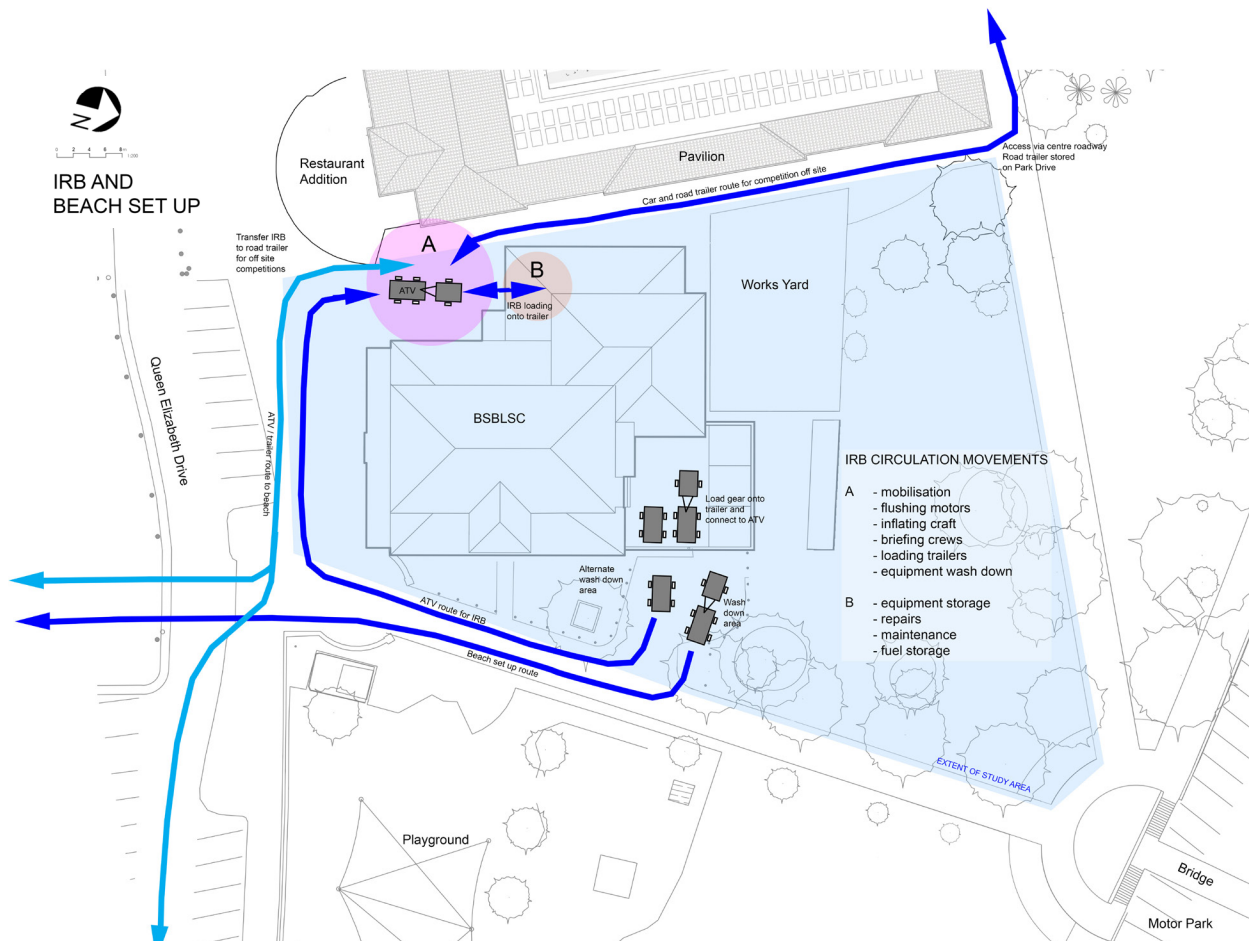


Figure 7.7: Diagram showing IRB circulation and operations and beach set up access. IRBs are required on patrols as part of the BSBLSCLSC service agreement. Source: Jean Rice based on information provided by the BSBLSCLSC

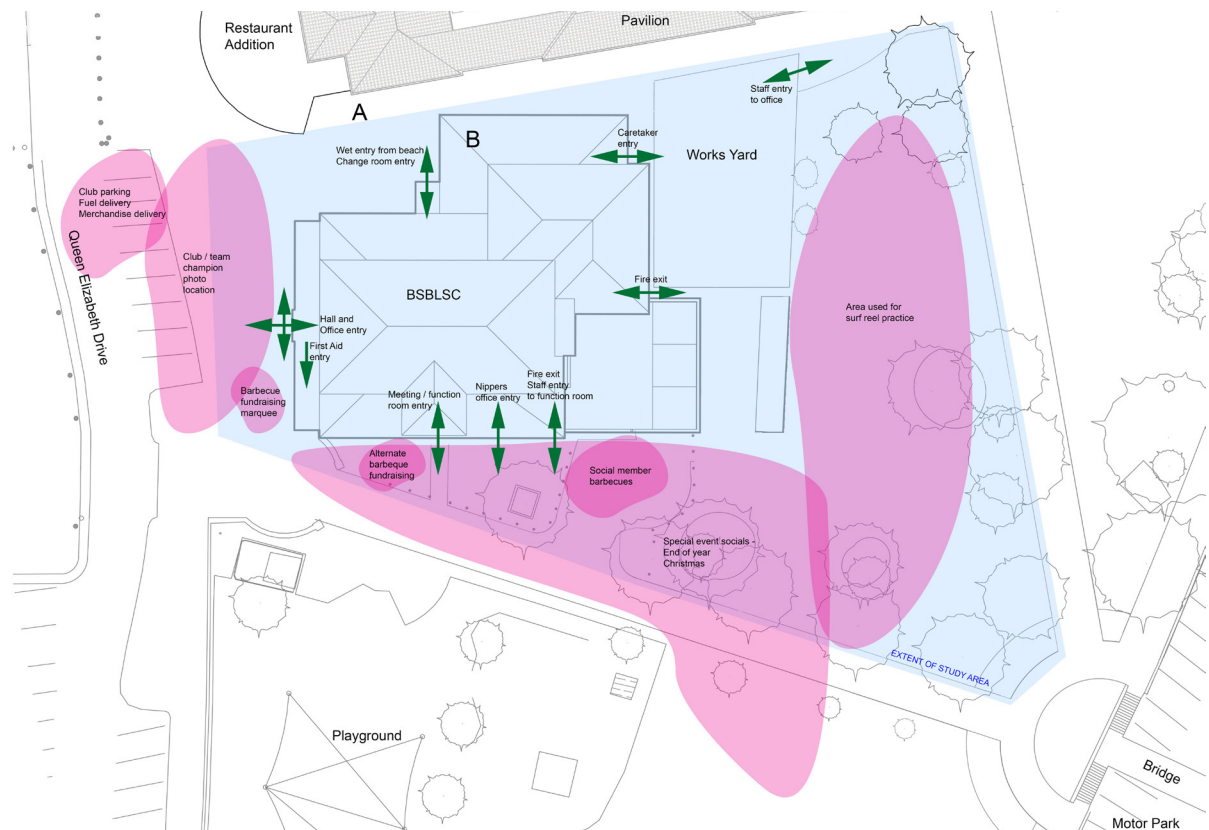


Figure 7.8: Diagram showing general access points to the club house and works yard and areas used for club social events, photos, barbecues etc.. Source: Jean Rice based on information provided by the BSBLSCLSC

of the boat handling areas. At present, boats are stacked on wall racks, not compliant with WH&S regulation.

As all equipment needs to be maintained and cared for adequately, the provision of a safe indoor work space for repairs is requested. In addition to a sheltered space the IRB team need an outdoor space immediately adjacent to the shed door to allow for setup, assembly and disassembly morning and evening. This area is used for working on engines and should not be done indoors. It needs to be completely free of through traffic as dangers such as smoking, setup/backup and other necessary procedures like fuel cell replenishment are all fire and explosion hazards. In a publicly accessible area, anyone not properly inducted and unaware of the dangers is immediately exposed to the risks of machinery operations and flammable substances and even become a hazard to the workers themselves by crossing through the space. Another issue raised is the location of a commercial licensed premise directly adjacent to the works area, the risk of injury to [bare] feet caused by broken glass is an ongoing problem.

The IRB area, as needed by the team must be secure both from outside the club house and also from within the club. This must be a complete, physical, lockable barrier, preferably opaque. Divisions using the shed as a through-way is unsafe.

There was consideration as to whether the IRB store could use the newly renovated area in the tunnel. This had some benefits in the location on the beach but the club raised the issue of sand blowing up and blocking the doorway area and concern about safety in a shared space, particularly the storage of engines as well as storage of fuel and fuel bladders/cans.

In some past iterations the club had a working area to the rear that was fenced for security reasons and could utilise the paved area in front of the club house for drills and inspections of gear. This fenced area allowed for tasks such as gear maintenance to be undertaken separate to the general day-to-day use of the beach. Theft of gear is an ongoing problem, and has occurred since the club began to operate on the beach in a tent. The drive to erect a purpose built club house was largely due to this problem. Currently the operations are hampered by the lack of space to carry out the day to day surf life saving activities - its main focus.

The issue of the proximity of the Bucket List restaurant functions to the club house is a problem that has arisen due to encroachments on the form of the pavilion, not all of which have obtained council approval. The BSBLSC was originally designed with a side entrance to the change rooms - facing the Pavilion. This has been the bare foot route to the club house since its completion however adjacent usage now results in broken glass on the pavements - the result of the restaurant uses. Upgrading the pavilion will rationalise the uses adjacent to the surf club but will result in a major new pedestrian access route to the new toilets. Pedestrians need to be separated from the IRB operations both for the safety of the pedestrians and the surf club members.

Surf Boats

The following text summarises the information provided by the club. Surf boats were originally used as rescue craft and for competitive inter club racing and have been part of the club's history for over 100 years. Following the introduction of Inflatable Rescue Boats (IRB's) in 1969 surf boats moved from being used as rescue boats to being a focus for racing and fitness while assisting in member retention. Occasionally rescues are still carried out by crews training on the beaches and in the harbour.

Bondi boat crews compete in around 12 carnivals a year and also participate in ashes scattering ceremonies and significant events such as the Gallipoli 100 years commemoration on ANZAC day in 2015. Bondi SBLSC has maintained a strong rowing section over the years, providing an opportunity for junior, open and masters competitors to develop teamwork skills, maintain fitness and surf boat operations are a solid focus for member retention. Many committee members and sponsors are current or former rowers or sweeps.

In recognition that each of the sections within the club provides opportunities for the broader membership to learn skills or maintain fitness the surf boat section presently offers a weekly Row Fit class. Training rowers involves a lengthy period of skill and fitness development individually and as a team, then surf skills and competition. For complete novices it can take 2-4 months to become competent enough on flat water to then be able to handle surf conditions. Crews train together 2-3 times a week on water, then 1-2 times together on rowing machines to develop skill and race fitness and members then lift weights and complete other training activities in their own time. The normal season begins in August when training beginners and ends in April.

The current strategy is to grow the section to having at least 6 accredited sweeps training at least 8 competitive crews, with pathway opportunities for beginners (both sweeps and rowers) to develop. The club currently has 3 surf boats housed within the rear boatshed where the necessary safe and secure storage is tight. A fully equipped boat costs around \$ 30,000 on top of which \$ 6,000 is needed for a set of oars and a further \$ 4,000 for a trailer which has an overall length of 9 metres and width of 2 metres. The boats are stored on their trailers. Clear vehicular access is necessary for the safe movement of the surf boats and trailers.

Currently boat sweeps donate their time and provide their own vehicles to tow the surf boats around and train crews on Rose Bay when it's too dark or early, when the beach is too crowded or there is a need for a more controlled environment to learn and practice techniques. Boats are stored on their trailers and moved onto Bondi beach via the ramp at North Bondi or via public roads to harbour training or surf carnivals at other beaches.

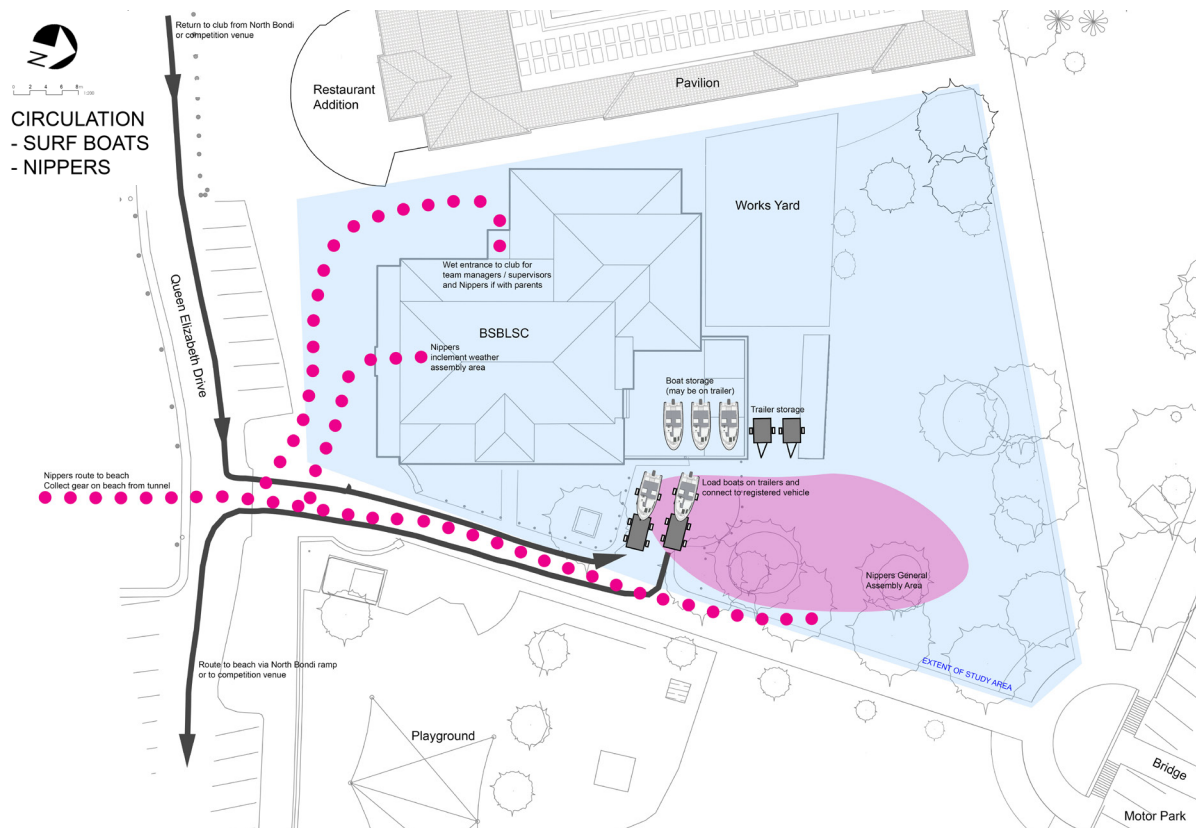


Figure 7.9: Diagram showing surf boat circulation and operations and nippers assembly points and travel routes. Surf boats need to use the larger North Bondi ramp for beach access. Source: Jean Rice based on information provided by the BSBLSC

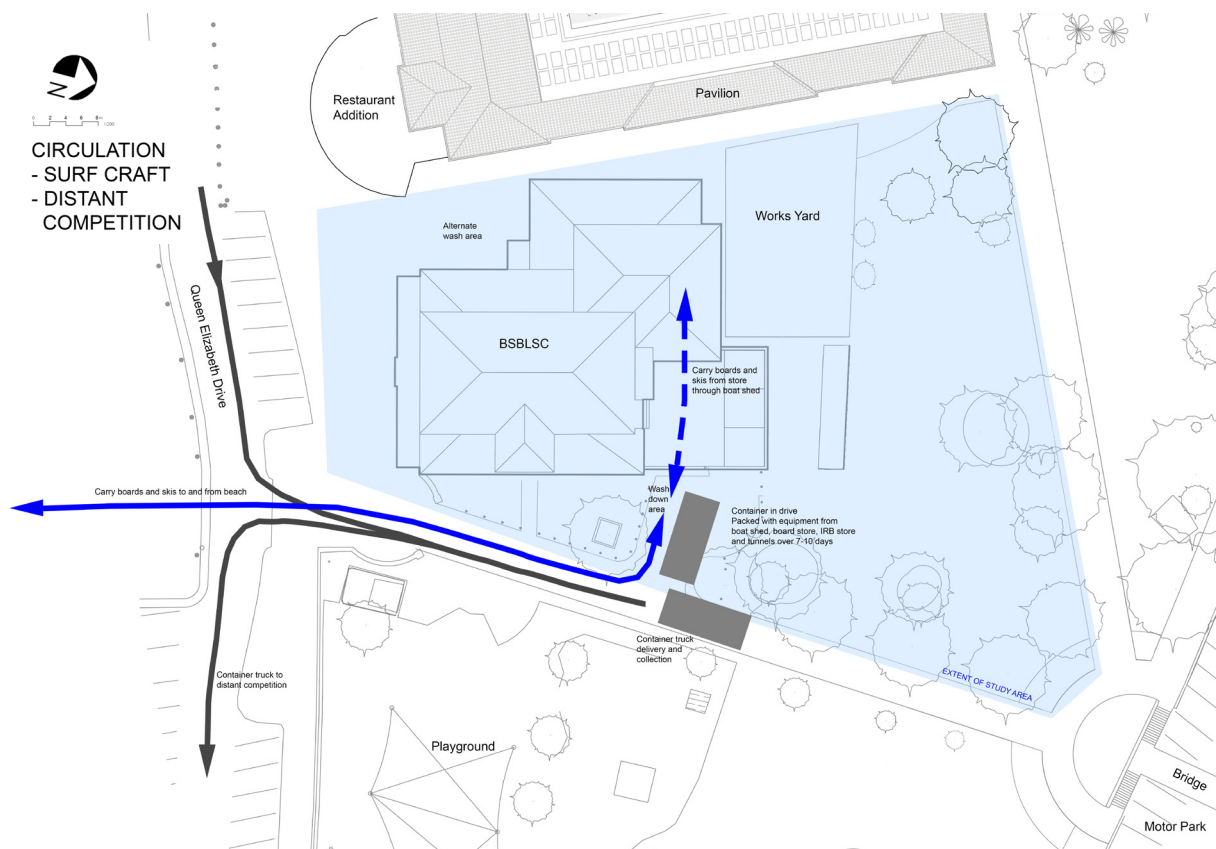


Figure 7.10: Diagram showing surf craft circulation in blue. In grey the procedures for distant surf carnivals where the gear is packed into a shipping container and shipped by road or rail Source: Jean Rice based on information provided by the BSBLSC

Competition

All the divisions of the club are involved in competitions - an important activity since the clubs inception. There are competitions within the club weekly and special club events as well as surf carnivals at other beaches. These use a range of equipment stored in the boatshed, board and ski store (former squash court), tunnel on the beach and first aid room and include flags and ropes, traffic cones, buoys, swimming fins, rescue tubes, surf boats, IRBs, surf reels, surf skis and surf boards. For competitions at Bondi equipment is taken down to the beach for each competition and on completion returned to the club, washed down and stored.

For competitions at other beaches equipment is packed and transported to the other beach and conversely for a competition and Bondi other clubs bring their gear to Bondi. Registered road trailers are stored either on the grass behind the club or in the parking area on Park Drive. They are moved to either outside the IRB store or to the boatshed driveway via the centre road at the back of the pavilion and paths in the park. They are then loaded and driven onto Queen Elizabeth Drive and to the competition location via public roads. Where competitions are held at distant locations and truck delivers a shipping container from QED to the driveway outside the boatshed via the adjacent path. The container is packed over 7-10 days and then picked up by a truck and transported to the destination by road or road and rail to the destination. The club has uniform costumes and the club cap for competitions.

For surf boat races a boat crew consists of five, four "rowers" and a "sweep" who controls the boat by use of a sweep oar and commands the rowers. Boat crews start at the water's edge holding their boats ready. On the starting signal, crews row around their assigned turning buoy approximately 400 metres offshore and return to the beach. The winner is the first crew to pass their boat between the finish flags on the beach.

The Rescue and Resuscitation (R&R) competition demonstrates in a competitive manner some traditional rescue and resuscitation techniques.

Beach events are held on the sand and include events such as:

- Beach sprint – race on a straight sand course of 70 – 90 metres to the finishing line.
- Beach relay – teams of 4 competitors race on a straight sand course of 70 – 90 metres with a baton, running one lap each. The final runner of a team over the finish line wins.
- Beach flags – competitors start lying on their stomach facing away from batons buried in the sand 15 – 20 metres away. There are always less batons than competitors. On the starting gun, competitors rise, turn and race to secure a baton. The competitors who fail to obtain a baton are eliminated. The process repeats until there is a single winner.
- 2 km beach run – competitors race on a sand course in four laps of 500 metres to total.

Board and ski events include:

- Single surf ski race – from a floating start, competitors paddle their surf ski around three buoys and return to the finish line. The finish is judged when any part of the surf ski crosses the finish line with the competitor and their paddle all in contact.

- Double surf ski races – from a floating start, competitors (two per ski) paddle their ski around three buoys and return to the finish line. The finish is judged when any part of the ski crosses the finish line with both team members and at least one paddle in contact with the ski.
- Surf board races – from the beach (standing start) each competitor enters the water with their surf board, paddles around all buoys and returns to the beach. The winner is judged by the first competitor to cross the finish line on their feet and in contact with their board.
- Surf board / surf ski relay – teams of three compete in a relay format over a course similar to the respective individual races. After rounding the buoys and returning to the beach the first competitor runs around two turning flags to tag the second competitor. The second competitor then completes the course and tags the final competitor. The race finishes when the final competitor rounds all buoys, returns to the beach and runs to the finish line.

Swimming ability is a prime factor in surf lifesaving and the swimming events are designed to develop fitness for lifesaving duties. Surf, run-swim-run and wading races are tests of physical ability in and around the surf environment. Belt / reel races and rescue tube races are “simulated” rescues. There is an annual ocean swim event as well as the following events:

- Surf Race – swimmers starting on the beach and then run, wade and swim about 170 metres to sea to round a set of buoys and then return to the beach. The event concludes with a run finish to the flags placed on the beach.
- Belt Race– uses the surf reel, line and belt and is one of the most prestigious and traditional races in surf lifesaving competition. The event begins on the beach with the swimmer placing the belt around their waist and towing a surf line out to their allocated buoy and signalling their finish. The belt swimmer is assisted by three linesmen and a reel handler.
- Rescue Tube Rescue race – four team members: a patient, a rescue tube swimmer and two rescuers. The event commences with the patient swimming to a buoy and signalling to the beach. The swimmer then swims to the patient with the assistance of fins and a rescue tube. Upon arrival at the buoy the rescue tube swimmer harnesses the patient into the tubes and swims back to the beach. As the rescue tube swimmer and patient approach the shore the two rescuers enter the water to assist in getting the patient across the finish line.
- Rescue Tube Race (two person) – similar to above except without the two rescuers. The patient swims out to the buoy, signals the rescue tube swimmer who then swims out (with fins), collects the patient and swims them back to the finish line on the beach.
- Rescue Tube Race – the rescue tube race is contested on the same course as the surf belt race. When the race commences the competitors must run up the beach to collect their rescue tube, turn and race to the water and swim to their allocated buoy to signal their finish.
- Run-Swim-Run – this event is run across a normal swimming course with the competitors commencing the race by running approximately 200 metres to round a flag on the beach before embarking on a swim around a set of buoys and then back to the beach. Once the competitors complete the swim leg they must then run around the same flag as the start of the race and sprint to the finish.

- Wading Race – the wade race is a popular amongst younger athletes and involves running out to an allocated a turning mark in knee depth water and then the competitors may either wade, dive or swim along the beach to another marker before returning to the beach to run to the finish line.
- Wading Relay – the wading relay is a four person event where competitors complete the wade race one at a time and tag the next person who then continues on. The race is completed once the fourth and final team member finishes the wading course and runs up the beach to the finish line.

Education and Training

Training is a major focus of the club. During a typical season four or five Bronze Medallion courses will be run, with about 20 members per course. The Bronze Medallion course is a Lifesaver Course (Certificate II in Public Safety – aquatic rescue). It is an 11 week course, 3 hours Sat/Sun, 2 hours Tue/Wed and access to a pool is required for the swimming test. A training space is needed for training in:

- Surf awareness - How to read and negotiate the surf
- Beach awareness - Learning about the beach and how to read a new beach
- Basic first aid - Bandaging, treating bone, joint, muscular and common beach injuries and how to treat stingers.
- Patient Management - How to approach someone and how to proceed with treatment
- Advanced First Aid - Resuscitation and managing an unconscious patient
- Basic Spinal management – Stabilisation of spinal injuries
- Communication - With Radios and non- verbal communication
- Assisted oxygen - How to administer and when
- Defibrillator - When to use and how
- Rescues - Board, tube and non-equipment
- Fitness - Running, swimming and paddling in the surf
- Patrol operations - How to be an active member of the patrol and club

Nippers

Bondi Nippers provides a safe, inclusive environment for young members to learn and acquire the skills to become lifesavers. The first intake of Nippers was over 50 years ago in November 1965 with the formation of the 'Life Boys'. Several of the original group attended a 50 year reunion and some remain members of the club. The Nippers Program is presented by skilled lifesavers and takes place in the club, the adjoining park and on the beach. The Nipper program is designed as a fun and educational outlet for young people with a strong accent on general water safety, surf skills and basic first aid. It also contains an educational component specifically relating to the identification of the many dangers presented on our beaches and the appropriate action to take. Participants are progressively taught the skills of swimming and board paddling through the surf, as well as sand sprint running and flags races. On the theory side, they are taught the basic skills of first aid, and resuscitation.

Approximately 25 children each year graduate from the U14 age group into the senior club having obtained their first life saving award called the Surf Rescue Certificate. From here they are allocated to patrols, and participate and learn requirements of being a patrolling member.

Management of the Nippers program takes careful planning and constant maintenance in order to deliver the program each Sunday morning during summer. The program is run by a committee of 12 people, and an administration manager. On the beach each Sunday morning there are two age managers and two or three age helpers per age group, managing nine age groups in total, together with four specialist coaches for the water and beach activities. In the water there are 15-20 qualified water safety personnel, together with an IRB boat to look after the Nippers while they are in the surf.

Currently the program has approximately 400 children. There are plans to grow by approximately 20-30 children per year for the next 5 years. Under the current management system there is an estimated maximum capacity of approx 550 children. Anything beyond this figure would require a significant increase in resources such as building space, training rooms, storage areas, coaches and trainers, and sports management expertise.

Bondi Nippers currently operates out of a small room within the surf club which until recently doubles as a food and drinks storage facility. Uniforms are stored and sold from the room. Nippers organisers would prefer their own dedicated office space, together with a separate food and drinks storage facility. The food and drinks store is currently being moved to the boatshed and a compactus is planned in the office for storage. With the growing numbers of boards and lifesaving equipment needed for a modern Nippers program, a dedicated storage facility close to the beach was required, in the order of over 80 m². Until recently gear was stored in a shipping container on the grass area behind the surf club building. Equipment is now stored in part of tunnel 3 recently renovated and made available by Council.

During the Winter months equipment is rarely used, possibly 1-2 times during this 6 month period. However during the summer months, the boards, BBQs, and tents are required to be accessed mid week as well as on a Sunday morning. The Nippers also have a box trailer to carry boards and tents to surf carnivals, approximately 4 times per year. This trailer is also used by other sections of the club multiple times per year. The trailer is currently stored on the grass area behind the surf club building.

The Nippers program management considers there is a requirement for a dedicated training room. This space could be shared with other surf club training and other activities. Such a room would need to be approximately 100m², with projector, computer and smart board facilities, so as to deliver modern effective lesson plans. It would also require moveable desks and chairs and cupboard space for storage of the training equipment such as oxy-vivas and resuscitation mannequins.

Masters

In recent years the club started a Masters division. In the past members often left when they married and moved away from the area so the club was primarily young men. Starting with 5 participants in 2011 Bondi Masters now has 85 plus members, competing at various times who have won multiple carnivals and state championships. Throughout the year seven days a week there are multiple training sessions for all event disciplines with numbers ranging from 5 to 55 members training at any given time and exponentially growing. The Club caters to all water and land based activities inclusive of yoga, cycling and the a winter touch rugby team. A small sports committee from all competitive sections of the club meets every 6 weeks or so to discuss the division and its activities. As well as competing and training the masters division participates in fund raising activities and mentors younger members. The junior mentoring aspect and looking out for those at a junior level who would like to assist with club activities/development is an important consideration of the Masters.

The club has a quieter winter period from May to August. During these months the larger craft such as ocean skis and boats are still being used for endurance strength training and winter and early spring events. The number of craft required for training in the other 8 months of the year is high, necessitating a large area for secure storage and wash down. There are issues of ingress and egress in the current cramped surf craft storage. The board store can only be accessed by walking through the boat and ATV store. This creates at times a degree of conflict for space required for essential lifesaving and club functional equipment. Master activities as well as all other groups access craft on a regular basis. Conflicts arise mainly due to minimal access space when Nipper and cadet groups are active and multiple craft washing after training sessions is underway. The wash down area is in the driveway / access route to the store.



Figure 7.11: Surf craft in washdown area on driveway and bbq
Source: BSBLSC



Figure 7.12: Social bbq in driveway area. Source: BSBLSC



Figure 7.13: Nippers group returning from beach with instructors and supervisors Source: BSBLSC



Figure 7.14: Nippers Christmas party in park. Source: BSBLSC



Figure 7.15: Shields, honour boards, team photos and club signage on display in the main hall. Source: JRA 2016

The Main Hall

The main hall has acquired the title of the 'Hall of Champions' (a title also given photo display in North Bondi Surf Club). The hall was the club room and is also used for the following activities:

- Assembly area for competitions
- Bronze Medallion training
- Fitness training
- Boxing and Wrestling
- Shuttlecock / ping pong
- Shelter for Patrols in wet weather
- Social events including dinners and dances
- Memorial services including ANZAC Day.
- and in recent years as an election polling booth.

The club notes that now the hall is used to provide access to other rooms - there is no longer access to the front side rooms from the arcade. The room is partly carpeted and contains furniture and a TV 'for the comfort of members in wet weather'. The room no longer works well for yoga or other exercise classes due to the position of the front door and foot traffic constantly crossing the space. The main hall has strong heritage value and enough gravitas for ANZAC Day Services and funeral services. Part its area remains non-functional being a repository for things that can find no other place. CMP Authors note: the external doors to the front rooms in the two side wings have been removed and some rooms subdivided so the hall has become a de-facto corridor. This problem is exacerbated by the lack of storage space in the building for the current range of activities such as Nippers. If adequate provision for other functions was made and separate access provided the hall could be better utilised.

Office and Other Rooms

The main office is in the former committee room which has had the folding divider removed and a small area at the front partitioned off for the patrol first aid equipment. The office no longer has an entry off the verandah and is entered through the hall. A buzzer at the front door allows staff to let visitors in. Staff work at two desks in the office. There is no tea room or kitchenette.

The club has long had a resident caretaker occupying a room, the location of which has varied over time, and is currently at the west corner of the building. Having a caretaker assists with issues of theft and vandalism which have been a constant problem from as early as 1906. The club has introduced a range of measures to address **security issues** such as bars on windows and a secure access system. The continued existence of a caretaker has proved successful and also assists in a range of other ways such as managing access, equipment movements and deliveries.

Function Room / Club Members Lounge

As well as surf club use the first floor and terrace over the boatshed is currently managed as a function centre known as 'The Blue Room' by the hospitality company Grand Pacific Group, and is one of a series of Sydney venues in historic buildings managed by the group. The function room was redecorated to form the Blue Room and, with the exception of a copy of the Souter murals, is now largely devoid of club memorabilia. The rear terrace was redecorated at the same time and has since been changed again. The standard surf club lease agreement allows profit making activities but requires that they are carried out by a separate entity to the surf club. The use provides much needed revenue for club life saving and educational activities. This use somewhat restricts members access, including to the rear terrace. Since 1934 members have had access to a protected upper level terrace for relaxation, informal social gatherings and celebrations. Though not available for informal gatherings the function centre is often used by club members and their families for dinners etc. and if not otherwise booked is used for meetings.

The operations require gas bottles which are in a cage in the boatshed and post mix lines which run through the roof spaces and across some external walls of the building. They also use the cool room and have deliveries of food and drinks etc. The deliveries are via truck parked in the boatshed driveway access from QED via the pedestrian path. Food and other deliveries are unloaded and carried up the rear stairs. Kegs and food trays are often stored outside the rear door adjacent the driveway. Rubbish is also removed via the same route.

Archives and Moveable Heritage

The club has a substantial collection of moveable heritage including trophies, war memorials, framed team and champion photographs and equipment historically used by the club. This CMP concurs with the 1997 Pavilion CMP note that the 'memorabilia and contents of the Surf Life Saving Club can also be identified as contributing to the significance of the place'.

For use by the IOC during the Olympics and in 2005 when works were undertaken, archival material and certain trophies were moved to off site storage. Some were returned to the club and the remainder were in storage in poor conditions, **being addressed in 2020**. The surf club has an archive officer however like other roles, this role is filled by a volunteer, an expert member, and is not resourced to enable cataloguing. A considerable amount of knowledge regarding the collection of memorabilia held by life members has not been formally documented. Not only is the content of the memorials of importance to the club, but also the form that the memorials take. Wooden surf boards, now rare in their own right, serve as memorials to individuals who did not return from war. In addition there are items belonging to the club that were displayed in the now closed surf lifesaving museum (once housed in the Icebergs building).

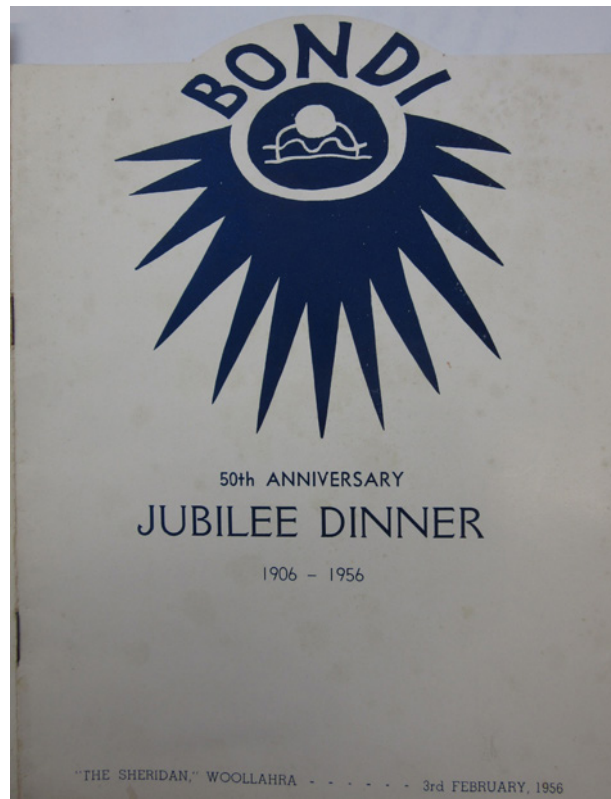
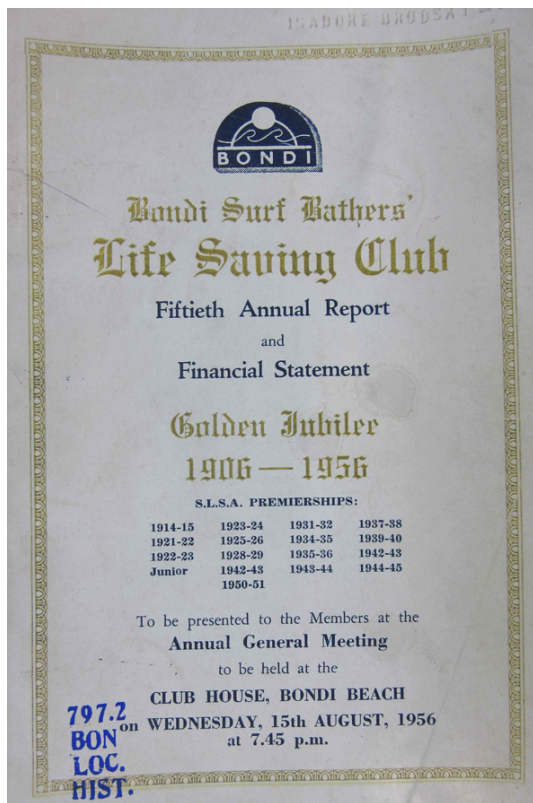


Figure 7.16: Archival material relating to the surf club held in the Waverley Local Studies Collection.

Source: WLS photographed by JRA 2016

Minute books and other items, such as the original "Shooting the Breakers" photograph and other original photos, have been transferred to the local studies collection at Waverley Council and are stored under climate controlled archival conditions. The original architectural drawings of the building are stored in hanging cabinets in the local studies collection.

Storage

For many years storage has been an issue for the BSBLSC. When the club house was planned in the 1930s large areas of equipment storage were not included and there was only a small area for lockers. The small original roof top gear room (and outdoor terrace) has been replaced by function rooms. The range of items that need to be stored has expanded exponentially. When first formed the surf club did not have their own boats or use surf boards, storage was limited to smaller scale equipment such as the reels. In the 1970s storage for 100 boards and additional lockers was added however the board and surf ski storage now takes up the entire squash court. The boatshed extension to the rear, added to create additional storage in 2005, is full to capacity. The former gear room on the southwest side of the building is now used as the IRB store and for mechanical maintenance on motors. It is dangerously crowded. When the building was built this extent or type of equipment was never envisaged. The issues with respect to IRB storage noted previously are typical. In addition to boat and gear requirements, storage is also needed for uniforms which are sold from the club house, including Nippers' uniforms.

Storage requirements increased with the advent of surfcraft, to the detriment of other uses, however the space for the storage of surfcraft is also at capacity. The smaller rooms on each side of the hall that were

suitable for offices and meetings have been taken over to provide additional toilets and change rooms, a cool room and a new stair to the upper level where a former office has now become part of the gym. The remaining rooms on the other side are adequate offices but are cluttered with important storage of Nippers uniforms and other merchandise and a cool room and drinks cabinet.

Vehicular Access and Parking and Services

Surf club members generally use public parking and there are some reserved spaces located directly in front of the club. This provides for carrying items such as fuel for the IRBs, office supplies or uniforms for sale. The club has specific needs for vehicle access associated with its life saving activities on the beach and with transporting equipment for practice and competitions elsewhere. For example, when patrols are operating IRBs and surf life saving equipment are moved daily onto and off the beach on trailers towed by an ATV either via the ramp in front of the club or for large trailers via Ramp 7 at North Bondi. Surf craft are also transported across the park to the road and to other beaches for surf carnivals on large trailers, currently stored on the grass behind the club. This is not secure and is open to the public. Vehicle access through the park is required for deliveries associated with functions at the club including kegs and gas bottles and food for the function centre and there is associated waste disposal needs, cooking exhaust requirements and grease trap requirements. Waste or deliveries sometimes clutter the rear entry adjacent the boatshed. Deliveries are currently made via the paved way between the club and the playground, as is vehicular access to the club.

The site is low and sewerage is pumped up to the main system from the sewage pumping station at North Bondi. Mains power and water supplies are reticulated underground. The roofs of the surf club, especially the upper floor, are prominent in views and the proliferation of services on the roof should be avoided. The current solar panels, approved by the Heritage Division, are glass and in some light conditions intrude on significant views. In any reworking or additions the impact on views should be considered in the design stages. Any rooftop services should be designed as a whole to be consistent and minimise intrusion. Rain water is collected from the permanent umbrella roofs and stored in tanks at the rear.

7.7 PROPOSALS FOR CHANGE

The Interim Plan in the PoM 2014, identified that Council's works depot would remain at the rear of the BSBLSC, but be upgraded to accommodate the beach rake tractor and improved staff amenities. The PoM 2014 noted that in the longer term plan, once the works depot and servicing was located underground, future uses of this building would be reviewed. There is now doubt that the PoM proposed underground carpark, where it was envisaged the depot would be located, is feasible or that it will proceed. The BSBLSC also seeks additional and better designed spaces for their operations and additional space/s for commercial leasing to provide the necessary funds for club life saving related activities. The proposal developed in 2015 and lodged as a development application was based on this and also provided lift access to the first floor.

BSBLSC

An initial presentation to the NSW Heritage Council was made in 2016 about the proposal then being prepared for the Pavilion, and about the DA and s60 application that had been lodged for the proposed Works Yard and Surf Club upgrade. The response from the NSW Heritage Council dated 25 February 2016 regarding the IDA for Additions and Alterations to the BSBLSC, including the Works Yard, was:

The Heritage Council of NSW:

1. Notes the information in the paper and presentation and provides the following comments;
2. Express concern in regards to the increase in scale, footprint and bulk of the built form of the Surf Life Saving Club addition which is inconsistent with the overall historical context of the pavilion;
3. Notes that neither a CMP for SLSC nor CMP for the Precinct as a whole has been received;
4. Notes that a draft CMP for Bondi pavilion is currently being reviewed by the Heritage Division. It will be brought to the Heritage Council for endorsement when it is considered acceptable for endorsement;
5. Advises Waverley Council that further assessment of the Integrated Development Application for SLSC is being deferred until the CMPs are received and endorsed by the Heritage Council;
6. Recommend development of a Masterplan for the whole precinct to provide the context of the whole site including the vehicle circulation to assist the Heritage Council in considering individual proposals;
7. Recommend that Waverley Council bring forward the feasibility study for underground parking and maintenance facilities to inform the Masterplan and CMPs for the site.

The DA proposal for the Works Yard and Surf Club upgrade was formally withdrawn in 2017.

A separate Statement of Heritage Impact was prepared in late 2017 for the proposed replacement of the failing demountable buildings in the works yard. This work was not approved as an exemption under the Heritage Act and Waverley Council decided to consider alternate off site locations for the works yard.

The required CMP for BBCL was prepared during 2016 and lodged with the Heritage Division. After comments were received they were incorporated and a revised version was lodged in October 2017. Subsequently additional comments were made and incorporated and a revised version submitted in October 2018. Further comments were made in July 2019 and May 2020 and have been incorporated in a final version of the CMP. An updated CMP for the Pavilion had already been prepared, and was amended to match the SHR BBCL CMP, and Issue G was endorsed in June 2019. A CMP (this document) was also required for the Surf Club and was conditionally endorsed on 11th August 2020.

In about September 2017 a feasibility study commenced for an underground carpark and works depot. The study was halted in late 2017 and Council is considering alternatives. Council now intends to eventually move the works yard elsewhere and new proposals for the site do not include the works yard. Works within the park, such as the erection of new picnic shelters, plantings, seating, have been undertaken in the period from 2016 to 2020.

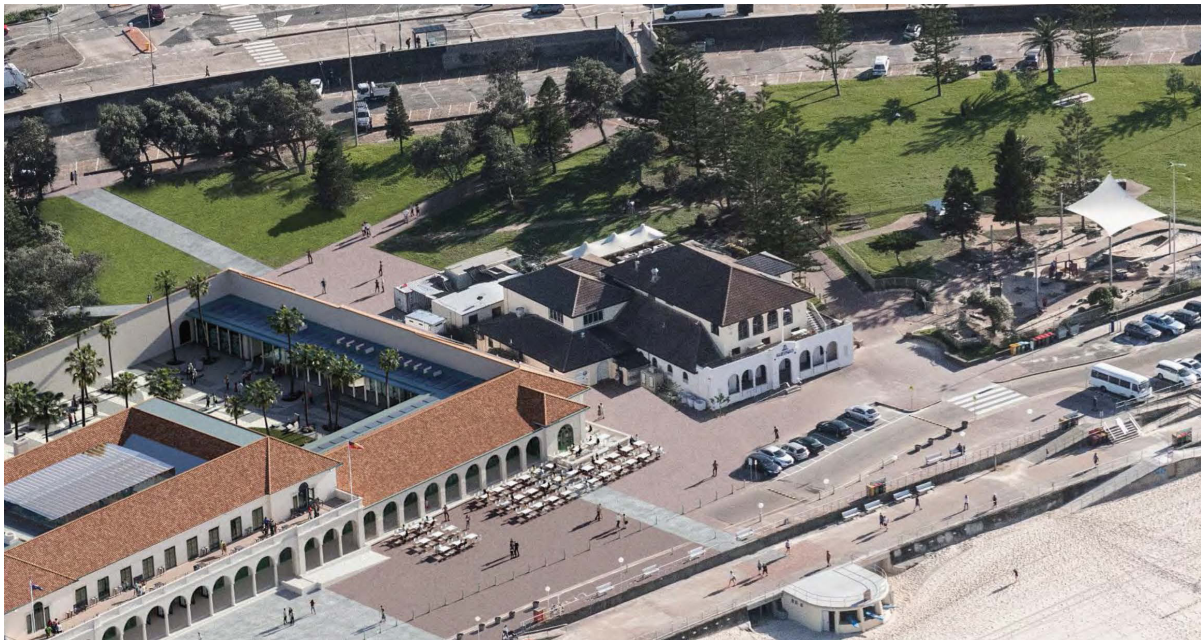


Figure 7.17: Extract of the photo montage from the Bondi Pavilion Restoration and Conservation Project 2019 DA. Note the new paved area and road behind the works yard. Source: DA documents from Waverley Council, drawing by TZG

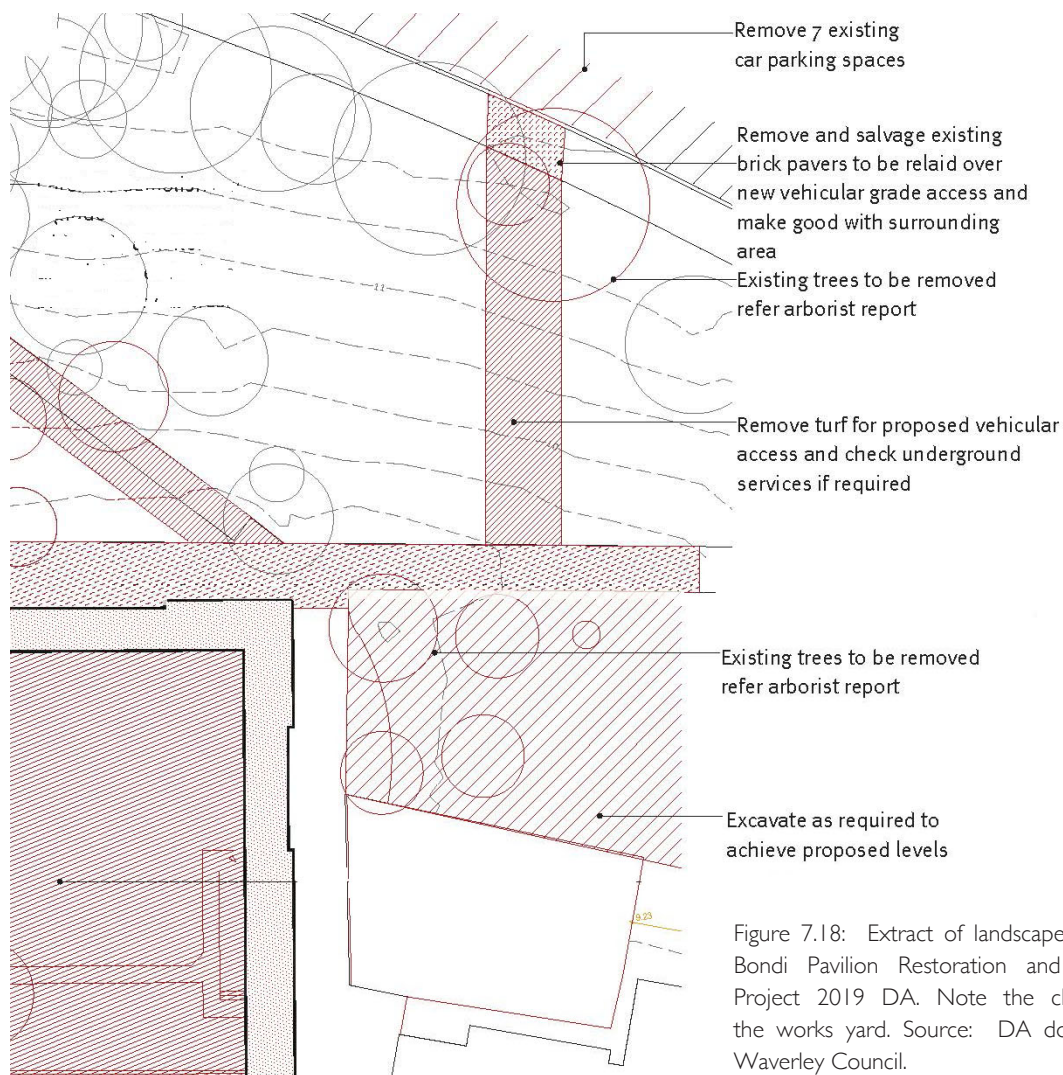


Figure 7.18: Extract of landscape drawing from Bondi Pavilion Restoration and Conservation Project 2019 DA. Note the changes behind the works yard. Source: DA documents from Waverley Council.

Figure 7.19: Extract of architectural drawing from Bondi Pavilion Restoration and Conservation Project 2019 DA, under construction in 2020. Note the waste room and vehicle entries, the entry to the new amenities and the entry to the internal colonnade. The surf club is on the right. Source: DA documents from Waverley Council. Drawn by TZG



In late 2017 the BSBLSC engaged its own architect, Lockhart-Krause Architects, to consider their requirements and develop concepts. A small scale model was prepared illustrating at a very broad level the possible concepts. The concepts were discussed with the authors of this CMP. They **were** generally reduced in bulk and scale from the previous proposal which included the works yard, they better **met** the clubs needs and **responded** to pedestrian and vehicle access needs. Concept options proposed removal of intrusive additions, except the upstairs function room, and retained the original fabric. **It removed intrusive additions and, while not increasing the building footprint, encroached on open space not previously built on.**

A strategy document was developed clarifying the key constraints and opportunities **including**; brief of functional areas, revenue and membership, functionality, growth and flexibility, traffic, sustainability, liaison, heritage, bulk and scale. It noted that the BSBLSC has grown and evolved over time with intrusive additions, currently with an approximate building footprint of 900m², 1300m² including the works yard. **The scheme included removal** of 'intrusive' additions, conserving original fabric and improving the function and amenity of the path between the Surf Pavilion and BSBLSC. Options considered included a block attached to the rear of the original building and the same width, a basement with a larger footprint at the rear of the original building with a lower building above ground and a separate pavilion at the rear of the study area with a walkway link and outdoor area between. **In 2019 and 2020 Council and the BSBLSC further developed the proposal and a development application was being prepared in August 2020. Community consultation for the club upgrade started on the 20th August for one month with feedback to be considered and incorporated. Discussions were held with Heritage NSW. Any schemes need to be informed by this CMP and demonstrate conformity with its recommendations. The public open space around the building is part of the SHR listed cultural landscape.**

Pavilion

The development application for the pavilion was approved at the end of 2019 and construction commenced in 2020. The works relate primarily to conserving the building and improving its function and include the removal of the semi-circular restaurant addition at the front, an intrusive element, thus reinstating views of the pavilion and surf club arcades together. Some aspects of the proposal impact on the BSBLSC and study area. The north east side of the pavilion, adjacent the club house, **is being** reopened - the former windows, doors and archways having been enclosed in the past. Two entries **will give** access to the courtyard and new toilets and showers. This will increase the pedestrian traffic on the path between the pavilion and the surf club. At the rear corner, behind the surf club and works yard, **will be** a waste room with two new truck entries. Adjacent this, and within the study area, **is a** loading area and turning circle for garbage trucks. This requires the removal of the trees in this area **which will be** brick paved over concrete. **A** new concrete service vehicle access road **links** the motor park (Park Drive) to the loading area. This reduces pedestrian and vehicle conflicts by relocating the vehicle access away from the main axial path to the pavilion and into the less used area behind the surf club.

7.8 DECISION MAKING PROCESSES

This CMP addresses the surf club specifically and is consistent with the SHR BBCL CMP which can be referred to for more general information including about the surrounding park. A separate CMP has detailed information about the Pavilion and this is also consistent with the SHR BBCL CMP. Policies in the SHR BBCL CMP relevant to the BSBLSC study area are included in the policies in this CMP.

The SHR Bondi Beach Cultural Landscape CMP covers the State heritage listed area. This document is in the process of being endorsed by the NSW Heritage Council. It provides policy in relation to specific elements that may have their own CMP where policy is required to ensure the retention of the National, State and Local values of the whole cultural landscape. An example is in relation to having policy in this

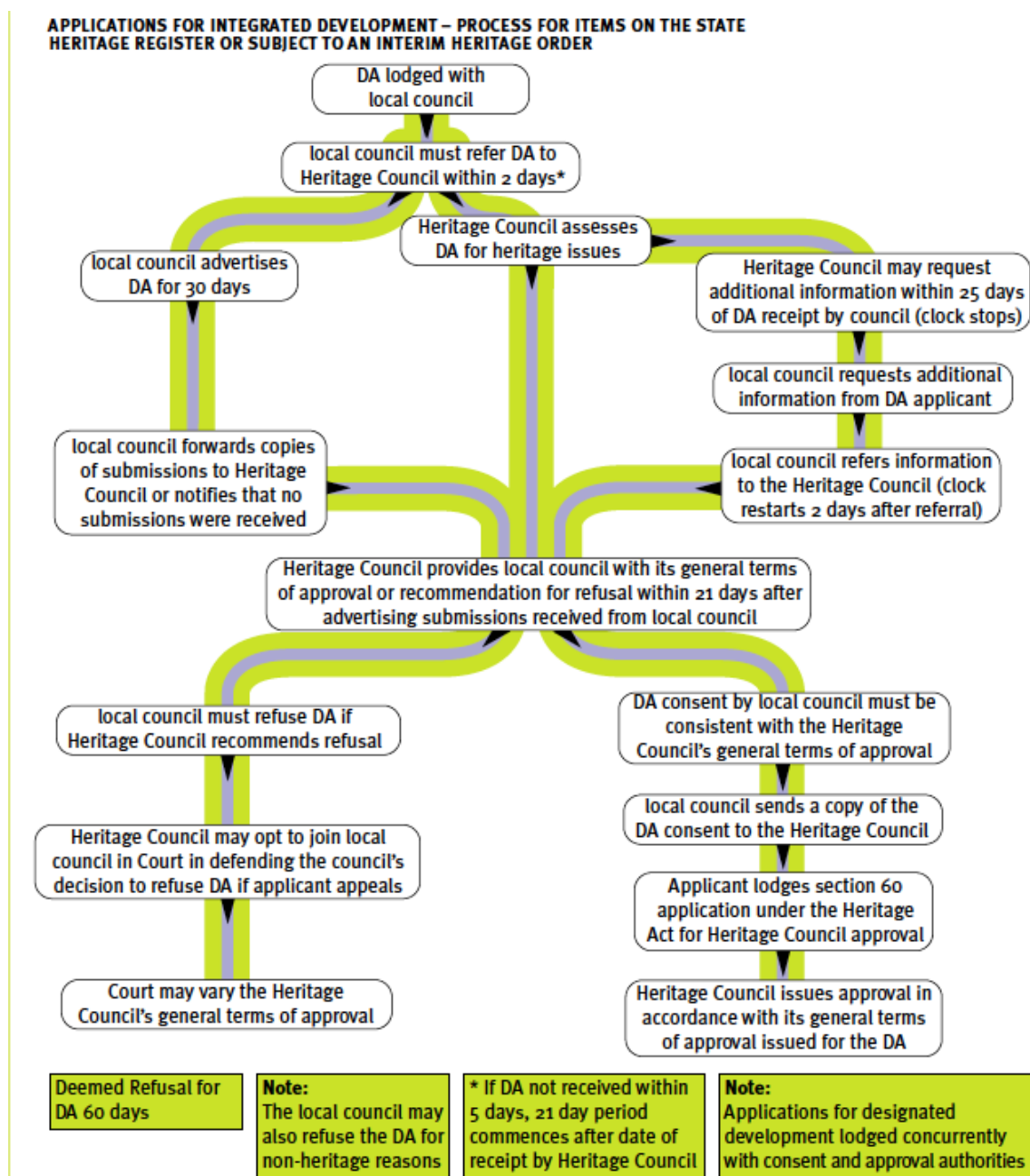


Figure 7.20: Heritage approvals process. Source: NSW Heritage Division

document that requires the scale and character of buildings to be consistent with the Pavilion. The specific CMP for the Pavilion and this CMP for the BSBLSC provide further details of this aspect as well as more specific issues of conservation and management.

There is a hierarchy of precedence and consideration between the various statutory listings. Though not individually listed at present the BSBLSC is within heritage listed areas. The National Heritage listing and consideration under the EPBC Act is the highest consideration and must precede other considerations. The essential requirement is that the proponent for any change needs to establish that the proposal will not have an impact on the National Heritage values of the place. Professional heritage advice is required to work with designers and assess heritage impact and to prepare Statements of Heritage Impact to accompany development proposals.

After first checking the need for an EPBC Act referral any works will need approval under Section 57(1) of the NSW Heritage Act. The process is for there to be an Integrated development approval (IDA) with a DA being lodged with Council, complete with a Statement of Heritage Impact, who then forward the application to the Heritage NSW.

There are extensive Standard and Site Specific exemptions from 57(1) approval available to Council (see Section 6.1) which also cover some BSBLSC activities, such as temporary marquees. Council's heritage experts can advise on the extent of heritage impact and whether Site Specific Exemptions apply.

7.9 OTHER OPPORTUNITIES

The PoM 2014 identified a number of good opportunities in relation to heritage values – see Section 7.4 above. Some of these opportunities are in the process of design and implementation. The PoM 2014, suggests building on the existing character of the buildings and structures at Bondi Beach when making changes and to generally use the traditional materials, such as masonry, that provide for some longevity.

There are opportunities for an improved community liaison process in relation to future change within the Bondi Beach Cultural Landscape. It is important that the national and international users and stakeholders are included in early consultation and liaison, in terms of the national heritage values of the place and cultural heritage associations for all Australians, in addition to local stakeholders.

There are opportunities to better manage the conflicts between vehicle, pedestrian, surf club, works yard and pavilion movement while retaining the social and historical values of the improvement scheme path network, car access and parking design.

There are opportunities to list the BSBLSC as a local heritage item and more generally to have the various heritage listings and listed areas more consistently defined and fully completed - such as some of the Waverley LEP 2012 inventories. Council is currently progressing this. There are opportunities to clarify, for Waverley Council staff and other proponents, the consent processes in relation to heritage items both in terms of the different National, State and Local legislation as well as heritage advice on proposals and application of various exemptions.

There is also an opportunity to use the Council's new 3D mapping system to test designs and to transfer knowledge from specific projects to a broader GIS system in the management of the cultural landscape.

Interpretation Opportunities

There is a wide range of moveable heritage associated with the surf life saving movement at Bondi that adds substantially to the significance of the BSBLSC and provides the opportunity for future research into the place, organisation and culture. The moveable heritage section of this report describes the material held at the club, at the Waverley Local Studies Library, in storage and at other museums.

The now closed Museum of Life Saving at Bondi Icebergs used to hold a movable heritage collection with items such as a surf reel, historical surfboards and trophies. Due to its closure these items have not been inspected and the extent and condition of the collection is unknown.

Some of the moveable items were displayed in an exhibition at the Museum of Sydney in 2005-6. The items included swimsuits, posters, surf boards and reels, deck chairs, postcards, photos, plans, paintings, signs, flags and many other items. The National Museum of Australia held an exhibition in 2007 called 'Between the Flags: 100 Years of Surf Lifesaving'.

There are opportunities within the new proposals for the Pavilion and Surf Club and the PoM 2014 to interpret and display material associated with Bondi's surf life saving history.

Terry Jenkins, whose family have long associations with Bondi and BSBLSC, is promoting the idea a new 'Historical Surfing Museum' which could be housed in the Pavilion to tell the 'Bondi Story'. He writes that:

Many locals and tourists alike, see the Pavilion as the tangible and intangible 'Heart of Bondi', making it a conclusive preference to display the extensive physical collection and information covering everything from Bondi's swimming and surfing history, legends and champions, surfing industries, events, historic occasions, Bondi's famous surfing identities and characters, evolution of the modern surfboard, festivals and historic beach buildings to Bondi's indigenous history including the naming of Bondi ('BOONDI').

All clubs (life saving, swimming, surfing) have made substantial contributions to Bondi's heritage therefore the establishment of such a museum should be founded in the collaboration between all stakeholders, in order to see how they would like the museum to be set up and what they feel should be included. Input should also be sought by the Bondi locals, who have knowledge of Bondi's history and characters and remember the days and stories that have not made it into the history books.

The overall aim is to record, maintain and exhibit Bondi's iconic surf life saving heritage, acknowledge past and present champions (individuals and families) and exhibit historic artefacts in order to pass the stories on to future generations.

He also suggests:

A Bondi Heritage Walk could be implemented as part of their Heritage Interpretation Strategy, leading from the 'Bergs along the Prom to North Bondi Surf Club' with each club having its

own club specific heritage display for visitors and members. Part of the funding for such an undertaking would furthermore help to maintain and restore the plaques near the South Bondi Board Riders Club ('the Hep Pit') that are highly valued by the Bondi Beach community.

These ideas have considerable support and are opportunities to support, promote and interpret the cultural heritage of the BSBLSC and Bondi Beach generally. The idea of a walk with each club having a club specific display would be an opportunity for visitors to see the existing display in the club and a possible improved display in the future.

7.10 GUIDELINES ARISING FROM CONSTRAINTS AND OPPORTUNITIES

In the case of the BSBLSC, the presence of the surf club building within the park is of heritage significance, however this building is the third permanent facility occupied by the club. The existence of the club itself and the continuation of its surf life saving activities are also significant apart from the physical fabric.

The conservation and continued use of the club within the park should aim to retain a largely traditional language of built forms and palate of materials relating primarily to a hierarchy defined by the central place of the Bondi Surf Pavilion within a designed landscape, both in terms of its physical location as well as its design style and character. The adjacent surf club was intended to be a subservient building in views to the pavilion from the north east, however the arcade was of a similar architectural vocabulary, providing a uniform composition to the marine drive. The stair element, formerly prominent, has now been engulfed in additions.

A key issue in the management of the Bondi Beach Cultural Landscape and the surf club as part of it is the engagement of all communities - including the broad Australian community and club members, as well as experts. This is particularly important because of the social value of the place and the esteem in which the community holds it. In the case of proposals for change such engagement should occur early in the design and approvals process.

This CMP includes a new statement of significance for the BSBLSC which includes the values of the physical fabric as well as of the use. This CMP and the BBCL and Pavilion CMPs have identified potential new or expanded heritage values and elements, such as Aboriginal values, as well as noting the importance of the broader setting comprising the NHL area, that needs to be reflected in heritage policy.

The PoM 2014 together with this CMP provides a basis for guiding the preparation and design of projects so that they provide for the retention of the heritage values of the BSBLSC within the Bondi Beach Cultural Landscape. However the PoM has several proposals that conflict with heritage values and proposals no longer supported by the Council and will require detailed review.

The BSBLSC and works yard in the study area have aspects that are intrusive to the heritage values yet provide services with heritage value themselves or which support the heritage values by maintaining the beach and park. Both are housed in facilities inadequate for their needs and there are conflicts with other user groups. There have been various proposals for change in the past. As noted in Section 7.7, DA-567/2015 for alterations and additions to the BSBLSC building, including the construction of a new works

yard at the rear, was been withdrawn. The Heritage Council expressed concerns regarding scale of the facility intended to be temporary. Alternate proposals are being developed.

The following tables 7.1 and 7.2 were developed to guide designers during the preparation of DA567/2015. In the left column are constraints, and in the second table opportunities, associated with this site and comments and recommendations. Some additional rows have been added about moveable heritage and some text updated.

Table 7.1: Guidelines for design arising from constraints. Source: Jean Rice

CONSTRAINT	COMMENT	RECOMMENDATION
The site is within a Nationally listed heritage precinct.	Development Approvals are required. A Statement of Heritage Impact will need to be prepared to accompany any DA.	Heritage advice should be sought throughout the design process to ensure that the impact on the precinct and surviving significant fabric is minimised.
Heritage Item - identified in reports but not individually listed	The Surf Club house has been identified as having at least local significance and it retains evidence of its original configuration. Previous alterations have been undertaken with little understanding of the original fabric or regard for the original design intention. Later alterations have removed some original fabric but the design intention remains clear.	The original design intention should be considered when planning alterations, as many aspects of the original intention, such as natural ventilation and daylighting, are relevant today, as is the use of roof terraces and storage in the roof space.
The amount of equipment now needed was not envisaged when the building was designed.	This is a common problem with public buildings dating from before World War 2. Areas previously used for storage have been extended to form additional rooms.	Consider storage needs in any future design but do not use significant spaces for storage. An accommodation survey that includes storage should be undertaken prior to any further detailed proposal.
The range of functions has increased.	Again, this is a common problem with public buildings dating from before World War 2. In this case the works yard has been added to the rear however this has resulted in the Surf Club no longer being a free standing pavilion within the overall beach improvement scheme as intended.	Consider the erection of a separate works yard in a less intrusive location - long term. Consider the use of separate pavilions that are designed 'in the round', ie to be viewed from all sides.
Site exposure and wind blown sand	The original design included a large sunbaking terrace that was sheltered. The current terrace to the rear is less sheltered. The configuration of the windows in the upper floor is intrusive.	Consider reworking the first floor addition windows to be more in keeping with the first floor of the Pavilion. The arched form was a council requirement but is not consistent with the Pavilion which has flat head arches on the first floor. Consider exposure to the elements in design of new.

CONSTRAINT	COMMENT	RECOMMENDATION
Existing First Floor Addition	The first floor addition is intrusive. Attempts to improve its appearance and relationship to the Pavilion have not been successful.	Consider reworking the surf club building to lessen the impact of the first floor addition by making it more recessive. This has been achieved in part by recent painting. Rework the upper floor to reflect the form of the original sunbaking area.. Consider options of connection or lighting at the former roof lantern location.
Moveable Heritage - contents	The items on display are valuable and important to display. They are often hidden by utilitarian contents such as stacked chairs. Restricts hire for other potential users. Other items are in storage.	Display of moveable heritage in the BSLSC should be included in any design and interpretation as well as space for storage
Vehicular pedestrian conflict	Delivery, works yard and surf club vehicles (and in future garbage trucks) use paths shared with pedestrians. Club trailer storage and motor testing is in public areas.	There is an opportunity resolve pedestrian, vehicle movement and surf club use conflicts in the design of any new facility. An analysis should be undertaken of the requirements.

Table 7.2: Guidelines for design arising from opportunities. Source: Jean Rice

OPPORTUNITY	COMMENT	RECOMMENDATION
To continue the use of the purpose-built surf club	The use of the building as a surf club and its location are significant. The use of this area as a works depot is not of significance and is intrusive.	Continue the use as a surf club, possibly with some facilities shared by the works team, but consider relocation of the depot / machinery storage in a less intrusive location that has better road access.
Original layout - Surf Club	There is considerable opportunity to reinstate some of the original aspects of the design or to interpret them.	Reveal some of the original features including in decoration. Consider the original design intent of the spaces when designing additions and alterations. Possibility to reinstate the Hall lighting and ventilation and improve access to adjacent spaces so it is no longer a thoroughfare.
Original Park Layout	Vistas from the park and the pedestrian bridge to the northeast of the pavilion and surf club have been lost due to accretions to the surf club [and growth of trees].	Careful consideration of the design of the rear of the building is required, in order that the surf club can once again be a pavilion in the park as intended with well designed facades when viewed from all sides. If intrusive additions are removed there is an opportunity to recover some of the original design elements such as the symmetry, the tower, highlight lighting to the hall etc.
Pedestrian amenity	Pedestrian connections and movement in the vicinity of the club have been negatively impacted by changes to the buildings	There is an opportunity to enhance the approach from Campbell Parade and improve the walkway between the club and the pavilion.

OPPORTUNITY	COMMENT	RECOMMENDATION
Relationship to the Pavilion	The relationship between the pavilion and the surf club, seen in 1930s photos, has been weakened by alterations to the surf club and pavilion. The amount of shelter provided by the arcades has been reduced in the Pavilion and interrupted by new structures.	Accretions and clutter should be removed so that the perspective effect created by the arcades is re-instated and so the arcades can be used as shelter from the sun and wind as intended. This applies to both buildings.
Public Amenities	The area of the club and adjacent to the children's playground is poorly served by amenities.	Amenities may be able to be incorporated in the new structure to serve the playground without the requirement for an additional building and utilising existing infrastructure.
Tunnels	A number of the pedestrian tunnels in the vicinity are currently not used	There is potential to utilise the tunnels for storage of beach equipment. A scheme has been completed and part of one tunnel is available to the club.
Passive Ventilation	The building was designed with natural ventilation via pierced panels and terracotta vent bricks. Natural ventilation is proving to be healthier than air conditioning and is particularly appropriate for beachside buildings.	The sea breezes should be taken advantage of to naturally ventilate the building. There should be no need for intrusive small air conditioning units.
Sustainability generally	Re-using existing buildings can, not only, retain significant fabric but is also sustainable.	Carefully adapting the existing building and reinstating features of the original design that have been lost or obscured is a sustainable approach.
Relationship to setting	Areas adjacent buildings are used for rubbish, gas bottle and other storage detracting from the pedestrian environment.	Design new work to relate to the original paths and design so that facilities are integrated into buildings and do not clutter public spaces.
Works Depot	There is considerable opportunity within the park or elsewhere to provide a more suitable location for works depot functions. Functions such as toilets and offices can be shared.	Determine a location relating better to the road network for vehicle storage. Reworking the rear of the building will provide better vistas in the park and reduce visual clutter.
Storage	The roofspace once contained a storage area and there were spaces now used for other purposes	New work should provide adequate storage including for archives. There is potential to use hidden spaces for storage areas.
Moveable Heritage - contents	The historical items are valued by members and of interest to others if accessible and interpreted. The tradition of photographing members with their achievements continues and as space runs out the display method will need reconsideration	There is an opportunity to interpret the moveable heritage of the club through museum type display for visitors along with possible rotating displays of items in storage. The display traditions need to be considered in any reworking of the club.

8.0 CONSERVATION POLICY

8.1 GENERALLY

There is an CMP for the SHR Bondi Beach Cultural Landscape and separate detailed CMPs for the larger structures including The Pavilion and this CMP for the Bondi Surf Bathers Surf Life Saving Club. The CMP for the BBCL should be used in guiding decisions when considering proposals that impact on the park eg vehicle and pedestrian access through the park. This CMP should be referred to for detailed policies about the BSBLSC. It should guide conservation works, the preparation of DAs and the preparation of briefs for studies by consultants planning or documenting future works to the BSBLSC complex.

The conservation policies in both the SHR BBCL CMP and this detailed CMP provide for the long term conservation of the significant fabric and the retention of the heritage significance of the Bondi Beach Cultural Landscape. The CMPs include recommendations for the appropriate use of the place, including the continuation of significant long-standing patterns of use such as surf lifesaving. Policies are aimed at ensuring future work will retain or enhance, and not result in a loss of the heritage values.

The policies start with general policies covering the overall management and conservation approach. These are then followed by more detailed policies relating to conservation of aspects of the values.

Policies from the SHR BBCL CMP that also apply to BSBLSC and study area are identified by the initials “BBCL and BSBLSC”. Policies that only relate to the Surf Club use the same numbering system but are identified as “BSBLSC”.

At 8.3 the conservation policy headings are set out as an index, followed by a summary of the main policies in 8.4. This summary is intended to be used for executive and overall management purposes. The detailed policies are in Section 8.5 and at the beginning of each group of policies is a main policy, which summarises the detailed policies (and is used in the summary at 8.4). The policies themselves are set out in italics and are preceded by a short explanation of the reasoning behind the policy. Specific policies for the individual items included in tables in the BBCL CMP have been repeated.

8.2 POLICY FORMULATION AND VISION STATEMENT

The CMP polices are to guide the conservation, interpretation, future development and use and are based on an understanding of the significant uses, the surviving physical evidence and of the history of the place and the club. There is an overall vision for the BBCL (repeated from that CMP) and a vision statement for the conservation of the heritage values of the BSBLSC.

The Bondi Beach Cultural Landscape is envisaged to include:

- Part of a continuing cultural landscape conserved and actively managed by Waverley Council generally on behalf of the Bondi Park Reserve Trust for the owner - Crown Lands,
- A scenic place with iconic structures, including the Pavilion;
- A place with natural rocky cliffs and headland enclosing a clean, sparkling sandy beach and bay;
- A habitat for terrestrial and marine wildlife;
- A place for ocean swimming, surfing and water sports for young and old
- A passive and active recreational area for the local community and visitors
- The iconic home of surf lifesaving and Australian beach culture
- An egalitarian place where locals and visitors can enjoy the sun, surf and sand and walk and sit on the rocks and headlands.
- Where people can learn about its heritage values, including Aboriginal heritage values.

The vision to conserve the Bondi Surf Bathers Life Saving Club is to:

- Continue to contribute as an integral part of the Bondi Beach Cultural Landscape,
- Provide volunteer surf life saving and associated activities at the club and on Bondi Beach in accord with the rules of the club, assisting in making the place safe for ocean swimming, surfing and water sports for young and old,
- Conserve the original fabric of the 1934 surf club building, and if the opportunity arises remove intrusive additions, while providing adequate and up to date facilities and services for the club's activities.
- Preserve the collection and artwork at and associated with the club.
- Celebrate the history of the club through its activities and by interpreting the place and collection and through events and activities so people can learn about its heritage values.

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8.4 SUMMARY OF CONSERVATION POLICIES

POLICY SECTION 1.0 MANAGEMENT OF HERITAGE SIGNIFICANCE

Conserve the heritage values of the BSBLSC, including social values, according to conservation best practice and consider individual listing.

POLICY SECTION 2.0 SITE MANAGEMENT

Manage the BSBLSC in accord with this CMP as a heritage asset and as a place that supports surf bathing, surf sports, life saving and other compatible uses. Seek necessary planning approvals and minimise the heritage impact of any development.

POLICY SECTION 3.0 USE

Encourage and support significant ongoing uses, particularly life saving, as an important part of the heritage values, and allow new compatible uses that support and do not damage heritage values.

POLICY SECTION 4.0 CULTURAL LANDSCAPE

Protect and conserve the significant building and cultural landscape.

POLICY SECTION 5.0 ABORIGINAL HERITAGE AND HISTORICAL ARCHAEOLOGY

Be aware of the Aboriginal stories of the place and of potential archaeology when excavating.

POLICY SECTION 6.0 MOVEABLE HERITAGE

Conserve and manage moveable heritage and records on site, in Waverley Local Studies Library and elsewhere, make them available for research and display selected records.

POLICY SECTION 7.0 MANAGING THE BUILT HERITAGE

Conserve fabric according to its level of significance by stabilisation, repair, and maintenance. Conserve, retain or remove other items according to detailed policies. Remove unnecessary intrusive items or alter to minimise intrusion. Use appropriately skilled people to undertake conservation works.

POLICY SECTION 8.0 MAINTENANCE AND NEW WORKS

Maintain significant building fabric and prioritise stabilisation works and works to slow deterioration. New works and facilities may be added to accommodate appropriate uses and replace intrusive structures but must have appropriate scale, form and materials.

POLICY SECTION 9.0 TOURISM AND INTERPRETATION

Encourage use by club members and the community and interpret the significance and history of the place and traditional uses, including to tourists and other visitors.

POLICY SECTION 10.0 RECORDING, MONITORING AND RESEARCH

Keep records of work and monitor the condition of the place. Make the collection of historic documents and research reports accessible and encourage further research.

8.5 CONSERVATION POLICIES

Policy Section 1.0 Management of Heritage Significance

Conserve the heritage values of the BSBLSC, including social values, according to conservation best practice and consider individual listing.

POLICY SECTION 1.1 CONSERVATION PHILOSOPHY AND METHODOLOGY

The Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter) is widely accepted across Australia as the underlying methodology for establishing and protecting heritage values and undertaking works to heritage buildings. This CMP has been prepared using the revised Burra Charter (2013).

BBCL and BSBLSC Policy 1.1.1

Ensure conservation, maintenance and works have regard for:

- *local, state and national values and levels of significance;*
- *the significance of the place as a cultural landscape;*
- *the significance of the place to the members and former members of the BSBLSC*
- *the significance of the place to the Aboriginal community;*
- *the historic patterns of use;*
- *relevant international cultural heritage charters and practice;*
- *relevant ICOMOS Charters and principles;*
- *relevant legislation that protects the heritage values;*
- *the policies of the Bondi Park Plan of Management and Masterplan (non statutory);*
- *the aims and intentions of this CMP and the BBCL CMP.*

POLICY SECTION 1.2 THE BURRA CHARTER

The Burra Charter advocates maintenance and preservation in preference to the replacement of fabric. Article 3.0 states that 'Conservation is based on a respect for the existing fabric, use, associations and meanings. It requires a cautious approach of changing as much as necessary but as little as possible. Changes to a place should not distort the physical evidence or other evidence it provides, nor be based on conjecture.'

Maintenance is a key conservation process prolonging the life of original fabric. The Burra Charter states 'Maintenance is fundamental to conservation and should be undertaken when fabric is of cultural significance and its maintenance is necessary to retain that cultural significance.'

In the case of the surf club, the use is especially culturally significant, not only the structure. Surf life saving and associated activities of the BSBLSC are a long-standing use, over a century. The location of the surf club has been altered more than once, relocated to fit in with overall beach improvement schemes but always within what is now Bondi Park.

BSBLSC Policy 1.2.1

Ensure that the conservation of the remaining original fabric at the BSBLSC is undertaken in accordance with the preservation approach of the Australia ICOMOS Burra Charter.

BBCL and BSBLSC Policy 1.2.2

Undertake maintenance of significant fabric as a fundamental conservation process.

BSBLSC Policy 1.2.3

Manage the place as a living heritage site with significant community attachments and continuing culturally significant use as a surf club.

BBCL and BSBLSC Policy 1.2.4

Retain uses identified as being culturally significant.

BSBLSC Policy 1.2.5

Continue to make provision so that the two long standing surf life saving clubs can continue to operate within Bondi Park.

POLICY SECTION 1.3 AUTHENTICITY

The significance of places depends on their authenticity. The Nara Document on Authenticity (1994 updated 2014) guides the consideration of authenticity. Use and function, and spirit and feeling are also addressed as well as materials. The Nara Document 'assigns responsibility for cultural heritage to specific communities that generated or cared for it' and defines authenticity as:

A culturally contingent quality associated with a heritage place, practice, or object that conveys cultural value; is recognized as a meaningful expression of an evolving cultural tradition; and/or evokes among individuals the social and emotional resonance of group identity.¹

In particular each long-standing pattern of use that contributes to the values and fabric should be retained. Significant uses are detailed and assessed in section 6.4 (see table 6.2 and 6.3) of this report. The surf club building, erected as part of the 1920s improvement scheme, is of a level of significance that warrants preservation. The form and design of the BSBLSC remain evident despite having been extended a number of times and the limited remaining materials of the original construction are important to the authenticity of the building. Many of the uses and functions, such as lifesaving drills and patrols, provision of equipment storage and change rooms, have continued through all the sites and club houses (see section 6.4 and tables 6.2 and 6.3). There have been changes in traditions and techniques eg wooden boats are replaced by IRBs for rescues but still used for competition and fitness training. Similarly surf reels and now used for competitions and training but not for rescues. Traditions no longer practiced can be studied in the fabric of the place and its collection of trophies, honour boards and photographs and in its records.

The setting of the surf club retains the relationship to the beach and surf, relates to practicalities of life saving activities and gear storage but was also intended to form a picturesque composition with the Bondi Pavilion, part of the overall Bondi Beach Improvement Scheme. The community and members hold the place in high regard.

¹ Nara +20, On Heritage Practices, Cultural Values and the Concept of Authenticity.
www.japan-icomos.org/pdf/nara20_final_eng.pdf

*BBCL and BSBLSC Policy 1.3.1**Conserve the authenticity of the place by:*

- *Supporting public use of the beach and park for recreation particularly swimming;*
- *Interpreting historic patterns of use of the place; including aspects not evident today;*
- *Preserving significant fabric and uses,*
- *Preserving, as much as possible, the views and setting including open space, landscape elements, paths grounds, element configurations and hierarchies and historical relationships between elements*
- *Clearly distinguishing authentic historical fabric from modern elements;*
- *Respecting the community regard for the place.*

*BBCL and BSBLSC Policy 1.3.2**Balance retention of significant uses with preservation of authentic fabric, practicality and public risk to conserve the overall heritage significance of the place.**BSBLSC Policy 1.3.3**Interpret missing elements that are necessary to explain how the Surf Life Saving Club was designed to operate like the sunbaking terrace.**BSBLSC Policy 1.3.4**Conserve the character and setting of the place and retain the remaining significant fabric (as set out in the table in Section 6.7)***POLICY SECTION 1.4 RANGE OF VALUES**

The BSBLSC is an integral part of the overall cultural landscape. Overall the cultural landscape is significant for a range of values including natural, Aboriginal, historical, aesthetic (including architectural and technical) and intangible and for its continuing pattern of use. Its significance is a combination of all these aspects. The surf club has historical value, recognised as the first formal surf life saving club established in Australia and the current community regard for the place is an intangible social value. Evidence of the pattern of development of the parks, paths and pools survives in the landscape and in the surviving built fabric as well as in the documentary record. The architectural and technical values relate to the scale and components of the various improvement scheme works undertaken during the twentieth century. The construction of the new surf club during the 1930s was planned as part of the 1920s improvement scheme, but was postponed until funds were available.

*BBCL and BSBLSC Policy 1.4.1**Recognise all the values and consider them together in management of the place.**BSBLSC Policy 1.4.2**Retain evidence of the pattern of development of the BSBLSC including continuing use of a multi-purpose hall.**BBCL and BSBLSC Policy 1.4.3**Recognise that the current uses are part of the heritage value of the place and the retention of this value not only depends on conservation of physical features but on continuing use and a high level of local and Australian community regard.*

POLICY SECTION 1.5 CONSERVATION AND RELATED SITES

The BSBLSC is assessed as having heritage significance as an individual item recognising the value of the building and of the club itself and its activities. It is not listed individually rather as part of Conservation Areas and Landscape Conservation Areas on the national, state and local heritage registers. The analysis undertaken for this CMP indicates that the BSBLSC has a level of cultural significance that warrants an individual local heritage listing. However its significance is inter-related and, in some respects dependent on, adjacent features such as the natural landscape, the pavilion, the park, the sea wall, the beach and other Bondi clubs. Its significance in the historical development of surf life saving and its social value is linked with the life saving movement generally and other surf clubs. It should not be considered as an isolated item rather in its physical and social context.

BSBLSC Policy 1.5.1

Recognise that the cultural significance of BSBLSC is interdependent with nearby landscape features and historically with other Sydney beaches and consider these inter-relationships in any proposed change or in activities such as interpretation.

POLICY SECTION 1.6 REVIEW OF LISTINGS

The BSBLSC is assessed in this CMP as having heritage significance as an individual item recognising the value of the building and of the club itself and its activities. It is not currently listed individually rather as part of Conservation Areas and Landscape Conservation Areas on the national, state and local Heritage Registers. The analysis undertaken for this CMP indicates that the BSBLSC has a level of cultural significance that warrants an individual local heritage listing. The existing listings also need revision in the light of information now available. Waverley Council is undertaking a review of its heritage inventory and LEP in 2020 and there is an opportunity to integrate the findings of the three new CMPs. In the SHR listing site specific exemptions are outdated and should be updated to refer to the new CMPs and not the obsolete Masterplan.

BBCL and BSBLSC Policy 1.6.1

Information in this CMP should be used to seek to update the existing National and SHR listings for the site to ensure current and new information is used for conservation of the place. Any updates must occur in accordance with Australian or NSW Heritage Council processes for reconsideration.

BBCL and BSBLSC Policy 1.6.2

Use information in this and the SHR BBCL and Pavilion CMPs and associated research, and undertake new research and update and complete the LEP heritage schedule, map and inventory.

BSBLSC Policy 1.6.3

Waverley Council should list the Bondi Surf Bathers Life Saving Club as an individual heritage item in the LEP heritage schedule, including long standing use and beachside location, social value and its moveable collection.

Policy Section 2.0 Management

Manage the BSBLSC in accord with this CMP as a heritage asset and as a place that supports surf bathing, surf sports, life saving and other compatible uses. Seek necessary planning approvals and minimise the heritage impact of any development.

POLICY SECTION 2.1 CROWN LANDS RESERVE - HERITAGE ITEMS

Bondi Park is Crown Land and is governed by the Bondi Park Reserve Trust. Waverley Council is appointed and the manager of the trust and is responsible for its care, control and management now under the Local Government Act (due to changes in the Crown Lands Act). The park is dedicated for 'Public Recreation'. Waverley Council adopted an updated PoM for Bondi Park, Beach and Pavilion in November 2014. Aspects of the 2014 PoM are inconsistent with the heritage values identified in the SHR BBCL CMP and this CMP.

In 2016 the DPI published a new over riding document authorising surf life saving clubs' use of Crown Land in NSW so individual agreements were no longer required and a standard lease template was introduced with a 20 year term. It covers allowable uses including revenue generating activities, identifies reserve managers as 'landlords' and the need to comply with laws and requirements relating to the land - including obtaining of approval from authorities as necessary. The authorising document does not specifically mention heritage but the catch-all compliance requirement would include heritage approvals. The existing 2003 BSBLSC lease is for 20 years for the 'Club House building in the position shown on plan and as may be amended from time to time'. The plan referred to in the lease is not held by either Council or the club but it clearly covers at least the current building footprint.

BSBLSC Policy 2.1.1

Manage and maintain the place recognising its as part of a Crown Reserve with significant heritage values.

BBCL and BSBLSC Policy 2.1.2

Review and update the Plan of Management (which includes Masterplans) for Bondi Park, Beach and Pavilion to take into account the findings of the CMPs, in particular the landscape heritage values.

BSBLSC Policy 2.1.3

Lessees and proponents of projects are required to seek consent under laws and requirements relating to the Crown Reserve and Council managed parkland.

BSBLSC Policy 2.1.4

If intrusive additions are removed, at least an equivalent site area should be allowed for any replacement structure.'

POLICY SECTION 2.2 LEASES AND LICENCES – BRIEFING USERS

The site of the surf club is subject to a licence agreement between the Club and Council and allowable uses are specified. Council is responsible for maintenance of the building fabric while the Club is responsible for internal fixtures and fittings. Council approval, as landlord (separately from as an approval body) is required for any alterations (structural or otherwise) and external signage. The current 20 year licence runs until 2023 and is likely to be replaced at that time by the standard agreement developed by Crown Lands. Key parts of the new lease template are in section 7.6.1. There is provision for specific clauses to be added to the standard agreement and conservation obligations could be specified. Lease or licence documents should refer to this CMP or to heritage conservation requirements. *This policy section is about lease and licence requirements. See policy section 2.6 for works approvals requirements including under the Heritage Act.*

Heritage information needs to be available so that all users are aware of the need to care for the particular heritage values of a place. Such information needs to be simple and readily available. It may be a briefing note, a discussion, or other information and should be in all leases, licences and tender documents written for works at the place, including activities such as construction or upgrading of building services.

BBCL and BSBLSC Policy 2.2.1

*Consider the cultural significance of the place when issuing long term tenure *agreements* and re-leasing sites for development.*

BBCL and BSBLSC Policy 2.2.2

Monitor leases and licences and associated activity and development and ensure there is no detrimental impact on the cultural significance of the place.

BBCL and BSBLSC Policy 2.2.3

Where relevant, new lease documents should refer to this CMP, the need to assess the heritage impact and obtain approvals for proposed works.

BBCL and BSBLSC Policy 2.2.4

The responsibility for maintenance, the limitations on modifications and the process for obtaining approvals should be clearly set out in any lease, tenancy or occupation agreement.

BBCL and BSBLSC Policy 2.2.5

Brief all those working on the site, including contractors and volunteers, on the significance of the place and the need for care in dealing with significant fabric.

BBCL and BSBLSC Policy 2.2.6

Provide users with a contact for guidance or approval.

BBCL and BSBLSC Policy 2.2.7

Provide a user information sheet detailing cultural significance and responsibilities for any tenants and occupiers

BSBLSC Policy 2.2.8

*Users should be made aware that signage and temporary structures must not detract from significance and should comply with the CMP policies *and that approval may be required.**

POLICY SECTION 2.3 MANAGEMENT ARRANGEMENTS

There is a wide range of site management arrangements for the place as a whole, mostly Waverley Council staff based at offices off site, but in the local area. There are some Council staff based on site including lifeguards and some maintenance staff in the Pavilion and in temporary buildings behind the Surf Club. The surf club has a detailed management structure with a range of Boards, all run by volunteers, and a full-time staff member in the office and many part-time volunteers. The management of the upstairs function room is by a separate organisation, as required by the Crown Lands and Council management agreements. Infrastructure on the site is managed from utility head offices generally in the city. Council is responsible for works to the exterior and the Club to the interior.

BBCL and BSBLSC Policy 2.3.1

Council should consider the appointment of a BBCL coordinating officer.

BSBLSC Policy 2.3.2

Make Council and Surf Club staff aware of their responsibilities in implementing the CMP. Provide in-house training / induction for new staff and volunteers about heritage matters particularly maintaining community relationships and passing on detailed knowledge about the building and its moveable heritage collection.

BSBLSC Policy 2.3.3

Continue consultative arrangements between Council and the Club about management of the place to coordinate heritage management.

POLICY SECTION 2.4 RISK MANAGEMENT

The Club undertakes required risk management with respect to the building and its use and also its surf life saving and associated activities. Any risk assessment should also consider heritage matters and the risk to heritage items eg to the significant moveable items in the hall or from the fuel / fire sources associated with IRBs and the gas cylinders and glycol required for the post mix drink delivery system.

BBCL and BSBLSC Policy 2.4.1

Undertake risk management assessments for issues and projects; including risks to heritage values.

BBCL and BSBLSC Policy 2.4.2

Program and undertake risk management actions and design to minimise heritage impact.

POLICY SECTION 2.5 FUNDING AND PRIORITISING

Council general revenue funds its maintenance responsibilities for the exterior. The Club funds internal works from members' fees, fund raising activities and revenue earned from the function space. The annual funds available for conservation of heritage fabric are limited by competing demands such as, for Council, public safety, access, beach and park cleaning, weed management and, for the Club, maintaining essential facilities and building services, maintaining and purchasing life saving equipment, funding activities and paying staff. This can result in a lack of funds needed for maintenance of heritage fabric. Funding specifically for conservation works is occasionally available from other sources, eg heritage grants programs. Where funds are limited stabilisation and basic maintenance of heritage fabric should have priority over activities such as new work and interpretation. This includes protection of fabric from deterioration.

*BBCL and BSBLSC Policy 2.5.1**Funds should be directed to works that minimise site instability or conserve significant fabric as a priority.**BBCL and BSBLSC Policy 2.5.2**Seek additional funding from other relevant specific programs or initiatives including for detailed research projects.**BBCL and BSBLSC Policy 2.5.3**Review priorities in the light of conservation needs if there is unexpected deterioration or damage.**BBCL and BSBLSC Policy 2.5.4**Plan works in advance according to priority, adjusting as necessary each year.**BSBLSC Policy 2.5.5**Seek additional funding to assess, interpret, conserve the collection and display important elements within the BSBLSC.***POLICY SECTION 2.6 WORKS APPROVALS AND ASSESSING HERITAGE IMPACT**

The Club is within several heritage listings. Development and building approval will be required for major work under the Environmental Planning and Assessment Act 1979 (EP&A Act) and the Waverley Local Environment Plan (LEP). Waverley Council is consent authority. The provisions of the EPBC Act and NSW Heritage Act apply to the site. Referral under the EPBC Act is required if the proposal is assessed to negatively impact on the National Heritage values. Approval under Section 63 of the Heritage Act is required for works to SHR listed places. Sections 139-145 of the Heritage Act prevent the excavation or disturbance of land for the purpose of discovering, exposing or moving a relic, except in accordance with an excavation permit. **Approval under the Heritage Act is not required for works listed as exempt in standard or site specific exemptions but notification may be required.** For works that may damage registered Aboriginal sites an Aboriginal Heritage Impact Permit (AHIP) is required under the National Parks Act.

Site specific exemptions for approvals under the Heritage Act apply to the BBCL. **In some cases Council is required to consider the heritage impact to confirm the work is exempt and under exemption K** is required to submit an exemption notification which will be signed off by the Heritage NSW Director if it is agreed it is exempt. **In the case of the club exemption K applies to the 2003 DA (side stair, rear stair and corridor, part of function room, various toilets, gym and rear part of boatshed) so changes to these works may be exempt but must be notified to Heritage NSW.** For more detail about the application of exemptions to BSBLSC see section 7.3. Further site specific exemptions could be applied for in the future, eg for works in accord with **CMPs**, but are not being sought at present.

Depending on the scale of impact, and the level of significance of the item, assessment is required of the impact of any proposed work or activity on heritage significance. This is done in a Statement of Heritage Impact (SoHI), which should form part of the DA, and which identifies if the proposed works comply with the CMP. The SoHI then provides justification for aspects of the proposal that differ from the endorsed conservation policies and explains why modifications to significant fabric are required. If the impact is too great, changes to the proposal can be requested.

*BBCL and BSBLSC Policy 2.6.1**Make referrals under the EPBC Act if there is to be a significant impact on national values.**BBCL and BSBLSC Policy 2.6.2**Apply for approvals for activities, leases and works as required by legislation such as the federal [Environment Protection \(Conservation of Biodiversity\) Act](#) and NSW Heritage Act and relevant Crown Lands, Department of Planning and the Waverley LEP guidelines and circulars.**BBCL and BSBLSC Policy 2.6.3**Apply for Section 63 approval to Heritage NSW, particularly if there may be significant adverse impact, [assess if works are exempt from approval under section 57\(2\) and notify Heritage NSW if required.](#)**BBCL and BSBLSC Policy 2.6.4**Approval applications should address this CMP and comply with its requirements in a SoHI.**BBCL and BSBLSC Policy 2.6.5**Seek specialist heritage advice during the preparation of SoHI.**BBCL and BSBLSC Policy 2.6.6**Assess the heritage impact of works programs and works by contractors.**BBCL and BSBLSC Policy 2.6.7**Consider and minimise the heritage impact of activities and events including providing guidance when permits or licences are granted.**BBCL and BSBLSC Policy 2.6.8**In the future consider applying for additional site specific exemptions on the basis of this CMP and any other relevant endorsed management documents [or approved development applications eg updating site specific exemption J to include development applications approved since 2003.](#)***POLICY SECTION 2.7 COMMUNITY LIAISON AND INVOLVEMENT**

It is important for links to be maintained with the local community and there has been a long history of public interest and controversy in proposals to redevelop parts of Bondi Park. There was community consultation undertaken during the preparation of the Plan of Management. There is an ongoing and more general community interest reflecting the high esteem held by the community for the place and the social values of the place. In the case of the Club it is a charitable community service based institution run by volunteers and highly valued by its members as well as the community generally. Members are deeply involved in the range of management and functional boards with set duties.

*BBCL and BSBLSC Policy 2.7.1**Develop a strategy for continuing communications between the community generally, local groups, Council and consultants and inform the community about conservation management, works proposals and activities.**BBCL and BSBLSC Policy 2.7.2**Encourage and respond positively to community concerns and input.**BBCL and BSBLSC Policy 2.7.3**Inform the community that conservation planning is being integrated into development proposals and processes.**BBCL and BSBLSC Policy 2.7.4**Continue to provide opportunities for community comment including through the advertisement of development applications.**BSBLSC Policy 2.7.5**Involve club members in decisions about works or changes that may impact on the social values and community esteem for the place.*

POLICY SECTION 2.8 CMP ADOPTION, IMPLEMENTATION AND REVIEW

Long-term conservation requires the continued implementation of management and conservation strategies in this CMP. The document should be made available electronically and in hard copy. The study should be readily available to staff, consultants, the local community, members and the local studies library. Note that no copyright clearances for publication have been obtained for the images used in this report.

The policies contained in this CMP, and their implementation, should be reviewed on a regular basis, **particularly after major changes**. Review of implementation should assess if the CMP has been followed. Input from site users, key stakeholders and associated local communities should be sought in any major review. It is likely that additional documentary and physical evidence will come to light in the future.

Further detailed historical research will continue to be undertaken by academics, interested parties and as part of more detailed studies of the individual elements leading to additional features that may be found on the site. Additional information should be filed and made available to those undertaking future reviews. Any findings should be incorporated when the document is reviewed and the policies changed if necessary. The CMP does not include a full inventory of significant fabric and moveable heritage or archives (some of which is on site). **See sections 4.1.5 Moveable Heritage Collection and 4.1.6 Intangible Heritage Values**. This could be considered in future revisions on a room by room basis and for the moveable heritage collection. The moveable heritage collection is described in section 4.15 of this report and detailed policies follow in policy section 6.

BBCL and BSBLSC Policy 2.8.1

Endorse and adopt this CMP and make it available to those planning and implementing works.

BBCL and BSBLSC Policy 2.8.2

Use this CMP as a basis for future management and long term conservation and review the progress of implementation about every five years.

BBCL and BSBLSC Policy 2.8.3

*Make this CMP publicly and electronically available, and copies should be available at the Club, Council, **Heritage NSW** library and the local library.*

BSBLSC Policy 2.8.4

In future revisions prepare a room by room inventory detailing significant and altered fabric and spaces and a moveable heritage collection inventory, with detailed assessments of condition, location and significance.

BBCL and BSBLSC Policy 2.8.5

*Review this CMP **when there has been major change** or when monitoring indicates it is necessary, or when substantial new information, which requires a policy change, comes to light.*

BBCL and BSBLSC Policy 2.8.6

In any future reviews of this CMP include any findings of detailed studies and on-site investigations and consult with club staff and members and Council.

Policy Section 3.0 Use

Encourage and support significant ongoing uses, particularly life saving, as an important part of the heritage values, and allow new compatible uses that support and do not damage heritage values.

POLICY SECTION 3.1 LIVING HERITAGE AND CULTURAL TRADITIONS

Cultural traditions are also a part of heritage significance. At the surf club continuing cultural traditions are demonstrated in the history of life saving equipment such as surf reels and the range of vests, championship photographs and trophies. It is also demonstrated in the history of the club colours and cap (navy blue and white quartered), the flags, the motto, the swimming costumes, the formal blazers, the logo and the evolution of all these over time. Aspects of intangible heritage are also expressed in the image of the Bondi lifesaver in art and popular culture such as the Chesty Bond comic strip. The club has many cultural traditions such as photographing champions and displaying them in the club house. There are specific rules about who is photographed and what information is displayed with the photograph.

The club collections, including uniforms and swimsuits, badges and costumes and physical equipment such as boards and reels and the historical photographs demonstrate the evolution of these traditions and practices. The club logo and colours are an important part of the heritage values and have developed over time and should be continued. Heritage costume details are occasionally reproduced in modern costumes and shirts to commemorate anniversaries, such as a T-shirt issue in 2017 - the 110th year of the club.

BBCL and BSBLSC Policy 3.1.1

Continue the cultural traditions of life saving and associated activities, club functions and fund raising.

BBCL and BSBLSC Policy 3.1.2

Work in partnership with user groups and event organisers to ensure cultural traditions continue and are a sustainable use of the place and prevent overuse. See also tourism policies.

BBCL and BSBLSC Policy 3.1.3

Adaptation may be allowed if it is necessary to allow the range of significant cultural traditions to continue but must be compatible with other heritage values. See also new works policies.

BBCL and BSBLSC Policy 3.1.4

Any upgrading of facilities or infrastructure must retain heritage values.

BSBLSC Policy 3.1.5

Continue the cultural traditions of the BSBLSC by retaining and acknowledging the significant colours, costume and logo and celebrating them in anniversaries etc. Retain examples, in an appropriate facility, of the historic items and use of logos, and images and records demonstrating these cultural traditions.

POLICY SECTION 3.2 TRADITIONAL / LONG STANDING USES

The place and heritage structures support activities that are now considered significant (see section 6.4 and tables 6.2 and 6.3). The surf club is largely used for the purpose for which it was designed. Continuing use is a vital part of the heritage value of the building but also the BBCL as a whole. Use is also a conservation measure as with use goes improved maintenance and care but also pressures that degrade fabric. Uses continue from earlier club buildings with a hall and spaces for lockers, fitness, committees and first aid. It is acceptable to adapt the buildings to allow for the range of traditional uses to continue however these changes require heritage and other approvals or exemptions (see policy section 2.6).

Changes in technology, modes of transport, life saving techniques etc have and will continue to result in changes to the pattern of use of the place. Nevertheless they should not be detrimental to its significance by impacting the fabric, grounds, paths, landscape elements, open spaces, element configurations and hierarchies, historical relationships and views. A balanced approach to change is required. Modifications to significant fabric should not be made for temporary or short term uses, rather these uses should be accommodated in modern or temporary structures. Any temporary structures should be carefully chosen and located to avoid clutter and so as not to erode heritage significance. The club has used temporary structures since its inception and still uses a tent on the beach and events such as surf carnivals rely on temporary structures..

A number of long-standing significant uses in the area have continued since prior to 1788 and others developed in the late 19th and early 20th centuries and are part of the significance of the place. Significant uses related to the surf club include the following (analysed in more detail in section 6.4), many of which took place in the multi-purpose hall:

- Patrol - Observing the ocean and beach
- Patrol - Sea bathing, safe ocean swimming
- Patrol - Surf life saving, surf rescue, first aid
- Training - Life saving drills
- Training - Health and exercise, fitness activities
- Training - Surf and beach competitions, surfing
- Training - Sun 'bathing' and recreation
- Member facilities - Dressing sheds and lockers
- Administration - Club activities including administration, meetings and education
- Social - Club and community gatherings and celebrations, fund raising
- Social - Displaying photos, trophies, pennant, shields etc.

BBCL and BSBLSC Policy 3.2.1

Promote and support traditional and long-standing uses at the place.

BBCL and BSBLSC Policy 3.2.2

Significant uses (see section 6.4, and tables 6.2 and 6.3) should be encouraged and supported to continue, including by providing facilities (including toilets, showers and change rooms), by conserving the existing significant fabric, by maintaining the modern fabric that is not of heritage significance or by sensitive addition of new facilities. Any such change or addition is not to detract from heritage significance. See also policy sections 7 and 8.

BBCL and BSBLSC Policy 3.2.3

Encourage activities reflecting social significance (community esteem) such as history talks, community events, re-creations, commemorative competitions, displays, etc.

BSBLSC Policy 3.2.4

Continue to undertake caretaking, social events and fund raising activities that are traditional uses and assist in limiting vandalism and unauthorised use and also contribute to funding the operations of the surf club.

BSBLSC Policy 3.2.5

Where change is proposed to allow significant uses to continue the proponent is to show how the use is significant with reference to this CMP section 6.4 to 6.7 and the objects and rules of the club.

POLICY SECTION 3.3 COMPATIBLE NEW USES

Compatible uses are consistent with and do not damage the heritage values, including the social values. Compatible uses recognise, utilise or interpret heritage values, are related to the place, have minimal requirements for change to significant fabric and fit the spaces available without major alterations.

Uses relating to life saving and to the bay and beach and that reflect the historic pattern of use and development are preferable. Uses with high demands for services or other infrastructure or which limit existing significant uses, are not appropriate. Compatible uses may include (but not be limited to) fitness training and sporting activities, fund raising events and activities, art and tourism activities, kiosks and club merchandise sales, as a polling booth and hire for community activities. Future uses may be proposed that have not been considered. The impact of such uses on the heritage significance of the place should be assessed to determine their compatibility. The sale of uniforms to members and Nippers is in the club house. Sale of club merchandise such as club branded caps, swimming costumes and T shirts has been discussed. This is not a traditional use but is a compatible use that is desirable in heritage terms as it supports the long standing tradition of promoting club colours and uniform.

Uses are not compatible if they require major alterations or additions or extensive new services, if they overload or overuse structures, if they restrict another significant use or if they lessen, obscure or confuse the heritage values of the place or do not recognise social significance. New uses should not be introduced if, when assessed, they detract from significance. Uses not compatible include commercial ventures not related to the beach or life saving, such as supermarkets or hotels or private residential use, or use that involves privatisation or commercialisation of public spaces. Uses requiring large delivery vehicles in the public park or that limit the operation of the club and its life saving activities are not compatible.

*BSBLSC Policy 3.3.1
Allow compatible use of the BSBLSC.*

*BBCL and BSBLSC Policy 3.3.2
Assess the compatibility of proposed new uses and do not allow use detracting from heritage values, resulting in an unacceptable level of wear and tear, requiring intrusive modern services or intrusive vehicle access.*

*BBCL and BSBLSC Policy 3.3.3
Commercial and recreational uses may be appropriate but should be related to the activities of the surf club and life saving, as defined and acknowledged by NSW government policy relating to life saving clubs' use of Crown land in NSW, and / or to the seaside setting. Such use should not damage heritage values.*

*BBCL and BSBLSC Policy 3.3.4
Do not allow new uses that are unrelated to the place (i.e. that could be located anywhere) or that require an unacceptable level of change or that privatise public space.*

*BSBLSC Policy 3.3.5
To be compatible new uses should:*

- have minimal requirements for additions;*
- fit the spaces available without alteration to significant fabric;*
- not require extensive services;*
- not conflict with social values of the place; and*
- not overload or overuse structures.*

POLICY SECTION 3.4 VEHICULAR ACCESS AND PARKING, SERVICES

Existing and potential new uses have service, access and parking demands. Bondi Park generally has capacity to supply services and accommodate vehicles and in fact was substantially designed around the motor car, though current levels of demand would not have been expected in the 1920s. Paid parking is currently available throughout the area and there are bus services.

Vehicle access, including through the park, is required by the surf club for deliveries and to transport equipment to the beach or to other beaches for competitions (see section 7.6). There are deliveries and waste disposal associated with the function centre and Council park and beach maintenance vehicles, and service and delivery vehicles to the Pavilion. The construction of the road behind the surf club will take vehicles off other paths. There should be no further encroachment on the 'unbuilt' lawns and open spaces of the improvement scheme for roads or other public or private transport facilities. Services such as water, sewer, power and communications are reticulated underground crossing the open area at the rear of the club. See figures 7.1, and 7.7 to 7.10 which illustrate vehicle and pedestrian movement.

BBCL and BSBLSC Policy 3.4.1

Consider the capacity of services to accommodate demands when assessing the compatibility of proposed new uses and considering staging events.

BBCL and BSBLSC Policy 3.4.2

Manage Park Drive and Queen Elizabeth Drives as shared vehicle and pedestrian zones with preference to pedestrians. Continue to limit vehicle speeds.

BSBLSC Policy 3.4.3

Continue to allow carefully controlled vehicle access and parking for the surf club. Consider traffic generation when assessing events and new uses.

BSBLSC Policy 3.4.4

Consider the need for trailer parking in any changes to parking. The park should not be further alienated for permanent parking areas.

BBCL and BSBLSC Policy 3.4.5

Consider heritage values if designing parking and vehicle paths at Bondi Beach.

BSBLSC Policy 3.4.6

Manage delivery and other vehicle access needs and routes for surf club activities, compatible uses and events to minimise negative heritage impacts and pedestrian / vehicle conflict on paths in the park.

BBCL and BSBLSC Policy 3.4.7

Design services to minimise intrusion on heritage fabric and in views, especially rooftop installations.

BBCL and BSBLSC Policy 3.4.8

Continue to review the existing service vehicle access to the Pavilion and other facilities and proposals for changed access to minimise heritage impact and reduce intrusion on the heritage landscape.

BBCL and BSBLSC Policy 3.4.9

Restrict encroachment of public and private transport facilities, including parking and turning areas, into the 'unbuilt' park areas such as lawns and gardens and from impacting significant open space and landscape elements of the historical landscape design.

BSBLSC Policy 3.4.10

Design delivery and waste disposal facilities or areas (for activities generating large quantities of waste or waste that needs treatment) to minimise intrusion on heritage fabric and to not result in visually intrusive clutter.

POLICY SECTION 3.5 CHANGE OF USE, OWNER OR OCCUPIER

The BSBLSC is on Crown Land managed by Council and it is not envisaged that the ownership or use will change. The surf club has direct lease arrangements with Council and Crown Lands under a standard agreement for surf clubs and is specifically for surf club use. The Crown Lands Act allows leasing, or use of, areas or buildings, including use by commercial operators but the lease limits the type of use and extent of commercial use. Change of use may result in requirements for modifications to the fabric and development. Any agreements with tenants, lessees, event organisers and tourism operators should reflect the aim of conservation of the place, as a whole, and should limit modifications. For example new users should be made aware of the significance of the surviving elements eg collections and building.

The management of change will involve monitoring future proposals and approvals for alterations to heritage items, to ensure that all the works are in accordance with this CMP, the Pavilion CMP and the SHR BBCL CMP. This is an on-going requirement. Relevant conservation policies and identification of significant fabric should be incorporated into future agreements for use by private individuals or organisations.

BBCL and BSBLSC Policy 3.5.1

Any modification that may occur when there is a change of use or occupier should not result in loss of significant fabric or detrimental impact on heritage significance.

BBCL and BSBLSC Policy 3.5.2

Change of use should be based on an understanding of the historical pattern of development of the place.

BBCL and BSBLSC Policy 3.5.3

Draw the attention of new users or occupiers to any provisions in leases and licences to conserve heritage values.

BBCL and BSBLSC Policy 3.5.4

Ensure relevant extracts of this CMP are given to those developing proposals in the area.

BBCL and BSBLSC Policy 3.5.5

Minimise intervention in the physical fabric for or by temporary users. The heritage impact of temporary structures and events should be assessed.

BBCL and BSBLSC Policy 3.5.6

Establish a point of contact eg staff or manager, and provide information / advice about heritage significant fabric and development limitations for proponents when modifications are proposed for change of use or occupation.

POLICY SECTION 3.6 BRIEFING USERS AND CONTRACTORS ABOUT HERITAGE

Information needs to be disseminated so that users are aware of the need for them to safeguard the particular heritage values of a place. Such information needs to be simple and readily available. It may be a briefing note, a discussion, or other briefing information and should be in all leases, licences and tender documents written for works at the place, including activities such as events as well as construction. [See also policy section 2.2 Leases and Licences - Briefing Users.](#)

BBCL and BSBLSC Policy 3.6.1

Brief all those working on the site, including contractors and volunteers on the significance of the place and the need for care in dealing with significant fabric.

BBCL and BSBLSC Policy 3.6.2

Provide users with a contact for guidance or approval for works.

BBCL and BSBLSC Policy 3.6.3

Provide a user information sheet / booklet detailing cultural significance of the place for users of the heritage items, particularly items of exceptional and high significance (refer to the table in Section 6.7).

BBCL and BSBLSC Policy 3.6.4

For major works engage a project officer with an understanding of heritage issues or ensure proponents do so.

Policy Section 4.0 Cultural Landscape

Protect and conserve the significant building and cultural landscape.

POLICY SECTION 4.1 THE CONTINUING CULTURAL LANDSCAPE

The area is considered a 'cultural landscape' and this is addressed in the SHR BBCL CMP. The club and its activities are part of that, contributing to the character and values. There are implications for the club arising from the management of the place as a cultural landscape.

BSBLSC Policy 4.1.1

Play an active role in the local economy and society, whilst retaining traditional surf club practices and its beach activities including ocean swimming and surfing.

BSBLSC Policy 4.1.2

Manage the club building as part of a historically significant 'designed' landscape.

BSBLSC Policy 4.1.3

The evolution of the place should continue but not at the expense of remaining fabric and spaces of the 1934 building.

BSBLSC Policy 4.1.4

Develop measures to show the building eg original hall, so that all phases of the place's history can be readily understood. The original configuration should be interpreted appropriately on the site.

POLICY SECTION 4.2 NATURAL HERITAGE

The natural features, such as the bay, **headlands, cliffs** and the wide golden sandy beach, are an integral part of the heritage significance of the BBCL - though extensively modified. The waters are famous for surfing and swimming but historically there has been major pollution from sewage, now diverted out to a deep ocean outfall, and stormwater, now diverted from the centre of the beach to culverts at the north and south. The natural environment at Bondi Beach is an underlying element in the significance of the place and needs to be maintained.

BSBLSC Policy 4.2.1

Manage uses to avoid pollution of the natural environment, particularly the water, beach and park setting, including disposal of stormwater and sewage.

POLICY SECTION 4.3 CHARACTER

The character of Bondi Beach is part of its heritage value. Key aspects are **the natural features**, park with paths and trees, roads, bridges with surviving lights, broad paved promenade, sea wall and heritage buildings. Part of conserving the cultural landscape is to maintain the character. The building is considered in later policies.

BSBLSC Policy 4.3.1

Retain the character of the surf club building and formal urban landscaping to adjacent areas, and the relationship to the significant natural features.

BSBLSC Policy 4.3.2

Minimise the encroachment of built elements including paving and building footprints, into the lawns and open space of the study area. Retain the approximate configurations of the significant built elements, their hierarchies and relationships, to the open space, natural features and designed setting.

POLICY SECTION 4.4 LANDSCAPE SETTING, CURTILAGE AND VIEWS

The club is adjacent the pavilion with a forecourt and paths paved in herringbone brick. To the rear the area was originally open and grassed with sparse tree plantings. The surf club additions have expanded into this area and filled some of the gap between the pavilion and the club. The area at the rear was identified as under utilised and degraded so chosen to site the temporary works yard. Today there are more and denser plantings in the remaining grassed area and modern garden beds. See figures 4.4-15, particularly figure 4.15.

There are views within, across, into and out of the area, limited to an extent by the successful recent plantings. See section 4.4 for descriptions, photos and maps and section 9.5. Significant views are shown in figure 6.8a. The setting and views are part of the heritage and cultural landscape and the surf club is a contributory element. The visual catchment of a site is the extent of the landscape that can be viewed from the site and likewise the extent of locations from which the site can be seen. Care should be taken to ensure that historic visual connections are not negatively impacted by development encroachment. The curved modern structure at the northeast of the pavilion negatively impacts on the historic visual connection between the club and pavilion. Similarly the club additions impact on views particularly the first floor from the front and the block between the club and pavilion. Future development may offer an opportunity to recover lost or degraded views. See also policy section 7.3 Infrastructure and Signage.

BSBLSC Policy 4.4.1

Manage development on site to maintain and reinstate significant views and setting and analyse proposals in detail for their impact on views and setting. New works should minimise visual impact as much as practically possible on heritage significant views and the heritage significant character of the cultural landscape.

BSBLSC Policy 4.4.2

Any new work should consider visual catchments and viewing points from and to the front arcade and the first floor front terrace of the BSBLSC, from the pedestrian bridge, along the promenade and from the beach.

BSBLSC Policy 4.4.3

Manage the immediate curtilage of the BSBLSC to preserve the historical and visual relationship to the pavilion.

BSBLSC Policy 4.4.4

Minimise the visual impact of infrastructure on the parkland environment.

BSBLSC Policy 4.4.5

When the opportunity arises seek to remove the curved addition to the pavilion that intrudes on historic visual connection between the pavilion and the surf club.

BSBLSC Policy 4.4.6

When the opportunity arises reinstate and manage significant views by removing intrusive built elements and inappropriate later-phase plantings

POLICY SECTION 4.5 CULTURAL PLANTINGS AND DESIGNED LANDSCAPE

The landscape generally and the designed landscape of Bondi Park is highly significant in the BBCL. The layout is a major component of the setting of the place and should be conserved. Original planting was formal and sparse with Norfolk Island pines rather than modern copse plantings. The surf club was set in grassed and brick paved surrounds with Norfolk Island pines along the adjacent path to the northeast and the rear. See section 4.5.

Paths and areas required for vehicle access are concrete or have concrete under bricks. The central pavilion access and semi-circular amphitheatre area are concrete paved as is the diagonal path towards the rear of the club house. The playground paths are concrete.

Recent Norfolk Island pine plantings are appropriate and thriving though more closely spaced than originally. Garden bed plantings near the building are not appropriate nor along the paths including near the bridge. Both the surf club and pavilion very deliberately face the beach with formal entrances and symmetrical facades.

Path levels have been raised and the paths northeast of the club realigned closer to the club and widened. Original bricks have been replaced. The ground level has been raised against the building, as evidenced in vents being half covered by paving, possibly due to wind blown sand in the early years and lawn maintenance and establishment since. Ideally ground levels should be below vents but at a minimum ground levels should be arranged to drain away from the building. This is also a concern at the rear where the building has been extended and the ground level is higher and above the floor level in some locations.

BSBLSC Policy 4.5.1

*In the vicinity of the surf club retain **and reinstate** traditional planting patterns using Norfolk Island pines and other 'monumental' species, such as Cook Island pines, and do not plant small garden beds. This includes replanting in similar locations to the original planting scheme when replacing dead or dying pines. The location of original plantings is shown in figures 3.7a and 4.26.*

BSBLSC Policy 4.5.2

As far as possible maintain the open park setting including removing inappropriate plantings not part of the original planting scheme to reinstate the character and views.

BSBLSC Policy 4.5.3

The ground surfaces should be primarily grassed and herringbone pattern brick paving to pedestrian paths. See figures 4.1.7 to 4.48 which illustrate the finishes to the surrounds.

BSBLSC Policy 4.5.4

Manage the landscape around the BSBLSC and pavilion recognising their formal symmetrical design and main entrances facing the beach.

BSBLSC Policy 4.5.5

Where possible, arrange ground levels around the building so water drains away.

POLICY SECTION 4.6 MANAGING FOR CLIMATE CHANGE

Climate change may result in raised sea levels and more extreme weather and BSBLSC will be exposed in the long term. The potential impacts are addressed in other Council and government studies which should be referred to for coastal inundation potential, sea level rise, and resilience planning. It is not appropriate to raise the level of the whole area rather structures should be maintained well so they are structurally stable. Major revetment works have already been undertaken to the sea wall to improve its resilience. Measures such as good stormwater drainage are important so rain from severe storms does not cause damage to the building.

BSBLSC Policy 4.6.1

Maintain exposed structures, particularly associated stormwater drainage, to reduce their vulnerability to climate change. Increase the size of pipes and add overflows in areas with inadequate capacity.

Policy Section 5.0 Aboriginal Heritage and Historical Archaeology

Be aware of the Aboriginal stories of the place and of potential archaeology when excavating.

POLICY SECTION 5.1 ABORIGINAL HERITAGE AND SITES

There are extensive historical records of Aboriginal occupation in the Waverley Municipality. There are carvings nearby but not within the SHR listed area or study area. Aboriginal people used the place for viewing the ocean, swimming, fishing, food and tool production and local Aboriginal people value the place. Bondi Beach generally is listed in the AHIMS register as a 'campsite' based on an extensive find of stone tools in 1900 with many of these held by the Australian Museum. No objects or evidence of occupation have been found on the beach or dunes since 1900. The site is highly disturbed but there is a chance that material may be mixed in with fill or exist at depth in undisturbed sand. The BSBLSC and its architect consulted with Dominic Steele archaeologist and David Ingrey of the La Perouse Local Land Council who inspected the study area and discussed the likelihood of disturbing Aboriginal archaeology.

Dominic Steele suggests a hand-auger soil testing program with a geo-archaeologist if major excavation is proposed to establish to what depths it is archaeologically 'safe' to disturb the ground. A series of small soil auger probes is followed by soil mapping. This allows identification of whether soils are indicative of the sand body or sensitive alluvial sediment, historical period soils or sediments (with the potential to contain 'relics' and Aboriginal objects), or are modern soil deposits or fill with no Aboriginal or non-Aboriginal archaeological potential or sensitivity. **DSCA indicate that** the LPLALC support the approach as it can lead to early detection and it is an appropriate first step with much less intervention.

BSBLSC Policy 5.1.1

Be aware of Aboriginal community values for the site and stories of the place.

BSBLSC Policy 5.1.2

Avoid harm to Aboriginal sites and objects. Obtain approvals, prior to any potential disturbance, under the National Parks and Wildlife Act, 1974. Requirements are to consult the LPLALC, prepare an Aboriginal Archaeological & Cultural Heritage Assessment (AACHA) and apply for and obtain an Aboriginal Heritage Impact Permit (AHIP).

BSBLSC Policy 5.1.3

*Before and when undertaking excavation or other ground works check for Aboriginal sites and report any found. Possible sites include stone artefacts and bones in undisturbed sand (unlikely **except >3m below surface**) and stone artefacts mixed into later fill (unlikely but may be found anywhere behind the beach).*

BSBLSC Policy 5.1.4

*If any Aboriginal material is unexpectedly uncovered stop work and inform Council's **heritage officer**. Do not resume until advised and then proceed according to advice. Reroute or redesign works to preserve sites and avoid impact. If impact cannot be avoided obtain permits as above (policy 5.2.8). Identify and tag any archaeological relics on removal then conserve, catalogue and store appropriately according to the advice of the LPLALC. If human burials or bones are exposed follow standard stop-work procedures and protocols to contact appropriate authorities.*

BSBLSC Policy 5.1.5

When undertaking excavation record disturbed areas and add to an overall plan showing disturbed and undisturbed ground in Bondi Park including mapping of services and underground structures and the site of former major excavation and filling as indicated in the historical record.

BSBLSC Policy 5.1.6

*If major excavation is proposed consider undertaking geo-archaeological investigation **beforehand**.*

POLICY SECTION 5.2 HISTORICAL ARCHAEOLOGY

No potential historical archaeological resource has been identified in the study area and no particular historical activities or long duration uses are recorded other than the current uses. There were no previous structures in the study area. The route of the 1902 “sand road” was in the vicinity, constructed of sand and ballast. The study area is highly disturbed by the construction of the park and excavation for underground services which run diagonally across the study area.

The beach was used as a tip for rubbish disposal and the natural landform has been extensively altered. A 1932 soil test for the BSBLSC showed rubbish fill in several holes and rubbish fill was found during 2016 excavations associated with the upgrading of the North Bondi Amenities. See section 4.3 Archaeological Potential for a detailed discussion of potential historical archaeology and of the soil profile and disturbance in the study area.

The Heritage Act requires that approval should be obtained where any historical archaeological remains are predicted to be disturbed by new works. In the study area no historical archaeological remains are predicted. If any artefacts are unexpectedly found works should cease and professional advice sought. Any archaeological finds should be identified, tagged and stored appropriately. See also policy 5.1.5 re mapping disturbed areas. Similar policies are in the SHR BBCL CMP in policy section 6.1.

BSBLSC Policy 5.2.1 also BBCL 6.1.5

In the unlikely event historical archaeological remains are found stop work and seek advice initially from Waverley Council’s heritage staff about whether they are heritage significant (ie. if they are ‘relics’). If they are confirmed as relics engage a suitably qualified and experienced archaeologist to assess the remains and to seek approval under the NSW Heritage Act if disturbance is required.

BSBLSC Policy 5.2.2 also BBCL 6.1.6

Only remove any archaeological relics from their sites where necessary eg. for conservation works, or where it is necessary for their conservation. Identify and tag any archaeological relics on removal then conserve, catalogue and store appropriately.

Policy Section 6.0 Moveable Heritage

Conserve and manage moveable heritage and records on site, in Waverley Local Studies Library and elsewhere, make them available for research and display selected records.

POLICY SECTION 6.1 MOVEABLE HERITAGE

There is an extensive collection of significant moveable heritage items in and associated with the BSBLSC. These include historical surfboards, honour boards, memorials, trophies and surf reels and other items in the BSBLSC. Some items pre-date the current club house. There are also items from the BSBLSC held in the National Maritime Museum, including the Souter artworks formerly displayed in the club. The relocation of the Souter murals to the museum allowed for the murals to be displayed in an environment with controlled light, humidity and temperature. Such conditions would have been very difficult to achieve in a working surf club.

Major exhibitions have been staged on the theme of surf life saving including at the National Museum of Australia, the National Maritime Museum and the Museum of Sydney. There may also be items in the SLISA Museum at Icebergs but this is closed and the nature of the collection has not been established. The existence and location of items such as historical surf boats has not been researched in detail or confirmed. Old surf boats were generally given to smaller clubs when replaced. The club collection is generally managed by the club itself with some input from the peak lifesaving organisation. Parts of the BSBLSC collection held in other institutions are managed by those institutions.

Some items such as the surf reels are not the original items but modern replicas. They are used in competitions and displays and are named after important historical figures in the club or donors. The surf boats similarly are replicas and are used for training and fitness. Both reels and surf boats are used in competition in surf carnivals in keeping the skills alive and conveying information about surf living saving history to the community and young members.

The shields and trophies are displayed in cabinets in the hall and include elaborate silver pieces. The world war honour boards are elaborate timber [cedar] pieces with inset photos and carved silver. Various pennants are displayed and of most importance is the flag taken to the theatres of war in World War Two which has the insignia of military units sewn onto it. John Cox died as a prisoner of war on the Burma railway in 1943 and his large timber surfboard hangs on the wall having been made into a memorial. The NSW Heritage Division reviewers noted "that the surf identity emerged and fused with 'Australians at War' identity."²

BSBLSC Policy 6.1.1

Conserve any significant moveable heritage items associated with BSBLSC's history (refer also to Policy 6.1.3)

BSBLSC Policy 6.1.2

Retain significant items in situ unless they are exposed and are vulnerable to damage or deterioration due to fluctuating internal temperatures and humidity or theft. Secure valuable items in situ or record and tag them prior to moving them.

² The authors do not think this assertion is relevant to these policies

BSBLSC Policy 6.1.3

Research the location and nature of movable items, including items held in other Museums, and catalogue them to assist in preservation and management of the collection. Make the list available, preferably digitally, as a guide for researchers and a resource for interpretation.

BSBLSC Policy 6.1.4

Identify items which could form part of themed future interpretive displays or museum exhibits and gaps in the collection eg badges, blazers, swimwear, and seek to obtain them.

BSBLSC Policy 6.1.5

Seek grants or other funding to finance collection management and display.

BSBLSC Policy 6.1.6

Consider improving the presentation of the collection in the building and making it more readily available to the public.

POLICY SECTION 6.2 RECORDS

There is a large range of surviving records associated with the BSBLSC including the original plans, minute books, rule books, annual reports and many other items held in the Waverley Local Studies Library. This archival material is readily accessible in the public library but is not available online. The records include drawings from the Waverley Engineers Office, drawings lodged for approvals, surveys, proposals and historical photographs. Some of the drawings are scanned but the scans are poor quality and black and white whereas, for example, the original building plans are coloured. The records include the original architectural drawings which include footing details, the original detailed structural engineers drawings, the site testing prior to construction and the architectural specification. These are invaluable for maintenance and future works to the building and are also suitable for display. There are also architectural drawings of many of the later additions to the building.

Many of the photos have been digitised and are available online in the Waverley Image Library. Another set of images held by the club has been digitised and is available at low resolution online at Digital Masters however these are not captioned or identified. The club holds higher resolution copies of these scanned images. The originals are held by the library or in the club house where many are framed and mounted on the walls - though their mounting height, presumably to prevent damage from activities in the hall, makes them difficult to view.

WLS also holds Council and Parks and Gardens committee meeting records and Surf Club minute books, annual reports and scrapbooks and some handwritten manuscript material. Some BSBLSC records are held off site in storage, however they are stacked in boxes and not accessible. They were moved when the 2005 additions were underway but there is no longer space for them in the building. In 2020 Waverley Council awarded the Club a grant of \$3,050 to commence work to rehouse, catalogue, digitise, and provide archival equipment and resources for the Archive Collection. Items are being sorted, photographed, catalogued and scanned. An archive storage space has been set up. The Annual Reports have been scanned and are available on the club's website along with a summary table. Historical records are part of the heritage value of the place providing detailed historical information. They are a valuable resource for historical research and property management.

BSBLSC **Policy 6.2.1**

Conserve any significant records associated with BSBLSC's history either on site or in appropriate off-site storage, archives or libraries.

BSBLSC **Policy 6.2.2**

Store records in conditions that keep them safe from damage, deterioration or theft.

BSBLSC **Policy 6.2.3**

Provide appropriate accessible storage for the records now temporarily held off site in inappropriate conditions to enable them to be sorted, listed and boxed.

BSBLSC **Policy 6.2.4**

Liaise with WLS library and other archives and museums holding BSBLSC material to ensure continued safe and accessible storage of records and seek to have material digitised and made accessible to the club, with selected records publicly accessible.

BSBLSC **Policy 6.2.5**

Identify and list records at the site or held in Museums and libraries. Make the list available, preferably digitally, as a guide for researchers and a resource for interpretation.

BSBLSC **Policy 6.2.6**

Identify items, such as photos, which could form part of themed future interpretive displays or exhibits or be used in future promotions or commemorative events eg the T shirt range in 2017 featuring the historical V symbol.

BSBLSC **Policy 6.2.7**

Encourage the development of a list / inventory of artwork associated with BSBLSC held in Museums and Galleries etc and interpret the association with Bondi. Consider future exhibitions of such works.

BSBLSC **Policy 6.2.8**

Seek grants or other funding to finance record management, digitisation and display within the BSBLSC.

Policy Section 7.0 Managing the Built Heritage

Conserve fabric according to its level of significance by stabilisation, repair, and maintenance. Conserve, retain or remove other items according to detailed policies. Remove unnecessary intrusive items or alter to minimise intrusion. Use appropriately skilled people to undertake conservation works.

POLICY SECTION 7.1 TREATMENT OF THE BUILDING FABRIC – GENERALLY

Treatment of the building fabric of buildings should be according to its level of significance. A ranking system has been introduced to guide the treatment of fabric and the significance of the surviving items has been set out in a table in Section 6.7 Levels of Significance. The table below indicates the treatment recommended for fabric of each level of significance. Generally all authentic fabric of significance should be conserved. Some fabric has a higher tolerance for change without affecting heritage values. In some cases the space or form is important rather than the fabric.

Where possible change should be limited to reconstructed fabric and areas already changed. Like should be replaced with like or when this is not possible, be an applied and obviously modern layer. Future conservation and development of the place should be carried out in accordance with best conservation practice and methodology. [See also policies re building materials 7.5, documenting conservation works 7.7 and maintenance 8.1.](#)

BBCL and BSBLSC Policy 7.1.1

Conserve the significant fabric in situ (refer to the chart in Section 6.7).

BBCL and BSBLSC Policy 7.1.2

Continue to prioritise conservation works according to conservation needs. Unstable fabric or deterioration which endangers the significance of fabric or which poses a safety risk should be addressed first. Priorities include:

- *ensuring downpipes and drains are adequate and water does not run into the building*
- *treating rusted reinforcing in concrete (concrete cancer)*
- *investigate the cause of cracking and rectify including stabilising or removing rusted fixings in masonry (to limit further cracking)*

BBCL and BSBLSC Policy 7.1.3

Periodic replacement of individual elements or significant fabric with an identical element is acceptable provided there is no change to the overall design and the same material used. This policy applies particularly to timber elements such as fences and window sills or deteriorated units in masonry walls (note none observed).

BBCL and BSBLSC Policy 7.1.4

Treat existing components and fabric as set out in the table following (table 8.1) and according to the assessed level and nature of significance as set out in Section 6.7, [table 6.9](#).

BBCL and BSBLSC Policy 7.1.5

New work should be readily identifiable as such (on close inspection) and must respect and have minimal impact on the cultural significance of the place (Burra Charter Article 22.2) (refer also to the practice note on Article 22).

Table 8.1: Guide to recommended treatment for fabric according to its level of significance - [subject to obtaining required approvals. Refer also to the Burra Charter \(Appendix A\) and its practice notes to guide conservation.](#)

LEVEL	RECOMMENDED TREATMENT
Exceptional	Retain and conserve all fabric, replacing like with like if absolutely necessary. Preserve and maintain in accord with the Burra Charter. Minor adaptation may be allowed but only if necessary for significant use of the place to continue. Minimise change, do not remove or obscure significant fabric. Design changes so they are reversible. In preference, modify areas of lesser significance, or areas already modified or reconstructed, particularly if installing new services, fixings etc. There is a very limited tolerance for change and any change must be to ensure the conservation of significant fabric. Fabric of exceptional significance is not to be altered for temporary uses.
High	Aim to retain all of the significant fabric, as above. Adaptation or removal in part may be acceptable if it is to allow for significant long term surf club uses to continue, or for a new compatible use that provides for the long-term conservation of the place. In adaptation, minimise changes, do not remove or obscure significant fabric. Design changes so that they are reversible. Install services in areas that have already been modified or have already been re-constructed. More change is acceptable than for fabric of exceptional significance. There is a very limited tolerance for change and any change must be to ensure continuation of significant use, the conservation of significant fabric or the conservation of fabric of higher significance. The condition of some items may affect the feasibility of conserving them or the extent of conservation.
Moderate	Aim to retain most of the significant fabric. Conservation of overall form and configuration is desirable. Sympathetic new construction may be added and fabric removed in part to accommodate compatible uses. If adaptation is necessary more changes can be made than to fabric of High significance and the same principles apply. Where possible, make change reversible. The tolerance for change is higher than with fabric of exceptional and high significance however changes to fabric must benefit long-term conservation of the place. Retention may depend on factors other than significance such as condition and functionality.
Little	Fabric of little significance may be retained, modified or removed as required for future use, provided removal does not damage fabric of higher significance or assists in its conservation.
Neutral	Fabric which is neither significant nor intrusive and which may remain or be removed without impact on heritage values. Reconstructed fabric is also considered to be of neutral significance, but it should be noted that its configuration may be of significance (refer to the table in Section 6.7)
Intrusive	Reverse or alter intrusive fabric to reduce the adverse impact, when the opportunity arises. Ensure that removal does not damage significant fabric. In many cases intrusive elements can be redesigned to improve their appearance rather than removed, if the function is necessary. Components that are actively contributing to the physical deterioration of significant fabric should be removed as a priority eg the downpipes discharging onto the front upper level terrace.
	Refer also to policy section 4.5 Cultural Plantings

POLICY SECTION 7.2 SIGNIFICANT BUILT HERITAGE

The original sections of the BSBLSC are significant particularly the arcade, the exterior front and side elevations, the hall and the remaining small offices off the hall. This CMP identifies fabric in detail though some areas are concealed or inaccessible and need to be assessed further when opened up. In the long term it would be desirable to prepare a room by room inventory addressing each item in detail. General policies are given here. Note that planning approval may be required for works. Refer to Policy 2.6 for policies about planning approvals and 2.8 about preparation of an inventory.

The building is described in section 4 of this report and is shown in photos and plans in that section. A table of significant fabric is in section 6.7 as well as plans. The front elevation of the building with its arcade that matches the pavilion is the primary facade viewed from the main public space of the promenade and the beach. The side elevations also remain though there have been alterations to all the openings. The rear is partly covered by additions with the walls removed for the addition at the rear corner of the building near the pavilion. The hall, opening onto the arcaded verandah thence the beachfront, is the most significant space within the building because of its design and function and the collection housed in it. Rooms adjacent to the hall and formerly opening into it and the front verandah were used for meetings and first aid and one had an operable wall to accommodate larger meetings. These spaces have been used to provide other facilities and there are no longer sufficient small and medium rooms.

The first floor addition over the hall, the rear and side additions, the installation of fixed glazing and the replacement of glazed front doors with solid doors have compromised the original design of the hall. The hall originally had high level windows front and back for light and ventilation. The rear windows are bricked in and the front windows have fixed glazing. There was originally a roof lantern, the recess remains in the ceiling, giving light and ventilation to the hall. The hall is now dark with little natural ventilation.

BSBLSC Policy 7.2.1

Retain the configuration and character of the original building with minimal change particularly the symmetrical arcaded front facade with parapet and the arched headed openings set in recessed panels on the side walls and the sloping form of the side roofs. Additions, including facilities and services installations, may be acceptable if needed for ongoing significant uses but shall be sympathetic in form to the original, and take into consideration significant views and placement of services and plant.

BSBLSC Policy 7.2.2

Retain the significant spaces including the arcaded verandah and main hall with offices opening off it. Aim to remove intrusive additions or otherwise restore natural light and ventilation to the hall and to improve functional arrangements within the original building. (see also Policies 8.2)

BBCL and BSBLSC Policy 7.2.3

Continue to monitor materials for deterioration (see also Policies 8.1) and to repair damage. Stabilise according to conservation architectural advice and ensure replacement materials are suitable for this maritime location.

BBCL and BSBLSC Policy 7.2.4

Undertake maintenance on a planned cyclic basis and according to a maintenance plan developed for the heritage fabric in accord with the NSW Heritage Office publication 'The Maintenance of Heritage Assets'.

BSBLSC Policy 7.2.5

Maintain structural elements, the integrity of walls and roofs, and drainage as a priority to ensure structural stability.

POLICY SECTION 7.3 INFRASTRUCTURE AND SIGNAGE

Infrastructure in the park generally and in the vicinity of the surf club includes the main low level sewer and local sewer drains, stormwater drains and pollution traps, water and power supply, communications cables and associated underground installations such as pits. Throughout the park are underground watering systems and some paths are used as roadways for service and delivery vehicle access.

Tunnels under Queen Elizabeth Drive were designed for pedestrian safety and were an integral part of the Improvement Scheme. Some have not been in use in recent years and show signs of concrete “cancer”. Tunnel 4 near the Surf Club has been infilled with sand and closed off. Tunnel 3 has recently been partly closed, the outer end conserved and spaces added under the promenade. Part of this tunnel is now leased by the club for storage. The location of tunnels 3 and 4 is shown on Figure 1.6.

The BSBLSC has sign over the main entrance is integral with the building and includes the life reel logo. There is a modern version of this sign over the side entrance. There has also always been a members only sign on the front of the building. Sponsors signs have now been removed from the front and relocated to the boatshed and near the IRB entry. There is discreet well designed signage for the Blue Room function space on each side of the side entry and a sandwich board is used for functions. Fabric banners are used on occasions such as when Nippers registrations are open.

BBCL and BSBLSC Policy 7.3.1

Generally continue to use *heritage* infrastructure if fit for use. *If not, decommission and make safe.*

BBCL and BSBLSC Policy 7.3.2

Do not demolish infrastructure that has been identified as being significant. *Significant redundant infrastructure should be maintained to ensure public safety but need not be made operational.*

BBCL and BSBLSC Policy 7.3.3

New infrastructure, if required, should be installed separately, leaving significant redundant infrastructure intact adjacent, and should be clearly identifiable as new items.

BSBLSC Policy 7.3.4

Ensure that *permanent and temporary* signage is designed and located to have little or no impact on heritage significant fabric and values of the cultural landscape, particularly views. Approval may be required from relevant authorities.

BSBLSC Policy 7.3.5

There should be no additional fixed signs on the front facade other than the club name and symbols and the members only sign.

BSBLSC Policy 7.3.6

Signage should be minimised and grouped and necessary signage should be designed for the site and location. Signs fixed to the building should be subservient to and relate to the surrounding architectural features. Fixings to significant fabric should be minimised and if essential be marine grade stainless steel or non-ferrous material.

BSBLSC Policy 7.3.7

Sponsors signs should be located away from the original facades.

BSBLSC Policy 7.3.8

Temporary signage should be designed to not damage significant fabric, not be visually intrusive in significant views from pedestrian areas or SHR listed parkland, and to be easily removable.

POLICY SECTION 7.4 INTRUSIVE, NEUTRAL AND ITEMS OF LITTLE SIGNIFICANCE

The few items identified as intrusive are either visually intrusive or have been identified as causing damage to adjacent significant fabric and should be removed. Items of little or neutral significance can be modified as required, provided that there is no impact on adjacent significant fabric. Intrusive items are identified in section 6.7. For example the rear additions to the BSBLSC and the container used for storage by the club at the rear are intrusive. This works depot was temporarily established during the 2000 Olympics yet continues to be operated out of a series of containers and portable buildings.

BSBLSC Policy 7.4.1

Retain or remove, as required, items identified to be of little significance.

BSBLSC Policy 7.4.2

Intrusive fabric should be removed as a matter of urgency when it is hastening the deterioration of adjacent significant fabric (eg downpipes on upper terrace).

BSBLSC Policy 7.4.3

Visually intrusive items should be removed or their appearance altered to be less intrusive and more in keeping with the character of the precinct.

BBCL and BSBLSC Policy 7.4.4

Where intrusive items are causing damage and the intrusive or neutral items cannot be removed, take action to minimise damage.

BSBLSC Policy 7.4.5

If the opportunity arises in the future remove intrusive additions to restore the symmetrical composition and details and to reinstate or improve the natural ventilation and lighting to the hall.

BSBLSC Policy 7.4.6

Remove the intrusive temporary facilities at the rear to another location or incorporate in a structure that complements the overall form and pattern of use of the BSBLSC and Bondi Park (subject to approvals).

POLICY SECTION 7.5 BUILDING MATERIALS AND TECHNIQUES

Replacement materials should match existing and the nature of existing materials should be established and whether matching materials are available. For example, the pierced panels and vents are listed in the original specification as precast concrete. The type of concrete or other final material used has not been confirmed but the configuration with tapered holes is unusual. Such detailed factors should be considered when repairing or selecting replacement materials. The original building was cavity brick construction which requires cavity flashings, brick ties and weepholes. These may not be functioning correctly due to additions or to ground being built up and blocking weep holes and vents.

Different materials indicate different phases of construction. The external render was specified to be 'cement' with a composition of 2½:1 (sand:cement) and the mortar 3:1 (sand:cement). This should be confirmed by detailed examination and matched when repairs are needed. The composition of concretes and mortars needs to be determined before repairs are made to surviving historic masonry including the main reinforced concrete roof slab and its supporting beams over the hall. Detailed engineering drawings survive of the concrete including reinforcing details and reference should be made to such information if works are ever required. [The drawings are in Appendix F.](#)

The original specification (see Appendix F) also indicates that the external walls were lime washed, rather than painted. They were to be finished with one coat of lime water followed by two coats of lime wash (consisting of lime and tallow with best quality fine rice powder incorporated). The rice powder probably acted as a binder. The application of thick modern plasticised paints is now causing the bond between the limewash and paint film to fail. This needs to be considered when working on the building. A new paint system needs to be developed using a paint material compatible with the substrate and ideally porous so, in the exposed location, moisture is not trapped behind the paint film. Systems might include mineral silicate paint, cement wash or lime wash. The current and recently repainted system is Dulux Weathershield however it should be noted that it will peel off again due to the presence of trapped moisture. A more detailed report on the issues relating to the failure of the external paint has been included as an Appendix.

In 2017 the joinery was painted dark green, in accordance with the paint scrapes, however following concern from the club members, the Club's traditional dark blue was applied to the front entry door (the blue that survives on the entry sign from the second club house now located within the main hall). The club members have a very strong attachment to the colours used in their club emblems and signage.

The specification also calls for the paint generally to be composed of equal parts of Berger's genuine white lead and zinc white. Blundell and Spence Co's oil and stainers were specified for the internal joinery which was oiled and varnished. The ceilings were originally to be fibrous plaster but to save money fibro sheet (asbestos cement sheet) was substituted and a kalsomine finish was specified for the fibro. The original ceilings have been replaced with a modern lower suspended plasterboard ceilings. No fibro sheeting remains in the side room ceilings inspected during this project. The hall ceiling (the underside of the slab) was also specified to be finished with a lime-based kalsomine paint.

Internally the hall has a timber floor. Sections have been replaced near the entrance with differing boards but original tongued and grooved tallowwood boards remain in the remainder of the hall where the floor is exposed and are likely to remain under the carpet at the end of the room. There are brass plates in the floor possibly related to temporary sports setup such as for a boxing ring or shuttlecock court. Timber floors have been replaced with concrete in the change rooms and the verandah but the construction details are not known eg whether the slabs are suspended and there is a sub-floor space.

BSBLSC Policy 7.5.1

Use matching techniques and materials appropriate to each structure, particularly masonry, timber and mortars. If possible match special 'Mediterranean' finishes such as limewash (as originally specified).

BSBLSC Policy 7.5.2

Test existing materials to determine what matching materials are and refer to the original drawings and specification.

BBCL and BSBLSC Policy 7.5.3

Examine the method and techniques of construction before undertaking repair works to determine appropriate repair techniques.

BBCL and BSBLSC Policy 7.5.4

If works expose the interior of original walls or roof spaces take the opportunity to assess the structures in detail to ascertain more clearly the original configuration and fabric of the building. Record photographically and arrange for an architect familiar with 1930s buildings to assess areas in detail.

BBCL and BSBLSC Policy 7.5.5

When dealing with significant fabric replace like with like.

BSBLSC Policy 7.5.5

Do not paint or apply surface coatings to materials designed to be unpainted such as face brick, terracotta and off-form concrete. Where such materials are painted eg the brick soldier course in the hall consider future removal of the paint.

BBCL and BSBLSC Policy 7.5.6

Use modern techniques and materials in conservation works only where they have proven performance in use in similar projects. Seek advice from a conservation architect or heritage engineer.

BBCL and BSBLSC Policy 7.5.7

For maintenance, repairs and new works use materials that are durable in the marine environment including marine grade stainless steel and aluminium, hot dip galvanising, the highest grade of metal sheeting and high grade solid timber and increased cover to metal reinforcing in concrete.

BSBLSC Policy 7.5.8

Use oil based paints to exterior joinery. In the long term remove failed modern paint films and review suitable finishes for render (porous finish, cement or lime wash of mineral silicate or similar material). Use colours based on site research which revealed off white walls to match the Pavilion. Joinery to be either dark green or the club's particular shade of blue.

BSBLSC Policy 7.5.9

Missing elements may be restored where original details are known eg the original roof tiles were 'Roman' terracotta half round tiles and the original details of the three pairs of glazed French doors are known.

BSBLSC Policy 7.5.10

Retain original materials and details such as the original hall floor boards and brass plates.

BSBLSC Policy 7.5.11

Distinguish replacement materials from original by dating them and / or by subtle differences. Encapsulate or remove hazardous materials such as asbestos, particularly in publicly accessible areas. Handle in accordance with OH&S requirements and dispose of appropriately.

BSBLSC Policy 7.5.12

Choose new materials and treatments that are safe for the health of workers, staff, visitors and for the environment in general.

BSBLSC Policy 7.5.13

Develop a separate guideline or manual for use by those working on the building fabric. Include and update with findings from research and testing such as the appended paint study.

POLICY SECTION 7.6 MANAGING INCREMENTAL CHANGE / MINOR WORKS

Care should be taken that incremental changes such as minor repairs, signs, drainage, introduction of services and other infrastructure do not reduce heritage values or visual amenity or impact on significant views and vistas.

BBCL and BSBLSC Policy 7.6.1

Manage incremental change so it does not result in the gradual loss of cultural significance by assessing the impact of minor works on heritage values before such works proceed.

BBCL and BSBLSC Policy 7.6.2

Control minor change associated with temporary use and do not alter significant fabric. In particular no temporary fixings are to be made to significant fabric, eg for fixings for temporary structures or for, signage, light fittings etc. Such items should be confined to areas where modifications have already occurred or where fabric is not significant.

BBCL and BSBLSC Policy 7.6.3 (reworded)

Minor change should be overseen by a suitably qualified person who can consider and minimise the cumulative impacts of proposed changes.

BSBLSC Policy 7.6.4

Ensure that any proposals for change to the building take into consideration the cumulative effects of the proposal, the ongoing Pavilion upgrade works and future works proposed in the Plan of Management.

POLICY SECTION 7.7 DOCUMENTING CONSERVATION WORKS

The undertaking of works to heritage items should be planned with professional documentation, which should describe works in detail and record change. Conservation works can also help interpret the fabric, revealing the method of construction and evidence of earlier details, methods of construction or original uses. The documentation of conservation works should clearly distinguish between new work and the surviving original fabric that to be retained, as well as identifying non-significant fabric to be removed. A record of the decisions made during the conservation or adaptation works should be maintained, including any discoveries made during the course of the works, and archive at the end of the project.

Buildings should not appear brand new on completion of a program of conservation works; rather the patina of age of each structure needs to be retained by the careful repair of significant elements and the replacement of parts and not the whole.

BBCL and BSBLSC Policy 7.7.1

Ensure at planning stage that retention of significant fabric is shown on drawings and where existing fabric (not significant) is removed so that the documents form a record of changes made.

BBCL and BSBLSC Policy 7.7.2

At documentation stage, identify where aspects of the fabric are to be interpreted by the works.

BBCL and BSBLSC Policy 7.7.3

When discoveries are made during construction, record them (for example, with photographs and drawings) and re-assess and adjust the works if necessary. Refer to NSW Heritage Office Guidelines for archival recording. The appropriate method will depend on the item.

BBCL and BSBLSC Policy 7.7.4

Record and archive the decisions made during the conservation works.

BBCL and BSBLSC Policy 7.7.5

Develop and implement schedules of conservation works. Schedules should include landscape elements, pathways etc, and specify short, medium and long-term works.

POLICY SECTION 7.8 APPROPRIATE SKILLS, EDUCATION AND TRAINING

Professional advice will be required from heritage architects, heritage engineers and/or archaeologists when documenting repairs to significant elements and to resolve the functional issues and poor utilisation of the major space. This should include undertaking routine maintenance to the significant elements.

BBCL and BSBLSC Policy 7.8.1

Seek appropriate professional conservation advice as required and procure specialist services and tradespeople with skills appropriate to the task.

BBCL and BSBLSC Policy 7.8.2

Maintain a list of the consultants and tradesmen used on the site and with specialised knowledge of the site.

BBCL and BSBLSC Policy 7.8.3

Ensure those working on the BSBLSC are briefed about heritage values and requirements and have adequate heritage training to perform their duties, including procuring and implementing specialist advice and briefing.

Policy Section 8.0 Maintenance and New Works

Maintain significant building fabric and prioritise stabilisation works and works to slow deterioration. New works and facilities may be added to accommodate appropriate uses and replace intrusive structures but must have appropriate scale, form and materials.

POLICY SECTION 8.1 MAINTENANCE

Routine maintenance works should take into consideration the significance of the surviving fabric and its method of construction. Maintenance is an important conservation process and should be regarded as skilled work as it has the potential to cause damage if it is uncontrolled. Refer to policies 7.5 for building techniques and materials. Maintenance can extend the life of structures and improve their ability to survive use and extreme weather events.

BBCL and BSBLSC Policy 8.1.1

Develop and carry out a program of routine maintenance that includes carefully planned maintenance to ensure the long-term conservation of the significant fabric. Maintenance should meet or exceed the minimum standard required under the Heritage Act and be carried out in accordance with the NSW Heritage Office publication "The Maintenance of Heritage Assets: A Practical Guide".

BBCL and BSBLSC Policy 8.1.2

Develop a priority list of works or a maintenance plan for the short and long term.

BSBLSC Policy 8.1.3

Inspect the significant fabric on a regular basis, eg every 6 to 12 months and after extreme weather events. In particular inspect;

- *Roof for lifted flashings after wind storms*
- *Rainwater heads in wet weather to see if overflowing which indicates a blocked drain*
- *The base of downpipes, especially adjacent vehicle access, to check for crushing*
- *Raised ground levels against vents allowing water to enter*
- *Ground drains for blockages*
- *Intactness of external surface mounted pipes that are vulnerable to damage and vandalism*
- *Interior for leaks*

BBCL and BSBLSC Policy 8.1.4

Continually repair (rather than replace) significant fabric through conservation and maintenance.

BSBLSC Policy 8.1.5

In hall and offices keep sub-floor spaces under timber floors clear and well ventilated and inspect regularly for deterioration and structural defects. Add floor access hatches and additional vents or similar if necessary for inspection and ventilation.

BSBLSC Policy 8.1.6

Monitor timbers regularly for termite activity and rot. Repair damaged sections of timber.

BSBLSC Policy 8.1.7

Maintenance should include works such as easing and adjusting doors and windows to operate, clearing drains, treating ferrous metals with rust inhibitor and repairing render with matching material.

BBCL and BSBLSC Policy 8.1.8

Seek advice from heritage specialists when repairing significant materials.

BBCL and BSBLSC Policy 8.1.9

Provide those undertaking maintenance with relevant technical information, eg repair methods.

BBCL and BSBLSC Policy 8.1.10

Record maintenance work to each item by documenting on file and attaching photographs of works.

POLICY SECTION 8.2 NEW WORK TO HERITAGE STRUCTURES

Additions and alterations have been made to the interior particularly to create additional change rooms. Generally such alterations are not significant and may be reworked or removed as required. The level of significance is detailed in section 6.7. The Burra Charter does not prohibit the use of modern materials and techniques. Modern materials and techniques can be an effective way of distinguishing new work from original but must be used with care and good design. Some new work may be required to fulfil the requirements of new uses. All new work should be reversible allowing removal without damaging original fabric. New work should not dominate the existing heritage spaces and should be carefully designed to fit the character of the building. Care should be taken to use materials that are marine grade and not prone to deterioration in the marine environment. The past palette of materials, masonry and timber, were selected for this reason.

BBCL and BSBLSC Policy 8.2.1

New work or changes are to be compatible with heritage significance of the place, i.e. minimise impact, be distinguishable from the original and be reversible.

BSBLSC Policy 8.2.2

Assess the heritage impact of any new work to existing heritage structures

BBCL and BSBLSC Policy 8.2.3

Make the minimum necessary change to accommodate significant ongoing uses or compatible uses while retaining significance.

BBCL and BSBLSC Policy 8.2.4

New work should not obscure or damage significant fabric.

BSBLSC Policy 8.2.5

Design new elements based on an understanding of the construction of the existing building, the palette of materials and the typologies traditionally used and maintain the character of the building.

BSBLSC Policy 8.2.6

Reflect the original design concept and spatial arrangements in new work. The existing building is to be a starting point for the design of new work.

BSBLSC Policy 8.2.7

Locate additions or alterations having regard for the building's internal planning. External additions should be minimal, necessary for use and should not be visually prominent. See also Policy 8.4.

BSBLSC Policy 8.2.8

New additions and alterations should address but not mimic the existing in terms of scale, materials, colour, texture and quality.

BSBLSC Policy 8.2.9

Match the quality of the original in the quality of design and construction of new.

BSBLSC Policy 8.2.10

Utilise new work, wherever required, as an opportunity to enhance or recover significance.

BSBLSC Policy 8.2.11

Retain the interiors of structures of high or exceptional significance as follows:

- retain individual spaces;*
- no subdivision of large spaces (the hall);*
- design additions to allow an appreciation of the original space;*
- use the original doorways / openings for access;*
- minimise removal of walls or stalls etc. to make a large room and minimise enclosing of open structures;*
- retain the hierarchy of spaces.*

BSBLSC Policy 8.2.12

Works to accommodate a new use or facility should not be permitted if they require major alterations to significant original fabric of high or exceptional significance (see table 6.9)

POLICY SECTION 8.3 IMPROVING EXISTING INTRUSIVE STRUCTURES

There are opportunities within the building to rework existing facilities and improve their function and appearance. Elsewhere in the precinct other facilities have been recently reworked including toilet blocks at North and South Bondi and Marks Park. Projects are also planned for works at the Pavilion and BSBLSC. Both have impaired functionality to meet the needs of their significant uses. There are a range of minor spaces such as tunnels and underground rooms and various park facilities in the vicinity of the BSBLSC that have been or are planned to be improved.

BSBLSC Policy 8.3.1

Reduce the intrusiveness of the first floor and rear additions to the Surf Club in any major projects at the site.

BBCL and BSBLSC Policy 8.3.2

Use the opportunity of any redevelopment to improve visual and pedestrian amenity.

POLICY SECTION 8.4 NEW FACILITIES AND BUILDINGS

In the past there has been a range of buildings on Bondi Beach. Structures have been built as needed and later moved or removed. For example waiting sheds and dressing sheds at the south of the beach and boat (later board) storage built into the cliff at South Bondi. New structures or services may be needed for existing or compatible new uses such as beach cleaning facilities, open air showers or lifesaving facilities. New facilities should be designed to be unobtrusive and to not detract from the character of the place as a whole. New work should be clearly identifiable as such. Refer also to the implementation section.

The siting of new structures in the carefully designed formal landscape needs to respond to that design and recognise landscape values. There is a hierarchy of buildings in the BBCL with the Pavilion dominant in the centre of vistas, the Surf Clubs less prominent and amenities, sporting facilities, playgrounds and picnic shelters less prominent and smaller. The most recent buildings do not sit well in this hierarchy, as they are too prominent in comparison with the Pavilion.

BBCL and BSBLSC Policy 8.4.1

There is very limited scope for new buildings in the area. New building proposals generally should be compatible with heritage values of the buildings and designed landscape and be for one of the identified significant continuing uses, compatible uses or a use related to the conservation and/or interpretation of the site.

BBCL and BSBLSC Policy 8.4.2

Should additional facilities be required, locate so they do not impinge, as much as practically possible, on the landscape character of each place or on views. Consider the original designed relationship of elements in the parkland including paths, trees, tunnels, lighting and spatial relationships.

BBCL and BSBLSC Policy 8.4.3

Design new buildings based on the building typologies and using a materials palette derived from existing structures in each area, in particular the Pavilion and club, and including design style, character, scale, colour and materials, and design them to be recessive and unobtrusive in significant views or landscapes.

JR I have an issue with HNSW change to 8.4.6 in red - changes meaning

BBCL and BSBLSC Policy 8.4.4

There should be a consistent character across the whole BBCL and new buildings should not stand out, as much as practically possible, as features at the expense of the significant cultural landscape.

BBCL and BSBLSC Policy 8.4.5

The scale and character of new works should be consistent with the hierarchy of buildings on the site with the pavilion as the dominant structure followed by the club house.

BSBLSC Policy 8.4.6

*New structures required for use should be carefully sited, of appropriate **small** scale and not compete with the significant buildings. New buildings **should be distinct from** original buildings but should be in keeping with the pattern of development typical of the period at Bondi which includes arcades, courtyards, roof terraces **and a combination of sloping and flat roofs**.*

BBCL and BSBLSC Policy 8.4.7

New work should

- *be able to be appreciated in the round;*
- *consider the symmetry of the original buildings.*
- *be sited to encroach, as little as possible, into the parkland and cultural landscape.*
- *be detailed with care and good design;*
- *be based on an understanding of the characteristics of the materials traditionally used;*
- *avoid mock heritage detailing;*
- *may use modern materials and techniques to distinguish new from old;*
- *be comparable and compatible with the old, with a seaside / beach character and not over designed;*
- *use the existing buildings as a starting point for design;*
- *address the old in scale, **form (including roof form)**, massing, materials, colour and texture but should not mimic, dominate or replicate it;*
- *not impact on views particularly those identified in section 4.1 figure 4.15 **and figure 6.8a**.*

BSBLSC Policy 8.4.8

Updates to BSBLSC, urgently required to enable significant uses to continue, should proceed but be located and designed to impinge as little as practically possible on the heritage significant landscape character and views.

POLICY SECTION 8.5 NEW SERVICES

It is recognised that new or improved services will be required in the future for the BSBLSC in addition to those already provided. Care is required in working out the routes of services to minimise impacts. The Burra Charter provides further general guidelines about service installation. Generally natural ventilation should be used in preference to the installation of air conditioning, which requires obtrusive plant. Windows should be operable to provide ventilation. The waterfront site provides natural ventilation opportunities and exposure to daily sea breezes.

BSBLSC Policy 8.5.1

Review the location of existing services and the needs for service provision. This should include hot and cold water supply, rainwater tanks, gas, sewerage, fire protection, power and communications and function centre requirements such as exhaust, cooking waste treatment and drink post mix lines.

BSBLSC Policy 8.5.2

Choose service routes and locations that avoid impact on significant fabric and do not negatively impact on views.

BSBLSC Policy 8.5.3

Avoid wherever possible the installation of air conditioning, use natural ventilation.

BBCL and BSBLSC Policy 8.5.4

Install new services so as to minimise impact to significant fabric, in accord with the Burra Charter.

BSBLSC Policy 8.5.5

Obtain approval for services installations and routes, as for works projects generally. In the original building, services and their fixings should be carefully designed and detailed and not installed based on line diagrams only.

BSBLSC Policy 8.5.6

Maintain a plan of the building and immediate area that records service installations and the routes of underground or concealed services (Council and the club). Refer also to archaeology policies.

POLICY SECTION 8.6 ACCESS AND OTHER CODE COMPLIANCE**Fire and Egress**

This section considers the protection of heritage assets in case of fire and user safety as required under the Building Code of Australia (BCA) (NCC) and the provision of equitable access as required under the Disability Discrimination Act (DDA). There are fire hydrants on the exterior adjacent to the building. The BCA fire requirements have not been fully assessed but as the place, particularly upstairs, is not used for sleeping, the requirement for alarms is lesser. The new side entry added a complying stair to access the first floor and the former stair is an alternate means of access. Check what is installed internally re detectors, fire extinguishers, etc.

Equitable Access

Some of the users and visitors may have some form of disability that limits their mobility or ability to appreciate the place. Provision should be made for them but any access provisions should not be visually intrusive nor detract from heritage values. A ramp, running parallel to the arcade, has been added to the front of the building giving access to the ground floor hall, offices and change rooms. The ramp intrudes on the front elevation as it covers the original step where club photos were often taken in the past. However it has been detailed so you can still approach from the front, with stairs in line with the entry. There is no equitable access to the upper floor.

On-grade access should be provided if there are significant new additions or works and preferably lift access to the first floor. Access should also be provided to any new interpretive structures or visitor facilities. Where it is not possible to provide access to significance features they can be presented by other means, through audiovisual or other interpretive devices. The equivalent policies in the SHR BBCL CMP are in policy Section 8.9.

BSBLSC Policy 8.6.1 (also BBCL)

Provide for equitable (disabled) access for visitors where practical and where it does not conflict with the retention of cultural significance. This may include provision of directions to existing on-grade access, new ramps, arrangements for vehicular access and provision for hearing or vision-impaired visitors.

BSBLSC Policy 8.6.2 (also BBCL)

Use alternate approaches where it is not practical to provide physical access without detracting from heritage values. This may include presenting information by other means eg interpretive devices, videos or printed information.

BSBLSC Policy 8.6.3 (also BBCL)

Protect people and the fabric of the place from fire in accord with code requirements by use of smoke and / or fire detection and alarm systems and fire suppression measures such as hydrants and/or fire extinguishers or access to water. If requirements result in negative heritage impacts seek a fire engineered solution.

BSBLSC Policy 8.6.4

Investigate the potential to add a lift to provide equitable access to the first floor function space.

Policy Section 9.0 Tourism and Interpretation

Encourage use by club members and the community and interpret the significance and history of the place and traditional uses, including to tourists and other visitors.

POLICY SECTION 9.1 TOURIST ACTIVITY AND VISITATION

Cultural tourist visitors include Australian as well as International visitors whose visits are often very brief and focussed on seeing the beach. To encourage a longer stay and add to the 'offering' visitors activities could include surf tourism and surf safety education, walks and guided tours focussed on heritage including the BSLSC, Pavilion, beach and the area generally. This may be by the Council or as part of a mutually beneficial formal partnership with licensed tour operators and/or communities and volunteer groups.

Further interpretation would enhance the cultural tourist's experience (see later) however there are many recreational visitors, particularly walkers on the Coastal Walk or walks to the north as well as joggers. There is considerable potential to display some historic material.

BSLSC Policy 9.1.1

Encourage tourism activities that contribute to an understanding of the cultural landscape, including the BSLSC buildings and the club's activities, for over 100 years.

BSLSC Policy 9.1.2

Encourage participation by visitors and the community in guided activities and special events (may include activities related to surf life saving) that allow a more in depth understanding of the place.

BSLSC Policy 9.1.3

Work to develop mutually beneficial partnerships with community groups, tourist operators or organisations and related sites to encourage visits eg use of the hall or a walk incorporating nearby surf clubs on the coast walk.

BBCL and BSLSC Policy 9.1.4

Occasional tours should be arranged for special interest groups.

BBCL and BSLSC Policy 9.1.5

Encourage and promote tourism activities that continue significant and long standing patterns of use.

POLICY SECTION 9.2 INTERPRETATION GENERALLY

Interpretation should cover the themes that encapsulate the history and cultural values of the place (as detailed in previous sections of this CMP, [see section 2 History and section 6.5 themes](#)). All aspects of the cultural landscape should be presented including social value and the intangible values associated with the Bondi Lifesaver. Interpretation should be based on factual information and should present historical documents and images related to the Surf Club. It could present missing elements of significant aspects and provide information graded for a range of visitors. Interpretation can also present information on aspects of the site that cannot be visited or are not on display, for example: how a surf club works, what a surf club does, over a century of use, over half a century of Nippers, changes in technology such as surf reels, wooden surf craft, etc (that are on site but not displayed), the honour boards and memorials and the stories of the people honoured and the murals.

A more detailed interpretation plan should be developed separately. Interpretive activities at the BSBLSC should concentrate on the club and life saving but needs to coordinate with any interpretation at the Pavilion, at Icebergs (SLSA Museum that is now closed) and in the area generally and any future visitor information centre. The hall is already used by some tourist / surf safety education groups. A proposal for a surfing museum is being promoted and would be appropriate in the pavilion or possibly the club – depending on resolution of the clubs space needs. The movable collection, historic records and the club's life saving activities all provide interpretive material and opportunities. Use of information and images in interpretation is subject to protocols, confidentiality, intellectual property, copyright and/or moral rights.

BSBLSC Policy 9.2.1

Work with Council, community groups and commercial operators to interpret the place including the possible development of an interpretive centre and / or Visitor Information Centre or surfing museum. Arrange to inspect the SLSA museum and liaise re future plans and any BSBLSC items held there.

BBCL and BSBLSC Policy 9.2.2

Use a range of interpretive options including tours, displays, events and activities, conservation of significant elements and provision of access to buildings and other significant structures.

BBCL and BSBLSC Policy 9.2.3

Design interpretation so it does not dominate the place or intrude on the character and experience of the place. It should be sensitive to the social values.

BBCL and BSBLSC Policy 9.2.4

Use the material in this CMP report, and carry out additional research, when designing interpretation, the content of which should present / explain documentary and physical evidence and intangible aspects of the history and values.

BBCL and BSBLSC Policy 9.2.5

Interpret the site for a range of visitors ranging from school groups to tourists, many of whom are not fluent English speakers, as well as local visitors able to stay longer.

BSBLSC Policy 9.2.6

Interpret the pattern of operation of the place as a working surf club and the annual cycle of surf season and winter season.

BSBLSC Policy 9.2.7

Develop a detailed heritage interpretation plan, [guided by the NSW Heritage Council endorsed 'Interpreting Heritage Places and items Guidelines'](#), and interpret all significant phases and themes in the BSBLSC's historical development and occupation.

BSBLSC Policy 9.2.8

In any interpretation seek approvals from any intellectual property or copyright holders.

POLICY SECTION 9.3 INTERPRETIVE WORKS AND INTERPRETIVE DEVICES

Conservation works and repairs can help to interpret places, as can interpretive devices and activities themselves. Any new interpretive displays should be designed so that they do not detract from the site itself, be designed to complement the character of the site and be made of robust material that is durable in an exposed maritime environment and resists vandalism. Where possible, signage should be located in places with a reasonable level of public surveillance to deter vandalism. Signs should adopt a consistent language and form.

Information contained in the CMP, historic images and plans should be used as a basis. See section 2 History and section 6.5 themes. The material presented should highlight the physical and documentary evidence and the traditional significant uses and explain what we see today.

A brochure, published material and / or electronic information, using parts of this CMP, should be provided to foster understanding of the heritage significance of the site. Both the Council and Surf Club websites provide information about the place, including heritage and further information could be added about the BSBLSC. As part of interpretation for the whole BBCL, apps could be developed that display historic images when you arrive at the appropriate location similar to the Museum of London Streetmuseum. See link at: <http://www.museumoflondon.org.uk/Resources/app/you-are-here-app/home.html>

BSBLSC Policy 9.3.1

Interpret the place as part of active surf life saving club continuing long standing activities and as part of an ongoing conservation program.

BSBLSC Policy 9.3.2

Liaise to include the club on any walking tour brochure developed or one specifically about the club, which should include the previous club buildings, surf life saving use and historic images.

BSBLSC Policy 9.3.3

Interpret the development of the BSBLSC and its role in the development of the Australian beach culture using the documentary and physical record supplemented by oral histories.

BSBLSC Policy 9.3.4

Interpret aspects of the place that have been removed such as the previous generations of surf clubs.

BSBLSC Policy 9.3.5

Encourage events that interpret aspects of the place such as commemorations of significant events and events that continue traditions such as surf reel and surf boat competitions of demonstrations.

Policy Section 10.0 Recording, Monitoring and Research

Keep records of work and monitor the condition of the place. Make the collection of historic documents, and research reports accessible and encourage further research.

POLICY SECTION 10.1 KEEPING RECORDS

There is a large collection of material regarding the history of the BSBLSC however this resource is held in a range of places from private individuals, the club itself, the Waverley Local Studies Library, Mitchell Library and the NMA and NMM. Not all of this has been researched during the preparation of this study. Historic photographs, maps and aerial photographs as well as physical analysis and previous studies have provided some insight into the place and the origins of aspects such as Australian beach culture and are likely to provide more in the future. During this study it has come to light that many previous studies have relied on secondary sources and the current location of the archival material being re-interpreted by these studies is unknown.

Oral history research should be a priority with long standing members who have a wealth of information about the building and club activities. This resource is irreplaceable and there is limited time to undertake it. The audio files themselves are valuable for use in interpretation to bring the history to life but can also provide key information about use of the club house which is necessary to management.

It is desirable that construction works and the condition of items are recorded and can be used for reference. It is also desirable that a sequence of photographs be maintained, with similar images taken at regular intervals, using the same viewpoint each time. Photographic records of works are also made by professionals and others, detailing the extent of modifications to the buildings undertaken and these should be retained and stored in a way that is accessible.

Staff or consultants with responsibilities for aspects of management or for developing designs should consult available records. Failure to do this in the north Bondi amenities upgrade meant architects and engineers did not understand the existence and extent of the SPS sewage well.

BBCL and BSBLSC Policy 10.1.1

Record conservation work. Record, interpret and archive why changes to the place have been made.

BBCL and BSBLSC Policy 10.1.2

Establish a sequence of photographs recording the state of the fabric, taken at regular time intervals recording the place, especially where there are persistent defects or structural movement.

BSBLSC Policy 10.1.3

Continue to use the Waverley Local Studies Collection or records system to record the reports, conservation studies, scientific studies, oral histories etc related to the BSBLSC so it can be easily consulted.

BBCL and BSBLSC Policy 10.1.4

Continue to make the surviving archival records available for consultation during specialised research projects, during documentation of conservation works and for general study.

BBCL and BSBLSC Policy 10.1.5

Undertake research into oral history to assist in understanding recent history and changes.

BBCL and BSBLSC Policy 10.1.6

Designate a staff member to be responsible for providing access to the archival material, plans and reports held on site and at Council. This should be an ongoing role.

BBCL and BSBLSC Policy 10.1.7

Consultants involved in projects for the BSBLSC are to consult records and management plans prior to designing new works.

POLICY SECTION 10.2 MONITORING

As part of conservation, it is important to monitor condition of the fabric and use this to prioritise works and identify whether other management measures are necessary. This includes monitoring the impact of use of the building and surrounds as club numbers grow and storage requirements change.

BBCL and BSBLSC Policy 10.2.1

Monitor the impact of use on the heritage values and stability of the elements that comprise the building and if necessary limit, control or change the pattern of use to ensure long term conservation.

BSBLSC Policy 10.2.2

Monitor structures identified as having structural defects regularly according to engineering advice and report any movement immediately. In particular monitor the crack on the front verandah.

BBCL and BSBLSC Policy 10.2.3

If structural repairs are undertaken monitor them on a regular, maximum annual basis.

BSBLSC Policy 10.2.4

Monitor vehicle use and any associated damage / erosion eg to the base of downpipes (Council and club).

BBCL and BSBLSC Policy 10.2.5

Monitor stormwater collection and disposal systems and groundwater systems and integrate repair into maintenance programs (Council and club).

POLICY SECTION 10.3 MAPPING AND DRAWING

Many maps and architectural / engineering drawings of the site have been found during the preparation of this CMP. Some aerial photographs of the site have been used in conjunction with historic maps to understand and document the pattern of development of the place. The series of high-resolution historic aerials should continue to be used for comparison and analysis. It is likely that there is an aerial image pre-dating the earliest image held by Council (1943) but this was not found during research for this report. There are a series of drawings of the original building and additions to it. Some recent proposals use a CAD base drawing that is not accurate with respect to the existing building. Accurate drawings are an important basis for detailed design and accurate CAD base drawings should be developed based on the existing drawings and site measurement. This can be added to as future works are undertaken.

BBCL and BSBLSC Policy 10.3.1

Maintain a digital collection of the sequence of maps and aerial photographs of the place.

BBCL and BSBLSC Policy 10.3.2

Continue to research, and if found, obtain high-resolution copies of maps and plans and aerial photos of the site. Ensure that this material is available for future studies.

BSBLSC Policy 10.3.3

Prepare accurate measured drawings of the building, particularly the original part. These should indicate wall thicknesses and original fabric and be used when planning any works to the building.

POLICY SECTION 10.4 RESEARCH PROJECTS

The place offers many opportunities for further research. Research projects could be carried out by volunteers from the various local heritage organisations, to supplement the local studies collection or by tertiary students/institutions. It is particularly important that the original source of material is properly identified. The Digital Masters Images though readily accessible electronically do not have detailed source / date / identification information with them. There is also potential to undertake further research at the major Sydney-based institutions (State Library and State Records) including Crown Lands and at archives and libraries in Canberra.

Copies of reports detailing research projects and any other studies should be catalogued and copies kept at the local office of public library and where appropriate be made available electronically, for use in future conservation planning, for designing interpretation and for research purposes. The understanding of the place could be greatly enhanced by further research, supplemented by oral histories with locals and commercial and recreational users.

This report has done some preliminary research into aspects of the social and intangible values and into aspects of the history such as associated persons, the development of the logo, the development and change in life saving equipment and techniques and into the historical swimming costumes, banners, badges, blazers etc. This is to establish that these aspects of the BSBLSC are significant in the terms of this CMP however all these are areas of research where there is a wealth of information for future study and research. *The club undertakes regular research and publishes it in its newsletter, The Bondi Surfer, now online. An example is the research on women members in a special edition on 19 October 2020 celebrating 40 years since women were allowed as members.*

BBCL and BSBLSC Policy 10.4.1

Make copies available (may be electronically) of important source material available for future detailed studies (including details of the archive where the original item is held) and for use in interpreting the place.

BBCL and BSBLSC Policy 10.4.2

Encourage research projects including locating, copying and cataloguing additional source material relating to the historic development of the place.

BBCL and BSBLSC Policy 10.4.3

Make research reports publicly available at the club, in Councils library and where appropriate electronically.

BSBLSC Policy 10.4.4

Encourage research into the BSBLSC history including aspects identified in this CMP. (see Implementation section for a list of research areas)

9.0 IMPLEMENTATION

9.1 IMPLEMENTATION STRATEGY GENERALLY

This section deals with implementing the conservation policies to ensure the long term conservation of the BSBLSC and study area within the overall heritage listed cultural landscape. This implementation strategy does not only consider built fabric, but also considers the club's long standing occupation of sites within the reserve and their live saving and associated activities.

9.2 HERITAGE ASSET MANAGEMENT

Although currently not individually listed as an heritage item, the BSBLSC has been managed by Waverley Council as if it was, ie the building has been included in Conservation Plans and Statements of Heritage Impact have been prepared for proposals to undertake works. The open space to the rear is part of the culturally significant park but the works depot to the rear is not of heritage significance. Both facilities are within the State and Nationally listed Cultural Landscape and need to be managed according to conservation planning principles. The heritage status of the place, and the overall cultural landscape, is currently not well understood by all sections of Council. Modifications have occurred that exceed what is permitted under Council's authority. Temporary facilities have become semi-permanent fixtures, which was not the original intent and they do not have planning consent though Council does have site specific exemptions under the Heritage Act for park maintenance and repair activities.

Section 57(2) applications under the Heritage Act should be made for all new construction or as otherwise required by the Act. Exemption notifications should be made for certain exempt works.

9.3 CONTINUING USE

In the case of the BSBLSC continuing of the club's activities within the reserve is of considerable importance. Each generation of club house has occupied premises, which for operational requirements, were located as close as possible to the water. The conservation policies in this CMP aim to ensure that this culturally significant use, associated with Bondi Beach for over a century, continues. The club's operational requirements and access to their facility and equipment need to be considered by Council when planning alterations to nearby facilities, including alterations to the pattern of use of the pavilion. Adjacent uses that impact on the operation of the surf club also need to be actively managed by Council. The activities of the club were never confined to within their building, as the club always used adjacent outdoor areas for drills, gear inspections, fitness training, sports, etc.. Such external activities are becoming more difficult to undertake due to the very high usage of this area (refer also to areas for future development). The blanket paving scheme implemented in the 1980s does not help in this regard.

9.4 MAINTENANCE

The study area is in an exposed location and needs constant maintenance. The maintenance arrangements have not been investigated in detail but in some respects it appears that the present maintenance program does not fully take into account the heritage significance of the fabric. The NSW Heritage Office has developed a standard inspection checklist for heritage items that provides guidance as to inspection time frames for elements such as roofing, timber joinery etc. This checklist can be found in the Maintenance

Series at <http://www.environment.nsw.gov.au/Heritage/publications/>

In comparison to other club houses and typical of surf clubs, the exposed location of the building has resulted in rapid deterioration of certain building elements. The club's main focus is life saving and their fund raising activities are directed towards this. Maintaining the premises has been an issue throughout the life of the club, in each of its series of buildings, and there are no regular sources of funding for maintenance, which places a burden on the club. External maintenance is undertaken by Council. A detailed maintenance plan for the significant fabric should be prepared which can also be utilised as a budgeting tool but is beyond the scope of this CMP. Waverley Council currently does not have its own heritage fund however steps could be taken towards setting up a fund to provide dedicated funding for the long term conservation of heritage items within the LGA.

9.5 VIEWS AND OPEN AREAS

Key views of the surf club house are identified in section 4.4 and the setting and views are discussed in detail. See photos at figures 4.4 to 4.14. See also the aerial photo at figure 9.5 on which views are indicated. There are views that were intended to have the surf club in the foreground with the larger pavilion beyond. The following series of photographs (figures 9.1 to 9.4) comment on the vistas as intended and the extent of change and clutter that now hides the original design intent. Seemingly minor elements such as solar panels mounted on the roofs of buildings are visually intrusive and could be mounted in less visible areas of the complex. Minor changes and the growth of trees and other planting elements hide features originally visible. Visual clutter is compounded by adhoc alterations and park planning decisions made without consideration of heritage.

An important view towards the surf club and pavilion is from the bridge to the north east, from this bridge two paths bisect the grassed area, one leading to the rear of the pavilion and the other to Queen Elizabeth Drive and the beach. In historical images from here the rear of the club and side of the pavilion are prominent and their intended design in the round can be appreciated. These paths pre-date the 1934 club house and are part of the overall Improvement Scheme. The path to the beach has been re-aligned and the level raised and is the busiest - providing access to the beach and the more recent playground. The area behind would not have stayed as bare as in the historical image for long as the tree plantings along the paths would have grown and been more prominent. Today's plantings of Norfolk Island pines are closer spaced than the original but are appropriate even though they now restrict views within the park and from the bridge channel them along the paths - which may have been the original intention.

The area behind the club was suggested for the "maintenance shed" in the 1997 as it was identified as a degraded area. It is behind the club and pavilion and does not have views of the beach rather to the backs of the buildings. It is little used recreationally and there is an informal through route used by locals. There is considerable opportunity to re-instate the intended hierarchy of the buildings and landscaping and the intended vistas of the Improvement Scheme. In the overall CMP the hierarchy is compared to chess pieces, with a diminishing scale. The scale and character of the surf club should remain subservient to the adjacent pavilion, which was to be the centrepiece of the improvement scheme.



Figure 9.1 This view shows the club and the area to the rear soon after completion. The trees are planted but are small and widely spaced and people appear to be sitting in the sparse long shadows of the trees and tree guards. The controlled character of the Improvement Scheme when first completed (crop of figure 2.22) is evident. The club has no entry from the side or rear and the rear stair roof is a prominent feature. One arch of the pavilion arcade is visible with people sitting in it (three more arches are out of the image to the right. Source: WC LSC



Figure 9.2 The rear views shows the current situation with the rear of the club enclosed by additions above and behind by elements of utilitarian design. Source: Jean Rice 2016



Figure 9.3: From the path to the rear of the study area the surf club rear additions are visible, partly screened by plantings. The works yard had screen plantings along the main fence when this photo was taken and an additional area was fence as a place to store new park furniture that was being installed. Plantings and the works yard hide the pavilion side arcade which has had the arcade enclosed and many windows but which are being reopened in the 2020 upgrading works. Source: Jean Rice



Figure 9.4: Originally this view would have featured the surf club arcade with the pavilion arcade behind. The bucket List restaurant interrupts this view and the raised ground levels, fence and plantings in the playground in front obscure the surf club arcade. Now the first floor addition dominates the club and solar panels and shade cloth intrude upon the intended views. Past views of Queen Elizabeth Drive show the main facades to have been more prominent. Note the tower of the Bondi Hotel beyond the club, which pre-dates the improvement scheme. Source: Jean Rice

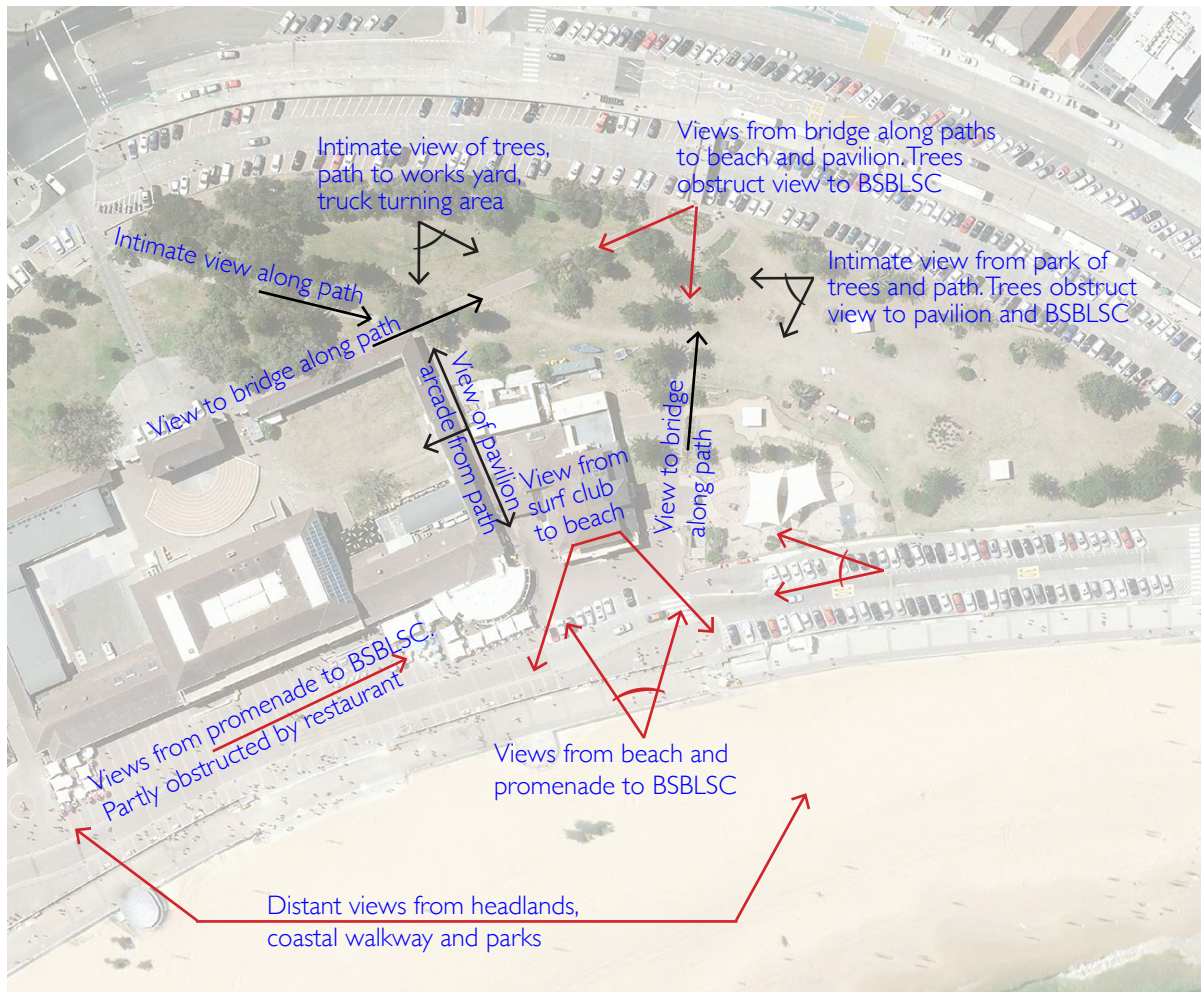


Figure 9.5: This figure repeats figure 4.15 and is included here for convenience. The figure is a diagram showing views in the vicinity of the study area. The black arrows indicate intimate or close views within the park and the red arrows indicate expansive and distant views. The surf club was designed to complement the pavilion and present, particularly from the front, as coherent elements within the overall design. The views from the promenade and the beach are the most significant. See also figure 6.8a which ranks the significance of views. Source: Jean Rice Architect

9.6 AREAS FOR FUTURE DEVELOPMENT

The exposed location of surf clubs has resulted in many NSW clubs erecting a series of larger and more permanent masonry buildings replacing earlier timber buildings. Many of the second (or in the case of BSLSC third) generation clubs erected in the 1930s were designed as objects within the landscape, designed to be viewed from the reserve or esplanade and from the beach. More recent additions and alterations to the surf club have been more utilitarian. An opportunity exists to rework the rear of the club house and provide much needed boat and board storage and working areas for the club, so that areas intended for fitness training such as the squash court do not need to be utilised for storage. Facilities added to the pavilion side of the building could be relocated to the rear, away from areas of high traffic and returning that space as a pathway and public open space.¹ The extent of the intrusive additions is shown on figures 6.9 and 6.10. A dedicated board storage area could be established that provides an income for the club.

Consideration could be given to the design of new pavilions or additions to better house the functions of the club. Functions such as the marshalling Nippers needs to be catered for and was never envisaged in the original clubhouse design. New facilities might be in a separate low scale pavilion in the underused area to the rear of the club and/or be compatible additions. For example arcades on either side of the building could provide external access to the side rooms and be used as sheltered shaded areas by members or to access a kiosk window. Many surf clubs have a counter where drinks and sandwiches can be purchased, the income from which supports the club. The cool room or other area could be reworked for this purpose. An example of a small hole-in-the-wall type of kiosk is located at the Manly Surf Club. Although there are other venues at the beach selling refreshments there are frequent queues and their main focus is not takeaways.

There is an opportunity to rework the internal planning so that the hall functions better. The entrances to either side of the hall from the front arcade could be re-instated, allowing the office to be accessed from the exterior as intended. Providing separate access to the office would allow for a range of activities such as fitness, to be undertaken in the hall. The change rooms are also being accessed via the hall rather than from the side entrance. Upgrading the side entrance would lessen this traffic.

There is also the potential to access the office from the stair hall to the first floor, without compromising the use of this area as a fire escape. There may also be the potential to sensitively include a lift to the function area, possibly within the 2005 additions. The arch headed windows to the upper floor, and the roof terrace access have not proved to be successful in their detailing and could be better related to the pavilion. The openings on the upper floor of the pavilion have square, not semi-circular heads. The surf club windows could also be reworked to make the areas more usable. Consideration could be given to the use of banks of windows that can be operated easily.

¹ Note that Table 6.9 ranks this space as exceptional significance. Figure 6.9 ranks study area space abutting this passageway as exceptional/high, and protruding clubhouse additions and Council works yard as intrusive (into this space). Figure 7.1 identifies a pedestrian accessway through this space. Figure 7.7 identifies IRB circulation through this space. Figures 7.17 & 7.18 note clearing of existing trees in west of this space and paving as part of Bondi Pavilion upgrade works, 'opening' or easing circulation in that part of the space. Table 7.2 (constraints/opportunities) notes an opportunity to improve pedestrian access here. Policy 4.4.5 addresses removing Bondi Pavilion's curved addition to open up this access space. Policy s.7.4 (intrusive/neutral fabric) addresses removing these. 7.4.2 says 'as a matter of urgency', 7.4.5 specifically addresses removing intrusive additions.

Generally the remaining original fabric, primarily the main hall and rooms on each side and the front arcade, should be conserved and any future proposals should improve the function of these spaces which is compromised by previous changes.

The 2015 proposal for the works depot, public toilet and club dominated the surf club and restricted views of the original section of the building. Concerns raised by the Heritage Council over the scale of the proposal were taken on board, particularly as the depot was intended to be temporary whilst a permanent site was found. The proposal was withdrawn and Council are considering other sites. The depot proposal did not solve the operational issues for the surf club, such as lack of equipment and boat storage. A joint proposal may not be a workable solution. As the feasibility of alternative depot sites is being considered the use of portable buildings and containers in the study area may continue. If the site is not used for a works depot the rear of the surf club could be reworked to provide necessary working and secure storage areas for the club, separated from the public. Any proposal needs to relate to proposals for the pavilion which include toilets accessed from the path between the pavilion and the club and garbage removal at the rear (see detailed description of proposal in section 7.7). The public domain around these sites needs to be deliberately designed as part of these proposals and conflicts between pedestrians and other users resolved. The IRB store and set up area is a particular concern with the servicing, refuelling and testing of out board motors being undertaken on the public path.

Development of detailed approaches to future development is beyond the scope of this implementation strategy. Detailed guidelines for development in the study area are beyond the scope of this report. General guidelines and ideas are explored in section 7.10 and tables 7.1 and 7.2. There are several current proposals and multiple parties involved. There needs to be close liaison between proponents and Council and its staff, particularly heritage planners and advisors, to ensure projects are coordinated, that users needs are met and heritage values are conserved. There is a concern that expansion of permanent facilities could compromise the original park design. Any proposal that alienates park areas needs to demonstrate in detail its space needs to give a detailed understanding of the floor space needed and the functional relationships between uses. The impact on the park should be addressed and demonstrated in a model so the scale can be appreciated. Council now has a 3D electronic model that includes Bondi Beach and this could be used by proponents to demonstrate new forms and impacts in the overall setting.

9.7 COLLECTION MANAGEMENT / COMMEMORATION

The collection of trophies and memorials pre-dates the current club house and has been carefully transferred from one building to the next. Funding should be allocated to catalogue the collection and identify elements that could be used in permanent or changing displays. Once the collection has been assessed there is some potential to return some items in storage and use them in displays. In the longer term, consideration could be given to reinstating some or all of the band alcove, as this was also used to store and display reels when not in use. The reels are stored in the boatshed and not seen by the public. The club's history and its role in the birth of the life saving movement, as well as highlights from the collection could be further integrated into tours of Bondi Beach. More research could be undertaken into the art works that include the surf club, such as the Chesty Bond comics. These could then also be placed on display for visitors to the club. Improving the display within the surf club is provided for in the PoM.

9.8 AREAS FOR FUTURE RESEARCH

The overall CMP for the Bondi Beach Cultural Landscape contains a series of recommendations as to areas for further research. A substantial history of the BSBLSC (the Brawley book) has been prepared however a program to conduct oral interviews with long-standing / life members could be undertaken so that this history can be added to in the future. Oral histories are invaluable in that they record the changing views of a society and also experiences of daily life (including sport and leisure pursuits) in a local area that are often left out of official histories. Such changes at Bondi Beach relate to surf lifesaving, the character of the local area and use of the reserve and changes in lifestyle and unwritten social rules and regulations. Oral histories can also supplement the documented record of sporting achievements and war memorials. The minutes and other archival material held in the Waverley Studies Collection could be digitised and added to the collection of digital material already held by the Club. The location of the surf club's records off site and inaccessible (boxes stacked on top of each other) means that they are rarely used. Ideally it should be located in a dedicated space in the club. Scanning the material would provide for a working set for the club, with selected material able to be made available via the website.

9.9 SOURCES OF FUNDING

Waverley Council does not have a dedicated Heritage Grants program but provides links on its website to funding offered by the NSW Heritage Office as well as to its own small grants program. To be eligible for funding for conservation works, the BSBLSC needs to be an individually listed heritage item (see 9.10). The Museums and Galleries Association provides advice to Regional Museums if matching funding is provided by Council. Sources of funding for collections and works to Heritage items include:

Type of Grant	Managing Body and Webpage	Types of Projects/Work funded
COLLECTIONS		
Community Heritage Grants	National Library of Australia www.nla.gov.au/awards-and-grants/chg	• significance assessments of collections • preservation needs assessments of collections • conservation activities and collection management, and • training workshops.
Regional Museum Advisor	Museums and Galleries mgns.w.org.au/sector/support/museum-advisor-program/	• development of strategic plans for growth and sustainability • identification and development of tourism opportunities • developing themes and ideas for new displays and public programs • support in identifying funding opportunities
HERITAGE ITEM		
Local Heritage Grants	NSW Heritage Division http://www.environment.nsw.gov.au/Heritage/funding/index.htm	To improve the maintenance of local heritage items. The applicant needs to be the local council and the project must be for development and implementation of a small heritage grant program aimed at maintenance of heritage items in the LGA. Council needs to provide \$ for \$ funding

At a broader level consideration should be given to establishing a fund for the conservation of significant heritage items within the LGA. The Victorian model Mint INC (now Working Heritage) demonstrates how funding can be obtained and specifically directed towards heritage conservation. Funding from the car parking spaces at the Mint complex in Melbourne is one source of income, the Working Heritage Website noting that:

Fees from the car park contribute directly to Working Heritage and help us conserve and manage heritage places around Victoria.²

Setting up a designated heritage fund would allow programmed conservation works to occur to buildings such as the surf club and the pavilion in a planned manner that could take place over a number of years and be separated from the income from rate payers. This would also reduce some of the burden on the club, allowing them to concentrate their fund raising activities on their core activity: life saving.

9.10 FUTURE HERITAGE LISTING

This report has revealed that the BSBLSC is of a level of cultural significance to warrant listing as an individual item on statutory heritage registers in its own right. It is recommended it be included on the Waverley LEP heritage schedule. The building is of at least local significance and is likely to be of state significance, when compared with other surf clubs in NSW including for its association with the birth and rise of the life saving movement locally and nationally. The surf club and pavilion were both considered in the 1996 Conservation Plan. A full set of the 1990 Waverley Heritage Inventory has not been located and it has not been determined if both buildings were included (which would account for both buildings being considered in the CMP). The surf club is not currently included in the table of Waverley's State Heritage Items on their website, nor are other heritage items that have been added recently.

As a minimum the building should be listed on the Waverley LEP. Comparatively the club house is one of the oldest surviving buildings however the interiors of the other 1930s clubs were not inspected to determine how many still retain their club rooms lined with trophies and memorials. If listing is proceeded with, then the collection needs to be assessed as part of this listing as do significant internal spaces and referred to in the item name in LEP schedule 5. Sydney City Council's LEP 2012 Schedule 5 provides an indication as to the level of detail that is now required in the item name. Identifying interiors is necessary so that Council can monitor change and impose development conditions. If further comparative analysis reveals that the club house is of state significance and it was listed on the SHR then additional grants for conservation works could be applied for.

² <http://www.workingheritage.com.au/parking-at-the-mint>

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