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URBIS

HERITAGE IMPACT STATEMENT

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

Prepared for

BONDI SURF BATHERS LIFE SAVING CLUB LTD.

28 April 2021

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EXECUTIVE SUMMARY

INTRODUCTION

Background & Purpose

Urbis has been engaged to prepare a Heritage Impact Statement relating to the proposed development at the Bondi Surf Bathers' Life Saving Club (SBLSC or the site). The site is located at Queen Elizabeth Drive, Bondi Beach, and comprises a 2-storey Inter-War building which addresses the beachfront and is situated within Bondi Beach Park, to the east of the Bondi Beach Pavilion building.

This HIS is required to accompany the development application due to the heritage listings which apply to the site under local, State, and Federal legislation. These listings are outlined below:

Heritage listings under Schedule 5 of the Waverley Local Environmental Plan 2012

Item / HCA name	Address	Significance	Item / HCA no.
Heritage items ¹			
Bondi Beach	Campbell Parade	National	I93
Bondi Beach Cultural Landscape	Queen Elizabeth Drive	State	I94
Heritage Conservation Areas			
Bondi Beach Conservation Area	-	Local	C2
Bondi Beach and Park Landscape Conservation Area	-	Local	C25

Heritage listing under the NSW State Heritage Register

Item name	Address	SHR no.
Bondi Beach Cultural Landscape ²	Queen Elizabeth Drive	01786

Heritage listing under the Australian National Heritage List

Name	Class	Legal Status	Place ID	Place File No.
Bondi Beach ³	Historic	Listed place (25/01/2008)	106009	1/12/038/0010

Proposed Development

The proposal, as shown in architectural drawings prepared by Lockhart Krause Architects, generally entails the following works:

1. Demolition of existing first-floor addition to the building

¹ The subject building is located within the curtilage of these heritage items. However, the building itself is **not** an individually listed heritage item under the Waverley LEP 2012.

² The subject building is located within the curtilage of the listed cultural landscape. However, the building itself is **not** an individually listed heritage item under the NSW State Heritage Register.

³ The subject building is located within the curtilage of the listed place. However, the building itself is **not** an individually listed heritage item under the *Environmental Protection and Biodiversity Conservation Act 1999*.

2. Demolition of existing, non-significant rear additions to the building
3. Introduction of new lightweight vertical addition to the building, incorporating glazed walls and pitched terracotta tile-clad roof, and new upper-level terrace space
4. New rear additions to the building, including reinstatement of earlier pitch-roofed stairwell structure and new 3-level (plus basement) addition connected via a new courtyard
5. Landscape works, including removal of existing, non-significant elements

HISTORICAL OVERVIEW

A detailed history of the site has been prepared in a Conservation Management Plan (CMP) prepared by Jean Rice Architect in 2018. This is included as Attachment A to this HIS.

The CMP notes that the existing building contains various forms which date to a number of different periods. The principal phases of the building's development are summarised below:

Historical development of the building

Year / Period	Description
1934	Original single-storey building constructed
c.1950	Rear boatshed introduced
1974	Original roof terrace begun to be enclosed (from 1970) North-western addition introduced (gymnasium, male WC) Roof partially rebuilt after fire
1990	Existing level 1 introduced (original roof mostly demolished)
2005 onwards	New 2-level addition at rear of building

HERITAGE SIGNIFICANCE

Bondi Beach

The following Summary Statement of Significance for Bondi Beach has been extracted from the Australian Heritage Database:

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 one of the world's most famous beaches and is of important social value to both the Australian community and to visitors. Bondi Beach is significant because of its special associations for Australians as a central place in the development of beach culture in Australia. It embodies a powerful sense of place and way of life. 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. A place full of Australian spirit, synonymous with Australian beach culture, it is recognised internationally.

At the end of the 19th century, the beach emerged as an alternative cultural landscape to the mythology of the interior. The interior represented notions of toil and hardship against an often unforgiving landscape, while the coast evoked images of health and leisure in the equally unforgiving environment of the sea. 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 constructed features, such as the sea baths and the surf pavilion demonstrate the development of the natural features of the beach to accord with daylight swimming, recreational beach culture, surf life saving, and associated beach sports. The Bondi Surf Pavilion building within its developed parkland setting is an important element of the site. Built in 'Inter War Mediterranean style', the Pavilion is outstanding for its place in the development of beach and leisure culture and is a famous landmark at Bondi Beach. The pool complex is significant for its strong associations with the famous 'Bondi Icebergs' winter swimming club as well as other swimming groups. The pool and clubhouse enjoy a strong nexus not usually enjoyed by other seaside pools. The site has been used continuously for organized swimming since before 1900 and has a strong social importance as a meeting place as well as a sporting and recreational facility. The Bondi Icebergs contributed strongly to this development. 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.

All Statements of Significance for the Bondi Beach heritage item / HCA are included in Section 4 of this HIS.

Bondi SBLSC Building

The following Statement of Significance for the subject building has been extracted from the 2018 CMP prepared by Jean Rice Architect:

The BSBLSC and its club house are of cultural significance at state level as the home of Australia's oldest formally constituted surf life saving club. The club has occupied several positions on Bondi Beach since its inception in the summer of 1906/07 and the organisation is integral to the birth and development of the now internationally recognised practice of surf lifesaving. The 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's role is 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 Medallion award. 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 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 esteem is demonstrated in campaigns to protect the beach both historically and today and in popular culture such as events staged on site and television shows centred on life saving at Bondi. 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 building is an integral part of the Bondi Beach Cultural Landscape, 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. It was part of the rare extensive beach improvement scheme with a defined aesthetic, 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 cement rendered walls, an arcaded verandah, arched openings and tiled roofs (though the 'Roman' tiles have been replaced). It features a deliberate approach to design for climate. It incorporated technical innovations such as the extensive pier to allow building on sand, the flat concrete roof and the now removed roof lantern for light and ventilation.

The club was built in the mid 1930s under the Unemployment Relief Scheme and is 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, coastal walkway and section of Marine Drive at Tamarama.

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 historical record demonstrate the changes in techniques of surf life saving and surf craft. 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 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 the 1980s. 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, who was honorary architect for many years assisting also with fund raising.

DISCUSSION OF HERITAGE IMPACT

An assessment of the proposed development on the heritage significance of the subject building and of the Bondi Beach cultural landscape is carried out in Section 5 of this HIS. Generally, the assessment of impact will find that:

6. No actions are proposed which would generate any adverse significant impacts on the National heritage values associated with Bondi Beach, including any Matters of National Environmental Significance.
7. The proposed development would facilitate the ongoing historic use of the Bondi SBLSC building, which is closely associated with the tangible and intangible cultural heritage values of the Bondi Beach cultural landscape.
8. The proposed removal of intrusive additions to the building (including at the rear and at the upper level) would generate a positive heritage outcome as a result of the reinstatement of the legibility of the building's original form, scale, and detailing.
9. The proposed new addition is the result of a substantial consultation process between the project team, consent authorities, and other stakeholders (including the local community). The result is an architectural response to the building and to the wider cultural landscape which demonstrates a clear respect for the established architectural character and intangible values associated with the place.
10. The new forms to the building would be clearly contemporary in nature, while remaining subservient to the established Inter-War Mediterranean character of the subject building and the adjacent Bondi Bathers Pavilion. A particular point of success is the new roof form, which is a highly sympathetic interpretation of the building's original hipped roof with lantern. The arched expression of the new façades will also contribute to a respectful dialogue between old and new.
11. The design of the new additions have taken into consideration the setting of the building within its existing context of the Bondi Beach cultural landscape. The additions have been designed to be read in the round, providing for an enhanced interface with the surrounding setting at all frontages. This is a vast improvement of the current situation of the building, in which new forms have been introduced over time and in an ad hoc manner to accommodate the changing needs of the club with no due consideration for an appreciation of the building in its wider setting.
12. The proposal would allow for increased public access to the building through the introduction of high-quality exhibit space which will allow future audiences to better understand the exceptional heritage values of the Club and its deep-rooted associations with Bondi Beach.
13. The proposed new landscaping would enhance the relationship of the existing building with its surrounding context, in particular at its northern face where it addresses Bondi Beach Park and Campbell Parade beyond.

CONCLUSION

Based on an understanding of the site's physical and historical context, it is considered that the proposed development would respect and enhance the established heritage significance of the subject building, including its contribution to the Bondi Beach cultural landscape. Accordingly, it is recommended that the proposed development be viewed favourably on heritage grounds.

1. INTRODUCTION

1.1. BACKGROUND

Urbis has been engaged by Bondi Surf Bathers Life Saving Club Ltd (Bondi SBLSC) to prepare a Heritage Impact Statement (HIS) regarding proposed works to the Club building located on Queen Elizabeth Drive, Bondi Beach (the site). As numerous statutory heritage listings apply to the site (discussed below), this HIS is required to ascertain the potential impact of the proposed development on the heritage significance of the site and its surrounding heritage context.

1.2. LOCATION

The site is located at Queen Elizabeth Drive, Bondi Beach, and comprises a 3-storey building which addresses the beachfront. The site, which is situated to the east of the Bondi Beach Pavilion building, is set with Bondi Beach Park.



Figure 1 – Aerial image of locality, with subject site indicated.

Source: Urbis, 2020

1.3. HERITAGE CONTEXT

1.3.1. Subject Building

The Bondi SBLSC building itself is not identified as a heritage item under any statutory heritage lists.

1.3.2. LEP Heritage Listings

The site is situated within the following heritage items and Heritage Conservation Areas (HCA) which are listed under Schedule 5 of the Waverley Local Environmental Plan 2012 (LEP):

Table 1 – LEP heritage listings

Item / HCA name	Address	Significance	Item / HCA no.
Heritage items			
Bondi Beach	Campbell Parade	National	I93
Bondi Beach Cultural Landscape	Queen Elizabeth Drive	State	I94
Heritage Conservation Areas			
Bondi Beach Conservation Area	-	Local	C2
Bondi Beach and Park Landscape Conservation Area	-	Local	C25

1.3.3. State Heritage Register

The site is located within the following place, which is listed on the NSW State Heritage Register (SHR):

Table 2 – SHR listing

Item name	Address	SHR no.
Bondi Beach Cultural Landscape	Queen Elizabeth Drive	01786

1.3.4. National Heritage List

The building is located within the curtilage of the following place, which is listed under the Australian National Heritage List:

Table 3 – Heritage listing under the Australian National Heritage List

Name	Class	Legal Status	Place ID	Place File No.
Bondi Beach	Historic	Listed place (25/01/2008)	106009	1/12/038/0010

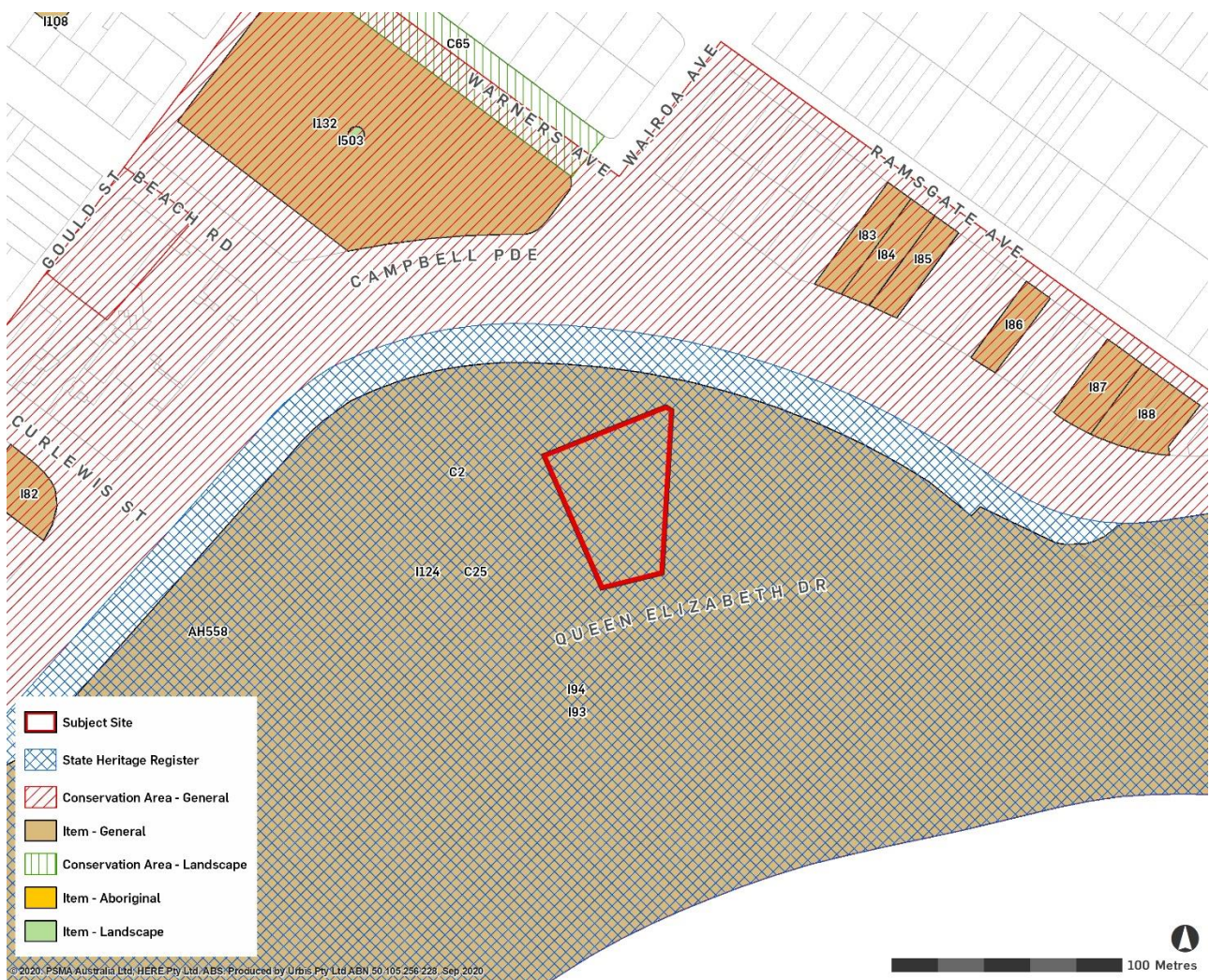


Figure 2 – Overlay of local and State heritage listings applicable to the place.
Source: Urbis, 2020

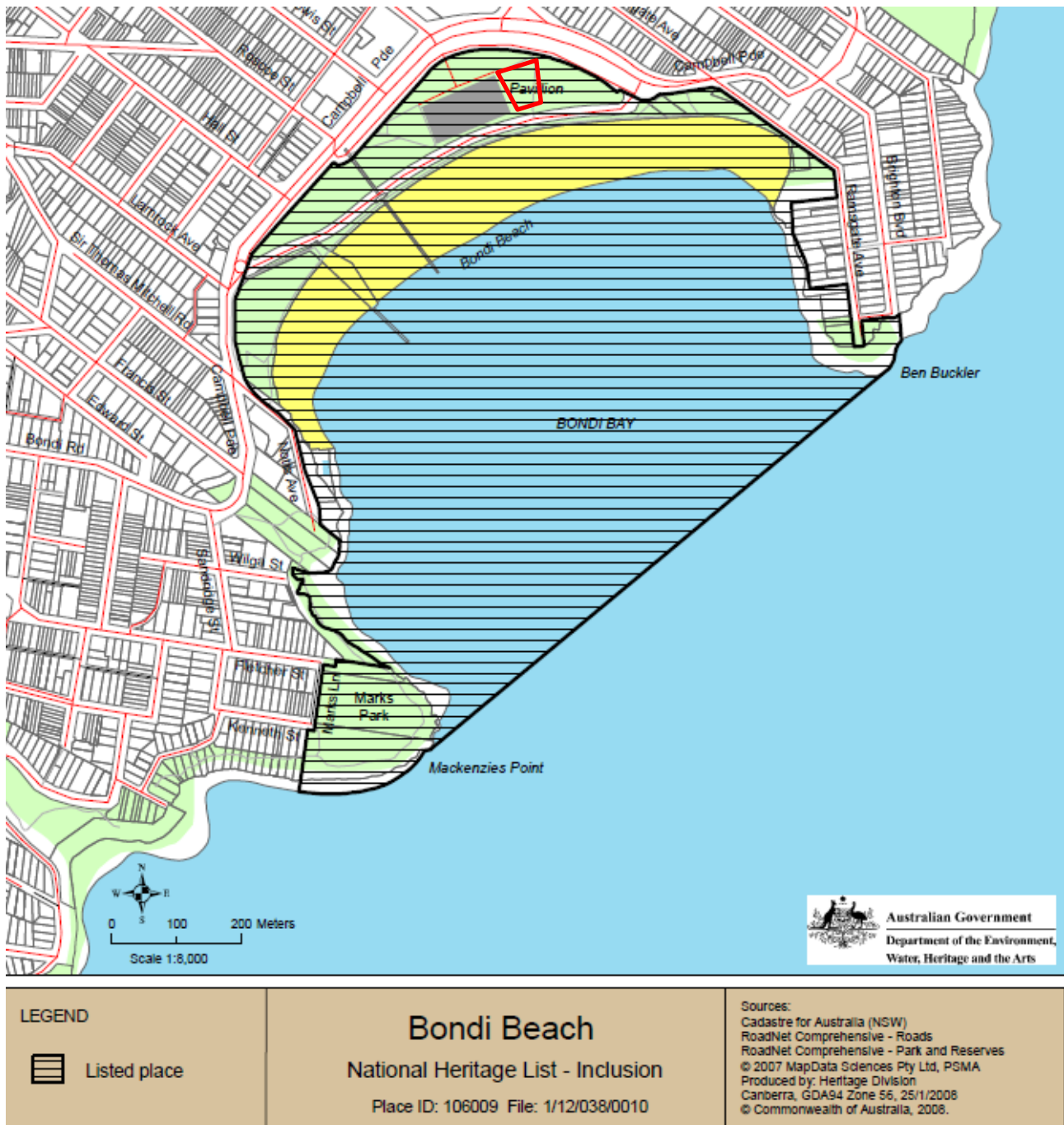


Figure 3 – Location and Boundary Map of Bondi Beach, showing the National Heritage List curtilage and approximate location of Bondi SBLSC building (outlined red).

Source: Department of the Environment, Water, Heritage and the Arts, 2008, with Urbis overlay

1.4. METHODOLOGY

1.4.1. Site Context & Analysis

Historical and physical evidence of the subject site has been taken from the Conservation Management Plan (CMP) prepared by Jean Rice Architect (Issue D, July 2018).

1.4.2. Impact Assessment

This HIS has been prepared in accordance with the NSW Heritage Division guidelines 'Assessing Heritage Significance', and 'Statements of Heritage Impact'. The philosophy and process adopted is that guided by the Australia ICOMOS Burra Charter 1999 (revised 2013).

The proposed development is discussed in relation to the relevant objectives, controls and provisions contained in the following instruments and guideline documents:

Local planning controls

- Waverley LEP 2014
- Waverley Development Control Plan 2012 (DCP)

Heritage NSW guidelines

- 'Statement of Heritage Impact' guidelines

Australian Department of Agriculture, Water and the Environment guidelines (EPBC Act resources)

- *Significant Impact Guidelines 1.1 - Matters of National Environmental Significance*

Site-specific policies

- *Bondi Surf Bathers Life Saving Club Conservation Management Plan* (Jean Rice Architect, July 2018)

Although the building itself is not an individually listed heritage item, it is recognised that it exhibits cultural heritage value both for its contribution to the wider cultural landscape of the Bondi Beach precinct, as well as for its intangible associations with the historical development of the sport of surf lifesaving. As such, this HIS will consider the building as though it were an individually listed heritage item, including a discussion of the proposal against planning controls which apply to heritage items as contained in the abovementioned documents.

1.5. AUTHOR IDENTIFICATION

This HIS has been prepared by Anthony Kiliyas (Senior Consultant). Stephen Davies (Director) has reviewed and endorsed its content.

1.6. LIMITATIONS

This HIS has been prepared to discuss European cultural heritage values only. Aboriginal cultural heritage values, archaeology, and landscape values are not within the scope of this report.

1.7. THE PROPOSAL

The proposal, as shown in architectural drawings prepared by Lockhart-Krause Architects (issue A, dated 15.04.2021), generally entails the following works:

- Demolition of existing first-floor addition to the building
- Demolition of existing, non-significant rear additions to the building
- Introduction of new lightweight vertical addition to the building, incorporating glazed walls and pitched terracotta tile-clad roof, and new upper-level terrace space
- New rear additions to the building, including reinstatement of earlier pitch-roofed stairwell structure and new 3-level (plus basement) addition connected via a new courtyard
- New basement under new building footprint (to the north)
- Landscape works, including removal of existing, non-significant elements

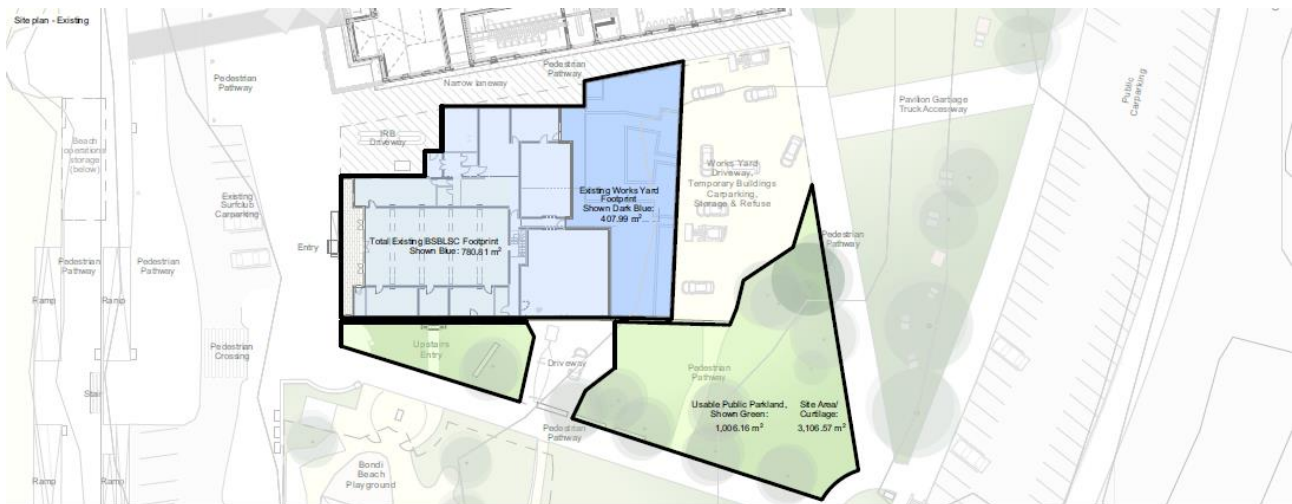


Figure 4 – Existing site plan.
Source: Lockhart-Krause Architects, 2021



Figure 5 – Artist impression, existing.
Source: Lockhart-Krause Architects, 2021

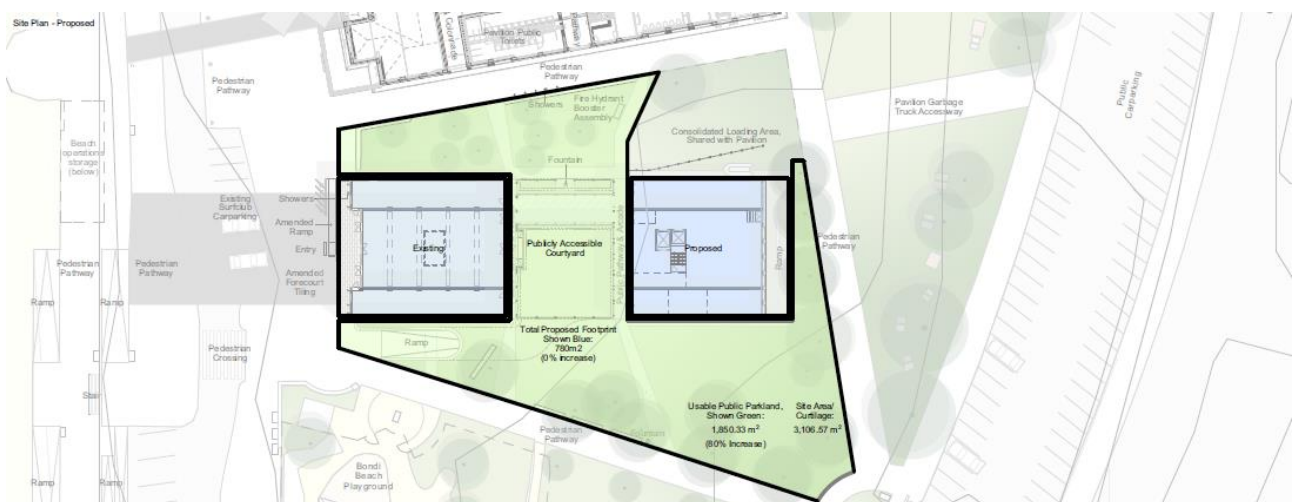


Figure 6 – Proposed site plan.
Source: Lockhart-Krause Architects, 2021



Figure 7 – Artist impression, proposed.
Source: Lockhart-Krause Architects, 2021

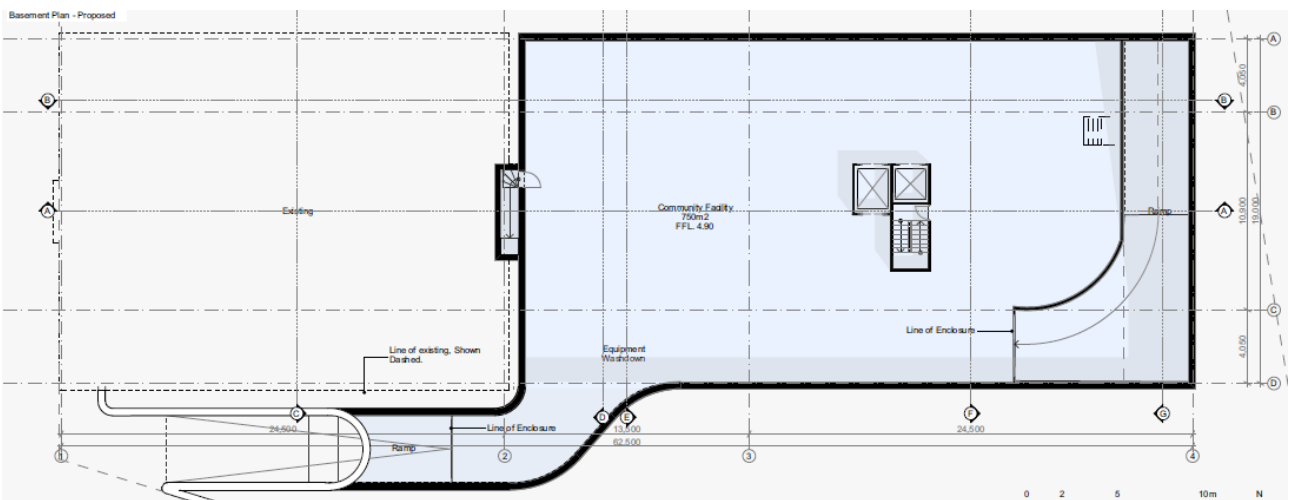


Figure 8 – Proposed basement plan.
Source: Lockhart-Krause Architects, 2021

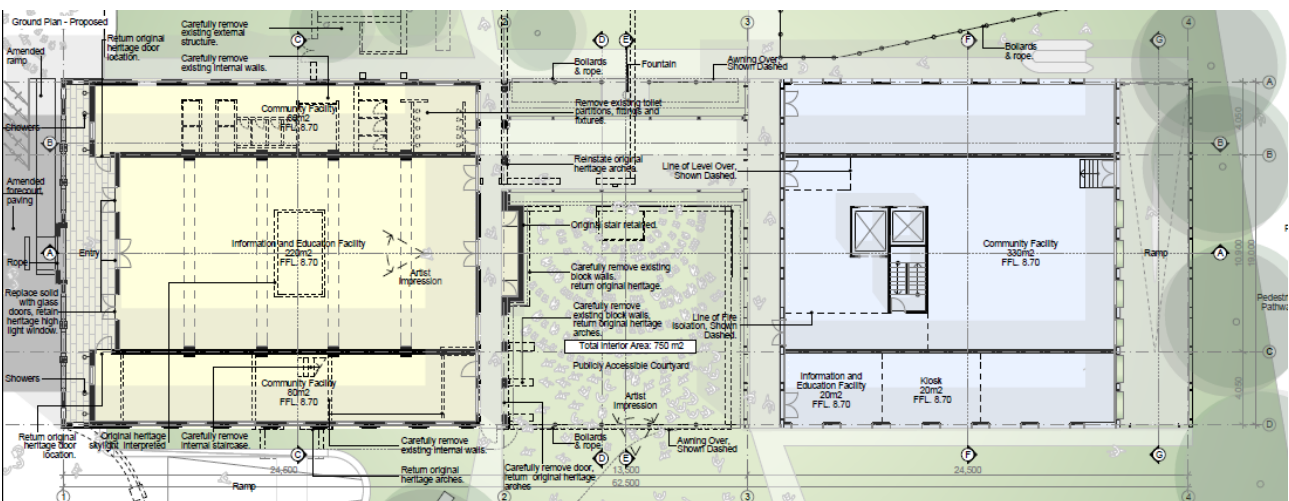


Figure 9 – Proposed ground-floor plan
Source: Lockhart-Krause Architects, 2021



Figure 10 – Artist impression, proposed ground floor.
Source: Lockhart-Krause Architects, 2021

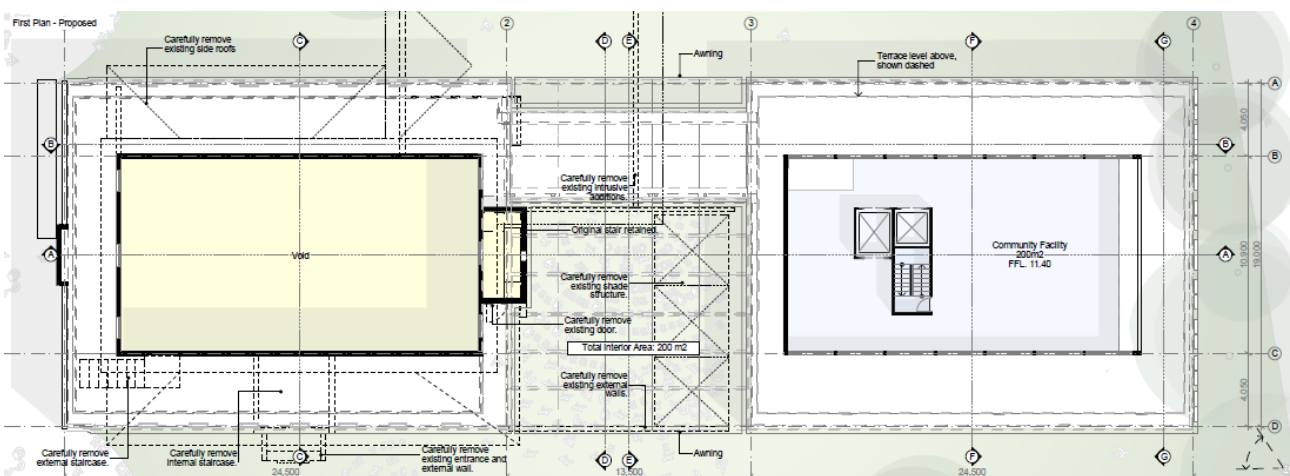


Figure 11 – Proposed first-floor plan.
Source: Lockhart-Krause Architects, 2021

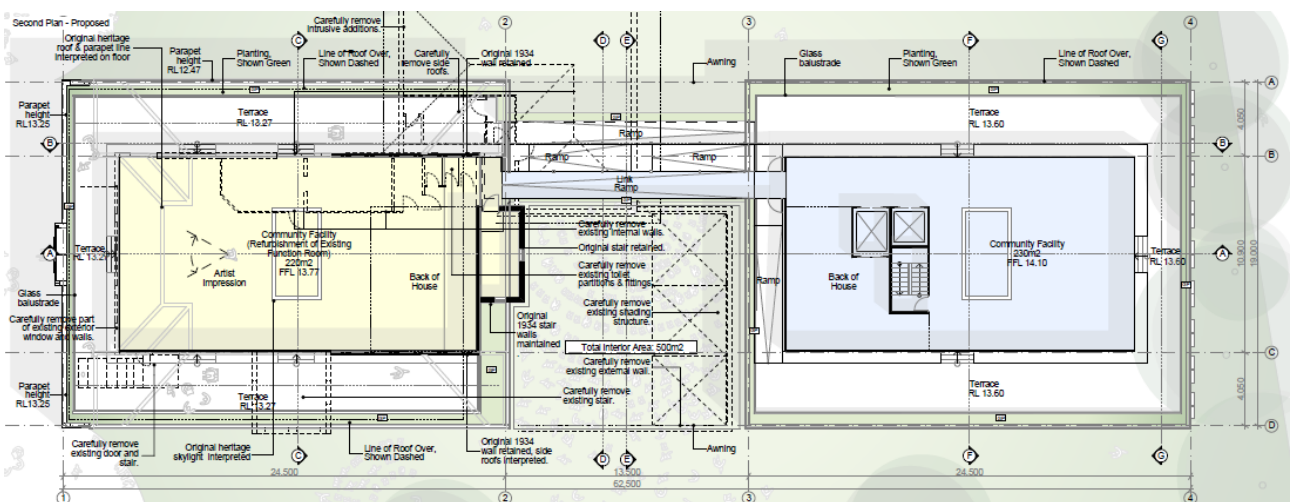


Figure 12 – Proposed second-floor plan.
Source: Lockhart-Krause Architects, 2021

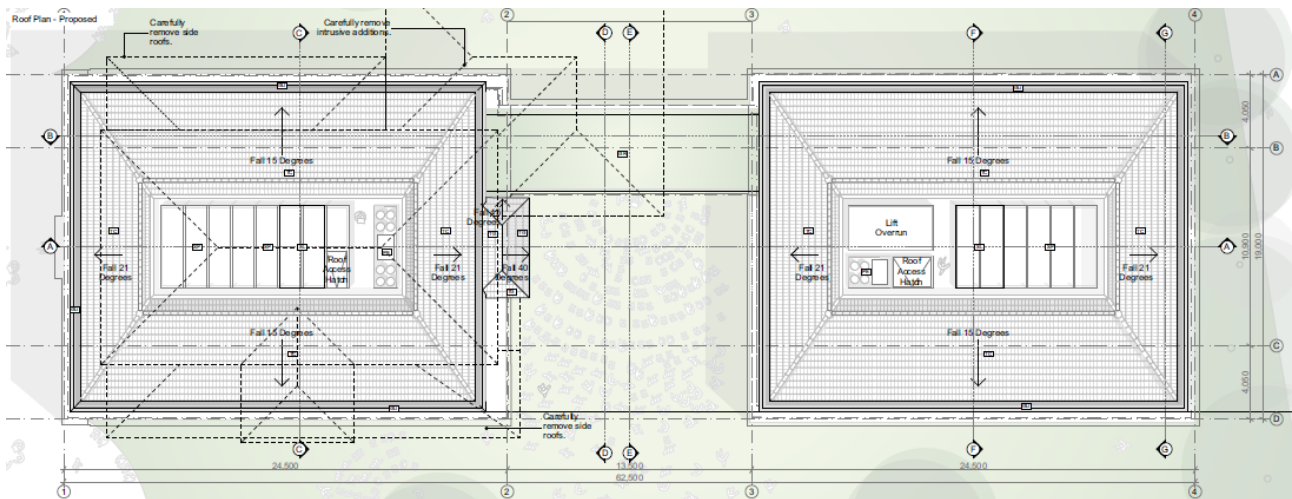


Figure 13 – Proposed roof plan.
Source: Lockhart-Krause Architects, 2021



Figure 14 – Existing south elevation.
Source: Lockhart-Krause Architects, 2021

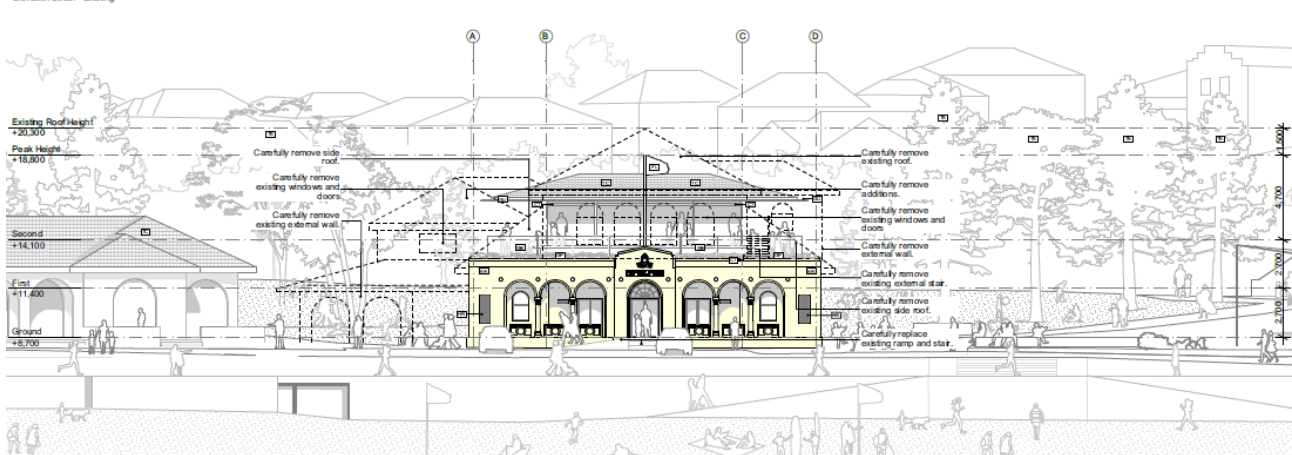


Figure 15 – Existing south elevation – proposed demolition.
Source: Lockhart-Krause Architects, 2021

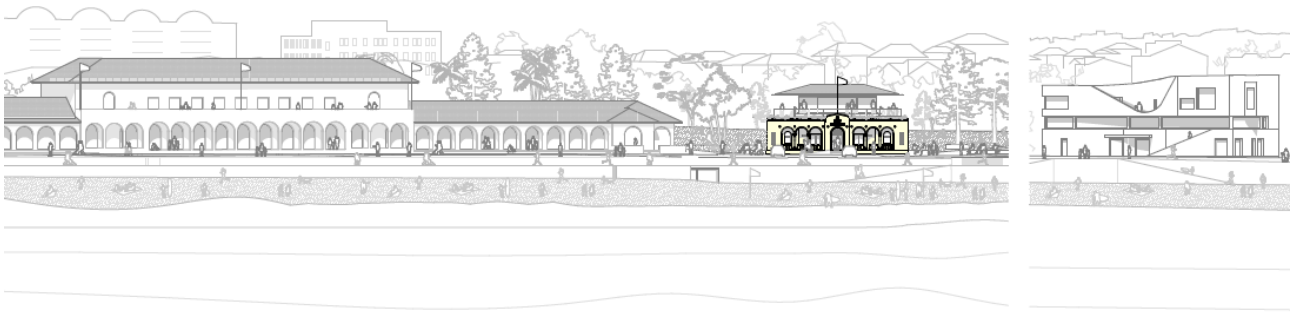


Figure 16 – Proposed south elevation.
Source: Lockhart-Krause Architects, 2021
Elevation North - Existing

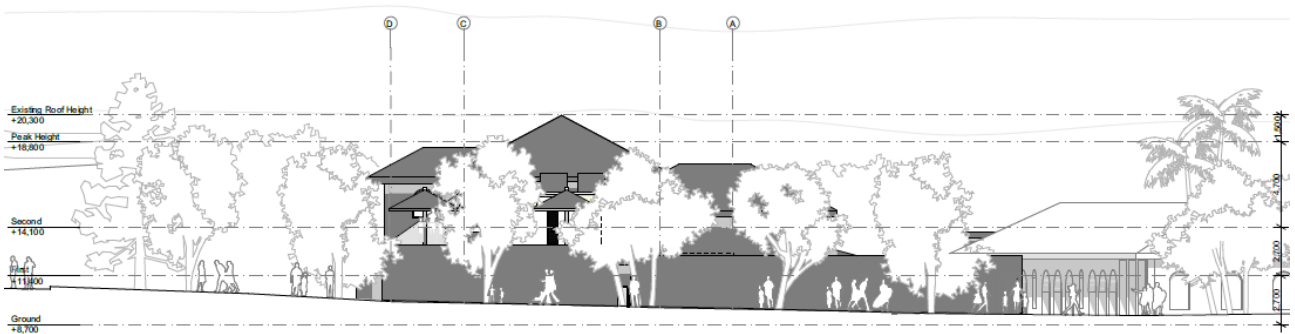


Figure 17 – Existing north elevation.
Source: Lockhart-Krause Architects, 2021
Elevation North - Proposed

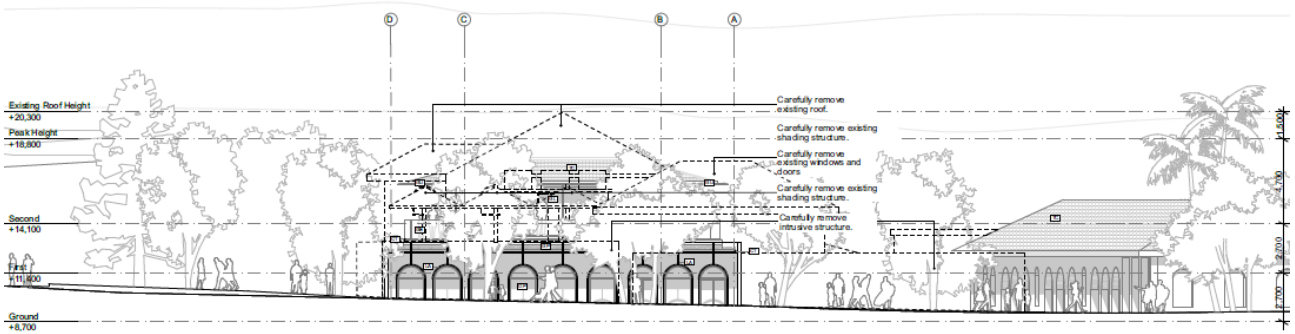


Figure 18 – Existing north elevation – proposed demolition.
Source: Lockhart-Krause Architects, 2021

Elevation North - Proposed

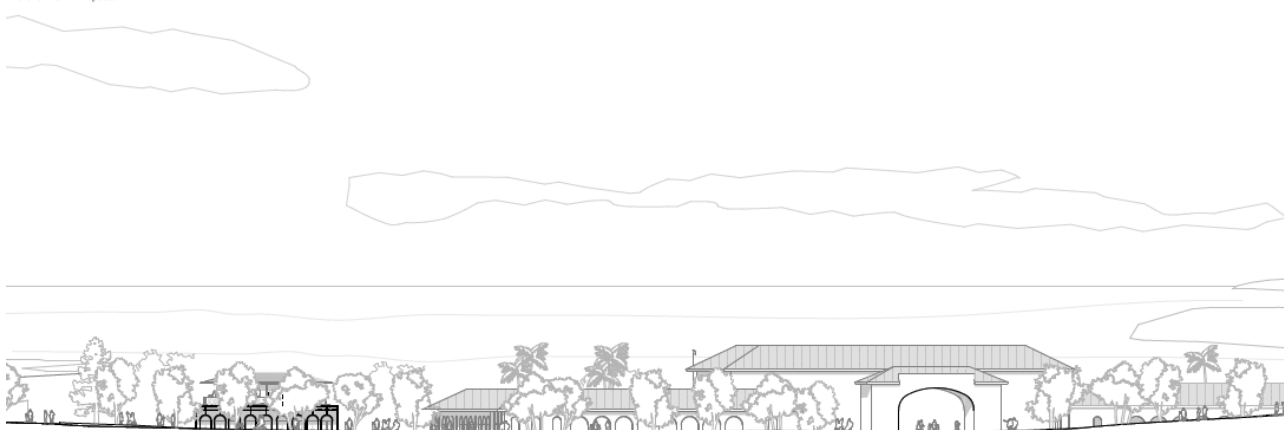


Figure 19 – Proposed north elevation.
Source: Lockhart-Krause Architects, 2021

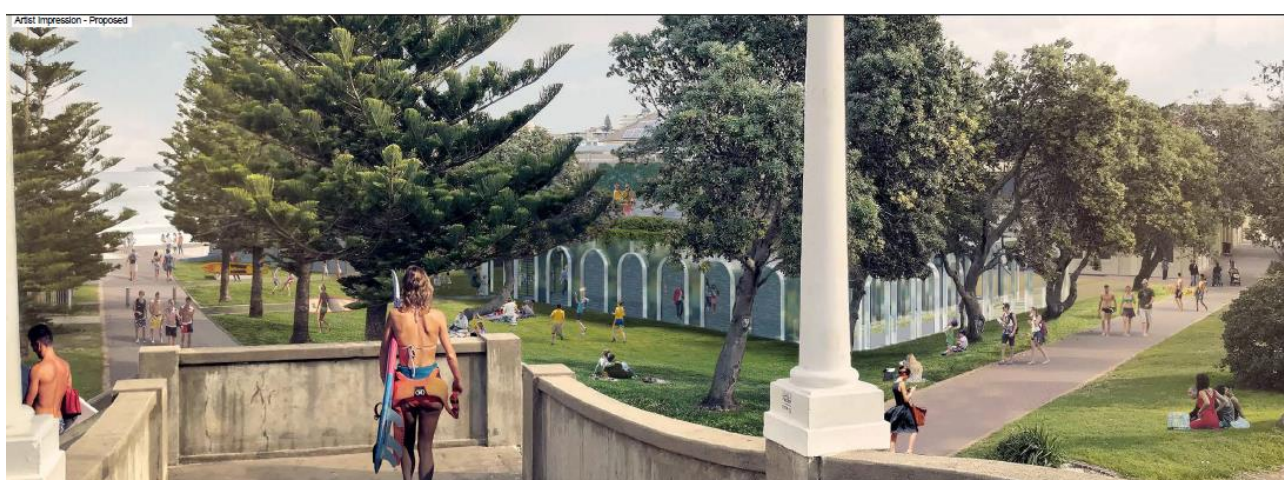


Figure 20 – Artist impression, proposed north elevation.
Source: Lockhart-Krause Architects, 2021

Elevation East - Existing



Figure 21 – Existing east elevation.
Source: Lockhart-Krause Architects, 2021

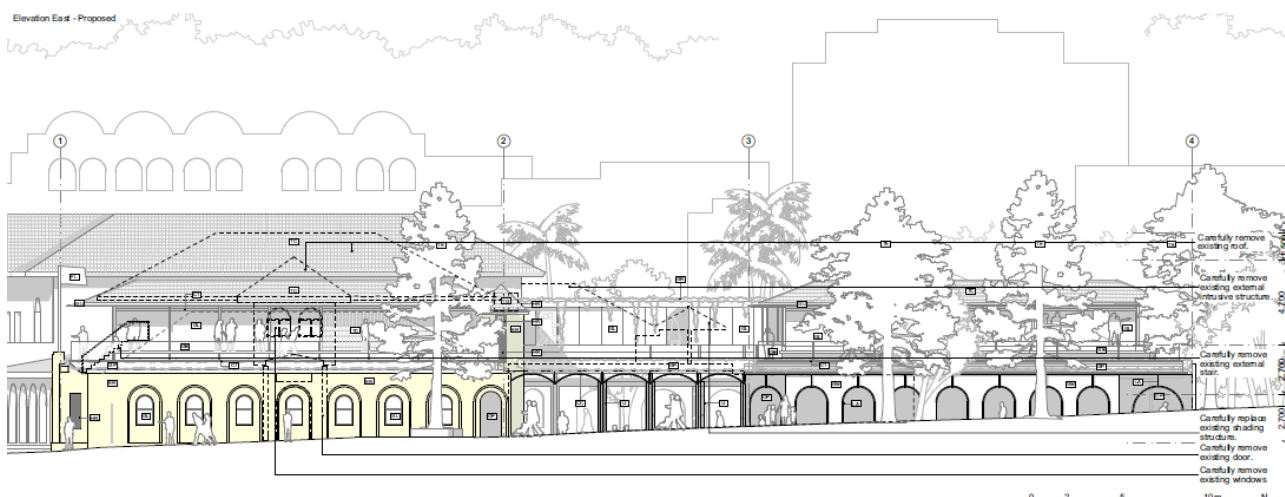


Figure 22 – Existing east elevation – proposed demolition.
Source: Lockhart-Krause Architects, 2021



Figure 23 – Proposed east elevation.
Source: Lockhart-Krause Architects, 2021



Figure 24 – Existing west elevation.
Source: Lockhart-Krause Architects, 2021

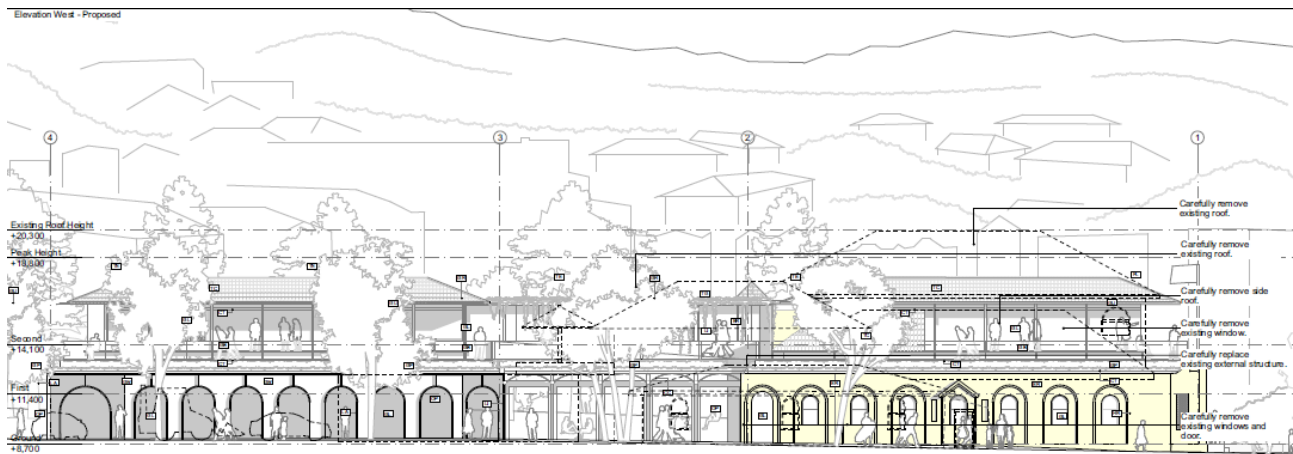


Figure 25 – Existing west elevation – proposed demolition.
Source: Lockhart-Krause Architects, 2021



Figure 26 – Proposed west elevation.
Source: Lockhart-Krause Architects, 2021

2. SITE DESCRIPTION

Note: the below provides a general overview only of the physical context of the site and its setting. A detailed description and analysis of the place is contained in the 2018 CMP and is included as Appendix A to this HIS.

2.1. SETTING

The subject building is set within Bondi Park, a highly significant, designed cultural landscape which is bound to the west by Queen Elizabeth Drive and to the east by Bondi Beach. The park is largely grassed and includes picnic shelters, walkways, and tree plantings and provides generally high-quality public space for visitors to the beach.

The 2 principal built forms within the Park are the Bondi Pavilion and the subject building, the Bondi SBLSC. Both are designed in the Inter-War Mediterranean style and exhibit similar detailing (pitched roofs, arched expressions), although the Bondi Pavilion is significantly larger than the subject building.

The Bondi Pavilion is currently undergoing a wide-scale refurbishment to facilitate increased public amenity and to conserve and maintain the building (including the reinstatement of terracotta roof tiles).

Images below were taken by Urbis during a site inspection carried out in September 2020, unless otherwise stated.



Figure 27 – Bondi Beach Park, viewed facing south-east towards Bondi Beach. The subject building is approximately in the centre of the image.



Figure 28 – View facing east at Queen Elizabeth Drive. The subject building is approximately at the centre of the image.



Figure 29 – Principal frontage of subject building, viewed facing north-west with Bondi Beach Park adjacent.



Figure 30 – Bondi Beach, viewed facing south. The Bondi Pavilion is at the right of the image 9the subject building is not visible).

2.2. BONDIBLSC

2.2.1. Exterior

The Bondi SBLSC building is designed in the Inter-War Mediterranean style and complements the adjacent Bondi Pavilion building in its form and detailing. The building is of rendered brickwork and presents as a robust yet appropriately ‘beachside’ building within its context.

Externally, it is evident that the building has been subject to a high degree of change over time (including the introduction of accretions to the sides, rear, and upper level) which has distorted and obscured the reading of the original form and scale of the building. These additions, which have been added in an ad hoc manner, have also resulted in a poor interface with the building’s immediate surrounds (including Bondi Beach Park and Bondi Pavilion), as they have been designed to accommodate the changing needs of the club with seemingly little consideration to design outcomes. This is particularly evident at the rear (north) of the building from Queen Elizabeth Drive, which is the primary approach to the building (despite the main entrance being located at the southern frontage to Bondi Beach), which is noticeably ad hoc in character and detracts from the wider cultural landscape setting of the building.



Figure 31 – Rear of the Bondi SBLSC building, viewed from within Bondi Beach Park – note distorted form as a result of intrusive additions.



Figure 32 – Principal (southern) frontage of the Bondi SBLSC, viewed facing north-west from Bondi Beach.



Figure 33 – Western elevation of Bondi SBLSC building – note distorted form as a result of intrusive additions.



Figure 34 – Side additions have resulted in a poor interface with the adjacent Bondi Pavilion (right of image).



Figure 35 – Trafficable terrace at upper level of rear of building.



Figure 36 – Trafficable terrace at front of building.

2.2.2. Interior

Internally, the extant fabric represents the ad hoc modifications which have been made over time. The original principal space, being the hall, has been retained (including timber flooring, detailing, etc.), notwithstanding the removal of the original skylight following the introduction of the upper level. However, this space is clearly able to communicate the historical importance of the building.

Other spaces are of low quality and of little interest from an architectural or heritage perspective. These include wet areas, hallways, and the upper-level function space. These areas do not demonstrate any qualities which would enable them to communicate the history and significance of the place. Additionally, these spaces are becoming increasingly unfit for purpose, providing little amenity to club members with regard to storage facilities, changing areas, etc.



Figure 37 – Hall at ground-floor level, displaying the club's significant moveable heritage collection.



Figure 38 – Storage area at western side of ground-floor level.



Figure 39 – Additions have been introduced in an ad hoc manner, to the detriment of the legibility of the original building.



Figure 40 – Hallway with introduced stair to upper level. This space provides little amenity to users of the building.

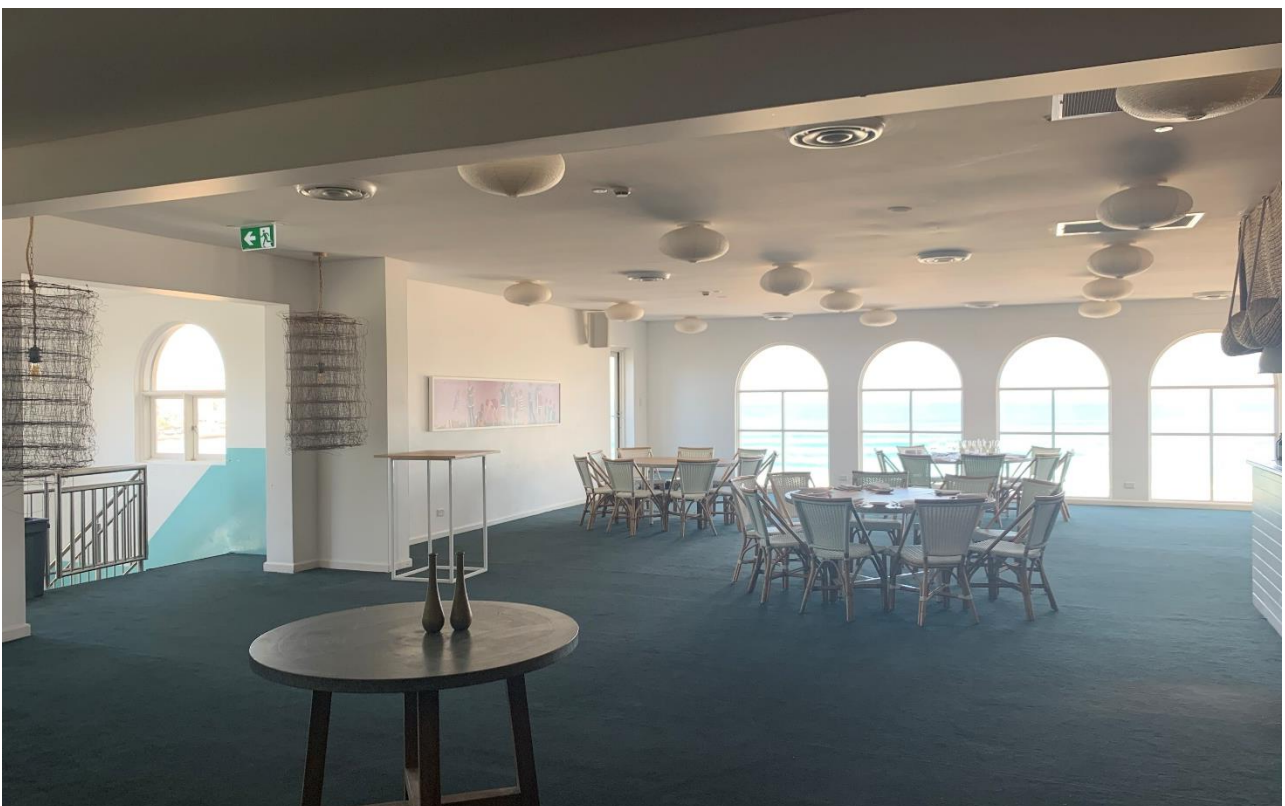


Figure 41 – Function space at upper level of building.

3. HISTORICAL OVERVIEW

A detailed history of the site has been prepared in a Conservation Management Plan (CMP) prepared by Jean Rice Architect in 2018. This is included as Appendix B to this HIS.

The CMP notes that the existing building contains various forms which date to a number of different periods. The principal phases of the building's development are summarised below:

Table 4 – Historical development of the building

Year / Period	Description
1934	Original single-storey building constructed
c.1950	Rear boatshed introduced
1974	Original roof terrace begun to be enclosed (from 1970) North-western addition introduced (gymnasium, male WC) Roof partially rebuilt after fire
1990	Existing level 1 introduced (original roof mostly demolished)
2005 onwards	New 2-level addition at rear of building

4. HERITAGE SIGNIFICANCE

4.1. WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise the heritage values of a place – why it is important and why a statutory listing was made to protect these values.

In the case of the current proposal, it is necessary to ascertain the heritage significance of the subject building and of the Bondi Beach precinct in which it is located.

4.2. BONDI SBLSC

4.2.1. Statement of Significance

The following statement of significance for the Bondi SBLSC building has been extracted in full from the 2018 CMP:

The BSBLSC and its club house are of cultural significance at state level as the home of Australia's oldest formally constituted surf life saving club. The club has occupied several positions on Bondi Beach since its inception in the summer of 1906/07 and the organisation is integral to the birth and development of the now internationally recognised practice of surf lifesaving. The 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's role is 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 Medallion award. 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 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 esteem is demonstrated in campaigns to protect the beach both historically and today and in popular culture such as events staged on site and television shows centred on life saving at Bondi. 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 building is an integral part of the Bondi Beach Cultural Landscape, 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. It was part of the rare extensive beach improvement scheme with a defined aesthetic, 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 cement rendered walls, an arcaded verandah, arched openings and tiled roofs (though the 'Roman' tiles have been replaced). It features a deliberate approach to design for climate. It incorporated technical innovations such as the extensive pier

to allow building on sand, the flat concrete roof and the now removed roof lantern for light and ventilation.

The club was built in the mid 1930s under the Unemployment Relief Scheme and is 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, coastal walkway and section of Marine Drive at Tamarama.

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 historical record demonstrate the changes in techniques of surf life saving and surf craft. 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 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 the 1980s. 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, who was honorary architect for many years assisting also with fund raising.

4.2.2. Gradings of Significance

As part of the assessment of the heritage significance of the Bondi SBLSC building, the CMP also includes gradings of each of the building's individual spaces and elements to determine to what extent they contribute to the building's overall significance. The detailed schedule of these significance gradings is included in this report as **Appendix C**; diagrams from the CMP are reproduced below (note that the diagrams do not cover details, but rather the overall form and materials of the building).



Figure 42 – Significance gradings – ground-floor level.
Source: Jean Rice Architect, 2018

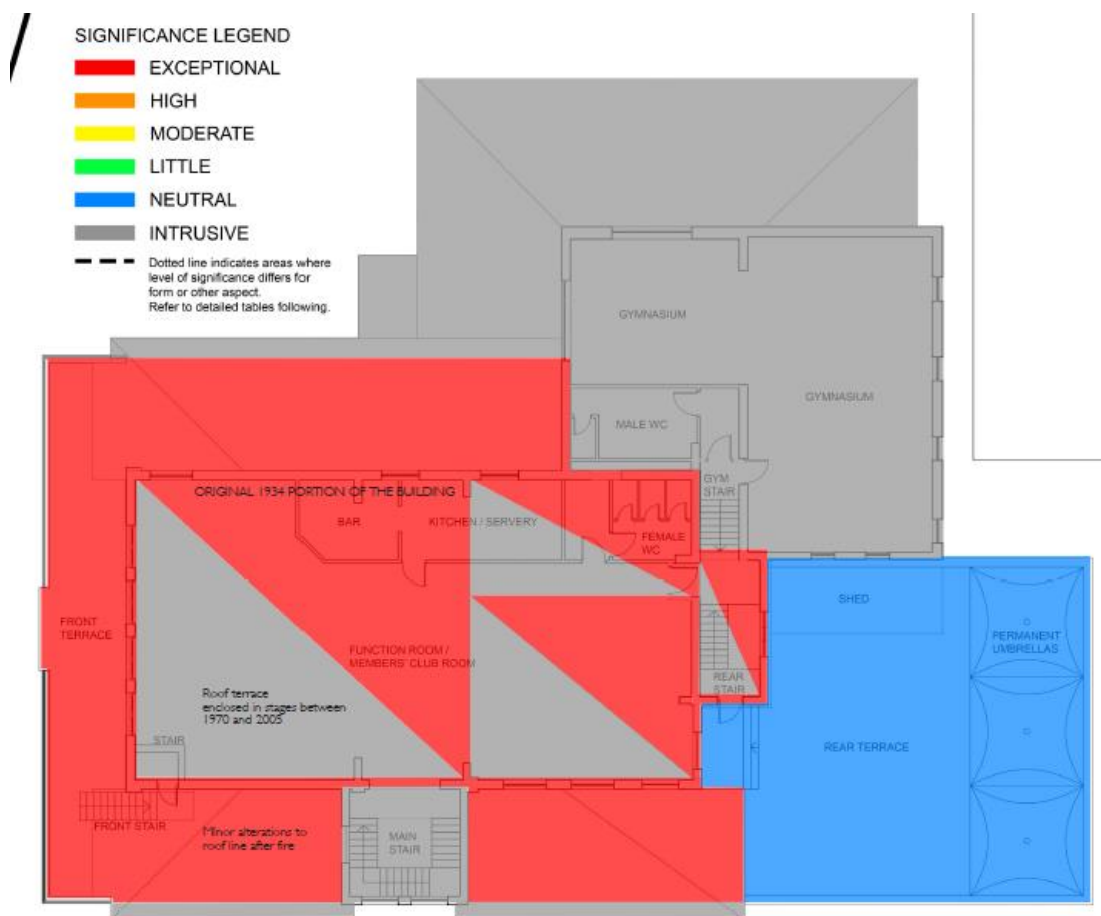


Figure 43 – Significance gradings – first-floor level.
Source: Jean Rice Architect, 2018

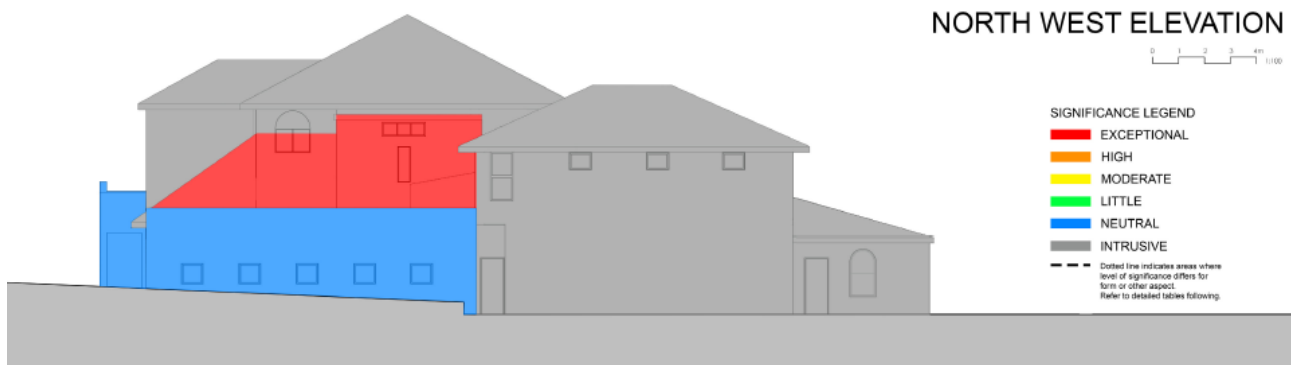


Figure 44 – Significance gradings – north-west elevation.
Source: Jean Rice Architect, 2018



Figure 45 – Significance gradings – north-east elevation.
Source: Jean Rice Architect, 2018

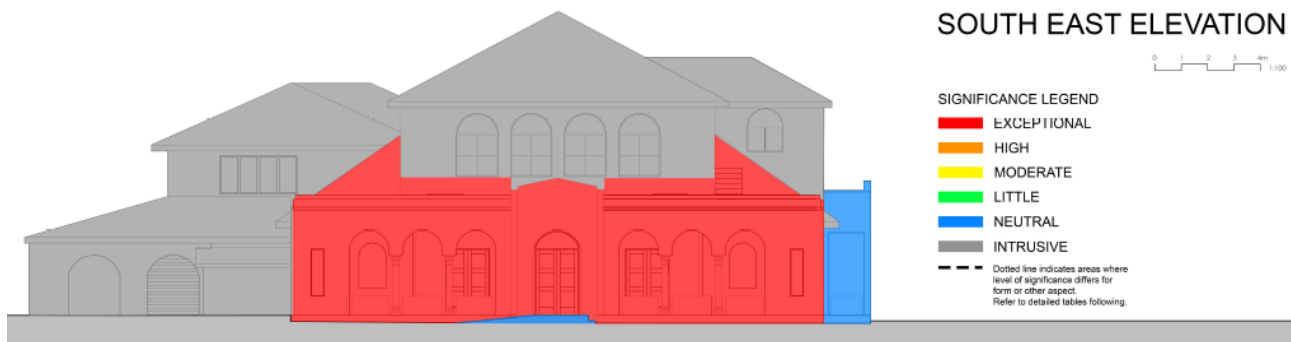


Figure 46 – Significance gradings – south-east elevation.
Source: Jean Rice Architect, 2018

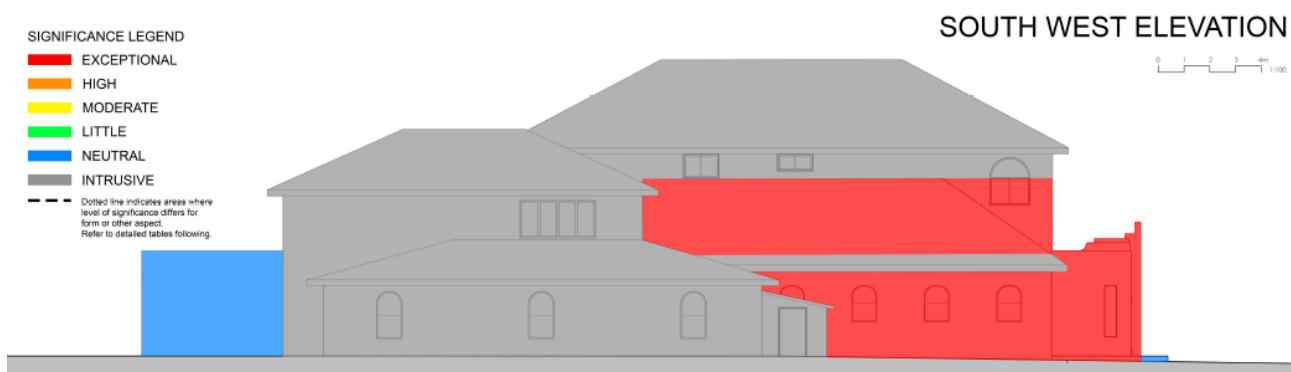


Figure 47 – Significance gradings – south-west elevation.
Source: Jean Rice Architect, 2018

4.3. BOND BEACH

4.3.1. Local Listing

The following statement of significance for the heritage item *Bondi Beach*, as listed under the Waverley LEP 2012, has been reproduced in full from the NSW State Heritage Inventory:

Bondi Beach is synonymous with Australian beach culture, surfing, and the surf life saving movement. The elegant semi-circular beach, with its golden sand and safety record, is a mecca for swimmers and tourists. The pavilion and ancillary works are a rare example of urban design from the 1920-30 period. A site of State significance.

4.3.2. SHR Listing

The following statement of significance for the heritage item *Bondi Beach Cultural Landscape*, as listed on the SHR, has been reproduced in full from the NSW State Heritage Inventory:

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

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.

4.3.3. National Listing

4.3.3.1. Official Values

Bondi Beach has been assessed as being fulfilling the following criteria for National Heritage places, which has resulted in its inclusion on the National Heritage List:

Table 5 – National Heritage List criteria

Criterion	Assessment
(a) Events, Processes <i>The place has outstanding heritage value to the nation because of the place's importance in the course, or pattern, of Australia's natural or cultural history.</i>	<i>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 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.</i> <i>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.</i>

Criterion	Assessment
<p>(g) Social Value</p> <p><i>The place has outstanding heritage value to the nation because of the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.</i></p>	<p><i>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.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>Bondi Beach, Bondi Park and the headland reserves, the Bondi Surf Pavilion, the Bondi Surf Bathers Life Saving Club and North Bondi Surf Lifesaving clubhouse, and the Bondi Pool area and Icebergs building, together constitute an iconic place that is emblematic of the Australian beach experience.</i></p>

Source: Australian Heritage Database, 2021

4.3.3.2. Statement of Significance

The following Summary Statement of Significance for Bondi Beach has been extracted from the Australian Heritage Database:

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 one of the world's most famous beaches and is of important social value to both the Australian community and to visitors. Bondi Beach is significant because of its special associations for Australians as a central place in the development of beach culture in Australia. It embodies a powerful sense of place and way of life. 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. A place full of Australian spirit, synonymous with Australian beach culture, it is recognised internationally.

At the end of the 19th century, the beach emerged as an alternative cultural landscape to the mythology of the interior. The interior represented notions of toil and hardship against an often unforgiving landscape, while the coast evoked images of health and leisure in the equally unforgiving environment of the sea. 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 constructed features, such as the sea baths and the surf pavilion demonstrate the development of the natural features of the beach to accord with daylight swimming, recreational beach culture, surf life saving, and associated beach sports. The Bondi Surf Pavilion building within its developed parkland setting is an important element of the site. Built in 'Inter War Mediterranean style', the Pavilion is outstanding for its place in the development of beach and leisure culture and is a famous landmark at Bondi Beach. The pool complex is significant for its strong associations with the famous 'Bondi Icebergs' winter swimming club as well as other swimming groups. The pool and clubhouse enjoy a strong nexus not usually enjoyed by other seaside pools. The site has been used continuously for organized swimming since before 1900 and has a strong social importance as a meeting place as well as a sporting and recreational facility. The Bondi Icebergs contributed strongly to this development. 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.

5. IMPACT ASSESSMENT

The following section provides a discussion of the proposed development with regard to the relevant heritage planning controls for the place. This includes National, State, and local-level controls, as well as conservation policies contained in the 2018 CMP prepared by Jean Rice Architect.

5.1. MATTERS OF NATIONAL ENVIRONMENTAL SIGNIFICANCE

5.1.1. Discussion

Due to the listing of Bondi Beach on the National Heritage List, the proposal is required to be considered against the *Matters of National Environmental Significance – Significant impact guidelines* to determine whether the action would generate a significant impact on any matters of national environmental significance. If the action is deemed to potentially generate a significant impact, this would trigger the need for a formal referral to the Department of Agriculture, Water and the Environment and would require formal approval from the Australian Government Minister.

The process for determining the potential impact of any action is detailed in the *Significant impact guidelines* document, and a self-assessment for the proposed action is carried out below in accordance with the guidelines. The aim of this self-assessment is to determine whether the action will “have a significant impact on the National Heritage values of the National Heritage place if there is a real chance or possibility that it will cause:

- one or more of the National Heritage values to be lost
- one or more of the National Heritage values to be degraded or damaged, or
- one or more of the National Heritage values to be notably altered, modified, obscured or diminished.”

The self-assessment below will consider whether the proposed action will have significant impacts on Bondi Beach, which is listed on the National Heritage List as a place with historic heritage values and other cultural heritage values.

Table 6 – Self-assessment (EPBC Act guidelines)

Consideration	Discussion
Historic heritage values	
<ul style="list-style-type: none"> ▪ <i>The action will permanently remove, destroy, damage or substantially alter the fabric of a National Heritage place in a manner which is inconsistent with relevant values</i> 	<p>The subject building does not form part of the listing of Bondi Beach as a National Heritage place.</p> <p>Notwithstanding, it is recognised that the Bondi SBLSC building does contribute to the established cultural landscape of Bondi Beach as a National Heritage place.</p> <p>The action seeks to remove intrusive, non-original elements of the Inter-War Mediterranean-style club building and introduce high-quality contemporary design to facilitate the ongoing use of the building by the Bondi SBLSC, its members, and the wider public. The new work would improve the presentation of the building to the cultural landscape from all perspectives, with a design that has carefully considered the building as an element within the wider precinct.</p> <p>It is therefore assessed that the action will not permanently remove, destroy, damage or substantially alter the fabric of a National Heritage place in a manner which is inconsistent with relevant values.</p>
<ul style="list-style-type: none"> ▪ <i>The action will extend, renovate, refurbish or substantially alter a National</i> 	<p>The work would improve and enhance the presentation of the existing building within the context of the National Heritage place by removing intrusive, non-original elements and introducing a high-quality, sympathetic new addition to the</p>

Consideration	Discussion
<i>Heritage place in a manner which is inconsistent with relevant values</i>	<p>building. The footprint of the building would be significantly expanded as part of the proposal, however this extension would be at the rear (north) of the building within Bondi Park, and would not encroach on the beachfront nor on any significant landscaping features or elements.</p> <p>The action will facilitate the ongoing use of the building for the Bondi SBLSC, which is consistent with the heritage values of the place.</p> <p>It is therefore assessed that the action will not extend, renovate, refurbish or substantially alter a National Heritage place in a manner which is inconsistent with relevant values</p>
<ul style="list-style-type: none"> <i>The action will permanently remove, destroy, damage or substantially disturb archaeological deposits or artefacts in a National Heritage place</i> 	<p>It is outside the scope of this HIS to consider archaeological deposits or artefacts within the National Heritage place.</p>
<ul style="list-style-type: none"> <i>The action will involve activities in a National Heritage place with substantial and/or long-term impacts on its values</i> 	<p>The action will facilitate the ongoing use of the building for the members of the Bondi SBLSC, as well as for guests and visitors.</p> <p>It is assessed that the action will therefore not involve activities in a National Heritage place with substantial and/or long-term impacts on its values.</p>
<ul style="list-style-type: none"> <i>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</i> 	<p>The action includes the removal of intrusive, non-original elements of the building and the introduction of a new addition to the first-floor level and the rear.</p> <p>The actions will, overall, improve the presentation of the Bondi SBLSC building to the public domain. The design has considered the siting of the building within the Bondi Beach cultural landscape, resulting in a built form which provides a significantly improved interface (with regard to visual presentation and building access) at all frontages including the shoreline, surrounding park, and Queen Elizabeth Drive / Campbell Parade at the north.</p> <p>It is therefore assessed that the action will not 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.</p>
<ul style="list-style-type: none"> <i>The action will make notable changes to the layout, spaces, form or species composition of a garden, landscape or setting of a National Heritage place in a manner which is inconsistent with relevant values</i> 	<p>The area of the park in which the new work would be located – at the rear of the existing building – is not known to hold any landscape features which are able to contribute to the National Heritage values of the place (including some grassed / soiled areas and hardstand).</p> <p>It is therefore assessed that the action will not make notable changes to the layout, spaces, form or species composition of a garden, landscape or setting of a National Heritage place in a manner which is inconsistent with relevant values.</p>
Other cultural heritage values	
<ul style="list-style-type: none"> <i>The action will restrict or inhibit the continuing use of a</i> 	<p>The Bondi SBLSC is not associated with ceremonial uses. It is, however, associated with the oldest surf lifesaving club in the world (for which purpose the</p>

Consideration	Discussion
<i>National Heritage place as a cultural or ceremonial site causing its values to notably diminish over time</i>	<p>building was constructed) which, itself, contributes to the heritage significance of Bondi Beach.</p> <p>The action will significantly improve the functionality and visual presentation of the building within the National Heritage place and would continue to be associated with the National Heritage values related to Bondi Beach.</p> <p>The action will therefore not restrict or inhibit the continuing use of a National Heritage place as a cultural or ceremonial site.</p>
<ul style="list-style-type: none"> <i>The action will permanently diminish the cultural value of a National Heritage place for a community or group to which its National Heritage values relate</i> 	<p>The proposed work seeks to facilitate the ongoing use of the Bondi SBLSC for members and guests as part of the National Heritage Place. The proposal includes enhanced club facilities as well as new, high-quality public facilities and spaces.</p> <p>It is therefore assessed that the action will not permanently diminish the cultural value of a National Heritage place for a community or group to which its National Heritage values relate.</p>
<ul style="list-style-type: none"> <i>The action will destroy or damage cultural or ceremonial, artefacts, features, or objects in a National Heritage place</i> 	<p>The action would include the retention, conservation, and public exhibition of moveable heritage items which are associated with the Bondi SBLSC.</p> <p>It is therefore assessed that the action will not destroy or damage cultural or ceremonial, artefacts, features, or objects in a National Heritage place.</p>
<ul style="list-style-type: none"> <i>The action will notably diminish the value of a National Heritage place in demonstrating creative or technical achievement</i> 	<p>The original form and scale of the Inter-War Mediterranean style building would gain renewed legibility as a result of the proposed removal of the non-original upper-level and rear sections. The new addition would be noticeably new and further highlight the original form, scale and detailing of the building.</p> <p>The work would also result in enhanced legibility of the subject building as a partner to the larger Bondi Pavilion building directly adjacent, both through the removal of the non-original, intrusive accretions and through the introduction of a sympathetic new pitched roof with terracotta tile cladding.</p> <p>It is therefore assessed that the action will not notably diminish the value of a National Heritage place in demonstrating creative or technical achievement.</p>

5.1.2. Conclusion

The self-assessment carried out above has found that the proposed work would **not** generate any significant impacts on any Matters of National Environmental Significance.

Referral to the Department of Agriculture, Water and the Environment is therefore **not** required for this action.

5.2. STATE HERITAGE CONTROLS

The proposed works are addressed in relation to relevant questions posed in Heritage NSW's 'Statement of Heritage Impact' guidelines.

Table 7 – Heritage NSW Guidelines

Question	Discussion
General questions	
<i>The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:</i>	<ul style="list-style-type: none"> ▪ The proposed development would facilitate the ongoing historic use of the Bondi SBLSC building, which is closely associated with the tangible and intangible cultural heritage values of the Bondi Beach cultural landscape. ▪ The proposed removal of intrusive additions to the building (including at the rear and at the upper level) would generate a positive heritage outcome as a result of the reinstatement of the legibility of the building's original form, scale, and detailing. ▪ The proposed new addition is the result of a substantial consultation process between the project team, consent authorities, and other stakeholders (including the local community). The result is an architectural response to the building and to the wider cultural landscape which demonstrates a clear respect for the established architectural character and intangible values associated with the place. ▪ The new forms to the building would be clearly contemporary in nature, while remaining subservient to the established Mediterranean character of the subject building and the adjacent Bondi Bathers Pavilion. A particular point of success is the new roof form, which is a highly sympathetic interpretation of the building's original hipped roof with lantern. ▪ The proposal would allow for increased public access to the building through the introduction of high-quality exhibit space which will allow future audiences to better understand the exceptional heritage values of the Club and its deep-rooted associations with Bondi Beach. ▪ The proposed new landscaping would enhance the relationship of the existing building with its surrounding context, in particular at its northern face where it addresses Bondi Beach Park, Queen Elizabeth Drive, and Campbell Parade beyond.
<p><i>The following aspects of the proposal could detrimentally impact on heritage significance.</i></p> <p><i>The reasons are explained as well as the measures to be taken to minimise impacts:</i></p>	<p>Extent of new addition</p> <p>The proposed addition to the building would extend its footprint within Bondi Beach Park at the north. However, the siting of the new addition would not impact any significant landscaping or built elements within the park, but rather would be located in an area with some grass and hardstand which does not contribute to the landscape nature of the park.</p> <p>Removal of existing roof</p> <p>The proposal would include the removal of the remnant sections of the original hipped roof to the building. It is noted, however, that the structure and tiles are not original, having been reconstructed after a fire in the mid-20th century. The remnant</p>

Question	Discussion
	<p>'wings' of the original hipped roof, although being graded as being of 'Exceptional' contributory value within the 2018 CMP, are not, in our opinion, of such character-defining value to the overall significance of the building. Indeed, the form has been greatly and irreversibly obscured by the introduction of the existing upper-level addition, while the concrete tiles are not sympathetic to the character and significance of the building.</p> <p>The proposed works would provide for high-quality interpretation of the building's original roof through the introduction of a new hipped roof (to be clad with terracotta tiles), as well as through the introduction of shadow lines within the new upper level communicating the line and form of the original roof.</p> <p>The proposed works to the roof would, overall, enhance the presentation of the building, including its relationship to the adjacent Bondi Pavilion.</p>
<i>The following sympathetic solutions have been considered and discounted for the following reasons:</i>	None known.
Major partial demolition	
<i>Is the demolition essential for the heritage item to function?</i>	<p>The proposed works would facilitate the ongoing use of the building as a purpose-built surf lifesavers' club. The building, in its existing condition, provides little functional amenity for its users, including insufficient storage space for lifesaving equipment.</p> <p>The proposed works seek to retain the original and principal character-defining elements of the building while providing enhanced facilities for the club, including its members and guests, within the context of a high-quality contemporary design response.</p>
<i>Are particular features of the item affected by the demolition (e.g. fireplaces in buildings)?</i>	<p>The existing sections of the original hipped roof would be removed under this proposal. These elements are graded in the CMP as being of 'Exceptional' contributory value to the overall significance of the building.</p> <p>However, the existing fabric comprises introduced materials (in both the structure and the concrete tile cladding) and, although is able to communicate the original form and scale of the building, does little by way of contributing to its overall character and presentation. To this end, the removal of these sections of roof would not, in our opinion, generate an unreasonably adverse heritage outcome, especially in the context of the high-quality contemporary design which is proposed for the rest of the building.</p>
<i>Is the detailing of the partial demolition sympathetic to the heritage significance of the item (e.g. creating large square openings in internal walls rather than removing the wall altogether)?</i>	<p>The proposed demolition is sympathetic to the heritage significance of the building. The work would entail the removal of introduced forms and accretions on the building which detract from its presentation and significance, while introducing high-quality contemporary additions which would allow for a clear distinction between old and new. The original form, scale and character of the building would be celebrated and highlighted as a result of this proposal.</p>

Question	Discussion
	Internal changes would be relatively minor and would not result in the removal of fabric, elements or spaces which make an important or defining contribution to significance.
<i>If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?</i>	The partial demolition is the result of the need for the club building to function better for its purpose. There is a pressing need for increased storage and functional capacity for the building, and this proposal has been designed to accommodate the functional needs of the building's users while celebrating its character and significance as part of the Bondi Beach cultural landscape.
<i>Is the resolution to partially demolish sympathetic to the heritage significance of the item?</i>	The proposed demolition relates only to those sections of the building which have been introduced following its initial construction and which currently obscure and detract from the legibility of its original form and character. The demolition is therefore highly sympathetic to the heritage significance of the building.
Major additions	
<i>How is the impact of the addition on the heritage significance of the item to be minimised?</i>	<p>The proposed addition would be clearly identifiable as contemporary, while being of a design language which is sympathetic and responsive to the character of the existing building. This includes the interpretation of the original hipped roof, as well as the expressed arches along the external walls.</p> <p>The new addition would also be lightweight and reversible, in keeping with best heritage practice.</p>
<i>Can the additional area be located within an existing structure? If not, why not?</i>	The new addition seeks to expand the footprint of the existing building in order to provide enhanced amenity and functionality for its users. The extant original form of the building would be retained and conserved, while introduced forms and spaces – which have been added over time as a quick response to changing needs of the building's users – would be removed.
<i>Will the additions tend to visually dominate the heritage item?</i>	The new additions would be visually prominent, however have been designed in a manner which considers the building in the round. The additions would be of high-quality contemporary design which is a clear response to the existing character of the building, and would enhance its presentation within the Bondi Beach cultural landscape.
<i>Are the additions sited on any known or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?</i>	It is beyond the scope of this report to consider archaeology.
<i>Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?</i>	<p>The following aspects of the new work would be sympathetic to the character and significance of the Bondi SBLSC building:</p> <ul style="list-style-type: none"> ▪ The new hipped, tile-clad roof, which would sympathetically interpret the original hipped, tile-clad roof form of the building (and also respond to the adjacent Bondi Pavilion building)

Question	Discussion
	<ul style="list-style-type: none"> ▪ The expressed arches across the new façades, responding to the Inter-War Mediterranean character of the existing building ▪ The lightweight and contemporary nature of the new additions, including the way in which their design will highlight and celebrate the character of the original building while allowing for increased amenity for its users ▪ The way in which the design response to the building's context within a wider cultural landscape by considering the form and expression of the additions in the round

5.3. LOCAL PLANNING CONTROLS

The proposed development is discussed below in relation to relevant local planning controls (as applicable to heritage conservation), which are outlined in the Waverley LEP 2014 and the Waverley DCP 2012.

5.3.1. Waverley LEP 2014

Table 8 – Assessment against Waverley LEP 2014

Clause	Discussion
<i>(1) Objectives</i>	<p>The proposed development will conserve, protect, and enhance the environmental heritage of the Waverley LGA as a result of the positive impacts it would engender on the Bondi Beach cultural landscape, which is of national heritage significance.</p> <p>The proposal seeks to remove intrusive additions to the prominent Bondi SBLSC building and introduce an addition of high-quality, contemporary design which is sympathetic and responsive to the building and to the wider cultural landscape.</p> <p>As well as improving the building's presentation within its wider context (including at the sides and rear), the development also seeks to improve the functionality of the building to prolong its usefulness as a purpose-built structure accommodating the oldest surf lifesaving club in the world.</p> <p>The proposal also allows for increased public access to the building through exhibition spaces and enhanced public facilities, which would engender highly positive outcomes.</p>
<i>(2) Requirement for consent</i>	<p>This development application has been submitted to gain consent for works to a building which is located within 2 heritage items (I93 & 194) and also within 2 HCAs (C2 & 25) which are listed under Schedule 5 of the Waverley LEP 2014.</p>
<i>(4) Effect of proposed development on heritage significance</i>	<p>This HIS has been prepared to assist the consent authority in their determination of the application on heritage grounds. The HIS concludes that the proposed development would, overall, engender positive impacts on the heritage significance of the subject building and of the heritage items / HCAs in which it is located.</p>
<i>(5) Heritage assessment</i>	<p>As above.</p>

5.3.2. Waverley DCP 2012

Table 9 – Assessment against Waverley DCP 2012

Clause	Discussion
9.2 Demolition & Excavation	
<i>(b) Demolition of a heritage item or contributory building in a conservation area will generally not be supported, unless there are overriding reasons such as extreme structural damage.</i>	The proposed partial demolition of the building is the result of the need for the building to be fit for purpose as a functioning surf lifesaving club. The existing fabric to be removed has been added over time, in an ad hoc manner, to accommodate the changing needs of the club. This new work is based on the recognition that the existing building requires more holistic planning and design in order for it to remain relevant and functional for its users.
9.4 Heritage Conservation Areas	
Objectives	
<i>(a) To promote high quality design that respects and enhances the heritage significance of the conservation area.</i>	<p>The proposal entails the removal of intrusive, non-original additions which detract from the legibility of the Bondi SBLSC building. The proposed removal of these additions will enhance the presentation of the building, celebrating and highlighting its original form, scale and character.</p> <p>The new additions would be noticeably contemporary, and of high-quality design which responds to the character and significance of the subject building (and the adjacent Bondi Pavilion) within the context of the Bondi Beach cultural landscape.</p>
<i>(b) To ensure that development respects the original built form, architectural style and character of the conservation area.</i>	The proposed development would allow for enhanced legibility of the Bondi SBLSC as part of a pair of Inter-War Mediterranean style buildings presenting to Bondi Beach. The development would be highly sympathetic to the form and detailing of the existing building and to the adjacent Bondi Pavilion.
<i>(c) To ensure that contributory items are retained and improved.</i>	The extant original form of the Bondi SBLSC building will be retained and conserved. Intrusive later additions which detract from its legibility will be removed. The new additions will highlight the original form, scale and detailing of the building while allowing for enhanced amenity for its users.
<i>(d) To promote development that will remove uncharacteristic items, or reduce the extent of their intrusion.</i>	The intrusive later additions to the building, which have been introduced over time in an ad hoc manner to accommodate changing needs of its users, will be removed. This will facilitate legibility of the original form of the building within its cultural landscape context.
Controls	
<i>(b) Development is to be compatible with the surrounding built form and urban development pattern by addressing the Statement of Significance outlined in Annexure B9-1.</i>	The proposed development is highly sympathetic to the surrounding cultural landscape, including the closed built form (the Bondi Pavilion). The proposal will allow for the enhanced legibility of these 2 buildings as equally important built forms within the Bondi Beach cultural landscape, and the design of the new additions to the Bondi SBLSC can be understood as a sympathetic and appropriate response to the character

Clause	Discussion
	and detailing of the Bondi Pavilion (most notably with the hipped, tile-clad roof, the off-white external render, and the expressed arches across the façades, which serve to invoke the Inter-War Mediterranean character).
<p>(c) A Context and Streetscape Analysis is to be provided that identifies common elements and features of the area including:</p> <p>(i) Topography and landscape;</p> <p>(ii) Views to and from the site;</p> <p>(iii) Significant subdivision patterns, layout, front and side setbacks;</p> <p>(iv) The type, siting, form, height, bulk, roofscape, scale, materials and details of adjoining or nearby contributory buildings;</p> <p>(v) The interface between the public domain and building alignments and property boundaries; and</p> <p>(vi) Colour schemes that have a hue and tonal relationship with traditional colour schemes.</p>	<p>The proposed development has been designed in a manner which is highly considerate of its surrounding context as part of the Bondi Beach cultural landscape.</p> <p>The new additions have been designed which shows a clear understanding of this building as being read and used in the round. This is a vast improvement on the existing context, where the existing rear forms have been added over time in an ad hoc manner and now detract from the overall character and significance of the subject building.</p> <p>The new addition improves the amenity of the building, enhances the presentation of the building and celebrates its place within the wider cultural landscape, and is a contemporary and highly sympathetic response to its surrounding context (including the adjacent Bondi Pavilion). Particularly successful aspects of the design include the interpretation of the original hipped roof and the expressed arches at the new addition, which respond sympathetically to the Bondi Pavilion.</p>
<p>(d) Contemporary design is encouraged and is to incorporate the elements and features as identified in the Context and Streetscape Analysis.</p>	<p>The new design is clearly contemporary yet responsive to the character and significance of the existing building and the adjacent Bondi Pavilion.</p> <p>The new addition would be lightweight and would allow for a clear distinction between old and new, thereby highlighting the original character and form of the structure.</p>
<p>(e) New development is not to be designed as a copy or replica of other buildings in the area.</p>	<p>The new addition is a clearly contemporary, and highly sympathetic, response to the existing character of the subject building and the adjacent Bondi Pavilion, invoking characteristics of the Inter-War Mediterranean style of the buildings.</p>
<p>(h) Building services including air conditioning units, satellite dishes and aerials are not to be visible from the streetscape.</p>	<p>New services would not be visible from the public domain. The proposal seeks to remove the existing, visually intrusive services from the rear of the building to improve its presentation within the Bondi Beach cultural landscape.</p>
9.5 Landscape Conservation Areas	
Objective	
<p>(a) Retain all aspects of Landscape Conservation Areas that contribute to</p>	<p>The statement of significance for Bondi Beach notes “the pavilion and ancillary works” as “a rare example of urban design from the 1920-30</p>

Clause	Discussion
<i>the identified heritage significance of the area.</i>	period". The Inter-War Bondi SBLSC building will be retained and conserved, in keeping with the significance of the HCA.
Controls	
<i>(b) Any new works must consider the visual and physical impact upon the setting.</i>	<p>The new work represents a design approach which has considered the existing building in the round, as an important built form within an established cultural landscape.</p> <p>The existing additions to the building have focussed primarily on maintaining its presentation from the beachfront perspective, which have resulted in intrusive forms (including services) at the rear of the building which is still within public view. The design of the new work will enhance the presentation of the building from all perspectives, allowing it to better address its established cultural landscape setting of Bondi Beach and Bondi Beach Park.</p>
9.6 Character and Streetscape	
Objectives	
<i>(a) To reinforce the existing street character, through appropriate dwelling facades, building setbacks, fence and landscaping.</i>	The removal of intrusive, existing accretions (including the upper level) will improve the presentation of the subject building as part of a group of Inter-War buildings on Bondi Beach. The relationship between the 2 buildings (the subject Bondi SBLSC building and the adjacent Bondi Pavilion) will be reinforced as a result of the introduction of a new hipped, tile-clad roof with a shallow pitch, interpreting the original roofline of the building.
<i>(b) To ensure that alterations and additions to the external appearance of heritage items and contributory buildings respect the contributory features and characteristics of the existing building and streetscape.</i>	<p>The new additions would highlight the original form and scale of the building by removing intrusive accretions, including the existing upper level.</p> <p>The new addition would be holistic in design and would be lightweight in presentation, thereby allowing for enhanced legibility of the original building within its context.</p> <p>The new addition would respond to the form and detailing of the original building through the introduction of arched façades and the interpretation of the original hipped, tile-clad roof.</p>
<i>(c) To allow infill development that respects and complements the existing character of the area.</i>	The new addition will retain the relationship of the 2 buildings, with the subject SBLSC building remaining the subservient form within the cultural landscape. The new addition has been designed to enhance the legibility of the building from all frontages and to improve the functional amenity of the building as a purpose-built surf lifesavers club.
<i>(d) To reinforce existing views along streets and from the public domain.</i>	The new addition to the building represents a design approach which has considered the existing building in the round, as an important built form within an established cultural landscape. Its design will enhance the presentation of the building from all perspectives, allowing it to better address its established cultural landscape setting of Bondi Beach and Bondi Beach Park.

Clause	Discussion
9.6.1 All Development	
<i>(b) Development should identify and respect the contributory features and characteristics of the item or the conservation area and incorporate these features into the design.</i>	The new work incorporates a shallow-pitched, tile-clad, hipped roof with deep eaves, as well as expressed arched forms across the façades. This will be clearly understood as a sympathetic, contemporary response to the Inter-War Mediterranean character of the existing building and of the adjacent Bondi Pavilion.
<i>(c) The established landscape character of the locality including the height of canopy and density of landscaping should be retained.</i>	Landscaping works are proposed as part of this development application which will improve the immediate surrounds of the site and allow for an enhanced interface with Bondi Beach Park and the wider cultural landscape.
<i>(d) Development near a heritage item should respect the visual curtilage of the item.</i>	The new additions would respect the setting and curtilage of the subject building and of the adjacent Bondi Bathers Pavilion. The new form would be sufficiently setback from the adjacent building and would allow for the continued legibility of both buildings as individual structures within the wider cultural landscape.
9.6.2 Heritage Items and Contributory Buildings	
<i>(a) Additions should be located to the rear to minimise the impact from the street.</i>	The new additions would be visible from all frontages as a result of the setting of the building within Bondi Beach Park. However, the design has considered this setting and has responded in a highly sympathetic manner, providing for high-quality contemporary architecture which significantly enhances the presentation of the building.
<i>(b) Where the building form, detailing or use of individual buildings of historic character have been inappropriately altered and changed, any application to upgrade or re-use the buildings must clearly demonstrate that the architectural and streetscape value of the building will be enhanced by the proposal.</i>	<p>The proposed removal of the intrusive upper-level and rear additions is seen as a positive outcome which will reinstate the legibility of the original form and scale of the building.</p> <p>The new additions, although visible, will be recessive in form, materiality and detailing, and will allow for a clear distinction between old and new.</p>
9.7 Siting	
Objectives	
<i>(a) To ensure that the existing heritage character of the streetscape including setbacks, siting and landscaping is maintained.</i>	The existing setting of the building within the Bondi Beach cultural landscape will be enhanced as a result of the removal of intrusive additions and the introduction of new work which is a considered and sympathetic design response to the building and its context.
<i>(b) To maintain the general pattern of setbacks within a street.</i>	Setbacks would not be detrimentally impacted. There would be no change to the setback from the eastern (beach) frontage, and the new additions would be located in areas with no landscape values.

Clause	Discussion
<i>(c) To ensure that adequate curtilage and landscape setting is provided.</i>	<p>The proposal will provide an improved interface between the building and its immediate landscaped setting through the introduction of new forms which will create a dialogue between inside and outside.</p> <p>The proposal would also result in an increased setback between the subject building and the adjacent Bondi Pavilion as a result of the removal of the side accretions to the subject building. This improved interface will also facilitate an enhanced legibility of both buildings in the round, so that they can be better appreciated and utilised within their setting.</p>
<i>(d) To ensure that the siting of alterations and additions to existing and new buildings retains the integrity of the heritage item, its setting, and the conservation area.</i>	<p>The proposal will enhance the integrity of the subject building as a result of the removal of detracting elements which have been added in an ad hoc manner over time and have now distorted its legibility.</p> <p>The new additions would be lightweight in materiality, simple in form, and sympathetic in detailing and would, importantly, reinstate the legibility of the original form and scale of the building.</p>

9.8 Scale and Proportion

Objectives

<i>(a) To ensure that alterations and additions to heritage item and contributory building are consistent with the scale and proportion of the item and/or streetscape.</i>	The proposed additions would be visible due to the location of the building within Bondi Beach Park, however would not obscure or detract from the reading of the original building (and the adjacent Bondi Bathers Pavilion) when viewed from their principal frontage.
<i>(c) To promote development that is respectful of the scale of the surrounding buildings and area.</i>	The new addition would be of a design and scale that is sympathetic to the existing building and the adjacent Bondi Bathers Pavilion. New underground levels would allow for increased useable area while not visually dominating the original buildings.

9.8.1 Heritage Items and Contributory Buildings

<i>(a) Alterations and additions should not visually dominate, compete with or conceal the original scale and proportion of the heritage item, contributory building or conservation area</i>	The new addition would be of a design and detailing that is sympathetic and responsive to the Inter-War Mediterranean character of the existing building and the adjacent Bondi Bathers Pavilion. The 2 retained, original buildings will remain the prominent built forms within the Bondi Beach cultural landscape.
<i>(b) Alterations and additions should respect the proportions of major elements including doors, windows, roof forms and verandahs</i>	The new addition would incorporate shallow-pitched, tile-clad hipped roofs, simple modulated forms, and expressed arches, which are all sympathetic and responsive to the Inter-War Mediterranean character of the existing building and the adjacent Bondi Bathers Pavilion.

9.9 Architectural Style

Objectives

Clause	Discussion
<i>(a) To reinforce the various established architectural styles of dwellings through sensitive alterations and additions and appropriate new developments.</i>	The new addition will comprise simple, modulated forms and other elements (including roofing and arched openings) which are sympathetic and responsive to the Inter-War Mediterranean character of the existing building and the adjacent Bondi Bathers Pavilion.
<i>(c) To reinforce the existing pitched roofscape as the desired character of conservation areas and promote consistency in roofing materials.</i>	The new shallow-pitched, tile-clad hipped roofs of the building and the rear addition are seen as highly sympathetic to the original character and detailing of the subject building, and to the roofline of the adjacent Bondi Bathers Pavilion. The new roof to the subject building would reinforce the pairing of these buildings as important Inter-War built forms within the Bondi Beach cultural landscape.
Controls	
<i>(a) New development is to be sympathetic to the established architectural style in the vicinity and preserve the area's character.</i>	The new addition will comprise simple, modulated forms and other elements (including roofing and arched openings) which are sympathetic and responsive to the Inter-War Mediterranean character of the existing building and the adjacent Bondi Bathers Pavilion. The design shows due regard for the context of the building within the wider context of the Bondi Beach cultural landscape and will preserve and maintain the distinctive character of the area.
<i>(b) Where the existing building or structure contributes to a historical or coherent theme of the street, re-use or refurbishment of the existing building is encouraged.</i>	<p>The proposal seeks to retain the extant original form of the Bondi SBLSC building and provide new spaces to facilitate the ongoing use of the building by the club and its members. The building is currently not fit for purpose and adaptations are necessary for the ongoing provision of its services to the wider public.</p> <p>As discussed throughout this impact assessment, the proposed additions will be highly sympathetic and responsive to the character of the existing building within its wider cultural landscape context.</p>
<i>(f) Flat roofs are to be avoided where they detract from the established roof character of the locality. Where they are visible from the street, roofing materials and details shall be compatible with the established streetscape character.</i>	The new shallow-pitched, tile-clad hipped roofs of the building and the rear addition are seen as highly sympathetic to the original character and detailing of the subject building, and to the roofline of the adjacent Bondi Bathers Pavilion. The new roof to the subject building would reinforce the pairing of these buildings as important Inter-War built forms within the Bondi Beach cultural landscape.
9.10 Materials and Colour	
Objectives	
<i>(a) To ensure that the selection of materials and colours is harmonious with the item or conservation area.</i>	The proposed materials for the addition would be lightweight in appearance, which will enhance the legibility of the strong, Inter-War character of the original rendered brick building. The lightweight finishes will also serve to adequately minimise perceived bulk of the new additions when viewed within the context of the Bondi Beach cultural landscape.

Clause	Discussion
	The new terracotta tile-clad roof will be highly sympathetic with the building's character and with the character and detailing of the adjacent Bondi Bathers Pavilion.
<i>(b) To ensure infill development considers the materials and colours characteristic of the conservation area.</i>	As above.
9.10.1 Heritage Items and Contributory Buildings	
<i>(b) Original construction and in particular original finishes are to be maintained where possible.</i>	<p>The extant original form of the subject building will be retained and conserved.</p> <p>While the remnant sections of the reconstructed original roofline will be removed, this is considered to generate an acceptable level of impact as this fabric has been altered over time, and does not make a defining contribution to significance. The new roof, however, will be seen as a highly sympathetic outcome which will improve the presentation of the building within its context.</p>
<i>(c) Changes to materials on elevations visible from the public domain are discouraged.</i>	<p>Original materials – namely the original rendered building envelope – will be retained and conserved. Intrusive later additions, which detract from the building's legibility, will be removed – this is a positive heritage outcome.</p> <p>New materials will be highly visible as a result of the building's location within Bondi Beach Park, however, as with the rest of the design, the external materials have been thoughtfully considered by the architect in order to provide a high-quality design outcome within this cultural landscape which is of exceptional heritage significance.</p>
<i>(d) Alterations and additions should use materials similar to or compatible with the original material used.</i>	<p>The new additions would be of lightweight materiality in order to enhance the legibility of the strong, Inter-War character of the original rendered brick building.</p> <p>The new terracotta tile-clad roof will be highly sympathetic with the building's character and with the character and detailing of the adjacent Bondi Bathers Pavilion.</p>
<i>(e) The selection of materials and colours is to be consistent with those used in the item or conservation area.</i>	As above.
<i>(f) Colours for alterations and additions should be consistent or harmonious with existing building to help integrate new and old.</i>	The proposed materials for the addition would be lightweight in appearance, which will enhance the legibility of the strong, Inter-War character of the original rendered brick building. The lightweight finishes will also serve to adequately minimise perceived bulk of the new additions when viewed within the context of the Bondi Beach cultural landscape.
9.11 Roofs and Chimneys	
Objective	

Clause	Discussion
<i>(a) To retain and maintain the characteristic roof forms, finishes and chimneys of heritage items and conservation areas.</i>	<p>The new shallow-pitched, terracotta tile-clad hipped roof will be highly sympathetic with the building's character and with the character and detailing of the adjacent Bondi Bathers Pavilion.</p> <p>The remnant sections of the reconstructed original roofline will be removed, however this is considered to generate an acceptable level of impact as this fabric has been altered over time, and does not make a defining contribution to significance. The new roof, however, will be seen as a highly sympathetic outcome which will improve the presentation of the building within its context.</p>
<i>(b) To ensure new roof profiles are consistent with the established skyline profiles of the conservation area.</i>	<p>The new shallow-pitched, tile-clad hipped roofs of the building and the rear addition are highly sympathetic to the original character and detailing of the subject building, and to the roofline of the adjacent Bondi Bathers Pavilion. The new roof to the subject building would reinforce the pairing of these buildings as important Inter-War built forms within the Bondi Beach cultural landscape.</p>
9.13. Garages, Parking and Site Access	
Objectives	
<i>(a) To retain the heritage character of the streetscape.</i>	Vehicle access to the site would be provided from the rear, which will ensure no visual interruption from the principal frontage at the beachfront.
9.15 Building Facades	
Objectives	
<i>(a) To retain the existing façades of original heritage items, contributory buildings or buildings consistent with the character of the area.</i>	<p>The remnant original form of the subject building will be retained and conserved.</p> <p>The new additions will be lightweight in appearance and will complement and highlight the robust rendered form of the original structure. The new hipped, tile-clad roof will provide an appropriate and highly sympathetic 'hat' for the building while being noticeably contemporary.</p>
9.15.1 Heritage Items and Contributory Buildings	
<i>(a) Where a building façade provides the core character detail and aesthetic qualities of an item the extent of a cohesive alteration and addition may extend to removal of other areas of the listed structure provided the façade remains in conjunction with a full structural bay or room depth and there remains a cohesive interface of new and existing works.</i>	<p>The remnant original form of the subject building, including its detailing, will be retained and conserved.</p> <p>The proposed removal of later accretions at the upper level and the rear would generate a positive heritage outcome as it would allow for the enhanced legibility of the original structure.</p>

Clause	Discussion
<i>(b) Alteration or removal of original facades which are of heritage significance is not supported.</i>	The remnant original form of the subject building, including its detailing, will be retained and conserved.
<i>(c) Proposed works are to be sympathetic to and not detract from the style and character of the building.</i>	The new additions will be lightweight in appearance and will complement and highlight the robust rendered form of the original structure. The new hipped, tile-clad roof will provide an appropriate and highly sympathetic 'hat' for the building while being noticeably contemporary.
9.16 Detailing	
Objectives	
<i>(a) To encourage the retention and maintenance of original detailing to preserve the character and significance of the area or item.</i>	Original detailing to the retained original structure, including parapets and rendered lettering, will be retained and conserved.
<i>(b) To ensure alterations and additions have a level of detail that is appropriate to the architectural character and style of the heritage item or conservation area.</i>	<p>The new additions will include expressed arched forms which will complement the Inter-War Mediterranean character of the subject building and of the adjacent Bondi Pavilion.</p> <p>The new shallow-pitched, tile-clad hipped roofs of the building and the rear addition are highly sympathetic to the original character and detailing of the subject building, and to the roofline of the adjacent Bondi Bathers Pavilion. The new roof to the subject building would reinforce the pairing of these buildings as important Inter-War built forms within the Bondi Beach cultural landscape.</p>
19.16.1 All Development	
<i>(a) Landscape details such as fences, garden walls and planting treatment which contribute to the area should be retained where possible.</i>	The landscaped setting of the place will be retained and conserved. New plantings proposed to the addition will further speak to the dialogue between built forms and the surrounding cultural landscape context.
<i>(b) New windows should match the existing in size and detail, including the existing sill details, window heads, and stained or patterned glass type. Window should not be enlarged or altered.</i>	New openings – including windows, doors and arches – will be appropriately proportioned in relation to the detailing of the retained original building.
19.16.2 Heritage Items and Contributory Buildings	
<i>(a) Development should be designed to enhance original detailing of buildings.</i>	<p>The proposed removal of later accretions at the upper level and the rear would generate a positive heritage outcome as it would allow for the enhanced legibility of the original structure.</p> <p>The new additions will be lightweight in appearance and will complement and highlight the robust rendered form of the original structure. The new</p>

Clause	Discussion
	hipped, tile-clad roof will provide an appropriate and highly sympathetic 'hat' for the building while being noticeably contemporary.
<i>(b) Original details should be retained and repaired where possible.</i>	Original detailing to the retained original structure, including parapets and rendered lettering, will be retained and conserved.
<i>(c) Where original details have been removed or replaced with modern materials, consideration should be given to reinstating original features.</i>	The new walls to the principal structure will be solid with a rendered and overpainted finish, to complement the retained original building.
<i>(d) Decorative elements should not be introduced on heritage items and contributory buildings unless documentation or physical evidence indicates the elements previously existed.</i>	No such decorative elements will be introduced.
<i>(e) Alterations and additions should adopt a similar character, which uses external finishes, colours, and textures that complement the heritage fabric, rather than mimic inappropriate decoration or detailing.</i>	<p>The new additions will include expressed arched forms which will complement the Inter-War Mediterranean character of the subject building and of the adjacent Bondi Pavilion.</p> <p>The new shallow-pitched, tile-clad hipped roofs of the building and the rear addition are highly sympathetic to the original character and detailing of the subject building, and to the roofline of the adjacent Bondi Bathers Pavilion. The new roof to the subject building would reinforce the pairing of these buildings as important Inter-War built forms within the Bondi Beach cultural landscape.</p> <p>These details will not mimic original detailing, but rather would complement and sympathetically respond to it.</p>
9.18 Landscaping	
Objectives	
<i>(b) To establish soft landscaping at the front setback compatible with the style and character of the area.</i>	The landscaped setting of the place will be retained and conserved. New plantings proposed to the addition will further speak to the dialogue between built forms and the surrounding cultural landscape context.

5.4. CONSERVATION POLICIES

Below, the proposed development is discussed with regard to the relevant conservation policies contained within the 2018 CMP for the site.

Table 10 – Assessment against CMP policies

Conservation Policy	Discussion
Policy Section 1.0 Management of Heritage Significance	
Policy Section 1.1 Conservation Philosophy and Methodology	
<p>Policy 1.1.1 <i>Ensure conservation, maintenance and works have regard for:</i></p> <ul style="list-style-type: none"> Local, state and national values and levels of significance 	<p>The proposed development has been assessed against relevant National, State, and local heritage values and planning controls in this HIS. It is found that the work would, overall, generate positive impacts on the heritage significance of the place, having regard to the built form itself and to the wider cultural landscape of which it forms a part.</p>
<ul style="list-style-type: none"> The significance of the place as a cultural landscape 	<p>The proposed works would have due regard for the Bondi Beach cultural landscape. The works seek to facilitate the ongoing use of the building for its original purpose, while introducing an exceptional contemporary design response.</p>
<ul style="list-style-type: none"> the significance of the place to the Aboriginal community; 	<p>Aboriginal cultural values are not considered in this HIS.</p>
<ul style="list-style-type: none"> the significance of the place to the members and former members of the BSBLSC 	<p>The works seek to facilitate the ongoing use of the building for its original purpose, in keeping with its significant associations with the members of the club.</p>
<ul style="list-style-type: none"> the historic patterns of use; 	<p>The historic use of the building will be maintained and improved as a result of the works.</p>
<ul style="list-style-type: none"> relevant international cultural heritage charters and practice; 	<p>The design response is in line with international best practice with regard to adaptive reuse.</p>
<ul style="list-style-type: none"> relevant ICOMOS Charters and principles; 	<p>The proposed development is in keeping with relevant ICOMOS Charters, which advocate appropriate change to heritage places in order to prolong their lifespans as meaningful and relevant.</p>
<ul style="list-style-type: none"> relevant legislation that protects the heritage values; 	<p>The proposed development has been assessed against relevant National, State, and local heritage planning controls in this HIS. It is found that the work would, overall, generate positive impacts on the heritage significance of the place, having regard to the built form itself and to the wider cultural landscape of which it forms a part.</p>
<ul style="list-style-type: none"> the policies of the Bondi Park Plan of Management and Masterplan (non-statutory); 	<p>The proposed development is in keeping with the objectives and values contained in the <i>Bondi Park, Beach and Pavilion Plan of Management 2014-2024</i>, which speak to conservation and interpretation of heritage stories and values (including built forms), expression of the cultural landscape, and ensuring design excellence in both architecture and landscape.</p>

Conservation Policy	Discussion
<ul style="list-style-type: none"> the aims and intentions of this CMP and the BBCL CMP. 	The proposed development is discussed below with regard to the conservation policies contained in the CMP.
Policy Section 1.2 The Burra Charter	
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.	<p>The proposed development will remove intrusive accretions to the building while retaining and conserving the original structure, thereby allowing for the enhanced legibility of the original structure.</p> <p>The approach is in keeping with Burra Charter principles and will facilitate the ongoing use of the building while maintaining and enhancing significance.</p>
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.	<p>The existing, historic use of the place will be retained.</p> <p>As a purpose-built structure for the Bondi SBLSC, the building in its existing state is approaching the end of its functionality and amenity. This work is required to facilitate the ongoing use through the provision of high-quality, fit-for-purpose facilities for the club and its members. This is achieved through a design which is also of an exceptional standard.</p>
Policy 1.2.4 Retain uses identified as being culturally significant.	As above.
Policy Section 1.3 Authenticity	
<p>Policy 1.3.1 Conserve the authenticity of the place by:</p> <ul style="list-style-type: none"> Supporting public use of the beach and park for recreation particularly swimming; 	The maintained historic use of the building for the Bondi SBLSC will facilitate the ongoing use of the wider cultural landscape for recreational purposes, in keeping with its heritage significance.
<ul style="list-style-type: none"> Preserving significant fabric; 	The original form of the building, including its extant detailing, will be fully retained and conserved under the proposal.
<ul style="list-style-type: none"> Clearly distinguishing authentic historical fabric from modern elements; 	The new additions will be lightweight in appearance and will complement and highlight the robust rendered form of the original structure. The new hipped, tile-clad roof will provide an appropriate and highly sympathetic 'hat' for the building while being noticeably contemporary.
<ul style="list-style-type: none"> Respecting the community regard for the place. 	The proposal will allow for increased public access to, and appreciation of, the building through the provision of high-quality public areas.
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.	<p>The heritage significance of the place will be retained, conserved, and celebrated by the proposed works.</p> <p>Intrusive additions to the building, which detract both from the presentation of the building and from the overall amenity and character of the wider cultural landscape, will be removed – this will be a wholly positive outcome. New work will allow for increased public appreciation of, and access to, the</p>

Conservation Policy	Discussion
	building, while providing a high-quality new interface between the built form and its landscaped setting.
Policy 1.3.3 <i>Interpret missing elements that are necessary to explain how the Surf Life Saving Club was designed to operate like the sunbaking terrace.</i>	The reintroduction of a new hipped roof which speaks to the original roof form is a positive outcome. The proposed introduction of trafficable areas at the upper-level exterior will allow users to appreciate the original way in which the building was used.
Policy 1.3.4 <i>Conserve the character and setting of the place and remaining significant fabric.</i>	<p>The heritage significance of the place will be retained, conserved, and celebrated by the proposed works.</p> <p>Intrusive additions to the building, which detract both from the presentation of the building and from the overall amenity and character of the wider cultural landscape, will be removed – this will be a wholly positive outcome. New work will allow for increased public appreciation of, and access to, the building, while providing a high-quality new interface between the built form and its landscaped setting.</p>
Policy Section 1.4 Range of Values	
Policy 1.4.3 <i>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.</i>	<p>The existing, historic use of the place will be retained.</p> <p>As a purpose-built structure for the Bondi SBLSC, the building in its existing state is approaching the end of its functionality and amenity. This work is required to facilitate the ongoing use through the provision of high-quality, fit-for-purpose facilities for the club and its members. This is achieved through a design which is also of an exceptional standard.</p>
Policy Section 2.0 Management	
Policy Section 2.1 Crown Lands Reserve – Heritage Items	
Policy 2.1.1 <i>Manage and maintain the place recognising its [sic] as part of a Crown Reserve with significant heritage values.</i>	<p>The retention of the original building, including its historic use, is a wholly positive outcome.</p> <p>New work will allow for increased public appreciation of, and access to, the building, while providing a high-quality new interface between the built form and its landscaped setting, in accordance with its heritage values.</p>
Policy 2.1.3 <i>Where intrusive additions are removed, an equivalent footprint should be allowed for additions that respect the heritage of the original building'</i>	New additions will be at the upper level (in place of the existing intrusive upper level) and at the rear. This is a positive outcome as it will result in a consolidation of the building's functions in a well-planned footprint, while also improving the setback and interface of the subject building with the adjacent Bondi Pavilion.
Policy Section 2.6 Works Approvals and Assessing Heritage Impact	
Policy 2.6.1 <i>Apply for approvals for activities, leases and works as required by legislation and relevant Crown</i>	An Integrated Development Application has been lodged with Waverley Council to gain statutory development consent for the proposed works.

Conservation Policy	Discussion
<i>Lands, Department of Planning and the Waverley LEP guidelines and circulars.</i>	
Policy 2.6.2 <i>Make referrals under the EPBC Act if there is to be a significant impact on national values.</i>	<p>A self-assessment has been carried out in Section 5.1 to ascertain whether the proposed development would engender a significant impact on National heritage values, including on any Matters of National Environmental Significance.</p> <p>It has been found that the action will generate positive outcomes on heritage values, and as such referral under the EPBC Act will not be required.</p>
Policy 2.6.3 <i>Apply for Section 60 approval to the NSW Heritage Division OEH, particularly if there may be significant adverse impact, and notify them of work exempt from approval.</i>	A subsequent application will be lodged to Heritage NSW, pursuant to section 60 of the <i>Heritage Act 1977</i> , to gain approval for the works under the legislation.
Policy 2.6.4 <i>Approval applications should address this CMP and comply with its requirements in a SoHI.</i>	This HIS includes a discussion of the proposed development against relevant policies contained in the CMP.
Policy 2.6.5 <i>Seek specialist heritage advice during the preparation of SoHI.</i>	This HIS has been prepared by qualified and experienced heritage consultants.
Policy Section 3.0 Use	
Policy Section 3.2 Traditional / Long Standing Uses	
Policy 3.2.1 <i>Promote and support traditional and long-standing uses at the place.</i>	The existing, historic use of the place will be retained.
Policy 3.2.2 <i>Significant uses 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 the sensitive addition of new facilities.</i>	As a purpose-built structure for the Bondi SBLSC, the building in its existing state is approaching the end of its functionality and amenity. This work is required to facilitate the ongoing use through the provision of high-quality, fit-for-purpose facilities for the club and its members. This is achieved through a design which is also of an exceptional standard.
Policy Section 3.4 Vehicular Access and Parking, Services	
Policy 3.4.5 <i>Consider heritage values when designing parking and vehicle paths at Bondi Beach.</i>	Vehicle access – which is crucial to the functionality of the club – will be made at the rear of the building (with vehicles contained in a sub-ground level), a solution which provides the most sympathetic approach with regard to the heritage significance and general presentation of the building.

Conservation Policy	Discussion
Policy 3.4.7 <i>Design services to minimise intrusion on heritage fabric and in views, especially rooftop installations.</i>	New services will be contained within the form of the building and will not be visually intrusive.
Policy Section 4.0 Cultural Landscape	
Policy Section 4.1 The Continuing Cultural Landscape	
Policy 4.1.1 <i>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.</i>	The retention of the historic use of the building will ensure it, and the club, continue to play active roles within the cultural landscape of Bondi Beach.
Policy 4.1.2 <i>Manage the club building as part of a historically significant 'designed' landscape.</i>	The design of the works has thoroughly considered the role of the building within the context of a designed cultural landscape. The development will facilitate the ongoing use of the building for its historic purpose, and will also allow for greater public access in accordance with the recreational nature of the wider cultural landscape.
Policy 4.1.3 <i>The evolution of the place should continue but not at the expense of remaining fabric and spaces of the 1934 building.</i>	Original fabric which makes a defining contribution to the significance of the place will be retained, conserved, and celebrated by the proposal. Fabric which does not contribute to significance – including fabric which is intrusive – will be removed. This is a positive heritage outcome.
Policy 4.1.4 <i>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.</i>	The removal of introduced accretions will result in the clear and defined legibility of the original form, scale, and character of the subject building.
Policy Section 4.3 Character	
Policy 4.3.1 <i>Retain the character of the surf club building and formal urban landscaping to adjacent areas, in relation to the overall BBCL.</i>	The Inter-War Mediterranean character of the subject building will be retained and celebrated by the proposal. The new additions are highly complementary and responsive to this established character. New landscaping, including the provision of greenery to the new built form, will allow for an enhanced dialogue between built and natural forms.
Policy Section 4.4 Landscape Setting, Curtilage and Views	
Policy 4.4.1 <i>Manage development on site to maintain 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</i>	The new additions would be visible from all frontages as a result of the setting of the building within Bondi Beach Park. However, the design has considered this setting and has responded in a highly sympathetic manner, providing for high-quality contemporary architecture which significantly enhances the presentation of the building within its wider cultural landscape.

Conservation Policy	Discussion
<i>heritage significant character of the cultural landscape.</i>	
Policy 4.4.2 Consider visual catchments and viewing points from and to: <ul style="list-style-type: none"> the front colonnade of the Bondi Surf Bathers Life Saving Club and from 	As above. Views to the building will be significantly enhanced as a result of the works.
<ul style="list-style-type: none"> the roof terraces 	As above. Views to the building will be significantly enhanced as a result of the works.
<ul style="list-style-type: none"> from the pedestrian bridge 	As above. Views to the building will be significantly enhanced as a result of the works.
<ul style="list-style-type: none"> along the promenade. 	As above. Views to the building will be significantly enhanced as a result of the works.
Policy 4.4.3 Manage the immediate curtilage of the BSLSC to preserve the historical and visual relationship to the Bondi Pavilion.	The proposal will result in an increased setback between the subject building and the adjacent Bondi Pavilion as a result of the removal of the side accretions to the subject building. This improved interface will facilitate an enhanced legibility of both buildings in the round, so that they can be better appreciated and utilised within their setting.
Policy 4.4.5 When the opportunity arises seek to remove elements that intrude on historic visual connections.	Intrusive additions to the building, which detract both from the presentation of the building and from the overall amenity and character of the wider cultural landscape, will be removed – this will be a wholly positive outcome.
Policy Section 6.0 Moveable Heritage	
Policy 6.1.1 Conserve any significant moveable heritage items associated with BSLSC's history.	Existing moveable heritage items (including flags, photographs, honour rolls, and historic surf lifesaving equipment) will be retained and conserved.
Policy 6.1.6 Consider improving the presentation of the collection in the building and making it more readily available to the public.	It is proposed to include a public information and education facility at the ground-floor level to allow for public access to the moveable heritage collection which is held by the club.
Policy Section 7.0 Managing the Built Heritage	
Policy Section 7.1 Treatment of the Building Fabric – Generally	
Policy 7.1.1 Conserve the significant fabric in situ.	<p>Original fabric and detailing which makes a defining contribution to the significance of the place will be retained, conserved, and celebrated by the proposal.</p> <p>The proposal would include the removal of the remnant sections of the original hipped roof to the building. It is noted, however, that the structure and tiles are not original, having been reconstructed after a fire in the mid-20th century. The remnant 'wings' of the original hipped roof, although</p>

Conservation Policy	Discussion
	being graded as being of 'Exceptional' contributory value within the 2018 CMP, are not, in our opinion, of such character-defining value to the overall significance of the building. Indeed, the form has been greatly and irreversibly obscured by the introduction of the existing upper-level addition, while the concrete tiles are not sympathetic to the character and significance of the building.
Policy Section 7.2 Significant Built Heritage	
Policy 7.2.1 <i>Retain the configuration and character of the original building with minimal change. Additions, including facilities and services installations, may be acceptable if needed for ongoing significant uses.</i>	Original fabric which makes a defining contribution to the significance of the place will be retained, conserved, and celebrated by the proposal. The work will facilitate the ongoing use of the place for its historic purpose as the clubhouse of the Bondi SBLSC.
Policy 7.2.2 <i>Retain the significant spaces including the 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.</i>	<p>The verandah will be improved as a result of the proposed works.</p> <p>Ground-floor offices will be converted to public educational facilities, which would not, on the whole, generate adverse impacts from a heritage perspective.</p> <p>The removal of introduced, intrusive accretions will result in the clear and defined legibility of the original form, scale, and character of the subject building, which is a positive outcome.</p>
Policy 7.2.5 <i>Maintain structural elements, the integrity of walls and roofs, and drainage as a priority to ensure structural stability.</i>	<p>The existing original walls of the building will be retained.</p> <p>The proposal would also, however, include the removal of the remnant sections of the original hipped roof to the building. It is noted, however, that the structure and tiles are not original, having been reconstructed after a fire in the mid-20th century. The remnant 'wings' of the original hipped roof, although being graded as being of 'Exceptional' contributory value within the 2018 CMP, are not, in our opinion, of such character-defining value to the overall significance of the building. Indeed, the form has been greatly and irreversibly obscured by the introduction of the existing upper-level addition, while the concrete tiles are not sympathetic to the character and significance of the building.</p>
Policy 7.4 Intrusive, Neutral and Items of Little Significance	
Policy 7.4.3 <i>Visually intrusive items should be removed, or their appearance altered to be less intrusive and more in keeping with the character of the precinct.</i>	Intrusive additions to the building, which detract both from the presentation of the building and from the overall amenity and character of the wider cultural landscape, will be removed.
Policy Section 7.5 Building Materials and Techniques	
Policy 7.5.1 <i>Use matching techniques and materials appropriate to each structure, particularly masonry, timber</i>	The new walls to the principal structure will be solid with a rendered and overpainted finish, to complement the retained original building.

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<i>and mortars. If possible, match special 'Mediterranean' finishes such as limewash (as originally specified).</i>	External walls to the additions (including the upper-level addition to the original structure) will be lightweight in appearance, which will ensure they do not visually dominate the original building (or the adjacent Bondi Pavilion). This is a wholly sympathetic outcome which will allow for a clear distinction between old and new while maintaining the hierarchy of built forms within the cultural landscape.
Policy 7.5.9 <i>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.</i>	Terracotta roof tiles are proposed to the existing building and to the new rear addition. This is considered a highly sympathetic approach as it would allow for enhanced legibility of the original detailing of the subject building, while also responding to the terracotta tile-clad roof of the adjacent Bondi Pavilion.
Policy 7.5.10 <i>Retain original materials and details such as the original hall floor boards and brass plates.</i>	Original internal materials will be retained and conserved.
Policy Section 8.0 Maintenance and New Works	
Policy Section 8.2 New Work to Heritage Structures	
Policy 8.2.1 <i>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.</i>	The proposal seeks to retain the original extent of the building, remove intrusive accretions, and introduce new elements of high-quality contemporary design which will be sympathetic to, but distinguishable from, the original. The work would also be largely reversible.
Policy 8.2.2 <i>Assess the heritage impact of any new work to existing heritage structures.</i>	This HIS has been prepared to assess the potential heritage impact of the proposed works.
Policy 8.2.3 <i>Make the minimum necessary change to accommodate significant ongoing uses or compatible uses while retaining significance.</i>	The proposal seeks to retain the original extent of the building, remove intrusive accretions, and introduce new elements of high-quality contemporary design in order to facilitate the ongoing historic use of the building. The significance of the building, including its setting, presentation, and associations, will be retained and celebrated by the proposal.
Policy 8.2.4 <i>New work should not obscure or damage significant fabric.</i>	Original fabric which makes a defining contribution to the significance of the place will be retained, conserved, and celebrated by the proposal. Intrusive additions to the building, which detract both from the presentation of the building and from the overall amenity and character of the wider cultural landscape, will be removed – this would generate positive heritage outcomes.
Policy 8.2.5 <i>Design new elements based on an understanding of the construction of the existing building, the palette of materials and the typologies</i>	The Inter-War Mediterranean character of the subject building will be retained and celebrated by the proposal. The new additions are highly complementary and responsive to this established character. This includes the modulated yet simple new forms, the hipped, terracotta tile-clad new roofs, and the expressed arches across the new frontages, which will

Conservation Policy	Discussion
<i>traditionally used and maintain the character of the building.</i>	appropriately respond to the established character of the existing built forms.
Policy 8.2.6 <i>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.</i>	As above. The design intent of the new work will be clearly reflected in the new work, while remaining noticeably contemporary in nature.
Policy 8.2.7 <i>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.</i>	The new additions would be visible from all frontages as a result of the setting of the building within Bondi Beach Park. However, the design has considered this setting and has responded in a highly sympathetic manner, providing for high-quality contemporary architecture which significantly enhances the presentation of the building within its wider cultural landscape, and is a clear response to the established character of the building and the adjacent Bondi Pavilion. The juxtaposition of old and new will serve to highlight the character and presentation of the original form while allowing for the continuation of the historic use of the place.
Policy 8.2.8 <i>New additions and alterations should address but not mimic the existing in terms of scale, materials, colour, texture and quality.</i>	The Inter-War Mediterranean character of the subject building will be retained and celebrated by the proposal. The new additions are highly complementary and responsive to this established character. This includes the modulated yet simple new forms, the hipped, terracotta tile-clad new roofs, and the expressed arches across the new frontages, which will appropriately respond to the established character of the existing built forms.
Policy 8.2.9 <i>Match the quality of the original in the quality of design and construction of new.</i>	As above.
Policy 8.2.10 <i>Utilise new work, wherever required, as an opportunity to enhance or recover significance.</i>	Original fabric which makes a defining contribution to the significance of the place will be retained, conserved, and celebrated by the proposal. Intrusive additions to the building, which detract both from the presentation of the building and from the overall amenity and character of the wider cultural landscape, will be removed – this would generate positive heritage outcomes.
Policy 8.2.11 <i>Retain the interiors of structures of high or exceptional significance as follows:</i> <ul style="list-style-type: none"> ▪ <i>retain individual spaces;</i> 	<p>Although the ground-floor spaces are original to the building's construction, they provide compromised amenity for the club members and require significant upgrades to facilitate the ongoing historic use of the place.</p> <p>Additionally, while they are noted as being of 'Exceptional' contributory value within the CMP, it is our view that these small office spaces and wet areas at the ground-floor level do not make a defining contribution to the aesthetic significance of the place as a purpose-built Inter-War Mediterranean surf lifesaving clubhouse. It is therefore appropriate and reasonable that they be adapted to suit the changing needs of the club, so that it may continue to adequately function for its historic purpose.</p>

Conservation Policy	Discussion
<ul style="list-style-type: none"> ▪ <i>no subdivision of large spaces (the hall);</i> 	The ground-floor hall will not be subdivided. The proposed use of this space for public exhibitions would generate positive outcomes with regard to the public's ability to access and appreciate the building.
<ul style="list-style-type: none"> ▪ <i>design additions to allow an appreciation of the original space;</i> 	The retention of the structural walls at ground-floor level will allow an appreciation of the original space.
<ul style="list-style-type: none"> ▪ <i>use the original doorways / openings for access;</i> 	The original doorway at the southern frontage will be maintained for access.
<ul style="list-style-type: none"> ▪ <i>minimise the removal of walls or stalls etc. to make a large room and minimise enclosing of open structures;</i> 	<p>As above.</p> <p>The existing spatial volume hall will not be modified.</p> <p>The existing layout of the side rooms at ground-floor level will be adapted to facilitate the ongoing use of the building.</p>
<ul style="list-style-type: none"> ▪ <i>retain the hierarchy of spaces.</i> 	The internal spatial hierarchy will not be impacted.
Policy Section 8.3 Improving Existing Intrusive Structures	
Policy 8.3.1 <i>Reduce the intrusiveness of the first floor and rear additions to the Surf Club in any major projects at the site.</i>	Intrusive additions to the building at the rear and upper level, which detract both from the presentation of the building and from the overall amenity and character of the wider cultural landscape, will be removed.
Policy 8.3.2 <i>Use the opportunity of any redevelopment to improve visual and pedestrian amenity.</i>	The proposed works would significantly improve the building's interface with its immediate surrounds through the removal of intrusive additions at the side and rear (also resulting in an increased curtilage for the adjacent Bondi Pavilion) and the introduction of high-quality, highly permeable new additions which will allow for increased public access to and within the building.
Policy Section 8.4 New Facilities and Buildings	
Policy 8.4.6 <i>New structures required for use should be carefully sited, small scale pavilion additions rather than one large structure that competes with the significant buildings. New buildings should be distinct and separate from the original buildings or linked by walkways, arcades or colonnades in keeping with the pattern of development typical of the period.</i>	<p>Any new addition to the building would be visible from the public domain, due to the location of the item within Bondi Beach Park. However, as discussed throughout this assessment, it is assessed that the new work would be highly sympathetic to the building and the wider cultural landscape, and would improve the building's visual presentation and overall amenity. The new design would appropriately respond to the established Inter-War Mediterranean character of the subject building and the adjacent Bondi Pavilion and will be an exceptional example of new design in the historic cultural landscape context.</p> <p>The new rear addition, in the form of a pavilion, will be linked via a new elevated walkway (surmounting a colonnade) at the eastern frontage, however this will not be visually dominant but, rather, will serve to reinforce the sympathetic dialogue of old and new.</p>
Policy Section 8.5 New Services	

Conservation Policy	Discussion
<p>Policy 8.5.2 Choose service routes and locations that avoid impact on significant fabric and do not negatively impact on views.</p>	<p>New services will not be visually apparent or impact in any meaningful way on views.</p>
<p>Policy 8.4.5 Install new services so as to minimise impact to significant fabric, in accord with the Burra Charter.</p>	<p>New services will not be introduced in a manner which will impact significant fabric.</p>

6. CONCLUSION & RECOMMENDATIONS

6.1. GENERAL CONCLUSION

This HIS has been prepared to discuss the potential impact of the proposed development on the heritage significance of the Bondi SBLSC and of the wider cultural landscape of which it forms a part (which is of National heritage significance). The discussion, contained in Section 5 of this HIS, has found that:

- No actions are proposed which would generate any adverse significant impacts on the National heritage values associated with Bondi Beach, including any Matters of National Environmental Significance.
- The proposed development would facilitate the ongoing historic use of the Bondi SBLSC building, which is closely associated with the tangible and intangible cultural heritage values of the Bondi Beach cultural landscape.
- The proposed removal of intrusive additions to the building (including at the rear and at the upper level) would generate a positive heritage outcome as a result of the reinstatement of the legibility of the building's original form, scale, and detailing.
- The proposed new addition is the result of a substantial consultation process between the project team, consent authorities, and other stakeholders (including the local community). The result is an architectural response to the building and to the wider cultural landscape which demonstrates a clear respect for the established architectural character and intangible values associated with the place.
- The new forms to the building would be clearly contemporary in nature, while remaining subservient to the established Inter-War Mediterranean character of the subject building and the adjacent Bondi Bathers Pavilion. A particular point of success is the new roof form, which is a highly sympathetic interpretation of the building's original hipped roof with lantern. The arched expression of the new façades will also contribute to a respectful dialogue between old and new.
- The design of the new additions has taken into consideration the setting of the building within its existing context of the Bondi Beach cultural landscape. The additions have been designed to be read in the round, providing for an enhanced interface with the surrounding setting at all frontages. This is a vast improvement of the current situation of the building, in which new forms have been introduced over time and in an ad hoc manner to accommodate the changing needs of the club with no due consideration for an appreciation of the building in its wider setting.
- The proposal would allow for increased public access to the building through the introduction of high-quality exhibit space which will allow future audiences to better understand the exceptional heritage values of the Club and its deep-rooted associations with Bondi Beach.
- The proposed new landscaping would enhance the relationship of the existing building with its surrounding context, in particular at its northern face where it addresses Bondi Beach Park and Queen Elizabeth Drive / Campbell Parade beyond.

Based on an understanding of the site's physical and historical context, it is considered that the proposed development would respect and enhance the established heritage significance of the subject building, including its contribution to the Bondi Beach cultural landscape. Accordingly, it is recommended that the proposed development be viewed favourably on heritage grounds.

6.2. RECOMMENDATIONS

Notwithstanding the above recommendation for approval on heritage grounds, it is recommended that the following be incorporated into the proposal in order to best conserve heritage significance:

6.2.1. Archival Recording

A suitably-qualified person should be engaged to carry out a photographic archival recording of the building in its existing condition (including in its setting) prior to the commencement of works. This recording should be in accordance with the relevant guidelines provided by the Heritage Council of NSW, and copies should be stored in suitable repositories (such as Waverley Local Studies, the Heritage NSW Library, at the club itself, etc.).

6.2.2. Use of Heritage Consultant

A suitably-qualified heritage consultant should be engaged throughout the work to provide ongoing advice on matters concerning heritage fabric (including where heritage fabric interfaces with new work). The heritage consultant should be given access to the site to carry out periodic inspections so as to ensure the work is being carried out in a satisfactory manner.

6.2.3. Heritage Interpretation

A suitably-qualified professional should be engaged to prepare a detailed Heritage Interpretation Plan which deals with the public exhibit of the club's moveable heritage items and other potential interpretive devices / media which are able to communicate the history and significance of the building.

DISCLAIMER

This report is dated 28 April 2021 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Bondi Surf Bathers Life Saving Club Ltd. (**Instructing Party**) for the purpose of a development application (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A

PHYSICAL DESCRIPTION

Bondi Surf Bathers Life Saving Club, Queen Elizabeth Drive, Bondi Beach – Conservation Management Plan (Jean Rice Architect, July 2018, Issue D)

4.0 THE PHYSICAL FABRIC

4.1 SETTING AND VIEWS

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

The Park with its axial pathways and picnic shelters was developed with its surrounding paths and esplanade, and the Pavilion and Club, as part of an overall 1920s planned improvement scheme. The park is generally grassed with formal tree plantings originally mostly Norfolk Island pines. 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 (Fig 4.2 and 4.3). The surf club arcade was specifically designed to complement the pavilion. Although the surf club has been extended its original arcade remains 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 have been partly obscured by the playground and plantings and are now dominated by roof-mounted solar panels.

In the BBCL CMP significant views within the park have been mapped (see BBCL CMP section 9 Implementation). Viewing the place and views within the place are an important aspect of significance. 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 the views that people love at Bondi. For the BSBLSC views of the beach were also important for life saving reasons and there was briefly an observation area in the first floor addition. Mostly observation and patrols are located on the beach or the separate lifeguard tower.

4.2 EVOLUTION OF THE BUILDING

The Bondi Surf Bathers Life Saving Club is now a one and two storey masonry building with a series of hipped tiled roofs, the profile of which has been altered over time. Several wings have been added. The original section of the building remains within these additions and is most evident at the front. The main space is a central hall, entered from an arcade. The external wall has a parapet and a central projecting entry bay and three arches on each side of the central entry. The façade is designed to match the pavilion with semicircular arches supported on round columns with patera 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.



Figure 4.1: Historical view of the Bondi Pavilion with the former Surf Club beyond. Source: ML



Figure 4.2: Historical view 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




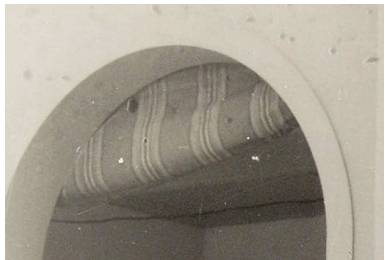




Figure 4.3: Current view of the Bondi Pavilion with the Surf Club beyond. The clutter obscures the original surf club arcade and the modern first floor surf club addition dominates. Source: Jean Rice Architect



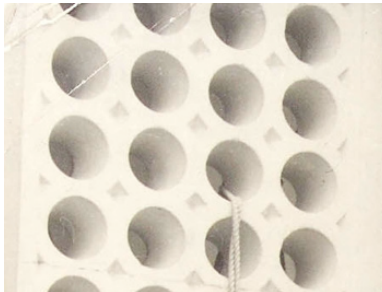



The exterior was always rendered and painted however the type of paint used has varied. At each end of the verandah and on the sides are precast cement panels providing ventilation. The detail of these panels is repeated through the building and can also be seen in the rear wall of the stair tower at the rear of the building. The vents in the rear stair tower provided fresh air within the staircase however one of the vent panels has since been removed and a door added below to access the terrace over the rear boatsheds.


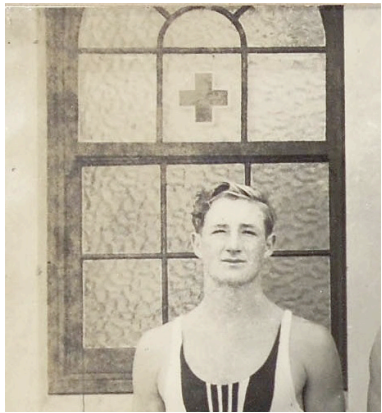


The rear additions occurred progressively, with a gear room added in 1951 and a boat shed in 1966. In 2005 the boatshed was doubled in size and its roof functions as an outdoor terrace, replacing the terrace over the central hall which was progressively enclosed to form the room now used as a function area. The addition of the boat shed also saw the relocation of the men's toilet from the rear. All the wet areas, the change and locker facilities were relocated to the southwest rooms and the addition to the southwest. 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. The first floor rooms are additions, built in stages starting in 1974 and later reworked to appear of a similar style (refer to the phases of development plans at figures 3.8-3.11). The 1974 works followed on from a fire that damaged the Gear Room and the two adjacent sections of the roof over rooms that flanked the central hall.

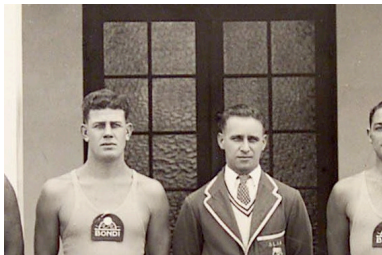

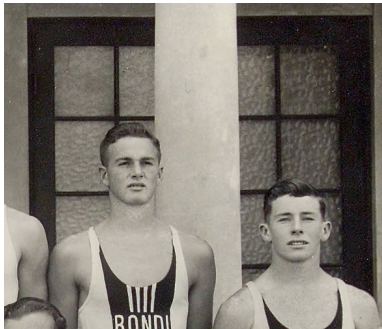
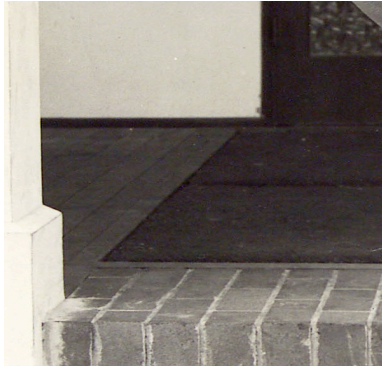

The lower portion of the front first floor wall is original, as it is part of the hall. The addition makes the original section of the building hard to read. After the fire the lower roof line over the rooms adjacent the hall was been extended to form an eave. The eastern entrance is a later addition (2005), but has been designed to match. The building was designed as a free standing pavilion in the park however this character has been reduced by the accretions to the rear of the building including the addition of utilitarian boat sheds. The naturally ventilated stair has been buried within these accretions. As a result of the amount of natural ventilation being decreased by the additions and alterations, air conditioning units have been added. If natural ventilation systems are functioning air conditioning should not be needed in this location as there are regular sea breezes that provide natural ventilation. The original design of the main hall also relied on passive ventilation, however some of the vents have been closed off and high level windows removed or made inoperable.

The original elements are shown in the following table, as are the main elements that have been altered, such as the doors. 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 following table shows the original details that have been identified from historic photographs held by the BSBLSC. The details are cropped from photographs that are used in full elsewhere in this plan where their source is indicated. The source is not indicated in the table.

AREA	ELEMENT	ORIGINAL	DATE ALTERED	BSBLSC 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.	Image 42	
Arcade	Canvas blind	Possibly original or added by c1950, now removed. Metal brackets in wall possibly remains of fixings	Unknown	Image 54	
Arcade	Solid balustrade. Cement rendered brick	Original	Not altered	Image 54	
Front wall	Patera, shield and wording	Original. Precast synthetic stone as described in specification	Not altered, Date painted on post 1975	Image 291	
					

AREA	ELEMENT	ORIGINAL	DATE ALTERED	BSBLSC DM	THUMBNAIL
Front wall	Brick Plinth	Original. Front steps were also brick.	TBC Plinth remains but front steps covered by concrete ramp	Image 54	
Walls	Triple vent	Original. Precast cement vent. Same detail used internally	Not altered	Image 58	
	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 change (with the exception of the stair tower where vents have been removed).	Image 123	
Front wall	Wall mounted lamp	Removed	Date of removal not known. Similar examples survive on contemporary buildings eg former Manly Bathing Pavilion	Image 45	
Exterior walls	White colour scheme. One coat lime water and two coats lime wash (lime, tallow and 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	Image 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 I405[524]	

AREA	ELEMENT	ORIGINAL	DATE ALTERED	BSBLSC DM	THUMBNAIL
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.	Image 366	
Windows	Red Cross sign to ambulance or first aid room. To southern window on verandah	Sign Removed	By 1958	Image 58	
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 squared top going up behind masonry wall.	1949 ANMS 1405[524]	
Front Door	Fanlight	Original. Timber with obscure glass panes	Not altered	Image 45	

AREA	ELEMENT	ORIGINAL	DATE ALTERED	BSBLSC DM	THUMBNAIL
Front Door	Multi pane glazed double doors	10 panes of obscure glass each door. Timber rails and glazing bars.	c1955. Four panelled doors below shown in 1956. Later replaced with modern doors with different glazing divisions and changed to open inwards.	Image 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	Image 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.	Image 57	
Verandah / 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	Image 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	Image 054	






AREA	ELEMENT	ORIGINAL	DATE ALTERED	BSBLSC DM	THUMBNAIL
Light Fitting on verandah	Opaline glass light shade	Pendant light fitting with glass shade	Replaced	Image 45	
Light Fitting on verandah	Bare light bulb	Shade possibly broken	Ceiling now replaced and light is modern Oyster fitting	Image 97	
Roof Terrace	Ladder to Roof Terrace	At south end of verandah. Visible in various photos.	Removed, probably following the fire in 1973/74	Image 97	
Perimeter	Timber seating outside building	Steel frame with timber slats	Modern seating in park. Not adjacent to the building	Image 196	
Paving	Brick herringbone Paving	Herringbone brick paving in common bricks	Probably replaced mid 1980s as part of improvements to QE Drive	Image 376	



Figure 4.4: View of the building in the 1950s showing its original configuration (albeit with the replacement roof tiles). Source: Bondi Surf Bathers Life Saving Club

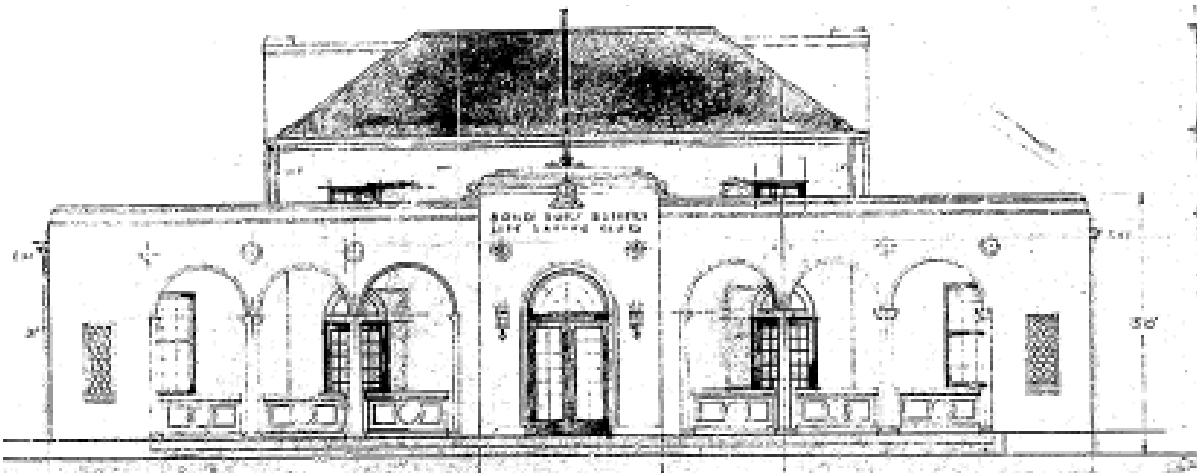


Figure 4.5: Detail of Ruskin Rowe's original 1932 proposal for the Surf Club. The design was changed to have pitched tiled roofs. Source: Waverley Council



Figure 4.6: View of the front of the Surf Club in 2016. Source: Jean Rice Architect

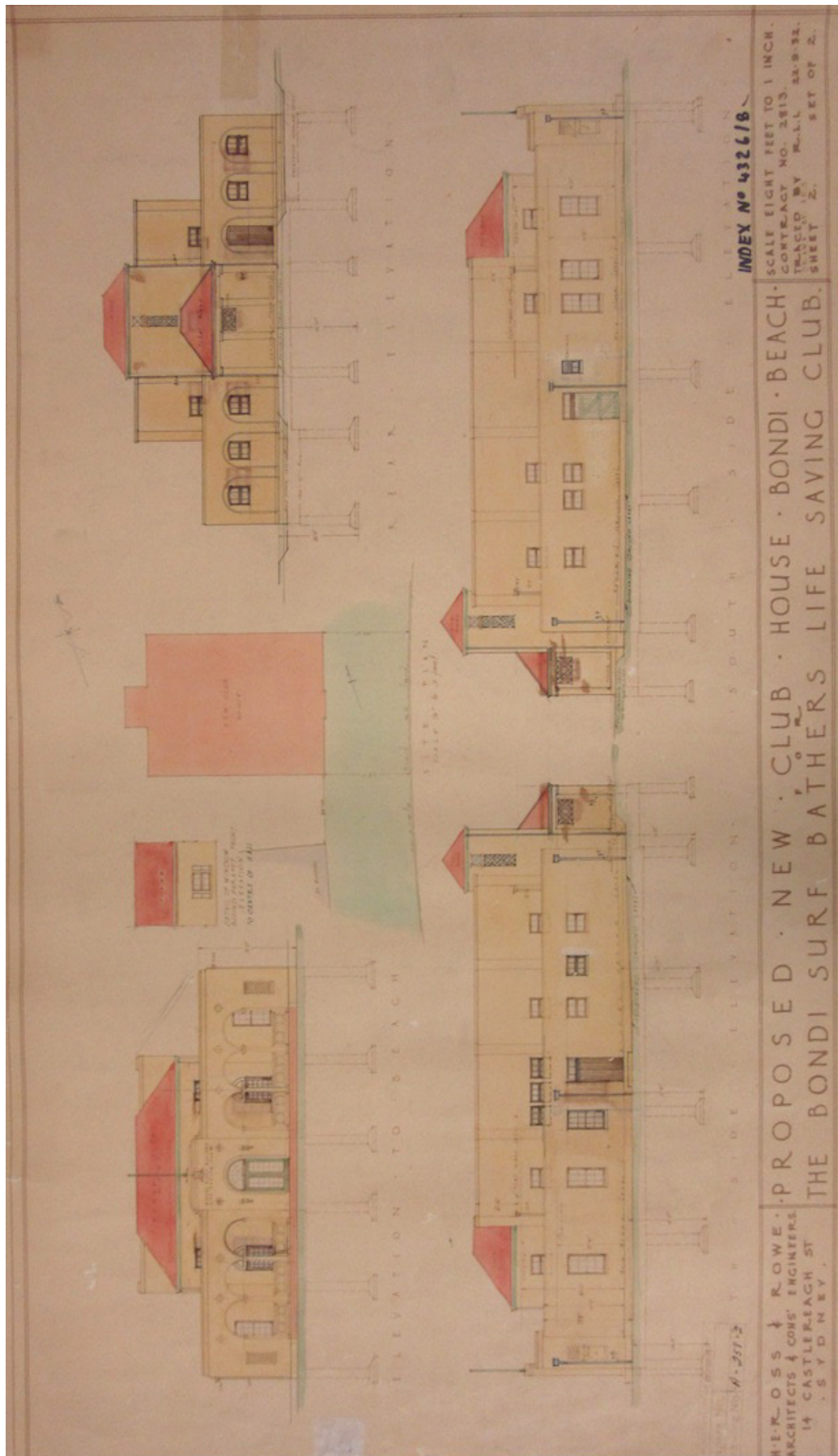


Figure 4.7: Drawing showing the original design of the surf club with the side rooms having flat roofs. The front elevation is similar to the revised scheme but the walls of the sunbaking terrace are exposed on the side elevations. Source: Jean Rice Architect, photographed at WLS.

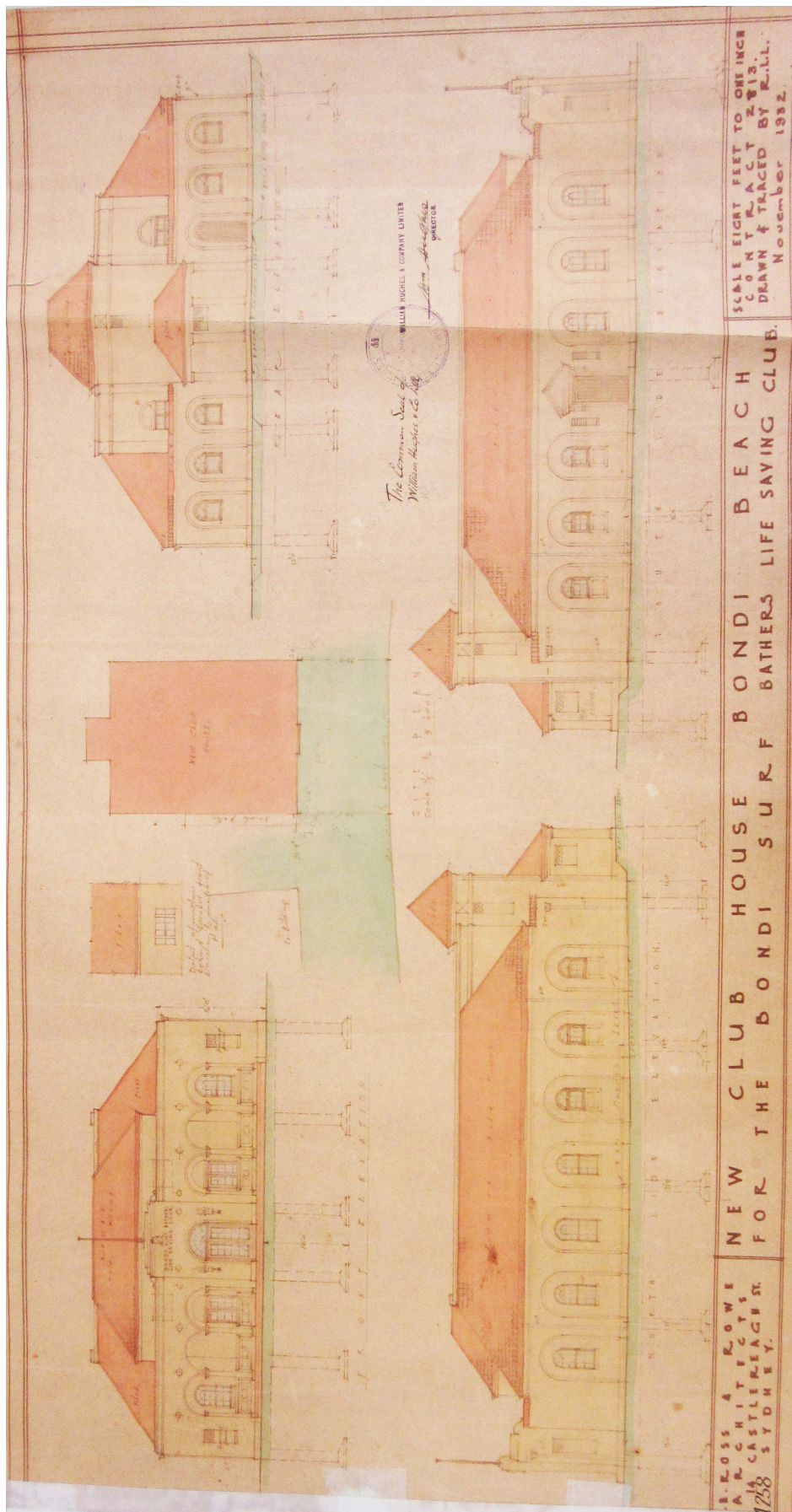


Figure 4.8: Drawing showing the revised (as built) design of the surf club with the side rooms having pitched roofs. The front elevation is similar but the walls of the sunbaking terrace are hidden by the added roofs and semi-circular headed windows and recesses have been added to the side elevations. Source: Jean Rice Architect, photographed at WLS.



Figure 4.9: Front facade of the Bondi Surf Bathers Life Saving Club showing the original arcade and the first floor addition and the disabled access ramp. 2015
Source: Jean Rice Architect



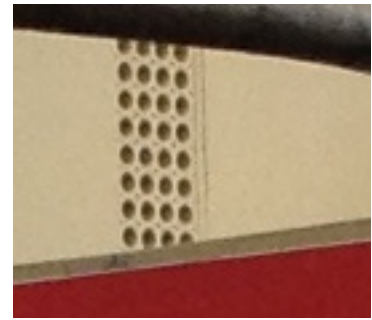
Figure 4.10: View of the north corner showing the first floor addition and the access stair to the terrace behind the parapet and the precast cement ventilation panels on the ground floor. 2015 Source: Jean Rice Architect



Figure 4.11: View of the rear of the Surf Club, showing the addition to house the boats. The second floor and projecting bay at the left of the photo is also an addition. The only original part is the wall at the lower left of the photo and the stairwell behind the umbrella structure. 2015 Source: Jean Rice Architect



Figure 4.12: View of the southwest side of the Surf Club showing additions and temporary works yards accommodation. 2015 Source: Jean Rice Architect



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

Figure 4.13: 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

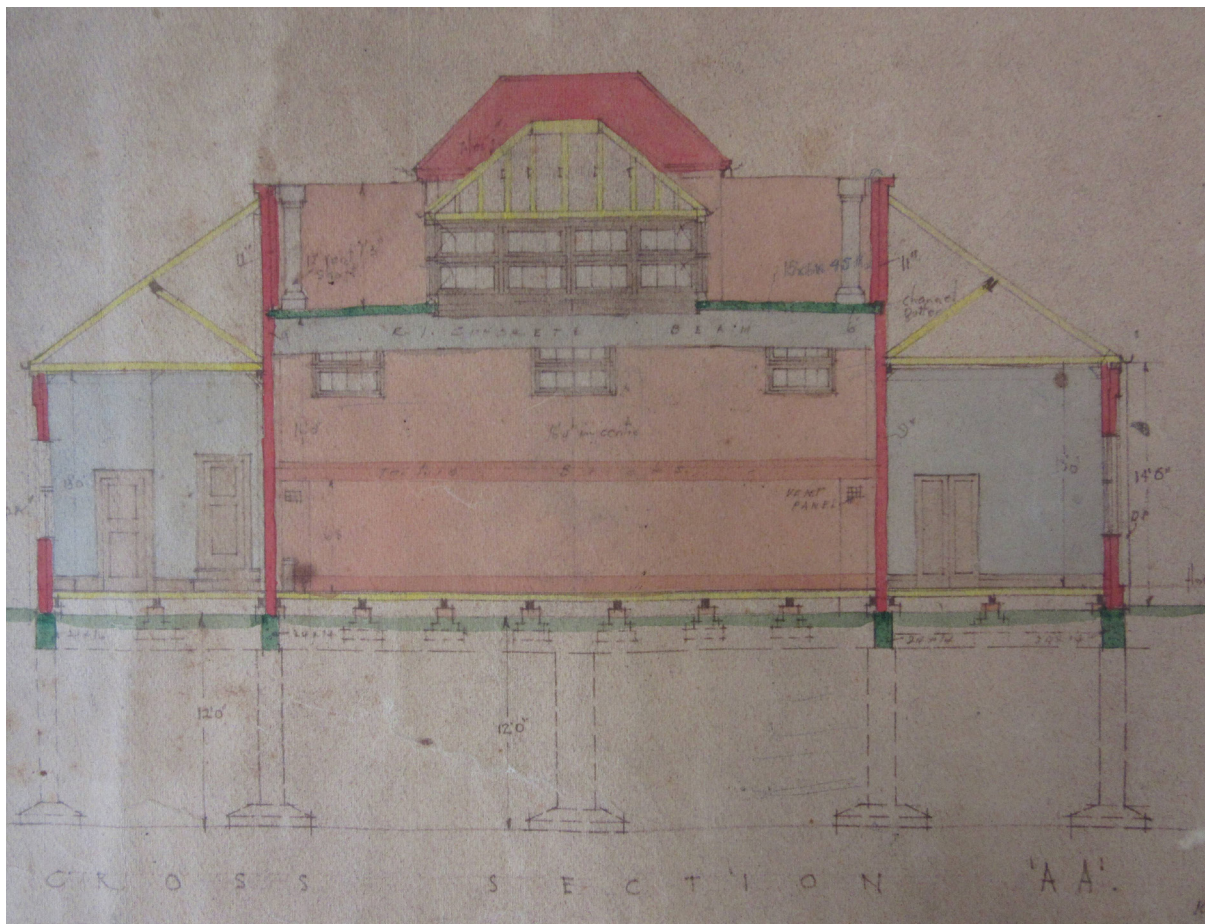


Figure 4.14: Cross Section of construction drawing showing the original position of the lantern and the stair to the rear - with the dark coloured roof. The pitched roof to the lantern was not built. A lower cost flat roof was built. The piles and piers are shown. Source: Waverley Council



Figure 4.15: 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 4.16: View of the infilled dais with the surf club crest over. The soldier course of bricks that forms the skirting is also visible. Source: Jean Rice Architect



Figure 4.17: 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 wall. 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



Figure 4.18: 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

4.3 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 in terms of potential archaeology. 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 (see below). 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 halfway between the pavilion and surf club. In hole 1, was a 4' layer of grey sand starting at 12' deep. Hole 2 has the grey sand at 10'6" deep. In hole 5 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 addition the specification indicates that rubble drains were to be constructed 12' away from each downpipe for the dispersal of stormwater away from the building.

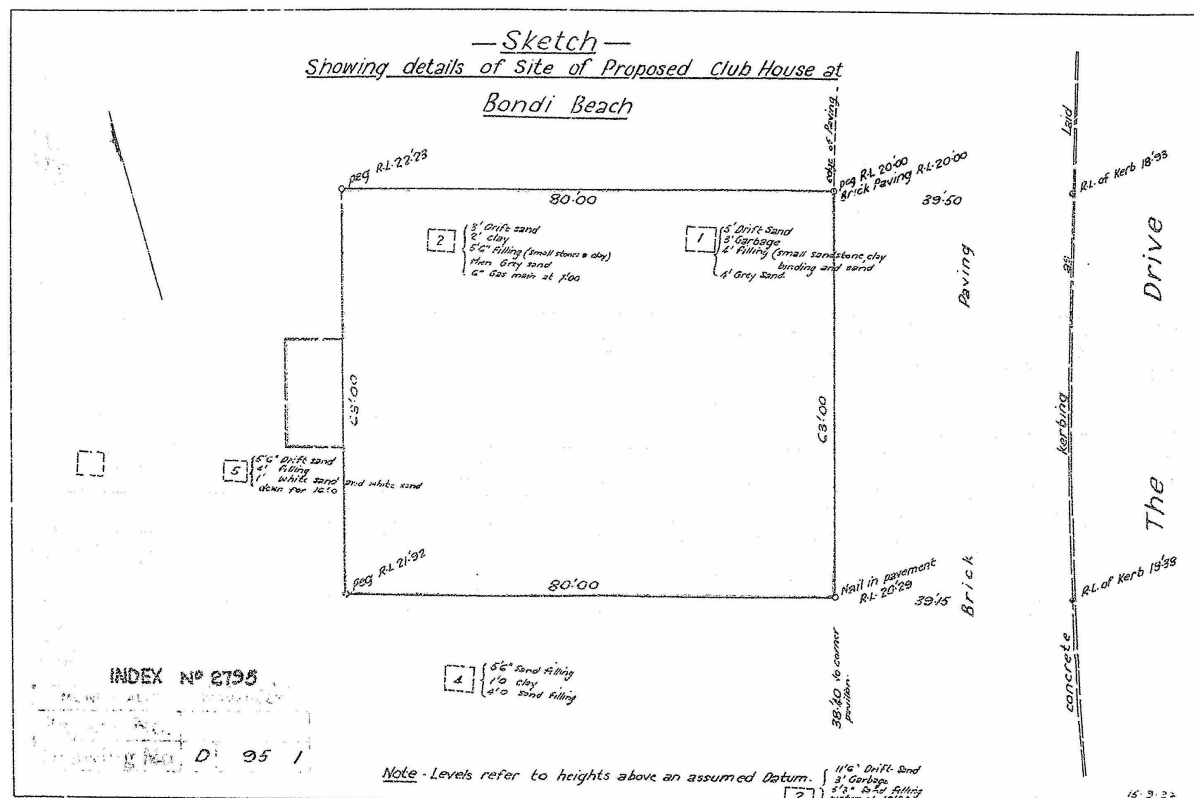


Figure 4.19: Sub soil investigation undertaken in 1932 prior to construction of surf club and indicating soil conditions and fill.
Source: WLS Engineers drawings

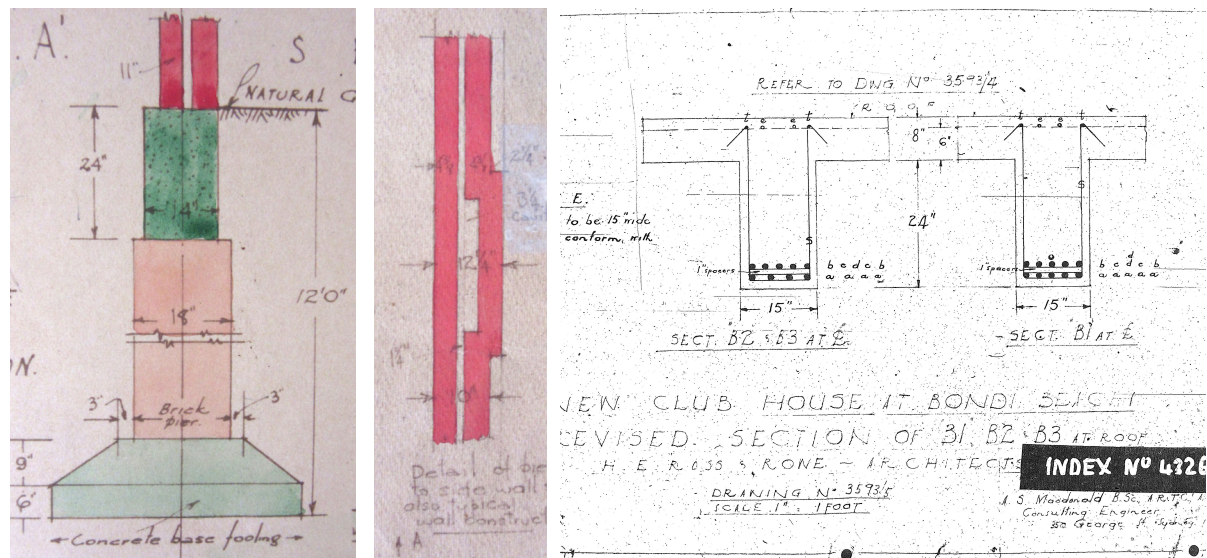


Figure 4.20: The original drawings show the 12' deep footing structure in section at left and the brick cavity wall structure in plan at right. Drawing conventions and note indicate the concrete pale green/green and brickwork pink/red. Source: WLS drawings Waverley Council Index No 432619 (left and centre) and No 432603 (right)

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.

4.4 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 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 presumably for suspending equipment within the space.

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.

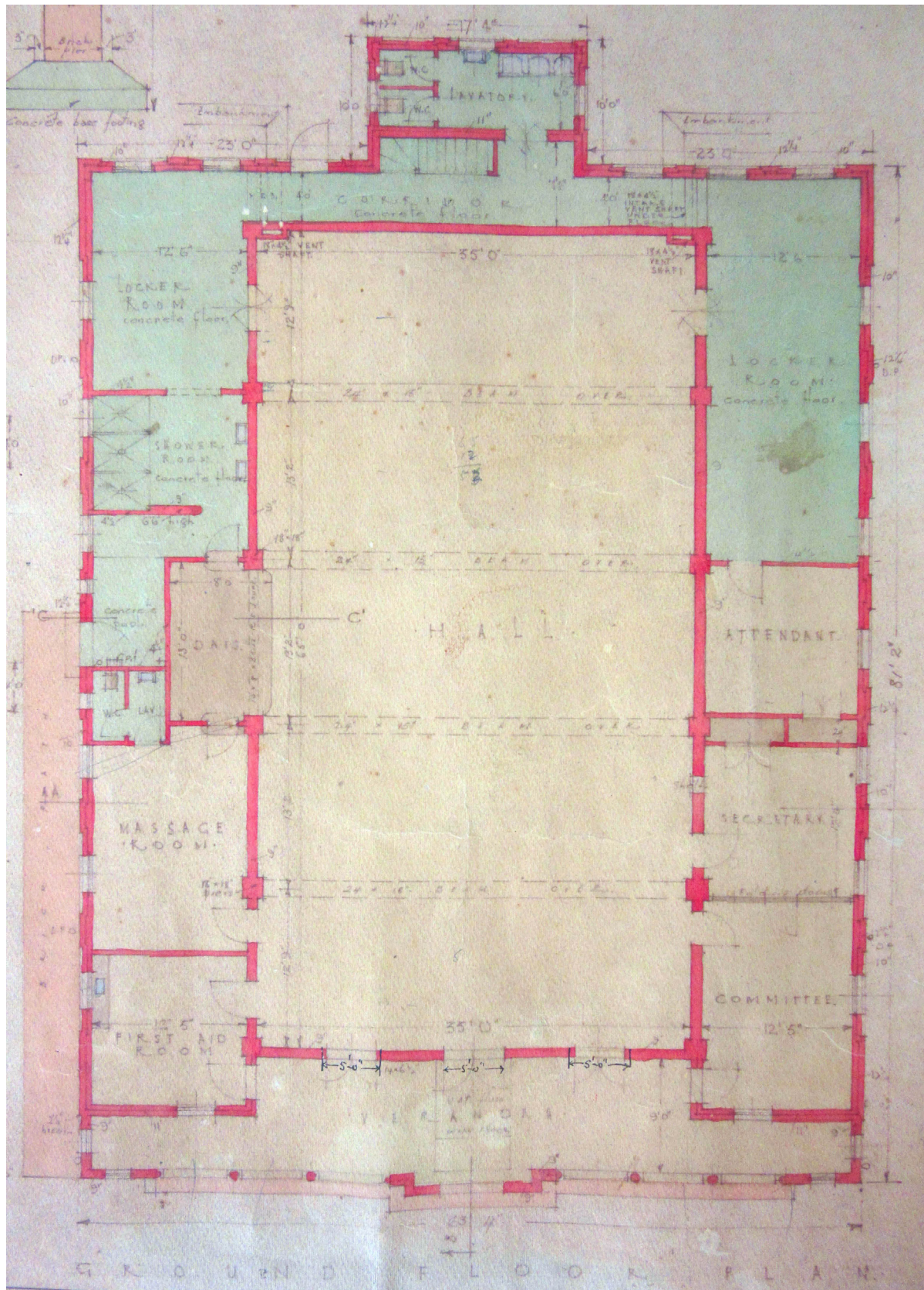


Figure 4.21: The ground floor plan shows the rooms similar to the plan Index No 432616 but that plan has a side passage that was not built. Instead the attendants room and cupboards were built as shown on this plan. Note the colours are the standard drawing convention, green indicates concrete flooring to the wet areas, red indicates brick and yellow indicates timber. Source: Waverley Council Index No 432619

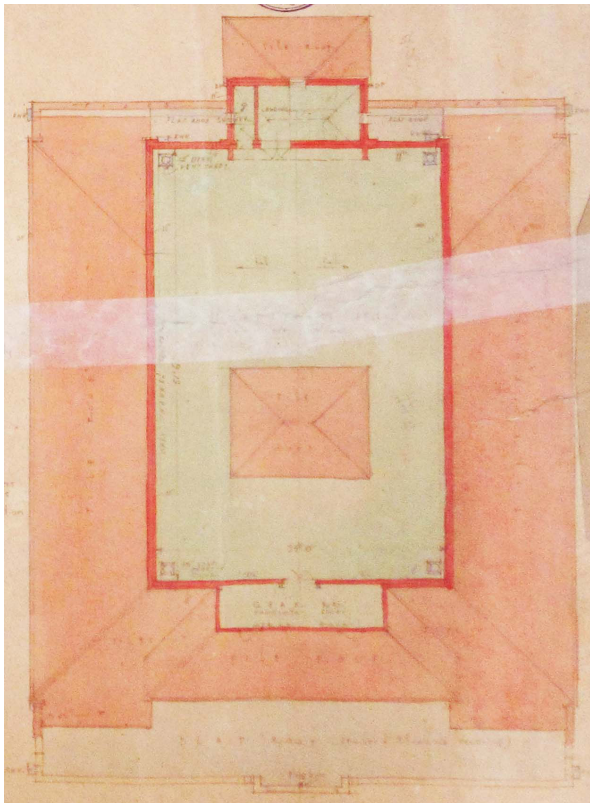


Figure 4.22: Original first floor plan showing the lantern and the sunbaking terrace and gear room. The walls shown red have been extended up from the hall below. The central lantern was not built with a pitched roof. The specification indicates it was altered to be a flat roof as a cost saving measure. The height of the wall surrounding the roof terrace was also reduced. The room added in 1975 was in the area of the gear room (bottom of the plan).

Source: Waverley Council Index No 432619

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.

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. 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 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.

In the original design the hall was lit by high level windows. These exist on the southeast wall of the building where they open onto the upper level front deck and are bricked up on the northwest wall. 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. The lantern was probably removed in about 1990 when the upper floor was increased in size. 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. 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.

4.5 SIDE ROOMS (GROUND FLOOR)

On each side of the hall are single storey rooms, the front two originally opening onto the front verandah 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 west were a First Aid Room, Massage Room with toilet, the Dais and side entry, a Shower Room and the Locker Room. On the east was the Committee Room with folding doors to the Secretary, Attendant Room and Locker Room.

Most of these rooms remain but are altered, in particular the Attendant Room is the new side entrance and stair. Historical plans differ on if there was a side passage. The earliest photos however show the opening in the north wall was a window, not a door. It was changed to a door by 1990. There are now lower false ceilings in these rooms added in 2005. The external walls are rendered brick with semi-circular arched head window openings set in recessed panels. Some have been obscured by additions and other windows changed to doors. The window sashes originally had curved heads and were divided into small panes but these were replaced with the current windows in 1974 or before.

4.6 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 was in a separate structure to the rear of the main part of the building. It continued to the upper sunbaking deck and was expressed externally as a separate tower form with a hipped roof. Aerial photos indicate this roof remained in 2002 in some form but was removed by 2007. The 2005 architectural drawings for alterations show retention of a flat roof over the stair, demolition of the stair and a new concrete stair (not known if this was done). At least part of the wall of the stair tower is retained, including the pierced panel.

The original sunbaking terrace 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 ground floor side rooms. The design was altered and pitched tiled roofs were built with the apex at the top of the terrace side walls. The original drawings describe the roof tiles as being "Roman tiles" and the profile is shown as curved. It is likely that the walls of the sunbaking terrace remain - built into the later structure when the deck was enclosed to form a room.

At the south 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 room was built in this area, probably for viewing the beach. It was



Figure 4. 23: View showing temporary equipment storage area to the north west. Source: Jean Rice Architect

full width of the sun deck but narrow, probably about 3m deep. It had a flat roof and picture windows to the southeast. 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. It had a large low pitch hipped roof with wide eaves and over-scaled, poorly detailed arched headed windows. A lower rear structure on the first floor is evident in aerial images, probably providing undercover access from the original stair to the new room. Further changes were made recently and the function room was redecorated.

4.7 ADDITIONS ADJACENT

The 1991 aerial also shows additions of one and two storey structures to the northwest of the original building. At the east a single storey boatshed was built in the location of the former yard. To the west the structures housed a double height squash court and toilets, locker rooms and showers at the lower level. At the upper level was a 'VIP' Room, also used as an office. 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.

In the most recent development, with drawings dated 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. At this time a new stair and northeast entry was created with a projecting bay and parapet at ground level and a new hipped roof at first floor level. The boat storage area was extended to the northwest with roller door entries and a flat roofed terrace over. Three permanent sun-shading structures have since been added to the northwest side of this terrace. The squash court was subdivided with an intermediate floor - the upper level used as a gym and the lower as board and ski storage. 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.

4.8 EXTERNAL PAINTING AND REPAINTING

The BSBLSC was repainted by Council in 2017, as was the pavilion and the same wall colour was employed, 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 structural problems. 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.

4.9 WORKS YARD

Immediately north of the club and its additions is an informal Council works yard. The area is used as a base for beach and park maintenance and storage of plant such as mowers, trailers, tractors and sand rakes. This yard is evident in the 2002 aerial and believed to have been established prior to the 2000 Sydney Olympics when there was an increased need for maintenance. By 2007 the yard had expanded with some dark green painted shipping containers used for storage. 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.

4.10 THE PATH NETWORK NEAR THE BSBLSC

Photographs of the original topography show high sand dunes on Bondi Beach, particularly to the north. Subsequently a promenade was built but photos prior to the implementation of the Bondi Beach Improvement Scheme in the late 1920s show remnants of sand dunes north of the beach. The level of the promenade at the waters edge appears to be as today.

The diagonal paths and the two bridges over the parking area or 'Motor Park' are an integral part of the late 1920s Improvement Scheme, however the work was undertaken in a series of stages over a number of years. Published descriptions of the proposed improvement scheme describe the access to the promenade and gardens as being via bridges and also describes the Motor Park or parking area below.



Figure 4.24: Extract from one of E W Searle's aerial showing 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 subway access to the beach. The pines are very small in this view. Source: NLA Pic 838/1277 LOC Album 1124/14

Only two of the three bridges proposed were eventually built. An undated photograph (see page 46, *ML At Work and Play* 993) shows the partly completed concrete road and the eastern bridge in the foreground and the completed main pavilion and relocated club house behind. Bricks are still being laid in the parking bays. The levelling of the sand between the club house and the parking area beside Campbell Parade had not yet occurred. This view is undated but was taken before the March 1932 surf carnival, as the paths appear completed in the aerial view of the carnival.

1930s aerial photographs show the layout of paths and Motor Park (parking area), two pedestrian bridges from Campbell Parade, the radiating brick-paved paths and island garden beds. A number of concrete street lamp posts can also be seen. One of this series of aerial photographs was taken by E W Searle during a surf carnival in March 1932, by which time paths and bridges were completed, but work had not yet started on the new club house for the Bondi Surf Bathers Life Saving Club.



Figure 4.25: View taken between 1934 when the new club house was finished and 1942 when the groynes were removed. Source: SRNSW Series 12932

Searle's view looking southwest over the Pavilion complex shows that there was no semi-circular garden bed at the intersection of the paths at the eastern Motor Park bridge. Other aerials from the 1930s and 1940s also show that there were also no garden beds at the western bridge. The neatly trimmed garden beds were simply rounded at their point. A row of evenly spaced Norfolk Island pines had been planted on the southern side of the path beside the southern kerb of the motor park. The row of trees continues even though the path did not extend beyond the eastern pedestrian bridge. Tree plantings are dotted throughout the park including behind the surf club.

An undated sketch plan (following) of Bondi Beach and Park shows the layout of the parking area, the bridges, the paths to the subways under the foreshore promenade and the paths to the back of the pavilion from each bridge. There was, and still is, no path alongside the parking area to the east of the easternmost bridge. There are open archways from the parking area, under the stairs to the bridge, to the radiating paths to the Pavilion and foreshore. A photo survives dated 1930 showing the archway to the corresponding bridge at the western end of the parking area. The ground level has since been raised in front of the arches and garden beds added. It is not known if they were ever 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. The 1930s aerials show the extent of planting of Norfolk island pines, including in the area behind the surf club. Frank Hurley's aerial photographs show the trees to the rear of the pavilion which were sheltered were doing better than the trees on the open areas of grass near the surf club. Two concrete light stands marked the entrance to the subway to the beach and these can be seen in 1970s photographs.

The series of 1930s aerial photos are of different dates as they show the relocated surf club next to the new pavilion while another (following) shows the new pavilion, the new club and the old club side by side (indicating that the old building was temporarily moved during construction of the new). The new surf club was designed in 1932 and built in 1934. E Searle's series of aerial photographs show that the path network and subway were completed prior to the construction of the new club house in 1934, as the old club house can still be seen in the views.

The paths and parking bays at the promenade and adjacent to the pedestrian bridges are built of herringbone brickwork, which can be seen in 1930s views and later photographs of the pavilion and the various car events held at the park. The brickwork appears to utilise irregular commons, rather than the regular pavers installed more recently in the pedestrian areas. An undated photograph of the front of the pavilion, taken before the groynes were removed, clearly shows herringbone brick paving in front of the pavilion and the sections of concrete forming the roadway.

Views of motoring events held in the 1950s and 1960s also show the paving in detail. During the car trials the bridges and the southern pavement of Campbell Parade were used by spectators to view the cars displayed below. In the 1943 aerial the sheltered trees behind the pavilion and surf club were doing



Figure 4.26: Frank Hurley photo taken showing club house and an indistinct path to the bridge. Note the surf club sun bathing terrace and highlight windows behind the parapet. Source: NLA PIC FH/7542

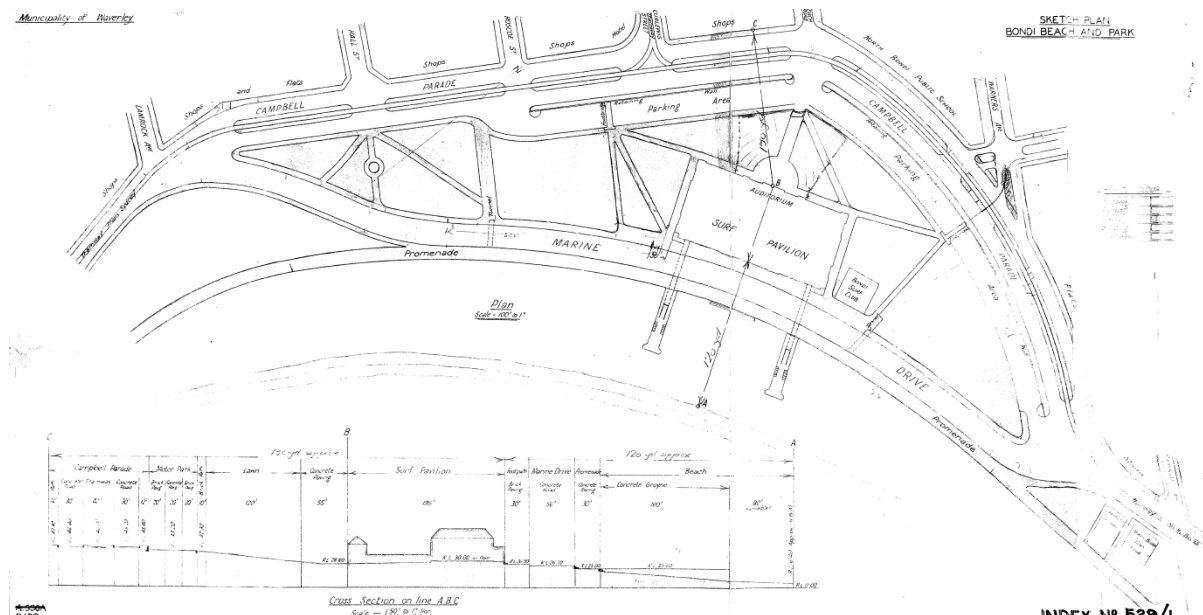


Figure 4.27: Undated plan showing the path layout and an overall section. Source: Held by the Engineering Department of Waverley Council. Plan 529



Figure 4.28: Detail of bathers heading to the beach showing the west pedestrian bridge and the archway under. Source: Waverley Council



Figure 4.29: The opening under the eastern bridge now has a garden bed behind it. Source: Jean Rice 2015



Figure 4.30: Surf Reels in storage in the boat shed.
Source: Jean Rice 2016



Figure 4.31: The evolution of Australian surf boards, part of the Surf City exhibition. Source: SLM Website

much better than the exposed trees to the east of the steps to the pedestrian bridge. 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 shows how rapidly the destruction of all of the trees occurred once the use of chemical detergents became widespread.

The paving to the two diagonal paths appears to have been renewed by the early 1990s and this can be seen in aerial photographs, however the circular garden beds 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.

The level of the paving has been altered at the base of the eastern bridge, the lower step is no longer a full step. The pathways in the vicinity of the semi circular garden bed have been built up. The intersection of the paths appears to have been altered when these garden beds were added. The installation of the semi circular garden bed has also obscured the archway.

4.11 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. 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, 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. 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 storage that are currently inaccessible. Club records are spread between the library, the club and their store. 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 inspected in detail.

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'.

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 publications. 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.

4.12 INTANGIBLE HERITAGE - TECHNOLOGY, IDENTITY AND ICONOGRAPHY

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 at a state if not national level. 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, and to an extent misogyny, 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. 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 visual cues and symbols that inherently attributed to the understanding and perception of the Bondi surf lifesaver are distinctly linked to the gaining in knowledge, evolution of equipment and advances in technology over time, since the club's establishment in 1907. The brand identity of the club (the logo, the flag, the costumes) has naturally evolved and steadily progressed with changes in techniques, technology and bathing laws, concurrently reflecting the essence of lifesaving over time. 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 present 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.

¹ Between the Flags - 100 Years of Lifesaving Exhibition, The National Museum of Australia

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-stem 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.




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.





The following table shows the evolution of some of the BSBLSC's movable heritage, the gear, the progress of the Bondi lifesaving movement, changes in the costumes and the logo over the last 110 years. The information in the table depicts only a selection of events, advancements and designs. Further research may be able to construct a complete chronology and more inclusive history of BSBLSC's cultural identity.




Figure numbers have not been used in the table. The majority of the images have been taken from the scanned set of images of the club prepared by Digital Masters (copies of which are held on site and are readily available online). These images are identified as BSBLSC followed by a number. The Annual reports may also contain additional relevant images.





YEAR	EVENT / DESCRIPTION	IMAGE
1870	The 'human chain' surf rescue	 A black and white illustration showing a group of men in the ocean. One man is lying on his back, being supported by others. A chain of men is visible in the background, holding onto each other to assist with the rescue. The scene is set in rough, choppy water.
		Source: 1870, Getty Images
1886	Reverend McKeown of Waverley calls for instalment of lifesaving appliances on beaches	Source: Brawley p27
1895	Life Saving Society John Bond and his students perform demonstration of techniques at Bondi Baths.	 A black and white photograph showing a group of men standing on a wooden platform or pier over the ocean. They are holding onto a long pole or line that extends into the water. The men are dressed in dark clothing, and the water is calm.
		Source: Brawley p15. 1895 demonstration ATCJ 27 July 1895
1903	Public subscription to appoint a surf attendant at Manly (first professional lifeguard) Edward 'Appy' Eyre and occasional use of the Sly brothers with their boat	Source: Brawley p26
1905	Death at Bondi after rescue attempt with an old ship's lifebuoy that was affixed to a pole near the southern end of Bondi	Source: Bawley p27
1905	Requests made to RLSS to provide lifesaving apparatus on Sydney beaches (lifelines and life buoys) static box line - lifeline	Source: Brawley p26
Feb 1907	BSBLSC established Life ring shows date as 1906	 A close-up photograph of a circular life ring. The ring is dark with a lighter center. The year '1906' is clearly visible on the right side of the ring. The background is dark and out of focus.
		Source: BSBLSC 509
1907	John Bond begins training BSBLSC members	Source: Brawley p40
1906/1907	First appearance of a surf belt, line and reel on Sydney beaches - alarm reel/surf reel (John Bond, Lyster Ormsby and Percy Flynn) Costume shows the life ring logo that the Royal Life Saving Society used to the left of the chest	 A black and white group photograph of a large number of men, likely members of the BSBLSC, posing on a beach. They are wearing dark, sleeveless uniforms. Some are standing in the back rows, while others are sitting or kneeling in the front. A few men are holding surf belts or reels. The background shows a sandy beach and some buildings in the distance.
		Source: ATCJ 24 APRIL 1907




YEAR	EVENT / DESCRIPTION	IMAGE
Mar 1907	BSBLSC gives exhibition demonstration of life-saving at Bondi Beach sporting a club badge on the left chest of their costumes (club crest) crest borrowed the life saving buoy from the emblem of the Royal Life Saving Society with an alarm reel within, framed by initials BSBLSC: reel with cork-encrusted harness on belt swimmer, 'life jacket', 'hand seat' Sylvester and Howard method of resuscitation used in rescue	
		Source: Brawley p44
November 1907	Opening of the first Club House. Note the painted name with no logo and the formal dress of the members.	
		Source: BSBLSC 420
1907	Bronte Beach SLS Brigade purchases wooden surfboat, lookout tower and shark bell: purpose-built 'surf boat' "Albatross" and 'Dr Lee's torpedo buoy' Walter Bidell designed?	Source: SLISA website, Brawley p41
1907	Local Bondi fishermen the Doherty brothers had small boat ('Saucy Kate'), used to shoot the breakers occasionally called upon in rescues	Source: Brawley p103
1907/08	Costume - shows the crest with the life ring with reel in the middle	
		Source: Brawley p63

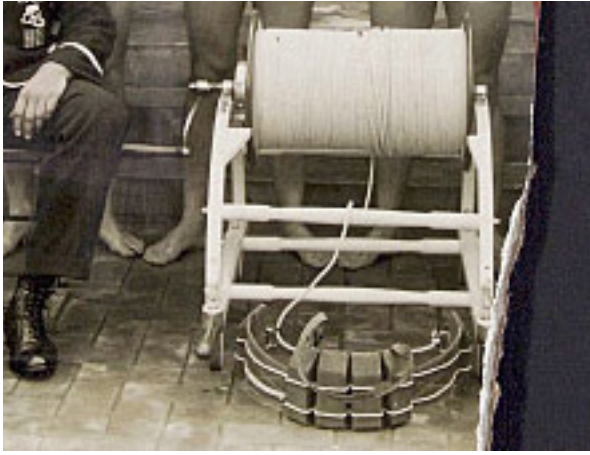
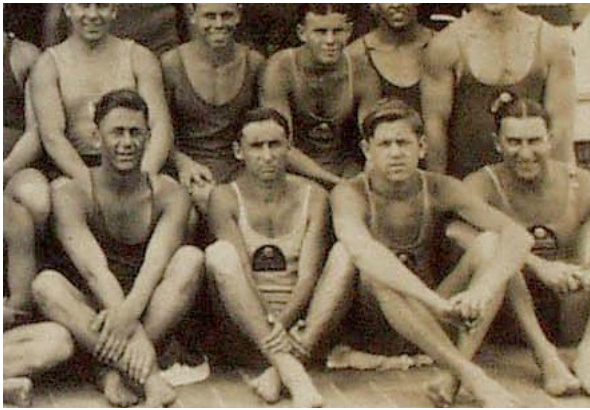

YEAR	EVENT / DESCRIPTION	IMAGE
1908	Blue flag with a white lifebuoy and the name of the club in the centre raised and presented to BSBLSC at opening of the season, members of the club go through a regular course of training in life-saving and resuscitation, first-aid certificates from the Australian Ambulance Association, Royal Life Saving Society's medals for lifesaving and certificates, mention of competitions held over the year	Source: Sunday Sun 13 September 1908
1908	Official opening of the season at Bondi by unfurling of a flag presented to the Bondi Surf Bathers Life Saving Club by Mrs. Onslow at the club's headquarters, flag bears club's device (logo), is white on blue ground	Source: Sydney Morning Herald 14 September 1908
1910	Shaeffer pressure method of resuscitation	
		Source: BSBLSC website
1910	Club logo as portrayed in the 1910 Club Annual Reports	
		Source: BSBLSC Annual Report 1910
by 1912	Life-buoy, well-known devices for the saving of lives in the surf, house flag "BSC Burgee" at the Surf Club Ball used for decoration, blue and white club colours	Source: Sun 19 September 1912

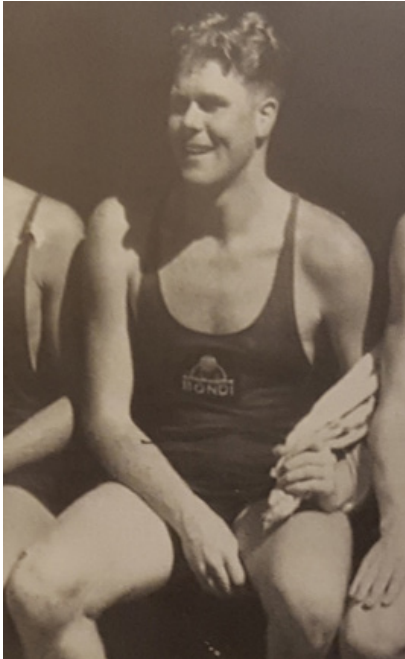


YEAR	EVENT / DESCRIPTION	IMAGE
1912/13	Costume and blazer with logo on left hand side	
		Source: BSBLSC 397
c1916	Costume has logo in the centre of chest, blazer has white piping around the edges and pockets	
		Source: Australian Premiers 1914-1915. Photograph hanging in the club house
1916	Logo on sign above newly opened Club House	
		Source: BSBLSC 509
c1916	Blazer has logo with just reel, life ring no longer frames the design	
		Source: BSBLSC 410




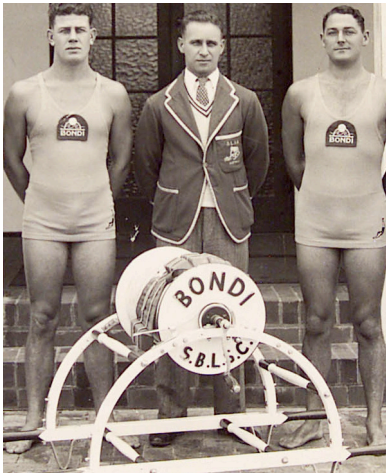
YEAR	EVENT / DESCRIPTION	IMAGE
1917	'The Surf' newspaper established by BSBLSC	
c1917	Costume shows logo on left and in the middle, sign above entry to club house shows ring with reel	
		Source: BSBLSC 506
c1918	First known use of new logo on Blazer	
		Source: BSBLSC 409
1920s	New logo in centre on costume, sign above entry to club slightly different, life ring still around reel	
		Source: BSBLSC 609

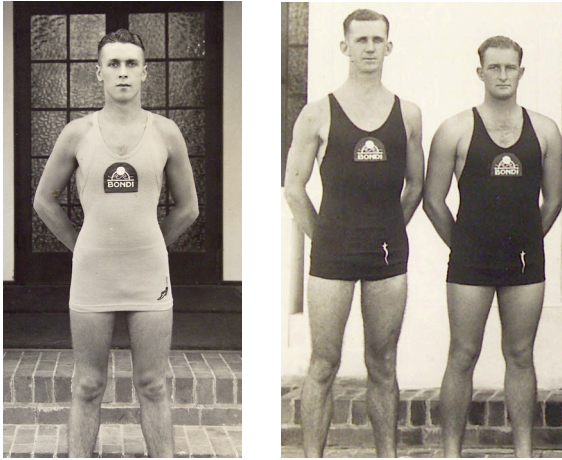


YEAR	EVENT / DESCRIPTION	IMAGE
1921/22	Different style costume in cut as well as previous logo on white background around chest	
		Source: BSBLSC 017
1922	Shark observation from the roof of the club house and talk of buying a boat after a number of shark attacks and deaths	Source: Brawley p105
1923/24	Signs developed to be placed on all patrolled beaches: safe areas to be marked with blue and white flags, dangerous areas with red flags	Source: SLSC website
1925/26	First Surf Boat "The Johnnie Walker" won in competition	
		Source: BSBLSC 217
1926	Logo and blazer	
		Source: BSBLSC 011
1926	Several different logos on blazers	
		Source: BSBLSC 343



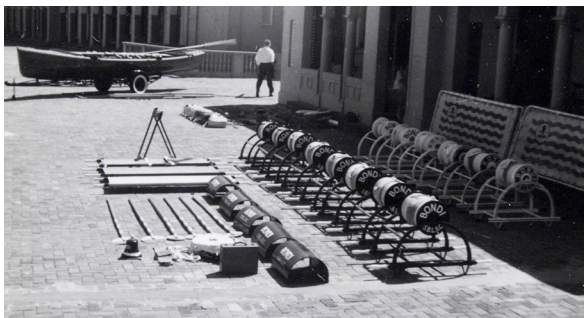
YEAR	EVENT / DESCRIPTION	IMAGE
c1925	Costume with a V-shaped design on the front	
		Source: BSBLSC
1926	Logo as published in Club's Annual Report	
		Source: BSBLSC Annual Report 1926
1928/29	Costume with circular logo and blazer with reel	
		Source: BSBLSC 331



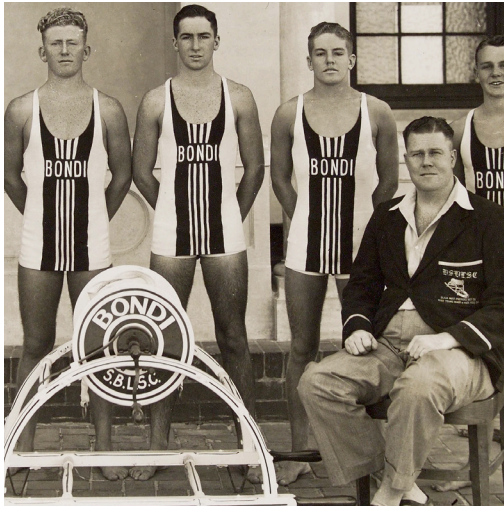
YEAR	EVENT / DESCRIPTION	IMAGE
1928/29	Cork belt still in use	
		Source: BSBLSC 330
c1930	Costume with new logo in the centre	
		Source: BSBLSC 609
c1930	Costume and boards	
		Source: NLA.PIC-vn6303348





YEAR	EVENT / DESCRIPTION	IMAGE
1930s	Costume	
		Source: Brawley p127
1932	Costume and reel	
		Source: BSBLSC 359
1932	Surf Boat "Johnnie Walker II" launched	
		Source: BSBLSC



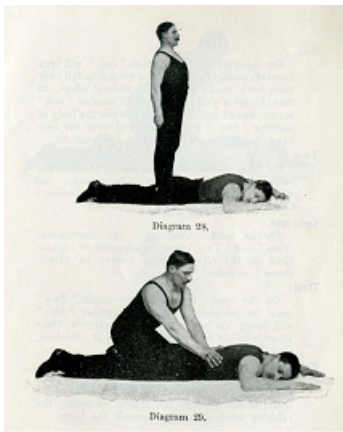
YEAR	EVENT / DESCRIPTION	IMAGE
1933	Costume, floatation neck ring and surf boat	 <p>Source: BSBLSC 348</p>
1933	Junior costume, floatation neck ring and surf boat	 <p>Source: BSBLSC 384</p>
1934	Logo in new club house	 <p>Source: Image courtesy of Jean Rice Architect</p>
1935	Costumes, blazer and reel	 <p>Source: BSBLSC 376</p>



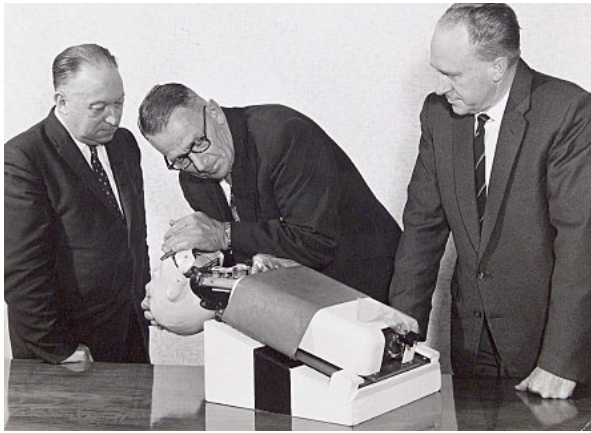


YEAR	EVENT / DESCRIPTION	IMAGE
1935/36	Costume	
		Source: BSLSC 389, BSLSC 406
1935	Red and yellow flags introduced, although the colours were divided diagonally, not horizontally	
		Source: SLSA website
1938	Costume and blazer	
		Source: BSLSC 366





YEAR	EVENT / DESCRIPTION	IMAGE
1938	Blazer	
		Source: Brawley p141
1938	Surf Boat "Bill Bennett" launched	Source: BSBLSC website
1940-1945	Pre-1940s standard (flag) accompanies the Australian troops in the war - members serving together and other lifesavers donated unit colour patches or other insignia which would be sewn onto the pennant (Middle East, Pacific, Philippines) upon returning it became an enduring symbol of the service and sacrifice of Bondi lifesavers	
		Source: BSBLSC website, Brawley p161
1940s	Waverley community donates reel to troops (lifesavers) who patrol beaches overseas for servicemen and general public eg Palestine beaches, train Palestine youth in lifesaving techniques, held surf carnivals as a means of rest and recreation	Source: BSBLSC website, Brawley p161
1940s	Surf club gear laid out in front of club house	
		Source: BSBLSC 220






YEAR	EVENT / DESCRIPTION	IMAGE
1940/41	Blazer	
		Source: BSBLSC 373
1940s	Racing board 'toothpicks' in excess of 16 feet in length	
		Source: Brawley p215
1944/45	Costume and blazer Note: blazer has white stripe around cuffs only	
		Source: BSBLSC

YEAR	EVENT / DESCRIPTION	IMAGE
1945	The surf boat "The Astra" launched	
		Source: BSBLSC 720
1948	The surf boat "Crystal" launched	Source: BSBLSC website
1950	Use of Ross Belt mandatory	
	Source: SLSC website	Source: Australian National Maritime Museum Collections
1950	Logo as depicted in Club's Annual Report	
		Source: BSBLSC 1950 Annual Report
1950s	Costume	
		Source: BSBLSC 361

YEAR	EVENT / DESCRIPTION	IMAGE
1950s	Flag	
		Source: Brawley p190
1951	Junior R & R team costume	
		Source: Brawley p193
1952	<p>SLSA changes its preferred method of resuscitation.</p> <p>Shaeffer method of resuscitation (opposite) replaced by Holger-Nielson method (below)</p>	




YEAR	EVENT / DESCRIPTION	IMAGE
		  <p>Illustration No. 47.</p> <p>Illustration No. 49.</p>
	Source: http://www.lifesavingsociety.com/	
1957	First recorded use of a power craft by Australian surf lifesavers took place on Queensland beaches	
	Source: SLISA website	
1960	Expired Air Resuscitation (EAR - otherwise known as 'mouth-to-mouth') adopted	
	Source: SLISA website	Source: BSBLSC 096
1960s	Trial testing of Jet Rescue Boat (JRB) and IRBs	Source: SLISA website
1962	The image of the Bondi Lifesaver as portrayed in a 1962 cartoon published by BSBLSC on the front cover their Annual Report	
		Source: BSBLSC Annual Report 1962
1962	The BSBLSC and SLISA motto printed with graphic on the back cover of the 1962 Annual Report.	 <p>VIGILANCE AND SERVICE</p>
		Source: BSBLSC 1962 Annual Report

YEAR	EVENT / DESCRIPTION	IMAGE
1965	Surf Boat "Pepsi"	
		Source: BSBLSC Annual Report 1966
1965	Life Boys (now Nippers)	
		Source: BSBLSC
1966	Surf boat "Geoff Nolan" launched	
		Source: BSBLSC 231
1966/67	Helicopter surveillance and rescue service trialed on Gold Coast	Source: SLSC website
1972	Costume	
		Source: Brawley p241

YEAR	EVENT / DESCRIPTION		IMAGE											
1973/74	Introduction of Helicopter Rescue Service in Sydney		Source: SLSA website											
1970s	IRB (inflatable rescue boat) at Bondi													
			Source: Brawley p262											
	<table><tr><th>TYPE OF FLAG</th><th>FLAG</th><th>COLOUR</th><th>MINIMUM SIZE</th><th>DESCRIPTION OF USE</th></tr><tr><td>BEACH PATROL/ LIFEGUARD</td><td></td><td>Red over Yellow PMS 186C PMS 136C</td><td>900 X 750mm</td><td>Used to designate a bathing area by lifesavers or lifeguards</td></tr></table>				TYPE OF FLAG	FLAG	COLOUR	MINIMUM SIZE	DESCRIPTION OF USE	BEACH PATROL/ LIFEGUARD		Red over Yellow PMS 186C PMS 136C	900 X 750mm	Used to designate a bathing area by lifesavers or lifeguards
TYPE OF FLAG	FLAG	COLOUR	MINIMUM SIZE	DESCRIPTION OF USE										
BEACH PATROL/ LIFEGUARD		Red over Yellow PMS 186C PMS 136C	900 X 750mm	Used to designate a bathing area by lifesavers or lifeguards										
1980	Red and yellow flags became an Australian standard according to 'Australian Standard' SLSA		Standard colours sourced from the National Aquatic and Recreation Signage Manual, Third Edition, 2006											
1980s	Youth costume with former logo													
			Source: BSBLSC 162											

YEAR	EVENT / DESCRIPTION	IMAGE
1990	Blazers and sign from former club house in upstairs club room	
		Source: BSBLSC 562
1990	Surf boat and costumes	
		Source: BSBLSC 699
2003	First women's surf boat launched	
		Source: SLISA website
2007	Year of the Lifesaver	Source: SLISA website
2009	New logo, a modernised version of the former logo	
		Source: BSBLSC website

YEAR	EVENT / DESCRIPTION	IMAGE
2010s	Current surf reel, generally now only used for competition events or historic displays	 <p>Source: BSBLSC website</p>
2010s	Current Nippers costumes	
		 <p>Source: BSBLSC Nippers Handbook</p>
2010s	Current Nippers logo	 <p>Source: BSBLSC Nippers Handbook</p>

YEAR	EVENT / DESCRIPTION	IMAGE
2010s	Current costume	
		Source: BSBLSC website
2010s	Current blazer	
		Source: BSBLSC website
2016-17	Current storage for the surf reels in the boatshed. Reels are now used only for competition events or historic displays	
		Source: JRA 2016

4.13 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 from 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 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. The intangible values have a high degree of integrity.

The place is in an aggressive marine environment where elements, such as air born salts, have a higher impact on condition of materials than in a non-marine environment. 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 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 from sea level rise and the intensity and frequency of storms (see also Section 7.5).

The visitation to and use of the place are key aspects of identified heritage values – both historic and social values. 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.

The club house itself is generally well maintained. There are extensive additions and alterations some of which are intrusive but the original form is evident. Much of the original masonry remains but little of the external joinery. The hall remains as an undivided space though openings into it have been altered. 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 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, meeting and office spaces.

APPENDIX B

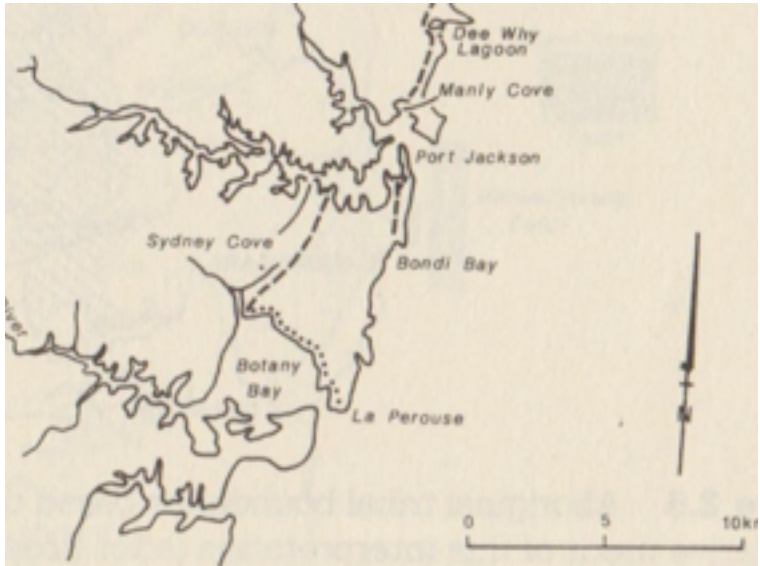

HISTORICAL OUTLINE

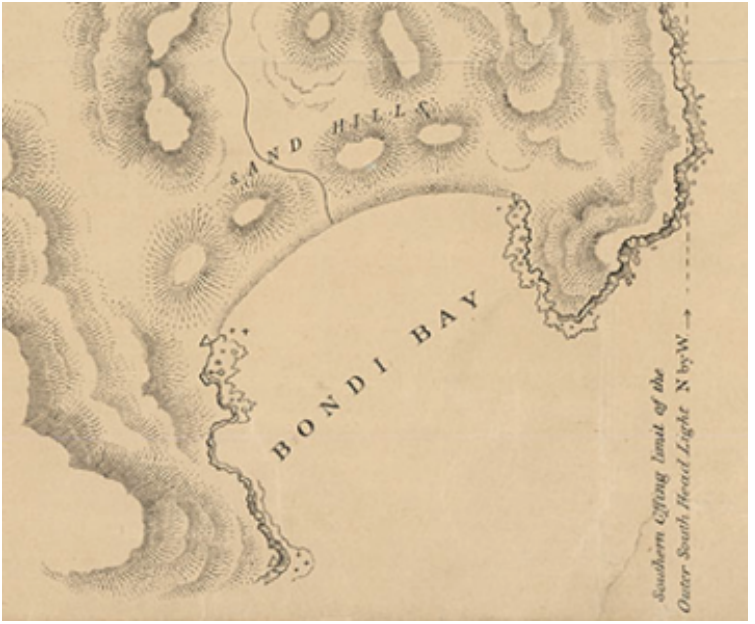

Bondi Surf Bathers Life Saving Club, Queen Elizabeth Drive, Bondi Beach – Conservation Management Plan (Jean Rice Architect, July 2018, Issue D)



2.0 HISTORICAL OUTLINE

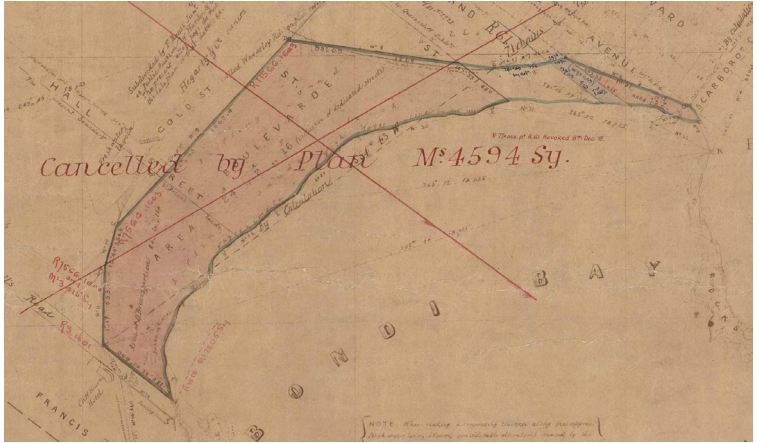

2.1 CHRONOLOGY



Note that text in this table in the middle and right column is generally quoted from the source indicated.


Date	Event	Image and/or Source
PHASE I (refer 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	
		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, Sydney Before Macquarie, A Difficult Infant, fig 2.3
1810	200 acres granted to William Roberts. Grant later shown on Reuss and Brownes' 1857 map of subdivisions in Sydney	
		NLA Map F108



Date	Event	Image and/or Source
1841	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..	Mr Stubbs quoting from the Australian Sketch Book, in his advertisement for sale of Villa lots at North Bondi. Sydney Herald 24 May 1841
1850	City apprentice drowns whilst bathing with friends at Bondi Bay	SMH 16 April 1850
1855	100 foot foreshore strip reserved as Crown Land. Contemporary maps show the curve of bay and sand hills behind.	
		MLZ/M3 811.15/1857/1
1858	William Stanley Jevons' photograph album contains two images of Bondi Beach dated March 1858	
		Jevons collection from John Rylands Library, Manchester UK



Date	Event	Image and/or Source
1858	William Stanley Jevons photograph album contains two images of Bondi Beach dated March 1858	
		Jevons collection from John Rylands Library, Manchester UK
1859	Waverley Council incorporated.	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.	
		Early 1870s photo of Bondi Beach shows the sand dune and outlet of the lagoon. Source: SLNSW Home & Away digital order a2825024
1876	Description of a visit to Bondi Beach and reminiscences of being saved from drowning by a Maori fisherman. Maoris and Kanaka swim whereas 'white men' paddle.	Rolf Boldrewood, The Colonial Reformer, published in instalments in the ATCJ ATCJ 21 October 1876


Date	Event	Image and/or Source
1882	Aboriginal people seen walking to good coastal fishing spots carrying their canoes	McCormick, Bondi Rock Carvings, Dictionary of Sydney
1882	Resumption of land for public use. Crown Plan 19.2063	
By 1884	Tram line extension to Bondi Beach	SMH 30 June 1884
1883-84	Bondi Baths commenced by Waverley Council, following calls for proper baths	
		Waverley Local Studies Collection
1885	Bondi Park gazetted	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]
		SMH 1 August 1885


Date	Event	Image and/or Source
1885	Bondi Park and the lagoon are shown on Higginbotham & Robinson's map of the Waverley municipality.	
		NLA Maps
1886	Smoke concert in Bondi, Mercantile & Marine Social Club	Evening News, 2 May 1886
1880s	Surf Riding reported- as part of travel descriptions	Descriptions of Kanakas surf riding in Sandwich Islands & Hawaiian surf riding board on display in Australia ATCJ 27 October 1888
1889	Bondi [Ocean] Sewer Outfall built by the Public Works Department for the Water Board. Stormwater into the harbour, foul water into the Ocean Outlet	100 Years of the Sydney Water Board
1890s	Post card of Sydney Pleasure Resorts which shows the northern end of Bondi Beach before improvements began.	
		Images of Waverley
1893-94	Survey of the tramway line to Bondi Beach	PWD Annual reports


Date	Event	Image and/or Source
1890s	Demonstration of Life Saving Techniques at the Bondi Baths	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. SMH 17 Dec 1894
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.
		encyclopediasurfing.com/entries/ bodysurfing
1899	Large cache of stone tools or Bondi Points found at the northern end of the beach.	McCormick, Bondi Rock Carvings, 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 reports
1904	Deputation to wait on the Minister for Lands,	Seeking permission to erect shelter sheds for bathers SMH 16 June 1905
March 1905	By-law prohibiting daytime surf bathing lifted.	Some aldermen prefer that council-owned baths be used. Tenders to be called by Council for dressing sheds
		Evening News 29 March 1905
		
	Extract from Hall's photograph of Bondi Beach showing facilities erected on the beach by the municipal council including a refreshment kiosk (lettering on roof) and change sheds. The dark coloured roof left of and behind the kiosk is the surf club. ML Hall 35104h	

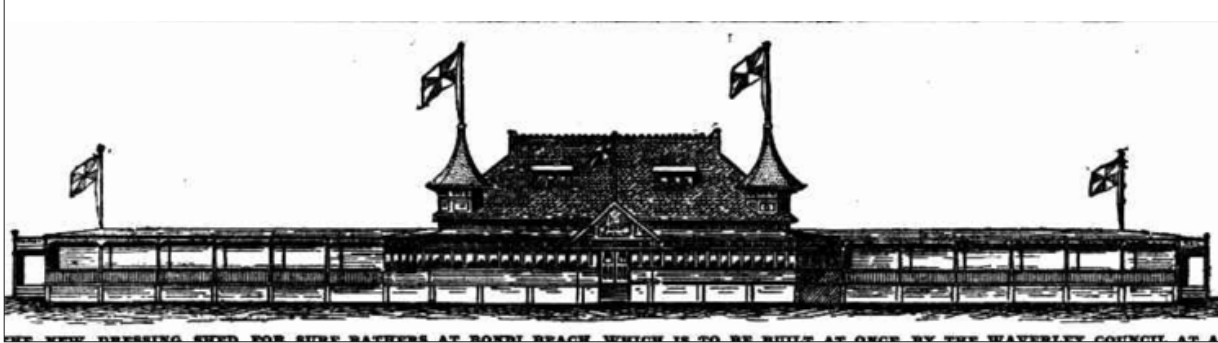

Date	Event	Image and/or Source
November 1905	Minister of Lands approves funds for Shelter Sheds.	Railway Commissioners who built tram loop contribute also.
1906	Council installs life buoys & lifelines but drownings continue.	Various letters to the editor about the dangers.
Feb 1906	Initial date Bondi Surf Bathers Life Saving Club said to be formed. Later this date is painted on life buoys each side of entrance. Note the clubhouse shown in the photo on right was not erected in 1906. Image included for the date painted on life buoys.	 <p>SMH 4 April 1938.</p>
March 1906	Shooting the breakers at Manly and Bondi	<p>THE Sydney Mail</p>  <p>Seaside Number</p>
		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.
		Sydney Mail special seaside issue 7 March 1906
December 1906	First use of life saving reel	SMH 4 April 1938


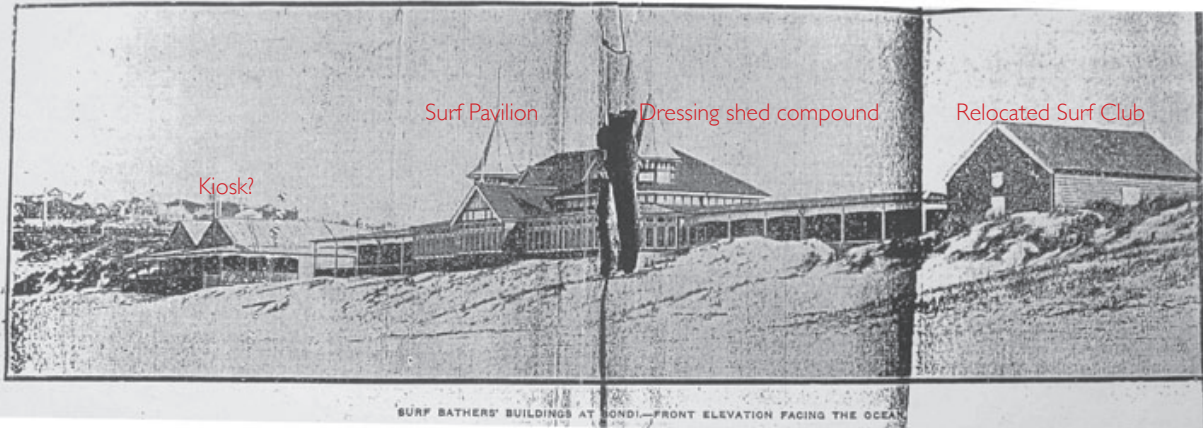
Date	Event	Image and/or Source
1906-07 summer	Canvas tent serves as first club house. Note the refreshment kiosk beyond	
		* [Star] Photo, Bondi Beach, ML PXE 711/183
1906-07 summer	Council to extend the male and female dressing sheds	
		SMH 21 Nov 1906 & Waverley Image Library Pic num 8126
Feb 1907	First meeting registered with Waverley Council, five objectives established.	The Bondi Lifesaver: A History of an Australian Icon. Sean Brawley, page 43
Mar 1907	Bondi Surf Bathers Life Saving Club writes to council describing aims of club, seeks to use council's lifelines.	Evening News 13 March 1907


Date	Event	Image and/or Source
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. Stage with kiosk roof visible behind and the newly invented surf reel.	
		ATCJ 24 April 1907
May 1907	Thieves steal equipment. Still awaiting permission to erect shed	Evening News 14 May 1907
3rd May 1907	First Annual Report, held by Waverley Council	Since the formation of the Club, we have had a most successful season, although starting rather late in the year. The Club are 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...Committee bought the line we are now using and also a reel...
September 1907	Smoke concert given by the Bondi Surf Bathers' Life-Saving Club at Woollahra	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.
		SMH 12 October 1907
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	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. Australian Star 21 October 1907
1907	First permanent club house - Refer to section 6.3	



Date	Event	Image and/or Source
Nov 1907	A clubhouse for the 'Bondi Surf Bathers' Life-Saving Club' was opened by the Mayoress of Waverley on Saturday.	
		SMH 4 Nov 1907, BSBLSC image
May 1908	Surf Bathers' [Smoke] Concert	Surf Bathers' Concert. The Bondi Baths Life-saving Club held a smoke concert in the Paddington Town Hall last night.
		Evening News 16 May 1908
Aug 1908	BSBLSC Minute books	Set held at Waverley Council starts 21 August 1908
Oct 1908	Club By-Laws	BSBLSC Minute books 8 October 1908
November 1908	Surf Life Saving Gymkhana	In association with Wonderland at Tamarama. Held and raised profit of 30 pounds. BSBLSC Minute books 24 Nov 1908
December 1908	Smoke concert - on the eve of marriage	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 M. 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. SMH 10 December 1908
Dec 1908	Bondi Ladies [SB] Club formed	BSBLSC Minute books 15 Dec 1908


Date	Event	Image and/or Source
December 1908	Surf Bathing Carnival at Manly continues rivalry	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...
		SMH 31 Dec 1908
Feb 1909	Bondi Surf Bathers' 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.
		Evening News 15 Feb 1909
1909	Discussions re lease of premises with Waverley Council	BSBLSC Minute books 15 July 1909
c1910	Kiosk (left) and surf club (right) adjacent in photo	
		Signed JFH 255 Bondi Beach Sydney. JFH not identified
PHASE 2 (refer 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 of Bondi Surf-Bathers Life-saving club.	...It is now three years since a life has been lost in the surf at Bondi. 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.
		Evening News 21 April 1910
June 1910	Club rooms to be opened by Premier Wade, 18 June 1910	BSBLSC Minute books 2 June 1910


Date	Event	Image and/or Source
 <p>THE NEW DRESSING ROOM FOR SURF BATHERS AT BONDI BEACH WHICH IS TO BE BUILT AT ONCE BY THE WATERLOO COUNCIL AS A</p>		
Proposed New Surf Pavilion, Evening News 15 & 17 June 1910		
June 1910	'National Playground'.	Interview with the Minister for Lands re improved surf dressing accommodation. Winning plans from the recent competition by architects Oakley and Middleton were presented. Bondi described as 'National Playground'. Expenditure on additions to Surf Bathers Club (for sanitary arrangements).
		Evening News 15 & 17 June 1910
August 1910	£1,000 grant, building ready for bathing season.	To cater to 750 men and 250 women bathers. Site to be fixed. Design by Oakley & Middleton [sic]
		Evening News 31 August 1910
1911	Timber club house built for the North Bondi Surf Life Saving Club. Name change, dropping the words social club.	
		Digital Masters - North Bondi Surf Lifesaving Club
Feb 1911	Bondi Sea Wall	Flagpole to be erected. Contribution to be made to foundation stone of Bondi Sea Wall BSBLSC Minute books 2 Feb 1911
April 1911	Site of new club room to be inspected, sketch prepared	BSBLSC Minute books 2 April 1911 & 9 April 1911
May 1911	Site halfway between ladies club & new pavilion	BSBLSC Minute books 12 May 1911


Date	Event	Image and/or Source
Mid 1911	First Section of Sea Wall commenced and bathing pavilion erected.	Council undertook improvements including timber pavilion with turrets containing dressing sheds and refreshment room. Also bandstand, toilets, sea wall etc. Clubhouse to be relocated so that seawall can be built. Concession to part of reserve.
		Evening News 9 June 1911, SMH 11 August 1911
		
		Image At Bondi website
1911	Surf club relocation	Detailed article 7 June 1911
1911	Relocation of surf club house	Considering matters connected with the re-erection of the clubhouse, 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....
		Evening News 9 June 1911
 <p style="text-align: center;">SURF BATHERS' BUILDINGS AT BONDI.—FRONT ELEVATION FACING THE OCEAN.</p>		
September 1911	Relocated club rooms formally opened.	WLS Newspaper clippings file, BSBLSC Sydney Sun 8 August 1911 (panorama above) Evening News 4 Sept 1911
January 1912	Surf club to fence in more of reserve refused by council	Evening News 4 Jan 1912


Date	Event	Image and/or Source
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 SMH 3 May 1912
Sept 1912	First Annual Ball,	Paddington Town Hall, Wed night last. Decorations by Mrs E W Turner 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	
		SMH 1 October 1912 & Waverley Images
October 1912	Replace danger boards, new danger bell	BSBLSC Minute books 12 October 1912
November 1912	Club to contact council	... asking that a permanent life saver be appointed. BSBLSC Minute books 21 November 1912
July 1913	Surf club sports & gear	Ping Pong tournament, "Olympic Games", Indoor sports challenge, cricket match, picture show benefit. Also painting reels, tender accepted BSBLSC Minute books 4 July 1913
September 1914	Leave of Absence	... for members on active service. BSBLSC Minute books 3 Sept 1914
1915	Visit of the Hawaiian Duke Kahanamoku to Sydney	Boomerang Camp, Freshwater Beach Carves himself a Hawaiian style wooden surf board hwww.mountainman.com.au/the_duke.html
1915	Surfers Smoko held, BSBLSC	SMH 13 March 1915
1915	Baseball club formed among the members	BSBLSC Minute books 5 March 1915
1916	A more substantial Club House erected (refer section 2.4)	

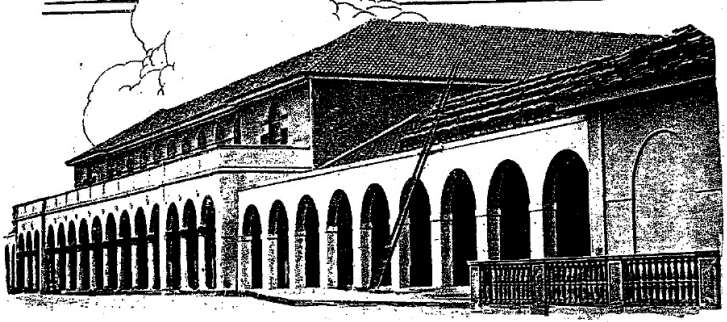

Date	Event	Image and/or Source
1916	New club house with a verandah erected. Contained 50 by 25 ft club room. Area at rear for sunbathing. Designed by honorary architect, Mr Midelton. On the site of the previous club house. Opened December 1916	
		SMH 4 Dec 1916 Digital Masters Image BSLSC 509
	Tennis Club Fence to be finished before the asphalt put down	
		BSLSC image - digital masters 409
1918	North Bondi SLSC writes to Waverley Council to request land for a new club house. Council approves lease	HIS NBSLSC
1919	Plans for a new clubhouse for North Bondi SLSC prepared by City Architect & approved Waverley Council.	Sunday Times 31 Aug 1919
Summer 1919-20	Christmas Carnival	.. to raise funds for new club house at North Bondi. HIS NBSLSC
1919	New casualty room opened [At BSLSC]	In conjunction with Eastern Suburbs Corps of St Johns Ambulance. Evening News 20 November 1919

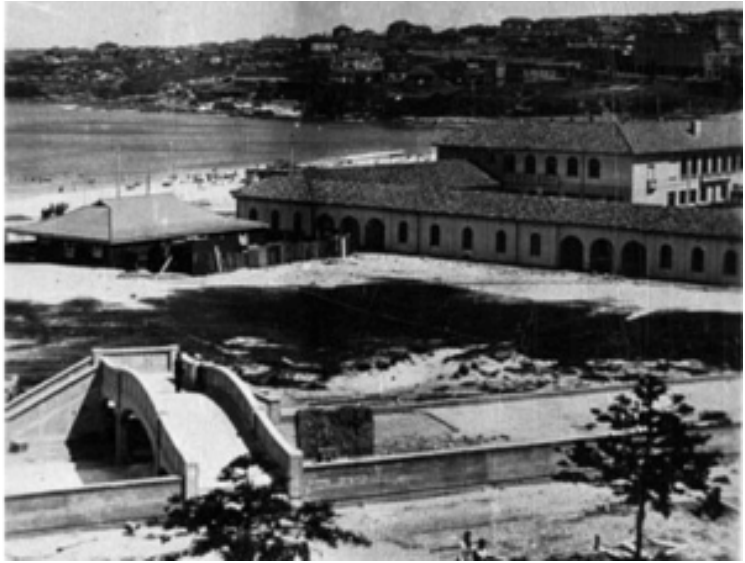

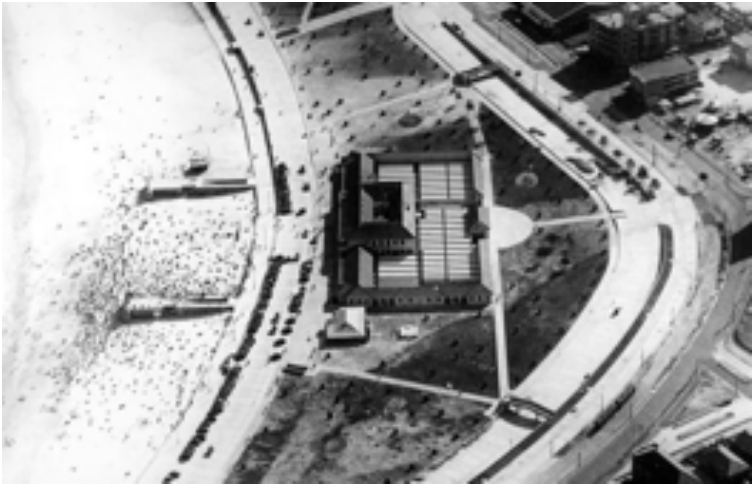
Date	Event	Image and/or Source
	Timber surf club house erected at North Bondi Architect not identified	
		Waverley Images
1921	Honour Roll unveiled	[At Bondi SBLSC] Evening News 10 Jan 1921
PHASE 3 (refer diagram in Section 3)		THE SECOND BONDI BEACH IMPROVEMENT SCHEME
1922	Proposed Cliff Walk	Town Planning Association suggests a cliff walk between the Lighthouse and Bondi Beach. 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	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.
		Sunday Times 11 June 1922
March 1923	No Tinkering with Bondi Beach, A National Asset	2 1/2 hour meeting to consider the Baths & Parks Committee report - Discussion of subways, marine drive and promenade., 45,000 pounds to be spent on improving the beaches and parks in the Municipality Evening News 2 March 1923

Date	Event	Image and/or Source
1923	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.	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.
		C&LGJ 15 August 1923
1923	Beautification Scheme Competition for Beach Improvements won by architectural firm of Robertson & Marks	
		Perspective drawing of the Robertson & Marks scheme. WLS SKM_C454e16060914270_0001
1924	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...
		SMH 6 March 1924

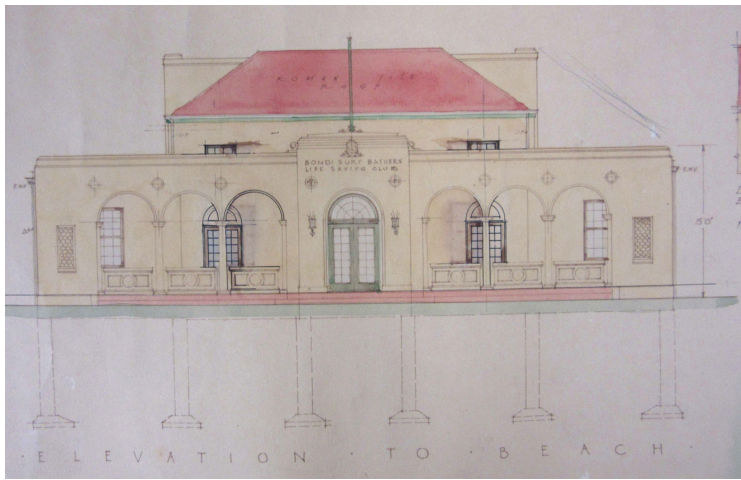
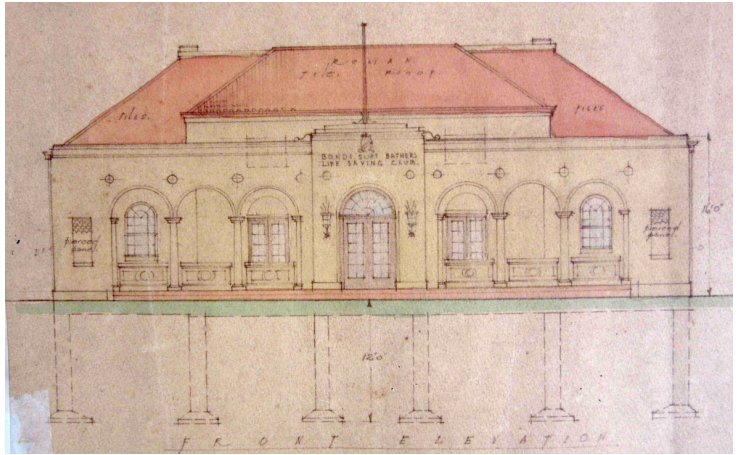
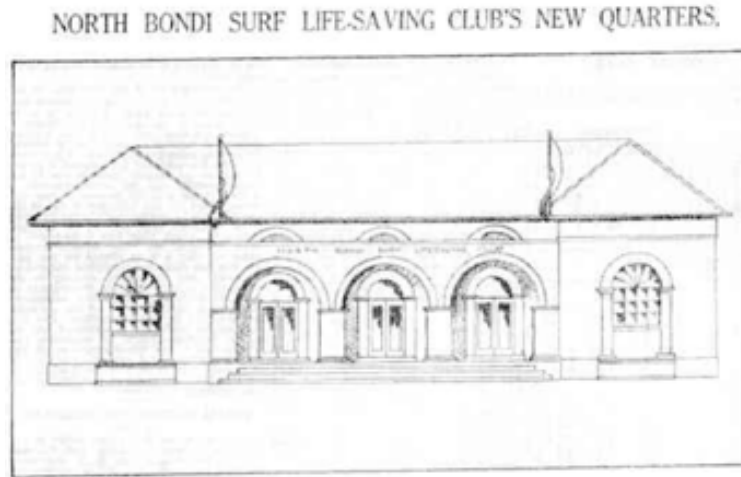
Date	Event	Image and/or Source
1924	Improvement Scheme approved by Council, to be submitted to Department of Local Government. Includes marine drive, subways and a handsome building containing surf sheds. Landscaping to include lawns, flower beds and rockeries. Ground to be laid out first	The Waverley 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.
		C&LGJ 19 October 1924
1924	Coloured Plaster of Paris model of improvement scheme	presented to Council by Mr Godsell of Robertson & Marks. Evening News 18 December 1924, SMH 19 December 1924 [The Local Studies Library was not able to locate the model].
1925	Club repainted	New uniform and junior trophy introduced. Arrow 25 Nov 1925
1926	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.
1926	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. 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. SMH Wed 23 November 1927
1927	Tender for a new surf club at North Bondi by Joseland and Gilling. [Demolished]	
		North Bondi SLSC historic photographs



Date	Event	Image and/or Source
10 June 1928	Laying of the Foundation stone	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. Sunday Times 10 June 1928
July 1928	New Casino and Surf-Bathing pavilion, expected to be complete in 1930	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. SMH 13 July 1928
1927	Rose Bay Surf Club on Campbell Parade designed by Joseland & Gilling. Extant but altered	
		Reproduced in the Bondi Beach Interwar Study


Date	Event	Image and/or Source
1928	Progressive Bondi Improvement Scheme	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. SMH 13 July 1928
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	
		SMH 30 October 1928 & photograph reproduced from Highways, 1928 (illustrated in the Clive Lucas Stapleton & Partners, Bondi Pavilion, Surf Club and Surrounds, Conservation Analysis & Guidelines, 1997)
1928	Existing North Bondi SLSC clubhouse to be demolished.	[for improvement scheme] SMH 28 July 1928.
1929	Bondi Pavilion and Bondi Park improvements officially opened 21 December 1929. The old surf club remains to the left of the pavilion in the photo at right but has been relocated.	
		E W Searle photo of Bondi Beach improvements c1935 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.	C&LGJ 19 March 1930

Date	Event	Image and/or Source
1930-33	View showing the 1916 BSBLSC building at left and the new surf pavilion adjacent to the right.	
		ML At Work & At Play 993
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.	
		ML Sam Wood photos of Bondi Beach
1930	Tenders were called for boat shed at northern side of South Groyne for the BSBLSC. Not known if built or type of structure.	
		SMH 28 June 1930 Image Bondistories.com

Date	Event	Image and/or Source
1930	Tender for Lavatory at the Bondi Surf Club	12 March 1930
		
1931	Argument about proposed shark net	... an unjustifiable tampering with the most beautiful and improved surfing beach in the world. Truth 6 Sept 1931
1931	Bronte Surf Club house opened, designed by H Glencoe Williams	
1932	North Bondi Surf Life Saving Club	... destroyed by fire. Valuable trophies destroyed. Hobart Mercury 11 July 1932
1932	New surf club building for North Bondi	... to be in keeping with Esplanade building [ie the Pavilion] Referee 17 August 1932
1932	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.	Advance from the Unemployment Relief Council SMH 6 Sept 1932, SMH 3 Jan 1933 & SMH 1 Jan 1934

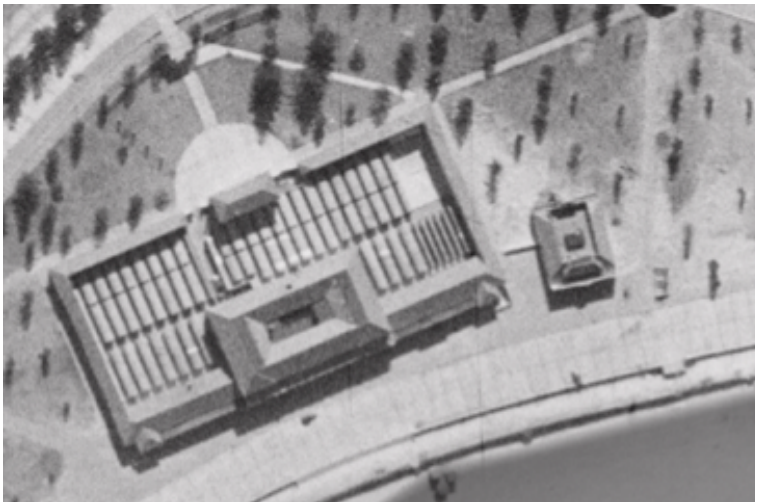

Date	Event	Image and/or Source
November 1932	H E Ross and Rowe prepare drawings of the proposed new club house with flat roofs at the sides	
		Waverley Council Index No 432618
November 1932	H E Ross and Rowe prepare revised drawings of the proposed new club house with pitched roofs added at the sides. The side roofs meant there could no longer be clerestorey windows to light the hall on the sides.	
		Waverley Council Index No 432617
1932	Elevation of proposed new club for North Bondi published. Architect is not identified in article.	 <p>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.</p>
		SMH 3 Dec 1932



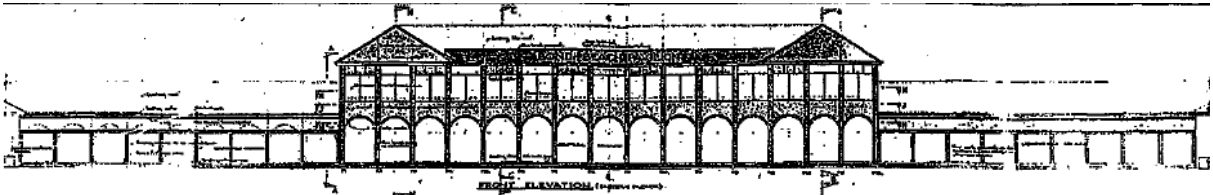
Date	Event	Image and/or Source
August 1933	Club house designed by Harry Ruskin Rowe of H E Ross and Rowe (honorary architect).	Arrangements have been completed for the erection of the new club house. It is expected that a start will be made almost immediately. SMH 5 Aug 1933
October 1933	Complaint that the North Bondi Surf Life Saving Club did not match the 'beautification scheme in Italian architecture'	SMH 4 Nov 1933
1934	One contract had been let for the erection of both new surf clubs.	SMH 1 Jan 1934
July 1934	Fundraising dinner held at Mark Foys ballroom for the Bondi SBLSC	SMH 27 July 1934
1934	Completion of BSBLSC	Original design altered to complement the adjacent surf pavilion.
1934	New Club House opened (refer Section 2.6)	
1934	Aerial view showing both the 1916 club house moved north and the new club house.	
		NLA PIC P838/1276 LOC Album 1124/14
Mid to late 1930s	View showing the original configuration of the rear of the surf club building with the separate roof over the rear stair. Note the composition formed by the lower surf club and the larger pavilion beyond built in a complementary architectural style.	
		SRNSW Series 12932

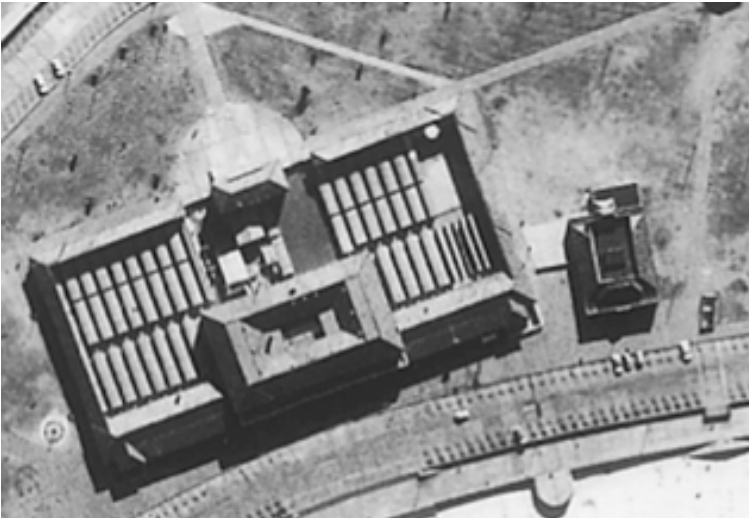


Date	Event	Image and/or Source
late 1930s	View showing the two groynes, the pavilion left and the surf club at the centre.	
1937	Petty thieves causing problem at Club House.	Ceiling damaged. [during break in?] Also general damage to bitumen roof BSBLSC Minutes 10/07/1937
1938	Surf, Sand and Sunshine filmed on Bondi Beach	Wins prize in Japanese film festival [British Empire Amateur Film Festival] The Australasian 22 Jan 1938 NF&SA notes on Surf, Sand & Sunshine, Copy of the film held
1938	Crown Reserve dedicated for public recreation.	Waverley Council as Trustee on behalf of the Minister for Lands HRBB
1939	Internal painting	To be undertaken by Council employees BSBLSC Minutes 2 June 1938









Mid 1930s aerial view of Bondi Beach showing the completed surf clubs and the pavilion. RAHS

Date	Event	Image and/or Source
PHASE 5 (refer diagram in Section 3)		THE WAR YEARS AND BEYOND
1940	Honorary Architects report	Painting not included in estimates, held over. Problems with hot water BSBLSC Minutes June & October 1940
1940	Fox Australia newsreel	includes wartime scenes and Surf Scenes at Bondi Western Australian 5 Jan 1940
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 to accommodate the Army. Associated with coastal engineering works for defence. NAA
1943	Aerial photo shows configuration of the roof. Note the central lantern in the otherwise flat central section of the roof. The lantern provided natural light to the hall below.	
		DMR From the Skies via SIX Viewer
1951	Gear room added to rear of Surf Club	Waverley Council Engineers office 22691 I & tenders
1950-60	Roof line is still as it was in 1934. Note tiles form a coping to a section 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.	
		Waverley Images
1952 - 1960	Publication of the Bondi Surfer	Copies held SLNSW & NLA

Date	Event	Image and/or Source
Late 1950s	Photographs show that the roof is still as it was	
		Waverley images [1960s given as date on the web] but similar images of the roofline appear in the BSLSC Annual report from 1956.
1960	Proposed addition of four squash courts by Kevin Rice Architect	Waverley Local studies collection drawing 988
	The following series of aerial photographs were supplied by Waverley Council.	
1961	Aerial shows that the gear room had been erected to the north east corner of the surf club. Part of the area between the Surf Pavilion and the Surf Club is paved.	
		Waverley images
1962	Trans Tasman Cable	Laid.
		
1965	Proposed addition	... of arcade to link the Surf Pavilion and the Surf Club. Kurzer and Haber, Not built. Image reproduced in the Bondi Pavilion Conservation Analysis & Guidelines 1997
1965	Bondi Life Boys (later nippers) introduced	Bondi Surf Club website

Date	Event	Image and/or Source
1966	Proposed alterations	by K Rice of Oser and Fomberteaux. Not built Waverley Council Engineers set 73712
PHASE 6 (refer diagram in Section 3)		COMMUNITY USES
1971	Shows rear gear room and a structure between the surf club and pavilion. This light coloured structure may be a marquee as the extensions date from 1974.	
1973	Proposed remodelling	... by Stephen Klein & Associates. Plan layout adopted Waverley Council Local Studies Collection drawing 442
1974	Substantial addition proposed	... proposed by Paynter & Dixon - building altered not built entirely to this scheme Waverley Council Local Studies Collection drawing 984
1974	Severe storm damages beach front	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.	
		Tool room burnt out, damage also to offices below and roof framing. BSBLSC AR 1973-74
1974	Additional land approved	Approval received from the Minister for Lands to extend club house into the reserve. BSBLSC AR 1973-74
1975	Upper floor room added to the Bondi BSBLSC to serve as a radio room. The roof line appears to be altered with an eave at the side. The roof terrace remained behind.	
		Image courtesy Bondi BSBLSC

Date	Event	Image and/or Source
PHASE 7 (refer diagram in Section 3)		REVIVAL
1987	Storm damage Bondi Beach	Images held Waverley Local Studies collection
1989-90	First floor increased in size, pitched roof added and detail of upper floor windows altered to arch headed.	
		Image courtesy Bondi BSBLSC
By 1991	Though poor quality this aerial photos shows that by this date there were extensive additions to the north west (rear). Children's Playground added to the east	
		1991 aerial image courtesy of Waverley Council.
1996	Reserve Trust	Established to manage the park
2002	Aerial shows yard and white building to the northwest. Building added as communication centre for the Olympics and later used as a works depot. The remaining club roof terrace appears to have been covered in artificial turf.	
		2002 aerial image courtesy of Waverley Council.
c. 2005/06	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).

Date	Event	Image and/or Source
2006/07	Surf club's Centennial	Renewed debate about the date for formation
2007	The Bondi Lifesaver	A History of an Australian Icon - book by Sean Brawley
by 2007 (drawing dated 2005)	Extensive alterations by Hosking Munroe. Upper level pitched roof extended to the rear and new side entrance and stair constructed to east. Central rear stair has pitched roof (no tower). Containers in park at rear of club building.	
		2007 aerial image courtesy of Waverley Council.
After 2007 and by 2009	Shade structures added to the adjacent children's playground and to the upper level terrace at the rear of the club	
2008	Heritage listings	State and National Heritage Register listings for the overall 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
2014-15	The current 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.	

Date	Event	Image and/or Source
2015	DA for extensions to Club House	Not proceeded with
2015	NSW Heritage Office requests CMPs	Overall CMP for the Bondi Beach Cultural Landscape & 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 BSBLSC for use as a works depot put on hold
2017-2018	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

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

This historical outline focuses on the design and erection of a sequence of surf club buildings on the beach front at Bondi and how they were used on a day to day basis 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 wide range of social and sporting activities of the surf club, as it only focuses on the activities documented as taking place within the club house. The patrol work and competition successes of the club's members is recorded in Annual Reports and recent published histories.

2.2.1 CONTINUED ABORIGINAL OCCUPATION

The complexity and probable 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 1899 and by the 'persistent' occupation of Bondi by Aboriginal people that continued until the 1870s and possibly the early 1920s.¹ Refer to Sections 4.0 and 6.0 for discussions of the location of the recorded Aboriginal sites and the more detailed CMP for the whole Bondi Beach Cultural Landscape for an analysis of the occupation of the beach area generally and the lagoons beyond.

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 nineteenth century, are a tangible expression of the continued Aboriginal historical occupation of the place. At the time that the 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 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

¹ 'Persistent' occupation is one of the categories of occupation utilised by archaeologists.

seafood and possibly the accessible, workable (and tradable) basalt from Murriverie, North Bondi - before the basalt from the Murriverie quarry was exhausted by O'Brien. William Bradley's journal mentions an existing track leading from Rose Bay to Bondi Beach however the exact location of the track or Aboriginal camp sites believed to have been located along the beach have not been determined. Observers writing in the 1880s recount that Aboriginal people were seen carrying their canoes down to Bondi Beach. There were selected locations along the coast where the fishing was good, or the shellfish were plentiful.

2.2.2 VISITING BONDI BEACH

There has been considerable modification as the land was subdivided 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 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). These dunes have all been flattened (refer to the Bondi Beach Cultural Landscape CMP where the taming of the Bondi Sandhills is explained in detail).

In 1900 a severe storm resulted in the redistribution of the sand of Bondi and Maroubra beaches exposing a much older surface. The NSW Geological Survey collected numerous Aboriginal artefacts from what was described as being open air tool making 'workshops'.

A series of heavy gales displaced the sand hummocks at Bondi and Maroubra Bays...exposing what appeared to be an old land surface... [of] what we had never before imagined to exist, a series of aboriginal 'workshops' here for generations the blacks of the Port Jackson District must have manufactured chips, splinters and points for installation along the distal margins of their spears and for other purposes. The old land surface at Bondi...was covered with thousands of these chips, some of them exquisitely made...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...

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....³

2 Refer to the studies of the Aboriginal history of Waverley by Dominic Steele who quotes Etheridge and Whitledge
3 Quoted by Dominic Steele in his report on the Aboriginal History of Bronte House

The description indicates that the workshop site was further inland than the site of the Club house, under the road formed c1907 (ie now the route of Campbell Parade).

2.2.3 BEACH IMPROVEMENTS

At the weekends visitors flocked to Sydney's beaches in large numbers. 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.⁴

Life Saving techniques had been introduced at Bondi Beach in the mid 1890s, with a demonstration given at the Bondi Baths on Commemoration Day in 1895. Following the lifting of the ban on daytime surf bathing, 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.⁵

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 (western) 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 safeguard from observation. From 20 to 25 women could be thus accommodated. The cost

4 SMH 30 June 1884

5 Evening News 15 November 1902

of construction would be about £40. The men's shelters would accommodate 250 and would cost £160.⁶

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, as was the tent initially used as a club house for the Bondi Surf Bathers Life Saving Club (BSBLSC) during its first season, the summer of 1906-07. 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 was to continue to be viewed as a male dominated activity, as was life saving. It was not until the 1980s that women were finally admitted as surf club members and professional life savers.

The formation of the tram turning circle, opened in 1905, made visiting Bondi Beach even easier and in August the Council lifted its ban on daytime surf bathing.

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].⁷

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.⁸ 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

6 SMH 28 September 1905

7 SMH 10 August 1905

8 Evening News 19 October 1907



Figure 2.1: 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 Abagail, C Dennis, Rupert O'Brien with Spencer Dennis lying in front. Source: Digital Masters BSBLSCL 14

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.⁹

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.

2.2.4 FORMATION OF THE BONDI SURF BATHERS LIFE SAVING CLUB

Of the series of life saving clubs formed between 1900 and 1910, the Bondi Surf Bathers Life Saving Club holds the distinction of being the first club to hold a formal Annual General Meeting, the records of which 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. The life saving rings on the front of the second (1916) club house were dated 1906. 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 1906-07.¹⁰

⁹ Evening News 14 October 1907

¹⁰ SMH 4 April 1938 and Waverley Council Local Studies Collection, First Annual Report May 1907



Figure 2.2: Bondi Beach taken by the Star Photographic Company showing the single row of dressing sheds (LHS), the tent occupied by the Bondi Surf Bathers Life Saving Club and the Refreshment Kiosk. Source: ML PXE 711/183 digital order a116183

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.¹¹

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*.¹² 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 2.1). 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 became 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

¹¹ Evening News 13 March 1907

¹² AT&CJ 24 April 1907

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 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.¹³

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 2.2). 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.¹⁴ Meetings to discuss the club's aims were held in local venues, the tent not being 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.

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 club's 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

13 ATCJ 24 April 1907

14 SMH 3 October 1906.



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 has been added later. Source: Digital Masters BSBLSC 002

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.¹⁵

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 1907.¹⁶ On 2 November 1907, the new building, which had been described in council minutes as a drill shed was officially opened.

¹⁵ Evening News 14 May 1907

¹⁶ SMH 30 August 1907

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...¹⁷

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 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 of the club house, no 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 BSBLSC 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.¹⁸

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'. The 'smoke concert' was a form of entertainment popular in Australia between the

¹⁷ SMH 4 November 1907

¹⁸ Argus 10 Jan 1910

1880s and World War II. Characteristically the concerts, which originated in Germany, were male only affairs, where, as the name suggests, smoking was permitted. If the event was held in a larger venue like a town hall, women were permitted, segregated in the gallery. The smoke concerts were to recognise the life-saving efforts of club members but also served as one of the forerunners of the '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.¹⁹

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 BSBLSCL 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.²⁰

The use of the club house for meetings, annual general meetings and presentations was to continue. In 1908 a Ladies Surf Bathing Club had been formed, 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.²¹ 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. It was not until World War II that women were able to demonstrate that they were quite able to undertake a wide range of tasks previously reserved for men, including obtaining life saving bronze medallions.

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

19 SMH 10 December 1908
20 Evening News 15 Feb 1909
21 Brawley p 152

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 week²²

On the 18th of June 1910 the enlarged BSBLSC premises was opened by the Premier of NSW.²³

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.²⁴

Expenditure on the club house is referred to in press coverage as being for sanitary arrangements.²⁵ 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 captain of the Bondi Surf Bathers' Life Saving Club. "A better class of people is taking it on,

22 SMH 21 Feb 1910

23 BSBLSC Minute books 2 June 1910

24 Evening News 20 June 1910

25 Evening News 15 and 17 June 1910.

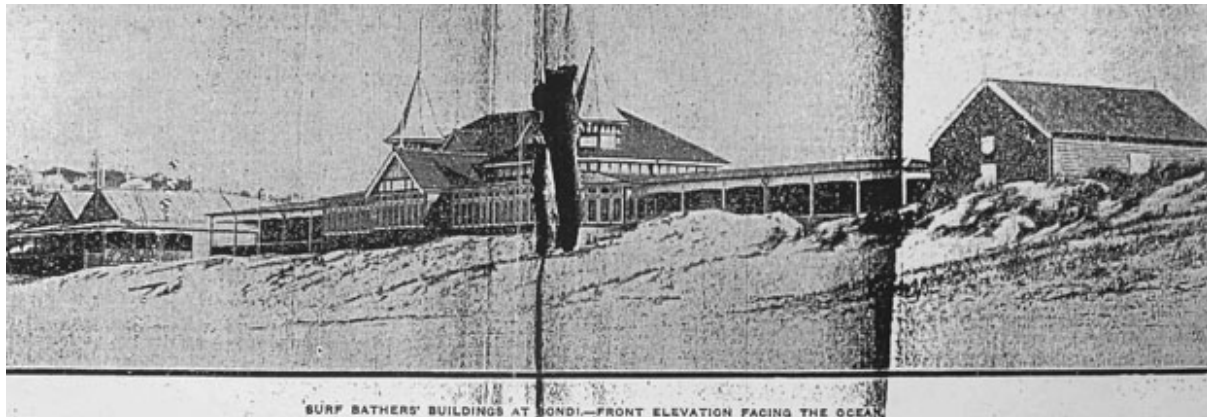


Figure 2.4: Surf Bathers building at Bondi, Front Elevation facing the water. The building to the RHS is the relocated club room. The building to the LHS would appear to be the kiosk (but doubled in size since the 1906-07 season). Copy held in the newspaper clippings on the club by WLSC.

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.²⁶

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.²⁷ 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.

2.3.3 RELOCATING THE CLUB HOUSE

The construction of a sea wall, promenade and larger bathing pavilion resulted in the need to relocate the existing BSBLSC club house from its original site near the stormwater outlet at the western end of

²⁶ The Sun 23 Sept 1910

²⁷ Evening News 15-17 June 1910.

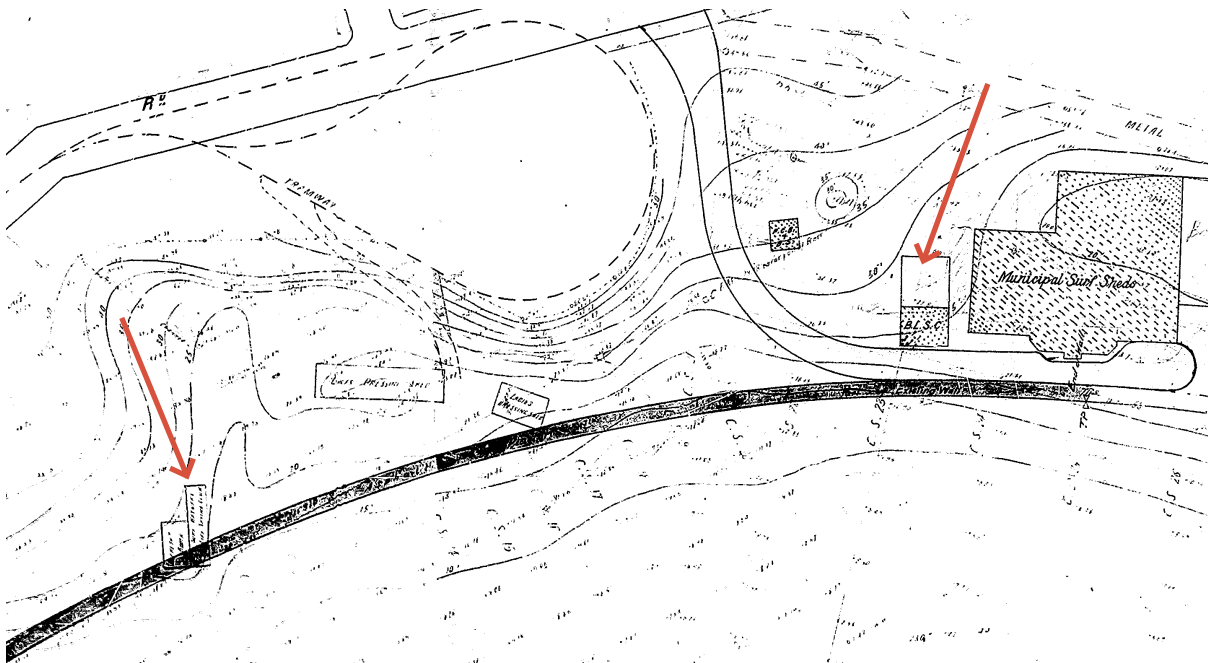


Figure 2.5: Extract of a 1913 contour plan showing the construction of the sea wall and the surf club in its way (arrowed at left). The intended location of the club (BSBLSC) arrowed at right, adjacent the new surf sheds. Source: WLS eng plans 0003935-01

the beach to a new site near to the surf pavilion 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.²⁸

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.²⁹ 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 singled gabled building to the south which was the relocated surf club room. This is not the location shown on the earlier sketch and it has not been confirmed if the building was moved twice or the location altered before the building was moved. The double gabled building to the west is probably the existing refreshment rooms 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 (figures 2.4 and 2.5). Reports of delays in the removal appeared in *The Sun* on the 7th June 1911

²⁸ The Sun, 15 Feb 1911

²⁹ Minutes held in the Waverley Local Studies collection



Figure 2.6: 1923 Block plan showing the location of the first sea wall, surf pavilion and second generation of club house. Source: WLS Engineering Drawings 3930

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.³⁰

30 The Sun 7 June 1911



Figure 2.7: Opening the new club house. Source: Digital Masters BSLSC 509

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...³¹

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...³²

31 The Sun 7 June 1911

32 Evening News 9 June 1911



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

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.³³ 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.³⁴ 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 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.³⁵ 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.³⁶

33 Mudgee Guardian 27 April 1900

34 Evening News 4 Jan 1911

35 BSBLSC Minute books 4 July 1913.

36 SMH 13 March 1915

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.³⁷

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 BSBLSC 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.³⁸ No plans have been located for this building. To the rear was an enclosed sun bathing area 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.³⁹ 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 Midelton had enlisted in the AIF (Australian Imperial Forces) however he did not depart Australia until November 1917.⁴⁰ Other club members also served in the AIF and were given leave of absence.⁴¹ 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.⁴² The new honour board was intended to be unveiled at a special evening event,

37 SMH 4 Dec 1916

38 SMH 4 Dec 1916

39 WLS Waverley Engineers Drawings 3930 parts 1 and 2

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

41 BSBLSC Minute books 3 Sept 1914

42 BSBLSC 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/ 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:

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 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..⁴³

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

43 The Arrow, 21 January 1921



Figure 2.10: 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

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. The murals are now 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.⁴⁴

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

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



Figure 2.11: Shooting the Breakers. Source: BSLSC Digital Masters 007

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 2.11) 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).⁴⁵ 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'.⁴⁶

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.

⁴⁵ BSLSC Minute books 9 August 1918

⁴⁶ Sydney Mail 13 March 1935

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'.⁴⁷

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 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 2.10 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 boat shed. 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. 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.

⁴⁷ Sydney Morning Herald in 16 January 1907.

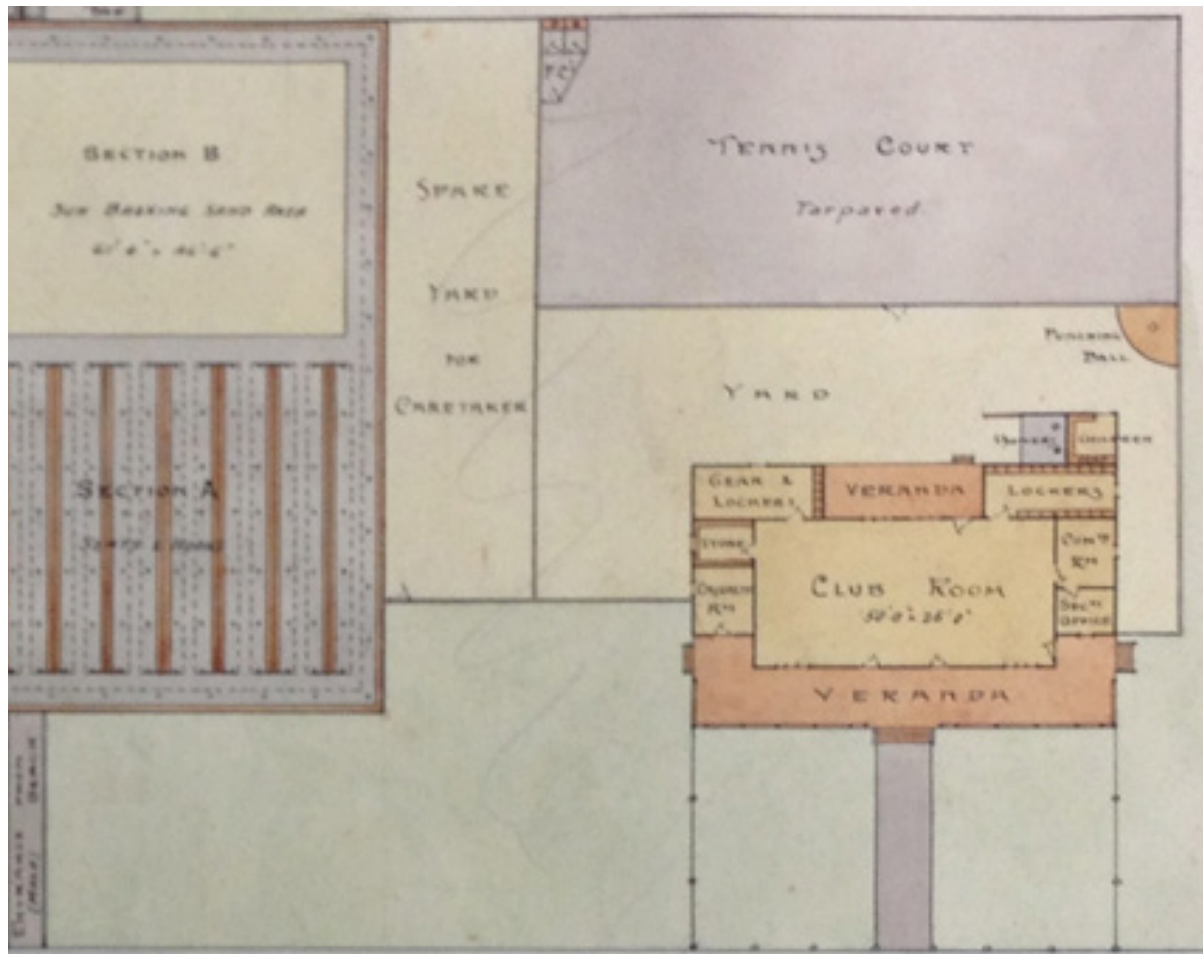


Figure 2.12: The extract of a 1918 plan for additions to the Surf Sheds shows the adjacent surf club and yard and the room functions, Charles W St Julien, Architect and Engineer. Source: WLS Eng Plan 0003908-01, coloured version hanging plan 980

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 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 date that lockers were first installed has not been determined, 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.⁴⁸ Jazz, which had evolved in America, had made its 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 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.⁴⁹ 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.⁵⁰ 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.⁵¹

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

48 Pasted into BSBLSC Minute books, 8 August 1921

49 SMH 11 November 1925

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

51 Referee 5 Nov 1930

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.

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 ambulances 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. 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 however construction work did not start until 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 2.15). It would be another five years before the new surf club houses were commenced.

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 clubhouses survive in Council's records however this work did not proceed. These timber buildings do not appear to have been built. 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. Nor did the design provide space for year-round sports training.

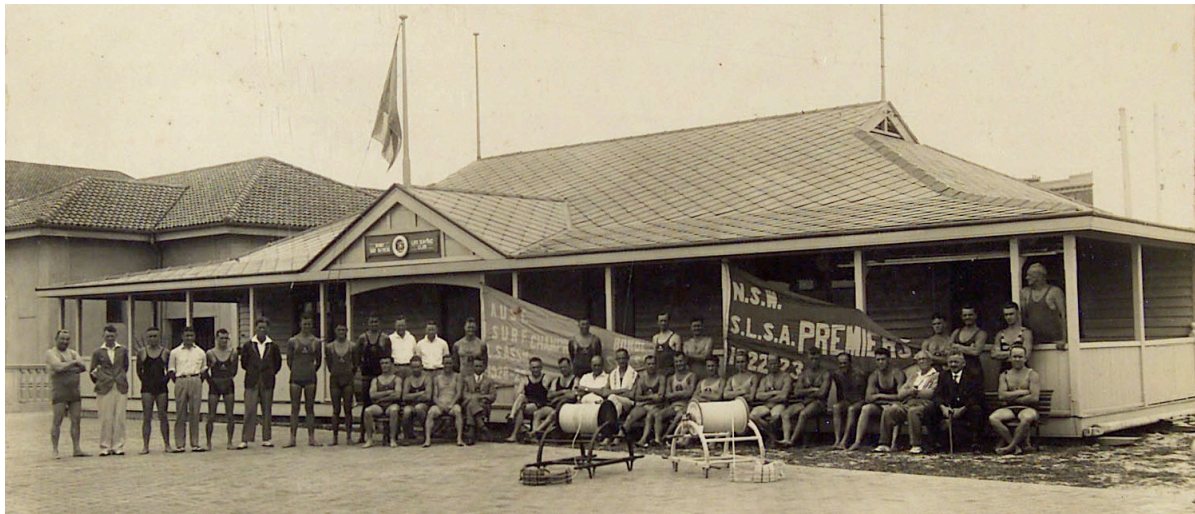


Figure 2.13: Members and surf reels in front of the second club house after it had been relocated (circa 1931). Note the existing paving. Source: BSBLSC Digital Masters 399

In 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 instructed 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. Harry Ruskin Rowe, the son of the prominent Sydney architect Thomas Rowe, had decided not to continue working in the firm that his father had established, and sought experience on larger scale projects. After having completed his training Ruskin Rowe worked briefly in the Government Architect's Branch before going into partnership with Herbert Ross. By the late 1920s the firm of H E Ross and Rowe were one of the leading architectural practices in the city. At the time of his appointment Ruskin Rowe lived in the Eastern suburbs. He took his role as honorary architect seriously, both he and his wife attended fund raising events. Ruskin Rowe 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 were too expensive. The following month one of the building companies Wood and Farrell withdrew their tender. The worsening economic conditions resulted in the abandoning of the proposal to move the clubhouse, 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 pounds 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 pounds. 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 2.16). 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.⁵²

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.⁵³ 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.⁵⁴

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'.⁵⁵ The same month an advertisement appears seeking prices for bricklaying. Local labour was wanted, an important consideration during the Depression.⁵⁶ 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.

52 SMH 3 Jan 1933

53 BSBLSC Minute books 5 March 1933

54 Arrow 10 March 1933

55 SMH 5 August 1933

56 SMH 15 August 1933



Figure 2.14: Earl Beauchamp on Bondi Beach. Source: NLA PIC/15611/12783 LOC Cold store PIC/15611

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 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.⁵⁷ 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'.⁵⁸ 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 2.14).

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 in the main hall. Surfing has become a more general pastime and is no longer specifically associated with surf clubs however the clubs also provided board storage for members, and this use continues today.

⁵⁷ Ex-Governor gave trophies at Surf Events, Referee 5 Nov 1930

⁵⁸ Arrow 2 Dec 1932

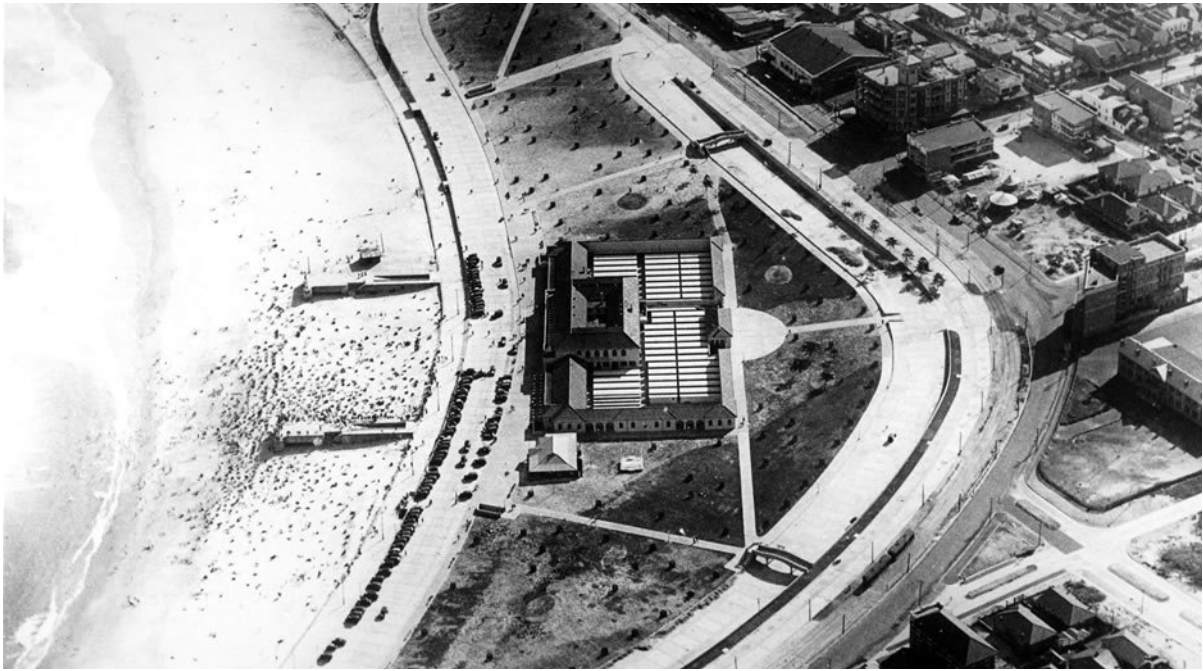


Figure 2.15: 1930 Aerial view showing the surf pavilion with the changing cubicles in the courtyards and the relocated club house, bridges, paths, subway entrances and groynes. Source: Bondi Stories

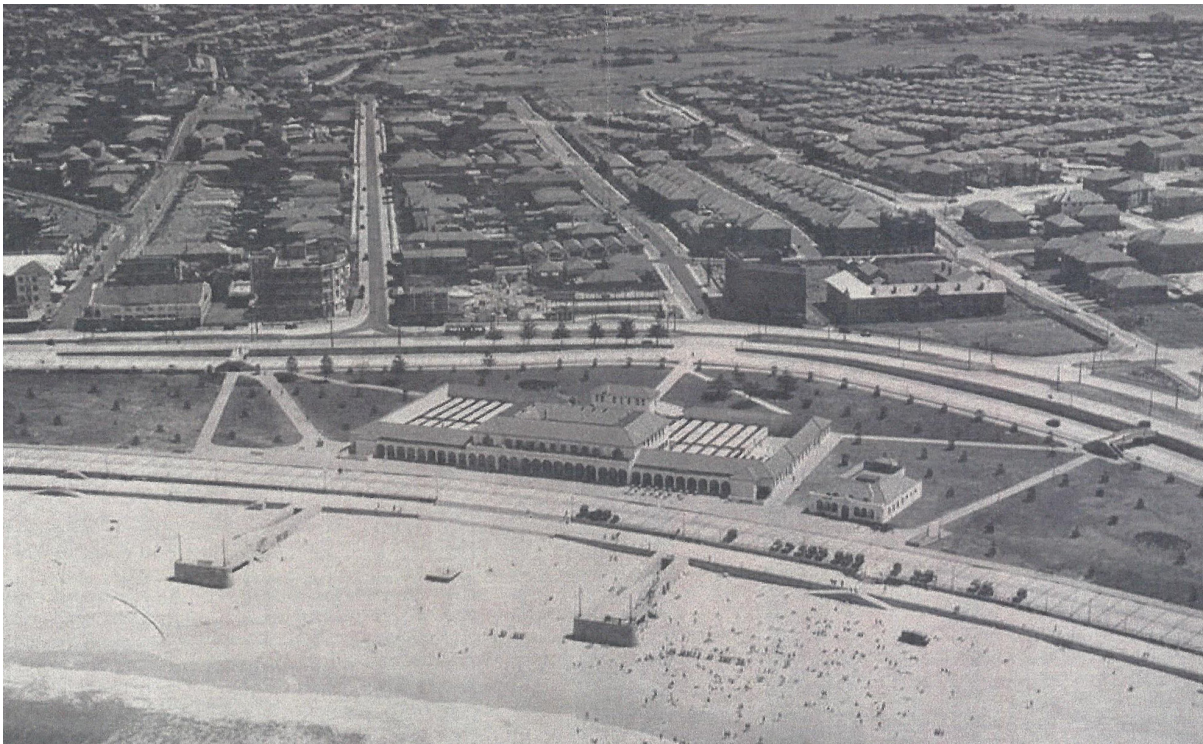


Figure 2.15a: c1940 Aerial view showing the surf pavilion and park from the northeast showing bridges, paths, subway entrances and groynes. The second storey has been added to the rear central building. The new BSBLSC club house is complete and the planting in the park. Behind Campbell Parade the similar scale and courtyard form of the school is visible. Source: Scan provided by Council staff. Original location not known. Not in Trove, WLS, NILA, Adastra or Fairfax archive. Add source when known and better scan.

2.5.2 THE REUNION SMOKO

The minute books record that during 1932 Waverley Council had arranged to obtain an advance of £7,000 from the Unemployment Relief Council for the erection of two surf club houses in Bondi Park, one for the Bondi Surf Bathers' Life Saving Club, and the other for the North Bondi Surf Life Saving Club. Contracts were let to the one contractor after the 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.⁵⁹ 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.

Prior to vacating their present premises the Bondi Surf Bathers Life Saving Club decided to hold a reunion of past and present members. Discussions on the subject were held in September 1933.⁶⁰ The 'Reunion Smoko' was eventually held in February, 1934, ten days before relocation into the new premises occurred. A contemporary aerial photograph shows the new surf pavilion and the relocated 1916 club house prior to the erection of the new surf club. At the last minute changes had to be made to the design. Waverley Council made an alteration to the layout 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.⁶¹

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.⁶² Changes to the design were still being considered, including a flat roof over the verandah [arcade].

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.

59 SMH 1 Jan 1934

60 BSBLSC Minute books 7 September 1933

61 BSBLSC Minute books 5 October 1933

62 BSBLSC Minute books 14 December 1933

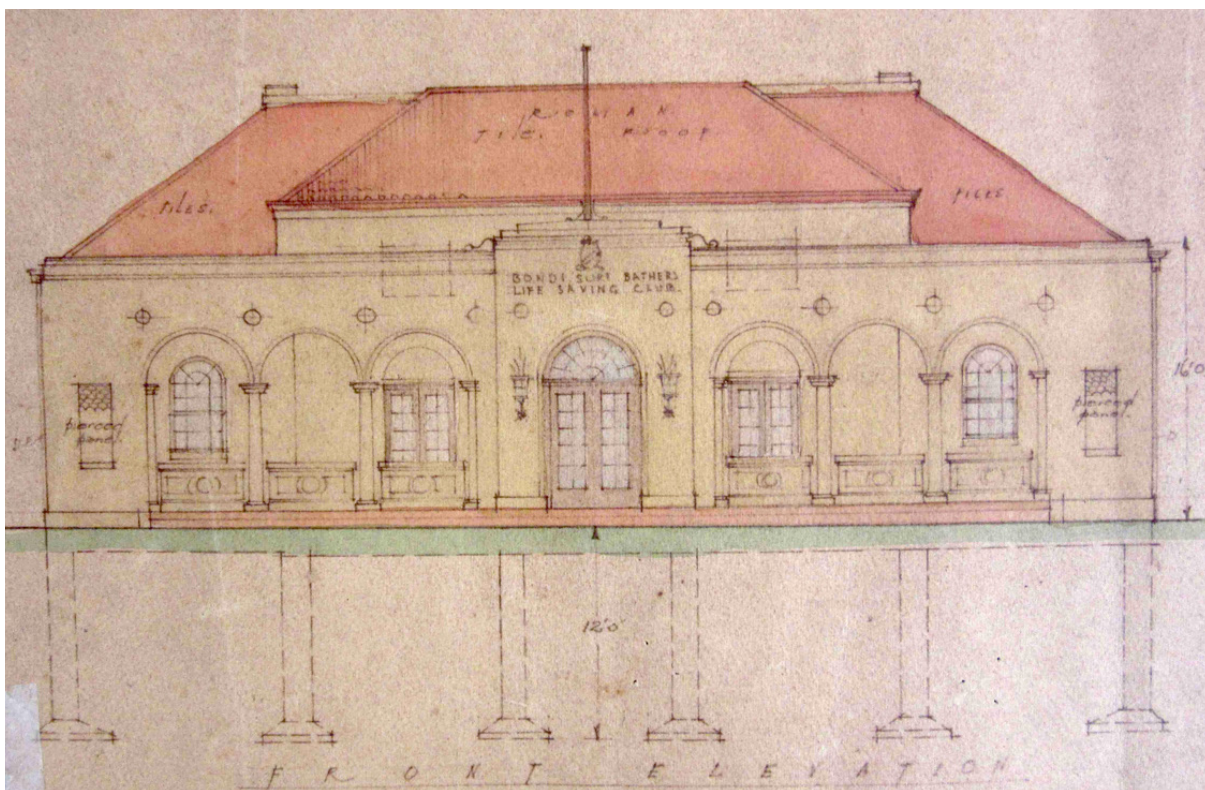
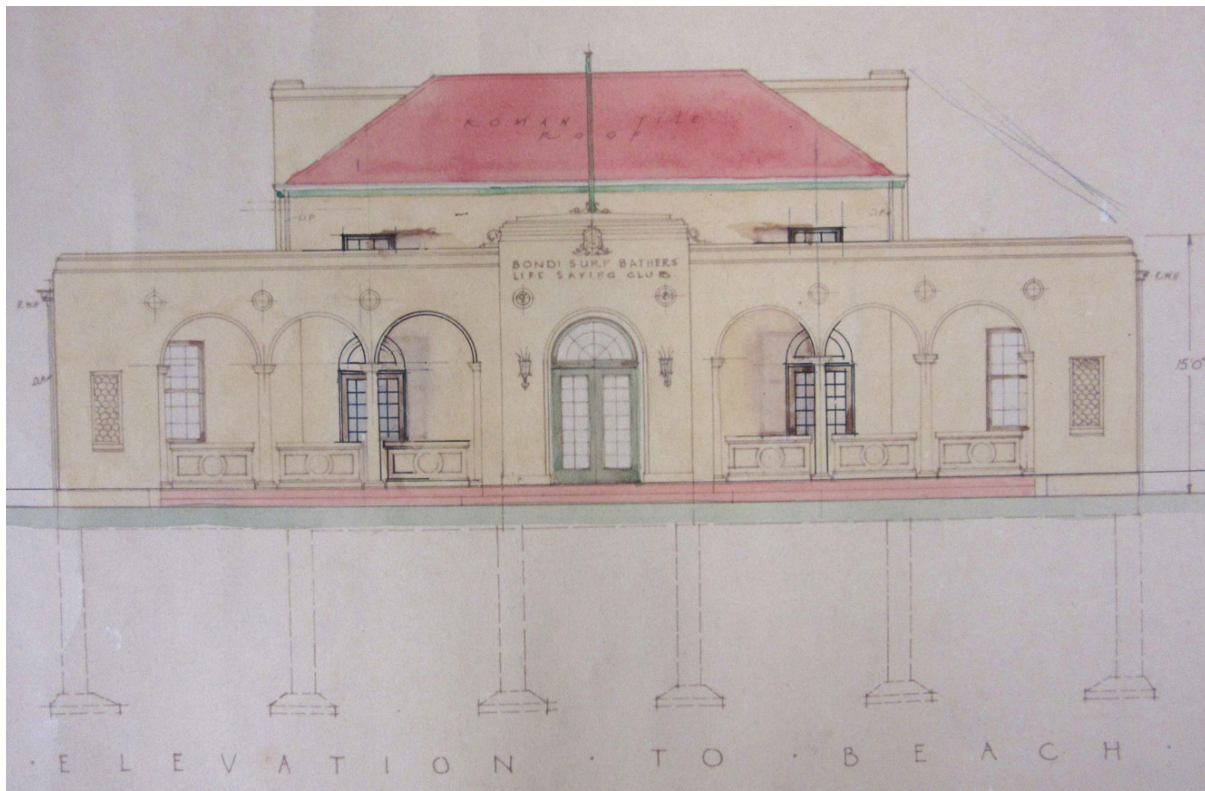


Figure 2.16: The two schemes for the new club house roof. The lower scheme is the design built though the location of the doors flanking the front door differ from this drawing. Note the deep foundation peers shown in both drawings. Source: Waverley Council Local Studies collection Index No 432618 and 432716. Plan Cabinet 786 and 990

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.⁶³

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.⁶⁴ 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:

Maroubra 3,000 pounds,
 Bondi and North Bondi 4,000 pounds
 Steyne 6,000 pounds
 Curl Curl 600 pounds
 Freshwater 2,000 pounds
 Newport 6,000 pounds.⁶⁵

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. Photographs of the opening show the original configuration of the front of the building with the now removed lights and now altered French doors and windows (figure 2.17). No overall views of the full extent of the front of the building dating from the 1930s survive, the photograph utilised in the Annual Reports to show the original configuration dates from the 1950s. There are numerous photographs of champions, officials and teams with the arcade in the background and some distant views showing the roof. These views show that the ambulance room (identified by a painted cross) was located

⁶³ SMH 4 November 1933

⁶⁴ West Australian 26 Jan 1934

⁶⁵ West Australian 26 Jan 1934



Figure 2.17: The 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 BSBLSC 045

at the southwest corner of the building (the same position that it had occupied in the 1916 club house) (figure 2.18). The roof terrace above the arcade was accessed by a ladder adjacent to the ambulance room and the arcade itself was shaded by canvas blinds. The use of a ladder indicates that the terrace was intended largely for observation purposes rather than social gatherings (figures 2.19 and 2.23).

The minute books do not include much detail regarding the overall scheme for the new club house for the Bondi Surf Bathers Life Saving Club, however some more 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 the vents were all precast in concrete. The aerial photographs of the relocated 1916 club house 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 of the new club house, which were to be provided 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 has not been determined however locker rooms were a feature of Golf Club houses built just before World War I. The renting of lockers provided surf clubs with additional income. The earliest view located showing lockers is of the 1970s extensions.

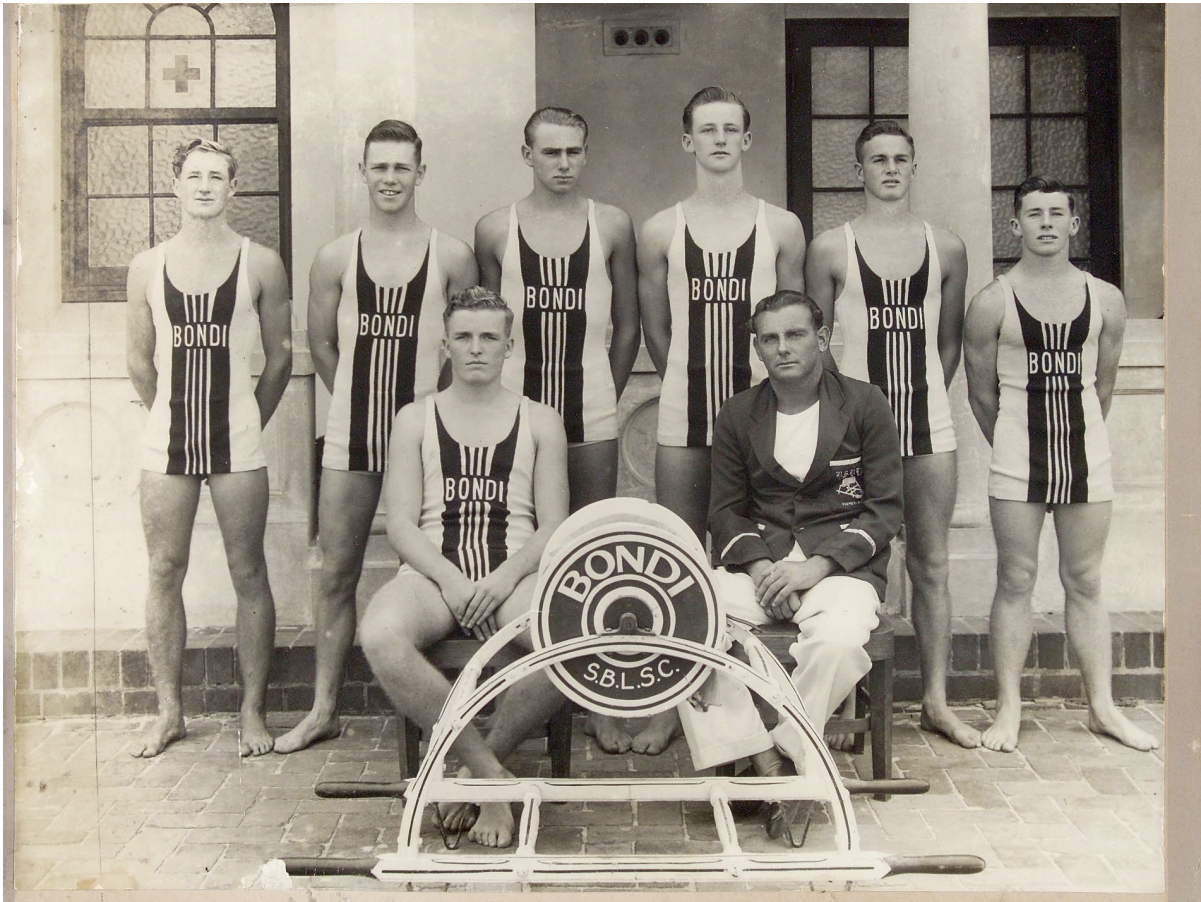


Figure 2.18: The team for the State Championships, held 10 March 1945, showing the first aid room in the south western corner. Source: Digital Masters BSLSC 058

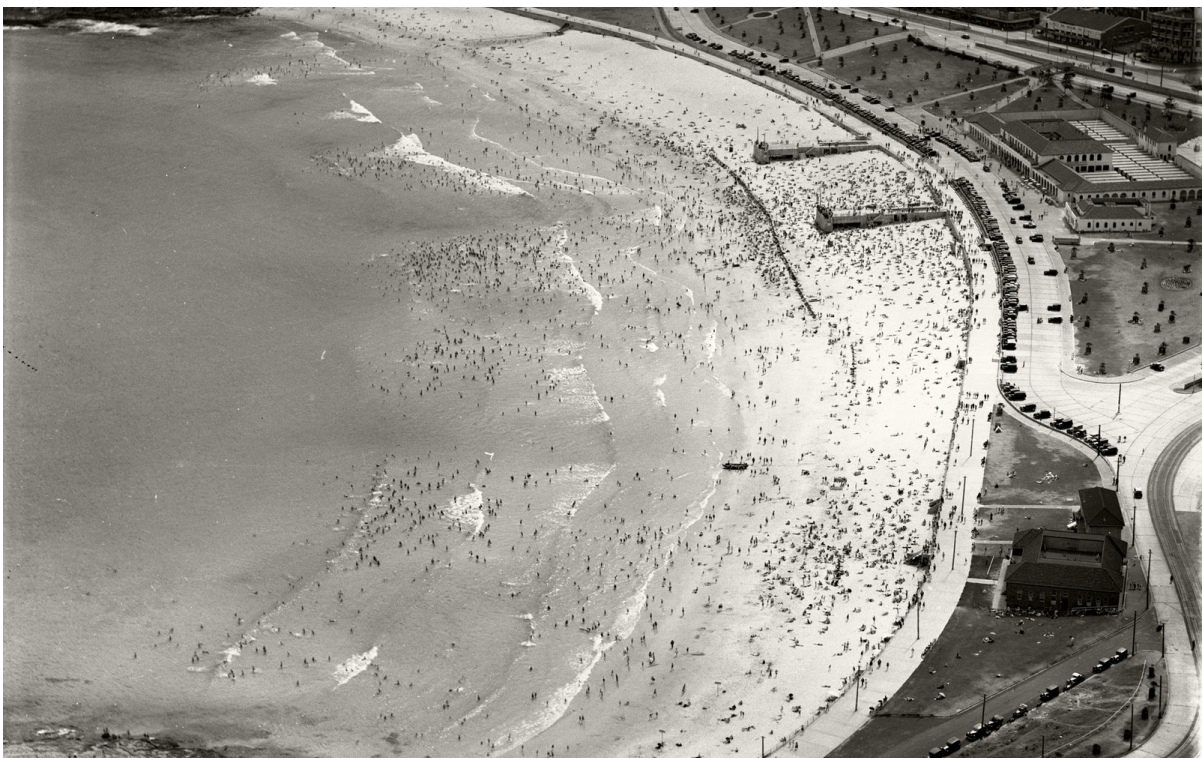


Figure 2.19: 1937 aerial showing the surf clubs erected in 1934, both of which had a rooftop sunbaking area and an observation deck. Source: Adastra (via RAHS)



Figure 2.20: View showing the original configuration of the stage, with the mural, decorative brickwork and trophy cabinets.
Source: Digital Masters BSBLSC 493

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. Three rooms were to be painted with Duracote - 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 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. The additional mural painted in 1934 was located to the left of the stage (figure 2.20). 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 although this is not shown on the plans as such nonetheless an Attendant's room is shown, adjacent to the Locker Room. 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.



Figure 2.21: Extract from a view of Bondi Park showing the original configuration of the roof and terraces. At right is an enlarged section of the photo showing the people on the roof terrace. Source: Waverley Council Local Studies collection

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.⁶⁶

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 held in 1935.⁶⁷ 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 2.21). 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.⁶⁸

Between Earl Beauchamp's visit in 1932 and 1935 the new club house was erected and opened. He was amongst the mourners at the funeral of David Souter in 1935 as were other surf club members, educationalists, artists and architects.⁶⁹ Shortly before he died Souter painted one additional mural for the new club house. The surviving mid 1930s photographs show that the side elevations of the surf club

66 SMH 7 July 1934

67 Referee 28 May 1935

68 Port Lincoln Times 9 Feb 1934

69 SMH 25 Sept 1935



Figure 2.22: Crowds watching a surf carnival, with the club house to the rear. Source: Digital Masters BSBLSC 445

house had also been designed to complement the side elevations of the larger pavilion beyond (figure 2.21). The new club house attracted visitors, as did the photograph 'shooting the breakers', now housed in the new premises.⁷⁰ After the new premises had been opened Beauchamp continued to donate money.

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 2.22) and in the aerial photographs taken by Frank Hurley (figure 2.25). The view widely believed to show the original configuration of the club house first appears in an annual report of the 1950s. 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.

⁷⁰ Sydney Mail 13 March 1935



Figure 2.23: 1953-54 view showing the arcade and ladder to the roof terrace (LHS). Source: Digital Masters BSBLSC 291



Figure 2.24: Club members dressed for their variety acts. Source: Digital Masters BSBLSC 028



Figure 2.25: Enlargement of a Hurley view showing the original form of the building. Source: Hurley NLA order

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.⁷¹ 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 were co-ordinated by the gear steward. The caretaker, the minutes note, occupied the 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.⁷² 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.

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

71 BSBLSC Minutes 10/07/1937

72 BSBLSC Minutes 10/07/1937



Figure 2.26: Social gathering on the roof prior to the destruction of the groynes in 1942. Source: Digital Masters BSLSC 031



Figure 2.27: Group photograph taken on the sunbaking terrace showing the timber seating and the roof membrane. Source: Digital Masters BSLSC 051

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 2.24).

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. 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.⁷³

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.⁷⁴

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 2.26 and 2.27). 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.⁷⁵ 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:

73 Kingsmill Australia St p12
Page 96 BSBLSC Minutes 10/07/1937
75 interview with BSBLSC Archivist



Figure 2.28: Frank Hurley's view of Bondi Beach before the removal of the groynes. Source: NLA PIC FH/110 LOC Cold store PIC HURL 10/1

...‘sun tan’ which is’ so highly prized by our true swimmer during the summer. After repeated exposures, ‘sun tan’ will protect against further sunburn.⁷⁶

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. 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 boat sheds, 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.⁷⁷ 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:

⁷⁶ Picton Post 19 December 1946

⁷⁷ BSBLSC Minutes 5 Feb 1942

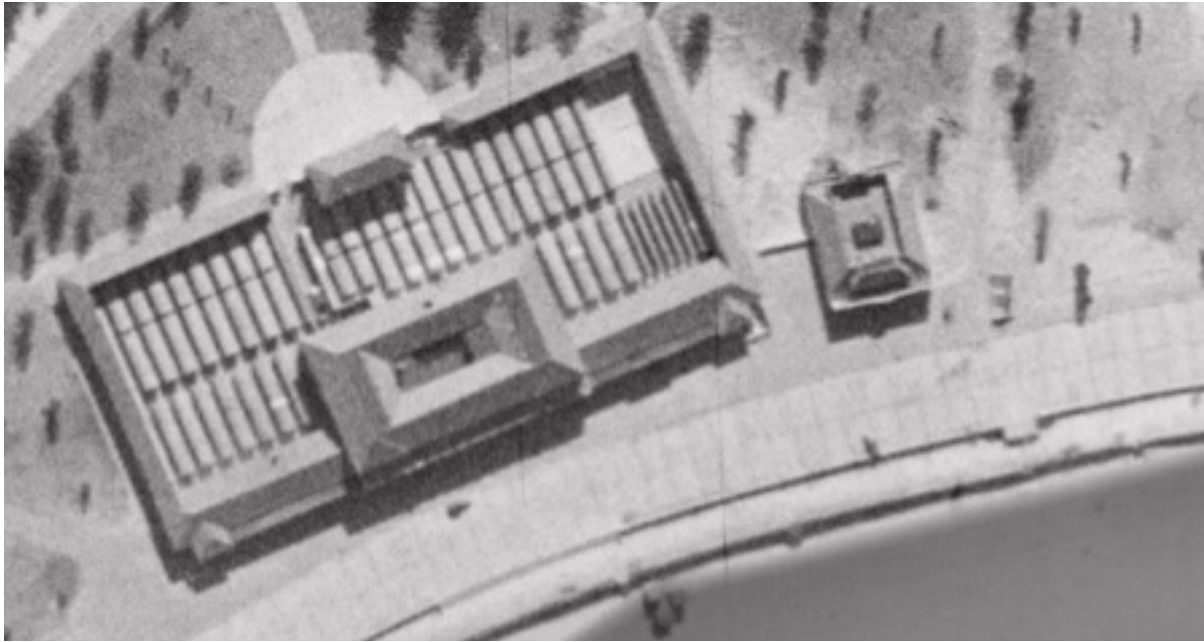


Figure 2.29: 1943 aerial of Bondi Beach showing the extent of removal of the groynes. Source: SIX viewer

“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.”⁷⁸

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 2.28 and 2.29). 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.⁷⁹

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

78 Manilla express 20 Feb 1942

79 BSBLSC Minutes June 1942

the Department of War Organisation and Industry'.⁸⁰ 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 2.32)

Not all Sydneysiders took the threat of attack seriously, as 'surf shorts' with a barbed wire pattern could be purchased at the department store, Farmers. Civilians who ignored the sentries commands and went down 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 the club premises were 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 still 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. 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:

80 BSLSC Minutes Sept 1944



Figure 2.29A: c1945 aerial of Bondi Beach taken by RAAF trainee pilot Neal Brearley Mitchell. Evidence of wartime infrastructure remains. Source: Family collection donated to Sydney Harbour Foreshore Authority but not accessioned at time of writing.

...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.

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.⁸¹



Figure 2.30: Social event in the main hall of the Surf Club. Source: Digital Masters BSLSC 501

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 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...⁸²

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.⁸³

82 Kingsmill, Australia Street, p.142

83 Kingsmill, Australia Street, p.159

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 jitterbugging 'beach boys' who surfed at North Bondi was reported interstate, their haircuts and clothes were modelled on American Jitterbug enthusiasts.⁸⁴ 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.⁸⁵ Some images of groups in themed costumes in the club house survive, but are not dated (figure 2.30). 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. Many of these are still in the club, but have to be taken down and re-hung following repainting. 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'.⁸⁶ It was also noted that:

84 Northern Miner 2 Dec 1946

85 Waverley Local Studis Collection

86 BSBLSC Annual reports, 1950, WLS Collection

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 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 and has a cross logo on the glass in the dating from the 1944-45 season.⁸⁷ The room could be accessed 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 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.⁸⁸

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...⁸⁹

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

87 Digital Masters BSLSC image 58

88 SMH 8 September 1947

89 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

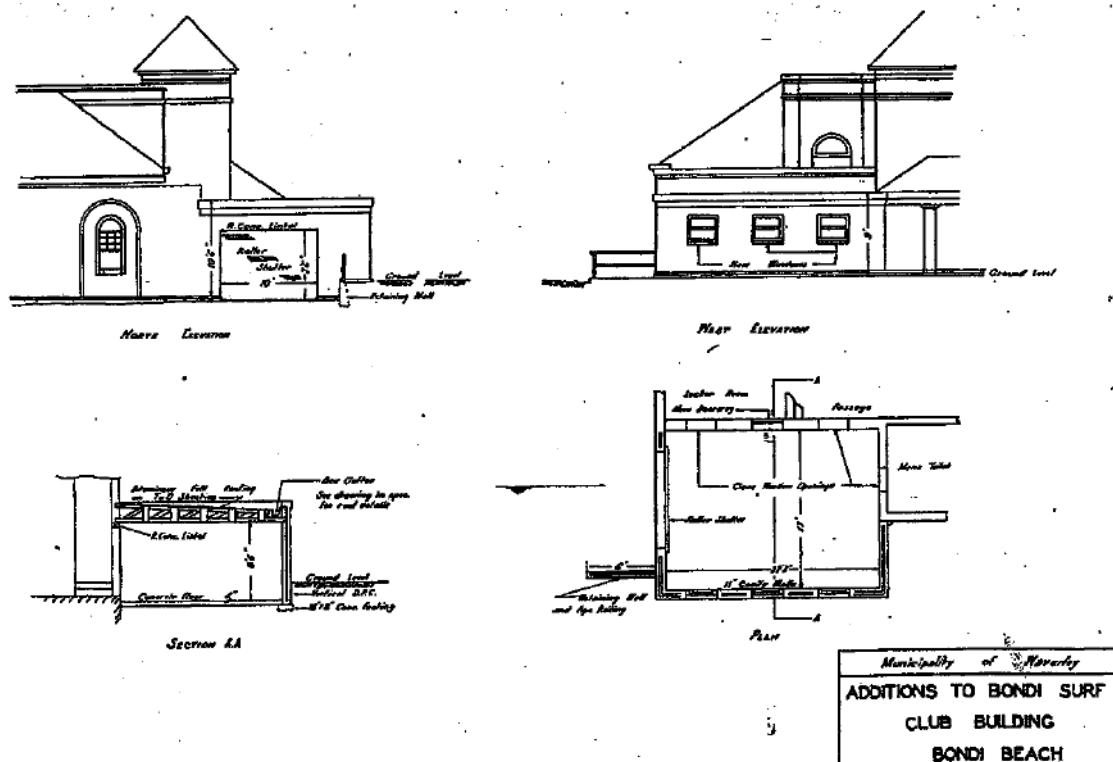


Figure 2.31: The gear room addition. Source: Waverley Council Engineers Drawings 0002269-01

registrations submitted by Hall Best in the 1940s as part of her Marion Best Fabrics range.⁹⁰

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. 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.⁹¹ Undated photographs of the main hall show gym gear and surf reels stored on the dais.

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 2.31). 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. 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'.⁹²

⁹⁰ <https://sydneylivingmuseums.com.au/stories/marion-best-fabrics-artist-designed-textiles>

⁹¹ BSLSC Minutes Nov and Dec 1937

⁹² 1954 AR

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.

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 recalls the layout of the club premises when he joined in 1957.⁹³ The hall still had a stage and the walls were lined with honour boards with the names of committee members, most 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 2.33.

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.

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 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

93 Interview with Alan Scott, 8 March 2016



Figure 2.32: 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/

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 2.33: Presentation in the Committee room. This view was taken prior to the fire of 1973/74. Source: Digital Masters BSLSC 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 to winter training, now described as 'Winter recreation' including shuttle tennis, boxing, wrestling and beach football. More serious sporting activities were Rugby Union and Calisthenics. 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 (exercise classes) (figure 2.38).

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 BSLSC 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.

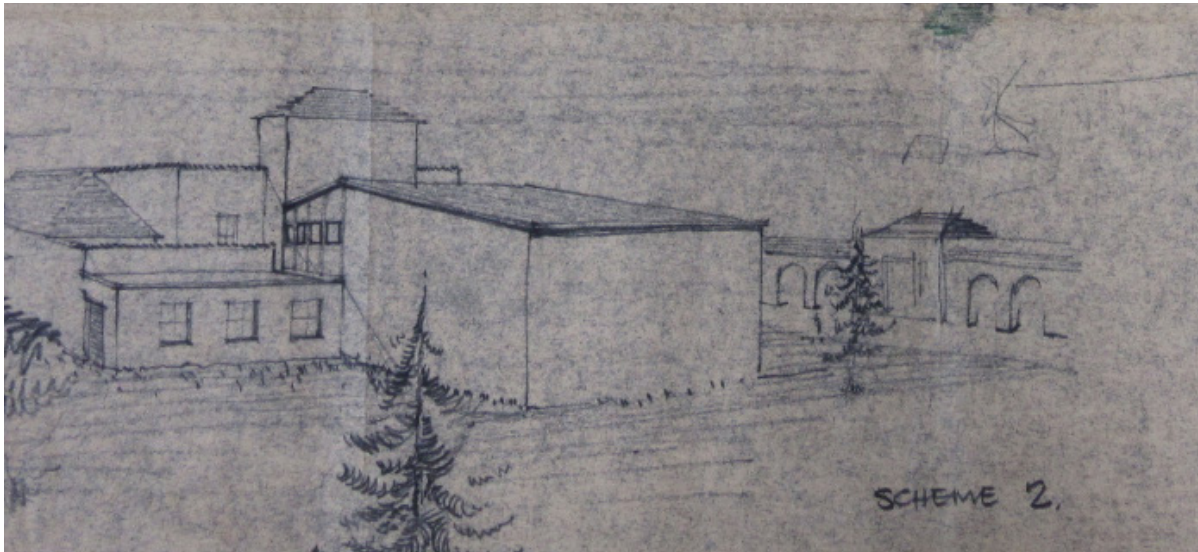


Figure 2.34: Proposed Squash Court addition by Kevin Rice. Source: Waverley Council Local Studies - Plan Cabinet 998

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 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, adjacent to the 1951 gear room extension (figure 2.34). This scheme would have extended the foot print of the building 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 shows a white structure between the Surf Club and the



Figure 2.35: 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: BSLSC AR 1973-74

Pavilion which may be an marquee or some other 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 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 store⁹⁴.

The 1973-74 Annual Report also contains a series of images of a fire that destroyed the 'tool room' on the roof (figures 2.35):

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 will 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 part of the planned works were undertaken, the alterations to the main facade did not go ahead. The radio room was



Figure 2.36: View showing the progress of the rear additions, 1974. Source: 1973-74 BSBLSC AR



Figure 2.37: View of club following the addition of the 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 BSBLSC 511

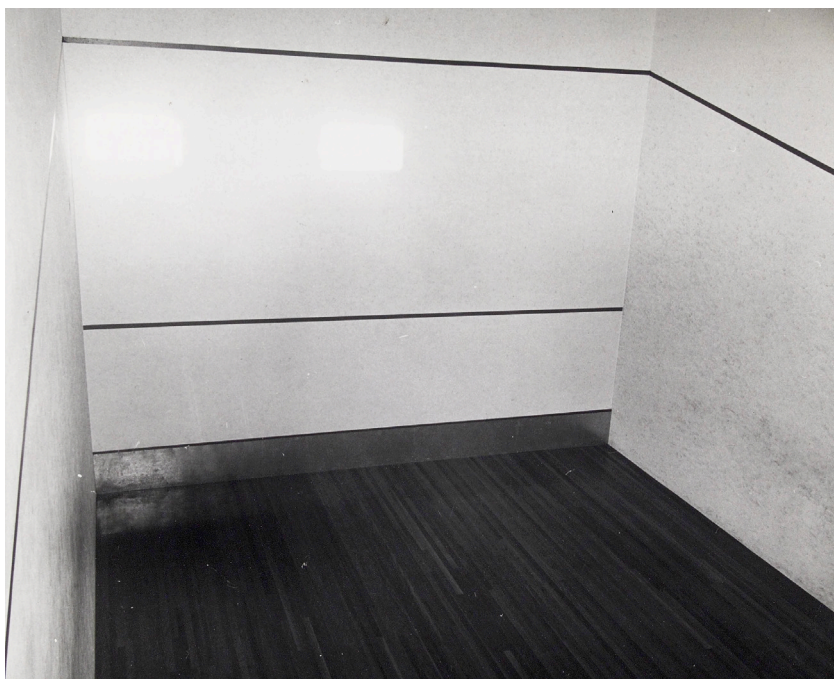


Figure 2.38: Squash court viewed from the Gallery. Source: Digital Masters BSBLSC. 324



Figure 2.39: The new locker room. Source: Digital Masters BSBLSC 321

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. Around the same time 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.

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 to the north, 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. This area was now being used as a boat shed.

The rear clerestorey windows to the hall were bricked up however their 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 north west corner of the hall. This stair led to the VIP room (now removed). The surviving floor plans do not tally, as this stair is not shown on the first floor plan, the VIP Room and the spectator's gallery to the squash court are shown as being accessed from the existing stair. Allan Scott remembers 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 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 motif had been continued.

Views survive of the locker room and board store (figure 2.37) and Squash Court (figure 2.36). 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 boat shed. 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 court⁹⁵

Allan Scott recalls 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 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 2.39). 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 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 also be seen, as can the 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

95 Pamphlet held in the Local Studies Collection at Waverley Council



Figure 2.40: Exercise class in the main hall. Source: Digital Masters BSLSC 262

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'.

2.8.6 FACILITIES FOR WOMEN MEMBERS 1985-90

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 northwest corner and the radio room was doubled in size, creating a room that could be used for club functions. A hipped roof was added and the style of the windows overlooking the beach was altered to arch headed windows thought to be more in keeping with the overall architectural style of the surf club and the adjacent surf 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.



Figure 2.41: View showing the club room added in 1989-89 and the club bus [foreground]. Source: Digital Masters BSBLSC 102

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 (figure 2.39). 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 main hall below. This further served to reduce the amount of daylighting in the hall, which is now only lit by the clerestorey windows to the southern (beach front) elevation. One of the windows on the eastern elevations was converted into a door. This door accessed the room shown as the Secretary/Treasurers room on the 1970s plans. A photograph of the main hall shows a series of rescue craft on display, as well as the Souter mural, trophy cabinets and honour boards. This view also shows that the windows flanking the door were once again glazed, with a series of horizontal divisions. Surf reels once stored on the dais in the hall are now stored in the boat shed rather than being on display for visitors. Attempts to set up a surf museum at Bondi Icebergs proved to be short lived.

2.8.7 FUNCTION ROOM AND BOAT SHED EXTENSION 2004-05

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.⁹⁶

96 Bawley p 309

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 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 work was undertaken circa 2006 just prior to the centenary. In addition to the images on line, the club retains a set at high resolution. During the last phase of works the club's records and many of the trophies for events no longer held and honour and committee boards were moved into 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 Maritime Museum in Darling Harbour, having been carefully removed from the Surf Club some time previously.⁹⁷ 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 BSBLSC records.

The first floor function room was redecorated in 2016 in a nautical scheme by interior designer, Sibella Court. The rear terrace was paved and an outdoor bar installed in front of the storage shed.

2.8.8 THE TEMPORARY WORKS DEPOT

The open space behind the surf club is reputed to have been used in the 1980s as a plant nursery for the park but nothing is evident on the 1991 aerial photo. 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 south west 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. By 2007 the yard had expanded to the east with some dark green painted shipping containers used for storage for the surf club outside the fenced area.

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

WHEN CONSTRUCTION WORKS elsewhere in the park where underway in 2016/17 the fenced area was expanded to the adjacent path for storage of construction barriers and seating and tables that were being installed in the park. The fence has now been returned to its original location.

2.9 ASSOCIATED FIGURES

THE 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).⁹⁸

98 The Sun 15 Feb 1915

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'.⁹⁹ 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

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.¹⁰⁰ 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.¹⁰¹

⁹⁹ The Sun 20 August 1921

¹⁰⁰ Waverley Cemetery Archives, Brawley, Australian Genius 50 Great Ideas and The Australian Life Saver

¹⁰¹ SMH 28 Feb 1927

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.¹⁰² He was still at Bondi in 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 SLISA. He resigned from BSBLSC in 1911 as he could not dedicate enough time.¹⁰³ 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...¹⁰⁴

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 1921.¹⁰⁵ He was reported to still be in Bondi in 1929.¹⁰⁶

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.

¹⁰² Arrow 23 Feb 1923

¹⁰³ Sun 19 Jan 1911

¹⁰⁴ SundayTimes 16 Nov 1913

¹⁰⁵ Sun 15 Feb 1915, Arrow 15 Feb 1921

¹⁰⁶ The Truth 08 Dec 1929

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 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 1967.¹⁰⁷

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 Maritime Museum. As an artist he had entered design competition for the Federal Seal, drew the Sun Horses and is famous for his drawings of cats which appeared on Royal Doulton China. He may have designed the club logo. Souter died suddenly in 1935 aged 73 when the following was published:

¹⁰⁷ ADB entry for H D Spyer

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.¹⁰⁸

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

¹⁰⁸ SMH 24 Nov 1935

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.¹⁰⁹

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.¹¹⁰

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.¹¹¹

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.¹¹²

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 Bathing Life Saving Club where he recorded a string of victories in state and national championship.¹¹³

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

¹⁰⁹ SMH 11 Jan 1945

¹¹⁰ History of Bondi Surf Bathing Life Saving Club, 1906-1956

¹¹¹ History of Bondi Surf Bathing Life Saving Club, 1906-1956

¹¹² History of Bondi Surf Bathing Life Saving Club, 1906-1956

¹¹³ Water Polo Australia website

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 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

Preliminary paragraph only to be verified and added to (from 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'¹¹⁴. He also served as an Alderman and played a role in ensuring improvements to the area received official attention, including the proposed marine drive. Their works within the study area include Surf Sheds (1910), reduced scheme, Castle Pavilion (1911), BSLSC 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.

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.

¹¹⁴ The Sun 31 December 1919

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:

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
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	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
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 Waterfront houses replaced by apartment blocks – Ramsgate Ave. Continued arguments over regulation swimwear, Bondi sets standards Newsreels and travelogues Beach acrobatics (beachobatics)	Municipal works 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	Municipal works 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	Municipal works 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.	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 boat shed 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, also used for the site identification plan. 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 floor plans of the current BSBLSC building. The colours indicate the period of the additions. Following the coloured plans are the same plans with notes indicating 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.

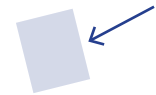
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Figure 3.1: Phase I - Visiting Bondi Beach
showing development by 1910
Location for first BSBLSC and tent on beach.
Source: Jean Rice Architect

- 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 overall 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



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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 BSBLSC (far right red).

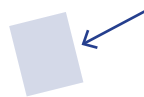
Note: First building indicated as extant in the same position at the beginning of decade, building moved for construction of sea wall and later from the western to eastern side of the Castle Pavilion. The second club house was built in 1917 replacing the first building.

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 BSBLSC 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 overall CMP the phase numbering differs as the study relates to the earlier reserves.

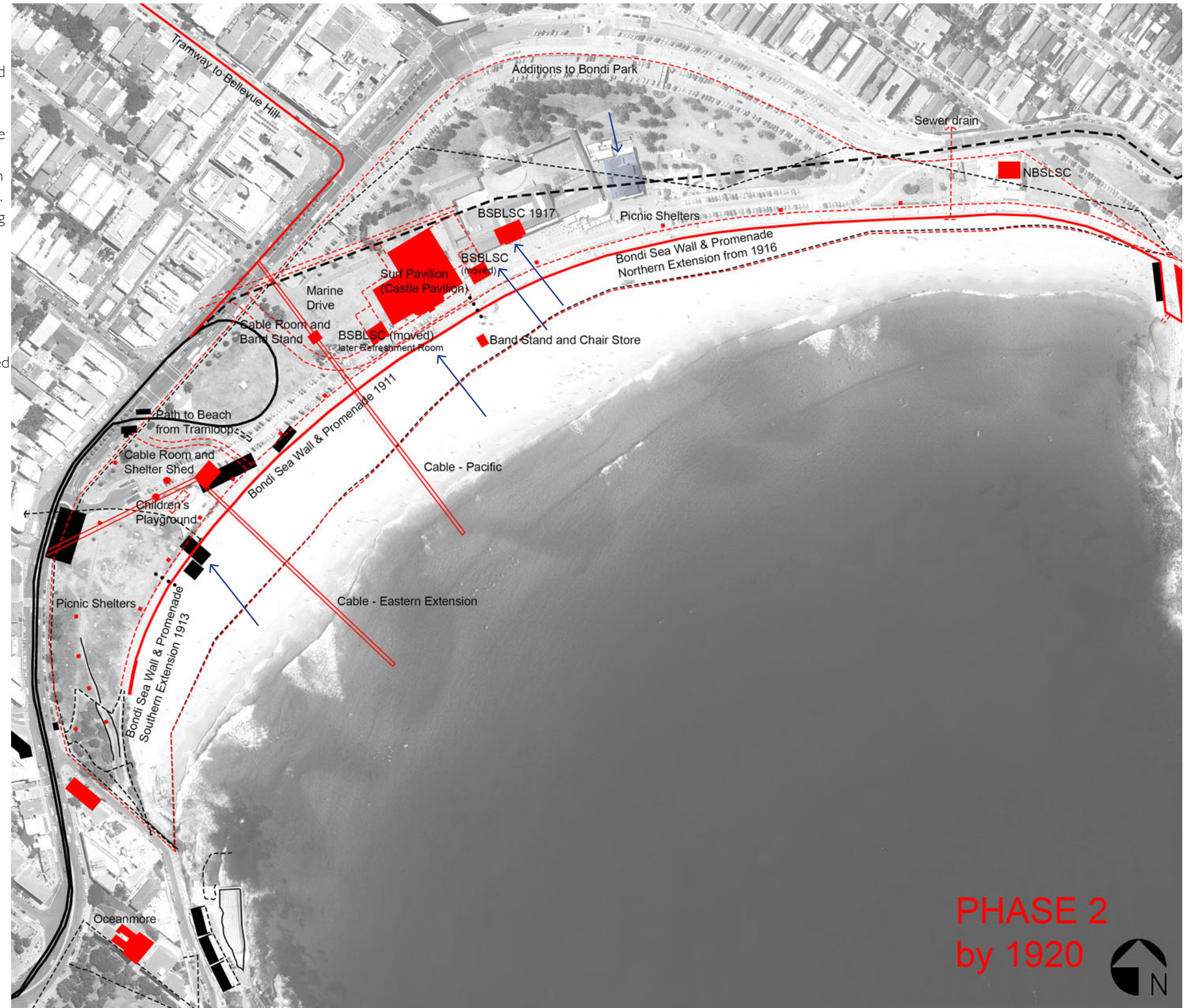
The BSBLSC is highlighted transparent blue as below. Note that this is not visible on later plans where the building is solid black on the plans.



The former locations of the BSBLSC are arrowed



PHASES OF DEVELOPMENT PLANS BONDI BEACH



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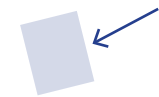
PHASES OF DEVELOPMENT PLANS
BONDI BEACH

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 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
overall CMP the phase numbering differs as the study
relates to the earlier reserves.

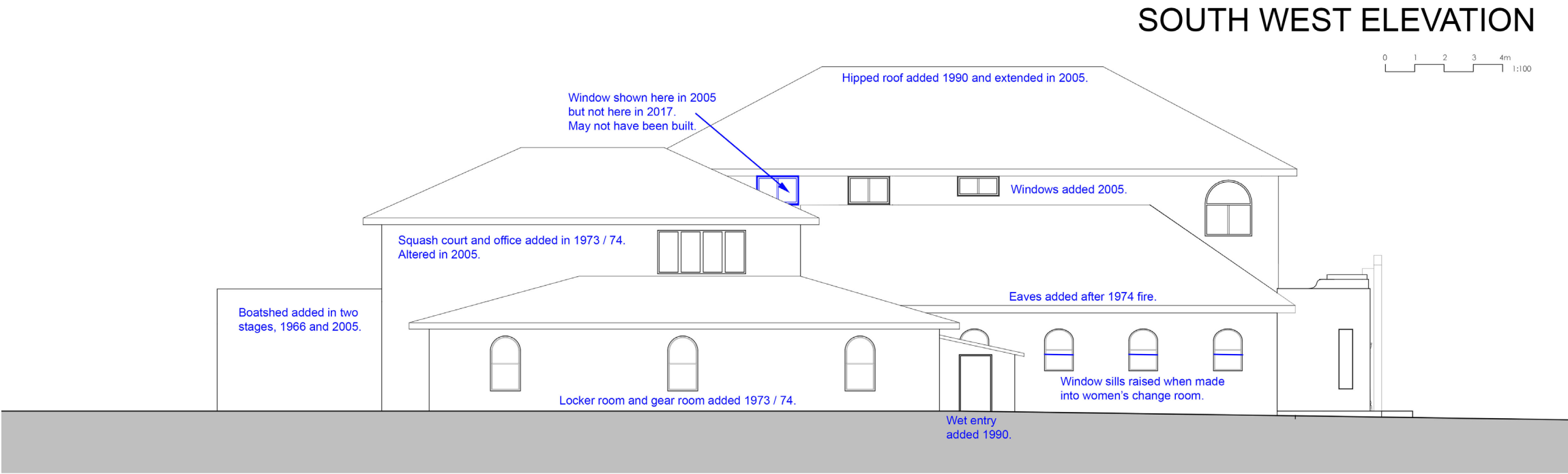
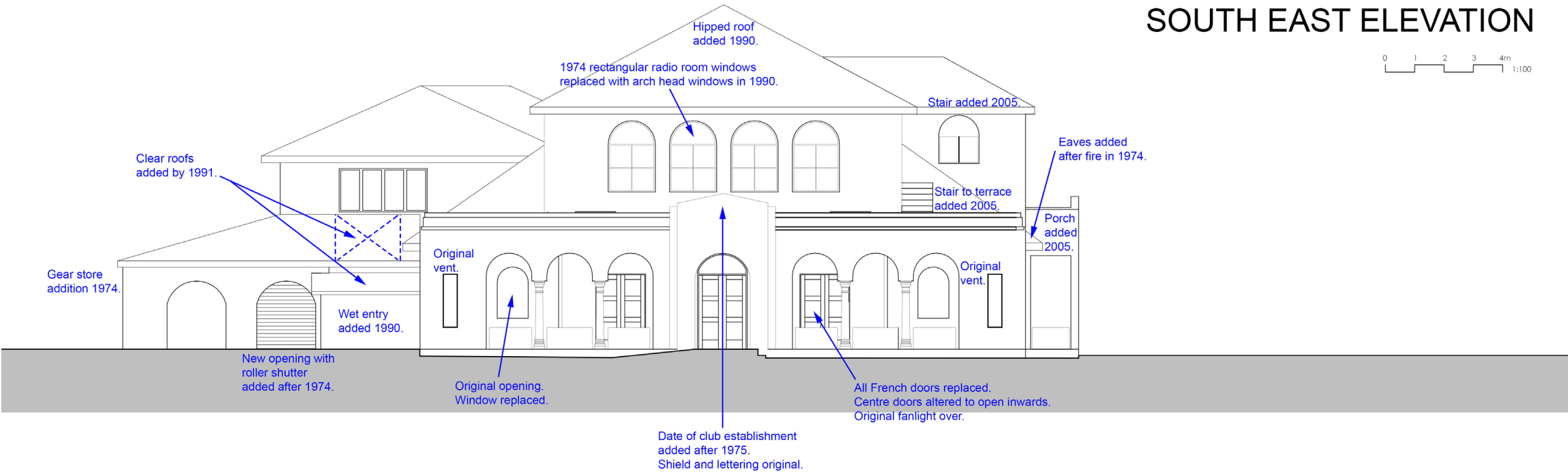
The BSBLSC is highlighted transparent blue as below.
Note that this is not visible on later plans where the
building is solid black on the plans.



PHASE 3
by 1930

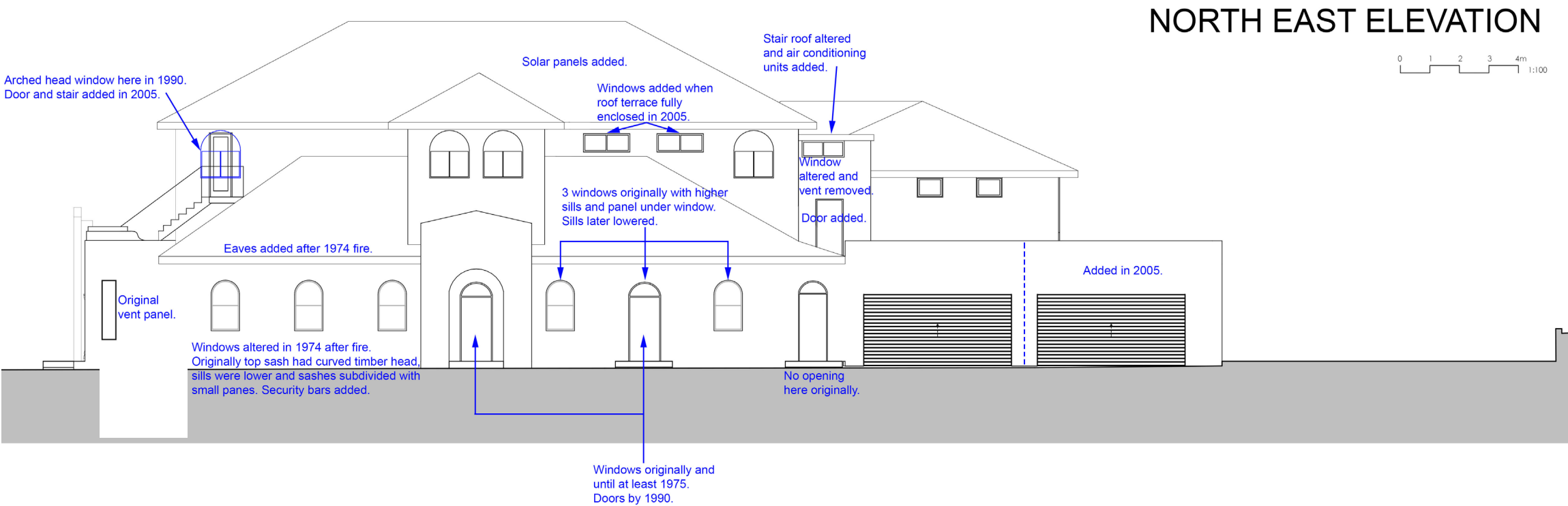
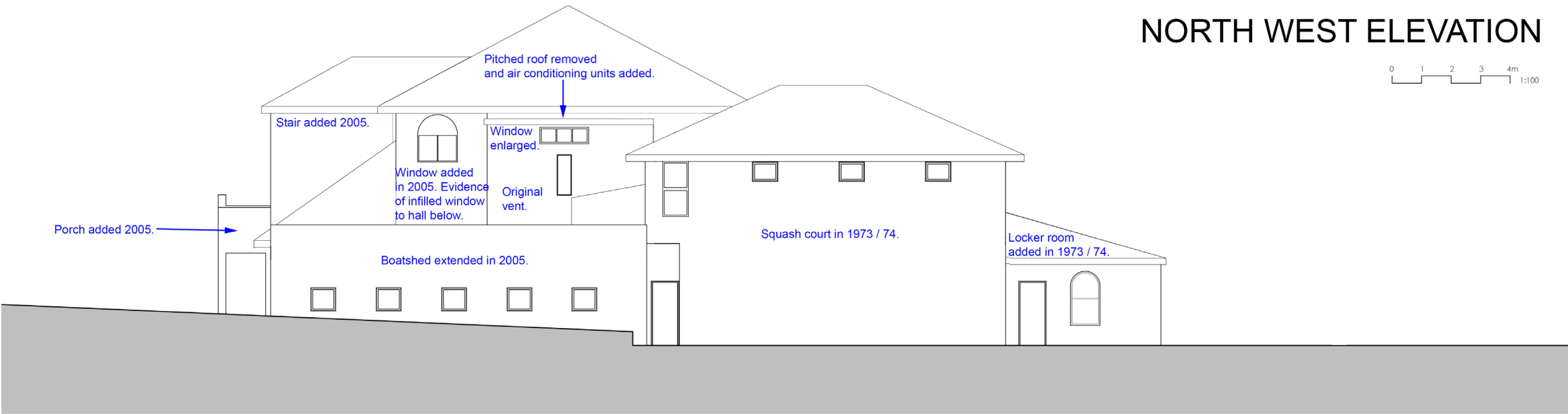
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Figure 3.15:
SOUTH AND WEST ELEVATIONS
Notes on this plan indicated the changes to the building over time. Refer to the physical description for more detailed information. Source: Jean Rice Architect over elevations by TZG



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Figure 3.14:
NORTH AND EAST ELEVATIONS
Notes on this plan indicated the changes to the building over time. Refer to the physical description for more detailed information. Source: Jean Rice Architect over elevations by TZG



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Figure 3.13:
FIRST FLOOR PLAN
Notes on this plan indicated the changes to the building over time. Refer to the physical description for more detailed information. Source: Jean Rice Architect over floor plan by TZG

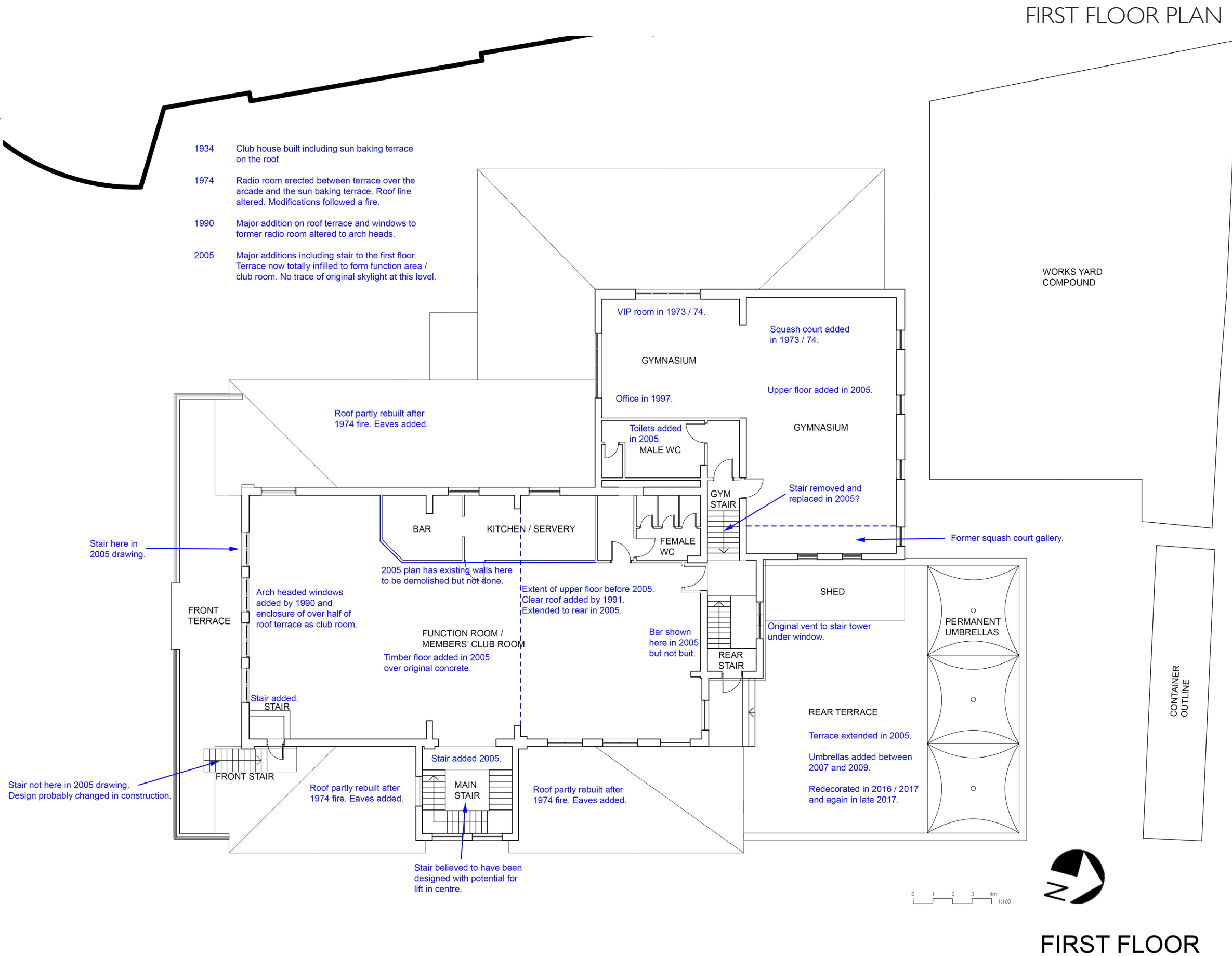


Figure 3.12:
GROUND FLOOR PLAN
Notes on this plan indicated the changes to the building over time. Refer to the physical description for more detailed information.
Source: Jean Rice Architect, over floor plan by TZG



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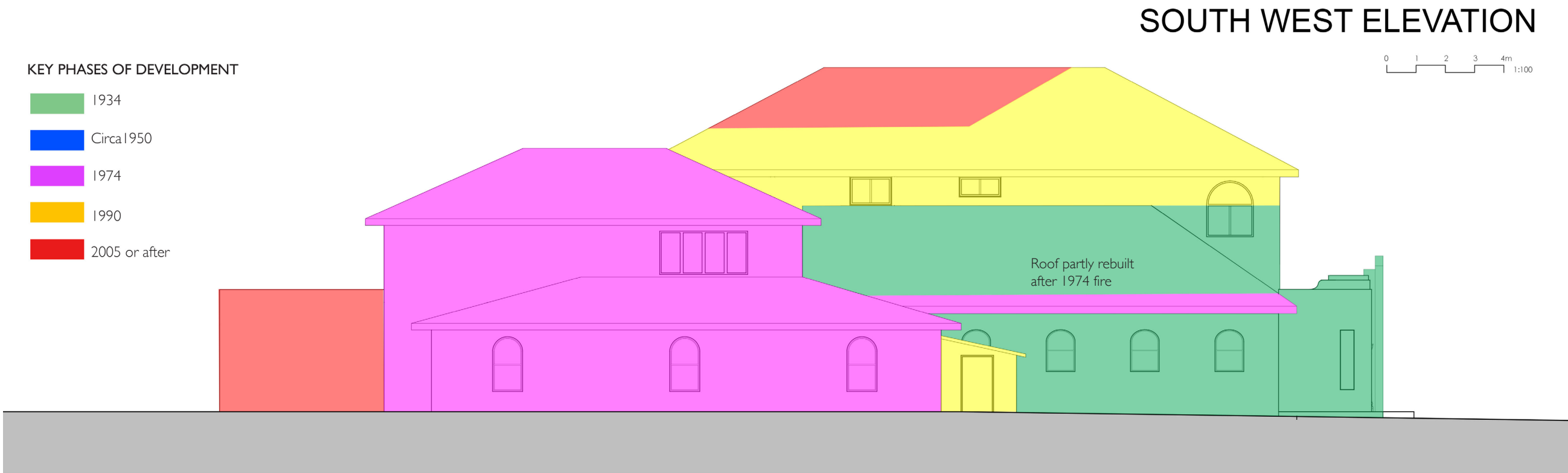
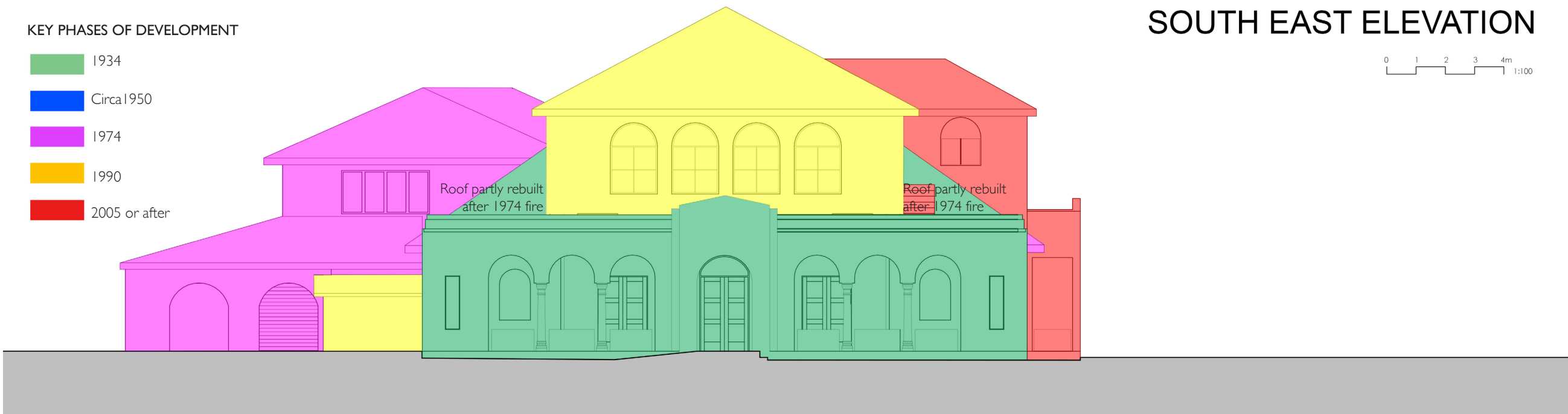


Figure 3.11: SOUTHEAST AND SOUTHWEST ELEVATIONS
Areas of the building constructed at different dates are shown in different colours. Refer to the previous plans and the following plans with notes and the physical description for more detailed information. Source: Jean Rice Architect over elevations by TZG

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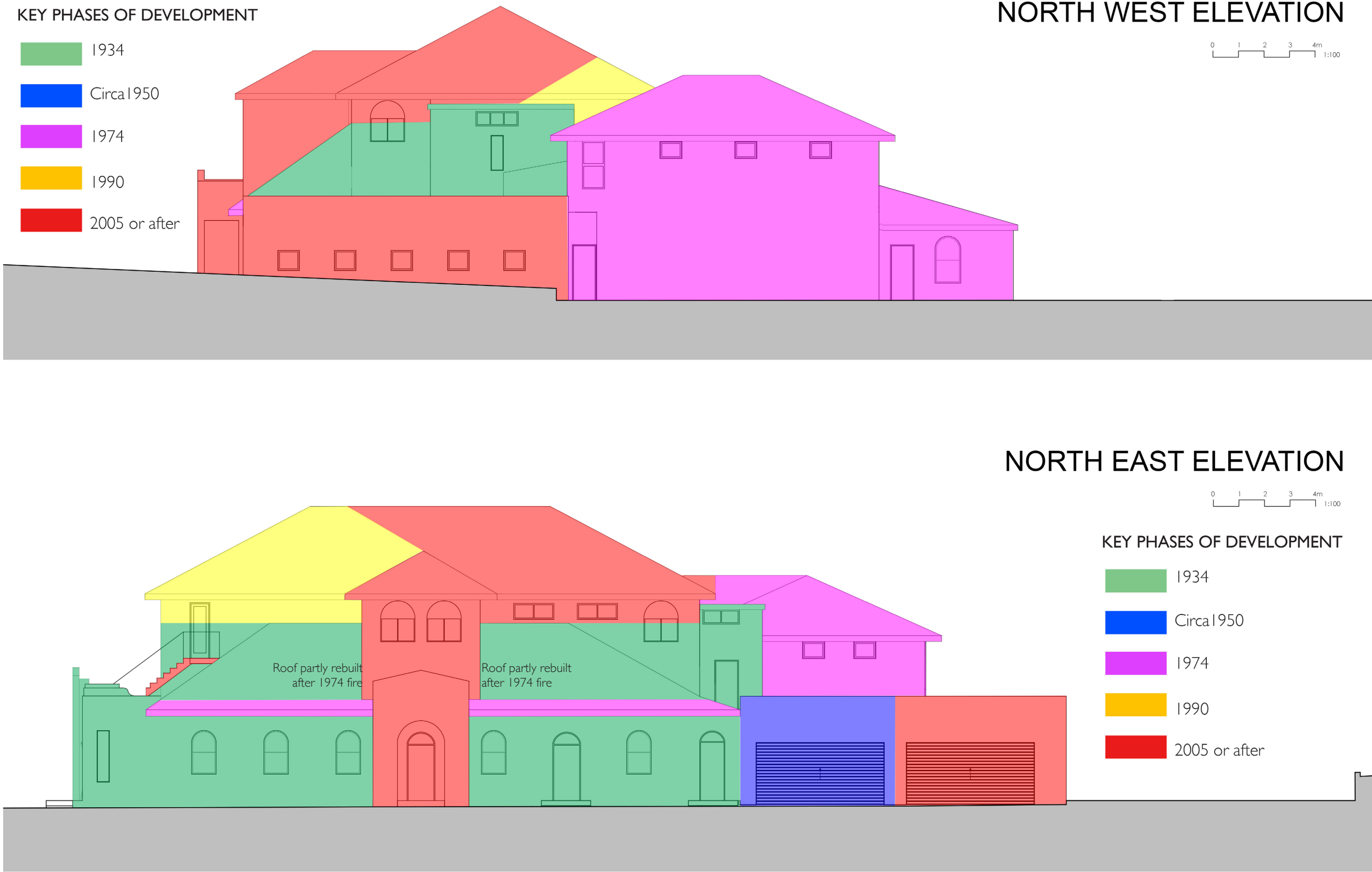


Figure 3.10: NORTHWEST AND NORTH EAST ELEVATIONS
Areas of the building constructed at different dates are shown in different colours. Refer to the previous plans and the following plans with notes and the physical description for more detailed information. Source: Jean Rice Architect over elevations by TZG

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FIRST FLOOR PLAN

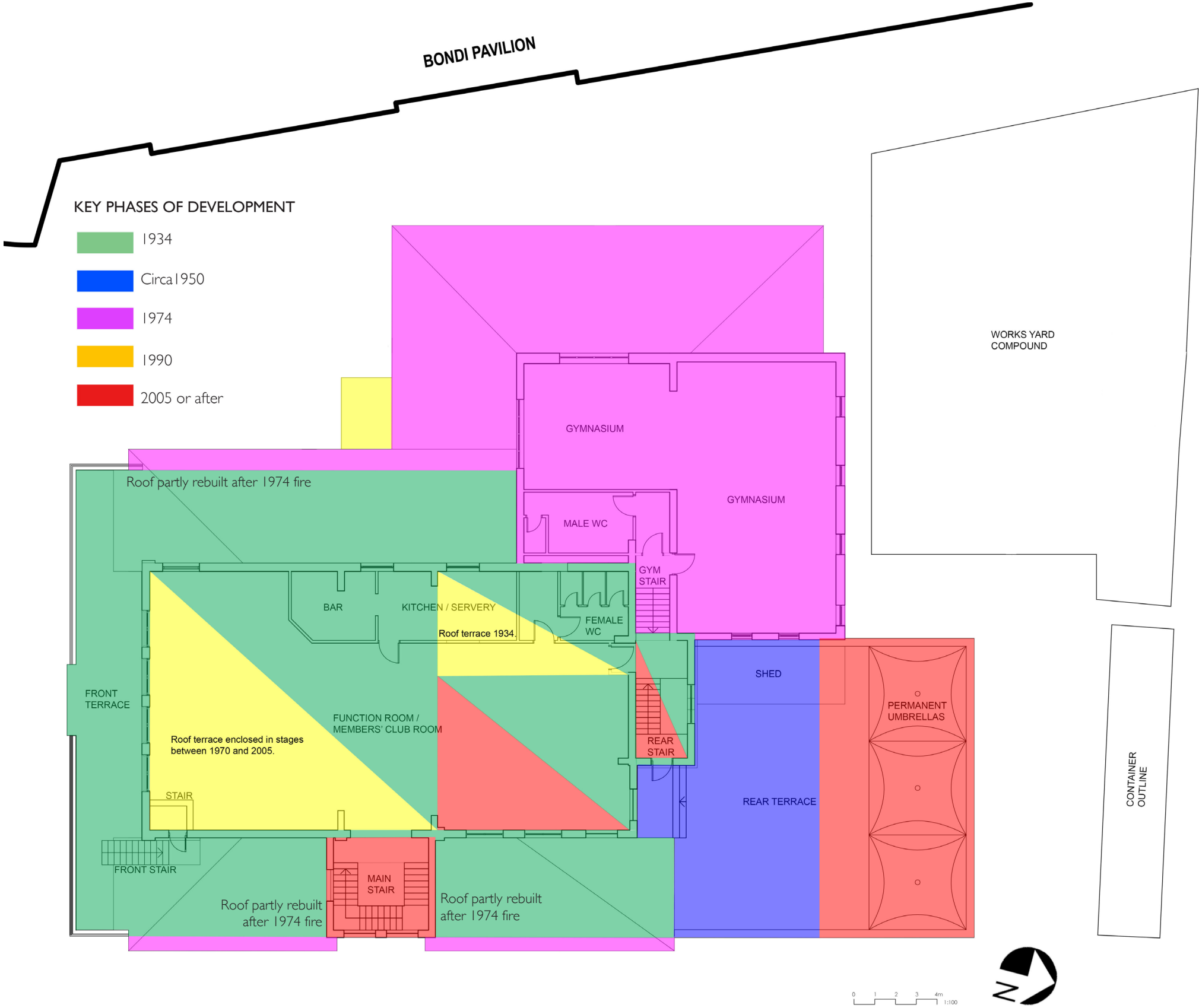


Figure 3.9:
FIRST FLOOR PLAN
Areas of the building constructed at different dates are shown in different colours. Where an additional space was later altered colours for both periods are shown with a diagonal division. Refer to the following elevations and plans with notes and the physical description for more detailed information. Source: Jean Rice Architect over floor plan by TZG

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GROUND FLOOR PLAN



Figure 3.8:
GROUND FLOOR PLAN
Areas of the building constructed at different dates are shown in different colours. Where an additional space was later altered colours for both periods are shown with a diagonal division. Refer to the following elevations and plans with notes and the physical description for more detailed information. Source: Jean Rice Architect, over floor plan by TZG

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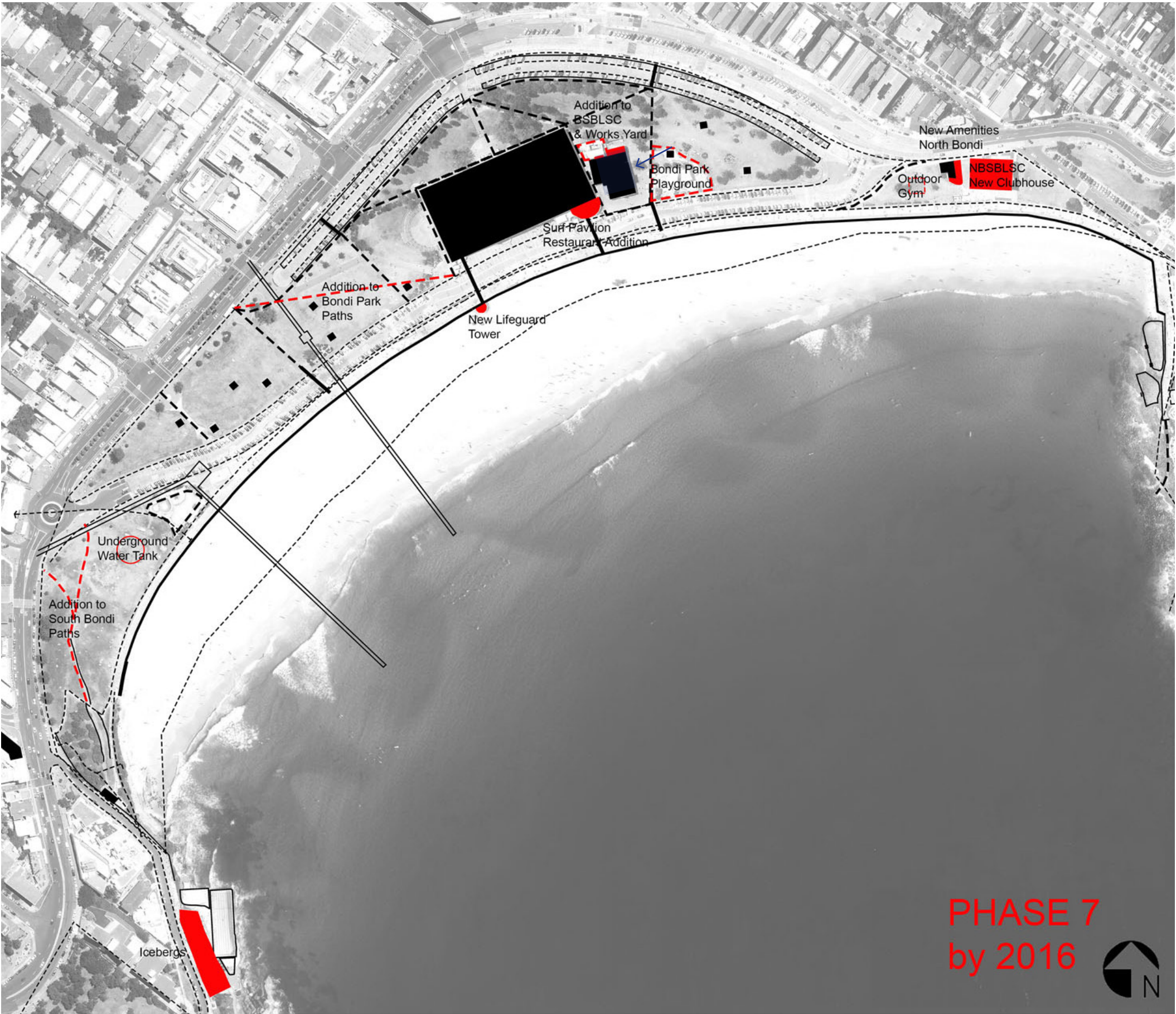
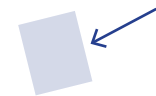
PHASES OF DEVELOPMENT PLANS
BONDI BEACH

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 increased in size
Pitched roof added
Detail of upper floor windows altered to arch
headed
- 1991 Additions to north west (rear)
Children's playground added to the east
- 2000 Works yard added
- 2001 New lifeguard tower
- 2004 'Bucket List' restaurant addition to Pavilion
- 2005/6 Relocation of Mural
- 2007 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
overall 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 7
by 2016

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**Figure 3.6: Phase 6 -
Community uses**

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

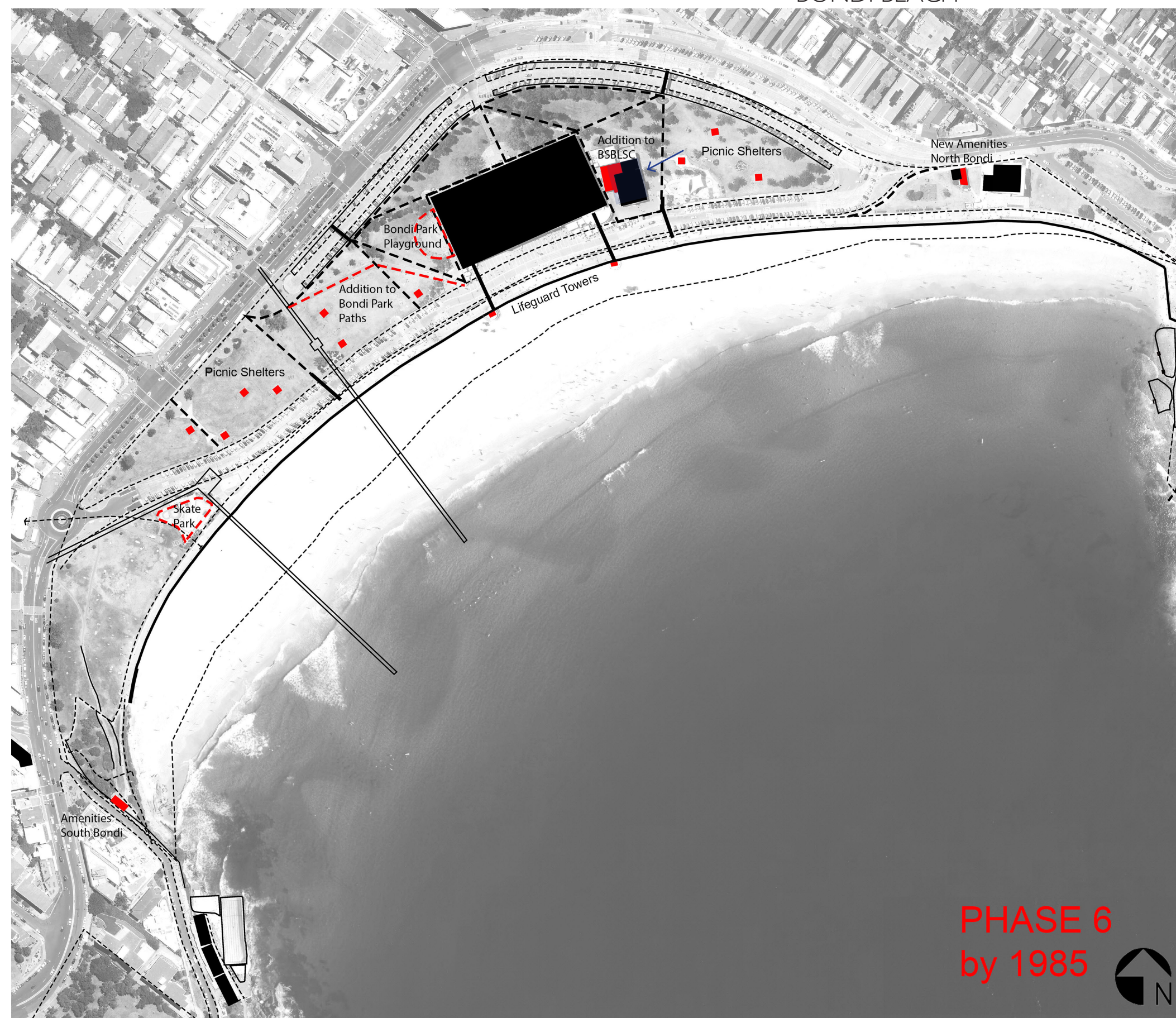
1973-74 Fire destroys part of club house
1974 Radio Room added above arcade
Roof line altered with eave at side
Additional facilities added including
Squash court and new side entry to change
rooms.

Note that the phase numbers relate to this CMP, in the overall 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 6
by 1985**



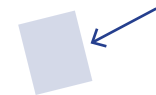
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Figure 3.5: Phase 5 -
The War Years and Beyond

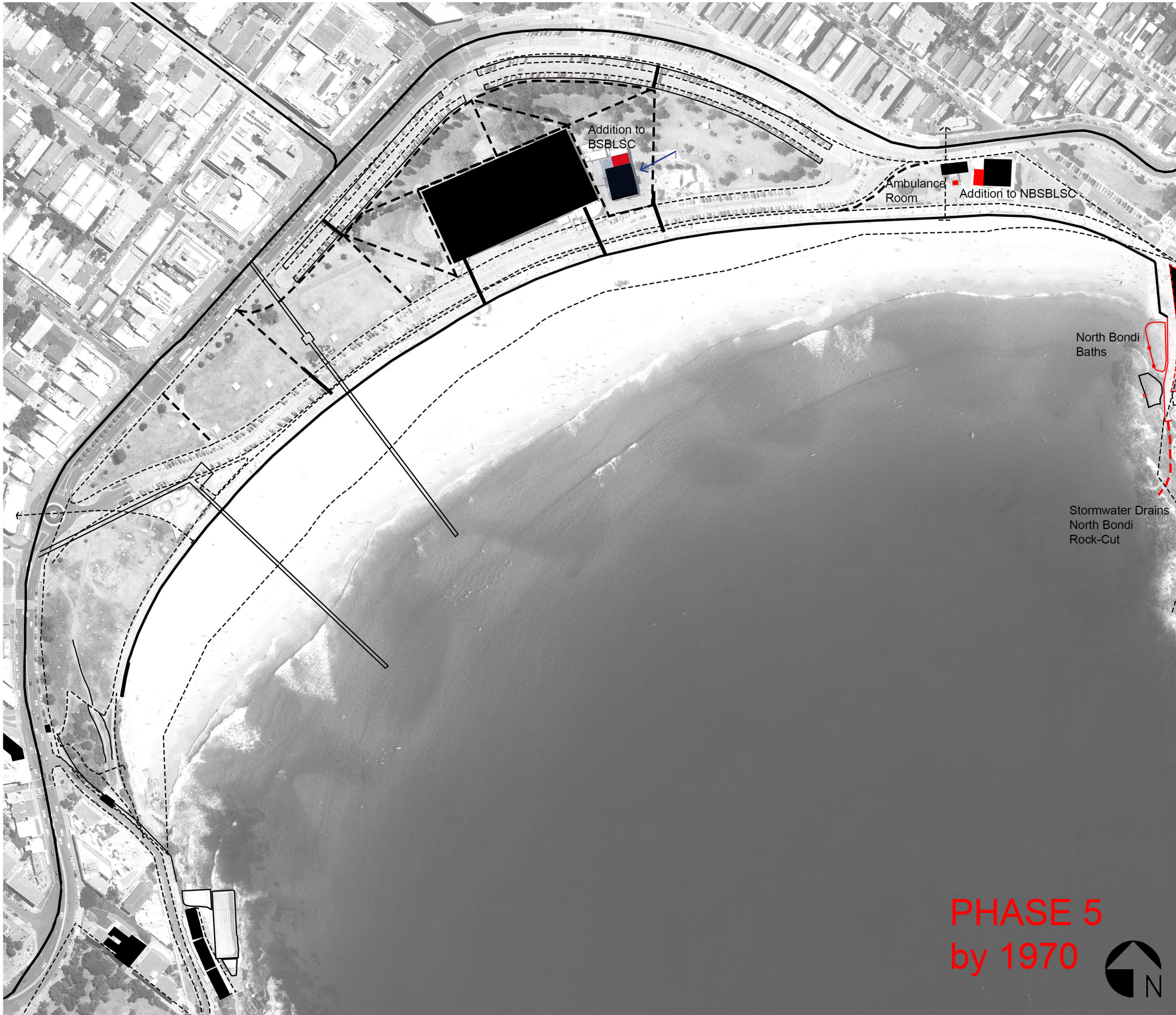
- Development by 1970
Additions to BSBLSC (c1950)
Source: Jean Rice Architect
- 1942 Roof of club house damaged in blast from removing groynes.
Repaired eventually
- 1951 Gear room added to rear
- 1961 Paving between the Surf Pavilion and Surf Club
- 1966 Proposed alterations

Note that the phase numbers relate to this CMP, in the overall 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 5
by 1970

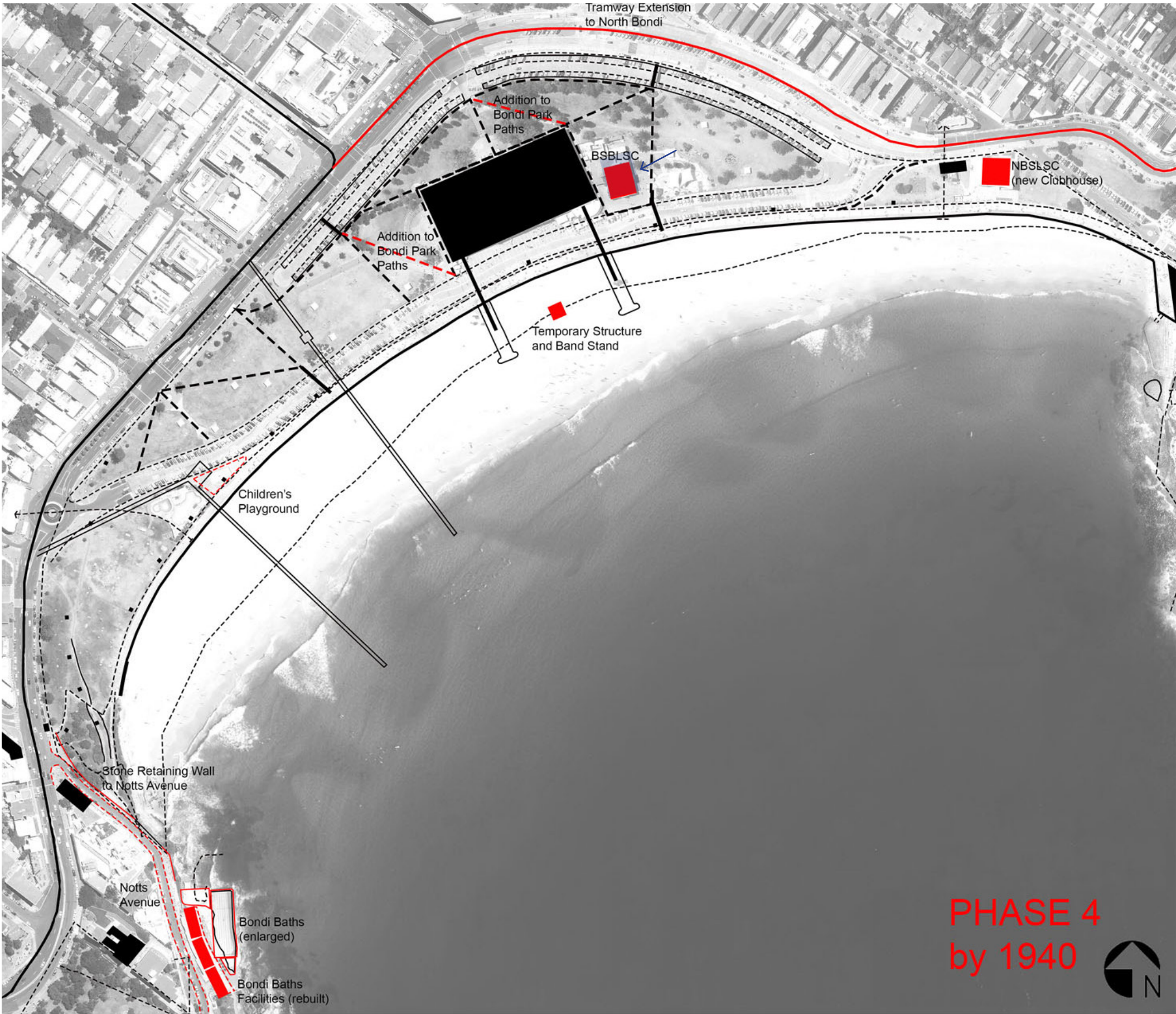
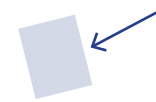
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Figure 3.4: Phase 4 -
Continuing the Beach Improvement Scheme

- 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 overall 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

APPENDIX C

HERITAGE SIGNIFICANCE

Bondi Surf Bathers Life Saving Club, Queen Elizabeth Drive, Bondi Beach – Conservation Management Plan (Jean Rice Architect, July 2018, Issue D)

6.0 SIGNIFICANCE

6.1 HERITAGE LISTINGS

Bondi Beach is listed as a Heritage Item in its entirety at a Local, State and National level. The Bondi Surf Bathers Life Saving Club is one of the elements continued within the listed cultural landscape. There are a number of different listings on Schedule 5 of the Waverley LEP that include the site of the surf club however the item itself has not been individually listed.

Waverley LEP 2012 Schedule 5 : Heritage Items		Level	LEP Item Number
Bondi Beach	Campbell Parade	National	I93
	Item bounded by Marks Park (south); Campbell Parade (north west); Ben Buckler (north east) and Tasman Sea (south east)		
Bondi Beach Cultural Landscape	Queen Elizabeth Drive	State	I94
	Item bounded by Notts Avenue (south); Campbell Parade (north west); Ramsgate Avenue East (north east) and the shoreline of Bondi Beach (south east)		
Bondi Pavilion	Queen Elizabeth Drive, Bondi Beach	State	I124
	Early twentieth century building		
Bondi Beach and Park	Campbell Parade	Local	I503
Bondi Beach Conservation Area - General	Shown by a red outline with red hatching and labelled "C2" on the Heritage Map	Local	C2
Bondi Beach and Park Landscape Conservation Area	Shown by a green outline with green hatching and labelled "C25" on the Heritage Map	Local	C25

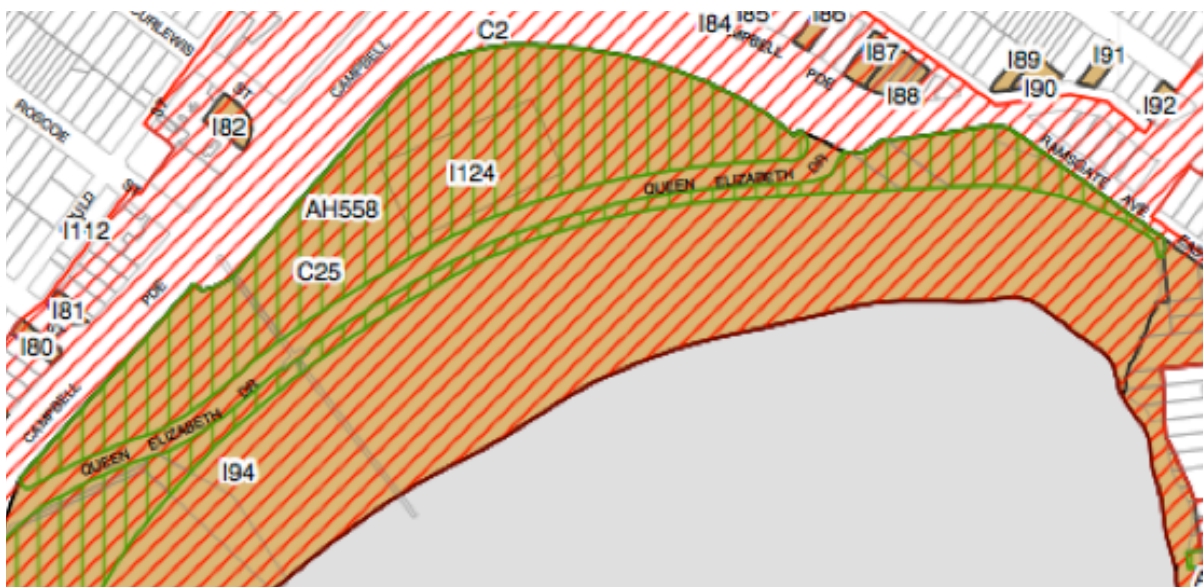


Figure 6.1: Waverley LEP Heritage Items map. See table above. The map shows the item numbers.

Source: Waverley Council

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 and includes the bay. The map is shown opposite. The surf club is within the listed area, as are all of the previous club house locations.

The **National Heritage listing** 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...

Bondi Beach is listed on the National Heritage List under Criterion A (Events and Processes) and Criterion G (Social Value).

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 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.

Under Criterion G, the place has outstanding heritage value to the nation because of the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.

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.

Of importance at a national level is that the BSBLSC, the first official Surf Life Saving club in Australia was founded at Bondi Beach. The total number having grown to 305 in Australia, with overseas patrols also based on the Australian model.

The individual buildings have been identified as contributing to the heritage value of the place. An overall CMP is currently in preparation that identified, and ascribes levels of significance to, the individual elements within the park. Section 7 of this report details the obligations and requirements arising from the National Heritage Listing. Note that 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.

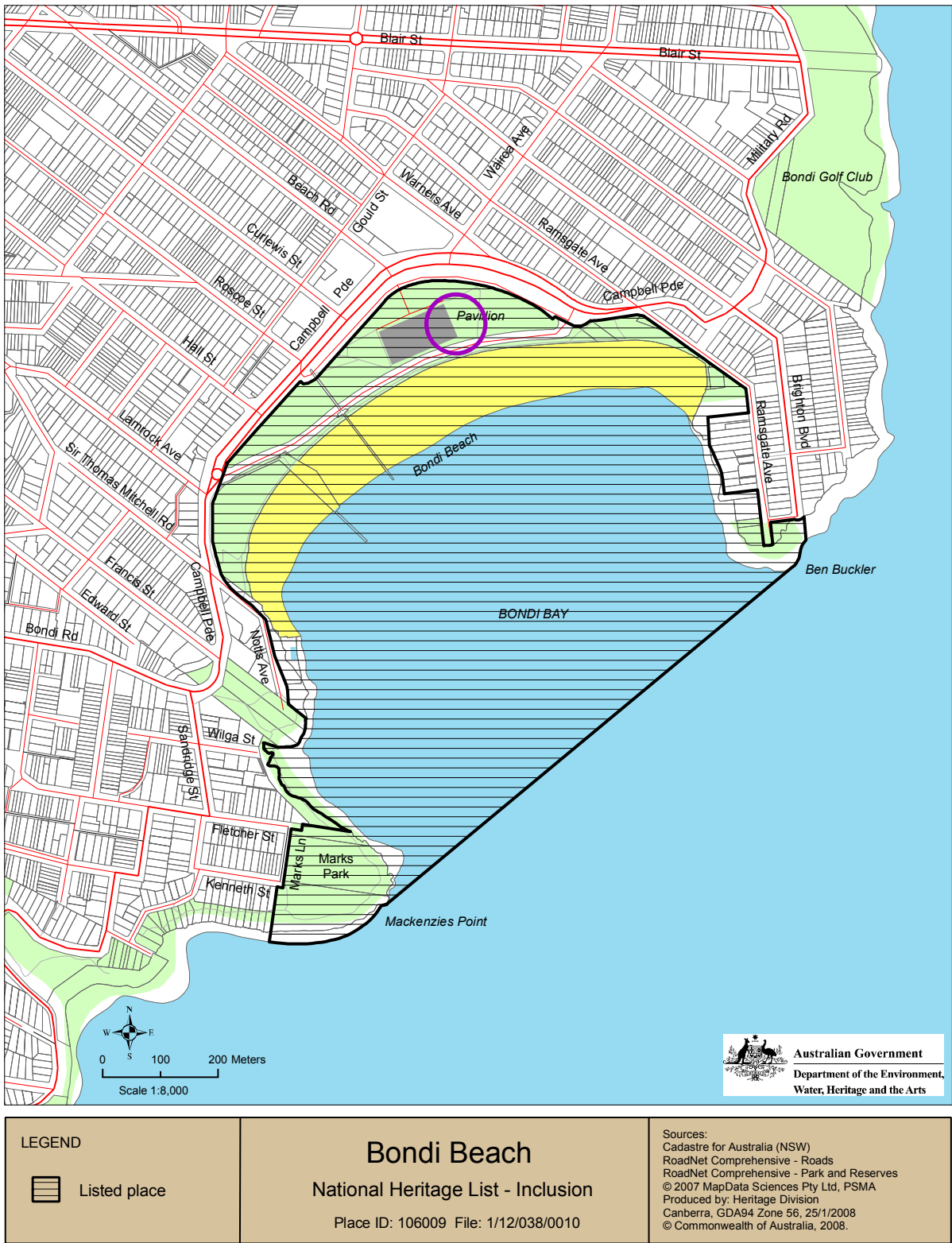


Figure 6.2: Map showing the extent of the National Heritage Listing for Bondi Beach. The subject area has been circled.
Source: National Heritage Listing for Bondi Beach. Annotated by Jean Rice Architect

6.1.2 STATE HERITAGE REGISTER

The Statement of Cultural Significance for the **State Heritage Register listing** of Bondi Beach notes that:

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.

The BSBLSC is noted in the 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.

The revised 2015 CMP for the Bondi Pavilion includes the BSBLSC in the Statement of Significance for Bondi Park as a whole. The 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;

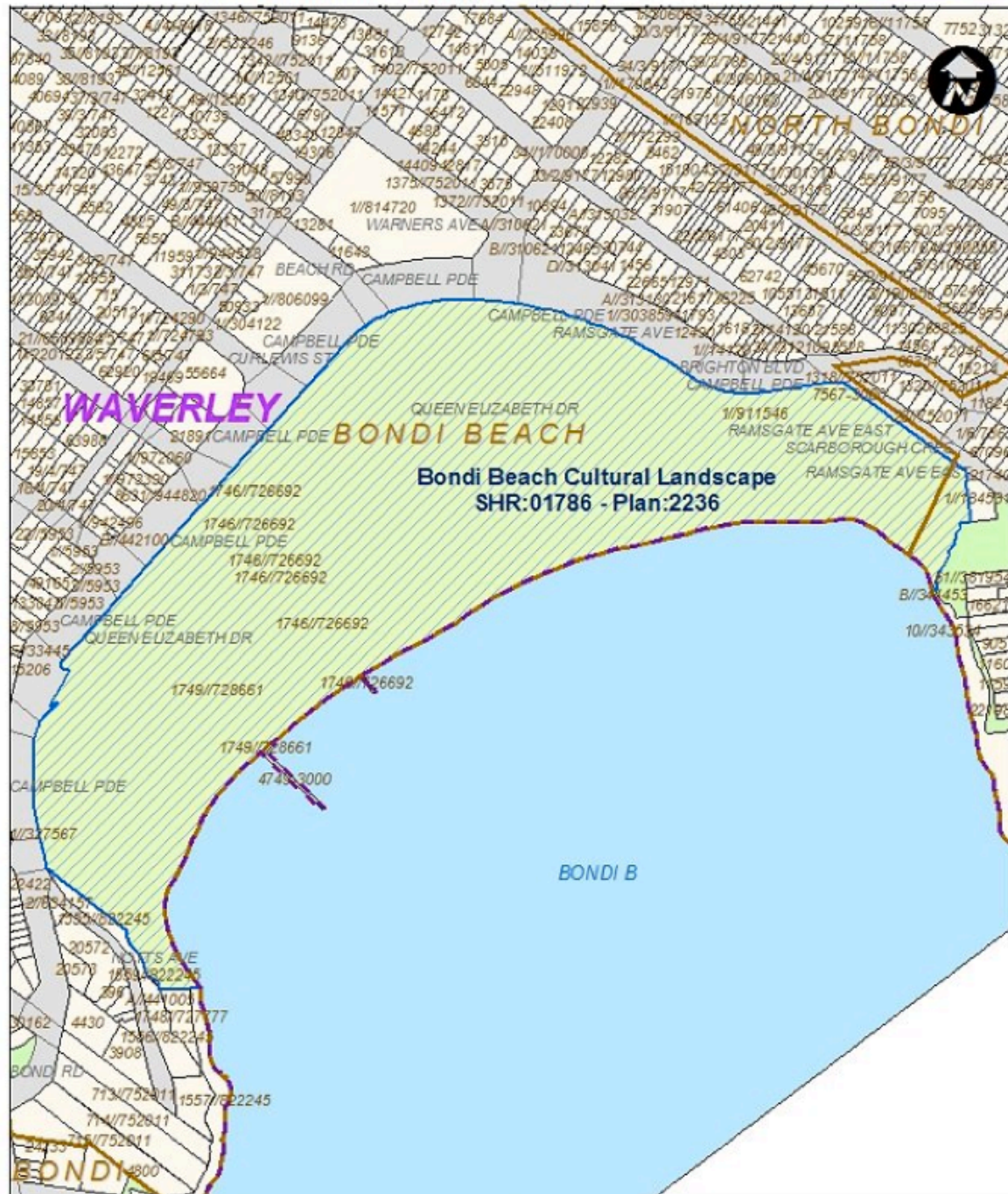
The sea wall and promenade, integral elements of the 1911 and 1929 Beach and Park Improvement schemes;

The Bondi Surf Life Saving Club established in 1906 and currently housed in the 1934 building designed by Ross and Rowe, which has subsequently been enlarged.

Section 7 of this report details the obligations and requirements arising from statutory heritage listings.

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
- Water
- Suburbs
- Roads
- Railways
- NSW Reserves

Figure 6.3: State Heritage Register map for Bondi Beach Cultural Landscape. Source: OEH website.

6.1.3 STATE HERITAGE INVENTORY (LEP LISTING)

The Statement of Cultural Significance for the **State Heritage Inventory listing** of Bondi Beach notes that:

Bondi Beach is synonymous with Australian beach culture, surfing, and the surf life saving movement. The elegant semi-circular beach, with its golden sand and safety record, is a mecca for swimmers and tourists. The pavilion and ancillary works are a rare example of urban design from the 1920-30 period. A site of State significance.

The surf club house is one of the ancillary works that was an intended part of the initial scheme, however both surf club houses were not built until funding became available in the 1930s. The use of depression relief funding is not mentioned, but is an aspect of significance to the municipality.

6.2 REVIEW OF EXISTING STATEMENTS OF SIGNIFICANCE

The research undertaken for this CMP also indicates that the building is significant as one of the few surviving surf clubs to retain evidence of its original internal layout and its Spanish colonial-inspired detailing selected for its appropriateness as a response to the climate. The previous CMPs discuss architectural style without specifically discussing the relationship of the selection of styles from areas with a similar climate. 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. He experienced buildings designed to cope with the heat first-hand.

This building is also one of only two surf clubs identified to date 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. 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 2015 CMP for the Bondi Pavilion and the overall CMP for the Bondi Beach Cultural Landscape (2016-18) 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 studies. 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 the 1930s do not survive however these plantings would have impacted on the archaeological resource, as would the relocating of the 1916 club house and the subsequent construction of a new club house. Plans held by council of the foundations show the extent of modification and record the nature of the fill.

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 in the foreground with the pavilion to the rear in views from the bridge over the motor park and from the promenade and pathway. The setting is discussed in more detail in the overall CMP for the cultural landscape.

Views to and from the building are important, including from the sea.

Views have been identified in Section 4.12.

The area includes land in different, but mostly public, ownership or control.

6.4 SIGNIFICANT CONTINUING USES

A key component of significance is the long term significant uses. A number of these long standing uses are not identified as significant in the existing statements of significance but have been included in the expanded statement in this CMP.

The chart above traces the documented continuing uses from one generation of surf club to the next. The more utilitarian uses are harder to track as there is little mention in the minutes as to the exact nature of the facilities provided. The yellow coloured bars in the table indicate the period over which a use occurs.

USES	TENT	1907	1916	1934	EXTENDED
GEAR	Yes	Yes	Yes	Yes	Extended
LOCKERS	No	Unconfirmed	Relocated into 1934 club house	Yes	Extended
CHANGE ROOM	Yes	Yes	Yes	Yes	Women 1980s
CLUB ROOM	Meetings in hotels	Yes	Yes and smaller committee room	Yes and as 1916	
CARETAKER	No	No	No	Yes	Relocated to new position
SANITARY	No	Added 1910	Women's facilities (for socials) added c1930	Yes	1980s Improvements
SHOWERS	No	Unconfirmed	Yes, added 1920s	Yes	Women 1980s
LIFE SAVING DRILLS	No	Yes but too small	Yes	Yes	Yes
CASUALTY	No	No dedicated facility	Yes	Yes	Skin cancer checks in main hall. First Aid Room off Hall, not its original position
HONOUR BOARD	n/a	n/a	Added 1919	Relocated	Part stored off site. ANZAC day. Funerals and memorial services held
BALLS AND FUND RAISERS	No	Too small so annual ball from 1911 at rented venue	Too small. As 1907. Picture show benefits in hall.	Dances, rented a ballroom for larger events	Still used for presentation nights. Band alcove enclosed. Used as polling booth for state, federal, local elections since at least 2011
INFORMAL SMOKE CONCERTS	From 1907, rented venue	In 1908 held in Paddington Town Hall	Yes	Yes	Function Room added - general purpose
SPORTS FITNESS TRAINING	No	Unconfirmed	Punching Ball	Yes	Gymnasium over squash court
SPORTS COMPETITIVE	No	Unconfirmed	Yes - tennis, football	Yes	Change facilities / Admin?
SPORTS SOCIAL	No	Unconfirmed	Ping pong, cricket, indoor sports, 'Olympic Games'	Yes	Yes but declining use
BALL COURTS	No	Unconfirmed	Tennis court at rear	Not in original design	Squash court briefly used - now board store
SUNBAKING	No	Requested extra area but refused	Yes, in outdoor fenced area at rear	Yes, in sunbaking area on roof	Smaller terrace on boat shed roof
OBSERVATION	From beach	Probably from verandah and beach	From verandah and beach	From verandah and beach	Observation room added. Now from beach

6.5 DISCUSSION AND ANALYSIS OF SIGNIFICANCE

The basis of assessment used in this report is the methodology and terminology of the Burra Charter 1999, The Conservation Plan, and the criteria of the NSW Heritage Branch. Article 26.1 of the Burra Charter states that:

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.

The Bondi Surf Bathers Life Saving Club has occupied a series of club houses on this site, however the basic uses have remained constant, like change rooms and gear storage. The cultural significance of the Bondi Surf Bathers Life Saving Club has been assessed in accordance with the relevant **State Heritage Register Listing** criteria.

State Heritage Criteria	Assessment
Criteria A - Historical significance	The BSBLSC club house is of State significance under this criteria.
a) an item is important in the course, or pattern, of NSW's cultural or natural history;	The BSBLSC club house is the home of Australia's oldest formal surf life saving club. The club has occupied 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 historic examples 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.
	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.
	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 the 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 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.
	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, later called Nippers, and for the surprisingly late admission of women as members in the 1980s.
Criteria B – Associative Significance.	The BSBLSC club house is of 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, of importance 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

State Heritage Criteria	Assessment
	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.
	Associated with fallen members - remembered in formal honour boards within the building and including a memorial surf board (also a rare type of board)
	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 also with fund raising.
Criteria C - Aesthetic significance	The BSBLSC club house is of State 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 comprised of the natural setting and its relationship with 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 the Surf Pavilion and the adjacent club houses, motor park, tunnels and sewerage pumping station.
	The building incorporated technical innovations such as the 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 arcaded verandah, 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	The club house and activities of the club contribute substantially at a national level to Australian cultural identity. The culture of beach bathing has the dominated past and present popular image of the Australian outdoors lifestyle.
d) an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons;	Bondi Beach, surf clubs and Bondi life savers are held in very high esteem by the people of Sydney 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 and making beaches safer for others to enjoy as a healthy recreational activity - expressed in the club motto 'Vigilance and Service'.

State Heritage Criteria	Assessment
	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' that was evident as early as 1938 with the Chesty Bond character possibly based on a lifesaver.
Criteria E - Research Potential e) an item has potential to yield information that will contribute to an understanding of 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.
Criteria F - Rarity 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, the extent of which and the variety of its components is 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 rare as one of the Waverley surf clubs, the earliest in Australia, 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.
Criteria G - Representativeness 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.	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.
	The surf pavilion, though previously assessed as representative, was one of few examples part of an overall scheme with a unified architectural character. It is an example that influenced other facilities Australian-wide. Its layout was typical at the time but is now rarer as other examples of the type have been replaced.

6.6 STATEMENT OF SIGNIFICANCE

The BSBLSC and its club house are of cultural significance at state level as the home of Australia's oldest formally constituted surf life saving club. The club has occupied several positions on Bondi Beach since its inception in the summer of 1906/07 and the organisation is integral to the birth and development of the now internationally recognised practice of surf lifesaving. The 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's role is 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 Medallion award. 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 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 esteem is demonstrated in campaigns to protect the beach both historically and today and in popular culture such as events staged on site and television shows centred on life saving at Bondi. 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 building is an integral part of the Bondi Beach Cultural Landscape, 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. It was part of the rare extensive beach improvement scheme with a defined aesthetic, 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 cement rendered walls, an arcaded verandah, arched openings and tiled roofs (though the 'Roman' tiles have been replaced). It features a deliberate approach to design for climate. It incorporated technical innovations such as the extensive pier to allow building on sand, the flat concrete roof and the now removed roof lantern for light and ventilation.

The club was built in the mid 1930s under the Unemployment Relief Scheme and is 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, coastal walkway and section of Marine Drive at Tamarama.

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 historical record demonstrate the changes in techniques of surf life saving and surf craft. 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 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 the 1980s. 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, who was honorary architect for many years assisting also with fund raising.

6.7 LEVELS OF SIGNIFICANCE

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 a separate preceding section but are also noted in the table below where the use of an area is significant rather than the items.

The following table details the levels of significance used and the rationale for attributing each 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 overall Bondi Beach Cultural Landscape. The 1997 CMP did not ascribe levels of significance to individual elements, rather areas were assessed as to the degree of adaptation that should occur, ranging from preservation to complete alteration.

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.

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 BSBLSC retains an extensive collection of movable items including honour boards, memorials, team photographs, trophies and elements from the earlier buildings. The significance of the individual elements has not been assessed and part of the collection is now 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, particularly by floor coverings. Where fabric cannot be assessed as it is concealed it is identified in the table as ‘to be confirmed’ (TBC).

ITEM NAME	NATURE OF SIGNIFICANCE	LEVEL
Bondi Surf Bathers Life Saving Club	The traditional use of surf life saving and the location at Bondi Beach is of greatest significance	Exceptional - Use and location
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.	High - Pitched form Eaves and tiles - Neutral Replacement rafters and alteration following fire - Neutral
Over change room and caretakers room	Hipped roof with wide eaves and concrete tiles. Section of clear roofing over entry (near sauna).	Intrusive
Over first floor lounge at front	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	ORIGINAL SECTION	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 key to 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 Painted date - Neutral
Rendered walls, breakfront and parapet	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

ITEM NAME	NATURE OF SIGNIFICANCE	LEVEL
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	Timber with mat well - replaced with concrete and tiles	Neutral
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 with semi-circular head 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
Replacement flanking doors	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	Moderate - 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 from 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 window openings and wall vents Intrusive - upper part
Windows to upstairs lounge	Four oversized windows with arched heads and modern glazing divisions	Intrusive
Windows to hall below	Three windows, originally with operable sashes for ventilation, now fixed glazing	Exceptional - opening location and size Neutral - fixed glazing

ITEM NAME	NATURE OF SIGNIFICANCE	LEVEL
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 Tiles - neutral Intrusive - tiles where concealing membrane leaks.
Downpipes, first floor	Plastic downpipes discharging onto terrace and blocking outlets from flat roof	Intrusive
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	ORIGINAL SECTION	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 with semi-circular head and part of panels under rear windows. Neutral -Sashes and frames
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	Neutral
Entry porch	Added in association with first floor function room	Intrusive
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 (2005)	NORTHEAST ELEVATION
Entry porch	Rendered masonry with parapet at centre of elevation over new side entry door. Balustrade panels at side to match original at front	Neutral
Windows to side of porch	Aluminium frames with fixed glazing	Neutral
Porch roof	Not visible	Not assessed
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

ITEM NAME	NATURE OF SIGNIFICANCE	LEVEL
Windows to upstairs lounge	Two high level windows to rear of new porch.	Intrusive as part of 2005 addition
Windows to upstairs lounge	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
External stair from lounge 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 boatshed	Neutral
Advertising signs	Over roller doors	Neutral
Terrace over boatshed	Added over roof of boatshed after the original terrace was built over in stages.	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 lounge	Intrusive
EXTERIOR - SIDE	ORIGINAL SECTION	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. Sill raised on three remaining windows, now into women's change rooms .	Exceptional - Double hung form with semi-circular arched head Neutral -Sashes and frames
Door converted to window	Originally one central door on this side. Drawings show pediment over entry but not known if built. Now an arch headed window opening from wet entry into female toilets	Neutral - window Moderate - opening, not confirmed if arched head is original.
Window part in new opening to passage to hall	Window removed and new opening formed. Door is not in same location as former window. Demonstrates changing pattern of use	Neutral

ITEM NAME	NATURE OF SIGNIFICANCE	LEVEL
Window and part of wall removed, wide opening formed	Rear ground floor - part of wall now internal. One former window now wall. Another former window removed and large opening formed to locker room	Intrusive
Fire hydrant	Neatly mounted centred on window and free standing	Neutral
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 Use - moderate
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 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 as part of 2005 addition
Windows to upstairs lounge	One window with arched head and modern glazing divisions	Intrusive as part of 2005 addition

ITEM NAME	NATURE OF SIGNIFICANCE	LEVEL
Downpipes, first floor	Metal downpipes discharging onto lower roof to front and rear of porch	Neutral
Masonry wall - rendered	Walls of squash court and office addition (1974). Area of former office (now part of gym), large windows to front and side.	Intrusive
EXTERIOR - REAR	ORIGINAL SECTION - 2 LEVELS	NORTHWEST ELEVATION
Stairwell	Rendered masonry wall with string course bands and ventilation panel.	Exceptional
Rear wall now internal	Base of stairwell wall above. Now refinished with modern render. Surf reels mounted on this wall.	Exceptional
Remnant male toilet	On ground floor now inside between boatshed and corridor - side wall of original single storey male toilet	Exceptional
Pierced panel in cast cement	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	Moderate - location of windows Neutral - fabric of windows
Concrete slab roof	Original pitched roof of stair tower demolished between 1974 and 2005. Replaced by concrete slab at similar level to base of former roof.	Intrusive
Rear wall of original first floor	Original fabric remains as external wall on northeast side.. On southwest side now internal wall. Original windows to hall removed and bricked in.	Exceptional
Windows to upstairs lounge	One window with arched head and modern glazing divisions	Intrusive as 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 squared 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	One larger window under eave formerly opened into squash court gallery.	Intrusive

ITEM NAME	NATURE OF SIGNIFICANCE	LEVEL
Fire exit door	Modern door to corridor between boatshed and board store (former squash court). Set back with concrete slab roof forming porch.	Neutral
Water tank	Adjacent wall of boatshed and board store. Convoluted plastic pipe 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
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
	Door to room adjacent wall of former squash court	Intrusive as part of 2005 addition, fabric Neutral
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, cage intrusive
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
Hall space	Major internal space of building. Use as multi purpose hall significant as well as use by the 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
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
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. Light fittings intrusive (see below)
Masonry walls - vent shaft	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
Club logo in decorative shield	In artificial stone over dais. Shows logo detail from 1935.	Exceptional
Front door	Doors replaced but in original opening (third generation of front door, each different in design). See also exterior.	Neutral See exterior for fanlight

ITEM NAME	NATURE OF SIGNIFICANCE	LEVEL
Two doors in original openings	Doors replaced but in original opening (probably also third generation of front door, each different).	Exceptional - openings and brick detailing. Modern doors - neutral Intrusive - Painting of face brick details
Bricked in doorways	Face brick detailing indicated location of four original doorways (one remains but is covered on hall side)	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		SIDE ROOMS - NE WING
Administration and First Aid. (Former Committee and Secretary's Rooms) South eastern corner	Original administrative spaces. Use is significant as well as scale of the rooms. Timber floor originally - current material not known, now carpeted. Ceiling removed and modern lower plasterboard ceiling added in 2005. Folding doors removed. Cupboard removed. One door to hall bricked in. Small first aid room partitioned off front so office no longer has separate access from verandah.	High - space High - masonry walls, door opening TBC - flooring, not visible Intrusive - modern brickwork in former opening Intrusive - Ceiling, first aid room partition
Side 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	Moderate - space High - masonry walls 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.	High - space High - masonry walls, floor Neutral - modern brickwork in former opening Neutral - new opening to hall Intrusive - Ceiling, cool room

ITEM NAME	NATURE OF SIGNIFICANCE	LEVEL
INTERIOR - ORIGINAL	SECTION OF THE BUILDING	SIDE ROOMS - SW WING
Female locker room (former first aid room)	Original service space. New use indicates change to allow 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.	High - space, masonry walls, original door opening 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 allow 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.	High - space High - masonry walls, door opening 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 allow 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 ceiling.	High - 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.. 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. Wall between corridor and showers may be original TBC. Modern ceiling.	High - sections of original masonry wall Some - floor (TBC) Neutral - modern partitions Intrusive - 1974 extension

ITEM NAME	NATURE OF SIGNIFICANCE	LEVEL
Corridor behind hall	Corridor behind hall originally linking side wings to each other and for access to the stair to the sunbaking terrace and too the 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. Assumed now new concrete. 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 lounge.	Exceptional - original masonry walls Some - floor Neutral - modern partitions
INTERIOR	BOATSHEDS	
Part boatshed (former Male Toilets)	Toilet was single storey structure at the rear of the stair. Only a remnant wall and part of concrete floor remains and part of archway of original building. Surf reels are currently stored in this area	Exceptional - Archway Exceptional - Surf Reels Moderate - remnant wall and concrete floor slab
Throughout boatshed	Concrete floor, rubber flooring in part, brick walls and piers. Cage enclosure for gas bottles. Ceiling is the underside of the 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
Locker / Male 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
Board and Ski Store (former Squash Court)	Timber flooring (narrow boards, line marking still visible) Masonry Wall Concrete ceiling (to later gym)	Intrusive
Caretakers Room (built as Bunk Room)	Brick walls, painted finish, including blind arches, blind arches and arched head windows, external door at rear Concrete floor Timber rafters, concrete tiled roof	Intrusive

ITEM NAME	NATURE OF SIGNIFICANCE	LEVEL
FIRST FLOOR		
Function/Club Room	Volume	Neutral
	Bar/Kitchen area	Neutral
	Window joinery and door to front deck	Intrusive
	Current interior finishes	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
Toilets	Modern fit outs	Neutral
Gym	Modern addition installed in 2005	Neutral
Former mezzanine to Squash Court	Modern addition, installed in 2005	Neutral
Upper passage	Reworked	Neutral
Rear Stair	Including evidence of cast cement vent panels	Exceptional
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

The following diagrams indicate the levels of significance of “fabric” on plans and elevations.. Note that the base drawings used are not accurate however no other floor plans or elevations were available.

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Figure 6.4: Levels of Significance 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. The preceding table in 6.7 should be referred to for detailed information about each space and item. Source: JRA overlay and annotations on TZG plans.



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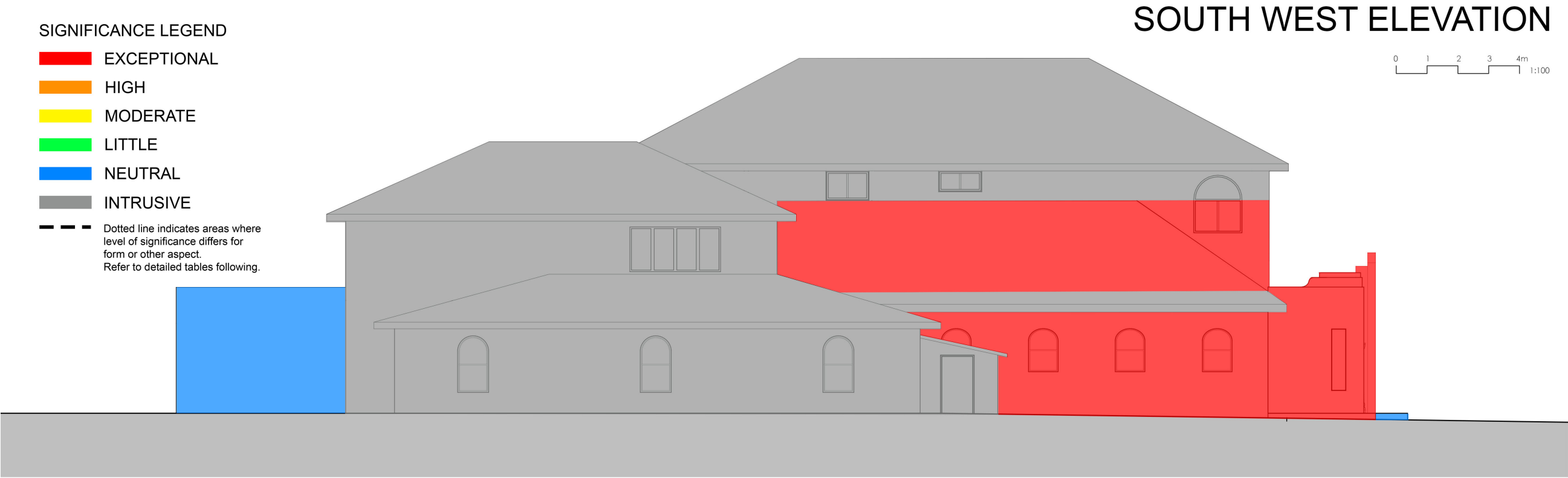
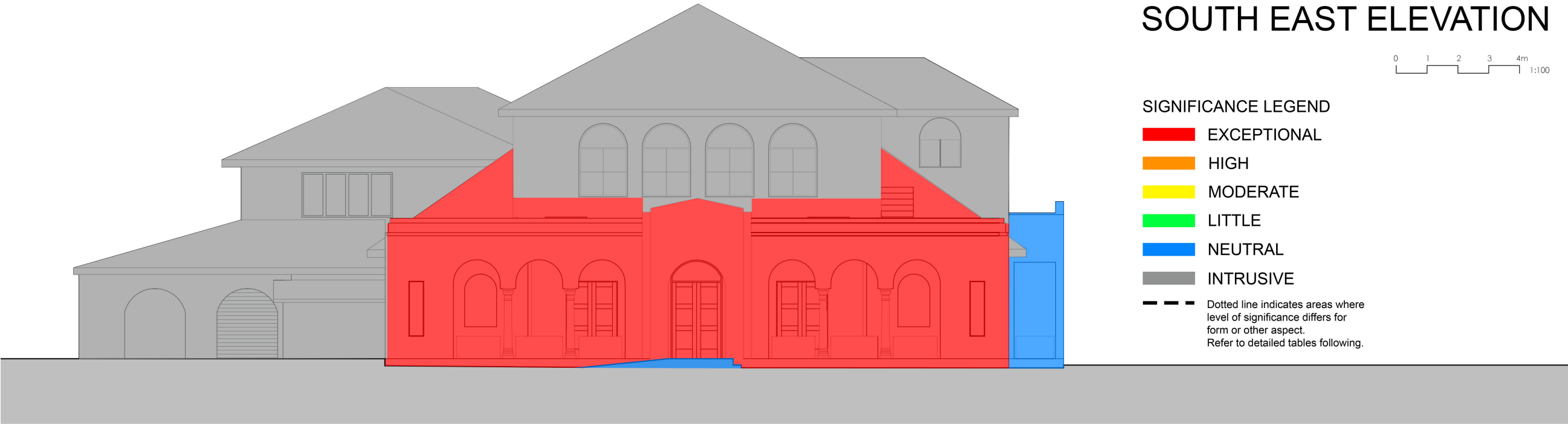


Figure 6.7: Levels of Significance diagram showing the overall levels of significance of fabric on the south east and south west elevation. This diagram does not cover detail such as every window or door or joinery, rather the overall form and materials. The preceding table in 6.7 should be referred to for detailed information about each space and item. Source: JRA overlay and annotations on TZG plans.

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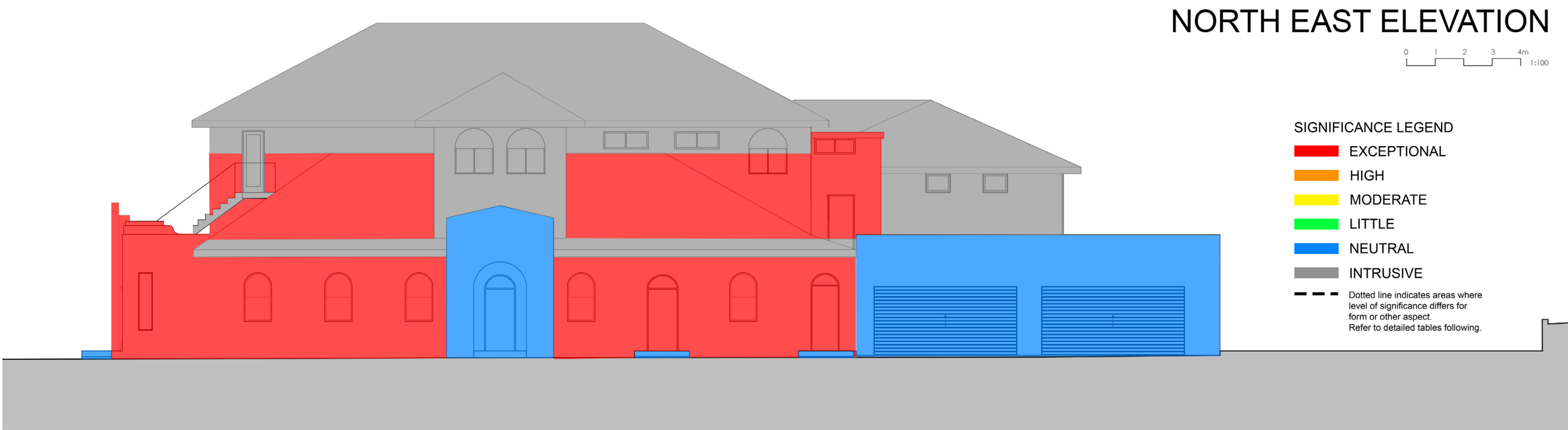
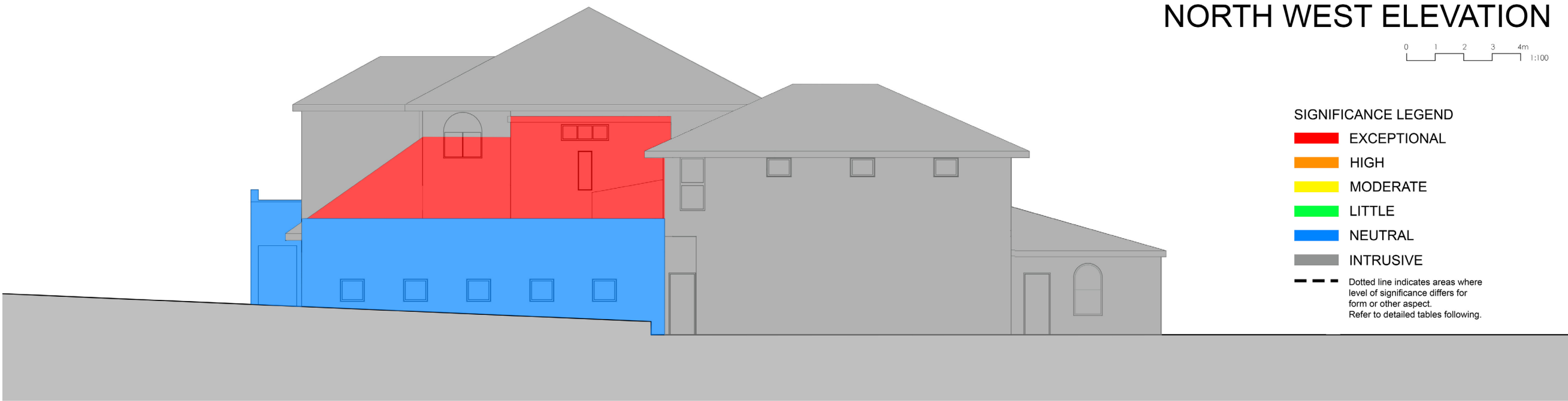
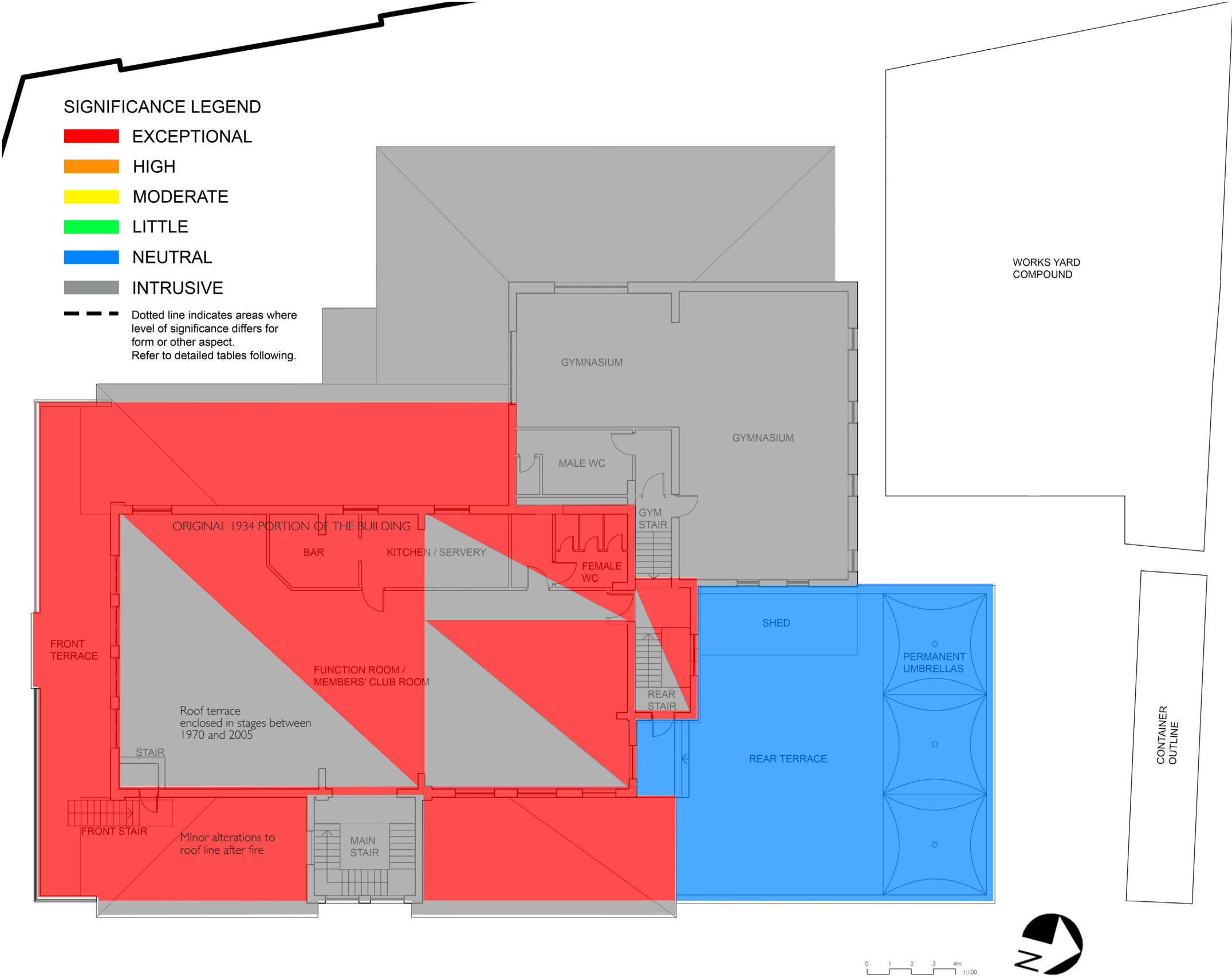


Figure 6.6: Levels of significance diagram showing the overall levels of significance of fabric on the north west and north east elevation. This diagram does not cover detail such as every window or door or joinery, rather the overall form and materials. The preceding table in 6.7 should be referred to for detailed information about each space and item. Source: JRA overlay and annotations on TZG plans.

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Figure 6.5: Levels of Significance 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. The preceding table in 6.7 should be referred to for detailed information about each space and item. Source: JRA overlay and annotations on TZG plans.



FIRST FLOOR

